

PUD 66

# Stone Bluff II at Forest Ridge

(Lots 5-14, 19-21/Block 1, Lots 1-3/Block 2)

A Subdivision being a part of the NW/4 of Section 11, Township 18 North,  
Range 15 East of the Indian Base and Meridian,  
City of Broken Arrow, Wagoner County, State of Oklahoma

## ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

an Oklahoma corporation

9810 E. 42nd St., Suite 100  
Tulsa, Oklahoma 74146

Phone: 918.252.9621

Russell K. Fischer, PE, CFM, Senior Project Engineer/Manager  
R.Fischer@tulsaengineering.com

CERTIFICATE OF AUTHORIZATION NO. 531  
RENEWAL DATE: JUNE 30, 2025

## OWNER / DEVELOPER

The Robson Companies, Inc.

an Oklahoma corporation

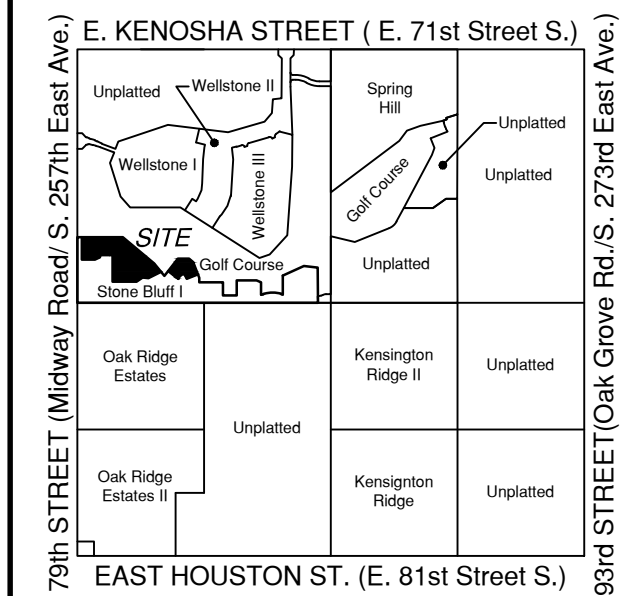
901 North Forest Ridge Boulevard  
Broken Arrow, Oklahoma 74014

(918) 357-2787

Davis Robson, VP Development  
d.robson@forestridge.com

## Location Map

R-15-E



Section 11

Wagoner County

16 Lots - 6.0711 Acres

## Legend

F&L/E = Fence & Landscape Easement B/L = Building Line  
Bk. = Book U/E = Utility Easement  
Pg. = Page L.N.A. = Limits of No Access  
O/D/E = Overland Drainage Easement 8102 = Lot Address

## Monument Notes

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.  
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.  
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.  
A Monument Marker in conformance with the City of Broken Arrow Standard Construction Specification shall be located on the curb adjacent to all lots within 500 feet of all high pressure pipelines. The markers are to be set after completion of improvements, unless otherwise noted.

## 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 accommodation for this plat is provided in accordance with Detention Determination No. DD-081221-55. The proposed development of Stone Bluff II subdivision will have no adverse impact to downstream properties. Stormwater detention for this plat will be provided within the adjacent Artesia project site, which is upstream of Stone Bluff II.

## Lot Addresses

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

## Backflow Preventer Valve Table

"All new buildings that are served by sanitary sewer service shall install a backwater device (backflow preventer). Installation of these devices and all maintenance shall be at the sole expense of the property owner." Broken Arrow Ordinance No. 3527, Section 24-303, Adopted May 15, 2018. All lots require a backflow preventer valve.

## Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of N 00°00'33"E along the West line of the NW/4 of Section 11, T-18-N, R-15-E of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof.

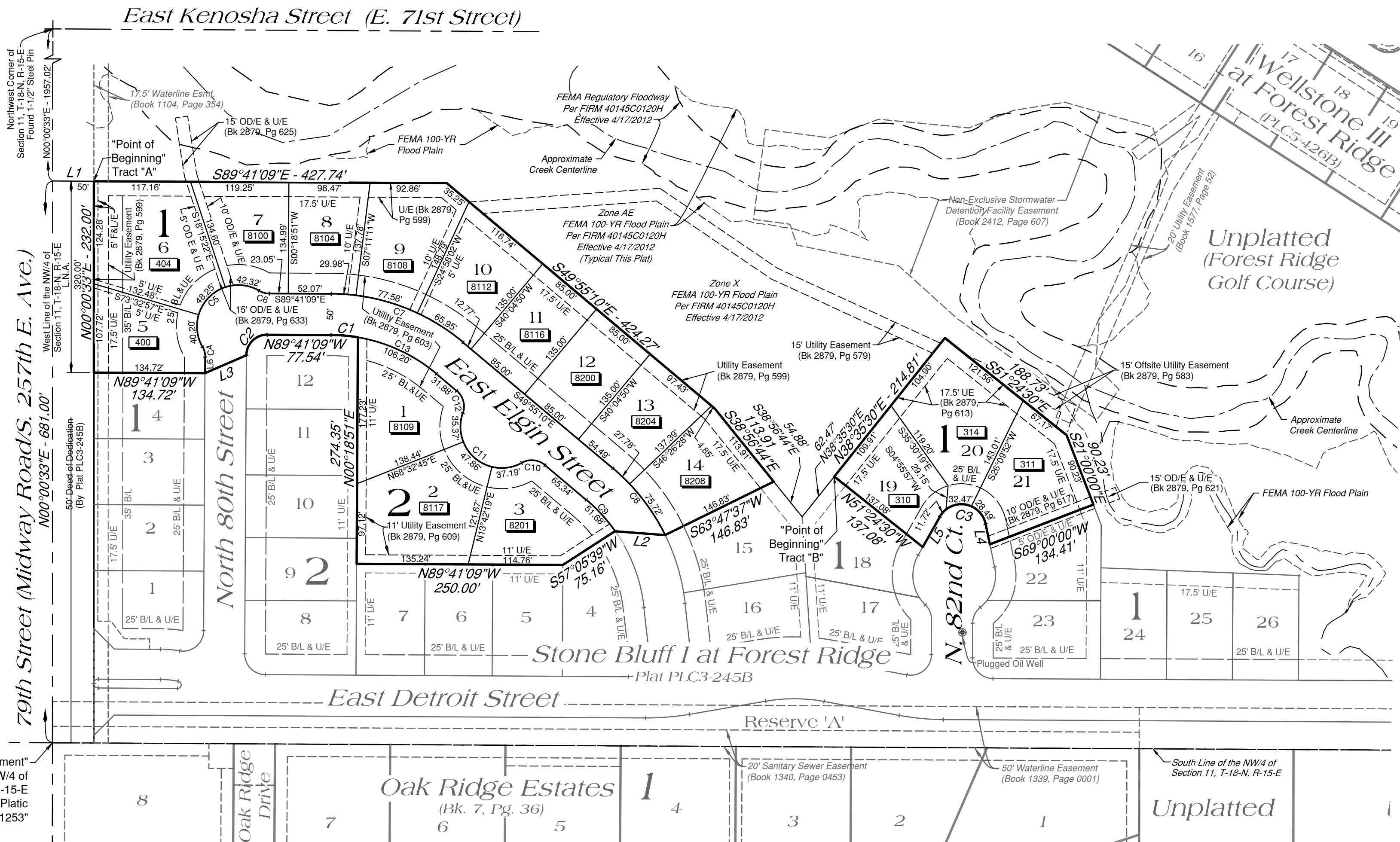
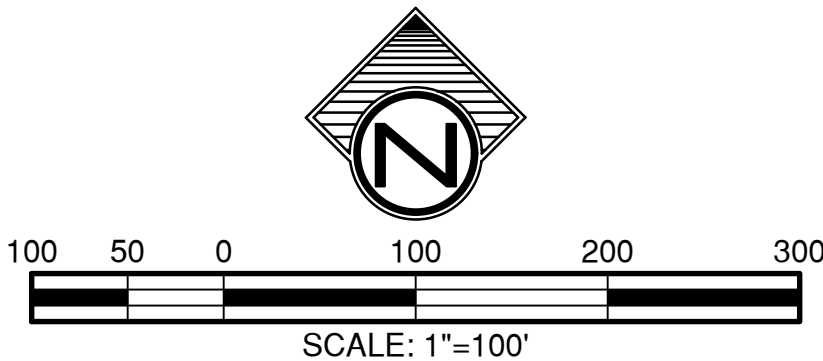
## Benchmark

"MAG" Nail in the northeast quadrant of a concrete manhole for a waterline air relief valve approximately 38' north and 230' west of the northwest corner of Lot 7, Block 2, Kensington Ridge II, an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, as filed in Book 2522, Page 337 at the office of the Wagoner County Clerk.

Elevation=685.07'  
Vertical Datum=NAVD88

## FEMA Note

Per the FEMA FIRM, this property is located in Unshaded FEMA Flood Zone "X", per FIRM Panel Number 40145C0120H, City of Broken Arrow Community No. 400236 with an Effective date of April 17th, 2012.



## Finish Floor Elevations

Lot	Finish Floor
5	645.25
6	644.75
7	645.25
8	647.25
9	649.00
10	652.25
11	655.50
12	658.75
13	661.50
14	662.50
19	661.00
20	660.50
21	660.00

## Lot Areas

Lot	Area (S.F.)
5	11,565
6	19,920
7	12,692
8	12,213
9	14,961
10	13,496
11	11,475
12	11,475
13	12,152
14	13,513
19	11,895
20	17,324
21	14,159

## Line Table

No.	Bearing	Length
L1	S 89°41'09" E	50.00'
L2	N 85°36'31" W	60.89'
L3	S 66°33'53" W	54.63'
L4	N 11°48'02" W	25.17'
L5	S 29°23'31" W	41.90'
L6	N 00°18'51" W	19.58'

## Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	09°20'29"	200.00'	32.61'	N 85°00'54" W	32.57'
C2	90°00'00"	25.00'	39.27'	S 45°18'51" W	35.36'
C3	138°48'27"	30.00'	72.68'	N 81°12'15" W	56.16'
C4	29°55'35"	25.00'	13.06'	N 14°38'56" W	12.91'
C5	149°51'10"	50.00'	130.77'	N 45°18'51" E	96.56'
C6	29°55'35"	25.00'	13.06'	S 74°43'21" E	12.91'
C7	39°45'58"	250.00'	173.51'	S 69°48'09" E	170.05'
C8	23°43'11"	250.00'	103.50'	S 38°03'35" E	102.76'
C9	14°48'24"	200.00'	51.68'	N 42°30'58" W	51.54'
C10	68°59'38"	25.00'	30.10'	N 84°24'59" W	28.32'
C11	137°59'17"	50.00'	120.42'	N 49°55'10" W	93.35'
C12	68°59'38"	25.00'	30.10'	N 15°25'21" W	28.32'
C13	30°25'29"	200.00'	106.20'	S 65°07'55" E	104.96'

APPROVED \_\_\_\_\_ by the City Council  
of the City of Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

Stone Bluff II at Forest Ridge

PT21-108 Sheet 1 of 3

Date of Preparation: November 2, 2023

G:\20-078\Final\Phase 2\20-078 Final Plat PH 2.dwg



CERTIFICATE OF DEDICATION  
AND  
RESTRICTIVE COVENANTS FOR

STONE BLUFF II AT FOREST RIDGE  
(Lots 5-14, 19-21, Block 1 & Lots 1-3, Block 2)

PUD 66

KNOW ALL MEN BY THESE PRESENTS:

THAT THE ROBSON COMPANIES, INC., an Oklahoma corporation, hereinafter referred to as the "Owner/Developer", is the surface owner of the following described real property, situated in the City of Broken Arrow, Wagoner County, State of Oklahoma, to-wit:

Tract "A":

A tract of land contained within the NW/4 of Section 11, T-18-N, R-15-E of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the southwest corner of the NW/4 of Section 11, T-18-N, R-15-E of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof;

Thence N 00°00'33" E, along the west line of said NW/4, a distance of 681.00 feet; Thence S 89°4'109" E, parallel with the south line of said NW/4, a distance of 50.00 feet to the "Point of Beginning"; Thence continuing S 89°4'109" E and parallel with the south line of said NW/4, a distance of 427.74 feet; Thence S 49°55'10" E a distance of 424.27 feet; Thence S 38°56'44" E a distance of 113.91 feet to the most northerly corner of Lot 15, Block 1, "Stone Bluff I at Forest Ridge", an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, Plat PLC3-245B, as filed in the office of the Wagoner County Clerk; Thence S 63°47'37" W, along the northwesterly line of said Lot 15, a distance of 146.83 feet to the northwest corner thereof; Thence N 85°36'31" W a distance of 60.89 feet to the northeast corner of Lot 4, Block 2, of said "Stone Bluff I at Forest Ridge"; Thence S 57°05'39" W, along the northerly line of said Lot 4, a distance of 75.16 feet to the northwest corner thereof; Thence N 89°4'109" W, along the north line of Lots 5, 6 and 7, of said Block 2, a distance of 250.00 feet to a point on the east line of Lot 9 of said Block 2; Thence N 00°18'51" E, along the east line of Lots 9, 10, 11 and 12 of said Block 2, a distance of 274.35 feet to the northeast corner of said Lot 12; Thence along the north line of said Lot 12 on a non-tangent curve to the left with a central angle of 09°20'29", a radius of 200.00 feet, an arc length of 32.61 feet, a chord bearing of N 85°00'54" W and a chord length of 32.57 feet; Thence N 89°4'109" W, continuing along the north line of said Lot 12, a distance of 77.54 feet; Thence along the northwesterly line of said Lot 12, on a tangent curve to the left with a central angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of S 45°18'51" W and a chord length of 35.36 feet; Thence S 66°33'53" W a distance of 54.63 feet to the northeast corner of Lot 4, Block 1, of said "Stone Bluff I at Forest Ridge"; Thence N 89°4'109" W, along the north line of said Lot 4, a distance of 134.72 feet to the northwest corner thereof; Thence N 00°00'33" E, parallel with and 50.00 feet perpendicularly distant in an easterly direction of the west line of said Section 11, a distance of 232.00 feet to the "Point of Beginning".

Said tract contains 221,078 square feet or 5.0753 acres.

And:

Tract "B":

A tract of land contained within the NW/4 of Section 11, T-18-N, R-15-E of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the southwest corner of the NW/4 of Section 11, T-18-N, R-15-E of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof;

Thence N 00°00'33" E, along the west line of said NW/4, a distance of 681.00 feet; Thence S 89°4'109" E, parallel with the south line of said NW/4, a distance of 50.00 feet; Thence continuing S 89°4'109" E and parallel with the south line of said NW/4, a distance of 427.74 feet; Thence S 49°55'10" E a distance of 424.27 feet; Thence S 38°56'44" E a distance of 113.91 feet to the most northerly corner of Lot 15, Block 1, "Stone Bluff I at Forest Ridge", an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, Plat PLC3-245B, as filed in the office of the Wagoner County Clerk; Thence continuing S 38°56'44" E, along the northeasterly line of said Lot 15, a distance of 54.88 feet to the most westerly corner of Lot 18, of said Block 1; Thence N 38°35'30" E, along the northwesterly line of said Lot 18, a distance of 62.47 feet to the "Point of Beginning"; said point being the most northerly corner of said Lot 18; Thence continuing N 38°35'30" E a distance of 214.81 feet; Thence S 51°24'30" E a distance of 188.73 feet; Thence S 21°00'00" E a distance of 90.23 feet to the north-northeast corner of Lot 22 of said Block 1; Thence S 69°00'00" W, along the northerly line of said Lot 22, a distance of 134.41 feet to the northwest corner thereof; Thence N 11°48'02" W a distance of 25.17 feet; Thence along a tangent curve to the left with a central angle of 138°48'27", a radius of 30.00 feet, an arc length of 72.68 feet, a chord bearing of N 81°12'15" W and a chord length of 56.16 feet; Thence S 29°23'31" W a distance of 41.90 feet to the northeast corner of said Lot 18; Thence N 51°24'30" W, along the northeasterly line of said Lot 18, a distance of 137.08 feet to the "Point of Beginning".

Said tract contains 43,378 square feet or 0.9958 acres.

Combined Tracts "A" & "B" contain 264,456 square feet or 6.0711 acres.

The non-astronomic bearings contained herein are based on an assumed bearing of N 00°00'33"E along the West line of the NW/4 of Section 11, T-18-N, R-15-E of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof.

AND HEREBY CERTIFIES that it has caused the above described land to be surveyed, staked, platted and subdivided into lots, blocks, and streets, and has designated the same as "STONE BLUFF II AT FOREST RIDGE", a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma.

SECTION I. STREETS, EASEMENTS AND UTILITIES

1.1 Public Street and General Utility Easements

The Owner/Developer does hereby dedicate for the public use the streets as depicted on the accompanying plat, and does further dedicate for the public use the utility easements as depicted on the accompanying plat, for the several purposes of constructing, maintaining, operating, repairing, and/or removing any and all public utilities including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines, and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto with the rights of ingress and egress to and upon the utility easements and rights-of-way for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves the right to construct and maintain water lines and sewer lines, together with the right of ingress and egress for such purposes over, across and along all of the utility easements depicted on the Plat, for the purpose of furnishing water and/or sewer services to other areas within or outside Plat and the Owner/Developer further reserves the right within the utility easements to construct and maintain screening fences and walls, sidewalks, parking areas, landscaping, hardscaping, irrigation systems, subdivision signage and entry features and other non-obstructing improvements.

1.2 Underground Service

1.2.1 Overhead lines for the supply of electric, telephone and cable television services shall be located adjacent to Midway Road (257th East Avenue). Street light poles or standards shall be served by underground cable throughout the subdivision. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the public as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways.

1.2.2 Underground service cables and gas service lines to all structures which may be located within the subdivision may be run from the nearest gas main, service pedestal, or transformer to the point of usage determined by the location and construction of such structures as may be located upon the lot. Provided that upon the installation of a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, effective and non-exclusive right-of-way easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable or line extending from the gas main, service pedestal, or transformer to the service entrance on the structure.

1.2.3 The suppliers of electric, telephone, cable television, and gas services, through its agents and employees, shall at all times have the right of access to all easement ways shown on the plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television, or gas facilities installed by the supplier of the utility service.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on the lot and shall prevent the alteration of grade or any construction activity which would interfere with the electric, telephone, cable television, or gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or the owner's agents or contractors.

1.2.5 The foregoing covenants set forth in this Subsection 1.2 shall be enforceable by each supplier of the electric, telephone, cable television, or gas service and the owner of the lot agrees to be bound hereby.

1.3 Water and Sewer Service

1.3.1 The owner of the lot shall be responsible for the protection of the public water and sewer mains located on or in his lot.

1.3.2 Within the utility easement areas depicted on the accompanying plat, the alteration of ground elevations in the contours existing upon the completion of the installation of a public water main or sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited. Within the depicted utility easement area, if the ground elevations are altered from the contours existing upon the completion of the installation of a public water or sewer main, all ground level apertures, to include: valve boxes, fire hydrants and manholes will be adjusted to the new grade by the owner or at the owner's expense.

1.3.3 The City of Broken Arrow or its successors shall be responsible for ordinary maintenance of public water and sewer mains, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner, his agents, or contractors.

1.3.4 The City of Broken Arrow or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all easement-ways shown on the plat, or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water or sewer facilities.

1.3.5 The foregoing covenants set forth in this Subsection 1.3 shall be enforceable by the City of Broken Arrow or its successors, and the owner of the lot agrees to be bound thereby.

1.4 Gas Service

1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service. THE SUPPLIER OF GAS SERVICE CAN REQUIRE THE LOCATION OF GAS SERVICE STUB-OUTS FROM THE HOME AT THE TIME OF CONSTRUCTION.

1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration of grade or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner or its agents or contractors.

1.4.3 The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.5 Surface Drainage

Each lot, per the approved grading plan, shall receive and drain in a non-obstructive manner, the storm and surface waters from lots and drainage areas of higher elevation, and from public and private streets and easements. No owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. The foregoing covenants set forth in this Subsection 1.5 shall be enforceable by any affected lot owner or by the Homeowners' Association.

1.6 Paving and Landscaping within Easements

The owner of the lot shall be responsible for repair of damage to the landscaping and paving occasioned by the necessary installation of or maintenance to the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the City of Broken Arrow or the supplier of the utility service shall use reasonable care in the performance of such activities.

1.7 Golf Course Easement

Except as may be limited herein with respect to golf carts or otherwise, there are hereby created non-exclusive easements over and upon portions of STONE BLUFF II AT FOREST RIDGE, which easements are appurtenant to the area of the Golf Course, as described on Exhibit "C" (as amended from time to time) of the Forest Ridge Covenants, Conditions and Restrictions (as amended from time to time) and which shall inure to the benefit of the owner of the Golf Course property, its employees, agents, and contractors, and any individuals permitted to use the Golf Course. Such non-exclusive easements shall allow such individuals to go upon or over any area of STONE BLUFF II AT FOREST RIDGE contiguous to the Golf Course during and in the course of play on, or other permitted use of the Golf Course. The foregoing shall include the flight path of golf balls and the retrieval thereof. Such individuals are not permitted to drive golf carts onto individual Lots but shall be permitted to traverse designated areas of STONE BLUFF II AT FOREST RIDGE with golf carts. Such individuals shall also be allowed to use such easements for the purpose of construction, maintenance, and repair of the Golf Course and related improvements; provided, however, that no permanent improvements to or alterations of STONE BLUFF II AT FOREST RIDGE or portions thereof, subject to said easements shall be made or allowed other than: (a) the establishment and maintenance of "out-of-bounds" markers or signs consistent with those utilized elsewhere in connection with the Golf Course; and (b) underground water, or utility lines for use in connection with the Golf Course. During professional golf tournament play, special events, or other items designated by the owner of the Golf Course or its representatives, temporary cables, including television and radio transmission cables and electrical service lines, and other temporary facilities or structures may be permitted on STONE BLUFF II AT FOREST RIDGE in designated areas to facilitate the conduct of such events, or to accommodate galleries; provided, however, that any damage to any portion of STONE BLUFF II AT FOREST RIDGE or any Lot therein resulting from the use of the easement granted hereby shall be repaired promptly by the owner of the Golf Course at its expense but, the general maintenance of any Lot affected by the easements herein above granted for Golf Course purposes shall be the responsibility and expense of the owner thereof; provided further, however, each owner of a Lot adjacent to the Golf Course shall be required to maintain specific insurance covering property damage or personal injury to themselves or others occasioned by individuals using the Golf Course, and such owners shall look exclusively to such insurance to compensate them or others for any such property damage or personal injury. No vegetation, fence screen or other improvement shall be placed, maintained, or constructed in the aforementioned easements by any owner which shall interfere with the use of the easements granted hereby. In addition, due to the unique interrelationship between the Golf Course and Lots contiguous thereto, there are strict limitations contained herein upon the use of such Lots. Any owner, by accepting title to such a Lot contiguous to the Golf Course, shall be subject to all such limitations. Nothing contained herein shall be construed in any manner to give any resident of or owner of property within STONE BLUFF II AT FOREST RIDGE any rights to go upon or use any portion of the Golf Course, except as may be permitted by the owner of the Golf Course or its agent.

1.8 Retaining Walls

A retaining wall is a structural wall measuring over 4 feet in height from the top of the leveling course to the top of the wall. Retaining walls will need to be designed by a licensed structural engineer and submitted for review and permitting to the City.

1.9 Overland Drainage Easement

1.9.1 Drainage facilities constructed in overland drainage easements shall be in accordance with the adopted standards of the City of Broken Arrow, and plans and specifications approved by the Stormwater Manager of the City of Broken Arrow.

1.9.2 Except as provided herein no fence, wall, building, or other obstruction may be placed or maintained in the overland drainage easement areas, nor shall there be any alteration of the grades or contours in the easement areas unless approved by the Stormwater Manager of the City of Broken Arrow, provided, however, that the planting of turf or single trunk trees having a caliper of not less than two and one-half (2 ½) inches shall not require approval. Split rail, wrought iron, or open fencing will be allowed in the Overland Drainage Easement (OD/E). A solid, opaque fence will need to be approved by the City of Broken Arrow Storm Water Manager or designee. Solid opaque fences in an OD/E, between lots, must be raised 6" off the ground to prevent obstruction to the emergency overland relief swale. Fencing in the OD/E must be reviewed and approved by the stormwater manager or floodplain manager.

1.9.3 All costs and expenses associated with the overland drainage easement areas and facilities located therein, including maintenance of various improvements, will be the responsibility the Forest Ridge Homeowners' Association Inc., formed or to be formed as set forth within Section II - Declaration of Covenants, Conditions and Restrictions of Forest Ridge hereof, in accordance with the standards prescribed by the City of Broken Arrow. In the event the Association should fail to properly maintain the easement area and facilities located thereon or, in the event of the placement of an obstruction within the easement area, or the alteration of the grade or contour therein, the City of Broken Arrow may enter the easement area and perform maintenance necessary to the achievement of the intended drainage functions and may remove any obstruction or correct any alteration of grade or contour, and the cost thereof shall be paid by the Association. In the event the Association fails to pay the cost of maintenance after completion of the maintenance and receipt of a statement of costs, the City of Broken Arrow may file of record a copy of the statement of costs and thereafter the costs shall be a lien against the Association. A lien established as above provided may be judicially foreclosed.

1.10 Restrictive Covenants

Additional covenants and restrictions for STONE BLUFF II AT FOREST RIDGE are available from the Forest Ridge Homeowners' Association, Inc., entitled "Stone BLUFF at Forest Ridge Design Guidelines".

SECTION II. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF FOREST RIDGE

The property hereby platted as "STONE BLUFF II AT FOREST RIDGE" is subject to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge dated October 26, 1990, and recorded October 26, 1990, in Book 783, Pages 625-686 and the Supplemental Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated March 19, 1991, and recorded on May 16, 1991, in Book 792, Pages 391-418 and Amendment to Declaration of Covenants, Conditions, and Restrictions of Forest Ridge, dated March 31, 1992 and recorded October 7, 1992, and recorded in Book 823, Pages 472-526, and Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded August 31, 1994, in Book 879, Pages 190-210, and Corrected Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded September 14, 1994, in Book 880, Pages 098-119 in the office of the County Clerk of Wagoner County, Oklahoma, covering among other lands, "STONE BLUFF II AT FOREST RIDGE".

In the event of a conflict between the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated October 26, 1990, and recorded October 26, 1990, in Book 783, Pages 625-686 and the Supplemental Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated March 19, 1991, and recorded on May 16, 1991, in Book 792, Pages 391-418 and Amendment to Declaration of Covenants, Conditions, and Restrictions of Forest Ridge, dated March 31, 1992 and recorded October 7, 1992, and recorded in Book 823, Pages 472-526, and Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded August 31, 1994, in Book 879, Pages 190-210, and Corrected Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded September 14, 1994, in Book 880, Pages 098-119 in the office of the County Clerk of Wagoner County, Oklahoma, and the conditions, restrictions and covenants imposed hereby, the Declaration of Covenants, Conditions, Restrictions of Forest Ridge shall control.

This Certificate of Dedication and Restrictive Covenants for 'STONE BLUFF II AT FOREST RIDGE' is intended to supplement but not supersede or amend the Declaration of Covenants, Conditions and Restrictions of Forest Ridge dated October 26, 1990, and recorded October 26, 1990, in Book 783, Pages 625-686 and the Supplemental Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated March 19, 1991, and recorded on May 16, 1991, in Book 792, Pages 391-418 and Amendment to Declaration of Covenants, Conditions, and Restrictions of Forest Ridge, dated March 31, 1992 and recorded October 7, 1992, and recorded in Book 823, Pages 472-526, and Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded August 31, 1994, in Book 879, Pages 190-210, and Corrected Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded September 14, 1994, in Book 880, Pages 098-119 in the office of the County Clerk of Wagoner County, Oklahoma.

STONE BLUFF II AT FOREST RIDGE is platted pursuant to the City of Broken Arrow's P.U.D. 66 - dated August 1, 1988 as amended from time to time.

SECTION III. PLANNED UNIT DEVELOPMENT

WHEREAS, "FOREST RIDGE" was submitted as a planned unit development (entitled PUD No. 66) as provided within Section 6.4 of the Zoning Ordinance of the City of Broken Arrow, Oklahoma (Ordinance No. 2931) as amended and existing on May 16, 2017 (hereinafter the "Broken Arrow Zoning Ordinance"), which PUD No. 66 was approved by the City of Broken Arrow City Council, on August 1, 1988; and

WHEREAS, the planned unit development provisions of the Broken Arrow Zoning Ordinance require the establishment of covenants of record, inuring to and enforceable by the City of Broken Arrow, Oklahoma, sufficient to assure the implementation and continued compliance with the approved planned unit development; and

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to ensure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Broken Arrow, Oklahoma;

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth:

3.1 General Standards:

The development of "STONE BLUFF II AT FOREST RIDGE" shall be subject to the Planned Unit Development provisions of the Broken Arrow Zoning Code as such provisions existed on August 1, 1988.

3.2 Development Standards:

3.2.1	Permitted Uses	Single-family detached structures Intended for individual lot ownership
3.2.2	Minimum Lot Size	7,000 sq. ft.
3.2.3	Maximum Building Height:	2 and one half stories
3.2.4	Minimum Yard if Abutting a Non-Arterial Street	25 ft.
3.2.5	Minimum Lot Frontage	60 ft. (at the building line)
3.2.6	Minimum Lot Depth	115 ft.
3.2.7	Maximum Building Coverage	60%
3.2.8	Minimum Rear Yard	20 ft.
3.2.9	Minimum Side Yards	5 ft

SECTION IV. RESTRICTIONS

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for the orderly development of STONE BLUFF II AT FOREST RIDGE and the continued compatibility of use and improvements within STONE BLUFF II AT FOREST RIDGE.

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land, and shall be binding upon the Owner/Developer, its successors and assigns:

4.1 Use of Land

4.1.1 All lots within STONE BLUFF II AT FOREST RIDGE, shall be known and described as residential lots, and shall be used only for single-family residences.

4.2 Minimum Yards, Setbacks and Building Height

4.2.1 Front and Street Setback. No building shall be erected or maintained nearer to a street than the 25 foot building setback lines as depicted on the accompanying plat. The property line is twelve feet behind the face of curb so the home will be a minimum of 37 feet from the face of curb.

4.2.2 Side Yard. Each lot shall maintain side yards which in the aggregate are not less than 15 feet in width, and no side yard shall be less than 5 feet in width.

4.2.3 Rear Yard. Each lot shall maintain a rear yard of at least 20 feet; provided, however, that customary accessory structures may not be located in the required rear yard except as approved by the Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee.

4.2.4 Easement Setbacks. No Building, whether principal or accessory, shall encroach upon any utility easement as depicted on the accompanying plat.

4.2.5 Building Height. No building shall be constructed on any lot which exceeds a height of more than two and one half stories.

4.2.6 The building setback requirements listed in this Section 4.2 are private restrictions that are greater than what is required by PUD-66 and therefore are enforceable by the Homeowners' Association.

STONE BLUFF II AT FOREST RIDGE

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4.3 Floor Area of Dwellings

4.3.1 Living Area. All single story dwellings shall have a minimum of 3,000 square feet, measured "over masonry" and two and two and one half story dwellings shall have a minimum of 3,500 square feet, measured "over masonry".

4.3.2 Computation of Living Area. The computation of living area shall not include any basement, attics or unfurnished garage area used for storage. All living area measurements shall be taken horizontally at the top plate level to the face of the outside wall. Required living area must average at least 7 feet 6 inches in height, except that in the computation of second or upper story living area, the height shall be 7 feet 6 inches or at least one-half of the required living area, and any area of less than 5 feet in height shall be excluded.

4.4 Garage

Each dwelling shall provide space for the enclosed parking of at least three (3) standard automobiles.

4.5 Landscaping & Fencing

4.5.1 A landscape plan showing proposed front yard plantings in an amount not less than \$5,000.00 (not including sod cost) (based on average nursery planting prices in 2023) shall be submitted to the Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee for approval and shall be installed prior to completion of the home. All plans shall contain a minimum of one (1) 2" caliper tree in the front yard. Landscape plans for all homes ON THE GOLF COURSE and LAKEFRONT within Block 1 in STONE BLUFF II AT FOREST RIDGE shall have an additional \$2,500.00 (based on average nursery planting prices in 2023) in rear yard landscape planting. No planting shall be allowed which will block any views to the Golf Course or open areas. Underground-service pedestals located in the front of homes shall have a minimum of three (3) one-gallon "Maiden Grass" shrubs installed around each one. Plantings shall provide ten (10) feet clearance in front of all electrical transformers. The Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee reserves the authority to review, approve, modify or reject the type of landscaping or landscape design elements which may be placed in the public view by any lot owner and determined in the discretion of the Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee to be incompatible with the overall landscape design theme of STONE BLUFF II AT FOREST RIDGE. Builders/Homeowners must install lawn irrigation systems and should notify their subcontractors that water pressure in Stone BLUFF II will exceed 125 psi. Systems should include a pressure regulator to prevent future problems.

4.5.2 The use of artificial or manmade plant material is prohibited. Ornamental landscape design elements located within the public view are prohibited other than one ornamental bench located upon the lot by the front porch and seasonal and holiday decorations timely and seasonally displayed. The Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee may permit other types of ornamental landscape design elements upon approval.

4.5.3 All planting shall be completed prior to occupancy, unless approved by the Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee. Plans shall include proposed fencing, walls, and City required sidewalks.

4.5.4 Traditional Homesites: Fencing on lots not adjacent to the Golf Course or Lakes may be of approved polyvinyl chloride (PVC), masonry, black wrought iron or wood material not exceeding six (6) feet in height as measured from the bottom of the pickets at grade to the top of the pickets or wall. Fencing layout must preserve views to open areas.

4.5.5 Golf Course and Lakefront Homesites: Fencing, if desired, along the rear yard lot line for all homes ON THE GOLF COURSE and LAKEFRONT within Blocks 1 in STONE BLUFF II AT FOREST RIDGE, must use black wrought iron not to exceed 5' tall, with or without brick pilasters or columns. Fencing along Side Yards of these homesites may use a combination of black wrought iron and approved PVC, masonry, or wood fencing, not exceeding 6' in height as measured above, with the provision that 6' fencing must begin a gradual step down from 6' tall to meet the wrought iron fencing which will come into the property 12' from the fence at rear Golf Course Property Line. Views to the Lake and Golf Course from adjacent lots will be taken into consideration on approving the fencing layout on Lakefront homes. However, 360 degree views will not be guaranteed.

4.6 Building Material Requirements

4.6.1 Exterior Walls: Each dwelling shall be a 100% approved masonry except under porches and patios. Small areas of decorative veneer maybe approved on a case by case basis by the Forest Ridge New Construction Committee.

4.6.2 Foundations/Stemwalls: All foundations/stemwalls of the dwellings erected on any lot shall be veneered with brick, natural rock or stucco. No exposed foundations/stemwalls will be allowed.

4.6.3 Windows: Exterior windows shall be either of vinyl, wood, cladwood, painted, anodized colored aluminum construction. No mill finish will be accepted.

4.6.4 Fireplace Chimney and Flues: Fireplace chimneys and flue terminations shall be of standard design agreed to and approved by the Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee, as appropriate. Fireplaces located on any perimeter wall of the dwelling shall be of masonry or masonry veneer construction to the point where they penetrate the roof.

4.6.5 Roofing: Roofing materials will be architectural grade composition shingle, Heritage Series by "TAMKO", color to be "Weathered Wood" or equal, or as approved by the Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee, as appropriate.

4.6.6 Gutters and Downspouts: Complete rain gutters and downspouts shall be provided as agreed to and approved by the Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee, as appropriate. Gutters and downspouts must be tight-lined to the street.

4.6.7 Painting: Certain colors including vivid or bright pastels including, but not limited to, pink, turquoise, orange, lavender and purple will not be allowed. All exterior color selections must receive approval by the Forest Ridge Homeowners' Association New Construction Committee. Roof jacks and other penetrations including water heater and furnace vents will be painted to match the single color.

4.6.8 Waiver: The Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee, as appropriate, as set forth pursuant to Section II - Declaration of Covenants, Conditions and Restrictions of Forest Ridge may waive, in the particular instance, the building material requirements set out in Paragraphs 4.6.1 thru 4.6.7 of this Subsection 4.6.

4.7 Commercial Structures

No building or structure shall be placed, erected, or used for business, professional, trade or commercial purposes on any portion of any lot, except as set forth in Section II - Declaration of Covenants, Conditions and Restrictions of Forest Ridge.

4.8 Existing Dwellings

No existing erected dwelling may be moved onto or placed on any lot. Mobile or modular homes are strictly prohibited.

4.9 Antennas

All homes must be wired for fiber optic telephone service. Underground television cable is provided to the site. All homes should be pre-wired with RG6 (or better) coaxial cable to prevent "ghosting" due to proximity to the main antennas. Satellite dishes shall be positioned to provide low visibility from the street and common areas. No external radio, television or other antennas of any kind or nature (including but not limited to "satellite dishes") or other devices for the reception or transmission of radio, microwave, or other similar signals, shall be placed, or maintained upon unenclosed portions of any lot except for satellite dishes 20 inches in diameter or less as approved by the Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee.

4.10 Plumbing

Where possible, fixture vents, hot water tank and furnace vents shall be located on the side or rear of the roof to reduce visibility from the street. Gas meters must be located up by the house and hidden from view. Each home must contain a pressure regulator on the water system as water exceeds 120 psi within Forest Ridge.

4.11 Vehicle Storage and Parking

No inoperative vehicle shall be stored on any lot except within an enclosed garage. No boats, trailers, buses, motor homes, campers, or other similar type vehicles shall be parked or stored in or upon any part of STONE BLUFF II AT FOREST RIDGE (including common areas) except within an enclosed garage on a lot. No vehicle shall be repaired or rebuilt anywhere in STONE BLUFF II AT FOREST RIDGE including on any lot or upon the streets of STONE BLUFF II AT FOREST RIDGE. No vehicle shall be parked on the streets in STONE BLUFF II AT FOREST RIDGE on a regular basis or for more than a twenty-four (24) hour period except in such parking areas as may be designated by the Forest Ridge Homeowners' Association, Inc. The Forest Ridge Homeowners' Association, Inc., may remove, or cause to be removed, any unauthorized vehicle or other item prohibited hereby at the expense of the owner thereof in any manner consistent with law.

4.12 Driveways and Walks

All driveways and walks between the street and garage shall be constructed of concrete or masonry. River gravel exposed aggregate concrete may be used for walks when compatible with the design of the residence, subject to the approval of the Forest Ridge Homeowners' Association New Construction Committee or Forest Ridge Homeowners' Association Modifications Committee, as appropriate, as set forth pursuant to Section II - Declaration of Covenants, Conditions and Restrictions of Forest Ridge.

4.13 Pedestrian Jogging Trails and Parks

For the common use and benefit of the Forest Ridge Homeowners' Association, Inc., the Owner/Developer may develop certain pedestrian jogging trails and parks

for subsequent conveyance to the Forest Ridge Homeowners' Association, Inc. All motorized recreational vehicles are strictly prohibited upon the trails and within the parks. The maintenance of fencing, bridges, trails, landscaping, or other improvements erected along the trails or within any park, by the Owner/Developer incidental to the development of the subdivision or erected by the Forest Ridge Homeowners' Association, Inc., shall be the obligation of the Forest Ridge Homeowners' Association, Inc.

4.14 Perimeter Fencing

4.14.1 The Owner/Developer herein establishes and reserves for subsequent conveyance to the Forest Ridge Homeowners' Association, Inc., formed pursuant to Section II - Declaration of Covenants, Conditions to erect and maintain fencing, walls, landscaping, and/or irrigation along the boundaries of the subdivision within the 5' Fence and Landscape Easement depicted on the plat abutting 79th Street (Midway Road). Maintenance of the fencing, walls, landscaping and irrigation will be the responsibility of the Homeowners' Association.

4.14.2 Boundary Fences. Boundary Fences on internal boundaries/property lines should be installed on (but not over) the common property boundary but in any event, must be installed within six (6) inches of the common Property Boundary or as close as site conditions allow. Adjacent properties owners are granted the right to extend over the common property line to attach their fencing to the existing fencing. The rights granted herein shall be appurtenant to the land and shall pass to such owner's successors-in-title.

4.15 Sidewalks

Prior to occupancy of a dwelling on a Lot, a sidewalk four feet in width shall be constructed (excepting points of driveway access) located within the lot. The owner of the Lot shall have the obligation to construct and maintain the required sidewalk. Additionally, the Owner/Developer will construct a sidewalk at least 5 feet in width along 79th Street (Midway Road).

SECTION V. RESERVATIONS

5.1 Reservation of Mineral Rights

The undersigned, THE ROBSON COMPANIES, INC., hereby reserves unto itself, its successors and assigns, any and all interest in and to oil, gas and other minerals therein and thereunder and all rights, interests and estates and whatsoever nature instant thereto or arising therefrom.

5.2 Reservation of Water Rights

The undersigned, THE ROBSON COMPANIES, INC., hereby reserves unto itself, its successors and assigns all water and all water rights therein or thereunder, and all rights, interests and estates of whatsoever nature instant thereto or arising therefrom, including the water standing on the land, flowing over or under its surface (whether or not forming a definite stream), water running in a definite stream, formed by nature, over, under the surface and all ground water, and the right to control the damming up or otherwise using the bed of a stream for the collection or storage of water.

SECTION VI. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

6.1 Enforcement

The restrictions herein set forth are covenants to run with the land and shall be binding upon the Owner/Developer, its successors and assigns, and all parties claiming under them, and otherwise, shall be enforceable as set forth in the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated October 26, 1990, and recorded October 26, 1990, in Book 783, Pages 625-686 and the Supplemental Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated March 19, 1991, and recorded on May 16, 1991, in Book 792, Pages 391-418, and Amendment to Declaration of Covenants, Conditions, and Restrictions of Forest Ridge dated March 31, 1992 and recorded October 7, 1992, and recorded in Book 823, Pages 472-526, and Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded August 31, 1994, in Book 879, Pages 190-210, and Corrected Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded September 14, 1994, in Book 880, Pages 098-119 in the office of the County Clerk of Wagoner County, Oklahoma, including, without limitation, specifically Article XII thereof.

6.2 Duration

These restrictions shall remain in full force and effect until amended and terminated pursuant to procedures as set forth in the Declaration of Covenants, Conditions and Restrictions of Forest Ridge dated October 25, 1990, and recorded October 25, 1990, in Book 783, Pages 625-686 and the Supplemental Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated March 19, 1991, and recorded on May 16, 1991, in Book 792, Pages 391-418, and Amendment to Declaration of Covenants, Conditions, and Restrictions of Forest Ridge, dated March 31, 1992 and recorded October 7, 1992, and recorded in Book 823, Pages 472-526, and Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded August 31, 1994, in Book 879, Pages 190-210, and Corrected Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded September 14, 1994, in Book 880, Pages 098-119 in the office of the County Clerk of Wagoner County, Oklahoma. If any of the options, privileges, covenants or rights created by this Certificate of Dedication, Restrictions and Covenants for "STONE BLUFF II AT FOREST RIDGE" shall be unlawful, void or voidable for violations of the rule against perpetuities then such provision shall continue until twenty-one (21) years after the death of the survivor of the now living descendants of Bruce A. Robson.

6.3 Amendment or Termination

The covenants contained herein, may be amended or terminated, in whole or in part, in accordance with the guidelines set forth in the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated October 26, 1990, and recorded October 26, 1990, in Book 783, Pages 625-686, and the Supplemental Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated March 19, 1991, and recorded on May 16, 1991 in Book 792, Pages 391-418, and Amendment to Declaration of Covenants, Conditions, and Restrictions of Forest Ridge, dated March 31, 1992 and recorded October 7, 1992, and recorded in Book 823, Pages 472-526, and Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded August 31, 1994, in Book 879, Pages 190-210, and Corrected Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded September 14, 1994, in Book 880, Pages 098-119 in the office of the County Clerk of Wagoner County, Oklahoma, including without limitation, Article XIII thereof.

6.4 Severability

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgement, or decree of any court, or otherwise, shall not invalidate or affect any of the other restrictions of any part thereof as set forth herein, which shall remain in full force and effect.

IN WITNESS WHEREOF, THE ROBSON COMPANIES, INC., an Oklahoma corporation, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

THE ROBSON COMPANIES, INC.  
an Oklahoma corporation

ATTEST: (CORPORATE SEAL).

John J. Robson,  
President

Davis Robson,  
Assistant Corporate Secretary

STATE OF OKLAHOMA

)

COUNTY OF WAGONER

) s.s.  
)

Before me, the undersigned, a notary public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 personally appeared John J. Robson, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President, 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 such corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have set my hand and seal, the day and year last written above.

Notary Public  
My commission no. \_\_\_\_\_  
expires \_\_\_\_\_.

CERTIFICATE

I, David W. Murdoch, of Tulsa Engineering and Planning Associates, Inc., a Professional Land Surveyor licensed in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "STONE BLUFF II AT FOREST RIDGE", a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.



David W. Murdoch  
Licensed Professional Land Surveyor  
Oklahoma No. 1404

State of Oklahoma )  
 ) ss.  
County of Tulsa )

The foregoing Certificate of Survey was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by David W. Murdoch.

Jack Taber, Notary Public  
My commission No. is 12005192  
My commission expires May 31, 2024

STONE BLUFF II AT FOREST RIDGE

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