

# 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.

<b>BENEFIT</b>
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.
<b>RECOMMENDATION</b>
Approve the request for expenditure of \$500,000 to construct erosion control and channel stabilization of Covington Creek Tributary.
<b>COMPLETED BY:</b> Patrick Wilson <b>DATE:</b> 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.

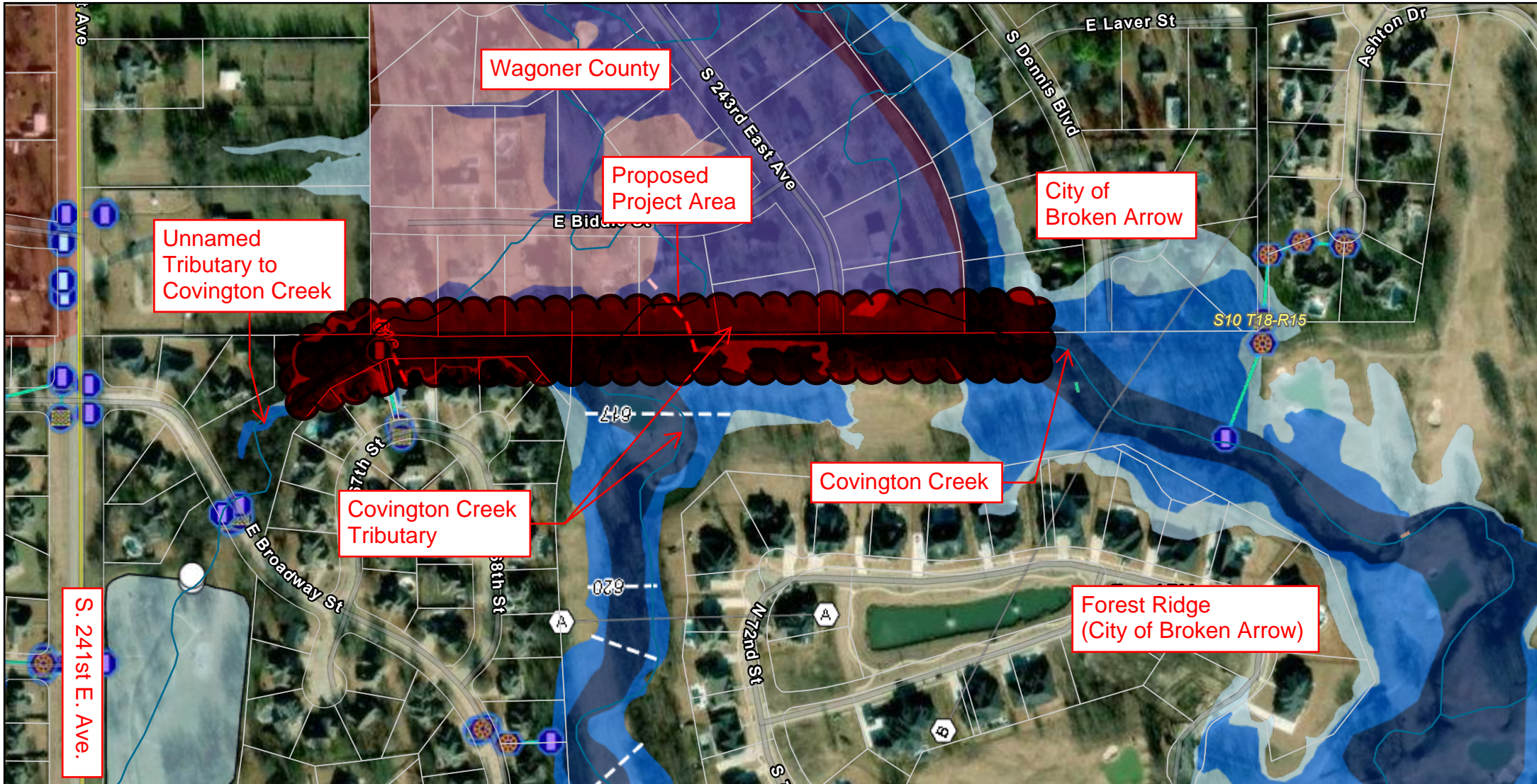
The man-made channel between the Stanford Landing Subdivision, Wyckford Subdivision and Covington Estates Subdivisions has eroded over time to the point that pedestrian trails, stormwater infrastructure and trees are in danger of falling into the channel and, thereby, creating significant blockages to 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



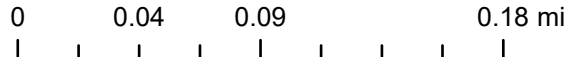
## Covington Creek Tributary



1/16/2025 8:25 AM

- |                          |                     |                     |                  |
|--------------------------|---------------------|---------------------|------------------|
| Parcels                  | Pipe Arch Culvert   | <b>Open Channel</b> | <b>Pipe</b>      |
| Sections (PLSS)          | Box Culvert         | Unknown             | Unknown          |
| Blue Line Streams (ODOT) | Arch Culvert        | Aquaduct Channel    | Gravity          |
| Address Points           | Bridge Culvert      | Spillway Channel    | Force Main       |
| Contours_1ft_Bridge      |                     | Natural Channel     | Perforated       |
| Detention Pond           | <b>Linear Drain</b> | Ditch Channel       |                  |
| <b>Culvert</b>           | Unknown             | Roadside Gutter     | <b>BMP Inlet</b> |
| Unknown                  | Trench Drain        |                     | Unknown          |
| Pipe Culvert             | Slotted Drain       |                     |                  |

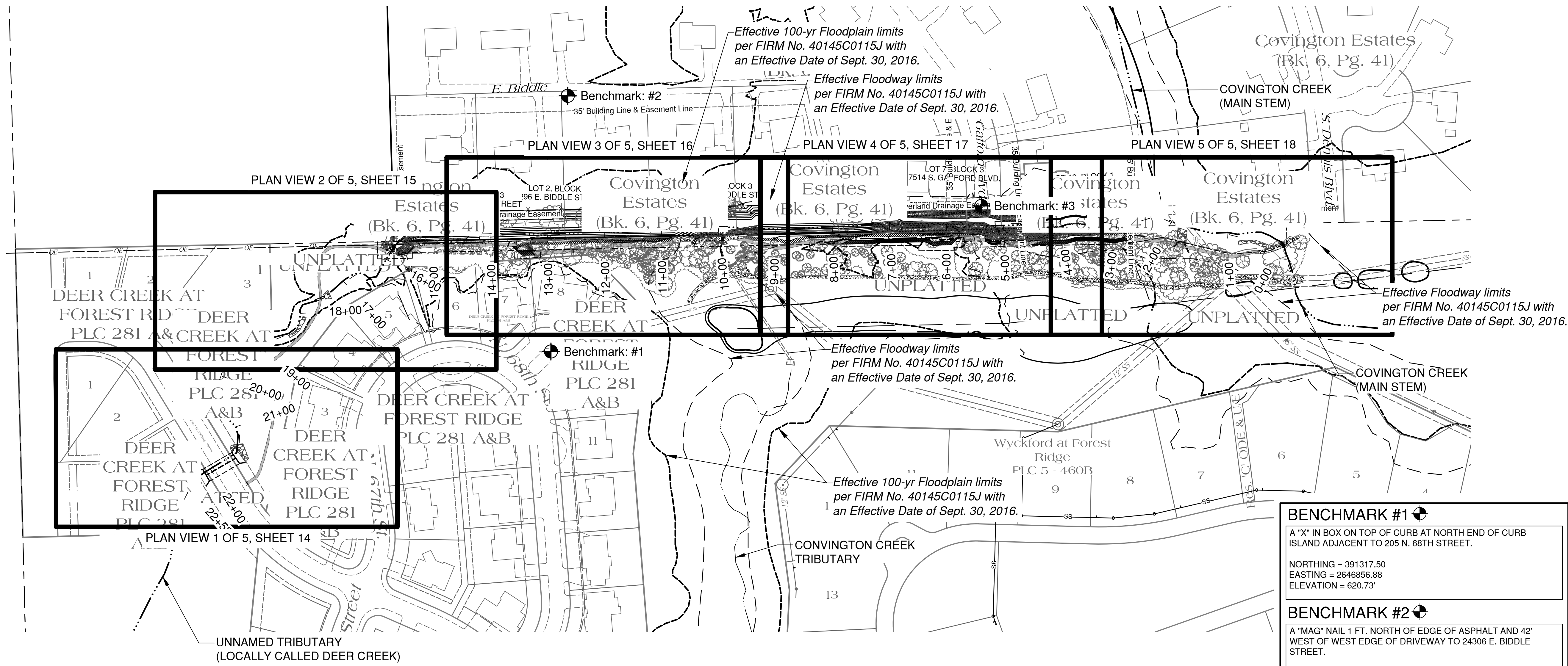
This map's utility information is for general purposes only. The City of Broken Arrow makes no warranties regarding its accuracy, completeness, or reliability. Use of this information is at risk.



City of Tulsa, US Census Bureau, INCOG, & unknown, Esri  
Community Maps Contributors, City of Tulsa, Missouri Dept. of  
Conservation, Missouri DNR, Texas Parks & Wildlife, ©  
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census







**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

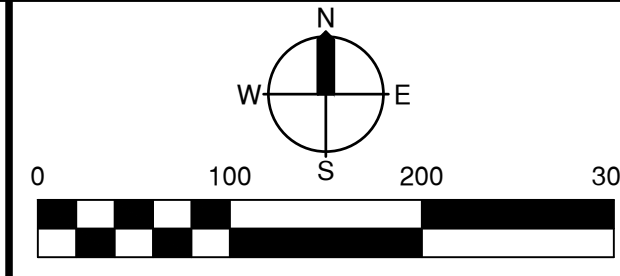
**BENCHMARK #3**  
A "MAG" NAIL 1 FT. NORTH OF END OF ASPHALT PAVEMENT NEAR CENTERLINE OF DEAD END OF S. GAFFORD BLVD.  
  
NORTHING = 391572.36  
EASTING = 2647610.15  
ELEVATION = 613.84



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:  
**tep** 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		

C:\19-106\Storm\19-106 Overall Plan View.dwg, 11/15/2024, 4:49 PM

# **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 71<sup>st</sup> 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 65<sup>th</sup> 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 71<sup>st</sup> Street South) and extend about one-half mile south of Houston Street (East 81<sup>st</sup> 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 65<sup>th</sup> Street (South 241<sup>st</sup> East Avenue also known as Oneta Road) and west of 79<sup>th</sup> Street (South 257<sup>th</sup> 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.

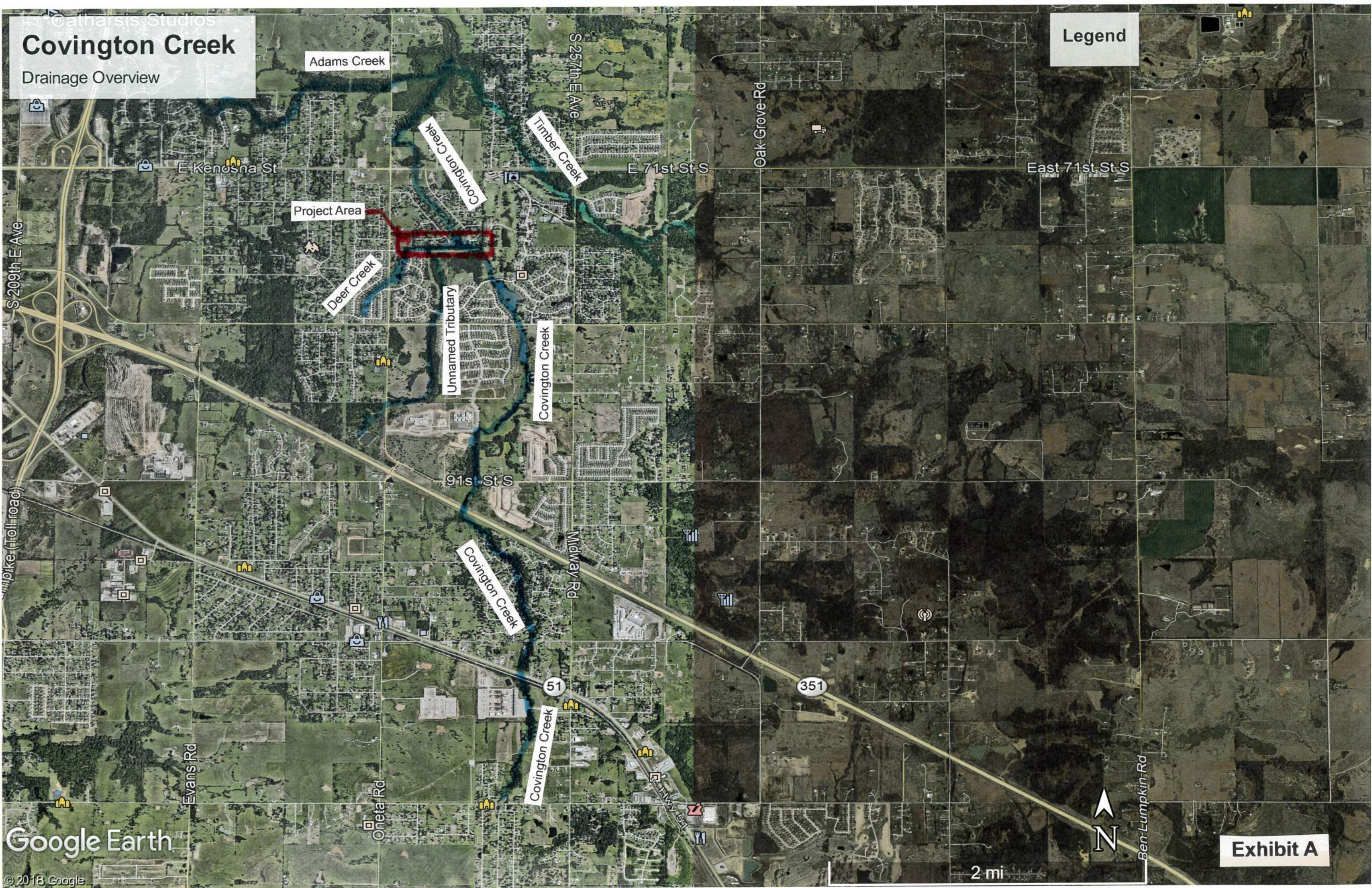
A few of the more pertinent subdivisions regarding this particular issue and that drain directly into this man-made channel include the following: Deer Creek at Forest Ridge, Deer Creek II at Forest Ridge, Deer Creek III at Forest Ridge, Stanford’s Landing I at Forest Ridge, Stanford’s Landing II at 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.





# Covington Creek

Drainage Overview

Legend

Exhibit A

Google Earth

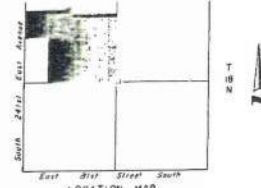
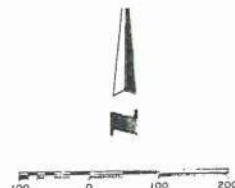
© 2018 Google



2 mi



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

[illegible]

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 may be installed in any way which may be deemed to be proper. All installation may run from the same service cable to 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 and 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. facilities. The owner of the lot shall be deemed to have violated this Covenant, if he 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 supplies and services may be located underground, 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 its construction. The developer shall have the right of construction of the structure.
7. All structures in the tract shall be moved on to any homestead in this residential development.
8. All homesteads in the tract shall be known and described as single family residential homesteads. No structure shall be erected, altered, placed or permitted to remain on any homestead 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 homestead 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 structures in addition to a two-car garage shall be permitted only if attached to the residence.
9. The exterior of all structures erected on any homestead shall be constructed of a minimum of 855 stone or brick.
10. No noisy or offensive trade or activity shall be carried on upon any homestead nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood.
11. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any homestead, except dogs and other household pets may be kept provided that they are not kept, bred, or maintained for sale on a commercial purpose.
12. 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.
13. No trailer, basement, tent, shack, garage, barn or other outbuilding type structure shall be moved onto any homestead in this residential development.
14. 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 homesteads shall be maintained in a neat and orderly condition.
15. No sign of any kind shall be placed between the front building line of the residence. No fencing shall be higher than six feet.
16. All entrances from streets shall have drain title, size approved by developer or County Commissioner or County Engineer.
17. All intralot sewer systems to be constructed according to County and State Health Department requirements.
18. The lot shall be no less than 1500 square feet of livable floor area in the residence, exclusive of garage, porch and patio areas.
19. No building shall be erected nearer to the front property line than the building line shown on the plat.
20. The lot shall be no less than 1500 square feet of lot area. A title of the proper size shall be installed in the roadway ditch at the drive location.

IN WITNESS WHEREOF, said SANDLANE INVESTMENT CO., an Oklahoma Corporation, has caused these presents to be executed and its corporate seal to be hereunto affixed by its corporate officers hereunto 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.

9-1-10-1004

My Commission Expires: September 12, 2015

St. John's, N. B. 1870

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, J. M. Roberts, Oregon Game Warden*  
*Certify that two traps are lost as the above*  
*description.* J. M. R. 194

Exhibit B

Exhibit B



# 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

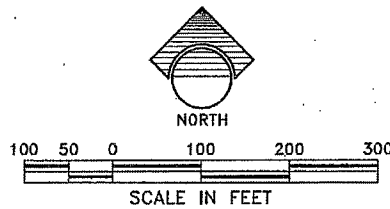
An Addition to the City of Broken Arrow  
Being a Subdivision of a part of the SW/4 of Section 10, T-18-N,  
R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

OWNER/DEVELOPER:

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

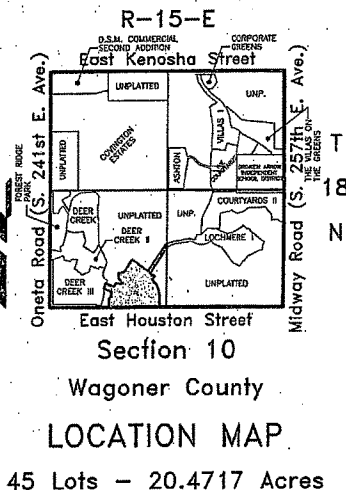
ENGINEER:

**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).

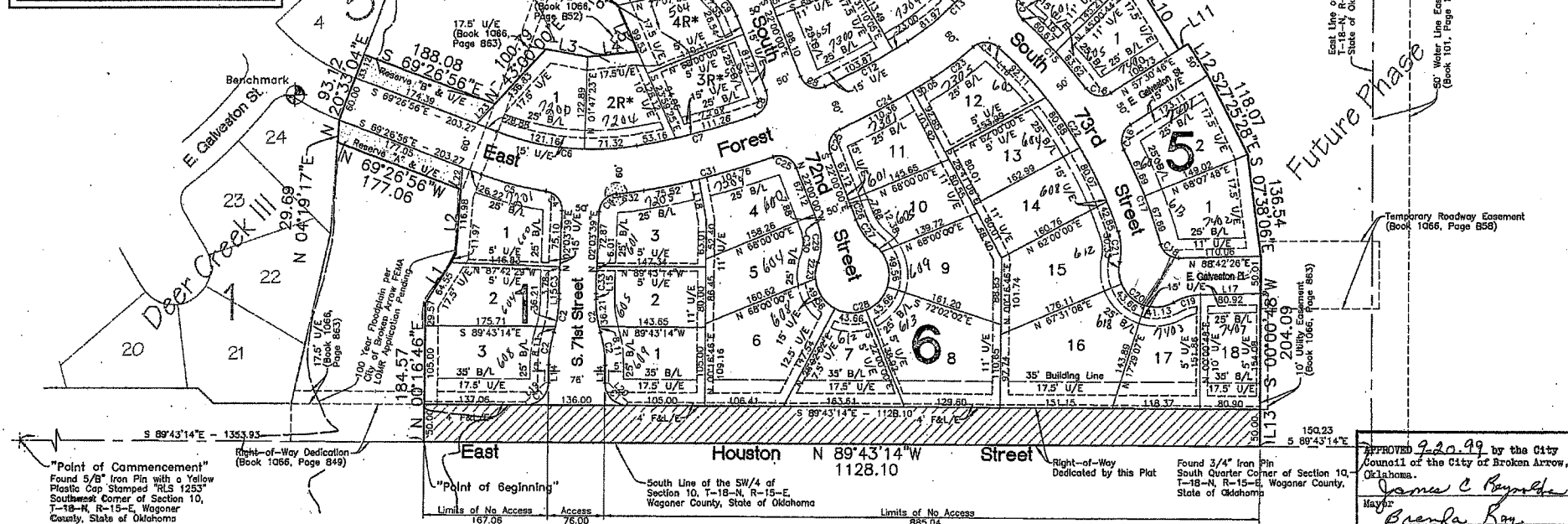


45 Lots - 20.4717 Acres

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

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5		BLOCK 6	
Lot	House Number	Lot	House Number	Lot	House Number	Lot	House Number	Lot	House Number	Lot	House Number
1	604	1	604	1	604	1	604	1	604	1	604
2	604	2	604	2	604	2	604	2	604	2	604
3	604	3	604	3	604	3	604	3	604	3	604
4	604	4	604	4	604	4	604	4	604	4	604
5	604	5	604	5	604	5	604	5	604	5	604
6	604	6	604	6	604	6	604	6	604	6	604
7	604	7	604	7	604	7	604	7	604	7	604
8	604	8	604	8	604	8	604	8	604	8	604
9	604	9	604	9	604	9	604	9	604	9	604
10	604	10	604	10	604	10	604	10	604	10	604

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



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
	2	654.0	I	640.48		2	658.4	11	656.8
	3	654.3	J	638.45		3 *	656.4	11	656.8
BLOCK 2	1	646.9	18	639.0	BLOCK 5	1	659.4	15	655.3
	2	646.6	19	640.0		2	659.9	14	657.5
	3	646.7	20	644.6	BLOCK 6	1 *	657.1	22	657.2
	4	646.9	20	644.6		2 *	656.6	22	657.2
	5	647.0	E	635.07		3	653.8	21	649.6
	6	647.0	C	635.36		4	650.9	21	649.6
	7	646.1	C	641.34		5	654.9	22	657.2
	8	644.7	B	641.31		6 *	656.5	22	657.2
	9	642.6	B	641.31		7 *	657.3	23	657.1
	10 *	640.6	B	641.31		8 *	657.8	8	660.1
BLOCK 3	1 *	648.1	6	647.8	9 *	657.0	7	657.3	
	2 *	648.1	5	647.2	10 *	654.8	7	657.3	
	3 *	647.4	5	647.2	11 *	650.9	7	657.3	
	4 *	645.6	5	647.2	12 *	655.9	7	657.3	
	5 *	644.5	4	646.2	13 *	658.0	7	657.3	
	6	652.7	4	646.2	14	659.3	3	657.3	
	7	653.3	5	647.2	15 *	660.8	8	660.1	
	8	653.3	5	647.2	16	662.6	8	660.1	
	9	653.3	5	647.2	17	662.2	o	660.9	
				18 *	660.4	o	660.9		
<p>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.</p> <p>* These lots require backflow preventer valve.</p>									

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 Colveston 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

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.

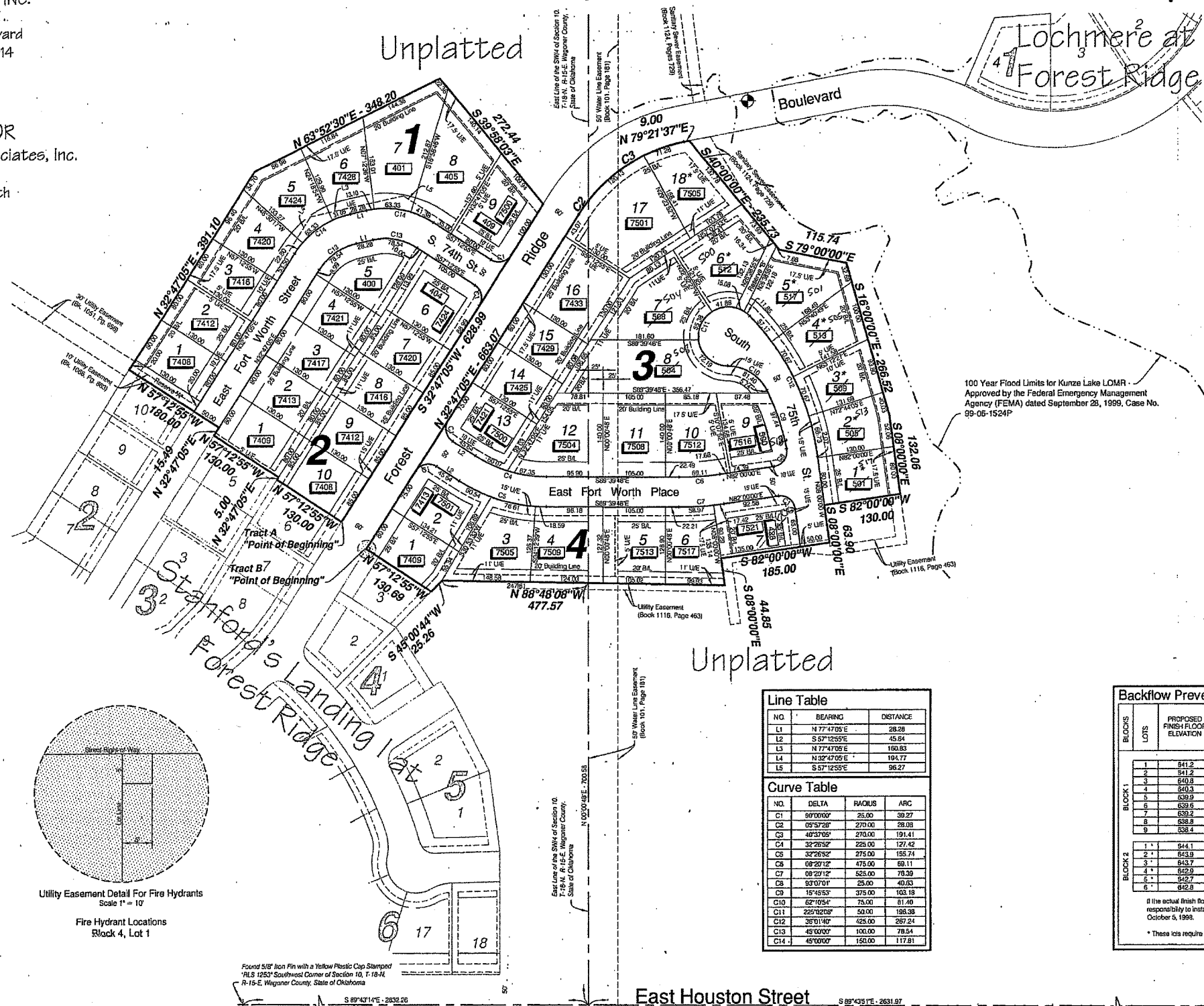
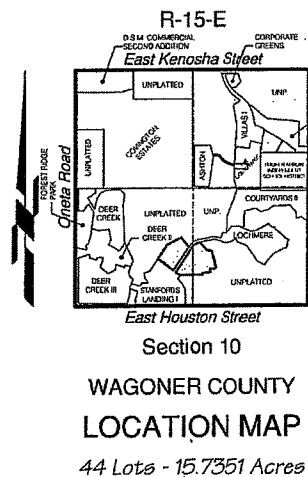
*Mary Sue Taddler*  
Mary Sue Taddler, County Treasurer

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.  
Mayor *James C. Reynolds*  
Attest: City Clerk *Brenda Ray*  
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. 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** 000

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**

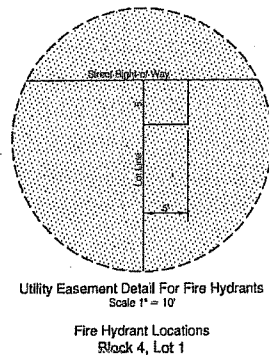
NO.	DELTA	RADIUS	ARC
C1	90° 00' 00"	25.00	39.27
C2	09° 57' 28"	270.00	28.06
C3	49° 37' 05"	270.00	191.41
C4	32° 26' 52"	225.00	121.42
C5	32° 26' 52"	275.00	155.74
C6	08° 20' 12"	475.00	69.11
C7	08° 20' 12"	525.00	78.39
C8	93° 07' 01"	25.00	40.63
C9	15° 45' 55"	375.00	103.18
C10	52° 10' 54"	75.00	81.40
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

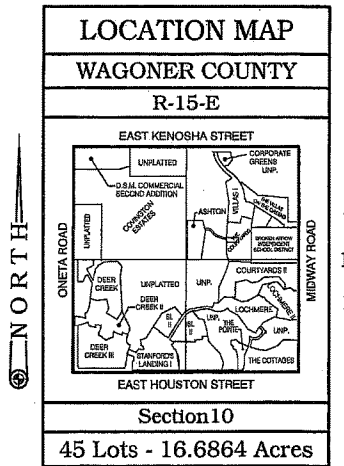
**Backflow Preventer Valve Table**

BLOCK	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF ELEVATION	BLOCK	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		11	652.1	38	644.3
	6	639.9	35	639.1		12	652.1	38	644.3
	7	639.2	35	639.1		13	652.1	38	644.3
	8	638.8	38	637.5		14	652.1	38	644.3
	9	638.4	38	637.5		15	652.1	38	644.3
BLOCK 3	1	644.1	0	643.8	BLOCK 4	1	657.4	14	655.8
	2	643.9	0	643.3		2	657.4	14	655.8
	3	643.7	0	643.3		3	657.4	14	655.8
	4	642.9	37	643.3		4	657.4	14	655.8
	5	642.7	37	643.3		5	657.4	14	655.8
	6	642.8	37	643.3		6	657.4	14	655.8
	7	642.8	37	643.3		7	657.4	14	655.8
	8	642.8	37	643.3		8	657.4	14	655.8
	9	642.8	37	643.3		9	657.4	14	655.8

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.





T  
18  
N

Section 10  
45 Lots - 16.6864 Acres

### Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF CURB ELEVATION	BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF CURB ELEVATION																																																																																						
BLOCK 1	1	659.4	6	657.5	BLOCK 2	18*	655.0	20	654.3																																																																																				
	2	658.8	15	655.0		3	658.7	25	652.8	4	654.0	25	652.8	5	648.0	25	652.8	6	643.2	25	652.8	7	640.5	25	652.8	BLOCK 3	1	659.0	1	658.0	BLOCK 4	18*	657.4	1	658.3	2	658.9	20	654.3	3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4	BLOCK 5	1	659.0	1	658.0	BLOCK 6	18*	657.4	1	658.3	2	658.9	20	654.3	3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4
	3	658.7	25	652.8		4	654.0	25	652.8	5	648.0	25	652.8	6	643.2	25	652.8	7	640.5	25	652.8	BLOCK 3	1	659.0	1		658.0	BLOCK 4	18*	657.4		1	658.3	2	658.9	20	654.3	3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4	BLOCK 5	1		659.0	1	658.0	BLOCK 6		18*	657.4	1	658.3	2	658.9	20	654.3	3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4
	4	654.0	25	652.8		5	648.0	25	652.8	6	643.2	25	652.8	7	640.5	25	652.8	BLOCK 3	1	659.0	1		658.0	BLOCK 4	18*		657.4		1	658.3		2	658.9	20	654.3	3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4	BLOCK 5	1		659.0		1	658.0	BLOCK 6			18*	657.4	1	658.3	2	658.9	20	654.3	3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4
	5	648.0	25	652.8		6	643.2	25	652.8	7	640.5	25	652.8	BLOCK 3	1	659.0	1		658.0	BLOCK 4	18*		657.4		1		658.3		2	658.9		20	654.3	3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4	BLOCK 5	1		659.0		1		658.0	BLOCK 6				18*	657.4	1	658.3	2	658.9	20	654.3	3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4
	6	643.2	25	652.8		7	640.5	25	652.8	BLOCK 3	1	659.0	1		658.0	BLOCK 4	18*		657.4		1		658.3		2		658.9		20	654.3		3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4	BLOCK 5	1		659.0		1		658.0		BLOCK 6					18*	657.4	1	658.3	2	658.9	20	654.3	3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4
	7	640.5	25	652.8		BLOCK 3	1	659.0	1		658.0	BLOCK 4	18*		657.4		1		658.3		2		658.9		20		654.3		3	655.9		20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4	BLOCK 5	1		659.0		1		658.0		BLOCK 6							18*	657.4	1	658.3	2	658.9	20	654.3	3	655.9	20	654.3	4	654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4
BLOCK 3	1	659.0	1	658.0	BLOCK 4		18*	657.4	1		658.3																																																																																		
	2	658.9	20	654.3			3	655.9	20		654.3		4		654.4		12		654.4		5		648.9		12	654.4	6		643.8	12	654.4	7	640.5	12	654.4	BLOCK 5	1	659.0	1	658.0	BLOCK 6	18*	657.4	1	658.3	2	658.9	20	654.3		3		655.9		20		654.3			4					654.4	12	654.4	5	648.9	12	654.4	6	643.8	12	654.4	7	640.5	12	654.4														
	3	655.9	20	654.3			4	654.4	12		654.4		5		648.9		12		654.4		6	643.8	12		654.4	7	640.5	12	654.4	BLOCK 5	1	659.0	1	658.0	BLOCK 6		18*	657.4	1	658.3		2	658.9	20	654.3	3	655.9	20	654.3		4		654.4		12		654.4	5		648.9				12	654.4	6	643.8	12	654.4	7	640.5	12	654.4																				
	4	654.4	12	654.4			5	648.9	12		654.4		6		643.8		12	654.4	7		640.5	12	654.4	BLOCK 5	1	659.0	1	658.0	BLOCK 6		18*	657.4	1	658.3			2	658.9	20	654.3		3	655.9	20	654.3	4	654.4	12	654.4		5		648.9		12	654.4	6	643.8		12			654.4	7	640.5	12	654.4																										
	5	648.9	12	654.4			6	643.8	12		654.4		7	640.5	12		654.4	BLOCK 5	1	659.0	1	658.0	BLOCK 6		18*	657.4	1	658.3			2	658.9	20	654.3			3	655.9	20	654.3		4	654.4	12	654.4	5	648.9	12	654.4		6		643.8	12	654.4	7	640.5	12		654.4																																	
	6	643.8	12	654.4			7	640.5	12	654.4	BLOCK 5		1	659.0	1	658.0	BLOCK 6		18*	657.4	1	658.3			2	658.9	20	654.3			3	655.9	20	654.3			4	654.4	12	654.4		5	648.9	12	654.4	6	643.8	12	654.4		7	640.5	12	654.4																																							
	7	640.5	12	654.4		BLOCK 5	1	659.0	1	658.0		BLOCK 6	18*	657.4	1	658.3			2	658.9	20	654.3			3	655.9	20	654.3			4	654.4	12	654.4			5	648.9	12	654.4		6	643.8	12	654.4	7	640.5	12	654.4																																												
BLOCK 5	1	659.0	1	658.0	BLOCK 6		18*	657.4	1	658.3																																																																																			
	2	658.9	20	654.3			3	655.9	20	654.3			4	654.4	12	654.4			5	648.9	12	654.4			6	643.8	12	654.4			7	640.5	12	654.4																																																											
	3	655.9	20	654.3			4	654.4	12	654.4			5	648.9	12	654.4			6	643.8	12	654.4			7	640.5	12	654.4																																																																	
	4	654.4	12	654.4			5	648.9	12	654.4			6	643.8	12	654.4			7	640.5	12	654.4																																																																							
	5	648.9	12	654.4			6	643.8	12	654.4			7	640.5	12	654.4																																																																													
	6	643.8	12	654.4			7	640.5	12	654.4																																																																																			
	7	640.5	12	654.4																																																																																									

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 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 hereon are based on an assumed bearing of N 89°45'15"W along the South line of the SE1/4 of Section 10, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma.

Legend

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

Monument Notes

A 5/8" x 1/8" deformed bar with a yellow plastic cap stamped "PLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.  
A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "PLS 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 "PLS 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 [0000]

Addresses shown on this Plat provided by the City of Broken Arrow Planning Department are accurate at the time this 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.  
Mayor: *James C. Reynolds*  
Attest: City Clerk: *Branda Ray* 4-1-03

Stanford's Landing III at Forest Ridge  
PT02-126 02-207 Sheet 1 of 2

I, the undersigned, the duly qualified and acting county Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the 2002 tax rolls the taxes on the above description are paid.

*Mary Sue Tedder*  
Mary Sue Tedder, County Treasurer

Curve Table

NO.	DELTA	RADIUS	ARC
C1	35°21'28"	275.00	159.70
C2	35°21'28"	225.00	138.85
C3	34°58'07"	275.00	158.85
C4	34°58'12"	325.00	198.47
C5	34°02'28"	25.00	36.87
C6	17°48'02"	375.00	115.67
C7	35°00'00"	325.00	199.53
C8	81°58'40"	25.00	35.75
C9	02°48'04"	375.00	115.60
C10	46°02'02"	155.00	124.63
C11	85°22'28"	25.00	39.53
C12	102°00'00"	50.00	151.68
C13	181°00'00"	11.33	35.50
C14	43°00'00"	105.00	254.26
C15	43°00'00"	155.00	117.57
C16	07°32'02"	1475.00	191.08
C17	07°02'00"	1525.00	187.22

Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 08°00'00"W	10.86
L2	N 72°55'30"W	15.11

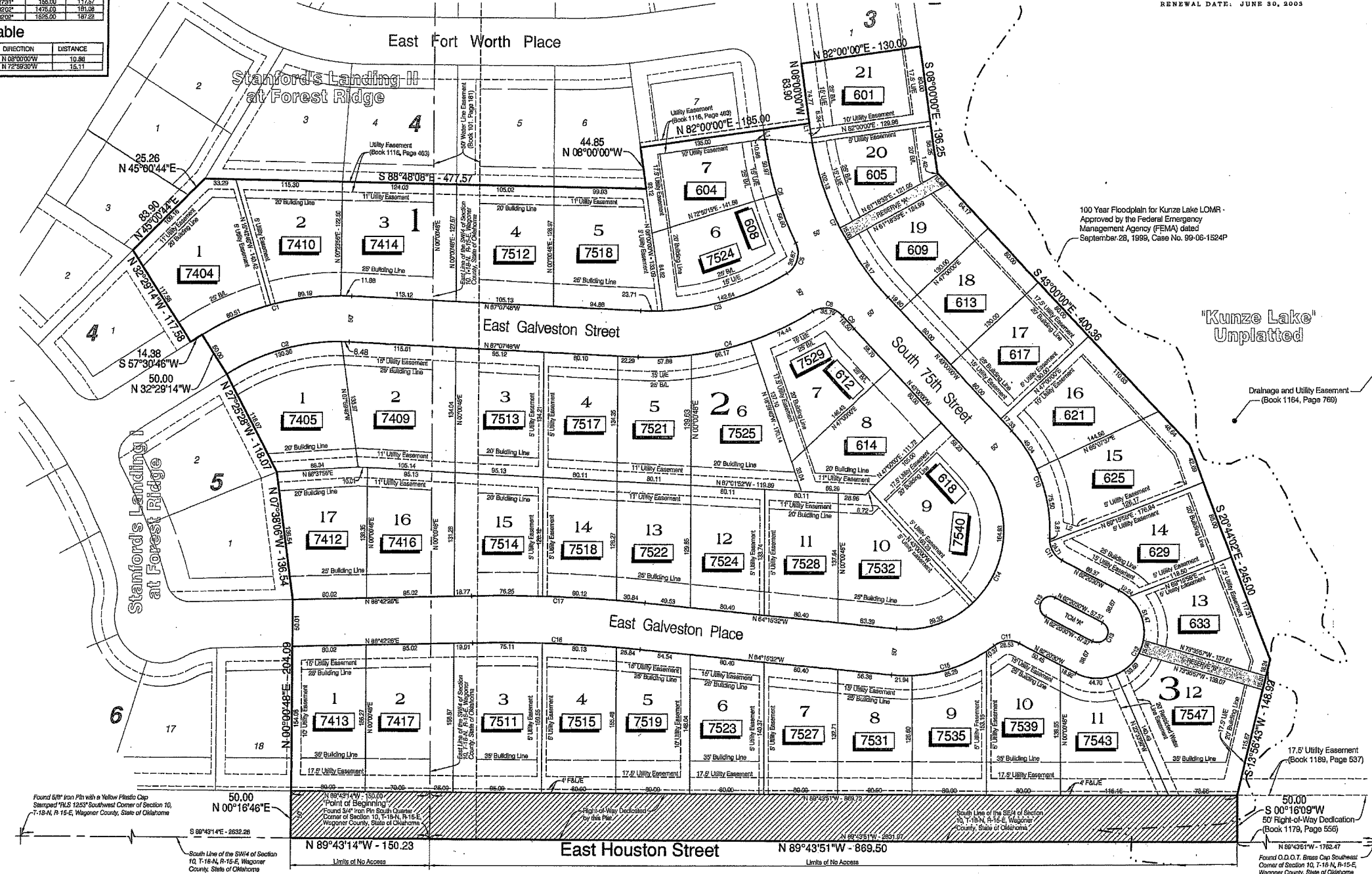
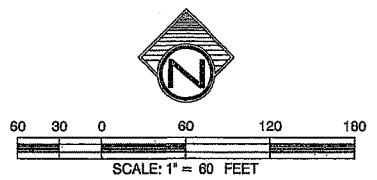
Planned Unit Development No. 66 & 66B  
**Stanford's Landing III at Forest Ridge**

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

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

Engineer / Surveyor  
Tulsa Engineering & Planning Associates, Inc.  
an Oklahoma corporation  
8209 East 63rd Place South  
Tulsa, Oklahoma 74133  
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 631  
RENEWAL DATE: JUNE 30, 2003



Found 5/8" x 1/8" Iron Pin with a Yellow Plastic Cap Stamped "PLS 1253" Southwest Corner of Section 10, T-18-N, R-15-E, Wagoner County, State of Oklahoma

Found 3/8" x 1/8" Iron Pin South Corner of Section 10, T-18-N, R-15-E, Wagoner County, State of Oklahoma

Found 3/8" x 1/8" Iron Pin South Corner of Section 10, T-18-N, R-15-E, Wagoner County, State of Oklahoma

Found 3/8" x 1/8" Iron Pin South Corner of Section 10, T-18-N, R-15-E, Wagoner County, State of Oklahoma

CERTIFIED TRUE COPY  
JERRY FIELDS COUNTY CLERK  
Wagoner County, Oklahoma  
By *Sharon V. Johnson*  
DEPUTY

*P. U. D. NO. 66*

**R-15-E**

**EAST KENOSHA STREET**

**SOUTH MIDWAY ROAD**

**SOUTH OMEGA ROAD**

**UNPAVED**

**PAVED**

**LEGEND**

**PAVED**

**UNPAVED**

## ENGINEER:

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,  
505.00  
N00°00'00"W

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

N00°00'00"W - 2137.86

# LINE AND CURVE TABLE

NO.	DIRECTION	LENGTH	LEGEND
L1	S6°02'16"E	84.90	6/4" - BUILDING LINE
L2	S89°00'00"W	60.00	1/4" - LIMITS OF NO ACCESS
L3	N89°00'00"W	60.00	1/4" - LIMITS OF NO ACCESS
L4	N6°02'16"E	84.90	6/4" - BUILDING LINE
L5	S89°00'00"W	60.00	1/4" - LIMITS OF NO ACCESS
L6	S89°00'00"W	15.00	1/4" - LIMITS OF NO ACCESS
L7	S3°00'19"E	9.39	6/4" - BUILDING LINE
L8	S3°00'19"E	27.80	6/4" - BUILDING LINE
L9	S3°00'19"E	27.80	6/4" - BUILDING LINE
L10	N07°10'00"W	16.06	6/4" - BUILDING LINE

NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD
1	0°00'00"	35.00	36.59	19.32	36.37
2	10°00'00"	37.00	37.00	20.00	36.71
3	20°00'00"	39.00	37.71	20.71	37.05
4	30°00'00"	41.00	38.42	21.42	37.39
5	40°00'00"	43.00	39.13	22.13	37.73
6	50°00'00"	45.00	39.84	22.84	38.07
7	60°00'00"	47.00	40.55	23.55	38.41
8	70°00'00"	49.00	41.26	24.26	38.75
9	80°00'00"	51.00	41.97	24.97	39.09
10	90°00'00"	53.00	42.68	25.68	39.43
11	100°00'00"	55.00	43.39	26.39	39.77
12	110°00'00"	57.00	44.10	27.10	40.11
13	120°00'00"	59.00	44.81	27.81	40.45
14	130°00'00"	61.00	45.52	28.52	40.79
15	140°00'00"	63.00	46.23	29.23	41.13
16	150°00'00"	65.00	46.94	29.94	41.47
17	160°00'00"	67.00	47.65	30.65	41.81
18	170°00'00"	69.00	48.36	31.36	42.15
19	180°00'00"	71.00	49.07	32.07	42.49
20	190°00'00"	73.00	49.78	32.78	42.83
21	200°00'00"	75.00	50.49	33.49	43.17
22	210°00'00"	77.00	51.20	34.20	43.51
23	220°00'00"	79.00	51.91	34.91	43.85
24	230°00'00"	81.00	52.62	35.62	44.19
25	240°00'00"	83.00	53.33	36.33	44.53
26	250°00'00"	85.00	54.04	37.04	44.87
27	260°00'00"	87.00	54.75	37.75	45.21
28	270°00'00"	89.00	55.46	38.46	45.55
29	280°00'00"	91.00	56.17	39.17	45.89
30	290°00'00"	93.00	56.88	39.88	46.23
31	300°00'00"	95.00	57.59	40.59	46.57
32	310°00'00"	97.00	58.30	41.30	46.91
33	320°00'00"	99.00	59.01	42.01	47.25
34	330°00'00"	101.00	59.72	42.72	47.59
35	340°00'00"	103.00	60.43	43.43	47.93
36	350°00'00"	105.00	61.14	44.14	48.27
37	360°00'00"	107.00	61.85	44.85	48.61
38	370°00'00"	109.00	62.56	45.56	48.95
39	380°00'00"	111.00	63.27	46.27	49.29
40	390°00'00"	113.00	63.98	46.98	49.63
41	400°00'00"	115.00	64.69	47.69	49.97
42	410°00'00"	117.00	65.40	48.40	50.31
43	420°00'00"	119.00	66.11	49.11	50.65
44	430°00'00"	121.00	66.82	49.82	50.99
45	440°00'00"	123.00	67.53	50.53	51.33
46	450°00'00"	125.00	68.24	51.24	51.67
47	460°00'00"	127.00	68.95	51.95	52.01
48	470°00'00"	129.00	69.66	52.66	52.35

DEER HEEK AT FOREST RIDGE  
SHEET 1 OF 2  
89-2000-0001-0055



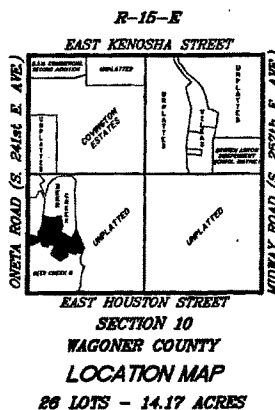
STATE OF OKLAHOMA  
WAGONER COUNTY  
1932 NOV -9 AM 11:59  
PLAT CABBOT  
3-286-A+8

P. U. D. NO. 66

# 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

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")



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°59'06"	324.77	45.26
C11	28°30'00"	348.66	179.51
C12	29°00'46"	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	637.2	638.2
BLOCK 2	1	636.0	634.7
	2	636.5	634.7
	3	636.7	634.2
	4	633.0	632.6
	5	633.2	630.0
	6	633.2	631.3
	7	634.4	633.7
	8	636.1	633.7
BLOCK 3	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
	9	643.9	641.8
	10	641.3	641.8
	11	640.3	639.1
	12	643.6	641.8
	13	647.7	641.8
BLOCK 4	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:

- 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 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  
*Shirley R. Riechert, Jr.*  
Attest: 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.**

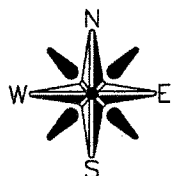
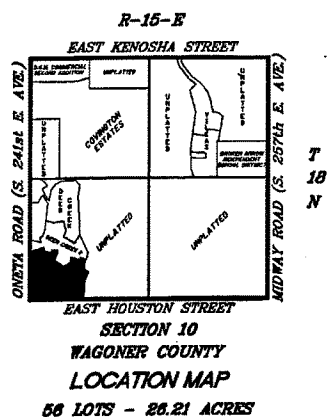
7501 East Kenosha Street  
Broken Arrow, Oklahoma 74014  
Phone: (918) 357-2787

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*  
*Brenda R. Rinehart, Attest*  
Attest: City Clerk



100 50 0 100 200 300  
SCALE IN FEET

## 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.

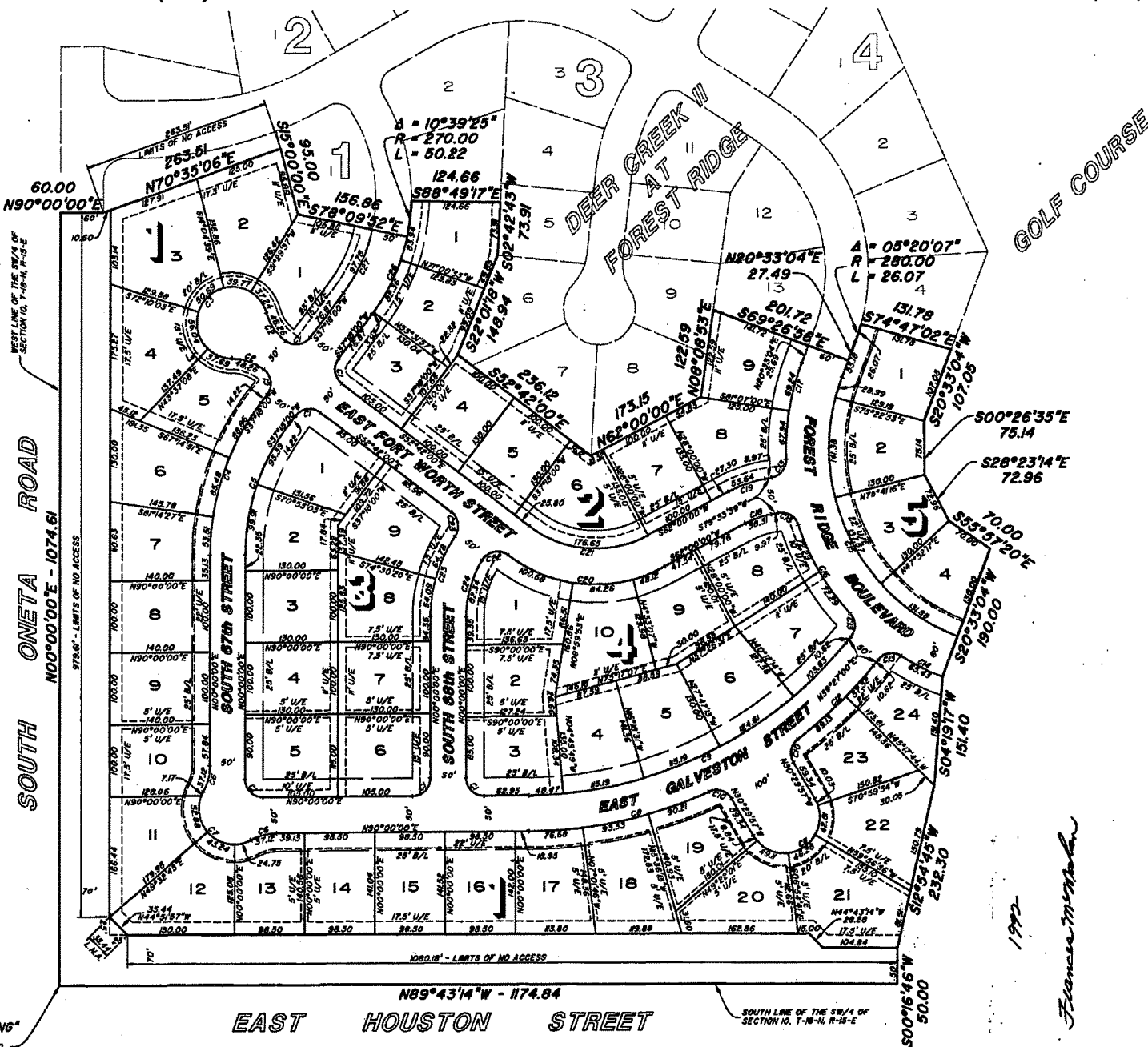
## MONUMENTATION:

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  
PGS. = 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

BLOCKS	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

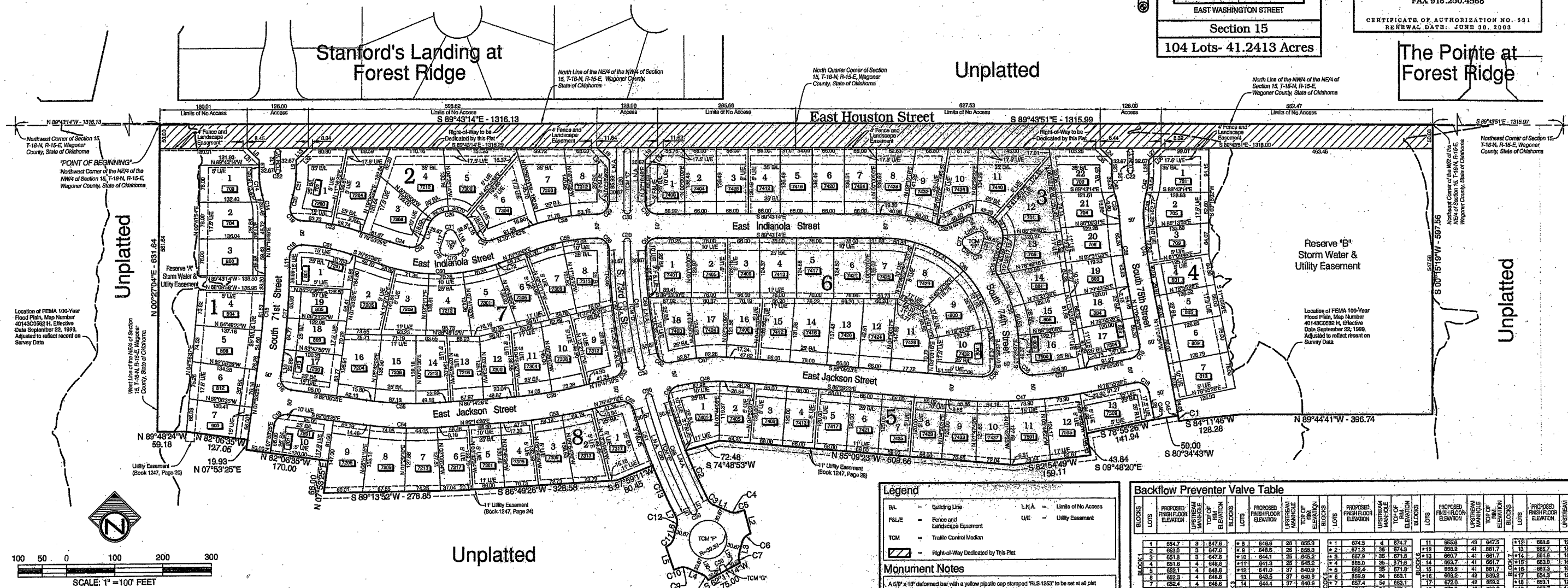
TCM Addresses

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"x18" deflated bar with a yellow plastic cap stamped "NLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
- A 3"x18" deflated bar with a yellow plastic cap stamped "NLS 1253" to be set at all lot corners after completion of improvements, unless noted otherwise.
- A 3"x18" deflated bar with a yellow plastic cap stamped "NLS 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		BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION		
		UPSTREAM MANHOLE TOP OF ELEVATION	DOWNSTREAM MANHOLE TOP OF ELEVATION			UPSTREAM MANHOLE TOP OF ELEVATION	DOWNSTREAM MANHOLE TOP OF ELEVATION			UPSTREAM MANHOLE TOP OF ELEVATION	DOWNSTREAM MANHOLE TOP OF ELEVATION			UPSTREAM MANHOLE TOP OF ELEVATION	DOWNSTREAM MANHOLE TOP OF ELEVATION			UPSTREAM MANHOLE TOP OF ELEVATION	DOWNSTREAM MANHOLE TOP OF ELEVATION	
BLOCK 1	1	647.4	3	647.6	8	646.6	28	655.3	1	674.5	4	674.7	11	655.6	43	647.5	12	668.6	19	668.7
	2	650.6	3	647.6	9	649.5	28	655.3	2	671.3	36	674.9	12	658.2	41	661.7	13	668.7	19	668.5
	3	651.8	3	647.5	10	644.1	25	645.2	3	667.9	35	671.8	13	660.7	41	661.7	14	664.9	19	665.5
	4	651.6	4	648.8	11	641.3	26	645.2	4	656.0	36	671.8	14	663.7	41	661.7	15	666.3	19	665.5
	5	652.1	4	648.8	12	641.0	27	640.9	5	657.2	36	671.8	15	661.5	41	661.7	16	661.3	19	665.5
	6	652.3	4	648.8	13	640.5	27	640.9	6	659.9	34	669.1	16	669.2	42	669.2	17	664.3	19	665.5
	7	652.4	4	648.8	14	640.4	27	640.9	7	657.7	34	669.1	17	672.0	42	669.2	18	669.1	19	665.5
BLOCK 2	1	655.4	6	651.5	15	644.9	6	640.8	8	654.2	34	663.1	18	675.3	42	669.2	19	669.7	11	654.7
	2	655.4	6	651.5	16	644.9	6	640.8	9	648.5	34	663.1	19	675.3	42	669.2	20	669.7	11	654.7
	3	652.0	6	650.9	17	638.6	6	640.9	10	646.6	33	647.6	20	669.6	42	669.2	21	669.7	11	654.7
	4	652.9	7	650.9	18	638.6	7	640.9	11	646.6	33	647.6	21	669.6	42	669.2	22	669.7	11	654.7
	5	652.7	7	650.9	19	638.6	7	640.9	12	646.6	33	647.6	22	669.6	42	669.2	23	669.7	11	654.7
	6	654.9	6	653.3	21	638.1	37	640.8	13	646.6	33	647.6	23	669.6	42	669.2	24	669.7	11	654.7
	7	647.0	6	650.5	22	636.5	24	639.1	14	646.6	33	647.6	24	669.6	42	669.2	25	669.7	11	654.7
BLOCK 3	1	657.4	8	655.0	2	637.1	26	634.5	10	646.6	33	647.6	25	669.6	42	669.2	26	669.7	11	654.7
	3	657.2	27	644.1	3	637.1	26	634.5	11	646.6	33	647.6	26	669.6	42	669.2	27	669.7	11	654.7
	2	656.7	27	644.1	4	637.1	26	634.5	12	646.6	33	647.6	27	669.6	42	669.2	28	669.7	11	654.7
	4	657.2	27	644.1	5	637.1	26	634.5	13	646.6	33	647.6	28	669.6	42	669.2	29	669.7	11	654.7
	5	651.1	27	644.1	6	637.1	26	634.5	14	646.6	33	647.6	29	669.6	42	669.2	30	669.7	11	654.7
	5	656.5	27	644.1	7	637.1	26	634.5	15	646.6	33	647.6	30	669.6	42	669.2	31	669.7	11	654.7
	6	655.0	27	644.1	8	637.1	26	634.5	16	646.6	33	647.6	31	669.6	42	669.2	32	669.7	11	654.7
BLOCK 4	1	657.4	8	655.0	2	637.1	26	634.5	10	646.6	33	647.6	25	669.6	42	669.2	26	669.7	11	654.7
	2	656.7	27	644.1	3	637.1	26	634.5	11	646.6	33	647.6	26	669.6	42	669.2	27	669.7	11	654.7
	3	657.2	27	644.1	4	637.1	26	634.5	12	646.6	33	647.6	27	669.6	42	669.2	28	669.7	11	654.7
	4	651.1	27	644.1	5	637.1	26	634.5	13	646.6	33	647.6	28	669.6	42	669.2	29	669.7	11	654.7
	5	656.5	27	644.1	6	637.1	26	634.5	14	646.6	33	647.6	29	669.6	42	669.2	30	669.7	11	654.7
	6	655.0	27	644.1	7	637.1	26	634.5	15	646.6	33	647.6	30	669.6	42	669.2	31	669.7	11	654.7
	7	657.4	8	655.0	8	637.1	26	634.5	16	646.6	33	647.6	31	669.6	42	669.2	32	669.7	11	654.7



# 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)

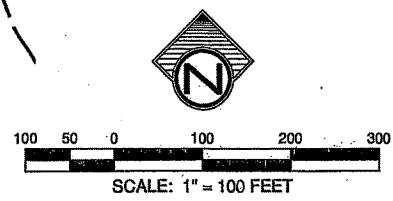
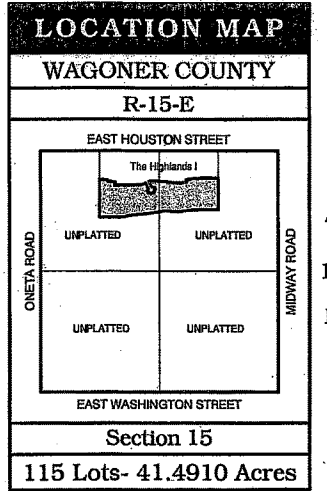
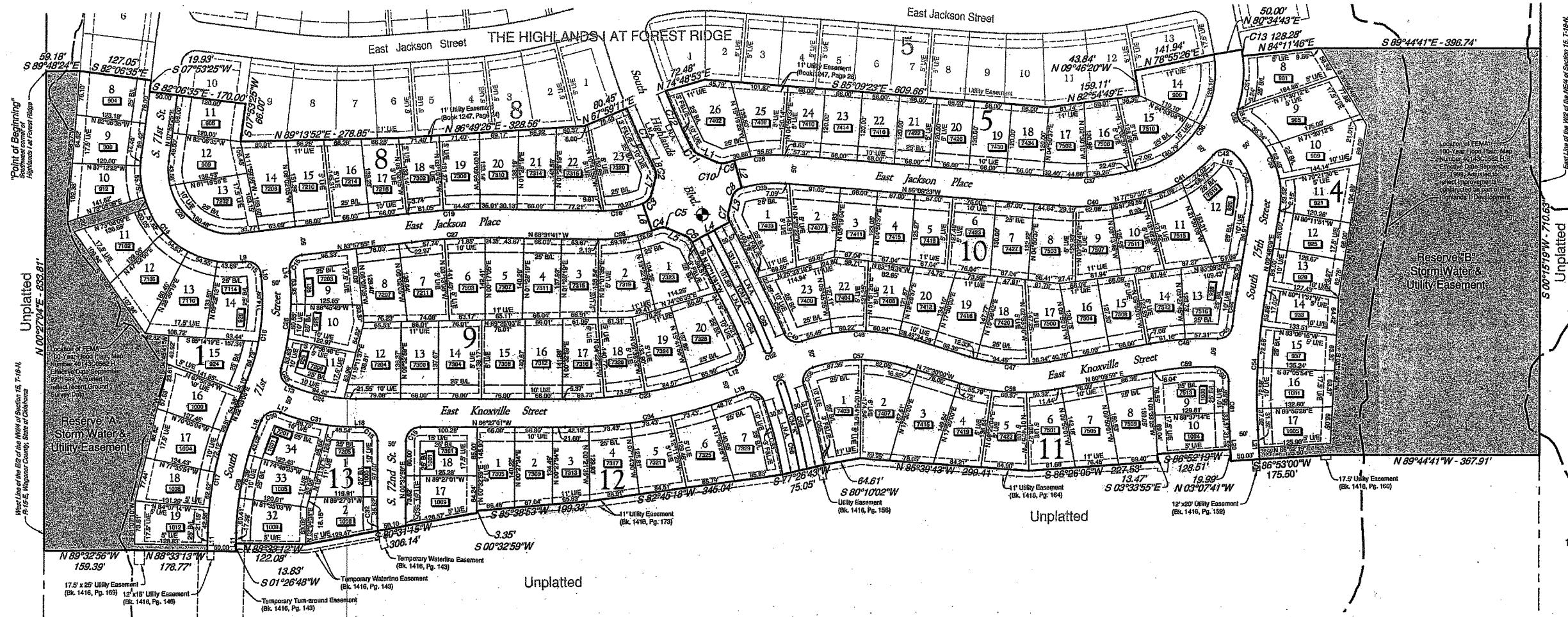
A subdivision in the City of Broken Arrow, being a part of the N/2  
of Section 15, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

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.

Maury S. Taddler, County Treasurer



CERTIFIED TRUE COPY  
JERRY FIELDS COUNTY CLERK  
Wagoner County, Oklahoma



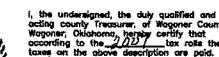
Backflow Preventer Valve Table										
BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION	BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF ELEVATION	BLOCKS	LOTS	
BLOCK 1	6	851.4	1	846.8	16	842.6	16	838.3	*15	859.5
	8	851.0	1	846.8	17	842.6	17	838.3	*16	859.5
	9	850.9	1	846.8	18	842.6	18	838.3	*17	859.5
	11	850.5	2	846.8	19	842.6	19	838.3	*18	859.5
	12	850.3	2	846.8	20	842.6	20	838.3	*19	859.5
	13	850.1	3	851.1	21	842.6	21	838.3	*20	859.5
	14	854.7	7	856.0	22	842.6	22	838.3	*21	859.5
	15	854.3	4	856.2	23	842.6	23	838.3	*22	859.5
	16	855.7	7	856.2	24	842.6	24	838.3	*23	859.5
	17	854.8	5	850.3	25	842.6	25	838.3	*24	859.5
BLOCK 2	18	853.3	6	850.5	26	842.6	26	838.3	*25	859.5
	19	853.3	6	850.5	27	842.6	27	838.3	*26	859.5
	20	853.3	6	850.5	28	842.6	28	838.3	*27	859.5
	21	853.3	6	850.5	29	842.6	29	838.3	*28	859.5
	22	853.3	6	850.5	30	842.6	30	838.3	*29	859.5
	23	853.3	6	850.5	31	842.6	31	838.3	*30	859.5
	24	853.3	6	850.5	32	842.6	32	838.3	*31	859.5
	25	853.3	6	850.5	33	842.6	33	838.3	*32	859.5
	26	853.3	6	850.5	34	842.6	34	838.3	*33	859.5
	27	853.3	6	850.5	35	842.6	35	838.3	*34	859.5
BLOCK 3	28	853.3	6	850.5	36	842.6	36	838.3	*35	859.5
	29	853.3	6	850.5	37	842.6	37	838.3	*36	859.5
	30	853.3	6	850.5	38	842.6	38	838.3	*37	859.5
	31	853.3	6	850.5	39	842.6	39	838.3	*38	859.5
	32	853.3	6	850.5	40	842.6	40	838.3	*39	859.5
	33	853.3	6	850.5	41	842.6	41	838.3	*40	859.5
	34	853.3	6	850.5	42	842.6	42	838.3	*41	859.5
	35	853.3	6	850.5	43	842.6	43	838.3	*42	859.5
	36	853.3	6	850.5	44	842.6	44	838.3	*43	859.5
	37	853.3	6	850.5	45	842.6	45	838.3	*44	859.5
BLOCK 4	38	853.3	6	850.5	46	842.6	46	838.3	*45	859.5
	39	853.3	6	850.5	47	842.6	47	838.3	*46	859.5
	40	853.3	6	850.5	48	842.6	48	838.3	*47	859.5
	41	853.3	6	850.5	49	842.6	49	838.3	*48	859.5
	42	853.3	6	850.5	50	842.6	50	838.3	*49	859.5
	43	853.3	6	850.5	51	842.6	51	838.3	*50	859.5
	44	853.3	6	850.5	52	842.6	52	838.3	*51	859.5
	45	853.3	6	850.5	53	842.6	53	838.3	*52	859.5
	46	853.3	6	850.5	54	842.6	54	838.3	*53	859.5
	47	853.3	6	850.5	55	842.6	55	838.3	*54	859.5
BLOCK 5	48	853.3	6	850.5	56	842.6	56	838.3	*55	859.5
	49	853.3	6	850.5	57	842.6	57	838.3	*56	859.5
	50	853.3	6	850.5	58	842.6	58	838.3	*57	859.5
	51	853.3	6	850.5	59	842.6	59	838.3	*58	859.5
	52	853.3	6	850.5	60	842.6	60	838.3	*59	859.5
	53	853.3	6	850.5	61	842.6	61	838.3	*60	859.5
	54	853.3	6	850.5	62	842.6	62	838.3	*61	859.5
	55	853.3	6	850.5	63	842.6	63	838.3	*62	859.5
	56	853.3	6	850.5	64	842.6	64	838.3	*63	859.5
	57	853.3	6	850.5	65	842.6	65	838.3	*64	859.5
BLOCK 6	58	853.3	6	850.5	66	842.6	66	838.3	*65	859.5
	59	853.3	6	850.5	67	842.6	67	838.3	*66	859.5
	60	853.3	6	850.5	68	842.6	68	838.3	*67	859.5
	61	853.3	6	850.5	69	842.6	69	838.3	*68	859.5
	62	853.3	6	850.5	70	842.6	70	838.3	*69	859.5
	63	853.3	6	850.5	71	842.6	71	838.3	*70	859.5
	64	853.3	6	850.5	72	842.6	72	838.3	*71	859.5
	65	853.3	6	850.5	73	842.6	73	838.3	*72	859.5
	66	853.3	6	850.5	74	842.6	74	838.3	*73	859.5
	67	853.3	6	850.5	75	842.6	75	838.3	*74	859.5
BLOCK 7	68	853.3	6	850.5	76	842.6	76	838.3	*75	859.5
	69	853.3	6	850.5	77	842.6	77	838.3	*76	859.5
	70	853.3	6	850.5	78	842.6	78	838.3	*77	859.5
	71	853.3	6	850.5	79	842.6	79	838.3	*78	859.5
	72	853.3	6	850.5	80	842.6	80	838.3	*79	859.5
	73	853.3	6	850.5	81	842.6	81	838.3	*80	859.5
	74	853.3	6	850.5	82	842.6	82	838.3	*81	859.5
	75	853.3	6	850.5	83	842.6	83	838.3	*82	859.5
	76	853.3	6	850.5	84	842.6	84	838.3	*83	859.5
	77	853.3	6	850.5	85	842.6	85	838.3	*84	859.5
BLOCK 8	78	853.3	6	850.5	86	842.6	86	838.3	*85	859.5
	79	853.3	6	850.5	87	842.6	87	838.3	*86	859.5
	80	853.3	6	850.5	88	842.6	88	838.3	*87	859.5
	81	853.3	6	850.5	89	842.6	89	838.3	*88	859.5
	82	853.3	6	850.5	90	842.6	90	838.3	*89	859.5
	83	853.3	6	850.5	91	842.6	91	838.3	*90	859.5
	84	853.3	6	850.5	92	842.6	92	838.3	*91	859.5
	85	853.3	6	850.5	93	842.6	93	838.3	*92	859.5
	86	853.3	6	850.5	94	842.6	94	838.3	*93	859.5
	87	853.3	6	850.5	95	842.6	95	838.3	*94	859.5
BLOCK 9	88	853.3	6	850.5	96	842.6	96	838.3	*95	859.5
	89	853.3	6	850.5	97	842.6	97	838.3	*96	859.5
	90	853.3	6	850.5	98	842.6	98	838.3	*97	859.5
	91	853.3	6	850.5	99	842.6	99	838.3	*98	859.5
	92	853.3	6	850.5	100	842.6	100	838.3	*99	859.5
	93	853.3	6	850.5	101	842.6	101	838.3	*100	859.5
	94	853.3	6	850.5	102	842.6	102	838.3	*101	859.5
	95	853.3	6	850.5	103	842.6	103	838.3	*102	859.5
	96	853.3	6	850.5	104	842.6	104	838.3	*103	859.5
	97	853.3	6	850.5	105	842.6	105	838.3	*104	859.5
BLOCK 10	98	853.3	6	850.5	106	842.6	106	838.3	*105	859.5
	99	853.3	6	850.5	107	842.6	107	838.3	*106	859.5
	100	853.3	6	850.5	108	842.6	108	838.3	*107	859.5
	101	853.3	6	850.5	109	842.6	109	838.3	*108	859.5
	102	853.3	6	850.5	110	842.6	110	838.3	*109	859.5
	103	853.3	6	850.5	111	842.6	111	838.3	*110	859.5
	104	853.3	6	850.5	112	842.6	112	838.3	*111	859.5
	105	853.3	6	850.5	113	842.6	113	838.3	*112	859.5
	106	853.3	6	850.5	114	842.6	114	838.3	*113	859.5
	107	853.3	6	850.5	115	842.6	115	838.3	*114	859.5
BLOCK 11	108	853.3	6	850.5	116	842.6	116	838.3	*115	859.5
	109	853.3	6	850.5	117	842.6	117	838.3	*116	859.5
	110	853.3	6	850.5	118	842.6	118	838.3	*117	859.5
	111	853.3	6	850.5	119	842.6	119	838.3	*118	859.5
	112	853.3	6	850.5	120	842.6	120	838.3	*119	859.5
	113	853.3	6	850.5	121	842.6	121	838.3	*120	859.5
	114	853.3	6	850.5	122	842.6	122	838.3	*121	859.5
	115	853.3	6	850.5	123	842.6	123	838.3	*122	859.5
	116	853.3	6	850.5	124	842.6	124	838.3	*123	859.5
	117	853.3	6	850.5	125	842.6	125	838.3	*124	859.5
BLOCK 12	118	853.3	6	850.5	126	842.6	126	838.3	*125	859.5
	119	853.3	6	850.5	127	842.6	127	838.3	*126	859.5
	120	853.3	6	850.5	128	842.6	128	838.3	*127	859.5
	121	853.3	6	850.5	129	842.6	129	838.3	*128	859.5
	122	853.3	6	850.5	130	842.6	130	838.3	*129	859.5
	123	853.3	6	850.5	131	842.6	131	838.3	*130	859.5
	124	853.3	6	850.5	132	842.6	132	838.3	*131	859.5
	125	853.3	6	850.5	133	842.6	133	838.3	*132	859.5
	126	853.3	6							

901 North Forest Ridge Boulevard  
Broken Arrow, Oklahoma 74014  
918.357.2787

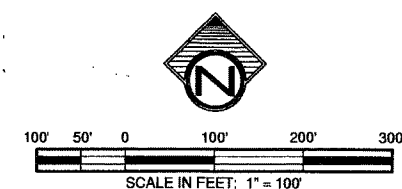
A subdivision in the City of Broken Arrow, being a part of the N/2 of Section 15, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

6737 South 85th East Avenue  
Tulsa, Oklahoma 74133  
918.252.9621

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



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



\* These lots require backflow preventer valve.

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

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 16" 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.

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.

A cheveled 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 = 676.63 (NGVD 1929)

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

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.

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.

No.	Bearing	Distance
L1	N 01°28'48" E	13.83
L2	N 00°32'39" E	3.35
L3	N 77°23'43" E	75.05
L4	N 80°10'02" E	64.61
L5	N 03°33'55" W	13.07
L6	S 07°07'41" E	19.99
L7	S 67°45'38" W	24.44
L8	S 35°41'40" E	30.15
L9	S 53°09'43" E	24.42
L10	N 54°55'16" E	28.77
L16	N 57°19'08" E	34.56
L17	N 23°58'14" W	23.42
L18	N 53°09'43" E	24.94
L19	N 25°10'54" W	33.51
L20	N 67°45'38" E	24.07
L21	N 35°41'40" E	23.87
L22	N 58°00'42" W	6.46
L23	N 21°06'54" E	91.02
L24	N 27°27'13" E	11.35
L25	N 64°50'34" E	11.35
L26	S 45°51'01" E	56.36

L11	S 88°24'20" W	13.48'
L12	S 64°50'34" W	27.92'
L13	N 27°27'13" E	27.92'
L14	N 88°24'20" E	13.48'
L15	S 58°00'42" E	6.21'

No.	Delta	Radius	Length
C1	04°43'02"	475.00'	39.11'
C2	04°47'35"	600.00'	50.19'
C3	12°45'39"	600.00'	133.63'
C4	70°10'01"	25.00'	30.82'
C5	147°58'02"	50.00'	129.10'

C6	58°37'22"	25.00	25.58	C43	20°09'45"	200.00	70.32
C7	24°22'35"	86.00	112.74	C44	16°09'48"	450.00	128.42
C8	43°31'09"	215.00	163.30	C45	40°01'43"	250.00	174.66
C9	25°02'35"	150.00	100.52	C46	35°43'07"	250.00	37.42
C10	40°01'43"	300.00	209.59	C47	08°10'49"	650.00	92.80
C11	16°05'46"	400.00	112.37	C48	31°13'47"	425.00	231.65
C12	22°48'59"	250.00	99.56	C49	90°00"00"	25.00	39.27
C13	44°58'23"	25.00	19.63	C50	19°24'26"	475.00	160.96
C14	42°48'06"	25.00	18.68	C51	16°12'56"	500.00	141.51
C15	10°59'05"	1050.00	200.08	C52	21°19'01"	250.00	74.41
C16	92°47'46"	25.00	40.48	C53	52°25'59"	25.00	23.07
C17	06°26'05"	15.00	3.68	C54	32°26'05"	25.00	37.42
C18	05°05'05"	175.00	90.11	C55	12°24'43"	1125.00	224.08
C19	47°43'47"	25.00	20.83	C56	02°21'10"	500.00	20.53
C20	142°36'39"	50.00	124.45	C57	18°00"00"	6.83	21.47
C21	13°48'22"	175.00	42.17	C58	00°59'11"	650.00	11.19
C22	91°45'53"	125.00	200.20	C59	102°30'39"	11.33	21.74
C23	05°26'05"	500.00	47.43	C60	142°36'39"	11.33	28.21
C24	05°58'12"	1050.00	109.41	C61	147°56'02"	11.33	29.28
C25	06°25'14"	1125.00	126.07	C62	106°39'47"	11.33	21.10
C26	02°02'02"	25.00	10.02	C63	02°02'02"	25.00	10.02
C27	02°21'10"	550.00	22.59	C64	07°08'34"	1094.33	136.42
C28	31°13'47"	475.00	258.91	C65	07°08'58"	1094.67	134.22
C29	92°32'30"	25.00	40.38	C66	11°19'36"	1080.67	213.64
C30	32°34'29"	300.00	170.56	C67	11°19'36"	1080.33	216.34
C31	35°06'59"	350.00	214.51	C68	00°25'50"	1094.33	8.22
C32	48°02'07"	425.00	356.31	C69	00°25'50"	1094.33	8.22
C33	12°25'27"	475.00	103.03	C70	02°21'58"	163.67	6.81
C34	35°06'59"	350.00	214.51	C71	02°21'49"	253.67	12.88
C35	16°12'55"	450.00	127.38				
C38	22°41'12"	250.00	99.99				
C39	46°00'09"	25.00	20.07				

LOCK 1	Lot	Area (S.F.)	BLK 2	Lot	Area (S.F.)	LOCK 14	Lot	Area (S.F.)
	20	9,000		15	9,289		9	11,711
	21	8,972		16	13,189		10	10,613
	22	9,511		3	10,845		11	10,641
	23	9,571		4	10,636		12	10,729
	24	10,066	5	14,321	13	10,939		

[illegible]

I, Carolyn Kusler, the County Clerk of Wagoner County, do here now state the subdivision called \_\_\_\_\_, has been filed into Wagoner County Records.

Michael L. Kautsky 1<sup>st</sup> DEP.  
for: Carolyn Kusler, Wagoner County Clerk

APPROVED 1-22-08 by the City  
Council of the City of Broken Arrow,  
Oklahoma.

4 Wade McCalister Sr.  
Mayor  
Mary E. Bryce  
Attest: City Clerk 6-22-82

THE HIGHLANDS III AT FOREST RIDGE  
DN02-116 PT02-106 Sheet 1 of 3

G:\07-069\Final\07-069 Final Plat Highlands II.dwg 6/26/2008 - 3:43 PM

Certified True Copy  
CAROLYN KUSLER, COUNTY CLERK  
Wagoner County, Okla.



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

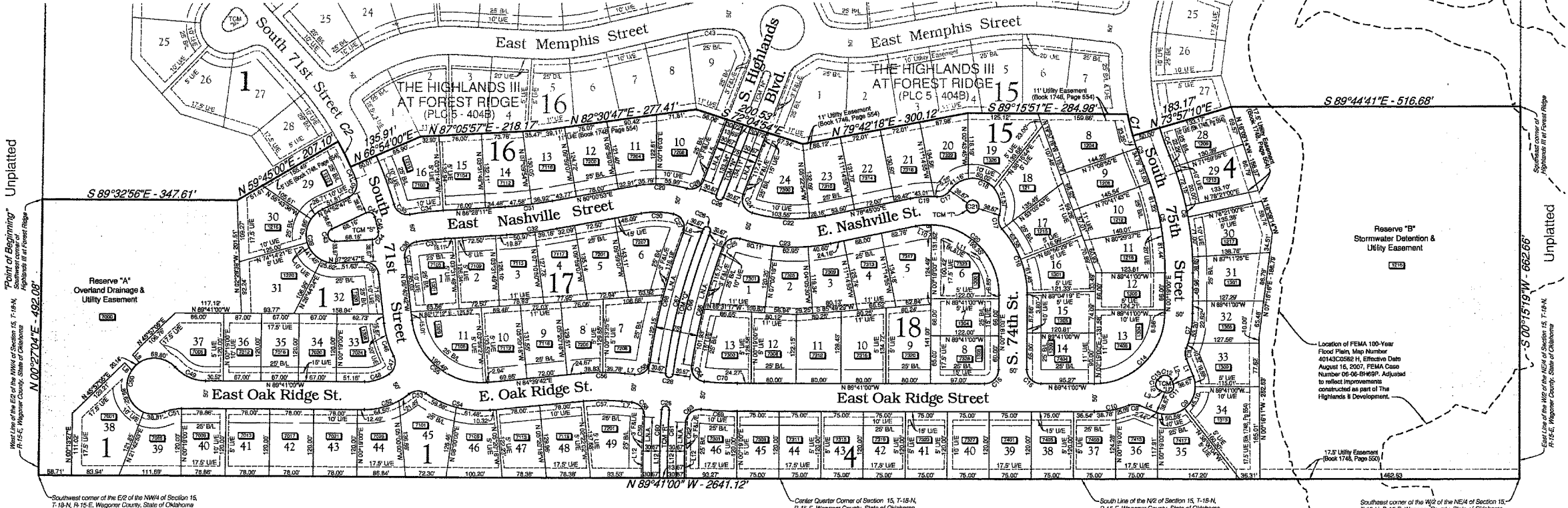
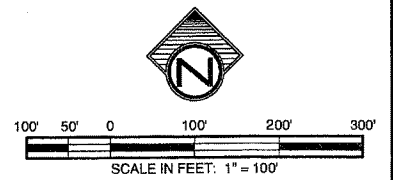
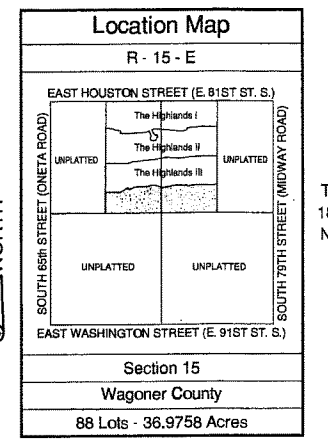
Tulsa Engineering & Planning Associates, Inc.  
an Oklahoma corporation  
6737 South 95th East Avenue  
Tulsa, Oklahoma 74133  
918.252.9621

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



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

*Deane J. Patton*  
County Treasurer



**Backflow Preventer Valve Table**

Block	Lot	Valve Elevation	Remarks
BLOCK 1	29	887.20	
	30	887.20	
	31	887.20	
	32	887.20	
	33	887.20	
	34	887.20	
	35	887.20	
	36	887.20	
	37	887.20	
	38	887.20	
BLOCK 4	28	887.20	
	29	887.20	
	30	887.20	
	31	887.20	
	32	887.20	
	33	887.20	
	34	887.20	
	35	887.20	
	36	887.20	
	37	887.20	
BLOCK 15	8	887.20	
	9	887.20	
	10	887.20	
	11	887.20	
	12	887.20	
	13	887.20	
	14	887.20	
	15	887.20	
	16	887.20	
	17	887.20	
BLOCK 16	10	887.20	
	11	887.20	
	12	887.20	
	13	887.20	
	14	887.20	
	15	887.20	
	16	887.20	
	17	887.20	
	18	887.20	
	19	887.20	

\* 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 = 676.63 (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** [0000]

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	16.65'
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'	16.92'	S 00°33'58" E	16.47'
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°22'36" E	16.98'
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	176.76'
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	88°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'	58.77'	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'

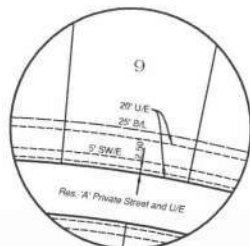
C#	Delta	Radius	Length	Chord Bearing	Chord Length
C37	01°04'28"	850.00'	12.19'	N 07°12'56" W	12.19'
C38	85°56'31"	25.00'	37.50'	N 49°38'58" W	34.08'
C39	157°30'00"	50.00'	137.44'	S 13°52'13" E	98.08'
C40	87°06'39"	25.00'	38.01'	N 21°19'27" E	34.45'
C41	02°17'15"	600.00'	23.96'	N 20°22'30" W	23.95'
C42	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 19°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°15'48"	50.00'	218.37'	S 12°21'28" W	81.80'
C51	23°04'25"	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	88.67'
C58	87°30'29"	25.00'	38.18'	N 40°19'29" W	34.58'
C59	35°23'47"	1125.00'	61.12'	S 01°52'23" W	61.11'
C60	05°53'31"	1094.33'	74.34'	S 02°15'46" W	74.32'
C61	03°53'31"	1080.67'	73.41'	S 02°15'46" W	73.40'
C62	02°48'31"	1050.00'	51.47'	S 01°43'16" W	51.47'
C63	92°41'13"	25.00'	40.44'	S 49°28'07" W	38.17'
C64	92°55'24"	25.00'	40.55'	S 37°44'40" E	36.25'
C65	11°52'42"	1050.00'	217.70'	S 14°39'25" W	217.31'
C66	13°30'52"	1080.67'	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°23'28" W	237.89'
C69	05°29'44"	675.00'	64.74'	S 86°58'08" E	64.72'
C70	08°26'38"	625.00'	59.75'	S 86°58'41" E	59.72'

**Lot Areas**

Block	Lot	Area (S.F.)	Block	Lot	Area (S.F.)	Block	Lot	Area (S.F.)
BLOCK 1	29	11,012	BLOCK 4	28	11,012	BLOCK 15	8	13,101
	30	11,508		29	11,508		9	9,509
	31	11,012		30	11,508		10	9,509
	32	11,012		31	11,012		11	8,306
	33	11,012		32	11,012		12	8,306
	34	11,012		33	11,012		13	13,042
	35	11,012		34	11,012		14	10,715
	36	11,012		35	11,012		15	8,960
	37	11,012		36	11,012		16	8,960
	38	11,012		37	11,012		17	9,548
BLOCK 16	10	11,012	BLOCK 17	11	11,012	BLOCK 18	12	11,012
	11	11,012		12	11,012		13	11,012
	12	11,012		13	11,012		14	11,012
	13	11,012		14	11,012		15	11,012
	14	11,012		15	11,012		16	11,012
	15	11,012		16	11,012		17	11,012
	16	11,012		17	11,012		18	11,012
	17	11,012		18	11,012		19	11,012
	18	11,012		19	11,012		20	11,012
	19	11,012		20	11,012		21	11,012

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





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

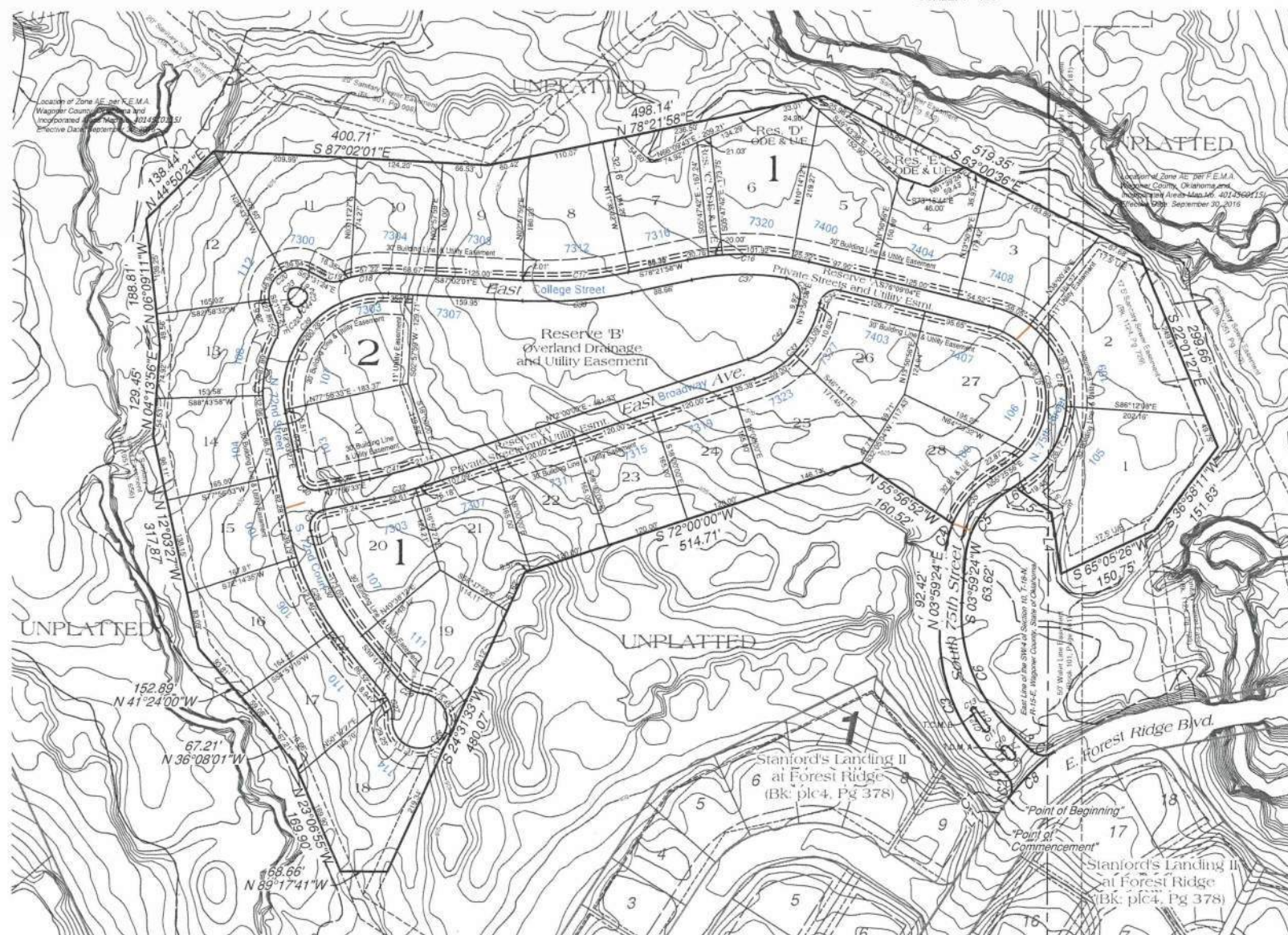
# Wyckford at Forest Ridge

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  
UE = Utility Easement  
BL & UE = Building Line & Utility Easement  
D.A.L. = Driveway Access Limitation  
T.C.M. = Traffic Control Median  
S.W.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 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

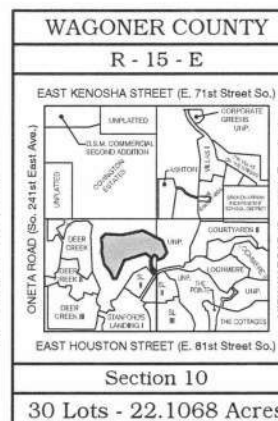
Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-081816-12. Stormwater detention for this plat will be provided adjacent to the site.

## 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° 10' 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° 10' 47"	25.00	21.20	N3° 12' 33" E	20.57
C22	10° 39' 37"	12.00	36.20	S45° 49' 16" W	22.84
C23	144° 10' 59"	18.00	18.79	S79° 06' 02" E	16.15
C24	110° 10' 06"	10.00	18.29	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	49° 45' 48"	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	49° 45' 48"	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"	118.00	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

