PLC3-247C

Doc # 2023-15042 B: 2931 P: 0790
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Fee: $ 77.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PUD 66

Artesia I

at Forest Ridge

(Lots 1 & 2/Block 1, Lots 1-9/Block 2, Lots 1 & 2/Block 3, Lot 1/Block 4
Lots 1-3/Block 5, Lots 1-4/Block 6)

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

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

Legend

B/L	= Building Line	F&L/E	= Fence & Landscape Easement
D.A.L.	= Driveway Access Limitation	SW/E	= Sidewalk Easement
OD/E	= Overland Drainage Easement	U/E	= Utility Easement
Res.	= Reserve	0000	= Lot Address
ROW	= Right of Way	HPP	= High Pressure Pipeline

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

"MAG" Nail in the northeast quadrant of a concrete manhole for a waterline air relief valve approximately 38' north and 230' west of the northwest corner of Lot 7, Block 2, Kensington Ridge II, an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, as filed in Book 2522, Page 337 at the office of the Wagoner County Clerk.

Elevation=685.07'
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. 081021-53. 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 Note

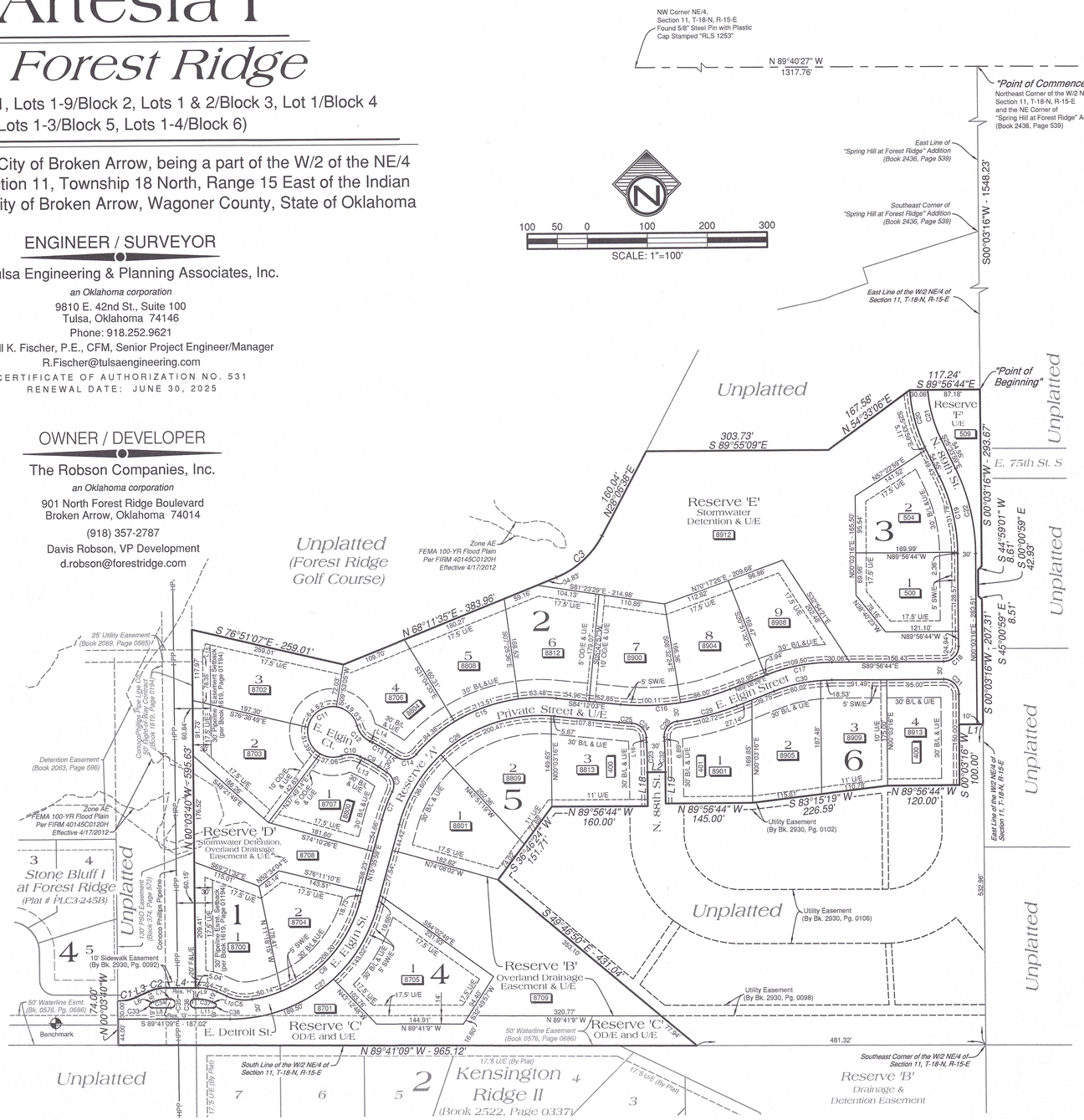
"All new buildings that are served by sanitary sewer service shall install a backwater device (backflow preventer). Installation of these devices and all maintenance shall be at the sole expense of the property owner." Broken Arrow Ordinance No. 3527, Section 24-303, Adopted May 15, 2018. All lots require a backflow preventer valve.

FEMA Note

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

Addresses for Reserves

Reserve 'B'	8709	Reserve 'F'	509
Reserve 'C'	8701	Reserve 'G'	8696
Reserve 'D'	8708	Reserve 'H'	8698
Reserve 'E'	8912		



Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	23°38'57"	75.00'	30.96'	N 78°26'23" E	30.74'
C2	23°41'58"	75.00'	31.02'	N 78°27'53" E	30.80'
C3	40°04'57"	150.00'	104.94'	N 48°09'07" E	102.81'
C4	23°44'58"	75.00'	31.09'	S 77°48'39" E	30.87'
C5	33°11'20"	75.00'	43.44'	S 82°31'50" E	42.84'
C6	65°16'31"	225.00'	256.34'	N 48°14'14" E	242.70'
C7	10°25'09"	275.00'	50.01'	N 20°48'33" E	49.94'
C8	82°20'16"	25.00'	35.93'	N 15°09'00" W	32.91'
C9	07°36'58"	193.00'	25.65'	N 60°07'37" W	25.64'
C10	45°58'11"	40.00'	32.09'	N 86°55'12" W	31.24'
C11	275°41'50"	42.00'	202.10'	N 27°56'38" E	56.37'
C12	49°43'39"	40.00'	34.72'	S 39°04'17" E	33.64'
C13	07°36'58"	223.00'	29.64'	S 60°07'37" E	29.62'
C14	82°20'16"	25.00'	35.93'	N 82°30'44" E	32.91'
C15	54°27'20"	275.00'	261.37'	N 68°34'16" E	251.64'
C16	26°39'28"	400.00'	186.11'	N 82°28'12" E	184.43'
C17	20°54'48"	300.00'	109.50'	N 79°35'52" E	108.90'
C18	90°00'00"	25.00'	39.27'	N 45°03'16" E	35.36'
C19	25°37'15"	300.00'	134.15'	N 12°45'21" W	133.04'
C20	22°17'41"	250.00'	97.28'	N 14°25'08" W	96.67'
C21	21°50'26"	220.00'	83.86'	S 14°38'46" E	83.35'
C22	25°37'15"	330.00'	147.57'	S 12°45'21" E	146.34'
C23	02°48'51"	1000.00'	49.12'	N 01°21'09" W	49.11'
C24	84°19'27"	25.00'	36.79'	N 44°55'16" W	33.56'
C25	02°52'58"	430.00'	21.64'	N 85°38'32" W	21.63'
C26	80°11'58"	245.00'	342.94'	S 55°41'58" W	315.62'
C27	74°42'53"	255.00'	332.52'	S 52°57'25" W	309.46'
C28	85°35'18"	25.00'	37.34'	N 40°02'04" E	33.97'
C29	13°41'15"	430.00'	102.72'	N 75°59'06" E	102.48'
C30	20°54'48"	270.00'	98.55'	N 79°35'52" E	98.01'
C31	90°00'00"	25.00'	39.27'	S 44°56'44" E	35.36'
C32	02°48'51"	1030.00'	50.69'	N 01°21'09" W	50.59'
C33	156°18'02"	4.33'	11.82'	N 11°32'07" W	08.48'
C34	23°41'58"	56.33'	23.30'	N 78°27'53" E	23.14'
C35	180°00'00"	07.33'	23.04'	S 00°18'51" W	14.67'
C36	180°00'00"	07.33'	23.04'	N 00°18'51" E	14.67'
C37	23°44'58"	56.33'	23.35'	S 77°48'39" E	23.18'
C38	156°15'02"	04.33'	11.82'	S 12°11'21" W	08.48'

Line Table

No.	Bearing	Distance
L1	N 89°56'44" W	40.00'
L2	N 89°56'44" W	30.00'
L3	N 66°36'54" E	23.26'
L4	S 89°41'09" E	48.33'
L5	S 65d56'10" E	18.04'
L6	N 66°36'54" E	04.02'
L7	N 89°41'09" E	06.64'
L8	N 89°41'09" W	31.22'
L9	S 89°41'09" E	06.73'
L10	S 65°56'10" E	03.96'
L11	N 89°41'09" W	31.30'
L12	N 56°19'08" W	17.23'
L13	N 63°56'06" W	8.49'
L14	S 63°56'06" E	4.88'
L15	S 56°19'08" E	17.23'
L16	N 02°45'35" W	7.77'
L17	N 13°08'53" E	21.14'
L18	S 00°03'16" E	56.10'
L19	N 00°03'16" E	51.77'

Lot Areas

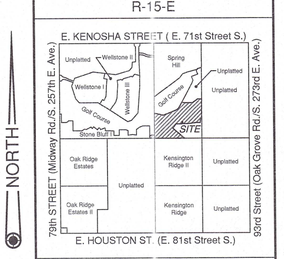
	Lot	Area (S.F.)
BLK 1	1	24,874
	2	21,262
BLK 2	1	21,328
	2	25,059
	3	27,298
	4	23,748
	5	23,117
	6	25,097
	7	22,950
	8	22,194
	9	20,615
BLK 3	1	20,768
	2	21,638
BLK 4	1	33,108
BLK 5	1	24,971
	2	24,166
	3	22,514

	Lot	Area (S.F.)
BLOCK 6	1	21,337
	2	20,938
	3	19,967
	4	20,866

	Res.	Area (S.F.)
RESERVE	'A'	80,818
	'B'	56,030
	'C'	47,845
	'D'	30,147
	'E'	123,399
	'F'	14,544
	'G'	527
	'H'	528

Location Map

R-15-E



Section 11
Wagoner County
21 Lots - 19.3322 Acres

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

Mayor

Attest: City Clerk

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

Artesia I at Forest Ridge
PR-000083-2022 Sheet 1 of 3
Date of Preparation: October 31, 2023

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