

City of Broken Arrow

Drainage Advisory Committee



PROJECT REPORT

DATE:	January 16, 2025/April 24, 2025
NAME	Patrick Wilson, City of Broken Arrow
ADDRESS / LOCATION	Covington Creek Tributary, City of Broken Arrow
WATERSHED	Adams Creek
ESTIMATE	\$500,000
CASE NO.	25-005

DESCRIPTION

Deer Creek, an Unnamed Tributary to Covington Creek, and Covington Creek are experiencing increased erosion due to high velocity. The higher velocities create an erosive force that breakdown creek embankments, transports suspended soil particles and deposits sediments along these drainage ways. The sediments build up and trap floating debris, which blocks and impedes flow in the creek. In addition, the increased velocities due to the blockages under cut and erode away embankment material that supports vegetation as well as public and private infrastructure along the creek banks. All 3 creeks are located on private property owned by an HOA or individual homeowners. See attached report dated July 2020.

The Drainage Advisory Committee recommended on 7/27/20 and Council approved on 8/18/20 the expenditure of \$35,000.00 for design and construction plans to mitigate the creeks mentioned above.

The Drainage Advisory Committee recommended on 2/28/22 and Council approved on 3/21/22 the expenditure of \$30,000.00 for applying for an Individual 404 Permit from the United States Army Corps of Engineers and to finalize the construction documents.

The USACE Individual Permit has been processed and was executed by the City of Broken Arrow on April 17, 2025.

A Floodplain Development Permit still needs to be submitted to the City of Broken Arrow.

The conceptual construction cost estimate was approximately \$480,000.00 (2020 dollars). After the design was complete the construction cost estimate increased to about \$1,137,000.00 (2022 dollars).

The current construction cost estimate is \$1,200,000.

The HOA has requested a partnership with the City of Broken Arrow to share the construction costs.

BENEFIT		
Mitigate the erosion to re-establish banks to protect an exposed City storm sewer headwall and a utility pole at the edge of the bank while reducing the flooding impacts.		
RECOMMENDATION		
Approve the request for expenditure of \$500,000 to construct erosion control and channel stabilization of Covington Creek Tributary.		
COMPLETED BY: Patrick Wilson DATE: 1/16/25 & 4/24/25		

City of Broken Arrow

Drainage Advisory Committee



APPLICATION

DATE:	1-16-2025
OWNER NAME:	Forest Ridge Homeowner's Association
PHONE NUMBER:	
EMAIL ADDRESS:	
OWNER MAILING ADDRESS:	404 N Forest Ridge Blvd, Broken Arrow, OK 74014
ADDRESS OF PROPERTY WITH DRAINAGE PROBLEM:	Numerous properties in Deer Creek, Stanford Landing, Wyckford, Covington Estates (West) and Covington Estates (East) subdivision. See Map
LOCATION OF DRAINAGE ISSUE ON PROPERTY:	In the man-made channel along Covington Creek Tributary

DESCRIPTION OF PROBLEM: (*PHOTOS SHOULD ACCOMPANY APPLICATION)

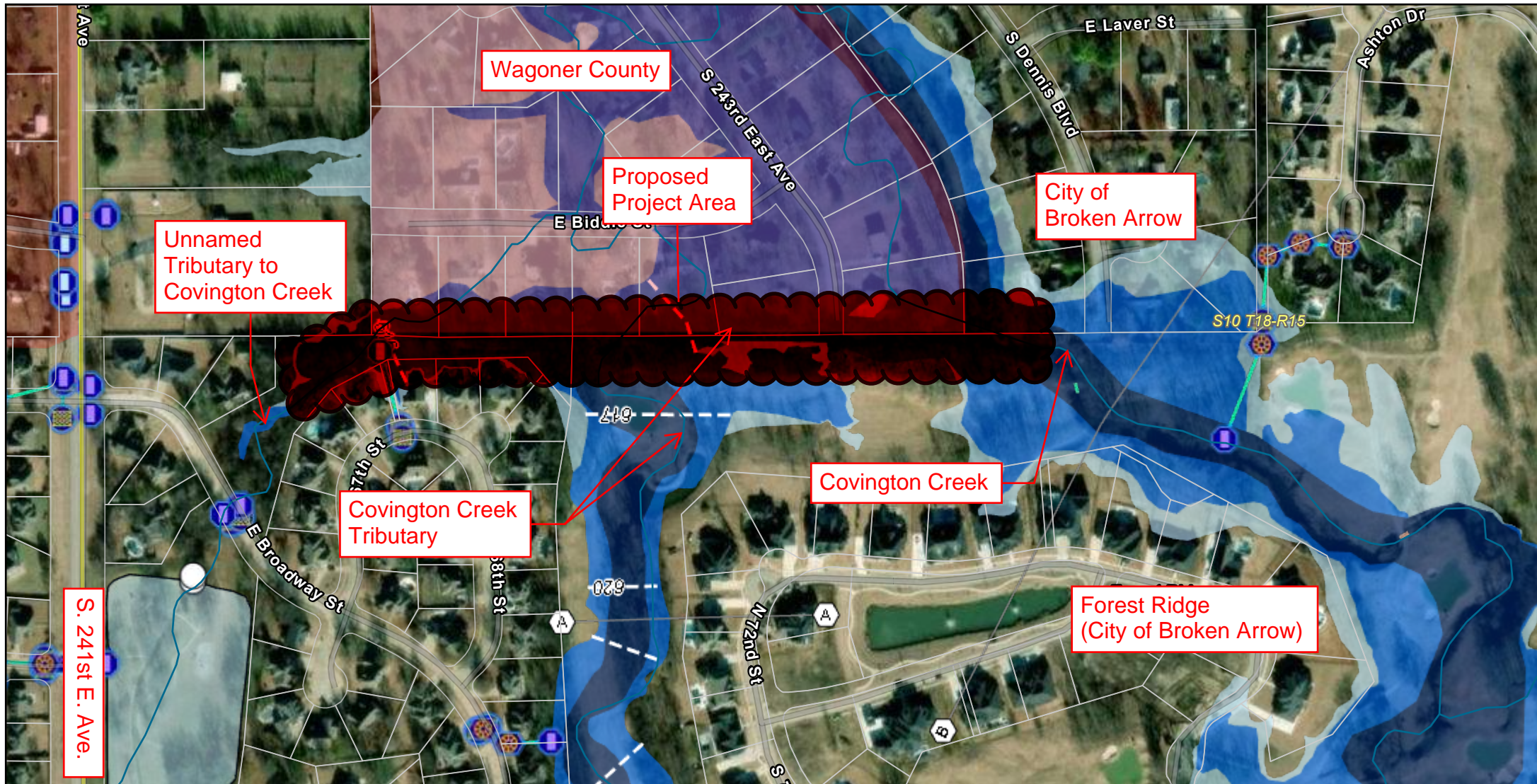
Copied from DAC application presented 7/27/2020.

The man-made channel between the Stanford Landing Subdivision, Wyckford Subdivision and Covington Estates Subdivisions has eroded over time to the point that pedestrian trails, stormwater infrastructure and trees are in danger of falling into the channel and, thereby, creating significant blockages to the flow. This is very concerning because just a small amount of blockage can have a tremendous impact on whether or not properties flood during routine storm events. It is important for the channel to be maintained and kept free of debris and sedimentation deposits as much as practicable. The vast majority to almost the entirety of the channel is located in a drainage easement in the Covington Estates subdivisions. One of the subdivisions is under the jurisdiction of Wagoner County. The Forest Ridge Home Owner's Association and the residents of Covington Estates have agreed, in concept, to work with the City of Broken Arrow in an collaborative effort to mitigate the effects of erosion in this channel in order to better protect all residents in this vicinity. The Forest Ridge Home Owner's Association has agreed, in concept to this point, to help fund the construction of certain improvements. The Forest Ridge Homeowner's Association and the individual residents in Covington Estates (West) are seeking the City of Broken Arrow's assistance under the 2018 General Obligation Bond Program, Proposition 6 funds.

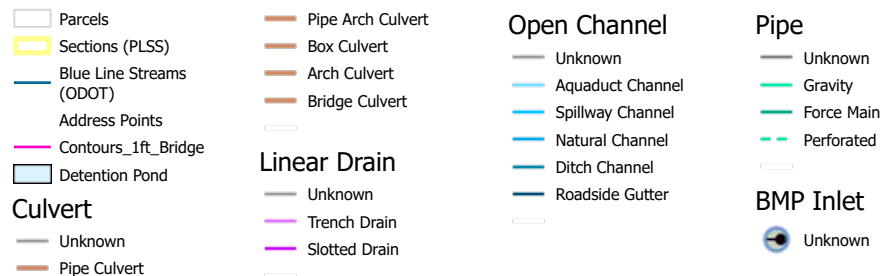
Signature:

RETURN TO STORMWATER DIVISION MANAGER'S OFFICE, PO BOX 610 Broken Arrow, OK 74013

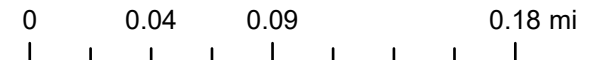
Covington Creek Tributary



1/16/2025 8:25 AM

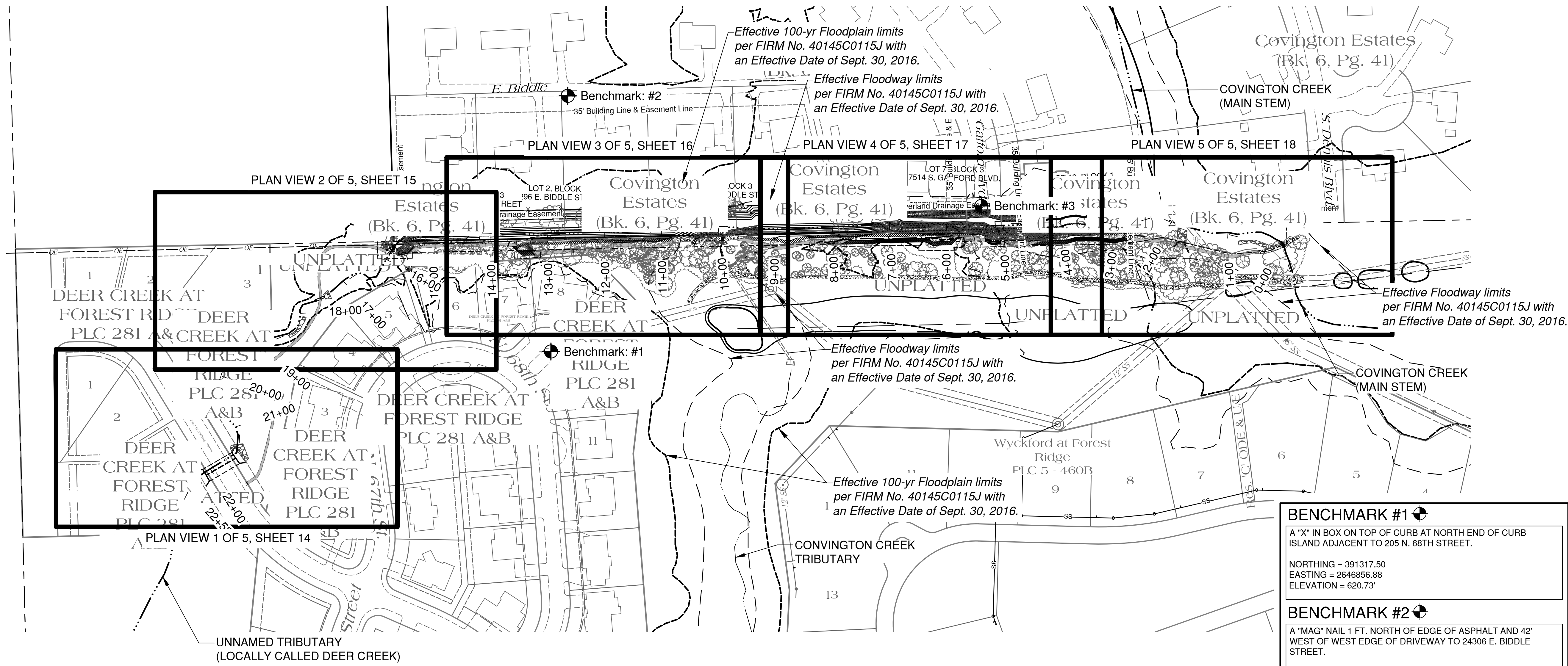


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BENCHMARK #1
A "X" IN BOX ON TOP OF CURB AT NORTH END OF CURB ISLAND ADJACENT TO 205 N. 68TH STREET.

NORTHING = 391317.50
EASTING = 2646856.88
ELEVATION = 620.73'

BENCHMARK #2
A "MAG" NAIL 1 FT. NORTH OF EDGE OF ASPHALT AND 42' WEST OF WEST EDGE OF DRIVEWAY TO 24306 E. BIDDLE STREET.

NORTHING = 391765.18
EASTING = 2646886.29
ELEVATION = 612.66

BENCHMARK #3
A "MAG" NAIL 1 FT. NORTH OF END OF ASPHALT PAVEMENT NEAR CENTERLINE OF DEAD END OF S. GAFFORD BLVD.

NORTHING = 391572.36
EASTING = 2647610.15
ELEVATION = 613.84

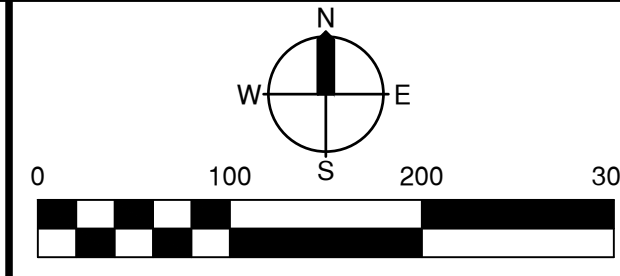


THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

DATE	REVISIONS



**CITY OF
BROKEN ARROW**
Where opportunity lives



PLANS & ESTIMATES PREPARED BY:



Tulsa Engineering & Planning Associates
9810 E 42nd St., Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Certificate of Authorization No. 531 Renewal Date June 30, 2025

BANK STABILIZATION PLAN VIEW KEY MAP

COVINGTON CREEK & TRIBUTARIES BANK STABILIZATION

SCALE:	DESIGN	DATE	DRAFTED	DATE
HORZ. <u>NA</u>	RKF	8/20/2021	SAS	8/20/2021
VERT. <u>NA</u>	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME:	SAS	8/20/2021	RKF	8/20/2021
19-106 Overall Plan View.dwg	SHEET 13	PROJECT NO.		
	OF 21	19-106		

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CITY OF BROKEN ARROW

COVINGTON ESTATES CHANNEL DRAINAGE REPORT

JULY 2020

**PREPARED FOR
THE DRAINAGE ADVISORY COMMITTEE**

EXECUTIVE SUMMARY

In 2014, the Forest Ridge Homeowners Association (FRHOA) in connection with the Robson Companies, Inc. commenced with the construction of a segmental retaining structure within a man-made “cut-off” channel in order to prevent and mitigate the effects and impacts from continued erosion along the sides of the channel that is adjacent to the Forest Ridge golf course, which is now Wyckford at Forest Ridge subdivision. Although the initial construction of the retaining structure was located within a platted public drainage easement, it was later deemed improper by the Wagoner County District Attorney’s office due to the fact that the FRHOA did not have the legal and proper authority to construct any improvements within the drainage easement. The construction effort has ceased and has not reconvened since late 2014.

Although this matter is considered a private property owner dispute, it has intertwined and involved officials from both Wagoner County and the City of Broken Arrow, as well as private professional engineering consultants. In 2018, after several attempts to resolve the conflict between the two (2) disputing parties, the FRHOA filed a lawsuit against the seven (7) adjacent property owners located in the Covington Estates (West) subdivision immediately north of the Forest Ridge golf course, now Wyckford at Forest Ridge subdivision. The lawsuit essentially claims that these seven (7) individuals have not provided the essential care and maintenance necessary to the man-made “cut-off” channel running across their individual properties, thereby allowing erosion to occur and damaging the adjacent FRHOA property. In turn, the individual property owners in Covington Estates have essentially stated, but not yet filed to the City’s knowledge a counter lawsuit that the developers of the Forest Ridge subdivisions have increased stormwater flow onto their property that has adversely impacted and damaged their properties and property values.

During the 2018 General Obligation promotion meetings, representatives of the FRHOA questioned City representatives on whether or not Proposition No. 6 – Drainage funds could be utilized to finance an improvement to this “cut-off” channel. After some internal discussions, the City stated that there was a possibility that these funds might be available for such a project. Obviously, much more detail is required before a definitive answer could be provided. Regardless, any project that might be developed for Council’s consideration absolutely must provide a direct and definable benefit to the residents of Broken Arrow.

Recently, after the passage of the 2018 General Obligation Bond and the FRHOA’s filing of the lawsuit, both the FRHOA and the Covington Estates residents have reached out to the City of Broken Arrow and requested assistance in efforts to improve the drainage courses such that the public, specifically the residents of Broken Arrow experience a benefit. Staff believes that there may be an opportunity to address the continual and routine flooding as well as erosion related

issues immediately in this specific area. A more global and encompassing solution could produce a better and positive overall impact to all surrounding residents in this vicinity.

It is crucial to note that since some of the property in question lies outside of the city's jurisdiction and could be problematic regarding potential expenditures, the FRHOA has offered to pay some costs specifically associated with those areas located along the stretch of the channel where it abuts city and county jurisdiction.

Lastly, it should be noted that Staff has not developed a project at this time, but instead desires to seek the Council's input in this highly volatile matter before any further engagement commences. The following attached report provides significant details regarding this matter.

DETAILED REPORT

Introduction. Associated with the preparation and then subsequent passage of the 2018 General Obligation Bond Program, a representative of the Forest Ridge Homeowner's Association (FRHOA) asked if the Proposition 6: Drainage funds could be used for a specific project in the Forest Ridge community. The area in question is the man-made creek channelization section that runs from west to east along the northern border of the Deer Creek at Forest Ridge subdivision and a portion of the former Forest Ridge Golf Course area, now Wyckford at Forest Ridge subdivision, coupled with the southern border of the Covington Estates subdivision. The proposed project in question is an embankment stabilization effort and a stormwater conveyance improvement effort along this specific section of the drainage way.

Background. The Covington Creek watershed has a significant history of being a challenging drainage basin with regards to flooding and erosion effects since long before the Robson Companies began to develop the Forest Ridge planned community. In fact, the Oklahoma Department of Transportation (ODOT) indicates that the high water mark prior to the widening of the Kenosha Street (East 71st Street South) in the early 1980s is still above the current-day 100-year (1% chance) base flood elevation (BFE). This fact is evidenced in the Oklahoma Department of Transportation construction plans for Kenosha Street widening dated 1980.

The Covington Creek watershed lies within the larger Adams Creek watershed, which drains to the Verdigris River. The Covington Creek drainage basin consists of 5.92 square miles (3,789 acres). It begins just south of State of Oklahoma Highway 51 and meanders in a northerly manner 6.3 miles to its confluence with Adams Creek approximately one-half mile north of Kenosha Street and one-quarter mile east of East 65th Street South (Oneta Road). Please refer to Exhibit A for further clarity.

As Wagoner County began to develop and new residential, commercial and industrial subdivisions were platted, stormwater runoff increased due to the increased impervious areas in this basin until government regulations required on-site detention to offset this increased runoff. In efforts to address this increase in stormwater runoff in this area, as well as in their respective jurisdictions as a whole, local and county governments enacted subdivision regulations and stormwater management ordinances to counter-act the effects of increased stormwater runoff. The City of Broken Arrow was first to establish an ordinance regarding stormwater management in 1977 and followed up with a much more restrictive stormwater management ordinance adopted on April 25, 2002. Around the late 1980s to the early 1990s, Wagoner County likewise adopted subdivision regulations that required restrictive stormwater management approaches. On April 16, 2012, Wagoner County adopted a Flood Damage Prevention ordinance that provided much more restrictive criteria than prior approaches for development.

Development Area. Wagoner County records indicate that on March 6, 1974, the developers of the original Allison Estates Second subdivision filed a plat with the Wagoner County Clerk. On May 8, 1975, the owners filed a replat of the Allison Estates subdivision in Wagoner County and changed the name to Covington Estates subdivision. Both the original plat and the subsequent replat of this addition show a 30-foot to 40-foot platted drainage easement along the southern border of the subdivision, as well as a double 40-foot for a total of an 80-foot platted drainage easement running diagonally through the center of the subdivision. In April of 1989, the City of Broken Arrow prepared sanitary sewer plans for construction in order to install a new lift station and collection system as a part of an assessment district to incorporate the eastern half of Covington Estates subdivision into the city limits of Broken Arrow. The division line was the diagonal channel that ran through the middle of the Covington Estates subdivision. Please refer to Exhibit B for details of the drainage easement in question.

In 1986, shortly after the Covington Estates subdivision was re-platted, the Robson Companies began to develop the Forest Ridge subdivisions, a master planned, resort style, community in this same watershed. This community includes numerous subdivisions positioned around an athletic club and golf course. Currently, in July 2020, there are 15 individual subdivisions located on nearly 1,100 acres plus one (1) additional subdivision in the early phases of construction. These subdivisions are largely located south of Kenosha Street (East 71st Street South) and extend about one-half mile south of Houston Street (East 81st Street South) and are generally positioned along four (4) individual creeks: Covington Creek, an unnamed Covington Creek tributary, Timber Creek and Deer Creek. The majority of these subdivisions are located east of 65th Street (South 241st East Avenue also known as Oneta Road) and west of 79th Street (South 257th East Avenue also known as Midway Road).

Most crucial to these discussions are those subdivisions that drain directly to Covington Creek on the eastern side of the Forest Ridge community, the unnamed tributary in the center of the development that drains into Covington Creek and, lastly, Deer Creek along the western boundary of the community that drains into the unnamed tributary. Please refer to Exhibit C for clarity of the proposed project area.

Covington Estates Subdivision History. In 1974, when the Sandlane Investment Company platted the original Allison Estates Second subdivision, which later was re-platted as the Covington Estates subdivision, and began construction on the public improvements, the developer constructed man-made channels that essentially redirected the stormwater runoff collected in all three (3) creeks (Covington Creek, the unnamed tributary of Covington Creek and Deer Creek) and rerouted the stormwater through the subdivision. The developer constructed two (2) “cut-off” channels to reroute the runoff to a single main channel that drained through the center of the Covington Estates subdivision.

One “cut-off” channel runs eastward about 1,400 feet from Deer Creek on the far western side of the subdivision due east to the point at which the main channel was constructed. In addition, this particular channel intercepts the unnamed tributary of Covington Creek about midway between Deer Creek and the main channel. The other “cut-off” channel runs westward about 400 feet east of the main channel and collects Covington Creek near the midpoint of the channel. Both channels reroute the upstream stormwater runoff to the main channel.

At this juncture, the developer essentially rerouted all three (3) creeks and combined them in one (1) main man-made channel that divided the subdivision into two (2) halves. One-half (1/2) on the western side of the channel and one-half (1/2) on the eastern side of the channel. This main channel runs generally in a northwest direction through the subdivision.

These three (3) different “cut-off” channel segments consist of varying drainage easement widths along the southern side of the Covington Estates’ properties. The western “cut-off” channel was placed within a 40-foot wide drainage easement, except for one section that was placed within a 30-foot wide drainage easement. The eastern “cut-off” channel was placed within a 20-foot wide drainage easement. The main channel was placed within an 80-foot wide drainage easement.

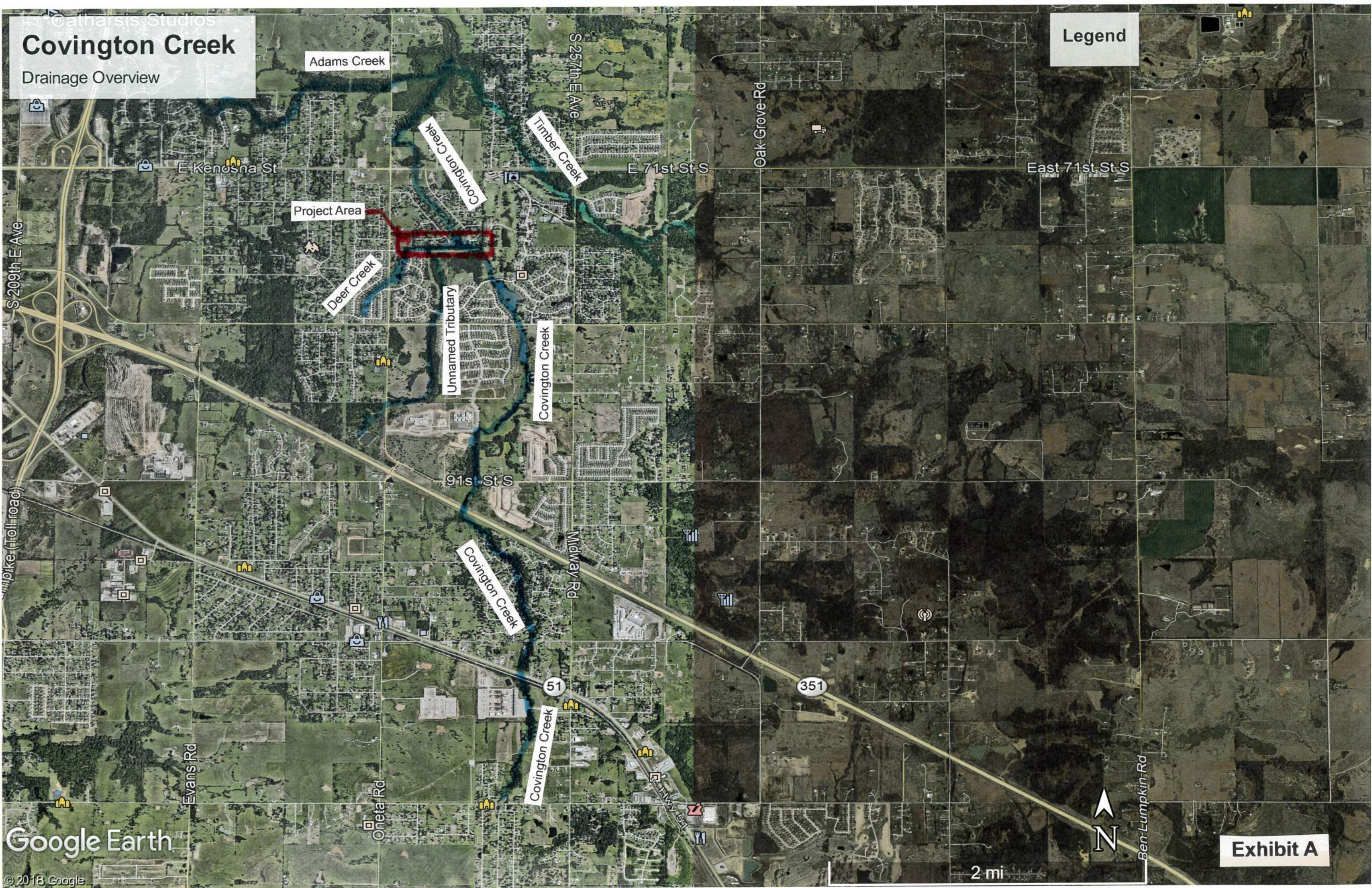
Forest Ridge Subdivision History. In the late 1980s, the Robson Companies, Inc. constructed the Forest Ridge golf course. A portion of the golf course ran alongside the Covington Estates’ man-made “cut-off” channels along the southern border of the subdivision. Over time, Forest Ridge developed residential subdivisions around the golf course and the Covington Estates subdivision. Some subdivisions were developed along Covington Creek main stem. Others were developed west of the main stem along an unnamed tributary of Covington Creek and along Deer Creek, while other subdivisions were developed to the north and east of the main stem along Timber Creek. The main focus of this report are those subdivisions developed along Deer Creek and along the unnamed tributary to the west of the confluence of Covington Creek.

A few of the more pertinent subdivisions regarding this particular issue and that drain directly into this man-made channel include the following: Deer Creek at Forest Ridge, Deer Creek II at Forest Ridge, Deer Creek III at Forest Ridge, Stanford’s Landing I at Forest Ridge, Stanford’s Landing II at Forest Ridge, Stanford’s Landing III at Forest Ridge, The Highlands I at Forest Ridge, The Highlands II at Forest Ridge, The Highlands III at Forest Ridge, The Highlands IV at Forest Ridge, and now Wyckford at Forest Ridge. Essentially, this equates to the southeast quarter of Section 9, the southwest quarter of Section 10, the northwest quarter of Section 15, and the northeast quarter of Section 16 all in Township 18 North and Range 15 East, based upon the Indian Meridian. The drainage area is approximately one square mile. All the subdivisions identified above are located within the city limits of Broken Arrow. Please refer to Table 1 for identification of all pertinent subdivisions that affect these drainage ways.

Drainage Issue. Historically, the Covington Estates subdivision west and to a lesser extent to the east of the main channel has experienced significant flooding. The flooding largely affects property owners that reside outside of the jurisdiction of the city; however, several property owners that reside within the city limits are affected as well.

Not only does this area experience repeat flooding, but the energy within routine stormwater runoff flows create erosive forces that breakdown creek embankments, transports suspended soil particles and deposits sediments along these drainage ways. These sediments build up and trap floating debris, which blocks and impedes flow in the creek. In addition, the increased velocities due to the blockages under cut and erode away embankment material that supports vegetation as well as public and private stormwater infrastructure along the creek banks.

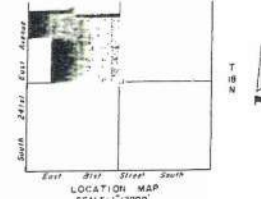
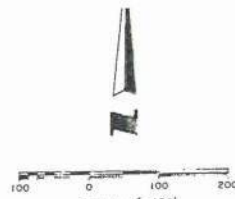
Potential Mitigation Efforts. Both the FRHOA and the Covington Estates' affected property owners have agreed in concept that if the City of Broken Arrow could participate in a more global solution that benefited all parties including FRHOA, the Covington Estates residents and the residents of Broken Arrow in the project vicinity, then the parties in conflict would be willing to work together to resolve the matter.



Catharsis Studios
Covington Creek
Drainage Overview

Legend

K.N. COX & ASSOCIATES
324 Main Mall
Suite 200
Tulsa, Oklahoma 74103
TEL: 583-7588



along said West line a distance of said $85^{\circ}53'12''$ Half [612] of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 10 a distance of 1065.08 feet to the center of said Well; then South $00^{\circ}33'08''$ East along the East line of said Northwest Quarter (NW $\frac{1}{4}$) of Section 10 a distance of 771.01 feet to the center of said Well; then North $89^{\circ}51'45''$ West along the South line of said Northwest Quarter (NW $\frac{1}{4}$) of Section 10 a distance of 1970.65 feet to the Southwest corner of the East Half [612] of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 10; then South $00^{\circ}33'08''$ East along the East line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 10 a distance of 771.01 feet to the Southeast corner of the West Half [612] of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); then South North $89^{\circ}53'32''$ West along the South line thereof a distance of 656.48 feet to a point on the East line of said Northwest Quarter (NW $\frac{1}{4}$) of Section 10; then North $00^{\circ}33'08''$ East along said West line a distance of 771.01 feet to the point of beginning, containing 101,192 Acres more or less.

WHEREAS, the said OWNER has caused the above described property to be surveyed, platted and staked into lots, blocks and streets in conformity with the accompanying plat which it hereby adopts as the plat of the above described land as "ALL SON ESTATES SECOND", an Addition in Wagoner County, Oklahoma;

[illegible]

AND, the undersigned OWNER, for the purpose of providing an orderly development of the entire tract, and for the further purpose of insuring adequate restrictions and covenants, and for the mutual benefit of the undersigned OWNER, its successors and assigns, and the adjacent owners abutting the tract, their successors and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. The supply of electric and telephone service may be located underground in the easement ways reserved for general utility services, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary villages may also be located in said easement. Underground service cable or conduit, which may be used for electric or telephone service, shall run from the service entrance to the transformer to the point of usage determined by the location and construction of such house as may be located upon said lot; provided that upon the installation of such a service cable to a particular house, the owner of the service cable shall be deemed to have a definitive, permanent, exclusive, effective and exclusive right-of-way easement on said lot, covering a five foot strip extending 25 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance of said house.
2. The supplier of electric and telephone service service, through its proper agents and employees, shall have all lines have right of access to all such easement ways shown on said plat, or provided for in this Declaration of Dedication for the purpose of installing, maintaining, repairing or replacing any portion of said underground electric or telephone service.
3. The owner of each lot shall be responsible for the protection of underground facilities located within the property and shall prevent the alteration of grade or any construction activity which may interfere with the electric or tele. lines or cable, but the cost of any damage caused by violation of this Covenant, shall be paid for by the owner of the lot.
4. The foregoing covenants shall be enforceable by the supplier of elec. or tele. service, and the owner of the property.
5. Overhead pole lines for the supply of electric and telephone service may be located along the easements required. Street light poles standards may be served by underground cable and elsewhere throughout said plat. Addition all supply lines for electric and telephone service, in the easement ways reserved for general utility services, shown on the attached plat.
6. All plans and specifications must be submitted to the developer or his duly authorized representative for written approval prior to the construction of any structure on the lot. The construction of any structure on the lot shall be in accordance with the following:
7. All homesites in the tract shall be known and described as single family residential homesites. No structure shall be erected, altered, placed or permitted to remain on any homesite which exceeds two stories in height and all structures shall have a private garage not less than ten cars attached to the residence. Any detached structures to be built on the homesite such as storage building, covered entrance areas, etc. shall conform to the basic of the dwelling thereon, and the plans for such structure must be submitted to the developer for approval. No temporary structures with no permanent foundations, in addition to a two-car garage, shall be permitted only if attached to the residence.
8. The exterior of all structures erected on any homesite shall be constructed of a minimum of 855 stone or brick.
9. No noisy or offensive trade or activity shall be carried on upon any homesite nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood.
10. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any homesite, except dogs and other household pets may be kept provided that they are not kept, bred, or maintained for sale on a commercial purpose.
11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot in size, or one sign of not more than one square foot in size, or one sign of not more than one square foot in size, or one sign, used by a builder to advertise the property during the construction and sales period.
12. No trailer, basement, tent, shack, garage, barn or other outbuilding type structure shall be moved onto any homesite in this tract.
13. The use of any structure for the storage of materials for a period of greater than 30 days prior to the start of construction and then the construction shall be completed within 9 months. All homesites shall be maintained in a neat and orderly condition.
14. No portion of any structure shall be placed beyond the front building line of the residence. No fencing shall be higher than six feet.
15. All entrances from streets shall have drain title, size approved by developer or County Commissioner or County Engineer.
16. All individual sewer systems to be constructed according to County and State Health Department requirements.
17. The lot shall be no less than 1500 square feet of liveable floor area in the residence, exclusive of garage, porch and patio areas.
18. No building shall be erected nearer to the front property line than the building line shown on the plat.
19. The lot shall be no less than 1500 square feet of liveable floor area in the residence, exclusive of garage, porch and patio areas.
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95. The lot shall be no less than 1500 square feet of liveable floor area in the residence, exclusive of garage, porch and patio areas.
96. The lot shall be no less than

IN WITNESS WHEREOF, said SANDLANE INVESTMENT CO., an Oklahoma Corporation, has caused these presents to be executed and its corporate seal to be hereto affixed by its corporate officers hereto duly authorized this 7 day of FEBRUARY, 1974 at Tulsa, Oklahoma.

By Ira E. Sanditen
IRA E. SANDITEN, President

ATTEST:

 RAYMOND G. FELDMAN, Secretary

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of January, 1961, personally appeared IRA E. SANDITEN, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and as its President acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

NOTARY PUBLIC

CERTIFICATE OF SURVEY

We, K. M. COX & ASSOCIATES, ENGINEERS of Tulsa, Oklahoma, hereby certify that we have, at the instance of the OWNER designated above, made the above-described survey, and that the accompanying plat is a true and correct representation of said survey.

Signed and sealed this 31st day of January, 1974

By Jack C. Cox
JACK C. COX, Registered Land Surveyor

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 31st day of February, 1934, personally appeared JACK C. COX, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of K. W. Cox & Associates for the uses and purposes therein set forth.

Q. 1 - 10/10/11

My Commission Expires: September 12, 2015

St. John's, N. B., 18th Nov. 1894

Verify that the tapes are just as the above

Exhibit B

W. A. M. (Clinton, Treasurer)

2.1 112484

ALLISON Est. II
New Covington
Estates

I, John H. Indusky Wayman County Treasurer
 Certify that the tape we sold on the above
 description. J. 6. '94

Exhibit B
Wayman County Treasurer
 (2) 11 Feb 89

Covington Creek

Overall Site Map

Legend

Wagoner County Jurisdiction

Main Channel

Covington Estates (East)

Covington Estates (West)

"Cut-Off" Channel

"Cut-Off" Channel

Deer Creek

Deer Creek Subdivisions

Unnamed Tributary

Covington Creek

Stanford Landing Subdivisions

Google Earth

© 2018 Google

2000 ft



Exhibit C

Table 1

Forest Rdge Developments				
Subdivision Name	S-T-R	PUD No	Date	Recordation No.
Allison Estates Second	10-18-15	NA	3/6/1974	Bk 6 Pg 29
Covington Estates replat of Allison Estates Second	10-18-15	NA	5/8/1975	Bk 6 Pg 41
Deer Creek at Forest Ridge	10-18-15	66	11/7/1990	
Deer Creek II at Forest Ridge	10-18-15	66	11/9/1992	
Deer Creek III at Forest Ridge	10-18-15	66	11/9/1992	
Stanford's Landing I at Forest Ridge	10-18-15	66	12/7/1999	199916243
Stanford's Landing II at Forest Ridge	10-18-15	66 & 66B	6/15/2001	2001 7771
Stanford's Landing III at Forest Ridge	10-18-15	66 & 66B	4/4/2003	2003 5436
Highlands I at Forest Ridge	15-18-15		1/13/2003	2003 632
Highlands II at Forest Ridge	15-18-15		8/16/2004	2004 12676
Highlands III at Forest Ridge	15-18-15		7/1/2008	2008 9498
Highlands IV at Forest Ridge	15-18-15		12/6/2011	2011 13532

APPROVED by the City
Council of the City of Broken Arrow,
Oklahoma.

Mayor

Attest: City Clerk

Planned Unit Development No. 66

Stanford's Landing I at Forest Ridge

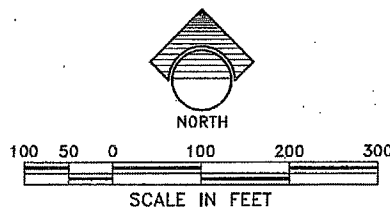
An Addition to the City of Broken Arrow
Being a Subdivision of a part of the SW/4 of Section 10, T-18-N,
R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

OWNER/DEVELOPER:

The Robson Companies, Inc.
an Oklahoma corporation
7501 East Kenosha Street
Broken Arrow, Oklahoma 74014
Phone: (918) 357-2787

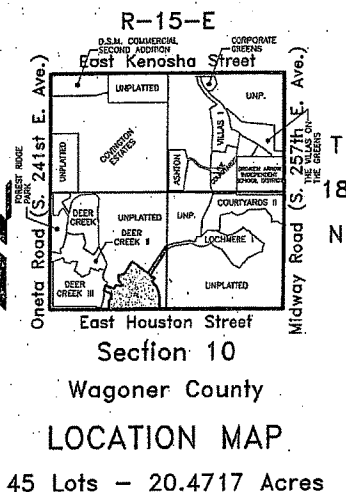
ENGINEER:

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
8209 East 63rd Place South
Tulsa, Oklahoma 74133
Phone: (918) 252-9621



Building Permit Note

* Lots 2R, 3R, and 4R of Block 2 are reserved for future use as single family lots and no building permit shall issue for Lot 2R of Block 2 and/or Lot 3R of Block 2, and/or Lot 4R of Block 2 until the City Engineer of the City of Broken Arrow, Oklahoma shall have determined that Lot 2R of Block 2 and/or Lot 3R of Block 2, and/or Lot 4R of Block 2, as the case may be, is in compliance with applicable drainage ordinances and regulations. Upon the recording of a certification of such determination by the City Engineer, the lot(s) shall thereafter be known and described as residential lot(s).



Curve Table

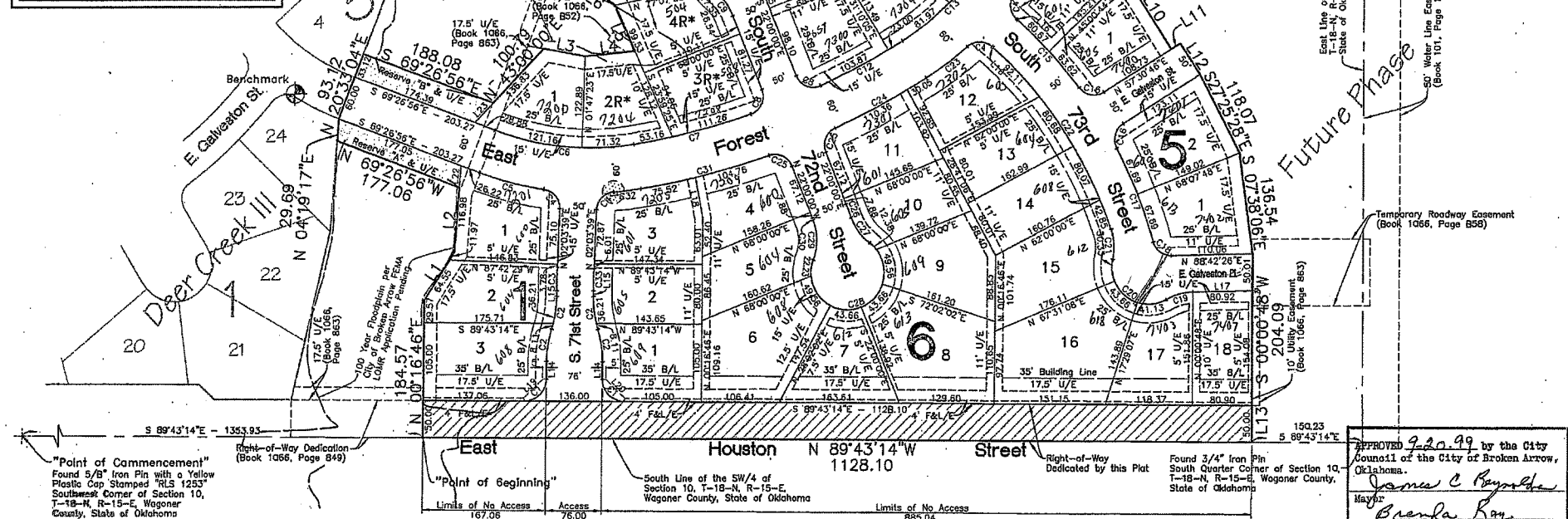
NO.	DELTA	RADIUS	ARC
C1	90°00'00"	30.00	47.12
C2	18°55'44"	150.00	44.32
C3	07°48'53"	1025.00	31.87
C4	83°41'28"	25.00	36.52
C5	12°10'53"	430.00	91.42
C6	29°48'23"	370.00	192.48
C7	09°42'43"	970.00	164.42
C8	93°01'59"	25.00	40.59
C9	28°21'27"	75.00	37.12
C10	11°30'00"	50.00	97.30
C11	54°47'05"	25.00	23.90
C12	07°29'36"	970.00	126.87
C13	24°41'19"	370.00	159.43
C14	02°36'48"	430.00	19.61
C15	11°23'39"	625.00	124.29
C16	85°35'18"	25.00	37.34
C17	12°24'40"	625.00	135.38
C18	75°37'41"	25.00	33.00
C19	28°21'27"	75.00	37.12
C20	131°54'45"	50.00	115.12
C21	31°05'21"	75.00	40.70
C22	29°27'59"	575.00	295.71
C23	09°27'26"	430.00	70.88
C24	07°48'37"	1030.00	140.41
C25	87°17'01"	25.00	38.08
C26	02°07'16"	525.00	19.44
C27	33°07'23"	75.00	43.36
C28	25°31'18"	50.00	221.05
C29	41°56'53"	75.00	54.91
C30	00°21'10"	475.00	2.92
C31	10°01'42"	1030.00	180.28
C32	05°00'25"	430.00	37.58
C33	01°48'53"	975.00	30.31

Line Table

NO.	BEARING	DISTANCE
L1	N 32°00'00"E	76.52
L2	N 04°19'17"E	87.29
L3	S 79°17'23"E	57.02
L4	N 84°07'30"E	68.51
L5	N 23°59'25"W	67.46
L6	N 54°03'28"W	50.88
L7	S 32°47'05"W	15.49
L8	S 32°47'05"W	5.00
L9	S 00°00'48"W	65.11
L10	S 32°29'14"E	117.58
L11	N 57°30'46"E	14.38
L12	S 32°29'14"E	50.00
L13	S 00°16'46"W	50.00
L14	N 00°16'46"E	23.50
L15	N 00°16'46"E	7.83
L16	S 48°17'35"E	2.15
L17	S 88°42'26"W	80.92
L18	S 11°08'00"E	54.86
L19	S 45°16'46"W	36.77
L20	S 44°43'14"E	36.77
L21	S 32°47'05"W	16.95
L22	N 04°19'17"E	29.89
L23	N 43°00'00"E	35.84

House Addresses

Block	Lot	House Number
BLOCK 1	1	165
BLOCK 1	2	604
BLOCK 1	3	686/726
BLOCK 2	1	7200
BLOCK 2	2	7204
BLOCK 2	3	7208/508
BLOCK 2	4	504
BLOCK 2	5	500
BLOCK 2	6	7300
BLOCK 2	7	7304
BLOCK 2	8	7308
BLOCK 2	9	7400
BLOCK 2	10	7404
BLOCK 3	1	613/7402
BLOCK 3	2	609/7401
BLOCK 3	3	605
BLOCK 3	4	601/7205
BLOCK 3	5	600/7209
BLOCK 3	6	604
BLOCK 3	7	612
BLOCK 3	8	613
BLOCK 3	9	609
BLOCK 3	10	605
BLOCK 3	11	601/7301
BLOCK 3	12	600/7305
BLOCK 3	13	604
BLOCK 3	14	608
BLOCK 3	15	612
BLOCK 3	16	618
BLOCK 3	17	7403
BLOCK 3	18	7407



Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF VALVE ELEVATION	BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF VALVE ELEVATION
BLOCK 1	1	651.0	H	641.30	BLOCK 4	1	659.7	12	657.8
BLOCK 1	2	654.0	I	640.48	BLOCK 4	2	658.4	11	656.8
BLOCK 1	3	654.3	J	638.45	BLOCK 4	3	656.4	11	656.8
BLOCK 2	1	646.9	18	639.0	BLOCK 5	1	659.4	15	655.3
BLOCK 2	2	646.6	19	640.0	BLOCK 5	2	659.9	14	657.5
BLOCK 2	3	646.7	20	644.6	BLOCK 5	3	657.1	22	657.2
BLOCK 2	4	646.9	20	644.6	BLOCK 5	4	653.8	21	649.6
BLOCK 2	5	647.0	E	635.07	BLOCK 5	5	650.9	21	649.6
BLOCK 2	6	647.0	C	635.36	BLOCK 5	6	654.9	22	657.2
BLOCK 2	7	646.1	C	641.34	BLOCK 5	7	656.5	22	657.2
BLOCK 2	8	644.7	B	641.31	BLOCK 5	8	657.3	23	657.1
BLOCK 2	9	642.6	B	641.31	BLOCK 5	9	657.8	8	660.1
BLOCK 2	10	640.6	B	641.31	BLOCK 5	10	657.0	7	657.3
BLOCK 3	1	648.1	6	647.8	BLOCK 6	1	654.8	7	657.3
BLOCK 3	2	648.1	5	647.2	BLOCK 6	2	650.9	7	657.3
BLOCK 3	3	647.4	5	647.2	BLOCK 6	3	656.9	7	657.3
BLOCK 3	4	645.6	5	647.2	BLOCK 6	4	658.0	7	657.3
BLOCK 3	5	644.5	4	646.2	BLOCK 6	5	659.3	7	657.3
BLOCK 3	6	652.7	4	646.2	BLOCK 6	6	660.8	8	660.1
BLOCK 3	7	653.3	5	647.2	BLOCK 6	7	662.6	8	660.1
BLOCK 3	8	653.3	5	647.2	BLOCK 6	8	662.2	8	660.9
BLOCK 3	9	653.3	5	647.2	BLOCK 6	9	660.4	8	660.9
BLOCK 3	10	653.3	5	647.2	BLOCK 6	10	660.4	8	660.9

If the actual finish floor elevation is lower than one (1) foot above the top of rim elevation of the upstream manhole, it shall be the builder's responsibility to install a Backflow Preventer Valve near the building according to Broken Arrow Ordinance No. 2173, Section 24-100, Adopted October 5, 1998.
* These lots require backflow preventer valve.

Benchmark

Top of Brass Cop set on top of curb approximately 18 feet east of handicapped access ramp in the Southeast Quadrant of Forest Ridge Boulevard and East Colverson Street.
ELEVATION = 646.53 N.G.V.O. 1929

Basis of Bearings

The bearings shown herein are based on an assumed bearing of N 89°43'14"W along the South line of the SW/4 of Section 10, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Legend

U/E = Utility Easement F&L/E = Fence & Landscape Easement
B/L = Building Line
= Right-of-Way Dedicated by this Plat = Reserve Areas

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plot boundary corners, prior to recordation, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all lot corners, after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at 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.

Lot Addresses

Addresses shown on this plat provided by the City of Broken Arrow Planning Department are accurate at the time the plat was filed, and the addresses are subject to change and should not be relied on in place of the legal description.

Stanford's Landing I at Forest Ridge

Sheet 1 of 2

C:\STANFORD\STANFORD\PLAT\PLAT001.DWG - 12/03/99

Planned Unit Development No. 66 & 66B

Stanford's Landing II at Forest Ridge

An Addition to the City of Broken Arrow
Being a Subdivision of a part of the S/2 of Section 10, T-18-N,
R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

I, the undersigned, the duly qualified and acting county
Treasurer, of Wagoner County, Oklahoma, hereby
certify that according to the 2000 tax rolls the taxes
on the above description are paid.

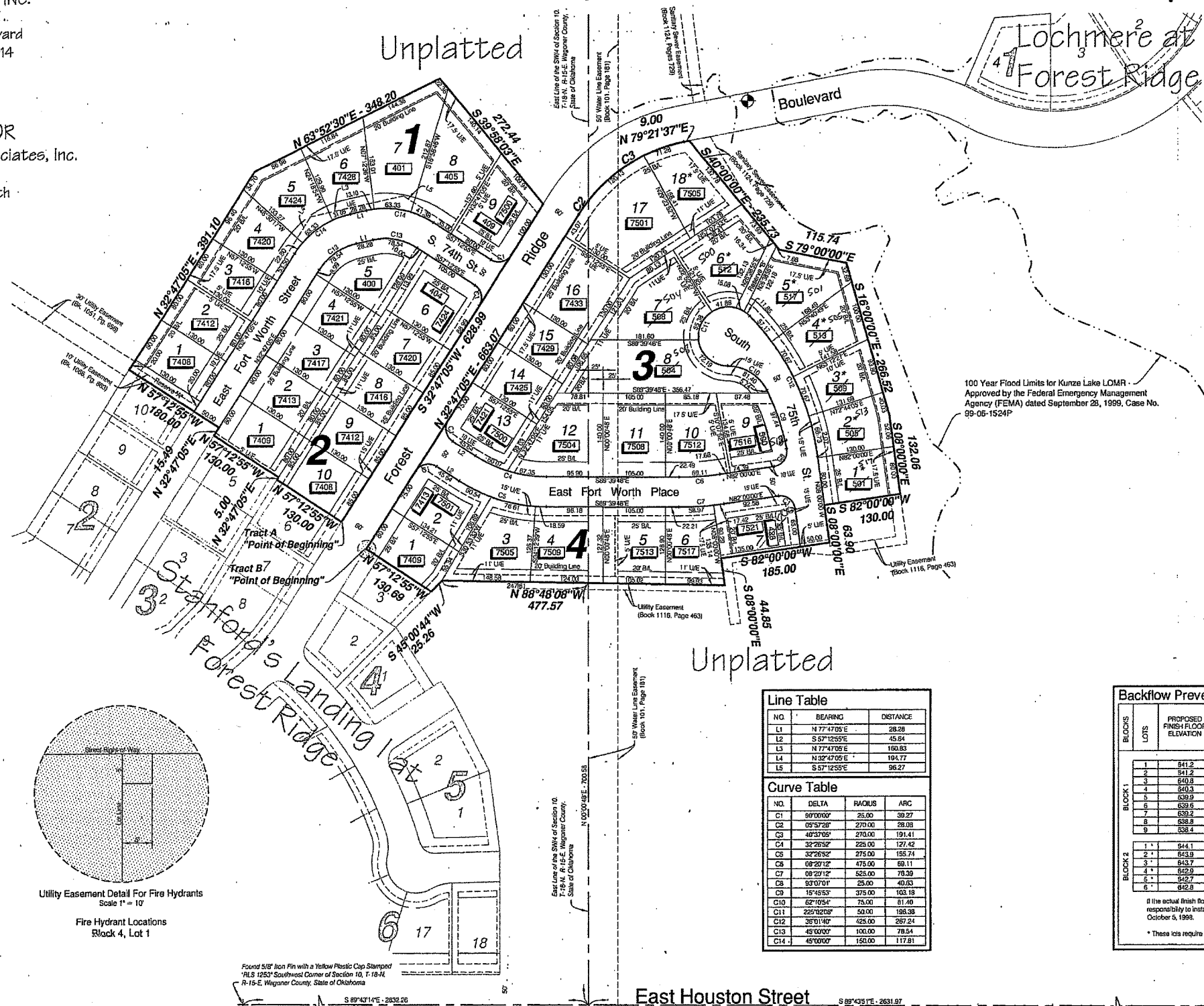
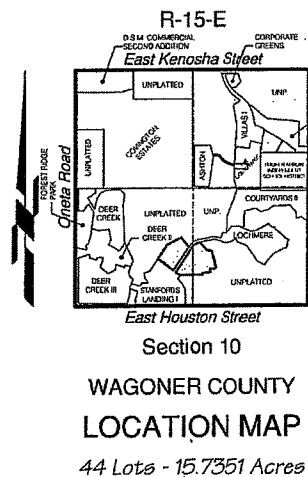
Mary Sue Tedder
Mary Sue Tedder, County Treasurer

CERTIFIED TRUE COPY
JERRY FIELDS COUNTY CLERK
Wagoner County, Oklahoma
Jerry Fields
DEPUTY

APPROVED 12-4-01 by the City
Council of the City of Broken Arrow,
Oklahoma.
James C. Reynolds
Mayor
Brenda Ray
Attest: City Clerk 4-14-01

OWNER/DEVELOPER
THE ROBSON COMPANIES, INC.
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
Phone: (918) 357-2787

ENGINEER/SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
8209 East 63rd Place South
Tulsa, Oklahoma 74133
Phone: (918) 252-9621
Certificate of Authorization No. 531
Renewal Date: June 30, 2003



Benchmark
Top of Brass Cap set in concrete sidewalk at the northwest corner of the Kunze Lake Bridge on Forest Ridge Boulevard.
ELEVATION = 625.33 N.G.V.O. 1929

Basis of Bearings
The bearings shown hereon are based on an assumed bearing of N 89° 43' 14" W along the South line of the SW 1/4 of Section 10, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma.

Legend
LVE = Utility Easement 2* = Lots requiring Minimum Finish Floor Elevations
BL = Building Line [] = Reserve Areas

Monument Notes
A 5/8" x 1/8" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to reconstruction unless noted otherwise.
A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all street centerline intersections, points of curve, points of tangency, points of compound curve, points of reverse curve, center of cut-de-vents and center of eyebrows, after completion of improvements, unless noted otherwise.

Lot Addresses
Addresses shown on this Plat provided by the City of Broken Arrow Planning Department are accurate at the time the plat was filed, and the addresses are subject to change and should not be relied on in place of the legal description.

Minimum Finish Floor Elevations

Lot Number	Minimum Finish Floor	Lot Number	Minimum Finish Floor
Lot 1, Block 3	636.6	Lot 5, Block 3	633.6
Lot 2, Block 3	635.6	Lot 6, Block 3	633.6
Lot 3, Block 3	634.9	Lot 18, Block 3	629.5
Lot 4, Block 3	634.3		

Line Table

NO.	BEARING	DISTANCE
L1	N 77° 47' 05" E	28.28
L2	S 57° 12' 55" E	45.64
L3	N 77° 47' 05" E	160.83
L4	N 82° 47' 05" E	194.77
L5	S 57° 12' 55" E	96.27

Curve Table

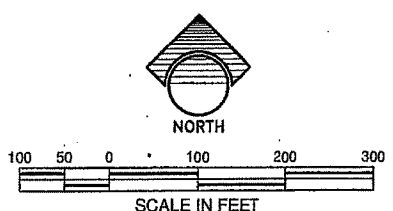
NO.	DELTA	RADIUS	ARC
C1	90° 00' 00"	25.00	39.27
C2	09° 57' 28"	270.00	28.06
C3	49° 37' 05"	270.00	191.41
C4	32° 26' 52"	225.00	121.42
C5	32° 26' 52"	275.00	155.74
C6	08° 20' 12"	475.00	69.11
C7	08° 20' 12"	525.00	76.39
C8	93° 07' 01"	25.00	40.63
C9	15° 45' 55"	375.00	103.18
C10	52° 10' 54"	75.00	81.40
C11	22° 02' 00"	50.00	158.38
C12	36° 01' 40"	425.00	287.24
C13	45° 00' 00"	100.00	78.54
C14	45° 00' 00"	150.00	117.81

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION	BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION
BLOCK 1	1	641.2	32 639.4	BLOCK 2	7	646.5	37 643.3
	2	641.2	34 639.9		8	646.8	38 644.3
	3	640.8	34 639.9		9	651.4	38 644.3
	4	640.3	34 639.9		10	652.1	38 644.3
	5	639.9	34 639.9				
	6	639.6	35 639.1				
	7	639.2	35 639.1				
	8	638.8	36 637.5				
	9	638.4	37 637.3				
BLOCK 3	1	641.1	0 646.8	BLOCK 4	1	657.4	14 655.8
	2	643.9	0 644.3		2	655.1	14 655.8
	3	643.7	8 644.3		3	655.1	14 655.8
	4	642.9	37 643.3		4	645.3	13 647.5
	5	642.7	37 643.3		5	651.1	14 655.8
	6	642.8	37 643.3		6	645.3	13 647.5
	7	645.8	37 643.3		7	645.3	13 647.5
	8	645.8	37 643.3		8	645.3	13 647.5
	9	645.8	37 643.3		9	645.3	13 647.5

If the actual finish floor elevation is lower than one (1) foot above the top of rim elevation of the upstream manhole, it shall be the builder's responsibility to install a Backflow Preventer Valve near the building according to Broken Arrow Ordinance No. 2173, Section 24-100, Adopted October 5, 1998.

* These lots require backflow preventer valve.



Mary Sue Tedder
Mary Sue Tedder, County Treasurer

NUMBER	DIRECTION	DISTANCE
L1	N 08°00'00"W	10.80
L2	N 72°59'30"W	15.11

An Addition to the City of Broken Arrow being a Subdivision of a part of the S/2 of Section 10, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

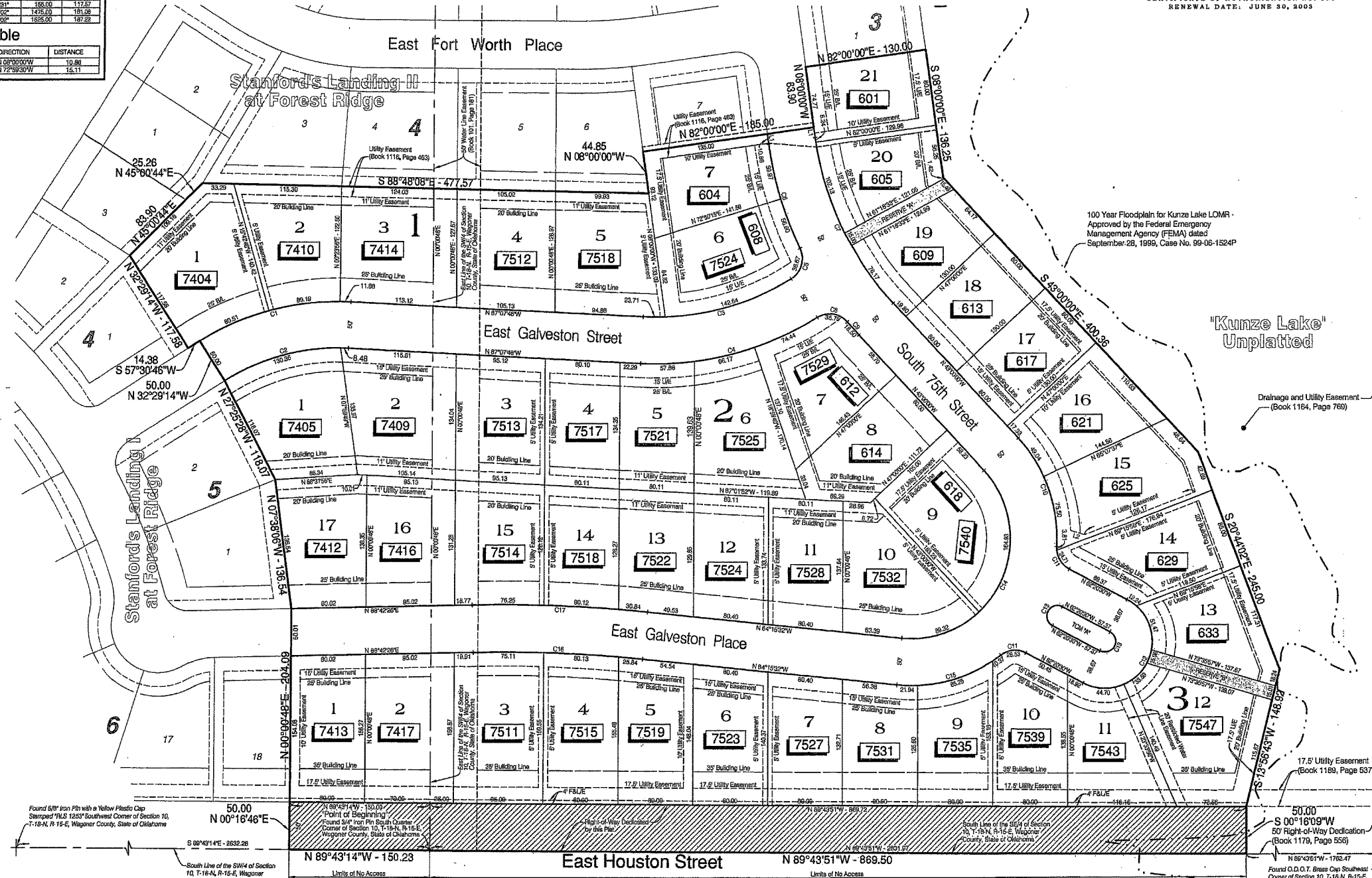
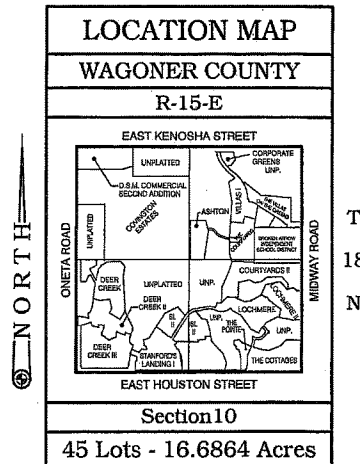
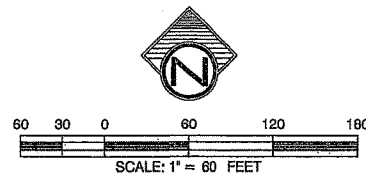
The Robson Companies, Inc.
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, OK 74014

918.357.2787

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
8209 East 63rd Place South

918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2003



Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF IRM ELEVATION	BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF IRM ELEVATION
BLOCK 1	1	658.4	0	657.5	BLOCK 2	18*	655.0	20	654.3
	2	656.8	0	655.8		17	657.4	4	656.6
	3*	654.7	26	652.8		1*	657.4	L	655.3
	4	654.0	25	652.9		2*	655.1	L	655.8
	5*	648.0	20	647.8		3*	653.7	L	652.8
	6*	641.2	0	640.2		4*	650.4	L	649.8
	7*	640.5	25	642.0		5*	658.1	L	655.8
BLOCK 2	1	659.0	0	658.0	BLOCK 3	8	649.5	L	647.5
	2	658.9	20	654.3		7	645.3	L	647.5
	3*	653.9	20	653.9		6*	641.4	L	637.5
	4*	649.4	19	649.4		9	637.1	L	633.0
	5	645.9	19	645.9		10	634.5	L	633.0
	6*	643.8	19	649.4		11*	631.6	L	633.0
	7*	641.4	5	640.2		12	631.1	L	633.0
	8	638.3	7	638.3		13	631.6	L	633.0
	9*	636.6	17	633.9		14	631.7	L	632.6
	10	642.9	18	643.0		15	632.0	0	629.5
	11	645.6	19	645.6		16	631.6	0	629.5
	12*	648.7	18	640.4		17	634.7	0	627.9
BLOCK 3	13	650.5	18	649.4		18	638.1	0	627.9
	14	652.1	18	649.4		19	630.5	0	627.9
	15*	653.7	20	654.3		20	649.0	7	635.7
						21	649.5	6	635.7

* These lots require backflow preventer valve.

Benchmark

Top of Brass Cap set in concrete sidewalk at the northwest corner of the Kunze Lake Bridge on Forest Ridge Boulevard.

ELEVATION = 625.33 N.G.V.D. 1929

Basis of Bearings

The bearings shown herein are based on an assumed bearing of N 89° 43' 51" W along the South line of the SE 1/4 of Section 10, T. 38 N., R. 35 E. of the Jackson Base and Meridian, Worcester County, State of

Legend

F&L/E	=	Fence & Landscape Easement		=	Right of Way dedicated by Plat
U/E	=	Utility Easement			
B/L	=	Building Line		=	Reserve Area A & B
TCM	=	Traffic Control Median			

Monument Notes

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all lot corner after relocation of monument, unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "RILS 1253" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-de-sacs and center of easements, after completion of Improvements, unless noted otherwise.

Lot Addresses

Addresses shown on this Plat provided by the City of Broken Arrow Planning Department are accurate at the time the plat was filed, and the addresses are subject to change and should not be relied on in place of the legal description.

APPROVED 1-6-03 by the City
Council of the City of Broken Arrow,
Oklahoma.
James C Reynolds
Mayor
Brenda Ray
Attest: City Clerk 4-1-03

Stanford's Landing III at Forest Ridge

PT02-126 02-207 Sheet 1 of 2

CERTIFIED TRUE COPY
JERRY FIELDS COUNTY CLERK
Wagoner County, Okla.
By Sharon K. Fleeman
DEPUTY

P. U. D. NO. 66

[illegible]

ENGINEER:

60 30 0 60 120 180

SCALE IN FEET

NORTH LINE OF THE W/2 SW/4,
SECTION 10, T-18-N, R-15-E

WEST LINE OF THE W/2 SW/4 OF SECTION 10, T-18-N, R-15-E

SOUTH ONETA ROAD (S. 241ST E. AVE.)

N00°00'00"W - 2137.66

LINE AND CURVE TABLE

NO	DIRECTION	LENGTH	LEGEND
L1	S60°21'46"E	84.90	B/L - BUILDING LINE
L2	S90°00'00"W	90.00	L/L - LIMITS OF NO ACCESS
L3	S90°00'00"W	90.00	L/L - LIMITS OF NO ACCESS
L4	N60°21'46"E	84.90	B/L - BUILDING LINE
L5	S90°00'00"W	90.00	L/L - LIMITS OF NO ACCESS
L6	S90°00'00"W	90.00	L/L - LIMITS OF NO ACCESS
L7	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L8	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L9	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L10	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L11	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L12	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L13	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L14	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L15	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L16	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L17	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L18	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L19	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L20	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L21	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L22	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L23	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L24	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L25	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L26	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L27	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L28	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L29	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L30	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L31	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L32	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L33	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L34	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L35	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L36	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L37	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L38	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L39	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L40	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L41	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L42	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L43	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L44	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L45	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L46	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L47	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L48	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L49	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L50	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L51	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L52	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L53	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L54	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L55	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L56	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L57	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L58	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L59	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L60	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L61	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L62	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L63	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L64	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L65	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L66	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L67	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L68	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L69	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L70	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L71	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L72	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L73	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L74	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L75	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L76	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L77	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L78	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L79	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L80	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH
L81	S3°00'19"E	9.39	DEMOTED MINIMUM FINISH

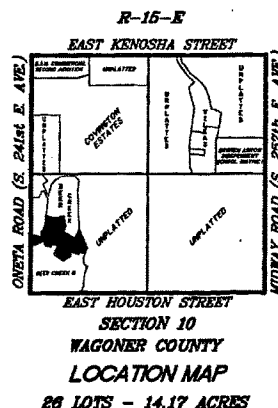
DEER CREEK AT FOREST RIDGE
SHEET 1 OF 2
89-8000-0001-0085

DEER CREEK II AT FOREST RIDGE

AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A
SUBDIVISION OF A PART OF THE W/2 SW/4 OF SECTION 10,
T-18-N, R-15-E, WAGONER COUNTY, STATE OF OKLAHOMA

Plat Cabinet
3-286-A+8

NORTHWEST CORNER OF THE W/2
SW/4 OF SECTION 10, T-18-N,
R-15-E, WAGONER COUNTY, OK.
(FOUND 5/8" DEFORMED BAR WITH
A YELLOW PLASTIC CAP STAMPED
"RLS 1253")



SOUTH ONETA ROAD

FOREST RIDGE PARK

DEER CREEK II AT FOREST RIDGE

CURVE TABLE			
NO.	DELTA	RADIUS	ARC
C1	90°00'00"	30.00	47.12
C2	90°00'00"	30.00	47.12
C3	89°30'46"	25.00	39.06
C4	90°00'00"	25.00	39.27
C5	80°59'46"	25.00	35.34
C6	80°59'46"	25.00	35.34
C7	90°00'00"	25.00	39.27
C8	90°00'00"	25.00	39.27
C9	07°27'27"	274.77	35.76
C10	07°27'27"	324.77	45.26
C11	28°30'00"	348.66	179.51
C12	29°00'45"	562.93	285.05

LEGEND	
BK.	BOOK
B/L	BUILDING LINE
PGS.	PAGES
U/E	UTILITY EASEMENT
L.M.A.	LIMITS OF NO ACCESS

BLOCK	LOTS	PROPOSED FINISH FLOOR ELEVATION	TOP OF RIM ELEVATION OF UPSTREAM SANITARY MANHOLE
BLOCK 1	1	637.2	638.2
	2	636.0	634.7
	3	636.5	634.7
	4	636.7	634.2
	5	633.0	632.6
	6	633.2	630.0
	7	633.2	631.3
	8	634.4	633.7
BLOCK 2	1	638.8	639.1
	2	637.7	639.1
	3	639.5	639.1
	4	640.5	639.1
	5	641.6	639.1
	6	642.4	640.9
	7	642.8	643.9
	8	642.9	646.3
BLOCK 3	1	640.1	641.2
	2	642.0	641.2
	3	644.3	645.7
	4	646.7	645.7

If the actual finish floor elevation is
lower than the top of rim elevation of the
upstream manhole, it shall be the builders
responsibility to install a backwater device
near the building according to Broken Arrow
Ordinance No. 1012, Section 24-100 adopted
August 2, 1982.

OWNER:
The Robson Companies, Inc.
7501 East Kenosha Street
Broken Arrow, Oklahoma 74014
Phone: (918) 357-2787

ENGINEER:
Tulsa Engineering & Planning Associates, Inc.
8209 East 63rd Place South
Tulsa, Oklahoma 74133
Phone: (918) 252-9621

BASIS OF BEARINGS:
The basis for bearings is based on an assumed bearing of
N 00°00'00"W along the west line of Section 10, T-18-N, R-15-E,
of the Indian Base and Meridian, Wagoner County, State of
Oklahoma.

MONUMENTATION:
1. A 5/8" x 18" deformed bar with a yellow plastic cap
stamped "RLS 1253" to be set at all plot boundary
corners, prior to recordation, unless noted otherwise.
2. A 3/8" x 18" deformed bar with a yellow plastic cap
stamped "RLS 1253" to be set at all lot corners after
completion of improvements, unless noted otherwise.
3. A 3/8" x 18" deformed bar with a yellow plastic cap
stamped "RLS 1253" to be set at 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 easements, after
completion of improvements, unless noted otherwise.

BENCHMARK:
Top of brass cap set on top of curb approximately 8 feet
east of handicap access ramp at the south end of
South 68th Street cul-de-sac.
Elevation = 640.69 (N.G.V.O.)

APPROVED 10-5-94 by the City
Council of the City of Broken Arrow,
Oklahoma.
James C. Reynolds, Jr.
Mayor
Sandra R. Rishard, City Clerk

DEER CREEK II AT FOREST RIDGE
SHEET 1 OF 2

N-RDCO-0005-0060

Plot Cabinet 3
287-A+B
1992 NOV -9 PM 12:16

P. U. D. NO. 66

DEER CREEK III AT FOREST RIDGE

AN ADDITION TO THE CITY OF BROKEN ARROW,
BEING A SUBDIVISION IN A PART OF THE SW/4
OF SECTION 10, T-18-N, R-15-E, WAGONER
COUNTY, STATE OF OKLAHOMA.

OWNER:

The Robson Companies, Inc.

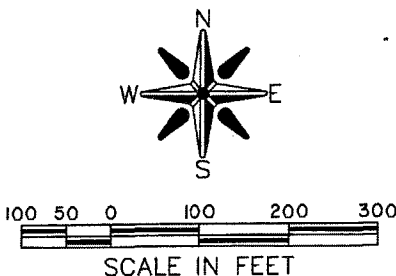
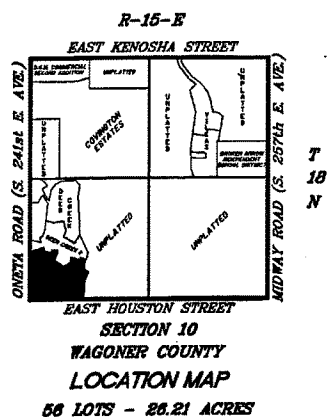
7501 East Kenosha Street
Broken Arrow, Oklahoma 74014
Phone: (918) 357-2787

ENGINEER:

Tulsa Engineering & Planning Associates, Inc.

8209 East 63rd Place South
Tulsa, Oklahoma 74133
Phone: (918) 252-9621

APPROVED 10-5-92 by the City
Council of the City of Broken Arrow,
Oklahoma.
James L. Reynolds, Mayor
Attest: City Clerk



BASIS OF BEARINGS:

The basis for bearings is based on an assumed bearing of N 00°00'00" W along the west line of Section 10, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

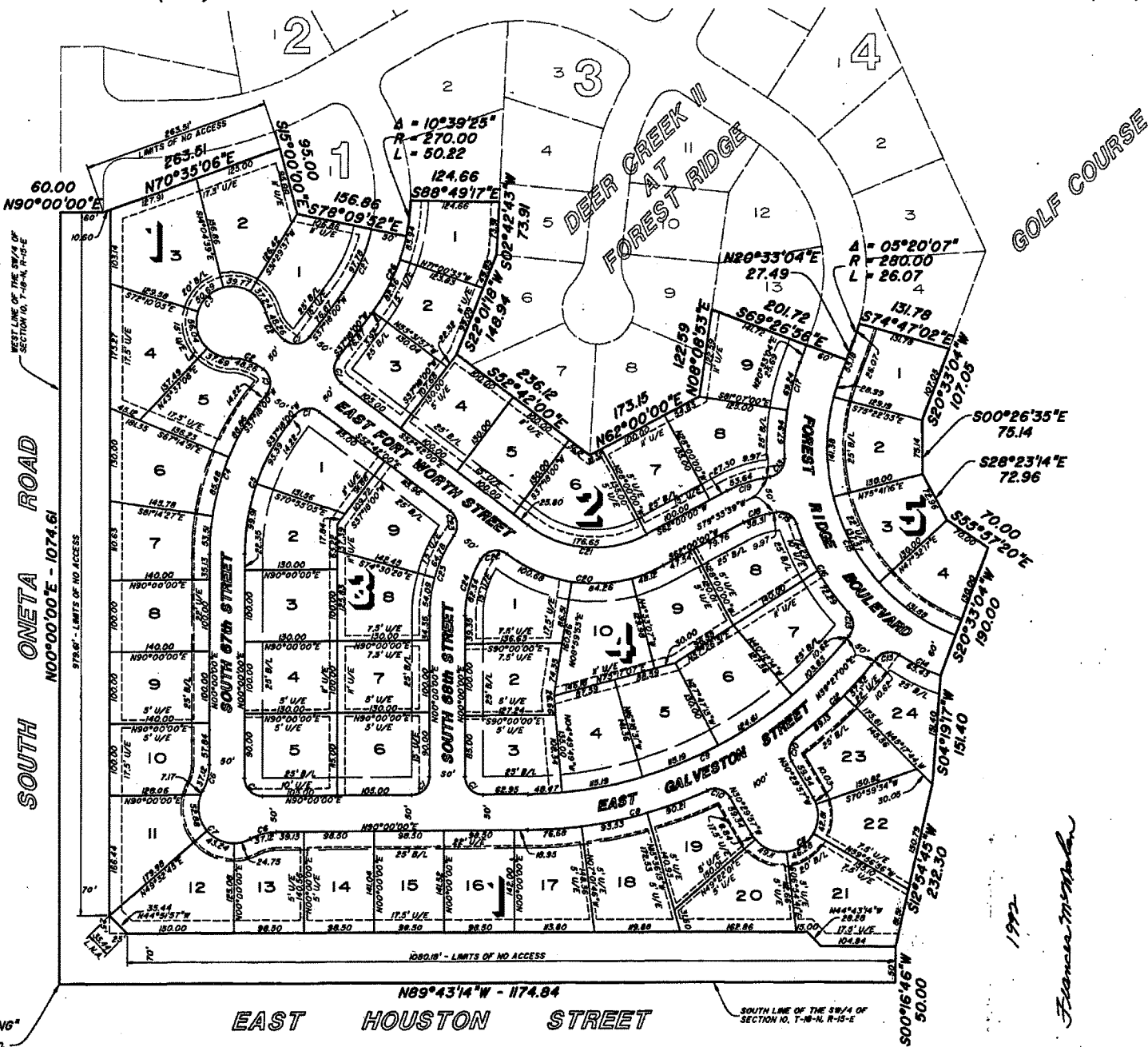
MONUMENTATION:

1. A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation, unless noted otherwise.
2. A 3/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all lot corners after completion of improvements, unless noted otherwise.
3. A 3/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at 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 easements, after completion of improvements, unless noted otherwise.

BENCHMARK:

Top of brass cap set on top of curb approximately 16 feet east of handicap access ramp in the southeast quadrant of Forest Ridge Boulevard and East Galveston Street.
Elevation = 646.53 (N.G.V.D.)

"POINT OF BEGINNING"
THE SOUTHWEST CORNER
OF THE SW/4 OF SECTION 10,
T-18-N, R-15-E, WAGONER
COUNTY, OKLAHOMA
(FOUNDED 5/8" DEFORMED BAR WITH A
YELLOW PLASTIC CAP STAMPED "RLS 1253")



LEGEND

- BK. = BOOK
- B/L. = BUILDING LINE
- P.G.S. = PAGES
- U/E = UTILITY EASEMENT
- L.N.A. = LIMITS OF NO ACCESS

CURVE TABLE

NO.	DELTA	RADIUS	ARC
C1	90°00'00"	25.00	39.27
C2	36°52'12"	75.00	48.26
C3	25°34'23"	50.00	221.43
C4	37°18'00"	350.00	227.85
C5	37°18'00"	300.00	195.30
C6	28°21'27"	75.00	37.12
C7	146°42'55"	50.00	128.03
C8	23°52'24"	625.00	260.42
C9	50°33'00"	575.00	507.30
C10	83°22'27"	25.00	36.38
C11	180°00'00"	50.00	157.08
C12	13°25'30"	625.00	146.45
C13	82°07'35"	25.00	35.83
C14	11°01'31"	340.00	65.43
C15	90°00'00"	280.00	439.82
C16	24°31'49"	340.00	144.58
C17	17°43'39"	125.00	38.31
C18	17°43'39"	125.00	51.64
C19	65°08'16"	205.00	233.06
C20	65°08'16"	155.00	176.65
C21	95°41'17"	25.00	41.75
C22	86°45'13"	25.00	37.85
C23	31°26'59"	150.00	82.34
C24	34°03'13"	200.00	118.87
C25	25°27'52"	270.00	120.00
C26	25°27'52"	220.00	97.78

BLOCK	LOTS	PROPOSED FINISH FLOOR ELEVATION	TOP OF RIM ELEVATION OF UPSTREAM SANITARY MANHOLE
BLOCK 1	1	640.7	638.4
	2	640.8	638.4
	3	640.9	642.5
	4	641.3	642.5
	5	641.3	640.8
	6	642.7	642.4
	7	644.3	647.8
	8	645.7	647.8
	9	648.7	647.8
	10	652.0	651.4
	11	652.9	651.4
	12	652.9	653.3
	13	652.5	653.3
	14	649.3	648.6
	15	646.9	644.9
	16	646.3	648.2
	17	648.6	648.2
	18	650.1	651.9
	19	650.0	651.9
	20	647.7	647.8
	21	646.6	647.8
	22	646.9	645.5
	23	650.0	648.9
	24	648.5	648.9
BLOCK 2	1	639.1	640.9
	2	639.5	640.9
	3	640.0	639.8
	4	642.5	643.9
	5	643.0	643.9
	6	647.5	646.3
	7	648.5	646.3
	8	650.0	646.3
	9	649.0	646.3
BLOCK 3	1	641.9	642.4
	2	643.6	644.9
	3	644.0	644.9
	4	647.0	646.7
	5	650.4	646.7
	6	648.4	646.7
	7	645.0	646.7
	8	644.4	645.3
	9	644.1	644.9
BLOCK 4	1	644.5	645.3
	2	645.4	647.9
	3	646.2	647.9
	4	649.5	648.8
	5	650.1	648.8
	6	650.4	649.3
	7	650.6	649.3
	8	650.6	649.3
	9	648.6	649.3
	10	647.6	648.8
BLOCK 5	1	648.6	648.3
	2	650.5	649.4
	3	650.5	647.1
	4	648.7	647.1

If the actual finish floor elevation is lower than the top of rim elevation of the upstream manhole, it shall be the builder's responsibility to install a backwater device near the building according to Broken Arrow Ordinance No. 1012, Section 24-100 adopted August 2, 1982.

DEER CREEK III AT FOREST RIDGE

SHEET 1 OF 2

92-RDCO-0007-0014

I, the undersigned, the duly qualified and acting county
Treasurer, of Wagoner County, Oklahoma, hereby
certify that according to the _____ tax rolls the taxes
on the above description are paid.

Mary Sue Tedder, County Treasurer

Plat No.

THE HIGHLANDS I AT FOREST RIDGE

An Addition to the City of Broken Arrow, Being a Subdivision of the E/2 of the NW/4
and the W/2 of the NE/4 of Section 15, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

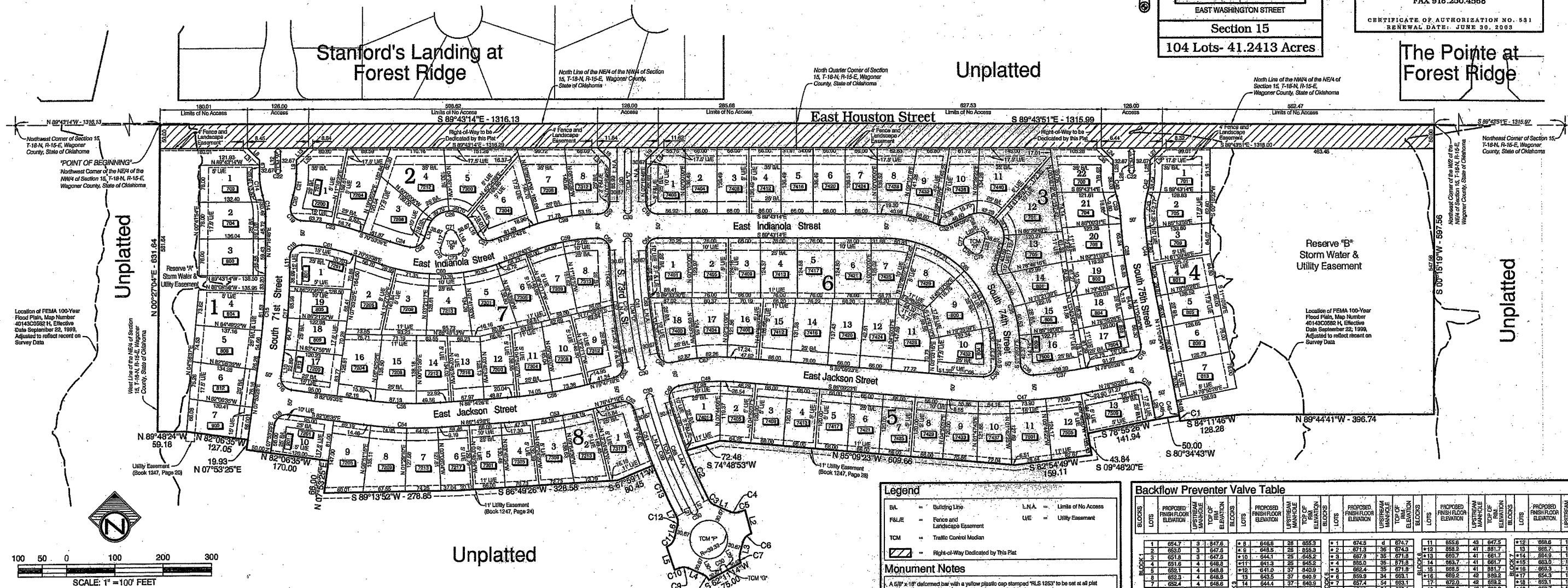
TCM Addresses

TCM	ADDRESS
TCM "A"	7189 East Houston Street
TCM "B"	7216 East Indiana Street
TCM "C"	704 South 73rd Street
TCM "D"	609 South 73rd Street
TCM "E"	902 South 73rd Street
TCM "F"	925 South 73rd Street
TCM "G"	
TCM "H"	7483 East Indiana Street
TCM "I"	7599 East Houston Street

APPROVED _____ by the City
Council of this City of Broken Arrow,
Oklahoma.

Mayor

Attest: City Clerk



LOCATION MAP

WAGONER COUNTY

R-15-E

EAST HOUSTON STREET

UNPLATTED UNPLATTED

UNPLATTED UNPLATTED

EAST WASHINGTON STREET

Section 15

104 Lots- 41.2413 Acres

OWNER / DEVELOPER

The Robson Companies, Inc.,
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014

918.357.2787
FAX 918.357.4409

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
8209 East 63rd Place South
Tulsa, Oklahoma 74133
918.252.9621
FAX 918.250.4568

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2003

The Pointe at
Forest Ridge

Legend

- BL = Building Line
- FALE = Fence and Landscaping Easement
- TCM = Traffic Control Median
- LNA = Limits of No Access
- UE = Utility Easement
- Right-of-Way Dedicated by this Plat

Monument Notes

- A 6" x 18" deflated bar with a yellow plastic cap stamped "TLC 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
- A 3/8" x 18" deflated bar with a yellow plastic cap stamped "TLC 1253" to be set at all lot corners after completion of improvements, unless noted otherwise.
- A 3/8" x 18" deflated bar with a yellow plastic cap stamped "TLC 1253" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-decision and center of easement, after completion of improvements, unless noted otherwise.

Basis of Bearings

The right-of-way bearings for this survey are based on an assumed bearing of S 89°40'00"W along the South line of the SE/4 of Section 36, T-18-N, R-14-E of the Indian Meridian, Tulsa County, Oklahoma, according to the official U.S. Government Survey record.

Benchmark

Top of a 5/8" iron pin with part of an aluminum cap being the Southeast Corner of Section 36, T-18-N, R-14-E, at the intersection of South Mingo Road and East 121st Street South.

ELEVATION = 617.50 NGVD 1989

Lot Addresses [0000]

Addresses shown on this Plat provided by the City of Broken Arrow Planning Department are accurate at the time the plat was filed, and the addresses are subject to change and should not be relied on in place of the legal description.

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION			BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION			BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION			BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION			
		UPSTREAM MANHOLE TOP OF ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION			UPSTREAM MANHOLE TOP OF ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION			UPSTREAM MANHOLE TOP OF ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION						
BLOCK 1	1	854.7	3	847.6	9	846.8	28	858.3	2	874.5	4	874.7	11	855.6	43	847.5	12	868.8	19	868.7
	2	851.8	3	847.6	10	845.5	28	858.9	3	871.3	35	874.9	12	868.7	41	861.7	13	868.7	19	868.5
	3	851.8	3	847.6	10	844.1	25	845.2	3	867.9	35	871.3	14	850.7	41	861.7	14	854.8	18	865.5
	4	851.6	4	848.8	11	841.3	26	845.2	4	868.0	35	871.3	14	850.7	41	861.7	15	868.5	18	865.5
	5	852.1	4	848.8	12	841.0	37	840.9	5	862.4	35	871.3	15	868.5	41	861.7	16	868.5	19	865.5
	6	852.3	4	848.8	13	845.5	37	840.9	6	859.9	34	863.1	16	868.2	42	868.2	17	864.3	12	865.5
	7	852.4	4	848.8	14	844.4	37	840.9	7	857.4	34	863.1	17	872.0	42	868.2	18	865.8	12	865.5
BLOCK 2	1	855.4	5	858.9	16	844.6	37	840.9	8	854.3	34	863.1	18	873.3	42	868.2	19	868.7	11	864.6
	2	855.4	5	858.9	17	836.4	37	840.9	9	851.9	34	863.1	19	864.6	42	868.2	20	864.6	11	864.6
	3	852.0	4	850.6	18	836.4	37	840.9	10	848.5	34	863.1	20	864.6	42	868.2	21	864.6	11	864.6
	4	852.7	7	852.9	19	836.4	37	840.9	11	846.5	33	847.6	21	868.5	18	855.5	2	879.0	11	864.6
	5	852.7	7	852.9	20	836.4	37	840.9	12	842.2	32	841.9	22	864.6	42	868.2	3	871.5	18	864.6
	6	854.9	6	853.3	21	836.4	37	840.9	13	838.3	31	841.1	23	864.6	42	868.2	4	864.0	16	862.5
	7	867.0	6	865.0	22	836.5	24	839.1	14	848.0	33	847.6	24	864.0	16	862.5	5	868.5	18	862.5
BLOCK 3	8	857.4	8	850.0	23	836.5	24	839.1	15	857.6	42	859.2	25	864.6	42	868.2	6	862.5	18	862.5
	9	857.4	8	850.0	24	836.5	24	839.1	16	857.6	42	859.2	26	864.6	42	868.2	7	862.5	18	862.5
	10	857.4	8	850.0	25	836.5	24	839.1	17	857.6	42	859.2	27	864.6	42	868.2	8	862.5	18	862.5
	11	857.4	8	850.0	26	836.5	24	839.1	18	857.6	42	859.2	28	864.6	42	868.2	9	862.5	18	862.5
	12	857.4	8	850.0	27	836.5	24	839.1	19	857.6	42	859.2	29	864.6	42	868.2	10	862.5	18	862.5
	13	857.4	8	850.0	28	836.5	24	839.1	20	857.6	42	859.2	30	864.6	42	868.2	11	862.5	18	862.5
	14	857.4	8	850.0	29	836.5	24	839.1	21	857.6	42	859.2	31	864.6	42	868.2	12	862.5	18	862.5
BLOCK 4	1	857.2	27	844.1	31	837.2	28	834.5	2	860.0	41	861.7	10	867.3	19	869.7	3	869.5	14	864.4
	2	856.7	27	844.1	32	837.2	28	834.5	3	859.5	41	861.7	11	867.3	19	869.7	4	869.5	14	864.4
	3	856.7	27	844.1	33	837.2	28	834.5	4	859.0	41	861.7	12	867.3	19	869.7	5	869.5	14	864.4
	4	856.1	27	844.1	34	837.2	29	833.4	5	848.7	40	850.2	13	867.3	19	869.7	6	869.5	14	864.4
	5	856.5	27	844.1	35	837.2	28	834.5	6	845.7	40	850.2	14	867.3	19	869.7	7	869.5	14	864.4
	6	855.0	28	845.3	36	836.3	30	832.9	7	845.0	40	849.4	15	867.3	19	869.7	8	869.5	14	864.4
	7	855.0	28	845.3	37	836.3	30	832.9	8	844.3	40	849.4	16	867.3	19	869.7	9	869.5	14	864.4

THE HIGHLANDS II AT FOREST RIDGE

OWNER / DEVELOPER

The Robson Companies, Inc.,
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
918.357.2787

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

an Oklahoma corporation
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2005

(Lots 8 - 19, BLOCK 1; Lots 8 - 17, BLOCK 4; Lots 14 - 26, BLOCK 5; Lots 11 - 23, BLOCK 8; All of BLOCKS 9 & 10;
Lots 1 - 10, BLOCK 11; Lots 1 - 7, BLOCK 12; Lots 17 - 18, BLOCK 12; Lots 1 - 2, BLOCK 13; Lots 32 - 34, BLOCK 13)

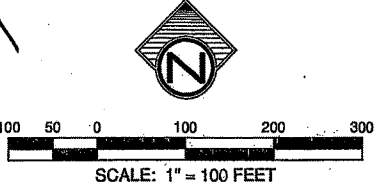
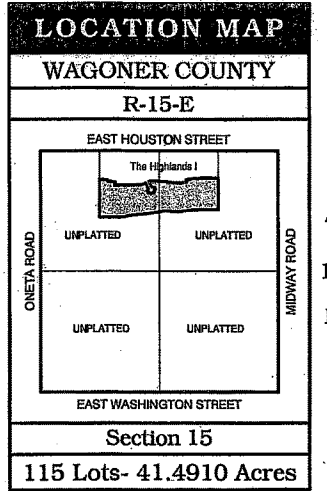
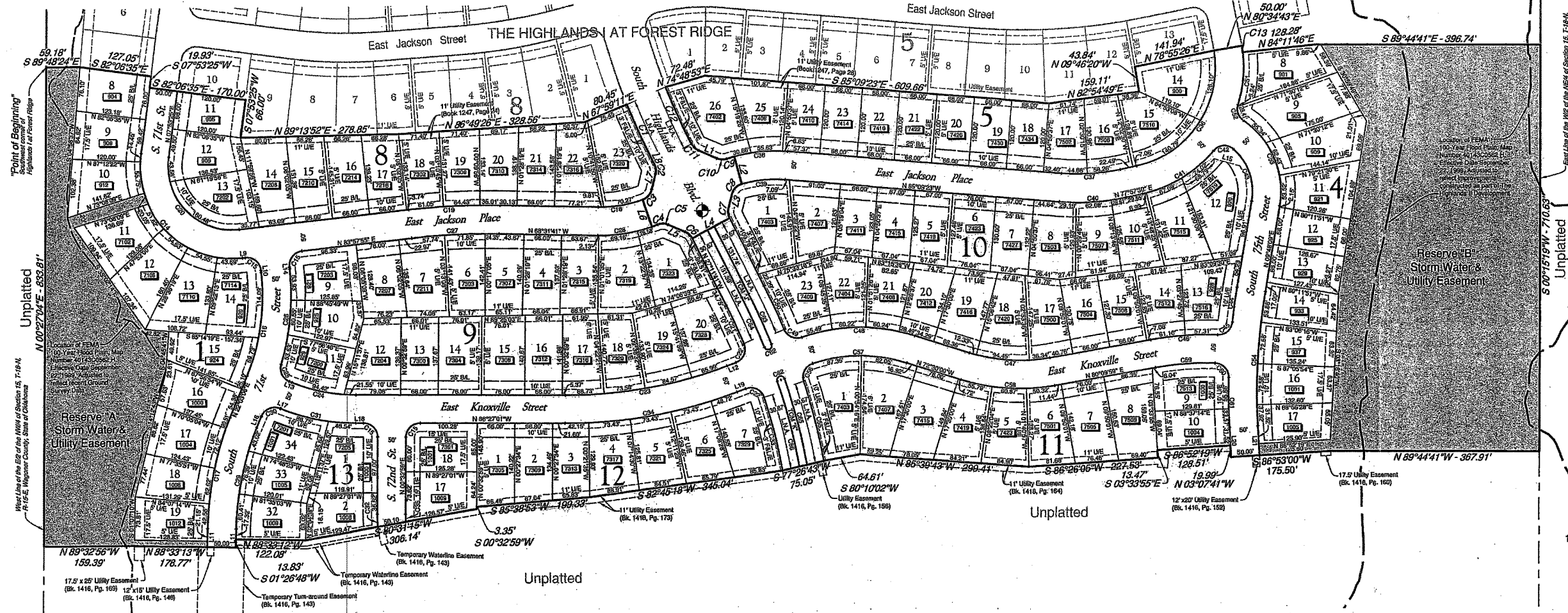
A subdivision in the City of Broken Arrow, being a part of the N/2
of Section 15, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

I, the undersigned, the duly qualified and acting County
Treasurer of Wagoner County, Oklahoma, hereby
certify that according to the 2003 tax rolls, the
taxes on the above description are paid.

Blaine Marshall
County Treasurer



CERTIFIED TRUE COPY
JERRY FIELDS COUNTY CLERK
Wagoner County, Oklahoma



Backflow Preventer Valve Table												
BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION	BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION	BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION	
BLOCK 1	8	851.4	1	848.9	10	842.6	16	838.3	12	855.6	10	858.6
	9	851.0	1	846.9	11	842.2	17	838.3	13	856.0	10	858.6
	10	850.5	1	846.9	12	842.0	18	838.3	14	856.4	11	858.6
	11	850.5	2	848.0	13	841.6	19	838.3	15	856.8	11	858.6
	12	850.3	2	846.9	14	841.1	20	838.3	16	857.2	12	858.6
	13	851.1	3	851.1	15	840.8	21	838.3	17	857.5	13	858.6
	14	854.7	7	858.0	16	841.4	22	838.3	18	857.9	14	858.6
	15	855.3	4	856.2	17	841.0	23	838.3	19	858.3	15	858.6
	16	855.7	7	858.0	18	840.6	24	838.3	20	858.7	16	858.6
	17	854.8	5	850.3	19	840.2	25	838.3	21	859.1	17	858.6
BLOCK 4	18	854.8	5	850.3	20	839.8	26	838.3	22	859.5	18	858.6
	19	854.8	5	850.3	21	839.4	27	838.3	23	859.9	19	858.6
	20	854.8	5	850.3	22	839.0	28	838.3	24	860.3	20	858.6
	21	854.8	5	850.3	23	838.6	29	838.3	25	860.7	21	858.6
	22	854.8	5	850.3	24	838.2	30	838.3	26	861.1	22	858.6
	23	854.8	5	850.3	25	837.8	31	838.3	27	861.5	23	858.6
	24	854.8	5	850.3	26	837.4	32	838.3	28	861.9	24	858.6
	25	854.8	5	850.3	27	837.0	33	838.3	29	862.3	25	858.6
	26	854.8	5	850.3	28	836.6	34	838.3	30	862.7	26	858.6
	27	854.8	5	850.3	29	836.2	35	838.3	31	863.1	27	858.6
BLOCK 5	28	854.8	5	850.3	30	835.8	36	838.3	32	863.5	28	858.6
	29	854.8	5	850.3	31	835.4	37	838.3	33	863.9	29	858.6
	30	854.8	5	850.3	32	835.0	38	838.3	34	864.3	30	858.6
	31	854.8	5	850.3	33	834.6	39	838.3	35	864.7	31	858.6
	32	854.8	5	850.3	34	834.2	40	838.3	36	865.1	32	858.6
	33	854.8	5	850.3	35	833.8	41	838.3	37	865.5	33	858.6
	34	854.8	5	850.3	36	833.4	42	838.3	38	865.9	34	858.6
	35	854.8	5	850.3	37	833.0	43	838.3	39	866.3	35	858.6
	36	854.8	5	850.3	38	832.6	44	838.3	40	866.7	36	858.6
	37	854.8	5	850.3	39	832.2	45	838.3	41	867.1	37	858.6
BLOCK 6	38	854.8	5	850.3	40	831.8	46	838.3	42	867.5	38	858.6
	39	854.8	5	850.3	41	831.4	47	838.3	43	867.9	39	858.6
	40	854.8	5	850.3	42	831.0	48	838.3	44	868.3	40	858.6
	41	854.8	5	850.3	43	830.6	49	838.3	45	868.7	41	858.6
	42	854.8	5	850.3	44	830.2	50	838.3	46	869.1	42	858.6
	43	854.8	5	850.3	45	829.8	51	838.3	47	869.5	43	858.6
	44	854.8	5	850.3	46	829.4	52	838.3	48	869.9	44	858.6
	45	854.8	5	850.3	47	829.0	53	838.3	49	870.3	45	858.6
	46	854.8	5	850.3	48	828.6	54	838.3	50	870.7	46	858.6
	47	854.8	5	850.3	49	828.2	55	838.3	51	871.1	47	858.6
BLOCK 7	48	854.8	5	850.3	50	827.8	56	838.3	52	871.5	48	858.6
	49	854.8	5	850.3	51	827.4	57	838.3	53	871.9	49	858.6
	50	854.8	5	850.3	52	827.0	58	838.3	54	872.3	50	858.6
	51	854.8	5	850.3	53	826.6	59	838.3	55	872.7	51	858.6
	52	854.8	5	850.3	54	826.2	60	838.3	56	873.1	52	858.6
	53	854.8	5	850.3	55	825.8	61	838.3	57	873.5	53	858.6
	54	854.8	5	850.3	56	825.4	62	838.3	58	873.9	54	858.6
	55	854.8	5	850.3	57	825.0	63	838.3	59	874.3	55	858.6
	56	854.8	5	850.3	58	824.6	64	838.3	60	874.7	56	858.6
	57	854.8	5	850.3	59	824.2	65	838.3	61	875.1	57	858.6
BLOCK 8	58	854.8	5	850.3	60	823.8	66	838.3	62	875.5	58	858.6
	59	854.8	5	850.3	61	823.4	67	838.3	63	875.9	59	858.6
	60	854.8	5	850.3	62	823.0	68	838.3	64	876.3	60	858.6
	61	854.8	5	850.3	63	822.6	69	838.3	65	876.7	61	858.6
	62	854.8	5	850.3	64	822.2	70	838.3	66	877.1	62	858.6
	63	854.8	5	850.3	65	821.8	71	838.3	67	877.5	63	858.6
	64	854.8	5	850.3	66	821.4	72	838.3	68	877.9	64	858.6
	65	854.8	5	850.3	67	821.0	73	838.3	69	878.3	65	858.6
	66	854.8	5	850.3	68	820.6	74	838.3	70	878.7	66	858.6
	67	854.8	5	850.3	69	820.2	75	838.3	71	879.1	67	858.6
BLOCK 9	68	854.8	5	850.3	70	819.8	76	838.3	72	879.5	68	858.6
	69	854.8	5	850.3	71	819.4	77	838.3	73	879.9	69	858.6
	70	854.8	5	850.3	72	819.0	78	838.3	74	880.3	70	858.6
	71	854.8	5	850.3	73	818.6	79	838.3	75	880.7	71	858.6
	72	854.8	5	850.3	74	818.2	80	838.3	76	881.1	72	858.6
	73	854.8	5	850.3	75	817.8	81	838.3	77	881.5	73	858.6
	74	854.8	5	850.3	76	817.4	82	838.3	78	881.9	74	858.6
	75	854.8	5	850.3	77	817.0	83	838.3	79	882.3	75	858.6
	76	854.8	5	850.3	78	816.6	84	838.3	80	882.7	76	858.6
	77	854.8	5	850.3	79	816.2	85	838.3	81	883.1	77	858.6
BLOCK 10	78	854.8	5	850.3	80	815.8	86	838.3	82	883.5	78	858.6
	79	854.8	5	850.3	81	815.4	87	838.3	83	883.9	79	858.6
	80	854.8	5	850.3	82	815.0	88	838.3	84	884.3	80	858.6
	81	854.8	5	850.3	83	814.6	89	838.3	85	884.7	81	858.6
	82	854.8	5	850.3	84	814.2	90	838.3	86	885.1	82	858.6
	83	854.8	5	850.3	85	813.8	91	838.3	87	885.5	83	858.6
	84	854.8	5	850.3	86	813.4	92	838.3	88	885.9	84	858.6
	85	854.8	5	850.3	87	813.0	93	838.3	89	886.3	85	858.6
	86	854.8	5	850.3	88	812.6	94	838.3	90	886.7	86	858.6
	87	854.8	5	850.3	89	812.2	95	838.3	91	887.1	87	858.6
BLOCK 11	88	854.8	5	850.3	90	811.8	96	838.3	92	887.5	88	858.6
	89	854.8	5	850.3	91	811.4	97	838.3	93	887.9	89	858.6
	90	854.8	5	850.3	92	811.0	98	838.3	94	888.3	90	858.6
	91	854.8	5	850.3	93	810.6	99	838.3	95	888.7	91	858.6
	92	854.8	5	850.3	94	810.2	100	838.3	96	889.1	92	858.6
	93	854.8	5	850.3	95	809.8	101	838.3	97	889.5	93	858.6
	94	854.8	5	850.3	96	809.4	102	838.3	98	889.9	94	858.6
	95	854.8	5	850.3	97	809.0	103	838.3	99	890.3	95	858.6
	96	854.8	5	850.3	98	808.6	104	838.3	100	890.7	96	858.6
	97	854.8	5	850.3	99	808.2	105	838.3	101	891.1	97	858.6
BLOCK 12	98	854.8	5	850.3	100	807.8	106	838.3	102	891.5	98	858.6
	99	854.8	5	850.3	101	807.4	107	838.3	103	891.9	99	858.6
	100	854.8	5	850.3	102	807.0	108	838.3	104	892.3	100	858.6
	101	854.8	5	850.3	103	806.6	109	838.3	105	892.7	101	858.6
	102	854.8	5	850.3	104	806.2	110	838.3	106	893.1	102	858.6
	103	854.8	5	850.3	105	805.8	111	838.3	107	893.5	103	858.6
	104	854.8	5	850.3	106	805.4	112	838.3	108	893.9	104	858.6
	105	854.8	5	850.3	107	805.0	113	838.3	109	894.3	105	858.6
	106	854.8	5	850.3	108	804.6	114	838.3	110	894.7	106	858.6
	107	854.8	5	850.3	109	804.2	115	838.3	111	895.1	107	858.6
BLOCK 13	108	854.8	5	850.3	110	803.8	116	838.3	112	895.5	108	858.6
	109	854.8	5	850.3	111	803.4	117	838.3	113	895.9	109	858.6
	110	854.8	5	850.3	112	803.0	118	838.3	114	896.3	110	858.6
	111	854.8	5	850.3	113	802.6	119	838.3	115	896.7	111	858.6
	112	854.8	5	850.3	114	802.2	120	838.3	116	897.1	112	858.6
	113	854.8	5	850.3	115	801.8	121	838.3	117	897.5	113	858.6
	114	854.8	5	850.3	116	801.4	122	838.3	118	897.9	114	858.6
	115	854.8	5	850.3	117	801.0	123	838.3	119	898.3	115	858.6
	116	854.8	5	850.3	118	800.6	124	838.3	120	898.7	116	858.6
	117	854.8	5	850.3	119	800.2	125	838.3	121	899.1	117	858.6
BLOCK 14	118	854.8	5	850.3	120	799.8	126	838.3	122	899.5	118	858.6
	119	854.8	5	850.3	121	799.4	127	838.3	123	899.9	119	858.6
	120	854.8	5	850.3	122	799.0	128	838.3	124	900.3	120	858.6
	121	854.8	5	850.3	123	798.6	129	838.3	125	900.7	121	85



I, the undersigned, the duly qualified and acting County Treasurer, of Wagoner County, Oklahoma, do hereby certify that according to the 2008 Plat Highlands III, the role the taxes on the above description are paid.

Gloria Marshall 7-1-08
Gloria Marshall, County Treasurer

OWNER / DEVELOPER

The Robson Companies, Inc.,

an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
918.357.2787

THE HIGHLANDS III AT FOREST RIDGE

(Lots 20-28, BLOCK 1; Lots 18 - 27, BLOCK 4; Lots 11- 21, BLOCK 11; Lots 8 - 16, BLOCK 12
Lots 3 - 31, BLOCK 13; All of Block 14; Lots 1 - 7, BLOCK 15; Lots 1 - 9, BLOCK 16)

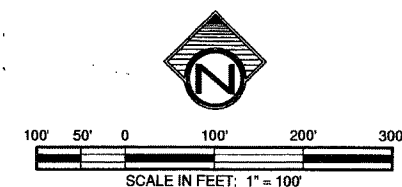
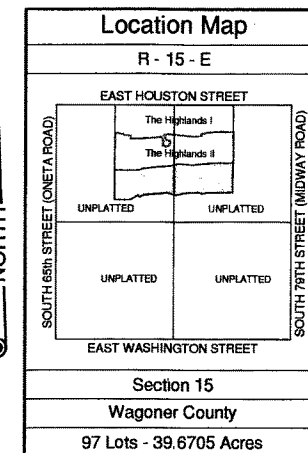
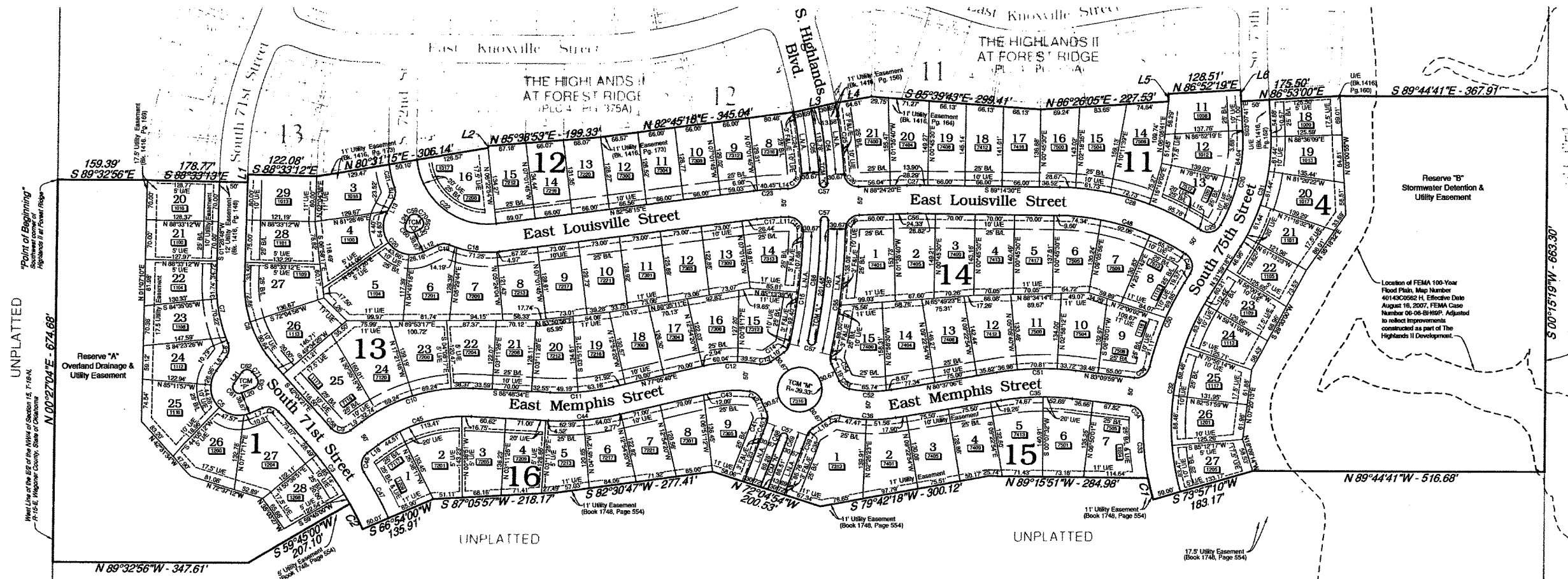
A subdivision in the City of Broken Arrow, being a part of the N/2
of Section 15, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

an Oklahoma corporation
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2009



Backflow Preventer Valve Table

Block	Lot	Proposed Backflow Preventer Valve Location	Block	Lot	Proposed Backflow Preventer Valve Location
Block 1	20	655.8	Block 4	18	655.8
Block 1	21	654.4	Block 4	19	654.4
Block 1	22	653.1	Block 4	20	653.1
Block 1	23	651.8	Block 4	21	651.8
Block 1	24	650.5	Block 4	22	650.5
Block 1	25	649.2	Block 4	23	649.2
Block 1	26	647.9	Block 4	24	647.9
Block 1	27	646.6	Block 4	25	646.6
Block 1	28	645.3	Block 4	26	645.3
Block 1	29	644.0	Block 4	27	644.0
Block 1	30	642.7	Block 4	28	642.7
Block 1	31	641.4	Block 4	29	641.4
Block 1	32	640.1	Block 4	30	640.1
Block 1	33	638.8	Block 4	31	638.8
Block 1	34	637.5	Block 4	32	637.5
Block 1	35	636.2	Block 4	33	636.2
Block 1	36	634.9	Block 4	34	634.9
Block 1	37	633.6	Block 4	35	633.6
Block 1	38	632.3	Block 4	36	632.3
Block 1	39	631.0	Block 4	37	631.0
Block 1	40	629.7	Block 4	38	629.7
Block 1	41	628.4	Block 4	39	628.4
Block 1	42	627.1	Block 4	40	627.1
Block 1	43	625.8	Block 4	41	625.8
Block 1	44	624.5	Block 4	42	624.5
Block 1	45	623.2	Block 4	43	623.2
Block 1	46	621.9	Block 4	44	621.9
Block 1	47	620.6	Block 4	45	620.6
Block 1	48	619.3	Block 4	46	619.3
Block 1	49	618.0	Block 4	47	618.0
Block 1	50	616.7	Block 4	48	616.7
Block 1	51	615.4	Block 4	49	615.4
Block 1	52	614.1	Block 4	50	614.1
Block 1	53	612.8	Block 4	51	612.8
Block 1	54	611.5	Block 4	52	611.5
Block 1	55	610.2	Block 4	53	610.2
Block 1	56	608.9	Block 4	54	608.9
Block 1	57	607.6	Block 4	55	607.6
Block 1	58	606.3	Block 4	56	606.3
Block 1	59	605.0	Block 4	57	605.0
Block 1	60	603.7	Block 4	58	603.7
Block 1	61	602.4	Block 4	59	602.4
Block 1	62	601.1	Block 4	60	601.1
Block 1	63	599.8	Block 4	61	599.8
Block 1	64	598.5	Block 4	62	598.5
Block 1	65	597.2	Block 4	63	597.2
Block 1	66	595.9	Block 4	64	595.9
Block 1	67	594.6	Block 4	65	594.6
Block 1	68	593.3	Block 4	66	593.3
Block 1	69	592.0	Block 4	67	592.0
Block 1	70	590.7	Block 4	68	590.7
Block 1	71	589.4	Block 4	69	589.4
Block 1	72	588.1	Block 4	70	588.1
Block 1	73	586.8	Block 4	71	586.8
Block 1	74	585.5	Block 4	72	585.5
Block 1	75	584.2	Block 4	73	584.2
Block 1	76	582.9	Block 4	74	582.9
Block 1	77	581.6	Block 4	75	581.6
Block 1	78	580.3	Block 4	76	580.3
Block 1	79	579.0	Block 4	77	579.0
Block 1	80	577.7	Block 4	78	577.7
Block 1	81	576.4	Block 4	79	576.4
Block 1	82	575.1	Block 4	80	575.1
Block 1	83	573.8	Block 4	81	573.8
Block 1	84	572.5	Block 4	82	572.5
Block 1	85	571.2	Block 4	83	571.2
Block 1	86	569.9	Block 4	84	569.9
Block 1	87	568.6	Block 4	85	568.6
Block 1	88	567.3	Block 4	86	567.3
Block 1	89	566.0	Block 4	87	566.0
Block 1	90	564.7	Block 4	88	564.7
Block 1	91	563.4	Block 4	89	563.4
Block 1	92	562.1	Block 4	90	562.1
Block 1	93	560.8	Block 4	91	560.8
Block 1	94	559.5	Block 4	92	559.5
Block 1	95	558.2	Block 4	93	558.2
Block 1	96	556.9	Block 4	94	556.9
Block 1	97	555.6	Block 4	95	555.6
Block 1	98	554.3	Block 4	96	554.3
Block 1	99	553.0	Block 4	97	553.0
Block 1	100	551.7	Block 4	98	551.7
Block 1	101	550.4	Block 4	99	550.4
Block 1	102	549.1	Block 4	100	549.1
Block 1	103	547.8	Block 4	101	547.8
Block 1	104	546.5	Block 4	102	546.5
Block 1	105	545.2	Block 4	103	545.2
Block 1	106	543.9	Block 4	104	543.9
Block 1	107	542.6	Block 4	105	542.6
Block 1	108	541.3	Block 4	106	541.3
Block 1	109	540.0	Block 4	107	540.0
Block 1	110	538.7	Block 4	108	538.7
Block 1	111	537.4	Block 4	109	537.4
Block 1	112	536.1	Block 4	110	536.1
Block 1	113	534.8	Block 4	111	534.8
Block 1	114	533.5	Block 4	112	533.5
Block 1	115	532.2	Block 4	113	532.2
Block 1	116	530.9	Block 4	114	530.9
Block 1	117	529.6	Block 4	115	529.6
Block 1	118	528.3	Block 4	116	528.3
Block 1	119	527.0	Block 4	117	527.0
Block 1	120	525.7	Block 4	118	525.7
Block 1	121	524.4	Block 4	119	524.4
Block 1	122	523.1	Block 4	120	523.1
Block 1	123	521.8	Block 4	121	521.8
Block 1	124	520.5	Block 4	122	520.5
Block 1	125	519.2	Block 4	123	519.2
Block 1	126	517.9	Block 4	124	517.9
Block 1	127	516.6	Block 4	125	516.6
Block 1	128	515.3	Block 4	126	515.3
Block 1	129	514.0	Block 4	127	514.0
Block 1	130	512.7	Block 4	128	512.7
Block 1	131	511.4	Block 4	129	511.4
Block 1	132	510.1	Block 4	130	510.1
Block 1	133	508.8	Block 4	131	508.8
Block 1	134	507.5	Block 4	132	507.5
Block 1	135	506.2	Block 4	133	506.2
Block 1	136	504.9	Block 4	134	504.9
Block 1	137	503.6	Block 4	135	503.6
Block 1	138	502.3	Block 4	136	502.3
Block 1	139	501.0	Block 4	137	501.0
Block 1	140	499.7	Block 4	138	499.7
Block 1	141	498.4	Block 4	139	498.4
Block 1	142	497.1	Block 4	140	497.1
Block 1	143	495.8	Block 4	141	495.8
Block 1	144	494.5	Block 4	142	494.5
Block 1	145	493.2	Block 4	143	493.2
Block 1	146	491.9	Block 4	144	491.9
Block 1	147	490.6	Block 4	145	490.6
Block 1	148	489.3	Block 4	146	489.3
Block 1	149	488.0	Block 4	147	488.0
Block 1	150	486.7	Block 4	148	486.7
Block 1	151	485.4	Block 4	149	485.4
Block 1	152	484.1	Block 4	150	484.1
Block 1	153	482.8	Block 4	151	482.8
Block 1	154	481.5	Block 4	152	481.5
Block 1	155	480.2	Block 4	153	480.2
Block 1	156	478.9	Block 4	154	478.9
Block 1	157	477.6	Block 4	155	477.6
Block 1	158	476.3	Block 4	156	476.3
Block 1	159	475.0	Block 4	157	475.0
Block 1	160	473.7	Block 4	158	473.7
Block 1	161	472.4	Block 4	159	472.4
Block 1	162	471.1	Block 4	160	471.1
Block 1	163	469.8	Block 4	161	469.8
Block 1	164	468.5	Block 4	162	468.5
Block 1	165	467.2	Block 4	163	467.2
Block 1	166	465.9	Block 4	164	465.9
Block 1	167	464.6	Block 4	165	464.6
Block 1	168	463.3	Block 4	166	463.3
Block 1	169	462.0	Block 4	167	462.0
Block 1	170	460.7	Block 4	168	460.7
Block 1	171	459.4	Block 4	169	459.4
Block 1	172	458.1	Block 4	170	458.1
Block 1	173	456.8	Block 4	171	456.8
Block 1	174	455.5	Block 4	172	455.5
Block 1	175	454.2	Block 4	173	454.2
Block 1	176	452.9	Block 4	174	452.9
Block 1	177	451.6	Block 4	175	451.6
Block 1	178	450.3	Block 4	176	450.3
Block 1	179	449.0	Block 4	177	449.0
Block 1	180	447.7	Block 4	178	447.7
Block 1	181	446.4	Block 4	179	446.4
Block 1	182	445.1	Block 4	180	445.1
Block 1	183	443.8	Block 4	181	443.8
Block 1	184	442.5	Block 4	182	442.5
Block 1	185	441.2	Block 4	183	441.2
Block 1	186	439.9	Block 4	184	439.9
Block 1	187	438.6	Block 4	185	438.6
Block 1	188	437.3	Block 4	186	437.3
Block 1	189	436.0	Block 4	187	436.0
Block 1	190	434.7	Block 4	188	434.7
Block 1	191	433.4	Block 4	189	433.4
Block 1	192	432.1	Block 4	190	432.1
Block 1	193	430.8	Block 4	191	430.8
Block 1	194	429.5	Block 4	192	429.5
Block 1	195	428.2	Block 4	193	428.2
Block 1	196	426.9	Block 4	194	426.9
Block 1	197	425.6	Block 4	195	425.6
Block 1	198	424.3	Block 4	196	424.3
Block 1	199	423.0	Block 4	197	423.0
Block 1	200	421.7	Block 4	198	421.7
Block 1	201	420.4	Block 4	199	420.4
Block 1	202	419.1	Block 4	200	419.1
Block 1	203	417.8	Block 4	201	417.8
Block 1	204	416.5	Block 4	202	416.5
Block 1	205	415.2	Block 4	203	415.2
Block 1	206	413.9	Block 4	204	413.9
Block 1	207	412.6	Block 4	205	412.6
Block 1	208	411.3	Block 4	206	41

OWNER / DEVELOPER

The Robson Companies, Inc.,
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
918.357.2787

THE HIGHLANDS IV AT FOREST RIDGE

(Lots 29 - 49, BLOCK 1; Lots 28 - 46, BLOCK 4; Lots 8 - 24, BLOCK 15;
Lots 10 - 16, BLOCK 16; All of BLOCK 17; All of Block 18; RESERVES A and B)

A subdivision in the City of Broken Arrow, being a part of the N/2
of Section 15, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

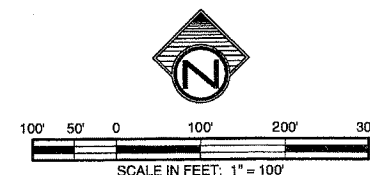
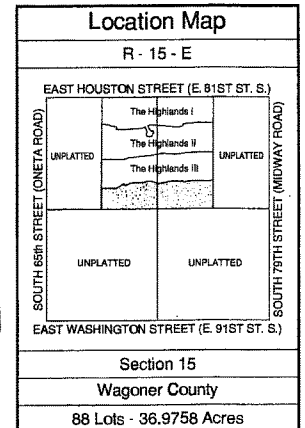
6737 South 95th East Avenue
Tulsa, Oklahoma 74133
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2011



I, the undersigned, the duly qualified and acting
County Treasurer, of Wagoner County, Oklahoma,
hereby certify that according to the
tax rolls the taxes on the above
description are paid.

Deane J. Patton
County Treasurer



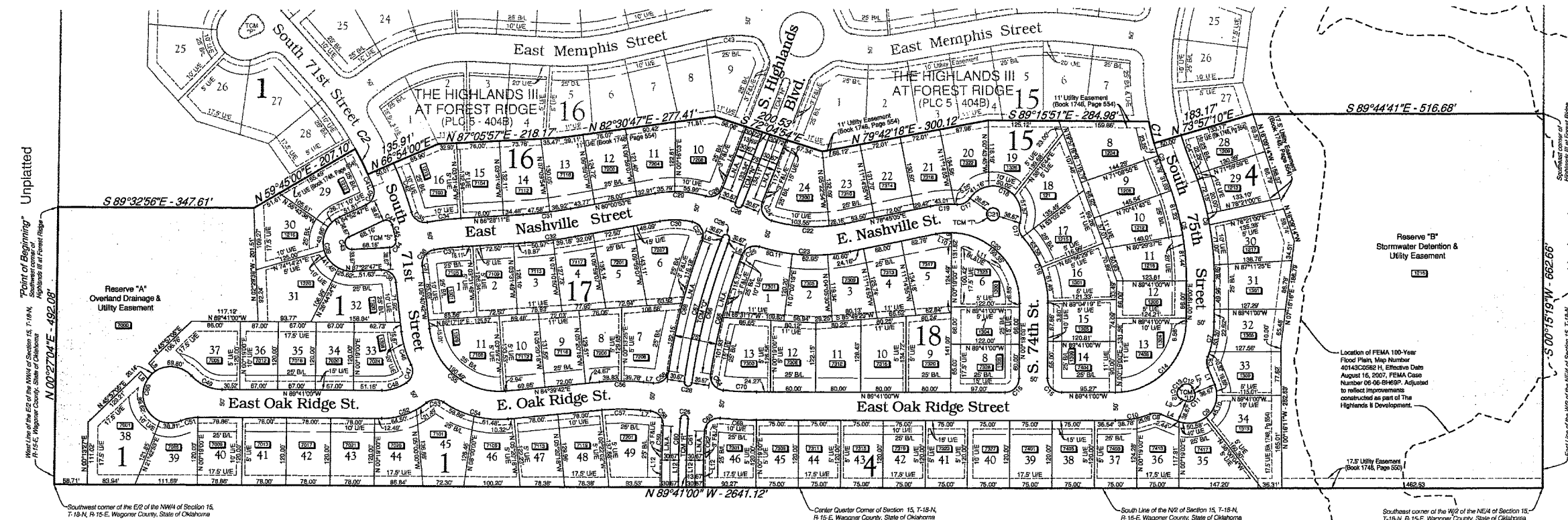
100' 50' 0 100' 200' 300'
SCALE IN FEET: 1" = 100'

Lot	Area (S.F.)	Lot	Area (S.F.)	Lot	Area (S.F.)
1	11,012	1	11,012	1	11,012
2	9,151	2	9,151	2	9,151
3	9,466	3	9,466	3	9,466
4	9,761	4	9,761	4	9,761
5	10,087	5	10,087	5	10,087
6	11,163	6	11,163	6	11,163
7	12,548	7	12,548	7	12,548
8	8,999	8	8,999	8	8,999
9	8,396	9	8,396	9	8,396
10	8,414	10	8,414	10	8,414
11	13,379	11	13,379	11	13,379
12	12,365	12	12,365	12	12,365
13	8,977	13	8,977	13	8,977
14	8,078	14	8,078	14	8,078
15	10,165	15	10,165	15	10,165
16	12,709	16	12,709	16	12,709
17	8,052	17	8,052	17	8,052
18	10,236	18	10,236	18	10,236
19	9,623	19	9,623	19	9,623
20	8,537	20	8,537	20	8,537
21	8,251	21	8,251	21	8,251
22	8,025	22	8,025	22	8,025
23	8,269	23	8,269	23	8,269
24	13,645	24	13,645	24	13,645
25	9,510	25	9,510	25	9,510
26	10,378	26	10,378	26	10,378
27	9,055	27	9,055	27	9,055
28	11,525	28	11,525	28	11,525
29	10,072	29	10,072	29	10,072
30	9,350	30	9,350	30	9,350
31	9,698	31	9,698	31	9,698
32	15,072	32	15,072	32	15,072
33	9,000	33	9,000	33	9,000
34	9,000	34	9,000	34	9,000
35	9,000	35	9,000	35	9,000
36	9,000	36	9,000	36	9,000
37	9,000	37	9,000	37	9,000
38	9,000	38	9,000	38	9,000
39	9,000	39	9,000	39	9,000
40	9,000	40	9,000	40	9,000
41	9,000	41	9,000	41	9,000
42	9,000	42	9,000	42	9,000
43	9,000	43	9,000	43	9,000

APPROVED *[Signature]* by the City
Council of the City of Broken Arrow,
Oklahoma.
Mayor
Attest: City Clerk *[Signature]*

THE HIGHLANDS IV AT FOREST RIDGE
DN02-116 PT11-107 Sheet 1 of 3

G111-032/Final/Plat Highlands IV.dwg, 11/22/2011 - 11:00 AM



Backflow Preventer Valve Table

Block	Lot	Valve	Valve	Valve	Valve
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20
21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
24	24	24	24	24	24
25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30
31	31	31	31	31	31
32	32	32	32	32	32
33	33	33	33	33	33
34	34	34	34	34	34
35	35	35	35	35	35
36	36	36	36	36	36
37	37	37	37	37	37
38	38	38	38	38	38
39	39	39	39	39	39
40	40	40	40	40	40
41	41	41	41	41	41
42	42	42	42	42	42
43	43	43	43	43	43
44	44	44	44	44	44
45	45	45	45	45	45
46	46	46	46	46	46
47	47	47	47	47	47
48	48	48	48	48	48
49	49	49	49	49	49

* These lots require backflow preventer valve.
If the actual finished floor elevation is lower than one (1) foot above the top of the
elevation of the upstream manhole, it shall be the builder's responsibility to install a
backflow preventer valve near the building according to Broken Arrow Ordinance No.
2173, Section 24-100, Adopted October 5, 1998.

Legend

B/L = Building Line TCM = Traffic Control Median
F&L = Fence & Landscape Easement U/E = Utility Easement
L.N.A. = Limits of No Access

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at 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 easements, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of S 89°43'14"E along the north line of the NW/4 of Section 15, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma, according to the official U.S. Government survey thereof.

Benchmark

A chiseled square on top of curb on the southeasterly side of median island of the traffic circle, in line with the centerline of South Highlands Blvd. Said traffic circle is at the intersection of South Highlands Blvd. and East Jackson Place.
ELEVATION = 676.53 (NGVD 1929)

Notes

- Water to be supplied by the City of Broken Arrow.
- Sewage to be received by the City of Broken Arrow.

Stormwater Detention

Stormwater detention accommodations for this site are provided by the onsite detention facility as shown in the "no exceptions taken" engineering plans in accordance with Fee-In-Lieu of Detention Determination # DD-82203-60.

Lot Addresses

Addresses shown on this plat were provided by the City of Broken Arrow Engineering Department. The addresses are subject to change and should not be relied upon in place of the legal description.

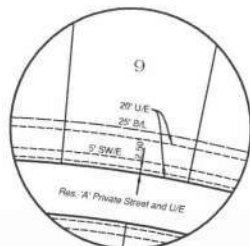
Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	N 22°14'31" W	32.73'	L7	N 84°04'43" W	17.65'
L2	N 22°14'31" W	9.82'	L8	N 44°02'55" W	18.65'
L3	N 67°14'31" W	9.82'	L9	N 00°19'00" E	17.13'
L4	N 67°14'31" W	32.73'	L10	S 82°16'22" E	31.72'
L5	N 21°08'54" E	114.91'	L11	S 82°16'22" E	78.93'
L6	N 21°08'54" E	6.98'	L12	N 00°19'00" E	47.99'

Curve Table

C#	Delta	Radius	Length	Chord Bearing	Chord Length
C1	04°43'02"	475.00'	39.11'	S 13°41'18" E	39.10'
C2	04°43'35"	600.00'	50.19'	S 26°54'55" E	50.19'
C3	07°00'01"	475.00'	58.03'	S 19°32'50" E	58.00'
C4	07°00'01"	425.00'	51.93'	S 19°32'50" E	51.89'
C5	23°21'51"	475.00'	193.70'	N 11°21'55" W	192.36'
C6	23°21'51"	525.00'	214.08'	N 11°21'55" W	212.80'
C7	20°47'39"	175.00'	63.51'	N 10°42'50" E	63.16'
C8	43°21'11"	25.00'	18.92'	S 00°33'58" E	18.47'
C9	135°00'00"	50.00'	117.81'	N 45°18'29" E	92.39'
C10	20°54'42"	175.00'	63.87'	N 79°51'39" E	63.52'
C11	135°00'00"	11.33'	26.70'	N 45°18'29" E	20.94'
C12	113°43'52"	11.33'	22.50'	S 10°22'38" E	18.98'
C13	02°27'44"	163.67'	7.03'	N 45°18'29" E	7.03'
C14	90°00'00"	125.00'	196.35'	N 45°18'00" E	176.78'
C15	90°00'00"	25.00'	39.27'	S 44°41'00" E	35.36'
C16	42°11'25"	175.00'	126.66'	N 20°46'42" W	125.67'
C17	60°00'00"	25.00'	26.18'	S 11°52'25" E	25.00'
C18	163°34'25"	50.00'	142.74'	N 83°39'37" W	98.97'
C19	15°46'05"	175.00'	48.25'	S 86°39'07" W	48.11'
C20	101°33'55"	125.00'	221.58'	N 50°27'58" W	193.68'
C21	27°26'28"	275.00'	131.71'	S 87°31'41" E	130.45'
C22	28°51'05"	325.00'	163.65'	S 86°49'23" E	161.93'
C23	94°52'21"	25.00'	41.43'	S 26°19'47" E	36.85'
C24	87°00'22"	25.00'	37.98'	S 64°05'59" W	34.42'
C25	180°00'00"	6.83'	21.47'	N 88°51'06" W	13.67'
C26	98°06'47"	25.00'	42.81'	N 28°30'16" W	37.77'
C27	85°09'29"	25.00'	37.16'	N 63°43'38" E	35.83'
C28	26°11'30"	200.00'	91.78'	N 86°50'22" W	90.97'
C29	12°26'25"	150.00'	58.70'	N 88°46'25" W	58.33'
C30	06°27'18"	750.00'	84.50'	N 83°14'32" E	84.45'
C31	05°47'53"	500.00'	50.60'	S 83°34'15" W	50.58'
C32	06°15'49"	550.00'	60.13'	S 83°20'16" W	60.10'
C33	83°32'15"	25.00'	36.45'	S 58°01'31" E	33.31'
C34	88°25'28"	25.00'	38.58'	S 36°27'34" W	34.87'

C#	Delta	Radius	Length	Chord Bearing	Chord Length
C37	01°04'28"	850.00'	12.19'	N 07°12'56" W	12.19'
C38	85°56'31"	25.00'	37.50'	N 49°38'58" W	34.08'
C39	157°30'00"	50.00'	137.44'	S 13°52'13" E	98.08'
C40	87°06'39"	25.00'	38.01'	N 21°19'27" E	34.45'
C41	02°17'15"	600.00'	23.96'	N 20°22'30" W	23.95'
C42	08°09'11"	650.00'	92.49'	N 20°19'50" W	92.42'
C43	157°30'00"	11.33'	31.15'	S 13°52'13" E	22.23'
C44	99°58'48"	11.33'	19.78'	N 65°07'49" W	17.36'
C45	02°32'24"	611.33'	27.10'	N 15°52'13" W	27.10'
C46	19°58'08"	175.00'	60.84'	S 18°38'19" E	57.10'
C47	81°31'12"	25.00'	35.57'	N 14°09'47" E	32.84'
C48	35°23'37"	75.00'	48.33'	N 72°37'11" E	45.60'
C49	47°09'23"	75.00'	61.73'	S 66°06'19" E	60.00'
C50	250°13'48"	50.00'	218.37'	S 12°21'28" W	81.80'
C51	23°04'28"	75.00'	30.20'	S 78°48'47" W	30.00'
C52	39°24'49"	125.00'	85.99'	N 70°36'38" E	84.30'
C53	73°29'25"	25.00'	32.07'	S 87°38'54" W	28.91'
C54	39°43'54"	175.00'	121.35'	S 75°28'21" E	118.94'
C55	88°39'38"	125.00'	193.43'	S 51°00'30" E	174.70'
C56	11°15'35"	400.00'	78.51'	N 89°42'31" W	78.48'
C57	11°15'35"	350.00'	88.78'	N 89°42'31" W	68.85'
C58	67°30'29"	25.00'	38.18'	N 40°19'29" W	34.58'
C59	3°06'46"	1125.00'	61.12'	S 01°52'23" W	61.11'
C60	03°53'31"	1094.33'	74.34'	S 02°15'46" W	74.32'
C61	03°53'31"	1094.67'	73.41'	S 02°15'46" W	73.40'
C62	02°49'31"	1050.00'	51.47'	S 01°43'16" W	51.47'
C63	92°41'13"	25.00'	40.44'	S 49°26'07" W	36.17'
C64	92°56'24"	25.00'	40.55'	S 37°44'40" E	36.26'
C65	11°52'46"	1050.00'	217.70'	S 14°38'26" W	217.31'
C66	13°30'52"	1090.67'	254.90'	S 14°23'28" W	254.31'
C67	13°30'52"	1094.33'	258.12'	S 14°23'28" W	257.52'
C68	12°08'18"	1125.00'	238.33'	S 14°28'56" W	237.89'
C69	05°29'44"	615.00'	64.74'	S 86°58'08" E	64.72'
C70	05°28'38"	625.00'	59.75'	S 86°58'41" E	59.72'



SIDEWALK EASEMENT DETAIL
(Typical)

OWNER / DEVELOPER
The Robson Companies, Inc.,
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
918.357.2787

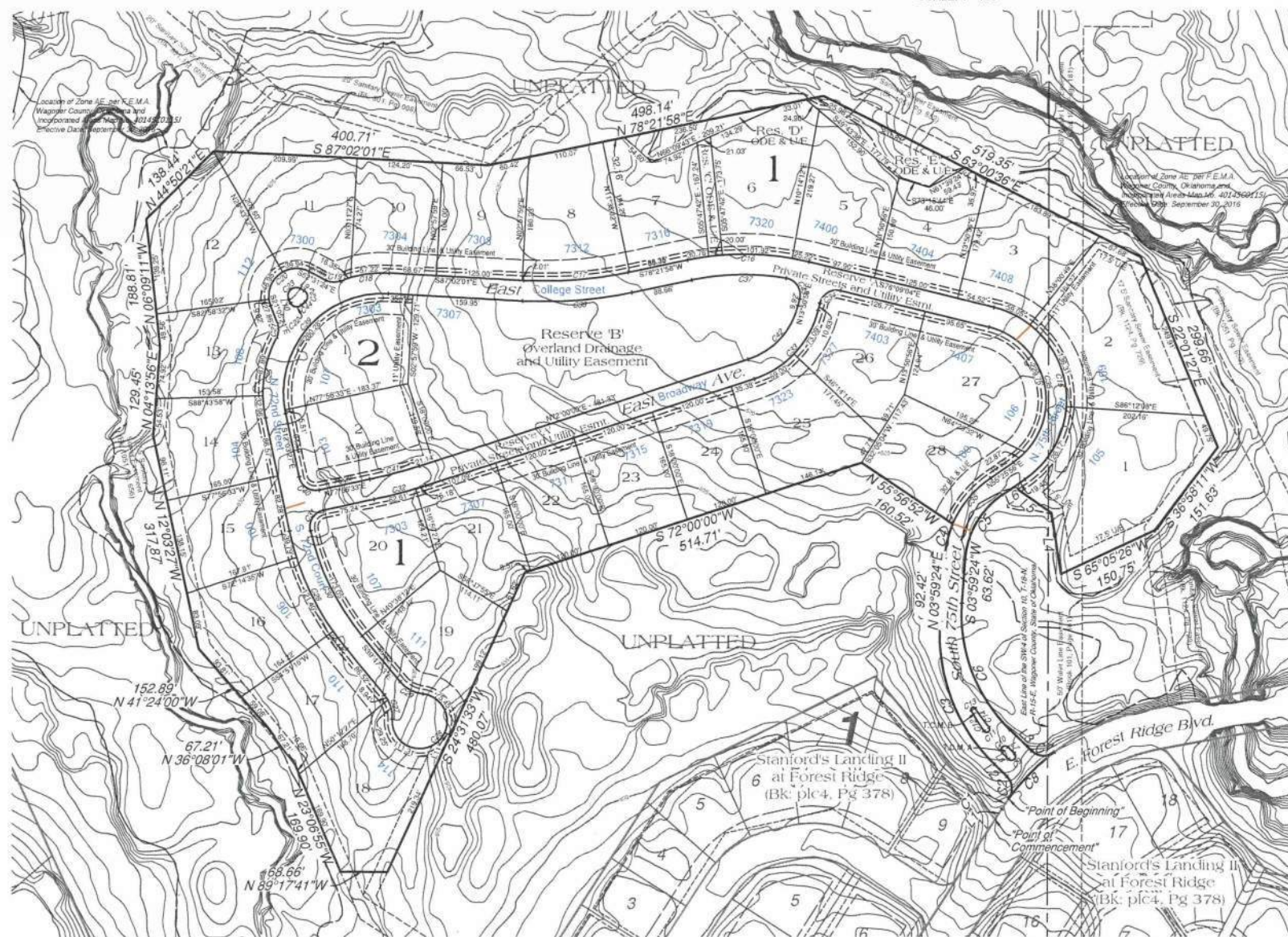
Preliminary Plat
Planned Unit Development 66

Wyckford at Forest Ridge

A subdivision in the City of Broken Arrow, being a part of the
S/2 of Section 10, Township 18 North, Range 15 East,
Wagoner County, State of Oklahoma



100 50 0 100 200 300
SCALE: 1"=100'



ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.,
an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2019

Legend

BL = Building Line	D.A.L. = Driveway Access Limitation
UE = Utility Easement	T.C.M. = Traffic Control Median
BL & UE = Building Line & Utility Easement	SWE = Sidewalk Easement
	F & L.E. = Fence & Landscape Easement

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangency, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tract are based on a recorded plat bearing of S 32° 47' 02" W along the east line of Lot 9, Block 1, "Stanford's Landing II at Forest Ridge", a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the official recorded plat thereof, as filed in PLG4 in the records of the Wagoner County Clerk's office.

Benchmark

Top of Brass Cap set in concrete sidewalk at the northwest corner of the Kunze Lake Bridge on Forest Ridge Boulevard.
Elevation = 825.33 N.G.V.D. 1929

Notes

- Water to be supplied by the City of Broken Arrow.
- Sewage to be received by the City of Broken Arrow.
- No vehicular access is allowed along street frontages with Driveway Access Limitations and where the setback for the garage is less than 25 feet.
- All wedge shaped lots are a minimum of 60-feet in width at the building line (per PUD 62).

Stormwater Detention

Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-081816-12. Stormwater detention for this plat will be provided adjacent to the site.

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L01	N 32° 47' 02" W	18.07	L6	S 55° 25' 56" W	21.09
L02	N 45° 49' 24" W	25.18	L7	S 45° 49' 24" W	13.00
L03	S 45° 49' 24" W	43.77	L8	N 45° 49' 24" W	13.00
L04	N 09° 01' 02" W	89.79	L9	N 61° 05' 14" W	6.22
L05	N 54° 52' 41" W	96.62	L10	S 25° 16' 13" E	6.02
			L11	S 65° 28' 27" E	8.74

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	03° 07' 59"	330.00	18.04	S34° 21' 03" W	18.04
C2	81° 14' 29"	25.00	35.67	N44° 57' 12" W	32.72
C3	49° 48' 48"	265.00	270.39	S29° 55' 00" E	203.21
C4	18° 52' 30"	155.00	51.06	S13° 25' 39" W	50.83
C5	51° 26' 32"	125.00	112.23	S29° 42' 40" W	108.50
C6	49° 48' 48"	235.00	204.31	S20° 55' 00" E	197.94
C7	81° 14' 29"	25.00	35.67	S48° 41' 38" E	32.72
C8	18° 11' 11"	330.00	95.15	S44° 10' 36" W	94.82
C9	180° 00' 00"	0.00	18.85	N44° 10' 36" E	12.00
C10	180° 00' 00"	0.00	18.85	S44° 10' 36" W	12.00
C11	184° 55' 27"	4.60	14.85	N52° 12' 23" E	9.19
C12	08° 20' 35"	245.00	35.68	S31° 08' 36" E	35.64
C13	17° 45' 02"	1.00	6.14	S80° 16' 56" W	5.89
C14	07° 40' 29"	253.00	14.30	S30° 21' 06" E	34.58
C15	131° 34' 59"	140.00	321.52	N10° 21' 34" W	255.38
C16	25° 28' 58"	400.00	177.00	N88° 53' 33" W	176.44
C17	14° 36' 01"	600.00	152.89	N65° 39' 58" E	152.48
C18	24° 05' 10"	175.00	73.57	S80° 55' 24" W	73.03
C19	48° 19' 47"	25.00	21.20	S48° 49' 18" E	20.57
C20	138° 13' 57"	40.00	96.74	S48° 11' 38" W	74.83
C21	48° 19' 47"	25.00	21.20	N3° 12' 33" E	20.57
C22	107° 39' 37"	12.00	36.20	S46° 49' 16" W	22.84
C23	144° 10' 59"	10.00	18.79	S79° 06' 02" E	16.15
C24	110° 10' 06"	10.00	18.79	N65° 50' 12" W	16.43
C25	99° 33' 57"	175.00	126.84	S7° 43' 30" W	118.46
C26	27° 44' 00"	400.00	193.63	S25° 55' 30" E	191.74
C27	43° 45' 42"	50.00	38.19	N17° 54' 42" W	37.27
C28	26° 31' 25"	40.00	186.77	N50° 12' 27" E	57.78
C29	43° 45' 42"	50.00	38.19	S61° 40' 24" E	37.27
C30	28° 47' 49"	370.00	173.05	S26° 22' 39" E	171.47
C31	90° 55' 17"	25.00	39.68	S32° 28' 24" W	35.84
C32	05° 56' 33"	750.00	77.79	N74° 58' 17" E	77.75
C33	58° 09' 04"	140.00	142.09	N42° 55' 28" E	136.07
C34	90° 00' 00"	25.00	39.27	S58° 50' 56" W	35.36
C35	131° 34' 59"	110.00	252.62	N10° 21' 34" W	200.65
C36	32° 34' 02"	155.00	88.10	S39° 08' 55" W	86.92
C37	21° 19' 38"	370.00	137.73	S89° 01' 47" W	136.93
C38	14° 36' 01"	370.00	137.73	S89° 01' 47" W	136.93
C39	105° 01' 28"	630.00	160.54	N85° 39' 58" E	160.10
C40	90° 00' 00"	145.00	205.79	S40° 27' 16" W	200.11
C41	05° 56' 33"	25.00	39.27	S57° 02' 27" E	35.36
C42	58° 09' 04"	720.00	74.58	N74° 58' 17" E	74.64
C43	94° 09' 20"	110.00	111.84	N42° 55' 28" E	106.91
C44	02° 20' 42"	175.00	111.54	N48° 14' 30" E	7.16



I, the undersigned, the duly qualified and acting
county Treasurer, of Wagoner County, Wagoner,
Oklahoma, hereby certify that according to the
tax rolls the taxes on the above
description are paid.

Dana Patten, County Treasurer

APPROVED _____ by the City Council
of the City of Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

Wyckford at Forest Ridge
Date of Preparation: February 18, 2019

Erosion Along Deer Creek



Erosion Along Deer Creek – Trail Crossing



Erosion Along Deer Creek – Trail Crossing



Erosion Along Deer Creek & Confluence of Deer Creek & Covington Tributary



Erosion Along Covington Creek Tributary



Erosion Along Covington Creek Tributary



Erosion Along Covington Creek Tributary

