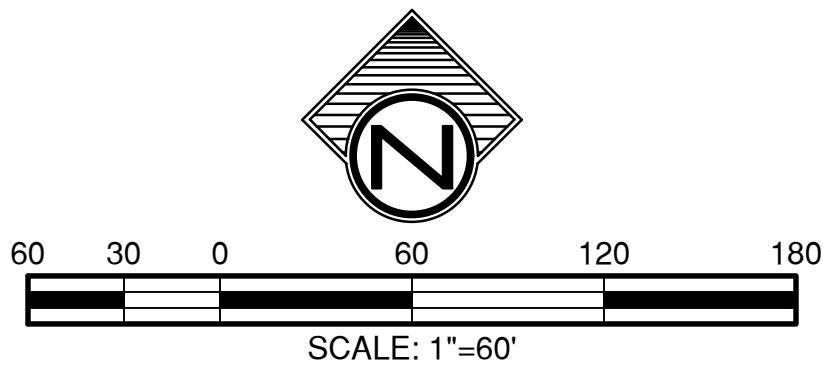


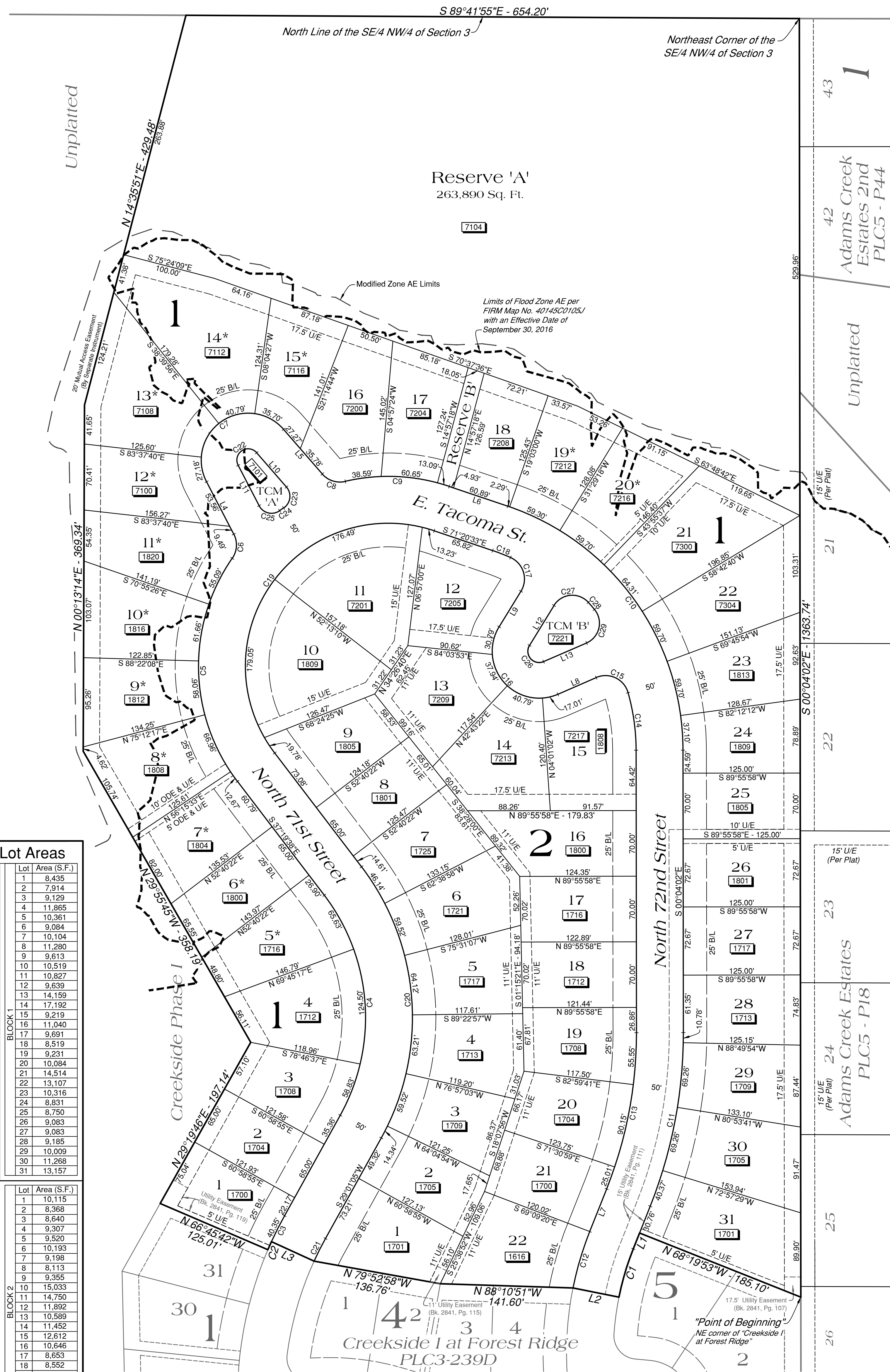
Creekside II

at Forest Ridge

A Subdivision in the City of Broken Arrow, being a part of the W/2 of Section 3, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma



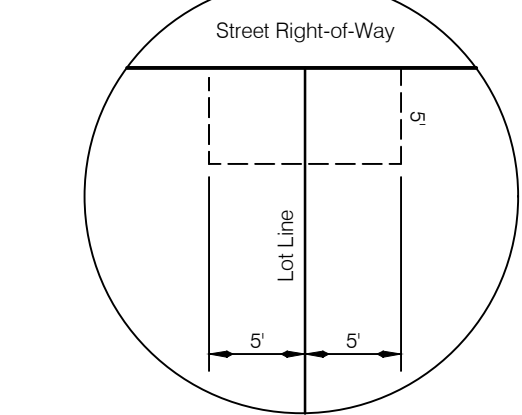
Unplatted



Lot Areas

Lot	Area (S.F.)
1	8,435
2	7,914
3	9,129
4	11,865
5	10,361
6	9,084
7	10,104
8	11,280
9	9,613
10	10,519
11	10,827
12	9,639
13	14,159
14	17,192
15	9,219
16	11,040
17	9,691
18	8,519
19	9,231
20	10,084
21	14,514
22	13,107
23	10,316
24	8,831
25	8,750
26	9,083
27	9,083
28	9,185
29	10,009
30	11,268
31	13,157

Lot	Area (S.F.)
1	10,115
2	8,368
3	8,640
4	9,307
5	9,520
6	10,193
7	9,198
8	8,113
9	9,355
10	15,033
11	14,750
12	11,892
13	10,589
14	11,452
15	12,612
16	10,646
17	8,653
18	8,552
19	9,015
20	9,491
21	8,717
22	10,756



5'x10' Utility Easement Detail For Fire Hydrants
Scale 1" = 10'
Fire Hydrant Locations (Typical)
Fire Hydrant Locations

* Building Permit on LOMR-F Lots

Block 1: Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19 & 20

Per City of Broken Arrow requirements, no Building Permit shall be issued for said Lots until the Local Floodplain Administrator has determined that said Lots are in compliance with applicable drainage ordinances and regulations. Upon the recording of a certificate of such determination of compliance by the Local Floodplain Administrator, said Lots shall be recognized as admissible for Building Permits.

FEMA Note

Per the FEMA FIRM, this property is located in FEMA Flood Zone "AE" and "X" (Area of Minimal Flood Hazard), per FIRM Panel Number 40145C0105J, City of Broken Arrow Community No. 400236 with an Effective date of September 30th, 2016.

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation

9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621

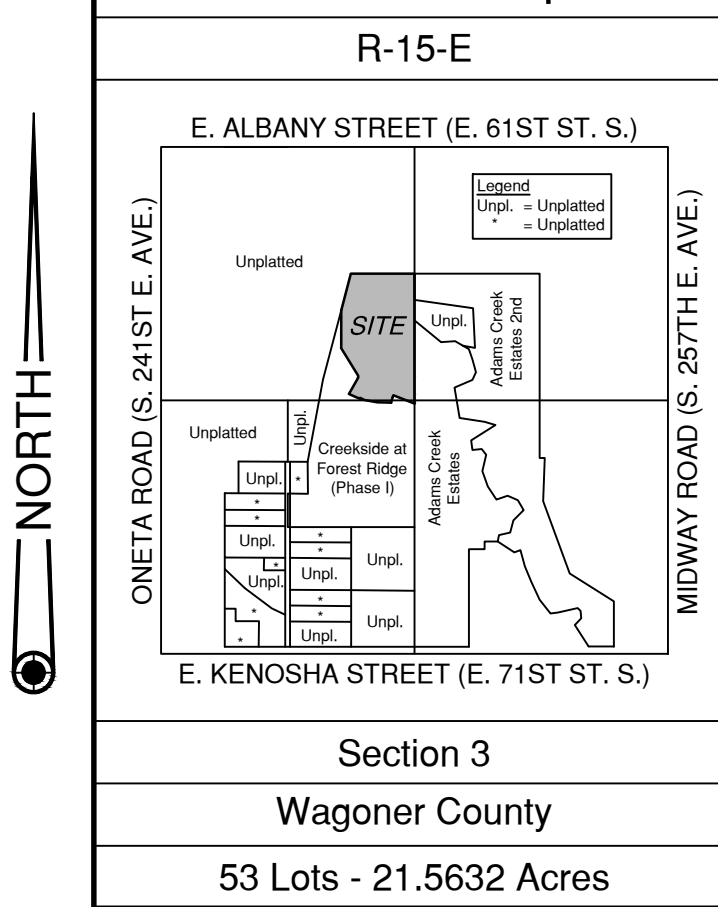
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2025

OWNER / DEVELOPER

The Robson Companies, Inc.,
an Oklahoma corporation

901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
918.357.2787

Location Map



Legend

Res. = Reserve	B/L = Building Line
Bk. = Book	U/E = Utility Easement
Pg. = Page	ROW = Right of Way
F&LE = Fence & Landscape Easement	T.C.M. = Traffic Control Median

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 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 an assumed bearing of S 89°38'11" W along the South line of the W/2 of Section 3, 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

A MAG nail on top of the north curb of E. Kenosha St. approximately 315 feet west of the centerline of S. 250th E. Ave. and 24 feet north of the centerline of E. Kenosha St.

Elevation = 626.10'
Vertical Datum=NAVD88

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 plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD 031921-17. Stormwater detention for this plat will be provided on the site.

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.

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	10°16'40"	300.00'	53.81'	S 16°31'47" W	53.74'
C2	01°20'21"	400.00'	09.35'	S 23°54'28" W	9.35'
C3	04°26'26"	400.00'	31.00'	N 26°47'51" E	30.99'
C4	66°20'42"	215.00'	248.96'	N 04°09'17" W	235.28'
C5	71°59'21"	202.50'	254.43'	N 01°19'57" W	238.02'
C6	62°06'31"	25.00'	27.10'	N 03°36'28" E	25.79'
C7	166°25'49"	50.00'	145.24'	N 55°46'07" E	99.30'
C8	62°06'31"	25.00'	27.10'	S 72°04'14" E	25.79'
C9	31°46'56"	202.50'	123.33'	S 87°14'01" E	110.89'
C10	71°16'31"	275.00'	342.10'	S 35°42'18" E	320.46'
C11	21°44'09"	500.00'	189.68'	S 10°48'02" W	188.55'
C12	10°16'40"	350.00'	62.78'	N 16°31'47" E	62.70'
C13	21°44'09"	450.00'	170.71'	N 10°48'02" E	169.69'
C14	15°48'53"	225.00'	62.10'	N 07°58'29" W	61.91'
C15	97°37'28"	25.00'	42.60'	N 64°41'39" W	37.63'
C16	144°59'10"	50.00'	126.52'	N 41°00'48" W	95.37'
C17	97°37'28"	25.00'	42.60'	N 17°19'57" W	37.63'
C18	05°11'52"	225.00'	20.41'	N 68°44'37" W	20.41'
C19	145°59'05"	152.50'	388.56'	S 35°39'55" W	291.66'
C20	66°20'42"	265.00'	306.85'	S 04°09'17" E	290.00'
C21	04°26'26"	350.00'	27.13'	S 26°47'51" W	27.12'
C22	168°10'58"	12.00'	34.86'	N 55°10'34" E	23.87'
C23	97°30'33"	15.00'	25.53'	S 07°44'18" W	22.56'
C24	01°26'54"	202.50'	05.12'	S 55°46'07" W	05.12'
C25	97°30'33"	15.00'	25.53'	N 76°12'04" W	22.56'
C26	144°59'10"	12.00'	30.37'	N 41°00'48" W	22.89'
C27	106°17'23"	23.00'	42.67'	N 84°37'28" E	36.81'
C28	02°26'05"	235.00'	9.99'	S 41°00'48" E	9.99'
C29	106°17'23"	23.00'	42.67'	S 13°20'65" W	36.81'

Line Table

No.	Bearing	Distance
L1	S 21°40'07" W	18.14'
L2	N 78°36'33" W	50.00'
L3	N 65°25'22" W	50.00'
L4	N 27°26'47" W	63.05'
L5	S 41°00'28" E	63.05'
L6	S 71°20'33" E	65.82'
L7	N 21°40'07" E	48.90'
L8	S 66°29'38" W	44.59'
L9	N 31°28'47" E	44.59'
L10	S 41°00'58" E	48.49'
L11	N 27°26'47" W	48.49'
L12	N 31°28'47" E	49.85'
L13	S 66°29'38" W	49.85'

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

Mayor

Attest: City Clerk

Creekside II at Forest Ridge

Sheet 1 of 3

Date of Preparation: August 12, 2024

G:\20-066\Final\Phase II\20-066 Final Plat PHII.dwg