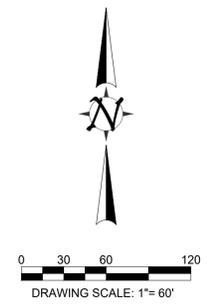


OWNER/DEVELOPER
 209TH STREET LLC
 1420 W. KENOSHIA ST.
 BROKEN ARROW, OK 74012
 PHONE: 918-258-6161
 ATTN: GLENN SHAW

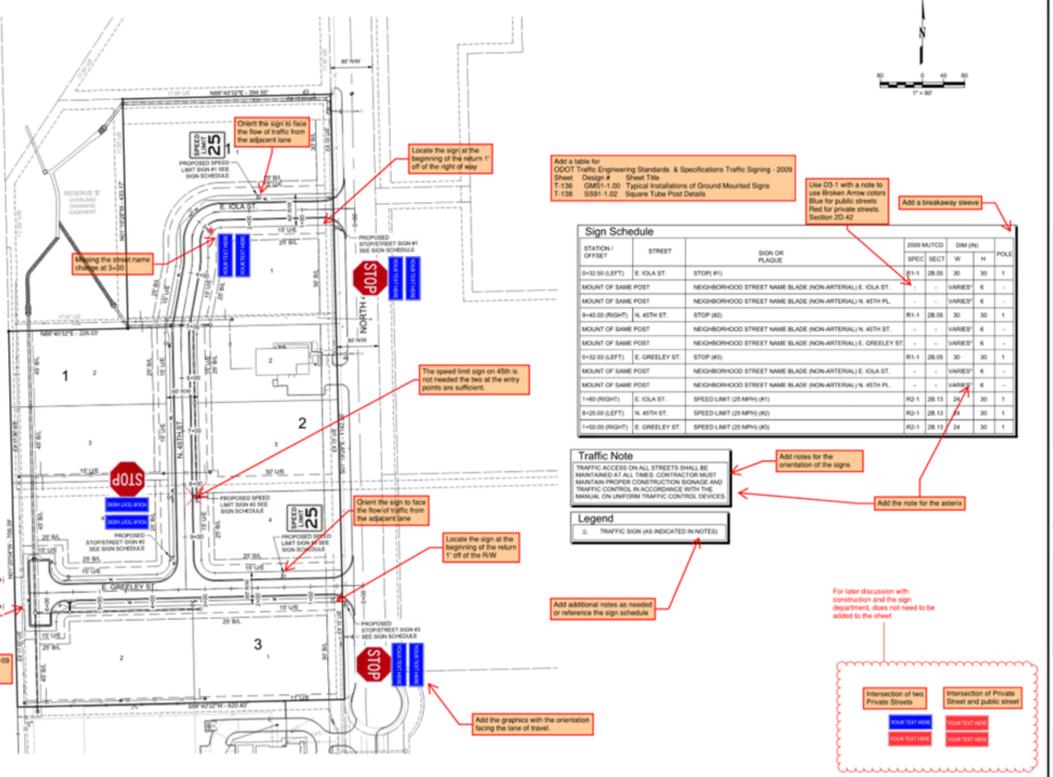
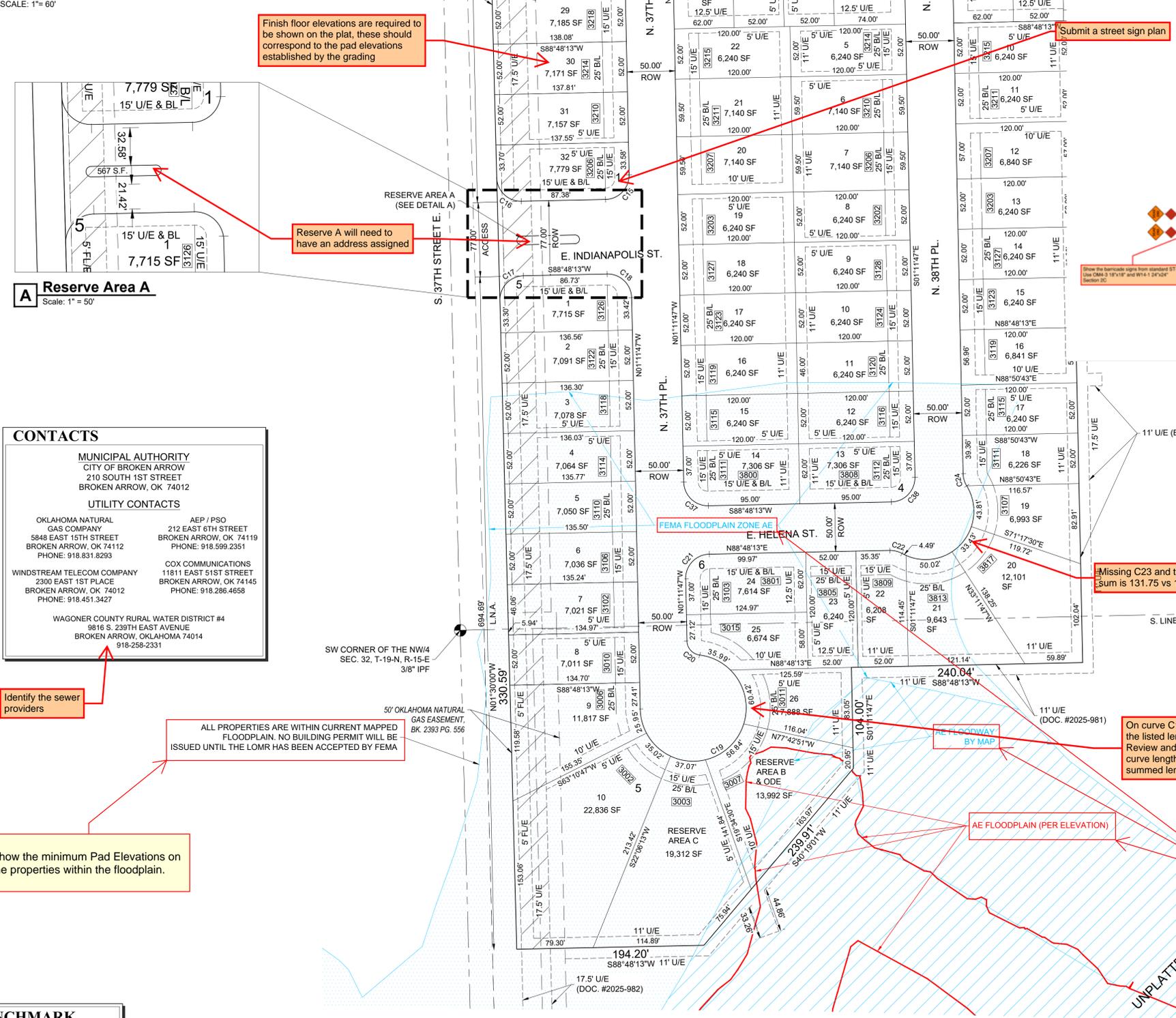
CONDITIONAL FINAL PLAT

The Cedars At The Preserve II

A SUBDIVISION OF THE PART OF THE WEST HALF OF THE NORTHWEST QUARTER
 PART OF THE NW/4 OF THE SW/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE
 INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY,
 PUD-310



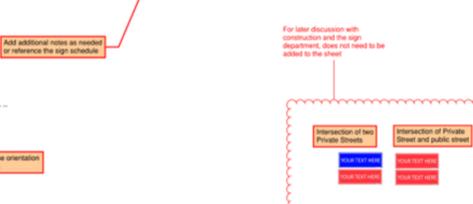
CONTINUES ON PAGE 1



Sign Schedule

STATION / OFFSET	STREET	SIGN OR PLACARD	2008 MUTCD SPEC	DATE	DM (IN)	PLATE
0+00 (LEFT)	E. COLA ST.	STOP (P)	R1-1	28.08	30	1
0+00 (RIGHT)	E. COLA ST.	STOP (P)	R1-1	28.08	30	1
0+00 (LEFT)	E. GREILEY ST.	STOP (P)	R1-1	28.08	30	1
0+00 (RIGHT)	E. GREILEY ST.	STOP (P)	R1-1	28.08	30	1
0+00 (LEFT)	E. COLA ST.	SPEED LIMIT (20 MPH) (P)	R2-1	28.13	30	1
0+00 (RIGHT)	E. COLA ST.	SPEED LIMIT (20 MPH) (P)	R2-1	28.13	30	1
0+00 (LEFT)	E. GREILEY ST.	SPEED LIMIT (20 MPH) (P)	R2-1	28.13	30	1
0+00 (RIGHT)	E. GREILEY ST.	SPEED LIMIT (20 MPH) (P)	R2-1	28.13	30	1

Traffic Note
 TRAFFIC ACCESS ON ALL STREETS SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR MUST MAINTAIN PROPER CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



CONTACTS

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

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY AEP / PSO
 5849 EAST 15TH STREET BROKEN ARROW, OK 74119
 PHONE: 918.831.8293

WINDSTREAM TELECOM COMPANY
 2300 EAST 1ST PLACE BROKEN ARROW, OK 74145
 PHONE: 918.451.3427

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

Identify the sewer providers

ALL PROPERTIES ARE WITHIN CURRENT MAPPED FLOODPLAIN. NO BUILDING PERMIT WILL BE ISSUED UNTIL THE LOMR HAS BEEN ACCEPTED BY FEMA

Show the minimum Pad Elevations on the properties within the floodplain.

Curve Table

Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	39.27	25.00	090.0000	35.36	S43°48'13"W
C2	14.36	25.00	032.9083	14.16	N74°44'32"W
C3	141.41	52.00	155.8166	101.69	S43°48'13"W
C4	14.36	25.00	032.9083	14.16	S17°39'02"E
C5	131.71	50.00	150.9323	96.80	S43°48'13"W
C6	39.27	25.00	090.0000	35.36	N46°11'47"W
C7	14.36	25.00	032.9083	14.16	N15°15'28"E
C8	141.41	52.00	155.8166	101.69	N46°11'47"W
C9	14.36	25.00	032.9083	14.16	S72°20'58"W
C10	39.27	25.00	090.0000	35.36	N46°11'47"W
C11	39.27	25.00	090.0000	35.36	N43°48'13"E
C12	14.36	25.00	032.9083	14.16	S74°44'32"E
C13	141.41	52.00	155.8166	101.69	N43°48'13"E
C14	14.36	25.00	032.9083	14.16	N17°39'02"W
C15	141.41	52.00	155.8166	101.69	S43°48'13"W
C16	39.27	25.00	090.0000	35.36	S43°48'13"W
C17	39.27	25.00	090.0000	35.36	S46°11'47"E
C18	39.27	25.00	090.0000	35.36	S43°48'13"W
C19	251.30	55.00	261.7868	83.15	S47°54'37"W
C20	21.41	15.00	081.7868	19.64	S42°05'23"E
C21	39.27	25.00	090.0000	35.36	S43°48'13"W
C22	13.29	25.00	030.4662	13.14	N75°57'48"W
C23	131.71	50.00	150.9323	96.80	S43°48'13"W
C24	13.29	25.00	030.4662	13.14	S16°25'46"E
C25	39.27	25.00	090.0000	35.36	S43°48'13"W
C26	13.29	25.00	030.4662	13.14	N75°57'48"W
C27	131.71	50.00	150.9323	96.80	S43°48'13"W
C28	13.29	25.00	030.4662	13.14	S16°25'46"E
C29	39.27	25.00	090.0000	35.36	S43°48'13"W
C30	39.27	25.00	090.0000	35.36	S46°11'47"E
C31	39.27	25.00	090.0000	35.36	S43°48'13"W
C32	14.36	25.00	032.9083	14.16	N74°44'32"W
C33	141.41	52.00	155.8166	101.69	S43°48'13"W
C34	14.36	25.00	032.9083	14.16	S17°39'02"E
C35	39.27	25.00	090.0000	35.36	N46°11'47"W
C36	39.27	25.00	090.0000	35.36	S43°48'13"W
C37	39.27	25.00	090.0000	35.36	S46°11'47"E
C38	39.27	25.00	090.0000	35.36	N43°48'13"E

Missing C23 and the lots sum is 131.75 vs 131.71.

On curve C19 the lots sums and the listed length do not match. Review and verify that the other curve lengths match the summed lengths.

Define the three Zone AE areas shown on the plat.
 - AE Floodplain per elevation
 - Zone AE Floodway by map
 - FEMA Floodplain Zone AE

BENCHMARK
 TOP OF RAILROAD SPIKE AT NORTHWEST CORNER OF SEC. 32 T-19-N, R-15-E
 ELEV. = 686.76' (NAVD '88)

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

MAYOR _____

ATTEST: CITY CLERK _____