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Fee: $27.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PLC3-247D

PUD 66

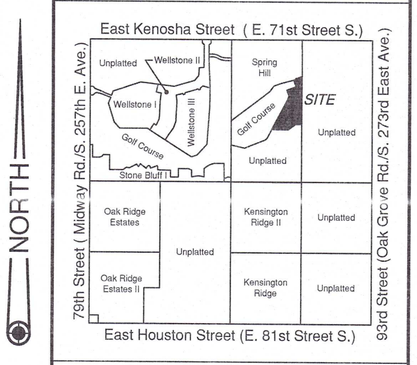
Artesia Estates

at Forest Ridge

A Subdivision in the City of Broken Arrow, being a part of the W/2 of the NE/4 of Section 11, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma

Location Map

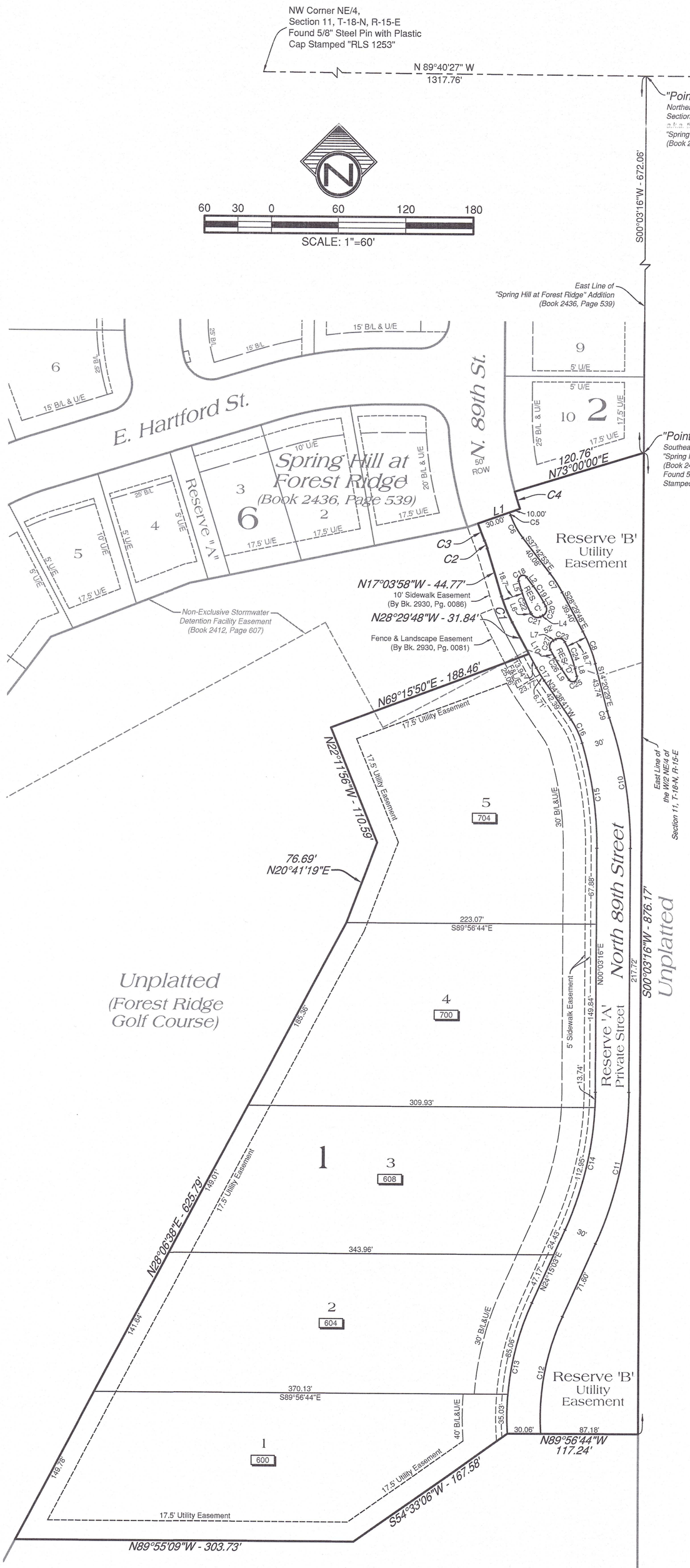
R-15-E



Section 11

Wagoner County

5 Lots - 6.5599 Acres



Addresses for Reserves

Reserve 'B'	713
Reserve 'C'	712
Reserve 'D'	708

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	11°25'50"	125.00'	24.94'	N 22°46'53" W	24.90'
C2	05°40'31"	75.00'	7.43'	N 19°54'13" W	7.43'
C3	03°14'57"	290.00'	16.44'	N 21°07'00" W	16.44'
C4	03°40'30"	250.00'	16.04'	N 17°39'17" W	16.03'
C5	00°34'39"	260.00'	02.62'	S 19°46'51" E	02.62'
C6	17°38'42"	75.00'	23.10'	S 28°53'32" E	23.01'
C7	09°13'05"	125.00'	20.11'	S 33°06'20" E	20.09'
C8	14°09'19"	125.00'	30.88'	S 21°25'08" E	30.80'
C9	04°45'34"	75.00'	6.23'	S 16°43'16" E	6.23'
C10	19°09'19"	355.00'	118.68'	S 09°31'23" E	118.13'
C11	24°11'47"	330.00'	139.36'	S 12°09'10" W	138.33'
C12	27°58'36"	220.00'	107.42'	S 10°15'45" W	106.36'
C13	27°31'21"	250.00'	120.09'	N 10°29'23" E	118.94'
C14	24°11'47"	300.00'	126.69'	N 12°09'10" E	125.75'
C15	16°43'16"	325.00'	94.85'	N 08°18'22" W	94.51'
C16	17°58'40"	75.00'	23.53'	N 25°39'20" W	23.44'
C17	06°08'53"	125.00'	13.41'	N 31°34'14" W	13.41'
C18	159°21'05"	4.00'	11.12'	N 62°36'35" E	7.87'
C19	09°13'05"	106.33'	17.11'	S 33°06'20" E	17.09'
C20	90°00'00"	6.00'	9.42'	S 16°30'12" W	8.49'
C21	90°00'00"	6.00'	9.42'	N 73°29'48" W	8.49'
C22	11°25'50"	106.33'	21.21'	N 22°46'53" W	21.18'
C23	90°23'06"	6.00'	9.47'	S 73°18'15" E	8.51'
C24	13°46'12"	106.33'	25.56'	S 21°13'35" E	25.49'
C25	159°41'48"	4.00'	11.15'	S 65°30'25" W	7.87'
C26	06°08'53"	106.33'	11.41'	N 31°34'14" W	11.40'
C27	90°00'00"	6.00'	9.42'	N 16°36'33" E	8.47'

Line Table

No.	Bearing	Distance
L1	N 70°30'28" E	40.00'
L2	S 37°42'53" E	10.03'
L3	S 28°29'48" E	4.08'
L4	S 61°30'12" W	2.67'
L5	N 17°03'58" W	8.62'
L6	N 28°29'48" W	1.64'
L7	N 61°30'12" E	2.66'
L8	S 14°20'29" E	6.89'
L9	N 34°38'41" W	12.01'
L10	N 28°29'48" W	8.13'

Lot Areas

	Lot	Square Feet
BLOCK 1	1	46,919
	2	44,089
	3	43,647
	4	43,616
	5	43,904

		Square Feet
RESERVE	'A'	27,327
	'B'	35,211
	'C'	515
	'D'	523

FEMA Note

Per the FEMA FIRM, this property is located in FEMA Flood Zone "X" (Area of Minimal Flood Hazard), per FIRM Panel Number 40145C0120H, City of Broken Arrow Community No. 400236 with an Effective date of April 17th, 2012.

Legend

F&L/E = Fence & Landscape Easement
B/L = Building Line
U/E = Utility Easement
Res. = Reserve
ROW = Right of Way

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.

A Monument Marker in conformance with the City of Broken Arrow Standard Construction Specification shall be located on the curb adjacent to all lots within 500 feet of all high pressure pipelines. The markers are to be set after completion of improvements, unless otherwise noted.

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 Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof.

The Oklahoma State Plane (North Zone NAD83) Grid Bearing is N 88°50'59" E along the North line of the NW/4 of Section 11, 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.

Surveyor's Notes

1. All distances shown hereon are ground distance in U.S. Survey Feet.
2. Date of last field visit is 10/4/2023.

Benchmark

A chiseled "X" on top of the south curb of East Kenosha Street approximately 100 feet West of the centerline of North 88th Place.

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.

Stormwater Detention

Stormwater detention accommodation for this plat is provided in accordance with Detention Determination No. DD-081221-55. The proposed development of Artesia Estates subdivision will have no adverse impact to downstream properties. Stormwater detention for this plat will be provided within the adjacent Artesia project site, which is downstream of Artesia Estates.

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.

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 E. 42nd St., Suite 100
Tulsa, Oklahoma 74146
Phone: 918.252.9621
Russell K. Fischer, P.E., CFM, Senior Project Engineer/Manager
R.Fischer@tulsaengineering.com
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
Davis Robson, VP Development
d.robson@forestridge.com

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

APPROVED_____by the City Council of the City of Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

Artesia Estates at Forest Ridge

PR-000075-2022 Sheet 1 of 3

Date of Preparation: October 31, 2023

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