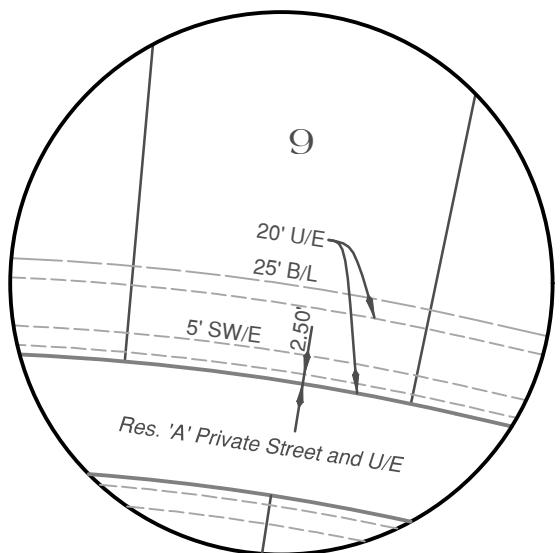




SIDEWALK EASEMENT DETAIL
(Typical)

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

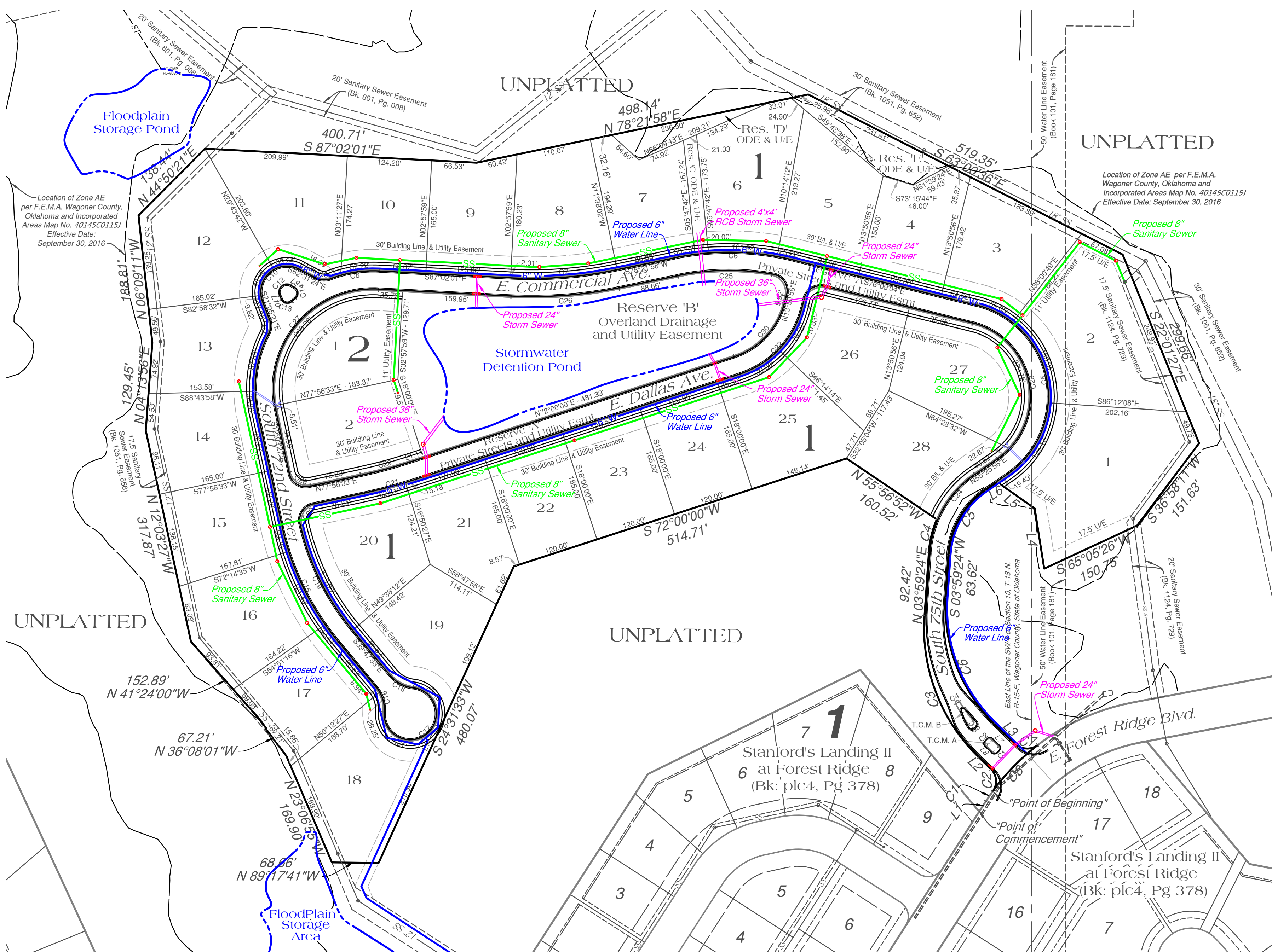
Conceptual Utilities Plan
Planned Unit Development 66

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

B/L = Building Line	D.A.L. = Driveway Access Limitation
U/E = Utility Easement	T.C.M. = Traffic Control Median
B/L & U/E = Building Line & Utility Easement	SW/E = 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 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.

Basis of Bearings

The non-astronomic bearings for said tract are based on a recorded plat bearing of S 32°47'05"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 PLCA 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 = 625.33 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

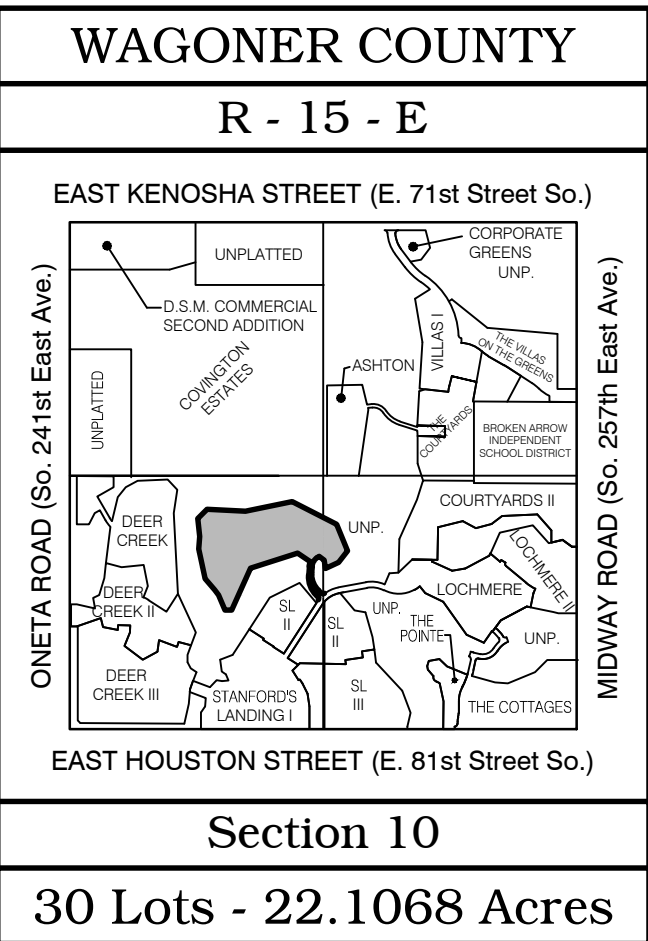
Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-081816-12. Stormwater detention for this plat will be provided adjacent to the site.

Line Table

No.	Bearing	Distance
L01	N 32°47'05"E	18.07'
L02	N 45°49'24"W	25.19'
L03	S 45°49'24"E	43.77'
L04	N 09°01'02"W	89.78'
L05	N 54°52'41"W	66.82'
L11	S 65°28'27"E	8.74'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	3.13	330.00	18.04	S34°21'03"W	18.04
C2	81.74	25.00	35.67	N4°57'12"W	32.72
C3	49.81	265.00	230.39	S20°55'00"E	223.21
C4	18.87	155.00	51.06	S13°25'39"W	50.83
C5	61.44	125.00	112.23	S29°42'40"W	108.50
C6	49.81	235.00	204.31	S20°55'00"E	197.94
C7	81.74	25.00	35.67	S86°41'36"E	32.72
C8	16.52	330.00	95.15	S44°10'36"W	94.82
C9	180.00	6.00	18.85	N44°10'36"E	12.00
C10	180.00	6.00	18.85	S44°10'36"W	12.00
C11	184.92	4.80	14.85	N62°13'23"E	9.19
C12	8.34	245.00	35.68	S31°08'36"E	35.64
C13	174.51	3.00	9.14	S60°16'56"W	5.99
C14	7.77	255.00	34.60	S36°21'06"E	34.58
C15	131.58	140.00	321.52	N10°21'34"W	255.38
C16	25.48	400.00	177.90	N88°53'33"W	176.44
C17	14.60	600.00	152.89	N65°39'58"E	152.48
C18	24.99	175.00	73.57	S80°55'24"W	73.03
C19	48.60	25.00	21.20	S86°49'18"E	20.57
C20	138.57	40.00	96.74	S48°11'38"W	74.83
C21	48.60	25.00	21.20	N3°12'33"E	20.57
C22	144.18	12.00	30.20	S46°49'16"W	22.84
C23	107.66	10.00	18.79	S79°06'02"E	16.15
C24	110.50	10.00	19.29	N5°50'12"W	16.43
C25	39.56	175.00	120.84	S7°43'30"W	118.46
C26	27.74	400.00	193.63	S25°55'30"E	191.74
C27	43.76	50.00	38.19	N17°54'42"W	37.27
C28	267.52	40.00	186.77	N50°12'27"E	57.78
C29	43.76	50.00	38.19	S61°40'24"E	37.27
C30	26.80	370.00	173.05	S26°23'39"E	171.47
C31	90.94	25.00	39.88	S32°28'24"W	35.64
C32	5.94	750.00	77.79	N74°58'17"E	77.75
C33	58.15	140.00	142.09	N42°55'28"E	136.07
C34	90.00	25.00	39.27	S68°50'56"W	35.36
C35	131.58	110.00	252.62	N10°21'34"W	200.65
C36	32.57	155.00	88.10	S39°08'55"W	86.92
C37	21.33	370.00	137.73	S89°01'47"W	136.93
C38	21.33	370.00	137.73	S89°01'47"W	136.93
C39	14.60	630.00	100.54	N65°39'58"E	100.10
C40	105.02	145.00	265.79	S40°27'16"W	230.11
C41	90.00	25.00	39.27	S57°03'27"E	35.36
C42	5.94	720.00	74.68	N74°58'17"E	74.64
C43	58.15	110.00	111.64	N42°55'28"E	106.91
C44	7.16	175.00	111.64	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