

CONCEPTUAL UTILITY PLAN

# The Preserve

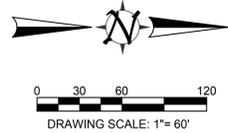
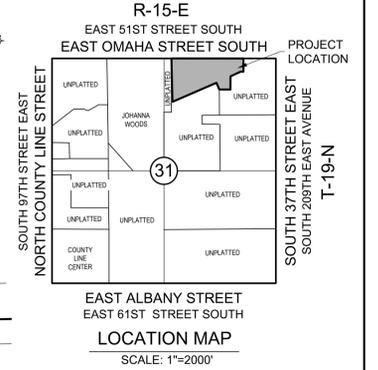
**OWNER/DEVELOPER**

NEW BEDFORD LAKES, LLC  
1420 WEST KENOSHA  
BROKEN ARROW, OK 74012  
PHONE: 918-258-6161  
ATTN: GLENN SHAW

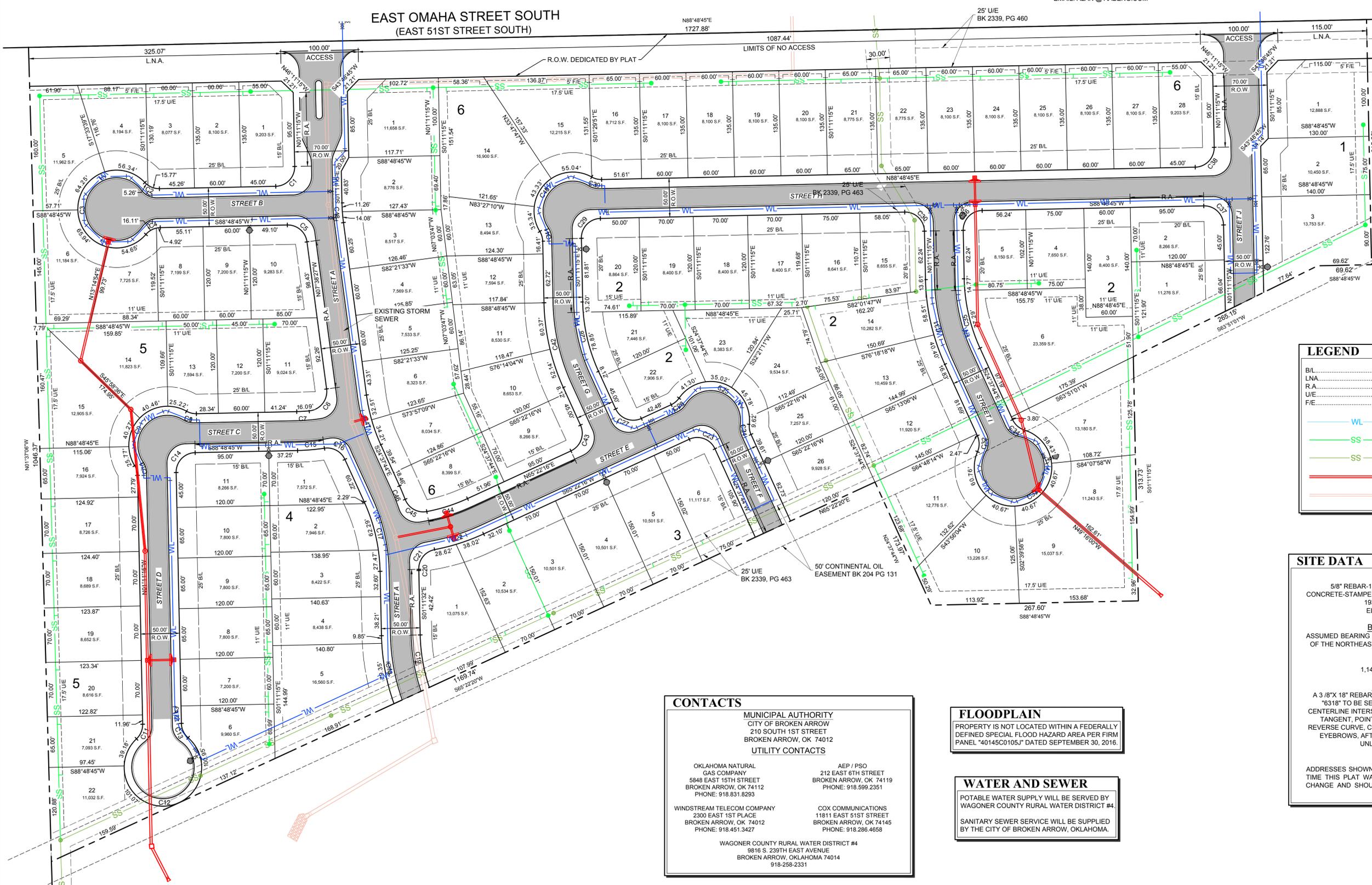
**ENGINEER/SURVEYOR**

AAB ENGINEERING LLC  
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2018  
PO BOX 2136  
SAND SPRINGS, OK 74063  
PHONE: 918.514.4283  
FAX: 918.514.4288  
EMAIL: ALAN @ AABENG.COM

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



**EAST OMAHA STREET SOUTH**  
(EAST 51ST STREET SOUTH)



**LEGEND**

B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
R.A.....	RESTRICTED ACCESS
U/E.....	UTILITY EASEMENT
F/E.....	FENCE EASEMENT
WL.....	PROPOSED WATER LINE
SS.....	PROPOSED SANITARY SEWER LINE
SS.....	EXISTING SANITARY SEWER LINE
SS.....	PROPOSED STORM SEWER LINE
SS.....	EXISTING STORM SEWER LINE

**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 S 88°48'45" W BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31 T-19N R-15-E.

**LAND AREA**  
1,146,006 SF ± / 26.31 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 PLAN WERE ACCURATE AT THE TIME THIS PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

**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	AEP / PSO 212 EAST 6TH STREET BROKEN ARROW, OK 74119 PHONE: 918.599.2351
WINDSTREAM TELECOM COMPANY 2300 EAST 1ST PLACE BROKEN ARROW, OK 74012 PHONE: 918.451.3427	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	

**FLOODPLAIN**  
PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DEFINED SPECIAL FLOOD HAZARD AREA PER FIRM PANEL "40145C0105," DATED SEPTEMBER 30, 2016.

**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.