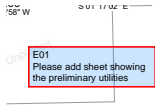


# Conditional Final Plat Recieved 3-7-2025

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## [1] 2040172 Cond Final Plat-Phase I-Sheet 1 (1)

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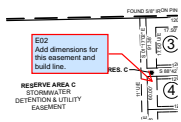
**Page Label:** [1] 2040172 Cond Final Plat-Phase I-Sheet 1  
**Author:** AYamaguchi

**E01**  
Please add sheet showing the preliminary utilities

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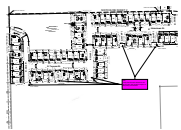
## [3] 2040172 Cond Final Plat-Phase I-Sheet 3 (3)

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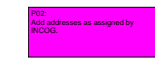
**Page Label:** [3] 2040172 Cond Final Plat-Phase I-Sheet 3  
**Author:** AYamaguchi

**E02**  
Add dimensions for this easement and build line.



**Page Label:** [3] 2040172 Cond Final Plat-Phase I-Sheet 3  
**Author:** AYamaguchi

**P01:**  
Verify that the stub streets do not exceed the 150' length to require a temporary turn around.



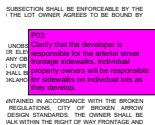
**Page Label:** [3] 2040172 Cond Final Plat-Phase I-Sheet 3  
**Author:** AYamaguchi

**P02:**  
Add addresses as assigned by INCOG.

---

## [5] 2040172 DOD PH I-Sheet 5 (1)

---



**Page Label:** [5] 2040172 DOD PH I-Sheet 5  
**Author:** AYamaguchi

**P03:**  
Clarify that the developer is responsible for the arterial street frontage sidewalks. Individual property owners will be responsible for sidewalks on individual lots as they develop.

PLACE HOLDER CO RECORDING STAMP

### East Albany Street (East 61st Street South)

### CONDITIONAL FINAL PLAT-OVERALL

# TIMBER RIDGE PHASE I

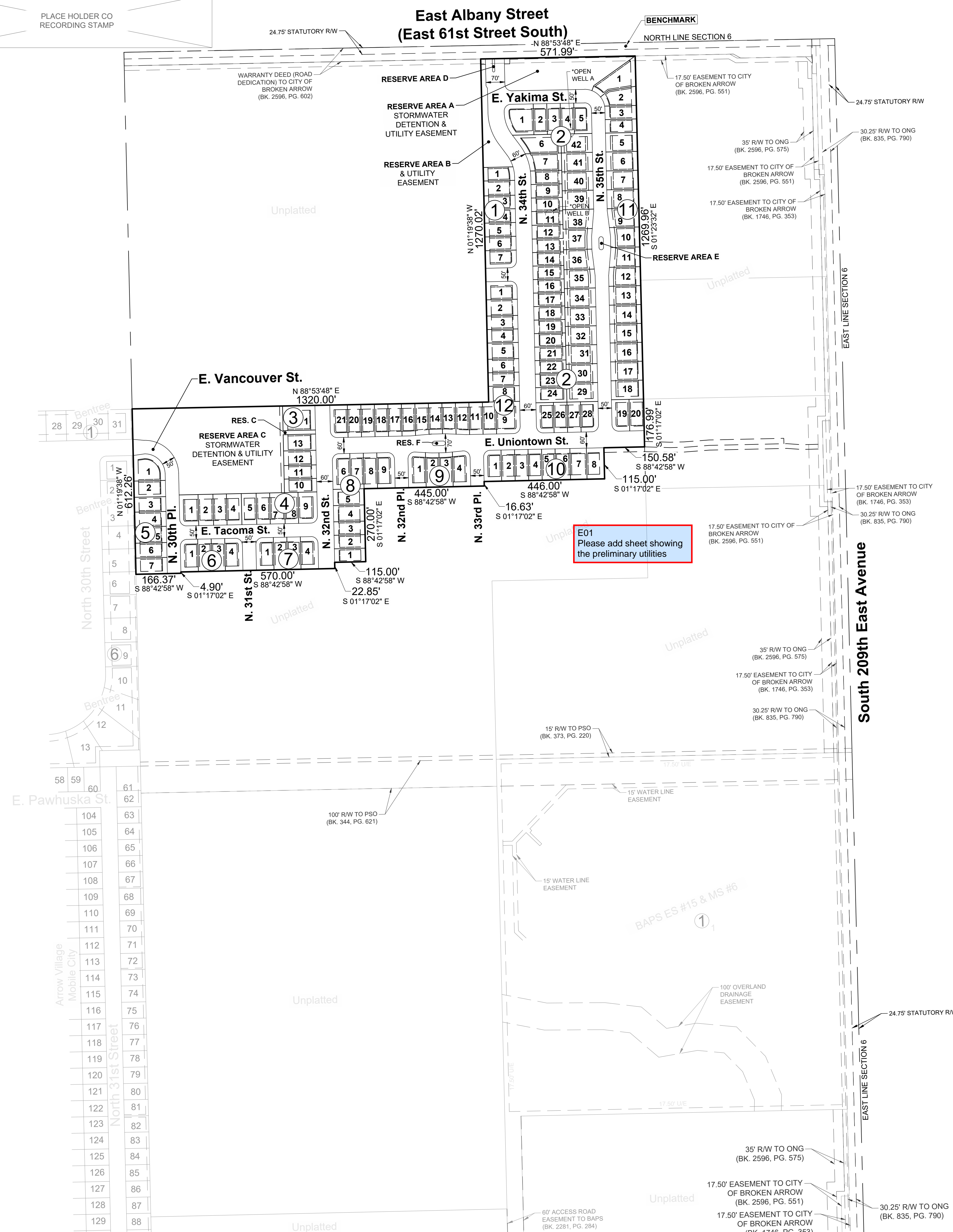
### PUD-334 / CASE NO. BAZ-2102

PART OF THE EAST HALF (E/2) OF SECTION SIX (6), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

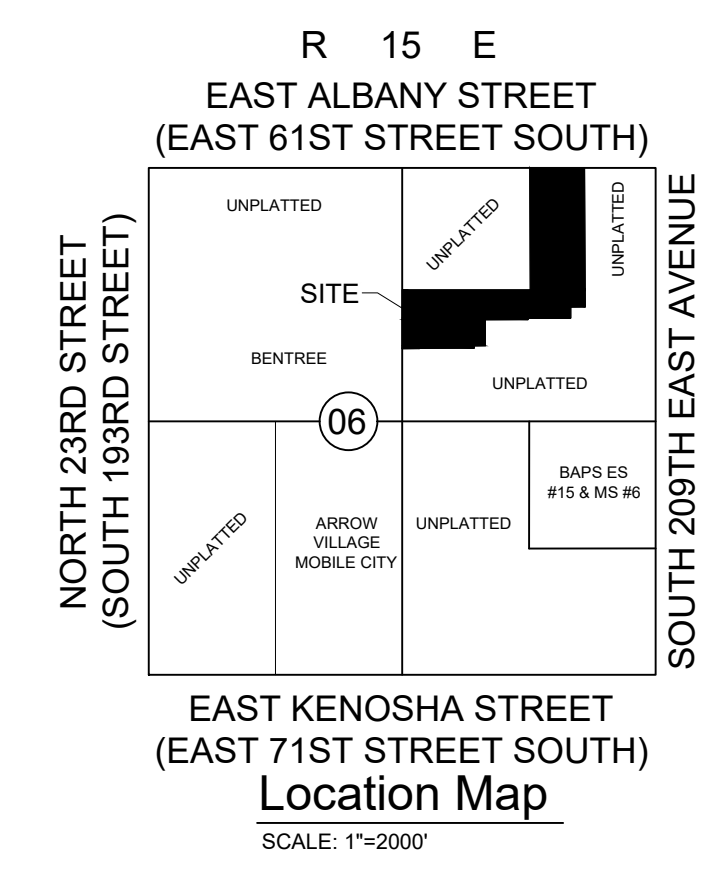
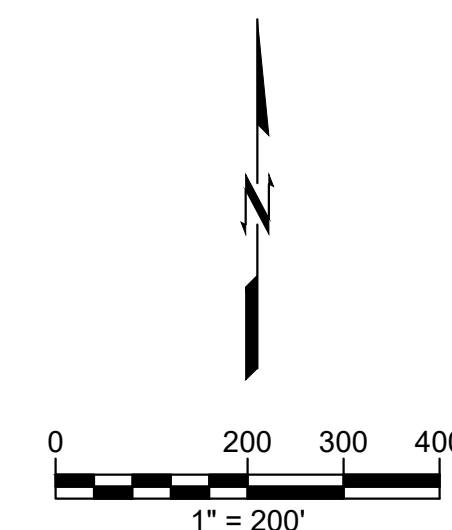
**OWNER:**  
Glen Wood Homes, LP  
5705 East 71st Street, Suite #220  
Tulsa, Oklahoma, 74136  
CONTACT: HAMID VALAD KHANI

**ENGINEER:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
A. NICOLE WATTS P.E.  
nicole.watts@wallace.design

**SURVEYOR:**  
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Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
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R. WESLEY BENNETT, PLS 1562  
wes.bennett@wallace.design



E01  
Please add sheet showing the preliminary utilities



**LEGEND**

- B/L = BUILDING SETBACK
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- R/W = RIGHT-OF-WAY
- F/E = FENCE EASEMENT
- SD/E = STORM SEWER EASEMENT
- OD/E = OVERLAND DRAINAGE EASEMENT
- U/E = UTILITY EASEMENT
- BK./PG. = BOOK/PAGE
- ONG = OKLAHOMA NATURAL GAS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
- RES. = RESERVE

XXXX ADDRESS

① BLOCK NUMBER

2 LOT NUMBER

○ IRON PIN FOUND

**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS ONE HUNDRED FORTY (140) LOTS IN TWELVE (12) BLOCKS AND SIX (6) RESERVE AREAS

SUBDIVISION CONTAINS 1,537,477 SF (35.30 ACRES)

RESERVE AREA A CONTAINS 47,673 SF (1.09 ACRES)

RESERVE AREA B CONTAINS 15,544 SF (0.36 ACRES)

RESERVE AREA C CONTAINS 149,875 SF (3.44 ACRES)

RESERVE AREA D CONTAINS 405 SF (0.01 ACRES)

RESERVE AREA E CONTAINS 751 SF (0.02 ACRES)

RESERVE AREA F CONTAINS 751 SF (0.02 ACRES)

**MONUMENTATION**

MONUMENTATION FOUND AS NOTED. (SEE SHEETS 2-5)

1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.

**BENCHMARK**

3/8" IRON PIN IN EAST ALBANY STREET

NORTHING=399188.198

EASTING=2634372.061

ELEV=717.13

**BASIS OF BEARINGS**

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

VERTICAL DATUM NAVD 1988

**ADDRESS NOTE**

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

**FLOODPLAIN NOTE**

FEMA FIRM MAP 40145C0105J FOR WAGONER COUNTY, OKLAHOMA AND INCORPORATED AREAS WITH A REVISION DATE OF SEPTEMBER 30TH, 2016. SHOWS NO FLOODPLAIN ON SUBJECT PROPERTY.

**NOTES:**

- SEE SHEETS 2 & 3 FOR INTERIOR DIMENSIONS AND LABELS.
- SEE SHEET 4 FOR CURVE, LINE AND LOT DATA.
- 5" BUILDING SETBACK FOR SIDE LOTS UNLESS OTHERWISE NOTED.

**SURVEYOR'S LAST SITE VISIT:**

2/25/21

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

Mayor \_\_\_\_\_

Attest: City Clerk \_\_\_\_\_

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO.: DD-011224-04

**BACKFLOW PREVENTER NOTE**

\*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 24.913, ADOPTED MAY 15, 2018. ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

PLACE HOLDER CO CLERK STAMP

PLACE HOLDER CO TAX STAMP

\\civl-server\projects\2040172 Timber Ridge Subdivision\Drawings\PRODUCTION\Plat\2040172 Cond Final Plat-Phase I.dwg PLOT:3/7/25 ORIG SIZE:24"X36"

CONDITIONAL FINAL PLAT

# TIMBER RIDGE PHASE I

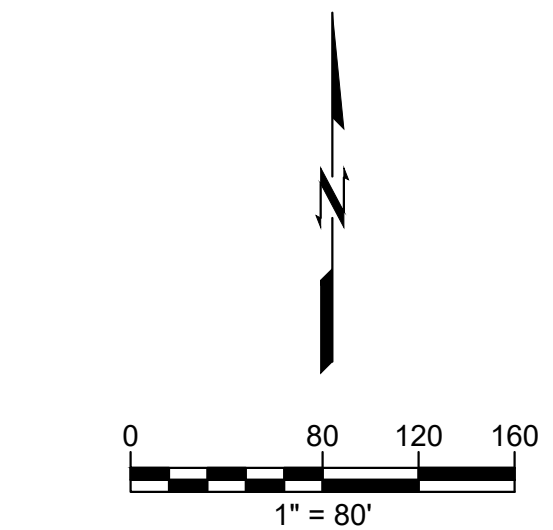
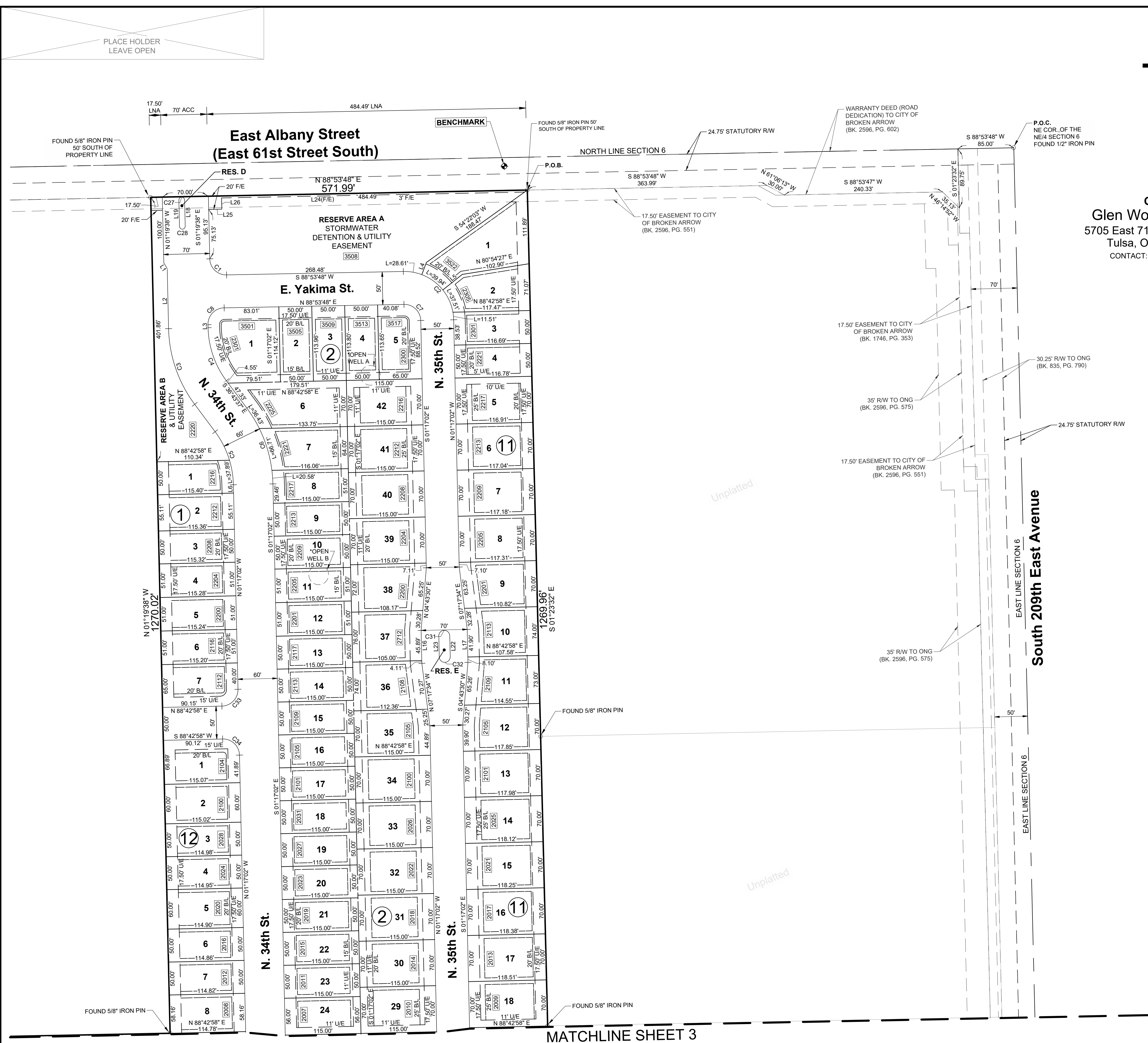
PUD-334 / CASE NO. BAZ-2102

PART OF THE EAST HALF (E/2) OF SECTION SIX (6), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

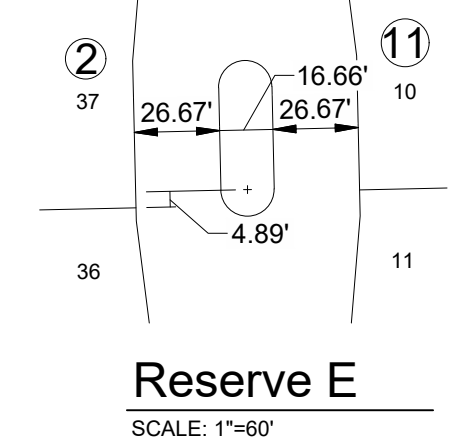
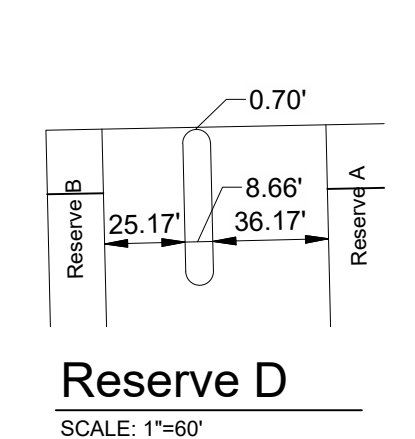
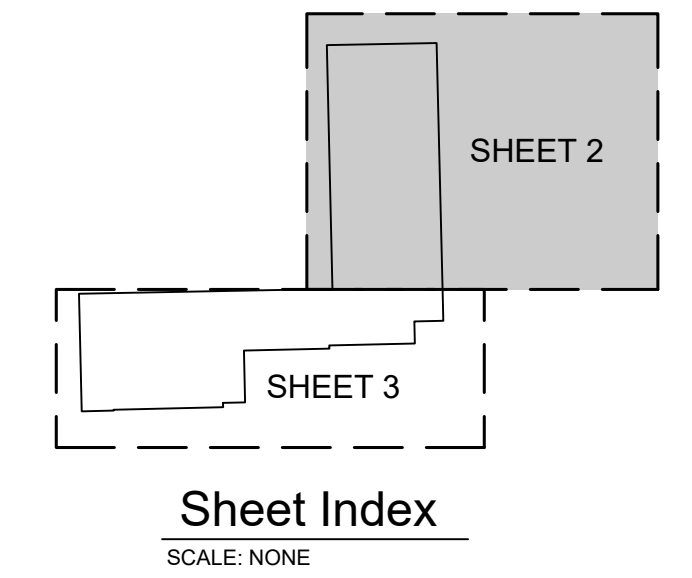
**OWNER:**  
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CONTACT: HAMID VALAD KHANI

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R. WESLEY BENNETT, PLS 1562  
wes.bennett@wallace.design



**\*EXISTING WELL DATA (SURVEYED)**  
WELL A - N = 398870.51 E = 2634168.82  
WELL B - N = 398567.48 E = 2634090.20  
WELLS A & B TO HAVE 15' RADIUS SETBACK



\\civl-server\projects\2040172 Timber Ridge Subdivision\Drawings\PRODUCTION\Plat\2040172 Cond Final Plat-Phase I.dwg PLOT: 3/7/25 ORIG SIZE: 24"x36"

PLACE HOLDER  
LEAVE OPEN

### CONDITIONAL FINAL PLAT

# TIMBER RIDGE PHASE I

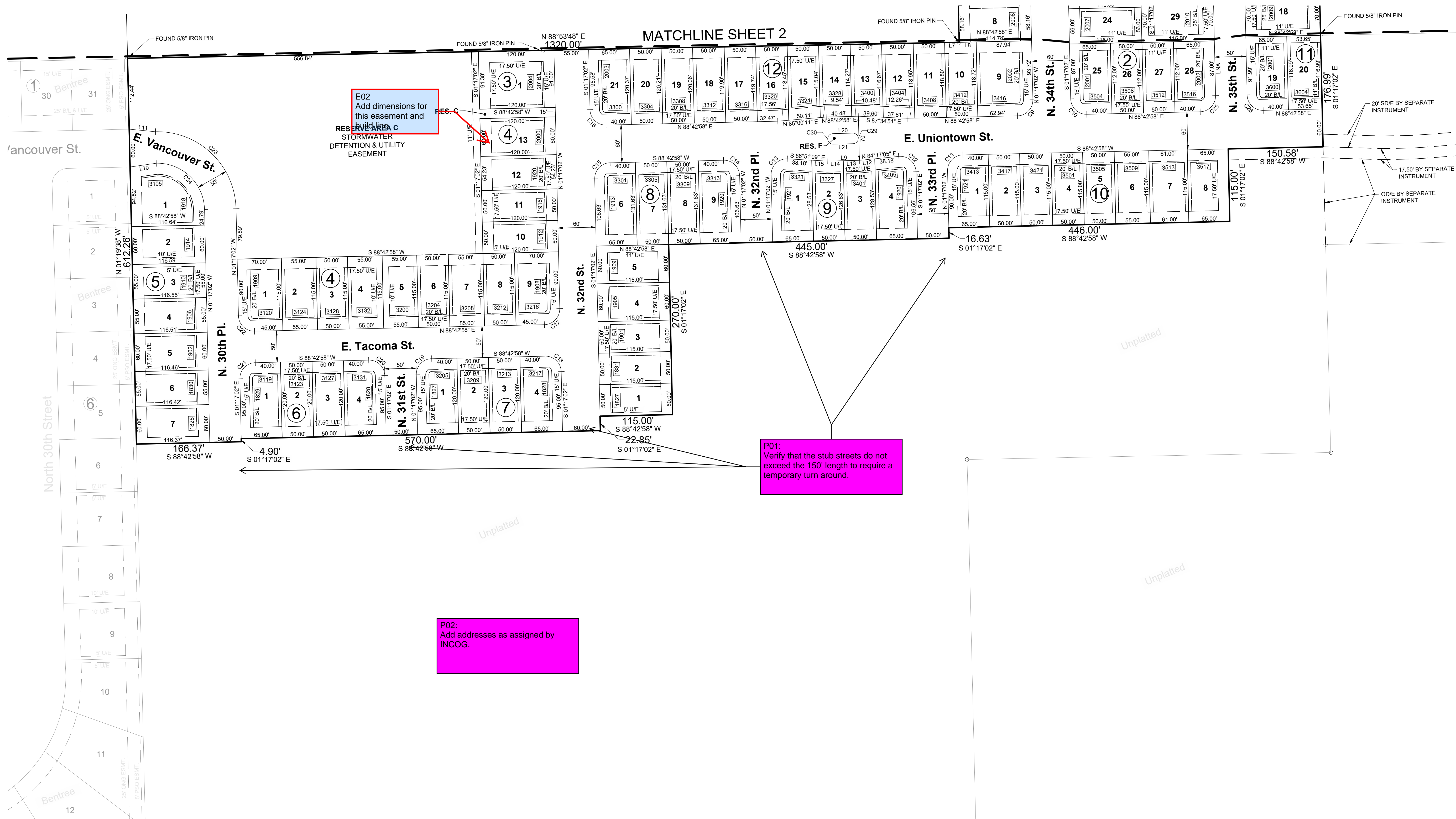
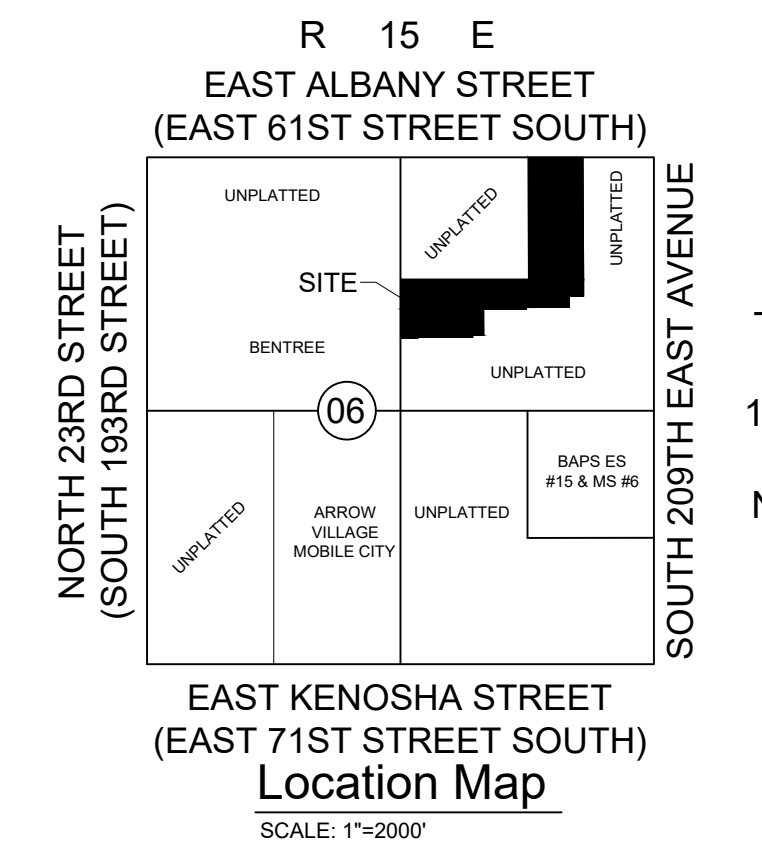
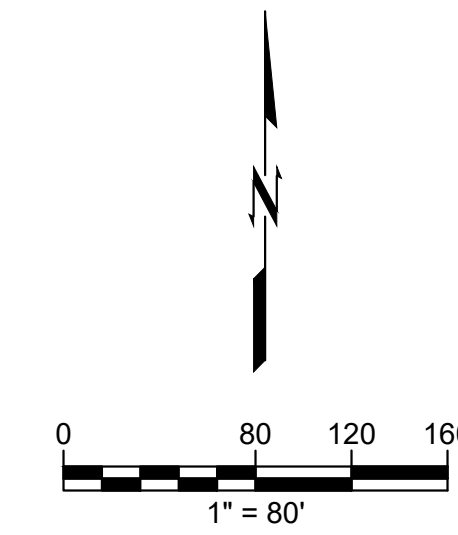
### PUD-334 / CASE NO. BAZ-2102

PART OF THE EAST HALF (E/2) OF SECTION SIX (6), TOWNSHIP EIGHTEEN (18)  
NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN,  
CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

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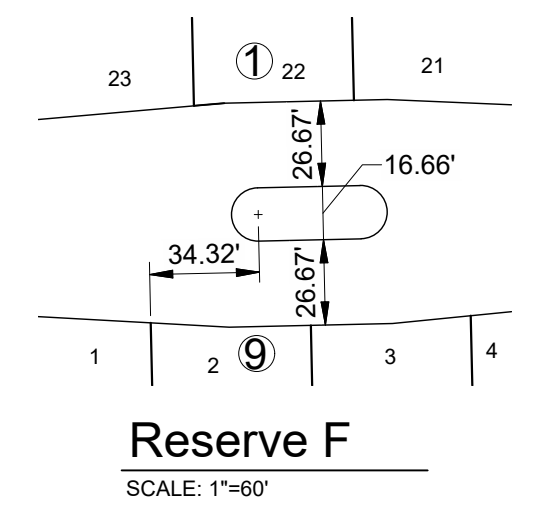
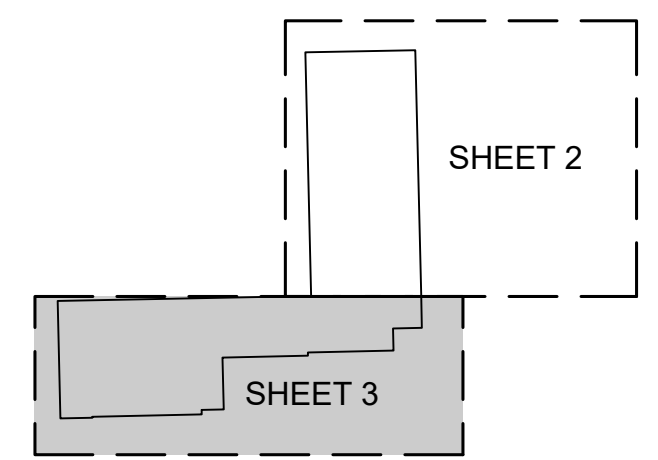
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Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
R. WESLEY BENNETT, PLS 1562  
wes.bennett@wallace.design



**E02:**  
Add dimensions for  
this easement and  
REVISE C

**P01:**  
Verify that the stub streets do not  
exceed the 150' length to require a  
temporary turn around.

**P02:**  
Add addresses as assigned by  
INCOG.



\\civil-server\projects\2040172 Timber Ridge Subdivision\Drawings\PRODUCTION\Plat\2040172 Cond Final Plat-Phase I.dwg PLOT:3/7/25 ORIG SIZE:24"x36"

# CONDITIONAL FINAL PLAT

# TIMBER RIDGE PHASE I

PUD-334 / CASE NO. BAZ-2102

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	N 31°19'38" W
L2	91.34'	N 01°19'38" W
L3	4.58'	N 01°19'38" W
L4	20.00'	N 20°45'08" E
L5	37.75'	N 51°16'02" E
L6	12.57'	N 01°17'02" W
L7	23.16'	N 88°53'48" E
L8	26.84'	N 88°42'58" E
L9	50.97'	N 88°42'58" E
L10	42.00'	N 81°55'25" E
L11	42.06'	S 84°24'42" E
L12	24.59'	S 84°17'05" W
L13	25.48'	S 88°42'58" W
L14	25.48'	S 88°42'58" W
L15	24.59'	N 86°51'09" W
L16	50.00'	S 01°17'02" E
L17	50.00'	S 01°17'02" E
L18	40.00'	S 01°19'38" E
L19	40.00'	N 01°19'38" W
L20	32.00'	N 88°42'58" E
L21	32.00'	S 88°42'58" W
L22	32.00'	S 01°17'02" E
L23	32.00'	N 01°17'02" W
L24	460.16'	S 88°53'48" W
L25	20.00'	S 88°53'48" W
L26	17.00'	N 01°19'38" W

CURVE TABLE						
CURVE #	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD BEARING (CB)	CHORD DISTANCE (CD)	
C1	39.17'	25.00'	89°46'34"	S 46°12'55" E	35.29'	
C2	117.57'	75.00'	89°49'10"	N 46°11'37" W	105.90'	
C3	123.57'	200.00'	35°23'59"	S 19°01'37" E	121.61'	
C4	86.50'	140.00'	35°23'59"	S 19°01'37" E	85.13'	
C5	86.60'	140.00'	35°26'35"	N 19°00'19" W	85.23'	
C6	123.72'	200.00'	35°26'35"	N 19°00'19" W	121.76'	
C7	39.19'	25.00'	89°49'10"	N 46°11'37" W	35.30'	
C8	39.37'	25.00'	90°13'26"	S 43°47'05" W	35.42'	
C9	39.27'	25.00'	90°00'00"	N 43°42'58" E	35.36'	
C10	39.27'	25.00'	90°00'00"	S 46°17'02" E	35.36'	
C11	39.27'	25.00'	90°00'00"	S 43°42'58" W	35.36'	
C12	41.20'	25.00'	94°25'53"	N 48°29'59" W	36.70'	
C13	41.20'	25.00'	94°25'53"	S 45°55'55" W	36.70'	
C14	39.27'	25.00'	90°00'00"	N 46°17'02" W	35.36'	
C15	39.27'	25.00'	90°00'00"	S 43°42'58" W	35.36'	
C16	39.27'	25.00'	90°00'00"	S 46°17'02" E	35.36'	
C17	39.27'	25.00'	90°00'00"	N 43°42'58" E	35.36'	
C18	39.27'	25.00'	90°00'00"	N 46°17'02" W	35.36'	
C19	39.27'	25.00'	90°00'00"	S 43°42'58" W	35.36'	
C20	39.27'	25.00'	90°00'00"	N 46°17'02" W	35.36'	
C21	39.27'	25.00'	90°00'00"	S 43°42'58" W	35.36'	
C22	39.27'	25.00'	90°00'00"	S 46°17'02" E	35.36'	
C23	196.35'	125.00'	90°00'00"	N 46°17'02" W	176.78'	
C24	117.81'	75.00'	90°00'00"	S 46°17'02" E	106.07'	
C25	39.27'	25.00'	90°00'00"	N 43°42'58" E	35.36'	
C26	39.27'	25.00'	90°00'00"	S 46°17'02" E	35.36'	
C27	13.60'	4.33'	180°00'00"	S 88°40'22" W	8.66'	
C28	13.60'	4.33'	180°00'01"	S 88°40'22" W	8.66'	
C29	26.17'	8.33'	180°00'00"	S 01°17'02" E	16.66'	
C30	26.17'	8.33'	180°00'00"	N 01°17'02" W	16.66'	
C31	26.17'	8.33'	180°00'00"	N 88°42'58" E	16.66'	
C32	26.17'	8.33'	180°00'00"	S 88°42'58" W	16.66'	
C33	39.27'	25.00'	90°00'00"	S 43°42'58" W	35.36'	
C34	39.27'	25.00'	90°00'00"	N 46°17'02" W	35.36'	

Lot Area Table (Block 1)		
Lot #	Area	(ACRE)
1	5,708	0.13
2	6,358	0.15
3	5,767	0.13
4	5,880	0.13
5	5,878	0.13
6	5,876	0.13
7	7,353	0.17

Lot Area Table (Block 2)		
Lot #	Area	(ACRE)
1	11,444	0.26
2	5,702	0.13
3	5,694	0.13
4	5,686	0.13
5	7,247	0.17
6	10,866	0.25
7	7,871	0.18
8	5,757	0.13
9	5,748	0.13
10	5,739	0.13
11	5,865	0.13
12	5,865	0.13
13	5,750	0.13
14	5,750	0.13
15	5,750	0.13
16	5,750	0.13
17	5,750	0.13
18	5,750	0.13
19	5,750	0.13
20	5,750	0.13
21	5,750	0.13
22	5,750	0.13
23	5,750	0.13
24	6,440	0.15
25	7,146	0.16
26	5,600	0.13
27	5,600	0.13
28	7,146	0.16
29	8,050	0.18
30	8,050	0.18
31	8,050	0.18
32	8,050	0.18
33	8,050	0.18
34	8,050	0.18
35	8,017	0.18
36	8,027	0.18
37	8,028	0.18
38	8,058	0.18
39	8,050	0.18
40	8,050	0.18
41	8,050	0.18
42	8,050	0.18

Lot Area Table (Block 3)		
Lot #	Area	(ACRE)
1	10,943	0.25

Lot Area Table (Block 4)		
Lot #	Area	(ACRE)
1	7,916	0.18
2	6,325	0.15
3	5,750	0.13
4	6,325	0.15
5	6,325	0.15
6	5,750	0.13
7	6,325	0.15
8	5,750	0.13
9	7,916	0.18
10	6,000	0.14
11	6,000	0.14
12	6,508	0.15
13	7,200	0.17

Lot Area Table (Block 5)		
Lot #	Area	(ACRE)
1	10,332	0.24
2	6,997	0.16
3	6,411	0.15
4	6,409	0.15
5	6,989	0.16
6	6,404	0.15
7	6,984	0.16

Lot Area Table (Block 6)		
Lot #	Area	(ACRE)
1	7,666	0.18
2	6,000	0.14
3	6,000	0.14
4	7,666	0.18

Lot Area Table (Block 7)		
Lot #	Area	(ACRE)
1	7,666	0.18
2	6,000	0.14
3	6,000	0.14
4	7,666	0.18

Lot Area Table (Block 8)		
Lot #	Area	(ACRE)
1	5,750	0.13
2	5,750	0.13
3	5,750	0.13
4	6,900	0.16
5	6,900	0.16
6	8,422	0.19
7	6,582	0.15
8	6,582	0.15
9	8,422	0.19

Lot Area Table (Block 9)		
Lot #	Area	(ACRE)
1	8,358	0.19
2	6,355	0.15
3	6,355	0.15
4	8,358	0.19

Lot Area Table (Block 10)		
Lot #	Area	(ACRE)
1	7,341	0.17
2	5,750	0.13
3	5,750	0.13
4	5,750	0.13
5	5,750	0.13
6	6,325	0.15
7	7,015	0.16
8	7,475	0.17

Lot Area Table (Block 11)		
Lot #	Area	(ACRE)
1	11,306	0.26
2	7,598	0.17
3	5,835	0.13
4	5,837	0.13
5	8,179	0.19
6	8,188	0.19
7	8,198	0.19
8	8,207	0.19
9	8,008	0.18
10	8,010	0.18
11	8,080	0.19
12	8,197	0.19
13	8,254	0.19
14	8,264	0.19
15	8,273	0.19
16	8,282	0.19
17	8,291	0.19
18	8,301	0.19
19	7,470	0.17
20	6,276	0.14

Lot Area Table (Block 12)		
Lot #	Area	(ACRE)
1	7,565	0.17
2	6,903	0.16
3	5,750	0.13
4	5,748	0.13
5	6,895	0.16
6	5,744	0.13
7	5,742	0.13
8	6,677	0.15
9	10,306	0.24
10	5,937	0.14
11	5,944	0.14
12	5,906	0.14
13	5,760	0.13
14	5,720	0.13
15	5,837	0.13
16	5,973	0.14
17	5,991	0.14
18	5,999	0.14
19	6,007	0.14
20	6,015	0.14
21	7,697	0.18

ORIG SIZE: 24" X 36"

PLOT: 3/7/25

\\civilserver\projects\2040172 Timber Ridge Subdivision\Drawings\PRODUCTION\Plat\2040172 Cond Final Plat-Phase I.dwg

