Doc # 2022-16500 B: 2844 P: 0025
10/24/2022 10:31:28 AM Pg: 1 of Pgs: 3
Fee: $ 61.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

CERTIFICATE OF WAGONER COUNTY CLERK
I, Lori Hendricks, the County Clerk of Wagoner County, here now state the subdivision named _____ has been filed into Wagoner County Records.

Lori Hendricks, Wagoner County Clerk

Creekside I at Forest Ridge

PLC3-239D

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

TREASURER CERTIFICATION
I, hereby certify that the 2022 and back taxes have been paid on the above described property according to the 2022 tax roll.
Wagoner County Treasurer

Line Table

No.	Bearing	Distance
L1	N 89°40'28" W	3.38'
L2	S 66°45'42" E	125.01'
L3	S 65°25'22" E	50.00'
L4	S 78°36'33" E	50.00'
L5	N 21°40'07" E	18.14'
L6	N 89°39'43" W	31.60'
L7	N 00°20'34" E	53.40'
L8	S 89°39'43" E	31.60'
L9	S 00°04'56" E	28.19'
L10	S 35°03'30" E	49.44'
L11	N 52°46'27" W	49.44'
L12	S 44°55'04" W	35.36'
L13	S 45°04'56" E	35.36'
L14	N 00°04'56" W	28.19'
L15	N 20°11'01" E	58.38'
L16	S 88°38'09" W	14.32'
L17	N 73°46'04" W	52.84'
L18	S 77°39'12" W	15.00'
L19	S 84°36'49" E	16.32'
L20	S 60°28'12" W	20.63'
L21	S 31°40'57" E	64.88'
L22	N 49°48'41" W	61.96'
L23	S 87°16'18" E	20.96'
L24	N 52°35'17" W	22.92'
L25	N 20°11'01" E	29.96'
L26	N 88°38'09" E	14.32'
L27	S 73°46'04" E	52.84'
L28	N 77°39'12" E	14.66'
L29	N 52°46'27" W	31.87'
L30	N 35°03'30" W	31.87'
L31	N 89°39'43" W	38.60'
L32	N 00°20'34" E	47.40'
L33	S 89°39'43" E	38.60'
L34	S 00°20'17" W	47.40'
L35	N 49°48'41" W	47.21'
L36	S 31°40'57" E	47.35'
L37	N 87°16'18" W	16.01'
L38	N 20°11'01" E	13.35'
L39	S 52°35'17" E	15.98'
L40	S 60°28'12" W	13.25'
L41	S 84°36'49" E	13.24'
L42	N 00°20'17" E	57.70'

* Building Permit on LOMR-F Lots

Block 1: Lots 1, 2, 5, 6, 7, 19, 20, 21, 22
Block 2: Lots 1, 2, 3
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.

Curve Table

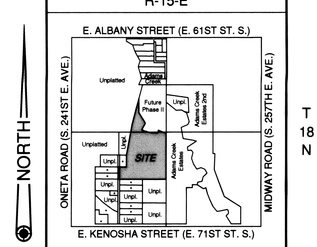
No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	01°20'21"	400.00'	9.35'	N 23°54'28" E	9.35'
C2	10°16'40"	300.00'	53.81'	N 16°31'47" E	53.74'
C3	90°00'00"	25.00'	39.27'	N 44°39'43" W	35.36'
C4	90°00'17"	50.00'	78.54'	N 44°39'34" W	70.71'
C5	89°59'43"	50.00'	78.54'	N 45°20'26" E	70.71'
C6	90°00'00"	25.00'	39.27'	N 45°20'17" E	35.36'
C7	18°32'11"	400.00'	129.41'	N 09°36'23" E	128.85'
C8	89°03'01"	25.00'	38.86'	N 25°39'02" W	35.06'
C9	21°40'59"	200.00'	75.69'	N 81°01'01" W	75.24'
C10	88°13'25"	150.00'	230.97'	S 44°01'46" W	208.82'
C11	24°52'10"	200.00'	86.81'	S 12°21'09" W	86.13'
C12	59°50'44"	25.00'	26.11'	S 05°08'08" E	24.94'
C13	162°17'03"	50.00'	141.62'	S 46°05'01" W	98.81'
C14	59°50'44"	25.00'	26.11'	N 82°41'49" W	24.94'
C15	22°32'15"	200.00'	78.67'	S 78°38'56" W	78.16'
C16	90°00'00"	150.00'	235.62'	N 44°55'04" E	212.13'
C17	88°13'25"	200.00'	307.96'	N 44°01'46" E	278.42'
C18	21°47'26"	250.00'	95.08'	S 80°57'48" E	94.51'
C19	89°44'54"	25.00'	39.16'	N 65°03'28" E	35.28'
C20	38°45'51"	300.00'	202.97'	N 00°48'05" E	199.12'
C21	92°51'04"	25.00'	40.51'	N 65°00'22" W	36.22'
C22	28°06'33"	350.00'	171.71'	S 82°37'23" W	169.99'
C23	41°24'35"	50.00'	36.14'	S 75°58'22" W	35.36'
C24	262°49'09"	50.00'	229.35'	N 06°40'39" E	75.00'
C25	41°24'35"	50.00'	36.14'	S 62°37'03" E	35.36'
C26	27°58'48"	300.00'	146.50'	N 82°41'16" E	145.05'
C27	90°46'45"	25.00'	39.61'	N 23°18'29" E	35.59'
C28	45°19'11"	400.00'	316.39'	N 00°34'42" E	308.21'
C29	17°05'29"	350.00'	104.41'	N 16°01'54" E	104.02'
C30	98°51'00"	25.00'	43.13'	N 41°56'21" W	37.98'
C31	17°35'46"	250.00'	76.78'	N 82°33'57" W	76.48'
C32	28°34'43"	200.00'	99.76'	N 88°03'26" W	98.73'
C33	82°20'16"	25.00'	35.93'	S 36°29'04" W	32.91'
C34	16°04'31"	350.00'	98.20'	S 03°21'12" W	97.88'
C35	07°36'20"	300.00'	39.82'	S 07°35'17" W	39.79'
C36	88°23'56"	25.00'	38.57'	S 40°24'51" E	34.86'
C37	145°05'01"	50.00'	126.61'	S 12°04'18" E	95.39'
C38	78°03'29"	25.00'	34.06'	S 21°26'28" W	31.49'
C39	17°31'14"	550.00'	168.19'	S 08°49'39" E	167.53'
C40	29°50'35"	240.00'	125.01'	S 14°51'15" W	123.60'
C41	61°27'30"	25.00'	26.82'	S 00°57'12" E	25.55'
C42	161°52'16"	50.00'	141.26'	S 49°15'11" W	98.75'
C43	63°25'15"	25.00'	27.67'	N 81°31'19" W	26.28'
C44	23°34'31"	240.00'	98.75'	S 78°33'19" W	98.06'
C45	90°00'17"	25.00'	39.27'	S 45°20'26" W	35.36'
C46	89°59'43"	25.00'	39.27'	N 44°39'34" W	35.35'
C47	13°12'46"	350.00'	80.71'	N 06°56'40" E	80.53'
C48	79°10'39"	25.00'	34.55'	N 53°08'23" E	31.86'
C49	145°18'59"	50.00'	126.81'	N 20°04'13" E	95.45'
C50	72°46'18"	25.00'	31.75'	N 16°12'08" W	29.66'
C51	42°15'54"	350.00'	258.18'	N 00°56'56" W	252.37'
C52	11°52'03"	350.00'	72.49'	N 16°08'52" W	72.36'
C53	98°51'00"	25.00'	43.13'	N 39°12'40" E	37.98'
C54	17°35'46"	200.00'	61.42'	N 82°33'57" W	61.18'
C55	28°34'43"	250.00'	124.70'	S 88°03'26" E	123.41'
C56	84°45'31"	25.00'	36.98'	S 59°58'02" E	33.70'
C57	17°31'14"	500.00'	152.90'	S 08°49'39" E	152.30'
C58	90°24'37"	190.00'	299.81'	S 45°16'56" E	269.66'
C59	162°17'03"	12.00'	33.99'	S 46°05'01" W	23.71'
C60	99°22'32"	15.00'	26.02'	N 03°05'11" W	22.88'
C61	01°02'07"	200.00'	3.61'	N 46°05'01" E	3.61'
C62	99°22'32"	15.00'	26.02'	S 84°44'46" E	22.88'
C63	90°00'17"	15.00'	23.56'	N 44°39'34" W	21.21'
C64	89°59'43"	15.00'	23.56'	N 45°20'26" E	21.21'
C65	90°00'00"	15.00'	23.56'	S 44°39'43" E	21.21'
C66	90°00'00"	15.00'	23.56'	S 45°20'17" W	21.21'
C67	161°52'16"	12.00'	33.90'	S 49°15'11" W	23.70'
C68	99°09'16"	15.00'	25.96'	N 00°14'03" W	22.84'
C69	02°00'59"	240.00'	8.45'	N 48°20'05" E	8.45'
C70	100°59'27"	15.00'	26.44'	S 82°10'41" E	23.15'
C71	145°18'59"	12.00'	30.43'	S 20°04'13" W	22.91'
C72	107°27'19"	10.00'	18.75'	N 33°32'38" W	16.12'
C73	107°13'42"	10.00'	18.71'	N 73°47'52" E	16.10'
C74	145°05'01"	12.00'	30.39'	S 12°04'18" E	22.89'
C75	106°58'25"	15.00'	28.01'	N 66°02'35" W	24.11'
C76	00°26'47"	300.00'	2.34'	N 12°20'00" W	2.34'
C77	107°29'47"	15.00'	28.14'	N 41°38'17" E	24.19'
C78	03°16'50"	425.00'	24.33	S 09°47'13" W	24.33'

Addresses for Reserves and T.C.M.'s

Reserve 'A'	7000	T.C.M. 'A'	1410
Reserve 'B'	1424	T.C.M. 'B'	1431
Reserve 'C'	7106	T.C.M. 'C'	7023
Reserve 'D'	1398	T.C.M. 'D'	1611
		T.C.M. 'E'	7223

Location Map

R-15-E



Section 3
Wagoner County
104 Lots - 37.8711 Acres

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
	= Right-of-Way dedicated by this plat.	MA/E	= Mutual Access Easement

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-astronomical bearings contained hereon are based upon the south line of the West-Half (W/2) of Section Three (3), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, as being South 89°38'11" West.

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

1. Water to be supplied by the City of Broken Arrow.
2. 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

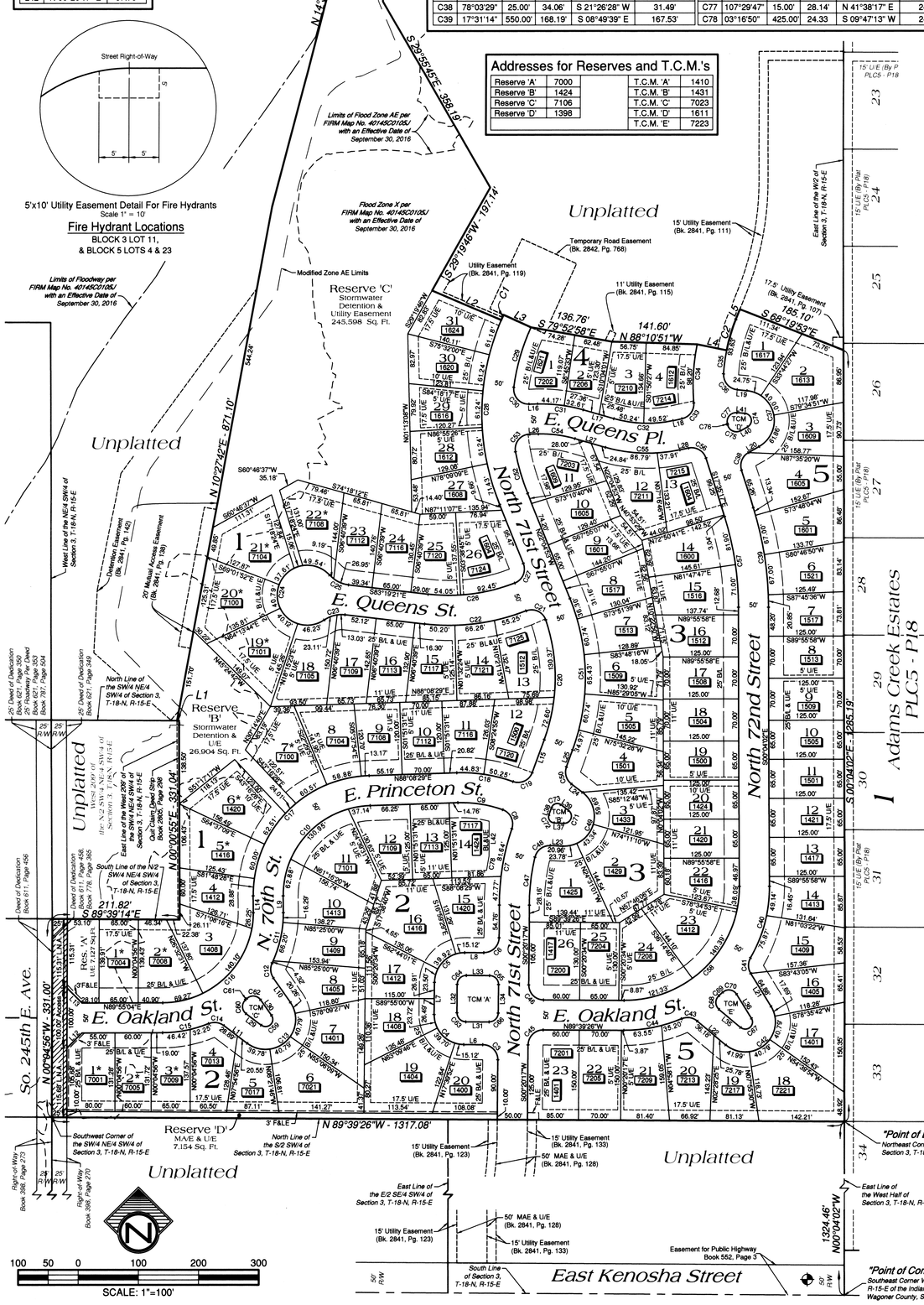
Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

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.

Lot Areas

	Lot	Area (S.F.)
BLOCK 1	1	9,079
	2	10,863
	3	11,496
	4	8,803
	5	11,142
	6	11,951
	7	12,219
	8	10,022
	9	8,683
	10	8,400
	11	9,301
	12	12,194
	13	11,902
	14	9,696
	15	9,675
	16	8,955
	17	9,582
	18	10,893
	19	12,040
	20	12,582
	21	12,679
	22	11,198
	23	9,426
	24	8,814
	25	9,575
	26	12,565
	27	9,406
	28	8,741
	29	8,532
	30	9,324
	31	9,374
BLOCK 2	1	10,166
	2	7,890
	3	8,659
	4	10,018
	5	7,966
	6	13,341
	7	11,284
	8	9,945
	9	9,377
	10	11,070
	11	12,369
	12	9,773
	13	8,125
	14	11,315
	15	11,405
	16	14,715
	17	9,470
	18	9,394
	19	14,997
	20	10,244
BLOCK 3	1	13,469
	2	15,455
	3	9,109
	4	12,520
	5	9,933
	6	10,068
	7	9,219
	8	10,159
	9	9,081
	10	8,832
	11	12,409
	12	11,793
	13	10,840
	14	10,670
	15	10,485
	16	9,196
	17	8,750
	18	8,750
	19	8,125
BLOCK 3	20	8,125
	21	8,125
	22	9,060
	23	12,312
	24	11,962
	25	9,450
	26	10,916
BLOCK 4	1	10,284
	2	7,362
	3	8,604
	4	10,470
	1	11,441
	2	12,453
	3	9,669
	4	13,154
	5	10,764
	6	9,635
	7	8,932
	8	8,750
	9	8,750
	10	8,125
	11	8,125
	12	8,125
	13	8,125
	14	9,578
	15	11,368
	16	9,631
	17	11,384
	18	14,748
	19	8,650
	20	12,626
BLOCK 5	21	11,340
	22	10,500
	23	12,616



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, 2023

OWNER / DEVELOPER

The Robson Companies, Inc.,
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
918.357.2787

APPROVED September 6, 2022 by the City Council of the City of Broken Arrow, Oklahoma
Mayor
Attest: City Clerk

Creekside at Forest Ridge
PT21-101 Sheet 1 of 3
Date of Preparation: October 19, 2022

G:\20-066\Final\Phase I\20-066 Final Plat PHI.dwg