Doc # 2019-8115 B: 2509 P: 0490
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Fee: $ 82.00 Pg: 2 of Pgs: 4
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PLC5-450A

Whiskey Ridge

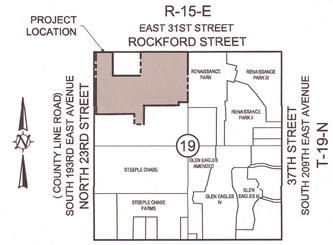
A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA BEING A PART OF THE NW/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN.

PUD 256

OWNER/DEVELOPER
WHISKEY RIDGE LLC
2301 N. 9TH STREET
SUITE A
BROKEN ARROW, OK 74012
PHONE: 918.893.3450
ATTN: STEVE BROWN

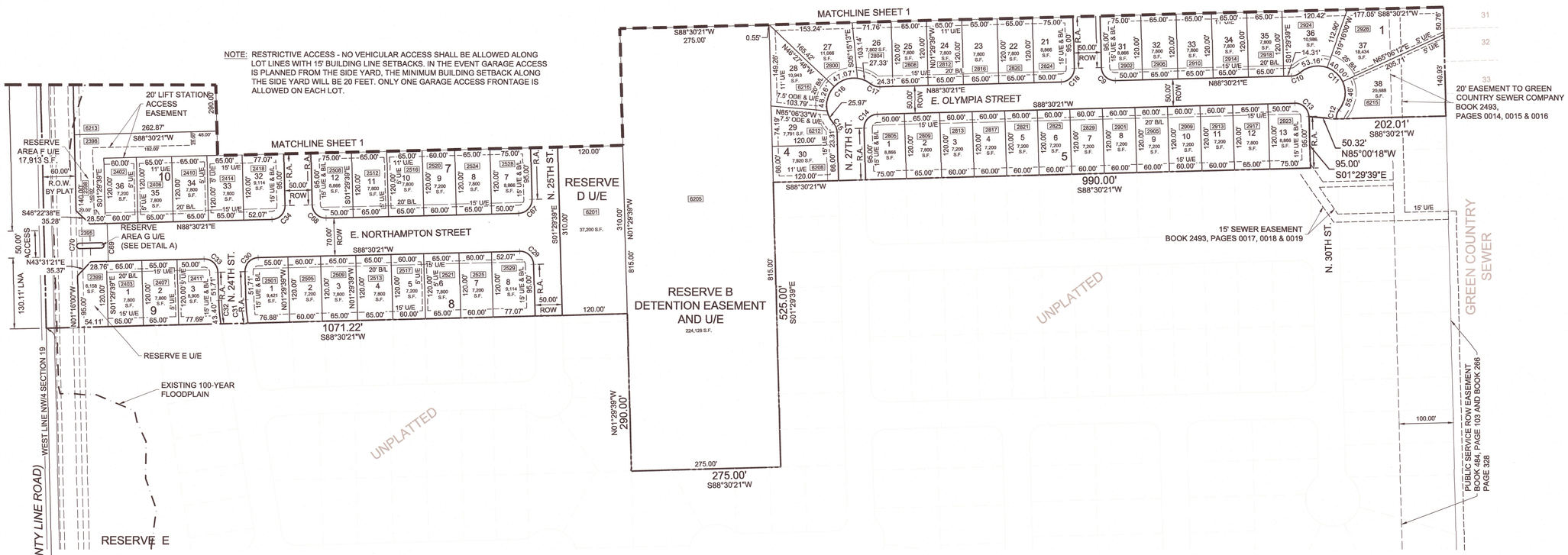
ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP JUNE 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288

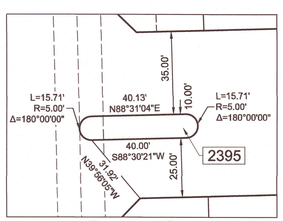
DRAWING SCALE: 1"= 100'
0 50 100 200



LOCATION MAP
SCALE: 1"=2000'

NOTE: RESTRICTIVE ACCESS - NO VEHICULAR ACCESS SHALL BE ALLOWED ALONG LOT LINES WITH 15' BUILDING LINE SETBACKS. IN THE EVENT GARAGE ACCESS IS PLANNED FROM THE SIDE YARD, THE MINIMUM BUILDING SETBACK ALONG THE SIDE YARD WILL BE 20 FEET. ONLY ONE GARAGE ACCESS FRONTAGE IS ALLOWED ON EACH LOT.





A Reserve G
Scale: 1" = 30'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING
C1	39.27'	25.00'	35.36'	S46°29'39"E
C2	17.52'	25.00'	17.16'	N68°25'41"E
C3	148.62'	50.00'	99.64'	S46°29'39"E
C4	17.52'	25.00'	17.16'	S18°35'01"W
C5	17.52'	25.00'	17.16'	S21°34'19"E
C6	148.62'	50.00'	99.64'	S43°30'21"W
C7	17.52'	25.00'	17.16'	N71°24'59"W
C8	39.27'	25.00'	35.36'	S43°30'21"W
C9	39.27'	25.00'	35.36'	S46°29'39"E
C10	17.52'	25.00'	17.16'	N68°25'41"E
C11	148.62'	50.00'	99.64'	S46°29'39E
C12	17.52'	25.00'	17.16'	S18°35'01"W
C13	17.52'	25.00'	35.36'	N46°29'39"W
C14	148.62'	50.00'	35.36'	S43°30'21"W
C15	241.19'	50.00'	17.16'	N21°34'19"W
C16	148.62'	50.00'	99.64'	N43°30'21"E
C17	21.03	25.00'	17.16'	S71°24'59"E
C18	39.27'	25.00'	35.36'	N43°30'21"E
C19	17.52'	25.00'	17.16'	N21°34'19"W
C20	148.62'	50.00'	99.64'	N43°30'21"E
C21	17.52'	25.00'	17.16'	S71°24'59"E
C22	39.27'	25.00'	35.36'	N43°30'21"E
C23	39.27'	25.00'	35.36'	N46°29'39"W
C24	39.27'	25.00'	35.36'	S43°30'21"W
C25	17.52'	25.00'	17.16'	S21°34'19"E
C26	39.27'	25.00'	99.64'	S43°30'21"W
C27	16.42'	25.00'	17.16'	N71°24'59"W
C28	148.62'	50.00'	35.36'	S43°30'21"W
C29	39.27'	25.00'	35.36'	N46°29'39"W
C30	39.27'	25.00'	35.36'	S43°30'21"W
C31	43.44'	300.00'	43.41'	S05°38'34"E
C32	43.40'	350.00'	43.38'	S05°02'49"E
C33	39.27'	25.00'	35.36'	S46°29'39"E
C34	39.27'	25.00'	35.36'	N43°30'21"E
C35	17.52'	25.00'	17.16'	N21°34'19"W
C36	148.62'	50.00'	99.64'	N43°30'21"E
C37	17.52'	25.00'	17.16'	S71°24'59"W
C38	39.27'	25.00'	35.36'	N43°30'21"E
C39	21.03	25.00'	20.41'	N25°35'20"W
C40	241.19'	50.00'	66.67'	N88°30'21"E
C41	21.03	25.00'	20.41'	S22°36'02"W
C42	39.27'	25.00'	35.36'	N46°29'39"W
C43	39.27'	25.00'	35.36'	S43°30'21"W
C44	21.03	25.00'	20.41'	N25°35'20"W
C45	241.19'	50.00'	66.67'	N88°30'21"E
C46	21.03	25.00'	20.41'	S22°36'02"W
C47	39.27'	25.00'	35.36'	S46°29'39"E
C48	39.27'	25.00'	35.36'	S43°30'21"W
C49	39.27'	25.00'	35.36'	S46°29'39"E
C50	17.52'	25.00'	17.16'	S68°25'41"W
C51	148.62'	50.00'	99.64'	N46°29'39"W
C52	17.52'	25.00'	17.16'	N18°35'01"E
C53	17.52'	25.00'	17.16'	N21°34'19"W
C54	148.62'	50.00'	99.64'	N43°30'21"E
C55	17.52'	25.00'	17.16'	S71°24'59"E
C56	39.27'	25.00'	35.36'	N43°30'21"E
C57	39.27'	25.00'	35.36'	N43°30'21"E
C58	39.27'	25.00'	35.36'	S46°29'39"E
C59	39.27'	25.00'	35.36'	S43°30'21"W
C60	39.27'	25.00'	35.36'	N46°29'39"W
C61	39.27'	25.00'	35.36'	N43°30'21"E
C62	39.27'	25.00'	35.36'	S46°29'39"E
C63	39.27'	25.00'	35.36'	S43°30'21"W
C64	39.27'	25.00'	35.36'	N46°29'39"W
C65	39.27'	25.00'	35.36'	N43°30'21"E
C66	39.27'	25.00'	35.36'	S46°29'39"E
C67	39.27'	25.00'	35.36'	S43°30'21"W
C68	39.27'	25.00'	35.36'	N46°29'39"W
C69	7.84'	5.00'	10.00'	S01°29'39"E
C70	7.84'	5.00'	10.00'	N01°29'39"W
C71	7.85'	2.50'	5.00'	N88°22'25"E
C72	7.85'	2.50'	5.00'	S88°22'25"W

MINIMUM FINISH FLOORS

BLOCK 1		BLOCK 1 (CONT.)		BLOCK 2 (CONT.)		BLOCK 3		BLOCK 4 (CONT.)		BLOCK 4 (CONT.)		BLOCK 4 (CONT.)		BLOCK 6 (CONT.)		BLOCK 6 (CONT.)		BLOCK 8 (CONT.)		BLOCK 10 (CONT.)		BLOCK 10 (CONT.)	
LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE
1	674.00	24	677.00	7	673.50	1	673.00	2	671.50	25	674.20	48	672.00	6	672.00	29	671.00	3	672.00	11	672.50	34	666.50
2	675.00	25	676.30	8	674.00	2	674.00	3	672.10	26	674.00	BLOCK 5		7	672.00	30	671.80	4	673.50	12	670.50	35	666.50
3	675.80	26	676.00	9	674.50	3	674.30	4	672.80	27	673.20	LOT	MIN. FFE	8	672.00	31	672.00	5	674.00	13	668.50	36	665.00
4	676.00	27	675.40	10	675.00	4	675.00	5	673.10	28	673.20	1	674.00	9	672.00	32	670.50	6	674.00	14	666.50		
5	676.30	28	674.70	11	675.50	5	676.00	6	673.80	29	673.80	2	675.00	10	672.00	33	669.00	7	673.50	15	665.50		
6	676.70	29	674.00	12	676.00	6	676.30	7	674.20	30	674.20	3	675.50	11	671.20	BLOCK 7		8	673.00	16	665.20		
7	677.00	30	673.70	13	676.30	7	677.00	8	674.70	31	672.00	4	676.00	12	670.50	LOT	MIN. FFE	BLOCK 9		17	664.50		
8	677.30	31	676.70	14	677.50	8	677.80	9	675.20	32	673.30	5	676.00	13	669.50	1	673.50	LOT	MIN. FFE	18	664.50		
9	677.70	32	677.00	15	679.00	9	678.00	10	676.30	33	673.40	6	676.50	14	668.50	2	674.50	1	664.00	19	663.50		
10	678.00	33	678.00	16	678.20	10	679.00	11	677.00	34	673.40	7	676.50	15	668.50	3	674.50	2	664.50	20	664.20		
11	678.70	34	678.00	17	678.00	11	676.50	12	676.00	35	673.40	8	676.30	16	668.50	4	674.50	3	665.00	21	664.00		
12	679.00	35	679.00	18	677.00	12	675.20	13	675.00	36	673.20	9	677.00	17	670.00	5	674.50	BLOCK 10		22	664.70		
13	679.00	36	679.00	19	676.50	13	674.70	14	674.30	37	672.40	10	677.50	18	671.00	6	674.50	LOT	MIN. FFE	23	665.50		
14	679.00	37	679.00	20	676.00	14	674.20	15	673.80	38	671.80	11	678.00	19	671.00	7	673.50	1	667.00	24	667.00		
15	678.70	38	679.00	21	675.00	15	673.70	16	673.30	39	671.20	12	678.70	20	670.00	8	673.80	2	667.00	25	669.00		
16	678.00	BLOCK 2		22	674.70	16	673.10	17	673.30	40	671.20	13	679.00	21	670.00	9	673.80	3	667.00	26	673.00		
17	677.00	LOT	MIN. FFE	23	674.00	17	672.60	18	763.80	41	671.20	BLOCK 6		22	671.00	10	673.70	4	668.00	27	671.00		
18	676.00	1	672.00	24	673.50	18	672.10	19	64.00	42	671.50	LOT	MIN. FFE	23	672.50	11	673.50	5	669.00	28	670.00		
19	676.00	2	672.00	25	673.20	19	671.50	20	674.50	43	671.80	1	674.00	24	672.00	12	671.80	6	671.00	29	669.20		
20	677.00	3	672.00	26	672.00	20	671.00	21	676.50	44	673.00	2	673.00	25	672.00	BLOCK 8		7	672.00	30	668.50		
21	677.00	4	672.50	27	671.50	BLOCK 4		22	676.50	45	673.00	3	672.50	26	671.00	LOT	MIN. FFE	8	673.00	31	668.50		
22	677.00	5	672.80	28	670.00	LOT	MIN. FFE	23	676.00	46	673.00	4	672.00	27	670.50	1	669.00	9	674.00	32	667.00		
23	677.00	6	673.00			1	671.00	24	675.50	47	673.00	5	672.00	28	670.50	2	671.00	10	674.00	33	667.00		

PLOT DATE: Mon, 24 Jun 2019 FILE: P:\19\519-WHISKEY RIDGE\2019ST BROWN-BASE

Whiskey Ridge
Case No. PT16-114A
Sheet 2 of 4