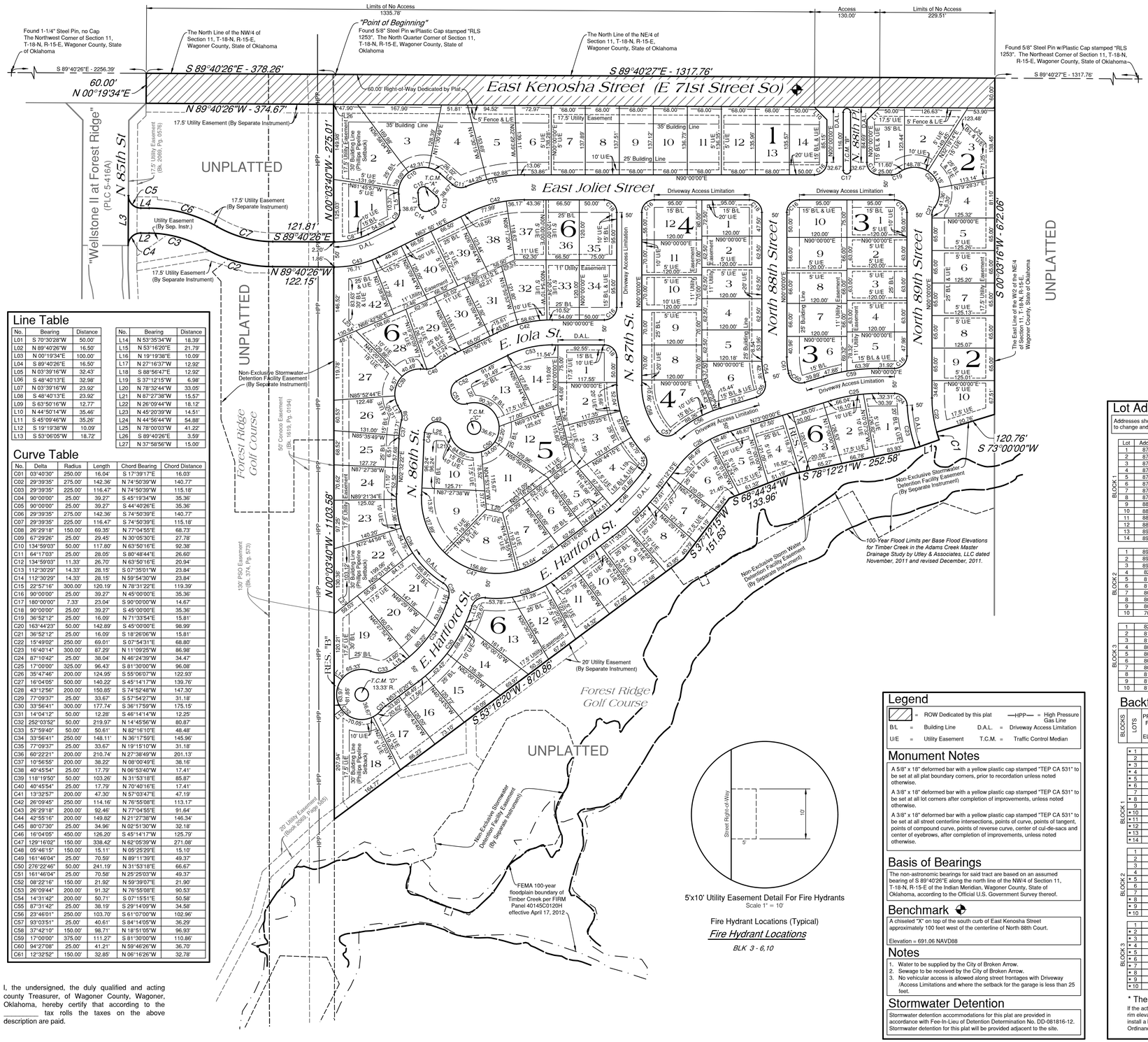
Planned Unit Development 66

Spring Hill at Forest Ridge

A subdivision in the City of Broken Arrow, being a part of the N/2 of Section 11, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma



5'x10' Utility Easement Detail For Fire Hydrants
Scale 1" = 10'

Fire Hydrant Locations (Typical)

Fire Hydrant Locations

BLK 3 - 6,10

Line Table

No.	Bearing	Distance
L01	S 70°30'28"W	50.00'
L02	N 89°40'26"W	16.50'
L03	N 00°19'34"E	100.00'
L04	S 89°40'26"E	16.50'
L05	N 03°39'16"W	32.43'
L06	S 48°40'13"E	32.98'
L07	N 03°39'16"W	23.92'
L08	S 48°40'13"E	23.92'
L09	S 63°50'16"W	12.77'
L10	N 44°50'14"W	35.46'
L11	S 45°09'46"W	35.26'
L12	S 19°19'38"W	10.09'
L13	S 53°06'05"W	18.72'
L14	N 53°35'34"W	18.39'
L15	N 53°16'20"E	21.79'
L16	N 19°19'38"E	10.09'
L17	N 27°16'37"W	12.92'
L18	S 88°56'47"E	12.92'
L19	S 37°12'15"W	6.98'
L20	N 78°32'44"W	33.05'
L21	N 87°27'38"W	15.57'
L22	N 26°09'44"W	18.12'
L23	N 45°20'39"W	14.51'
L24	N 44°56'44"W	54.88'
L25	N 78°00'03"W	41.22'
L26	S 89°40'26"E	3.59'
L27	N 37°58'56"W	15.00'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C01	03°40'30"	250.00'	16.04'	S 17°39'17"E	16.03'
C02	29°39'35"	275.00'	142.36'	N 74°50'39"W	140.77'
C03	29°39'35"	225.00'	116.47'	N 74°50'39"W	115.18'
C04	90°00'00"	25.00'	39.27'	S 45°19'34"W	35.36'
C05	90°00'00"	25.00'	39.27'	S 44°40'26"E	35.36'
C06	29°39'35"	275.00'	142.36'	S 74°50'39"E	140.77'
C07	29°39'35"	225.00'	116.47'	S 74°50'39"E	115.18'
C08	26°29'18"	150.00'	69.35'	N 77°04'55"E	68.73'
C09	67°29'26"	25.00'	29.45'	N 30°05'30"E	27.78'
C10	134°59'03"	50.00'	117.80'	N 63°50'16"E	92.38'
C11	64°17'03"	25.00'	28.05'	S 80°48'44"E	26.60'
C12	134°59'03"	11.33'	26.70'	N 63°50'16"E	20.94'
C13	112°30'29"	14.33'	28.15'	S 07°35'01"W	23.84'
C14	112°30'29"	14.33'	28.15'	N 59°54'30"W	23.84'
C15	22°57'16"	300.00'	120.19'	N 78°31'22"E	119.39'
C16	90°00'00"	25.00'	39.27'	N 45°00'00"E	35.36'
C17	180°00'00"	7.33'	23.04'	S 90°00'00"W	14.67'
C18	90°00'00"	25.00'	39.27'	S 45°00'00"E	35.36'
C19	36°52'12"	25.00'	16.09'	N 71°33'54"E	15.81'
C20	163°44'23"	50.00'	142.89'	S 45°00'00"E	98.99'
C21	36°52'12"	25.00'	16.09'	S 18°26'06"W	15.81'
C22	15°49'02"	250.00'	69.01'	S 07°54'31"E	68.80'
C23	16°40'14"	300.00'	87.29'	N 11°09'25"W	86.98'
C24	87°10'42"	25.00'	38.04'	N 46°24'39"W	34.47'
C25	17°00'00"	325.00'	96.43'	S 81°30'00"W	96.08'
C26	35°47'46"	200.00'	124.95'	S 55°06'07"W	122.93'
C27	16°04'05"	500.00'	140.22'	S 45°14'17"W	139.76'
C28	43°12'56"	200.00'	150.85'	S 74°52'48"W	147.30'
C29	77°09'37"	25.00'	33.67'	S 57°54'27"W	31.18'
C30	33°56'41"	300.00'	177.74'	S 36°17'59"W	175.15'
C31	14°04'12"	50.00'	12.28'	S 46°14'14"W	12.25'
C32	252°03'52"	50.00'	219.97'	N 14°45'56"W	80.87'
C33	57°59'40"	50.00'	50.61'	N 82°16'10"E	48.48'
C34	33°56'41"	250.00'	148.11'	N 36°17'59"E	145.96'
C35	77°09'37"	25.00'	33.67'	N 19°15'10"W	31.18'
C36	60°22'21"	200.00'	210.74'	N 27°38'49"W	201.13'
C37	10°56'55"	200.00'	38.22'	N 08°00'49"E	38.16'
C38	40°45'54"	25.00'	17.79'	N 06°53'40"W	17.41'
C39	118°19'50"	50.00'	103.26'	N 31°53'18"E	85.87'
C40	40°45'54"	25.00'	17.79'	N 70°40'16"E	17.41'
C41	13°32'57"	200.00'	47.30'	N 57°03'47"E	47.19'
C42	26°09'45"	250.00'	114.16'	N 76°55'08"E	113.17'
C43	26°29'18"	200.00'	92.46'	N 77°04'55"E	91.64'
C44	42°55'16"	200.00'	149.82'	N 21°27'38"W	146.34'
C45	80°07'30"	25.00'	34.96'	N 02°51'30"W	32.18'
C46	16°04'05"	484.22'	136.02'	S 45°14'17"W	125.79'
C47	129°16'02"	150.00'	338.42'	N 62°05'39"W	271.08'
C48	05°46'15"	150.00'	15.11'	N 05°25'29"E	15.10'
C49	161°46'04"	25.00'	70.59'	N 89°11'39"E	49.37'
C50	276°22'46"	50.00'	241.19'	N 31°53'18"E	66.67'
C51	161°46'04"	25.00'	70.58'	N 25°25'03"W	49.37'
C52	08°22'16"	150.00'	21.92'	N 59°39'07"E	21.90'
C53	26°09'44"	200.00'	91.32'	N 76°55'08"E	90.53'
C54	14°31'42"	200.00'	50.71'	S 07°15'51"E	50.58'
C55	87°31'42"	25.00'	38.19'	S 29°14'09"W	34.58'
C56	23°46'01"	250.00'	103.70'	S 61°07'00"W	102.96'
C57	93°03'51"	25.00'	40.61'	S 84°14'05"W	36.29'
C58	37°42'10"	150.00'	98.71'	N 18°51'05"W	96.93'
C59	17°00'00"	375.00'	111.27'	S 81°30'00"W	110.86'
C60	94°27'08"	25.00'	41.21'	N 59°46'26"W	36.70'
C61	12°32'52"	150.00'	32.85'	N 06°16'26"W	32.78'

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

Legend

	= ROW Dedicated by this plat	—HPP—	= High Pressure Gas Line
B/L	= Building Line	D.A.L.	= Driveway Access Limitation
U/E	= Utility Easement	T.C.M.	= Traffic Control Median

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 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°40'26"E along the north line of the NW/4 of Section 11, 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 "X" on top of the south curb of East Kenosha Street approximately 100 feet west of the centerline of North 88th Court.

Elevation = 691.06 NAVD88

Notes

1. Water to be supplied by the City of Broken Arrow.
2. Sewage to be received by the City of Broken Arrow.
3. No vehicular access is allowed along street frontages with Driveway /Access Limitations and where the setback for the garage is less than 25 feet.

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.

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.

	Lot	Address	Area-S.F.
BLOCK 1	1	8704	12,895
	2	8708	16,712
	3	8712	13,633
	4	8716	12,991
	5	8720	11,295
	6	8724	9,687
	7	8728	9,390
	8	8732	9,364
	9	8804	9,337
	10	8808	9,311
	11	8812	9,285
	12	8816	9,258
	13	8904	9,232
	14	8908	9,705
BLOCK 2	1	8904	9,534
	2	8903	10,725
	3	8912	14,631
	4	8821	8,212
	5	817	8,144
	6	813	8,140
	7	809	8,136
	8	805	8,132
	9	801	8,128
	10	709	10,597
BLOCK 3	1	820	8,866
	2	816	7,560
	3	812	7,560
	4	808	7,560
	5	804	8,736
	6	803	9,802
	7	807	7,920
	8	811	7,920
	9	815	7,920
	10	819	8,866

	Lot	Address	Area-S.F.
BLOCK 4	1	824	8,566
	2	820	7,500
	3	816	7,500
	4	812	7,500
	5	808	7,500
	6	804	9,890
	7	803	11,639
	8	807	8,400
	9	811	8,400
	10	815	8,400
	11	819	8,400
	12	823	9,466
BLOCK 5	1	716	8,682
	2	712	8,634
	3	708	9,018
	4	704	9,596
	5	8628	7,783
	6	8624	7,500
	7	8620	6,783
	8	8618	11,574
	9	705	11,131
	10	709	12,233
	11	8713	10,885
	12	8717	13,275
	13	8721	12,397
	14	8725	9,614
BLOCK 6	1	8905	9,642
	2	8901	9,528
	3	8813	8,032
	4	8809	8,026
	5	8805	9,033
	6	8801	10,084
	7	8745	8,378

	Lot	Address	Area-S.F.
BLOCK 6	8	8741	9,384
	9	8737	8,350
	10	8733	8,040
	11	8729	9,190
	12	8725	8,953
	13	8721	13,602
	14	8717	9,933
	15	8713	9,556
	16	8709	8,353
	17	8705	9,076
	18	8701	17,725
	19	8704	15,242
	20	8708	10,519
	21	8712	9,812
	22	702	13,957
	23	706	10,006
	24	710	8,468
	25	714	8,570
	26	718	9,200
	27	722	13,252
	28	8704	9,593
	29	8708	8,609
	30	8712	7,720
	31	8716	8,445
	32	8720	9,224
	33	8724	7,867
	34	8728	8,866
	35	8729	8,866
	36	8725	7,980
	37	8721	8,493
	38	8717	9,502
	39	8713	8,152
	40	8709	8,037
	41	8705	8,138
	42	8701	13,079

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 1	* 1	677.9	48	677.8
	2	680.2	48	677.8
	* 3	680.2	49	679.2
	* 4	684.8	50	690.0
	* 5	687.5	50	690.0
	* 6	689.2	50	690.0
	7	691.1	50	690.0
	* 8	692.4	e	691.9
	9	693.1	e	691.4
	* 10	692.9	18	691.9
	* 11	692.2	18	691.9
	* 12	691.9	18	691.9
	* 13	692.1	18	691.9
	* 14	692.7	18	691.9
BLOCK 2	1	694.3	17	692.3
	2	694.3	17	692.3
	3	692.5	15	688.9
	4	690.5	15	688.9
	* 5	689.6	15	688.9
	6	688.0	14	685.0
	7	686.1	14	685.0
	* 8	684.3	14	685.0
	* 9	682.9	14	685.0
	* 10	681.7	14	685.0
BLOCK 3	1	693.3	21	691.7
	2	692.7	21	691.7
	* 3	691.7	21	691.7
	* 4	689.6	21	691.7
	* 5	687.2	21	691.7
	* 6	686.3	21	691.7
	* 7	688.3	21	691.7
	* 8	689.7	21	691.7
	* 9	691.1	21	691.7
	* 10	691.9	21	691.7

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 4	1	686.2	a	684.9
	* 2	684.8	a	684.9
	3	683.8	25	682.4
	* 4	682.6	25	682.4
	* 5	681.7	25	682.4
	* 6	680.2	24	679.6
	7	685.5	24	679.6
	8	685.5	25	682.4
	9	685.3	25	682.4
	10	686.3	25	682.4
	11	687.8	a	684.9
	12	689.3	a	684.9
BLOCK 5	* 1	688.1	d	687.6
	2	688.7	d	688.1
	* 3	687.5	32	687.1
	* 4	685.9	28	685.7
	* 5	685.0	30	686.5
	* 6	685.3	30	686.5
	* 7	685.7	30	686.5
	8	686.7	31	686.4
	9	686.5	b	685.9
	* 10	685.7	b	685.9
	11	687.8	30	686.5
	12	687.8	28	685.7
	* 13	687.1	c	686.5
	14	688.3	c	686.5
BLOCK 6	1	680.2	11	676.4
	2	679.9	10	675.2
	3	678.9	10	675.2
	4	676.9	9	674.7
	5	677.3	8	674.0
	6	679.7	7	673.9
	7	680.0	7	673.9
	8	679.6	6	673.2

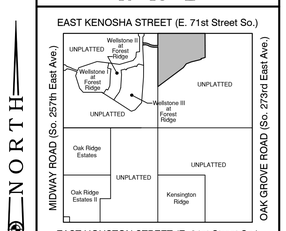
BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 6	9	679.6	6	673.2
	10	680.2	5	673.2
	11	681.0	5	673.2
	12	682.3	4	674.4
	13	682.6	4	674.4
	* 14	681.4	4	674.4
	* 15	678.4	4	674.4
	16	675.7	3	673.0
	* 17	673.6	3	673.0
	* 18	673.0	3	673.0
	* 19	680.0	42	682.7
	* 20	682.1	42	682.7
	21	684.7	42	682.7
	22	684.5	40	681.2
	23	683.4	40	681.2
	* 24	682.1	40	681.2
	25	681.0	39	679.2
	26	680.5	39	679.2
	27	680.0	39	679.2
	28	681.9	44	679.6
	29	682.9	44	679.6
	* 30	684.0	45	684.2
	31	685.4	45	684.2
	* 32	686.9	46	687.8
	* 33	688.2	46	687.8
	* 34	688.7	46	687.8
	35	690.2	46	687.8
	36	689.4	46	687.8
	* 37	687.9	46	687.8
	38	685.4	45	684.2
	* 39	683.3	45	684.2
	* 40	681.2	45	684.2
	* 41	679.5	44	679.6
	* 42	677.7	44	679.6

* These lots require backflow preventer valve.

If the actual finished 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.

WAGONER COUNTY

R - 15 - E



T 18 N

Section 11

102 Lots - 31.8252 Acres

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

_____
Mayor

_____
Attest: City Clerk

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
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2019

Spring Hill at Forest Ridge
Date of Preparation: August 22, 2017 PT16-112