

0 30 60 120
DRAWING SCALE: 1"= 60'

OWNER/DEVELOPER

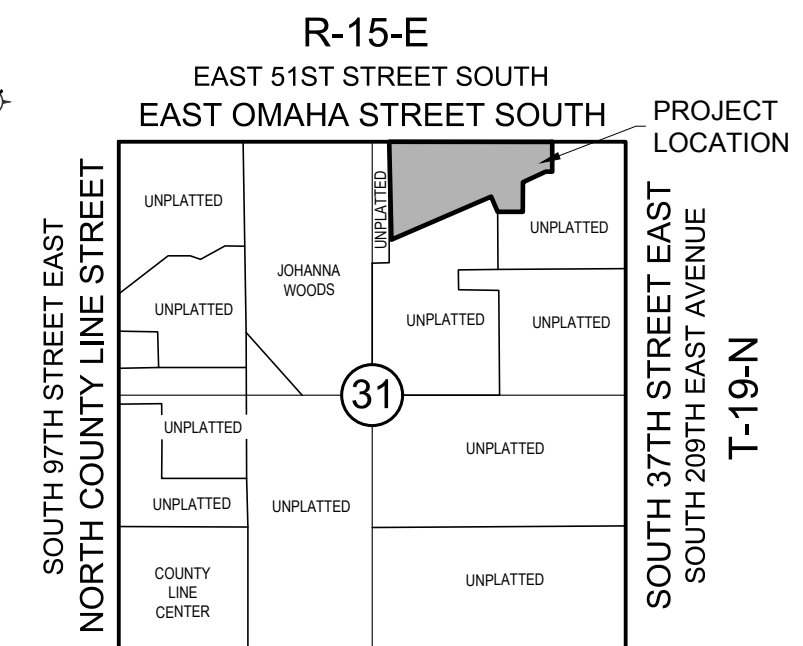
NEW BEDFORD LAKES,LLC
1420 WEST KENOSHA
BROKEN ARROW, OK 74012
PHONE: 918-258-8161
ATTN: GLENN SHAW

The Preserve

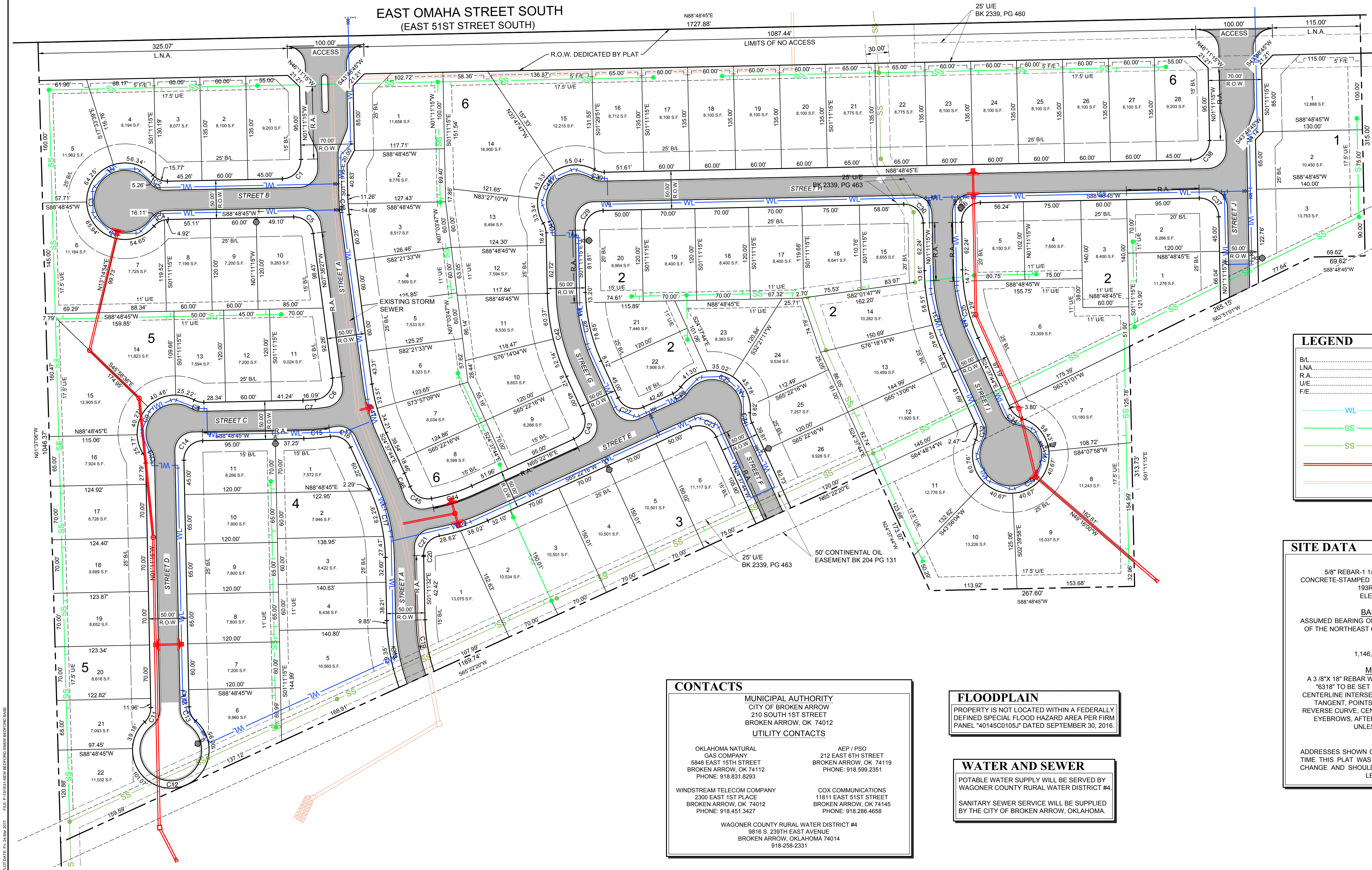
A SUBDIVISION OF THE PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION
THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST.
CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA

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



EAST ALBANY STREET
EAST 61ST STREET SOUTH
LOCATION MAP
SCALE: 1"=2000'



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
.....	PROPOSED STORM SEWER LINE
.....	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 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.

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.

PLAT DATE: FEB 24, 2017 FILE: P191515 NEW BEDFORD LAKES OKLAHOMA