The Pines at The Preserve

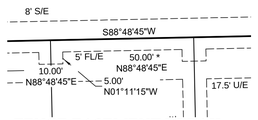
A SUBDIVISION OF THE PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST. CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER

The Pines at The Preserve,LLC
1420 WEST KENOSHA
BROKEN ARROW, OK 74012
PHONE: 918-258-6161
ATTN: CHUCK RAMSAY

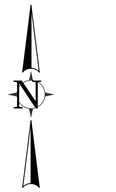
ENGINEER/SURVEYOR

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
EMAIL: ALAN @ AABENG.COM



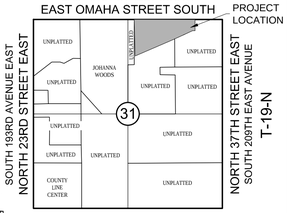
FENCE EASEMENT DETAIL

SCALE: 1"=30' * TYPICAL DISTANCE UNLESS OTHERWISE NOTED



0 30 60 120

DRAWING SCALE: 1"= 60'



LOCATION MAP

SCALE: 1"=2000'

POC
NW CORNER OF THE NE/4
SEC. 31 T-19-N R-15-E
177.00'
N88°48'45"E
50.00'
S01°37'06"E
POB
IPS

EAST OMAHA STREET SOUTH
(EAST 51ST STREET SOUTH)

N88°48'45"E 1727.88'
N88°48'45"E 1727.51'
NORTH LINE OF NE/4
30' U/E BK 2339, PG 463
25' U/E BK 2339, PG 460
24.75' STATUTORY R.O.W.
25.25' R.O.W. DEDICATED BY PLAT
LIMITS OF NO ACCESS
1094.51'
325.07'
L.N.A.
100.00' ACCESS
RESERVE B
RESERVE F
107.93'
L.N.A.
IPS
30.00'
5.00' TYP.
8' S/E
5' FL/E
N46°11'15"W 18.28'
S43°48'45"W 24.14'
C46
C47
C48
C49
C1
C2
C3
C4
C5
C6
C7
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C43
C44
C45

E. NEW HAVEN STREET
E. NEW HAVEN PLACE
E. MONTPELIER PLACE
N. 33RD STREET
N. 32ND STREET
N. 34TH STREET
N. 35TH CIRCLE
N. 36TH STREET
RESERVE A
RESERVE C & U/E 12,068 S.F.
RESERVE D & U/E 28,606 S.F.
RESERVE E & U/E 4,861 S.F.
RESERVE F
50.00' R.O.W.
70.00' R.O.W.
32.00' R.O.W.

Unplatted

1 10,479 S.F. 3705
2 7,879 S.F. 3701
3 12,344 S.F. 3695
1 11,658 S.F. 3703
2 8,776 S.F.
3 8,517 S.F. 3641
4 7,569 S.F. 3637
5 7,533 S.F. 3633
6 8,323 S.F. 3629
7 8,034 S.F. 3625
8 8,399 S.F. 3621
9 8,266 S.F. 3617
10 8,653 S.F. 3613
11 8,530 S.F. 3628
12 7,594 S.F. 3632
13 8,494 S.F. 3636
14 16,900 S.F. 3500
15 12,215 S.F. 3504
16 8,712 S.F. 3508
17 8,100 S.F. 3512
18 8,100 S.F. 3516
19 8,100 S.F. 3520
20 8,100 S.F. 3524
21 8,775 S.F. 3528
22 9,450 S.F. 3532
23 8,100 S.F. 3600
24 8,100 S.F. 3604
25 8,100 S.F. 3608
26 8,100 S.F. 3612
27 8,100 S.F. 3616
28 9,232 S.F. 3620
1 11,962 S.F. 3300
2 8,100 S.F. 3312
3 8,077 S.F. 3308
4 8,194 S.F. 3304
5 11,962 S.F. 3300
6 11,184 S.F. 3301
7 7,725 S.F. 3305
8 7,199 S.F. 3309
9 7,200 S.F. 3313
10 9,283 S.F. 3317
1 9,203 S.F. 3316
11 9,024 S.F. 3314
12 7,200 S.F. 3310
13 7,594 S.F. 3306
14 11,823 S.F. 3302
15 12,905 S.F. 3628
16 7,924 S.F. 3624
17 8,104 S.F. 3620
18 7,452 S.F. 3616
19 7,286 S.F. 3612
20 8,662 S.F. 3608
21 20,263 S.F. 3600
22 10,996 S.F. 3601
23 8,897 S.F. 3605
24 7,309 S.F. 3609
25 7,200 S.F. 3615
26 7,200 S.F. 3619
27 8,266 S.F. 3623
28 7,572 S.F. 3627
29 7,946 S.F. 3618
30 8,422 S.F. 3614
31 8,438 S.F. 3610
32 12,437 S.F. 3606
1 17,952 S.F. 3625
2 7,294 S.F. 3621
3 7,800 S.F. 3613
4 7,800 S.F. 3609
5 8,267 S.F. 3603
6 17,952 S.F. 3625
7 7,747 S.F. 3621
8 12,903 S.F. 3620
9 10,515 S.F. 3524
10 8,266 S.F. 3529
11 7,920 S.F. 3525
12 7,920 S.F. 3521
13 7920 S.F. 3517
14 7,860 S.F. 3513
15 8,263 S.F. 3507
16 7,684 S.F. 3503
17 8,680 S.F. 3509
18 12,887 S.F. 3518
19 11,891 S.F. 3517
20 8,926 S.F. 3513
21 7,185 S.F. 3509
22 7,501 S.F. 3505
23 7,501 S.F. 3417
24 7,501 S.F. 3413
25 7,501 S.F. 3409
26 7,534 S.F. 3405
27 10,419 S.F. 3401

DETENTION EASEMENT DOC. # 2018-15016 BK. 2471, PG. 0380

15' U/E DOC. # 2018-15018 BK. 2471, PG. 0386

50' CONTINENTAL OIL EASEMENT BK 204 PG 131

25' U/E BK 2339, PG 463

25' U/E BK 2339, PG 460

DETENTION EASEMENT DOC. # 2018-15015 BK. 2471, PG. 0377

15' U/E DOC. # 2018-15017 BK. 2471, PG. 0383

FFE TABLE

BLOCK 1		BLOCK 3	
LOT	MIN. FFE	LOT	MIN. FFE
1	706.00	15	691.00
2	704.00	16	690.00
3	703.00	17	690.00
BLOCK 2		18	690.00
LOT	MIN. FFE	19	689.00
1	702.00	20	689.00
2	703.00	21	689.00
3	703.00	22	690.00
4	702.00	23	691.00
5	701.00	24	692.00
6	699.00	25	693.00
7	699.00	26	694.00
8	700.00	27	694.00
9	701.00	28	698.80
10	703.00	29	699.00
11	705.00	30	698.00
12	707.00	31	697.00
13	708.00	32	695.00
14	709.00	**BLOCK 4**	
15	707.00	LOT	MIN. FFE
16	704.00	1	698.00
17	703.00	2	700.00
18	704.00	3	701.00
19	704.00	4	701.00
20	705.00	5	701.00
21	703.00	6	699.00
22	702.00	7	699.00
23	702.00	8	699.00
24	701.00	9	702.00
25	700.00	10	703.00
26	699.00	11	704.00
27	698.00	12	705.00
BLOCK 3		13	706.00
LOT	MIN. FFE	14	706.00
1	697.00	15	707.00
2	696.00	16	708.00
3	694.00	17	708.00
4	692.00	18	709.00
5	690.00	19	707.00
6	690.00	20	706.00
7	693.00	21	705.00
8	695.00	22	703.00
9	697.00	23	703.00
10	698.00	24	702.00
11	698.00	25	702.00
12	697.00	26	703.00
13	695.00	27	703.00
14	692.00	28	703.00

BACKFLOW PREVENTERS ARE REQUIRED ON ALL BUILDINGS.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	39.27'	25.00'	35.36'	S43°48'45"W
C2	21.03'	25.00'	20.41'	N67°05'33"W
C3	241.19'	50.00'	66.67'	S01°11'15"E
C4	21.03'	25.00'	20.41'	N64°43'04"E
C5	36.45'	25.00'	33.31'	S49°24'51"E
C6	40.30'	25.00'	36.07'	S38°32'13"W
C7	16.09'	225.00'	16.09'	S86°45'49"W
C8	13.29'	25.00'	13.14'	N75°57'16"W
C9	131.71'	50.00'	96.80'	S43°48'45"W
C10	13.29'	25.00'	13.14'	S16°25'14"E
C11	21.03'	25.00'	20.41'	S22°54'27"W
C12	241.19'	50.00'	66.67'	N88°48'45"E
C13	21.03'	25.00'	20.41'	N25°16'56"W
C14	39.27'	25.00'	35.36'	N43°48'45"E
C15	34.84'	275.00'	34.82'	N85°10'57"E
C16	32.21'	25.00'	30.03'	S85°10'57"E
C17	92.05'	225.00'	91.41'	S12°54'30"E
C18	89.20'	275.00'	88.81'	S10°28'49"E
C19	68.73'	225.00'	68.46'	N09°56'20"W
C20	1.57'	275.00'	1.57'	N01°21'04"W
C21	35.24'	25.00'	32.40'	N38°52'14"E
C22	66.64'	275.00'	66.48'	N72°18'48"E
C23	21.03'	25.00'	20.41'	N89°27'58"E
C24	241.19'	50.00'	66.67'	N24°37'44"W
C25	21.03'	25.00'	20.41'	S41°16'35"W
C26	39.27'	25.00'	35.36'	N69°37'44"W
C27	92.05'	225.00'	91.41'	N12°54'29"W
C28	39.27'	25.00'	35.36'	N43°48'45"E
C29	39.27'	25.00'	35.36'	S46°11'15"E
C30	157.08'	50.00'	100.00'	N88°48'45"E
C31	56.55'	18.00'	36.00'	N88°48'45"E
C32	56.55'	18.00'	36.00'	S88°48'45"W
C33	39.27'	25.00'	35.36'	N43°48'45"E
C34	39.27'	25.00'	35.36'	S46°11'15"E
C35	39.27'	25.00'	35.36'	N43°48'45"E
C36	13.29'	25.00'	13.14'	N75°57'16"W
C37	131.71'	50.00'	96.80'	S88°48'45"W
C38	13.29'	25.00'	13.14'	S16°25'14"E
C39	112.51'	275.00'	111.73'	S12°54'29"E
C40	39.27'	25.00'	35.36'	S20°22'16"W
C41	55.24'	225.00'	55.10'	S72°24'16"W
C42	34.85'	25.00'	32.09'	N60°37'58"W
C43	18.84'	275.00'	18.84'	N22°39'58"W
C44	66.71'	225.00'	66.47'	N16°08'05"W
C45	25.34'	225.00'	25.33'	N04°24'51"W
C46	12.57'	8.00'	16.00'	S88°48'45"W
C47	12.57'	8.00'	16.00'	S88°48'45"W
C48	9.42'	6.00'	12.00'	N88°48'45"E
C49	9.42'	6.00'	12.00'	S88°48'45"W

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS NINETY (90) LOTS IN FOUR (4) BLOCKS AND SIX (6) RESERVE AREAS. CONTAINING 24.61 ACRES

BLOCK 1.....0.70 ACRES - 3 LOTS
BLOCK 2.....5.56 ACRES - 27 LOTS
BLOCK 3.....6.68 ACRES - 32 LOTS
BLOCK 4.....5.71 ACRES - 28 LOTS

RESERVE A.....0.08 ACRES
RESERVE B.....0.02 ACRES
RESERVE C.....0.28 ACRES
RESERVE D.....0.66 ACRES
RESERVE E.....0.11 ACRES
RESERVE F.....0.01 ACRES

FLOODPLAIN

PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DEFINED SPECIAL FLOOD HAZARD AREA PER FIRM PANEL "40145C0105J" DATED SEPTEMBER 30, 2016.

NOTE

ALL PIE SHAPED LOTS ARE A MINIMUM OF 60-FEET IN WIDTH AT THE FRONT BUILDING LINE.

WATER AND SEWER

POTABLE WATER SUPPLY WILL BE SERVED BY WAGONER COUNTY RURAL WATER DISTRICT #4.

SANITARY SEWER SERVICE WILL BE SUPPLIED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

LEGEND

B/L.....BUILDING LINE
LNA.....LIMITS OF NO ACCESS
POB.....POINT OF BEGINNING
POC.....POINT OF COMMENCEMENT
ROW.....RIGHT OF WAY
U/E.....UTILITY EASEMENT
FL/E.....FENCE AND LANDSCAPE EASEMENT
S/E.....SIDEWALK EASEMENT
BK.....BOOK
PG.....PAGE
R.A.....RESTRICTED ACCESS
1234.....ADDRESS
IPS.....IRON PIN SET
PKS.....PK NAIL SET

CONTACTS

MUNICIPAL AUTHORITY
CITY OF BROKEN ARROW
210 SOUTH 1ST STREET
BROKEN ARROW, OK 74012

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY
5848 EAST 15TH STREET
BROKEN ARROW, OK 74112
PHONE: 918.831.8293

WINDSTREAM TELECOM COMPANY
2300 EAST 1ST PLACE
BROKEN ARROW, OK 74012
PHONE: 918.451.3427

AEP / PSO
212 EAST 6TH STREET
BROKEN ARROW, OK 74119
PHONE: 918.599.2351

COX COMMUNICATIONS
11811 EAST 51ST STREET
BROKEN ARROW, OK 74145
PHONE: 918.286.4658

WAGONER COUNTY RURAL WATER DISTRICT #4
9816 S. 239TH EAST AVENUE
BROKEN ARROW, OKLAHOMA 74014
918-258-2331

SITE DATA

BENCHMARK
5/8" REBAR-1 1/2" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "90", SET N.E. OF THE INTERSECTION OF 193RD E AVE, AND 51ST ST.
ELEV.= 686.25' (NAVD `88)

BASIS OF BEARINGS
ASSUMED BEARING OF N 88°48'45" E BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31 T-19N R-15-E.

LAND AREA
1,072,155 SF± / 24.61 ACRES±

MONUMENTATION
A 3 /8"X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "6318" TO BE SET AT ALL LOT CORNERS, ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

DETENTION DETERMINATION
DETENTION DETERMINATION NUMBER: DD-111617-39

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA ON

_____

_____
MAYOR

_____
ATTEST: CITY CLERK

PLOT DATE: Thu, 27 Dec 2018 FILE: C:\USERS\ABROOKS\DESKTOP\KEEP BACKUP FILES\PINES AT THE PRESERVE\NEW BEDFORD BASE PLAT WITH N