

CONDITIONAL FINAL PLAT

TIMBER RIDGE BUSINESS PARK - AMENDED

A RESUBDIVISION OF LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BLOCK 1, TIMBER RIDGE BUSINESS PARK, BEING A PART OF THE W/2 OF THE NE/4 OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

PUD 000723-2023

OWNERS:

Timber Wolf Excavating, LLC
520 North 45th Place
Broken Arrow, Oklahoma, 74014
CONTACT: TYLER BARLOW
tyler@timberwolfexcavating.com
8112 South Winwood Lane
Broken Arrow, Oklahoma, 74014
CONTACT: KIRK OR SHERRI HAMILTON

ENGINEER:

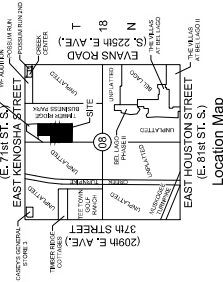
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 440, EXPIRES 6/30/2025
www.wallacedesigncollective.com
mccall.wallace@wallacedesigncollective.com

SURVEYOR:

Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
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Blue House Marketing Group, Inc.

520 West Main Street
Broken Arrow, Oklahoma, 74014
CONTACT: DANIELLE COSSWELL



LEGEND

BL = BUILDING SETBACK
UE = UTILITY EASEMENT
ESM = EXISTING SEWER
P.O.B. = POINT OF BEGINNING
XXXX = ADDRESS

① BLOCK NUMBER

② LOT NUMBER

0 IRON PIN FOUND

SUBDIVISION SURVEY NOTES

SUBDIVISION CONTAINS TEN (10) LOTS IN THREE (3) BLOCKS.

SUBDIVISION CONTAINS 61,038.57 (14.03 ACRES)

MONUMENTATION

MONUMENTATION IS AS NOTED.

1/2" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.

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

BENCHMARK

38" IRON PIN IN PAVEMENT AT CENTERLINE OF NORTH 45TH STREET, BLOCK 1, TIMBER RIDGE BUSINESS PARK.

NORTHING=300661.69

EASTING=4562.34

DATE OF BEARINGS

THE NON-EXISTING BEARINGS FOR SAID TRACT ARE BASED ON AN OKLAHOMA STATE PLANE COORDINATE SYSTEM GRID

OF SECTION 8-T-8-N, R-15-E, OF THE INDIAN MERIDIAN,

WAGONER COUNTY, STATE OF OKLAHOMA.

ADDRESS NOTE

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME OF SURVEY. IF ANY CHANGES ARE MADE TO THE

LEGAL DESCRIPTION, THEY SHOULD BE MADE ON THE PLAT.

FLOODPLAIN NOTE

INSURANCE RATE MAY VARY. WAGONER COUNTY, OKLAHOMA AND INCORPORATED AREA, MAP NO. 40-14-15-1, MAP REVISED

THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X)

THE 500-YEAR FLOODPLAIN.

DATE OF SURVEYOR'S LAST SITE VISIT:

DECEMBER 6, 2022

APPROVED

By the City of Broken Arrow, Oklahoma.

Mayor

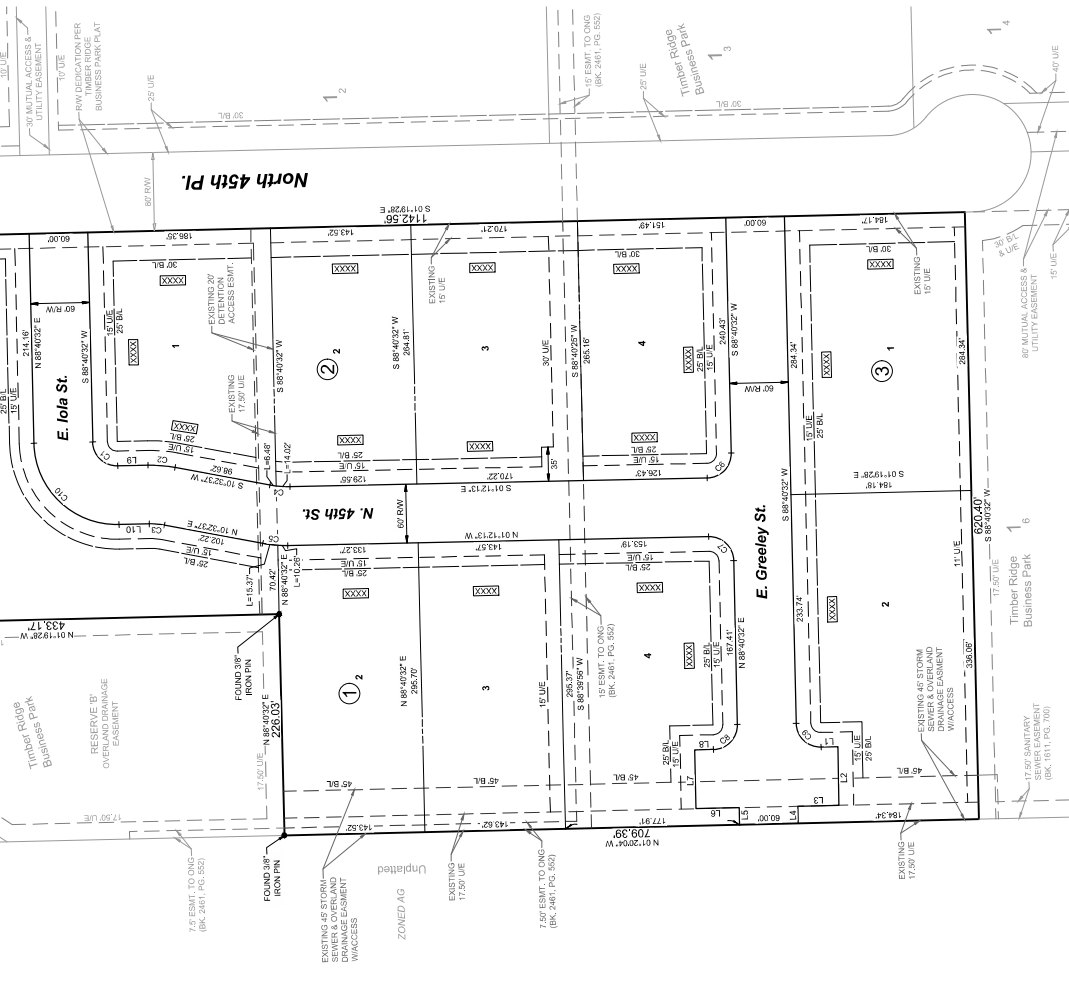
Attest: City Clerk

DATE: 05/09/24

CONDITIONAL FINAL PLAT

CASE NO. 2024-0111-2023

SHEET 1 OF 3



CURVE TABLE			
CURVE #	LENGTH (L)	RADIUS (R)	CHORD BEARING (CB)
C1	36.22	25.00	89°24'07"
C2	27.08	130.00	11°44'50"
C3	15.39	35.00	11°44'50"
C4	20.07	100.00	11°44'50"
C5	25.03	125.00	11°44'50"
C6	35.32	25.00	90°07'15"
C7	35.32	25.00	89°24'07"
C8	35.32	25.00	90°07'15"
C9	35.32	25.00	89°24'07"
C10	133.34	65.00	89°24'07"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	17.04	S 0°12'13" E
L2	58.72	S 88°47'27" W
L3	42.00	N 0°19'28" W
L4	17.00	S 88°47'27" W
L5	17.51	N 88°47'27" E
L6	44.17	N 0°19'28" W
L7	60.03	N 88°47'27" E
L8	18.13	S 0°12'13" E
L9	31.84	S 0°12'13" E
L10	31.84	N 0°12'13" W

FORMANER STATION ACCORDANCE FOR THE SITE
DETENTION DETERMINATION NO. D056022-26. ON-SITE
DETENTION IS REQUIRED.

BACKFLOW PREVENTER NOTE

ALL NEW BUILDINGS THAT ARE INSTALLED WITH A BACKFLOW PREVENTER SHALL
INSTALL A BACKFLOW PREVENTER. INSTALLATION OF
THESE DEVICES AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF
THE PROPERTY OWNER. THE CITY OF BROKEN ARROW HAS ADOPTED SECTION
24.93, ADOPTED MAY 15, 2018.

ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

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1.3.2 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

SIDE YARD ABUTTING NON-RESIDENTIAL DISTRICT 20 FEET
REAR YARD ABUTTING RESERVE "B" 0 FEET

MEMBERSHIP IN TIMBER RIDGE BUSINESS-33 PARK PROPERT OWNERS ASSOCIATION, INC.

SECTION III: PROPERTY OWNER ASSOCIATION

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LO

DATE: 12/9/2024
TIMBER RIDGE BUSINESS PARK - AMENDED
CONDITIONAL FINAL PLAT
CASE NO. PR-000171-2023 SHEET 2 OF 3

