Planned Unit Development No. 327

Creekside Villas

at Forest Ridge

A Subdivision in the City of Broken Arrow, being a part of the NE/4 of the SE/4 of the SW/4 of Section 3, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma

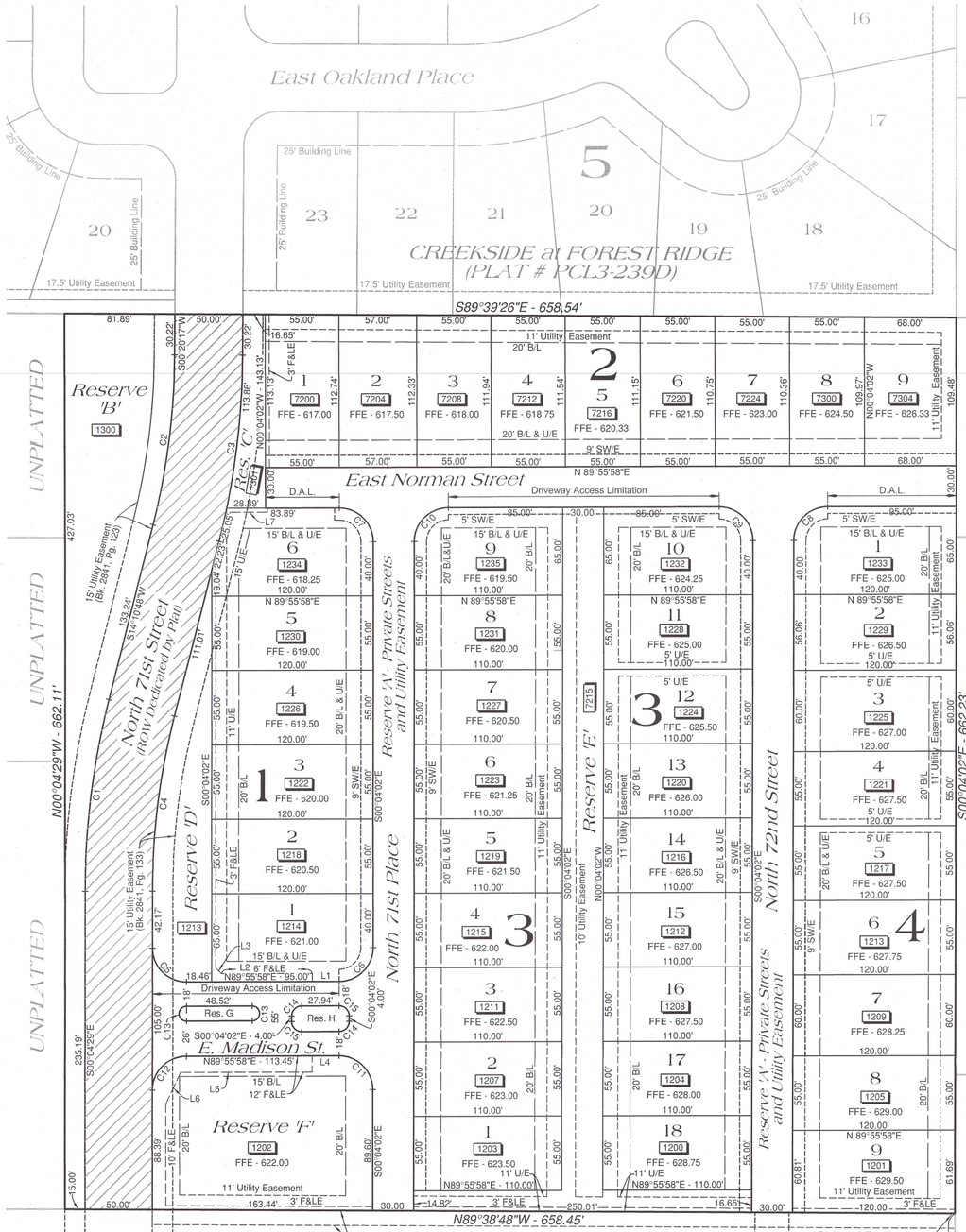
PLC3-241B

Doc # 2023-2287 Bk: 2868 Pg: 6004
Date: 01-11-23 at 11:55:43 AM
Fee: $17.00
Pages: 3
Wagoner County Clerk
State of Oklahoma

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

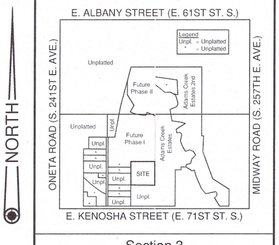
ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2023

50 25 0 50 100 150
SCALE: 1"=50'



Location Map

R-15-E



Section 3
Wagoner County
42 Lots - 10.0098 Acres

Legend

B/L = Building Line		D.A.L. = Driveway Access Limitation	
Res. = Reserve		F&L/E = Fence and Landscape Easement	
U/E = Utility Easement			
SW/E = Sidewalk Easement		= Right-of-Way dedicated by this plat.	

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 herein 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. 257th 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.
3. Access is restricted and additional setbacks apply as per PUD 327 with lots designated "Driveway Access Limitation"

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 adjacent to Creekside I (Doc. No. 2022-16500).

FEMA Note

Per the FEMA FIRM, this property is located in Unshaded FEMA Flood Zone "X", per FIRM Panel Number 40145C0105J with an Effective date of September 30, 2016.

Lot Addresses 0000

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.

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	014°15'17"	575.00'	143.05'	N 07°03'09" E	142.69'
C2	013°50'30"	525.00'	126.83'	N 07°15'32" E	126.52'
C3	013°50'30"	575.00'	138.91'	S 07°15'32" W	138.57'
C4	014°15'17"	525.00'	130.62'	S 07°03'09" W	130.28'
C5	089°59'33"	25.00'	39.27'	S 45°04'16" E	35.35'
C6	090°00'00"	25.00'	39.27'	N 44°55'58" E	35.36'
C7	090°00'00"	25.00'	39.27'	N 45°04'02" W	35.36'
C8	090°00'00"	25.00'	39.27'	S 44°55'58" W	35.36'
C9	090°00'00"	25.00'	39.27'	N 45°04'02" W	35.36'
C10	090°00'00"	25.00'	39.27'	S 44°55'58" W	35.36'
C11	090°00'00"	25.00'	39.27'	N 45°04'02" W	35.36'
C12	090°00'27"	25.00'	39.27'	S 44°55'44" W	35.36'
C13	180°00'00"	5.50'	17.28'	N 00°04'02" W	11.00'
C14	090°00'00"	7.50'	11.78'	N 44°55'58" E	10.61'
C15	090°00'00"	7.50'	11.78'	S 45°04'02" E	10.61'

Lot Areas

	Lot	Area (S.F.)
BLOCK 1	1	7,666
	2	6,600
	3	6,600
	4	6,600
	5	6,600
BLOCK 2	1	7,492
	2	6,211
	3	6,414
	4	6,167
	5	6,146
	6	6,124
	7	6,102
	8	6,081
	9	6,059
	10	7,461
	1	6,050
	2	6,050
	3	6,050
	4	6,050
	5	6,050
	6	6,050
	7	6,050
BLOCK 3	8	6,050
	9	7,016
	10	7,016
	11	6,050
	12	6,050
	13	6,050
	14	6,050
	15	6,050
	16	6,050
	17	6,050
	18	6,050

	Lot	Area (S.F.)
BLOCK 4	1	7,666
	2	6,728
	3	7,200
	4	6,600
	5	6,600
	6	6,600
	7	7,200
	8	6,600
	9	7,350

	Res.	Area (S.F.)
RESERVE	A	56,607
	B	24,876
	C	2,877
	D	9,183
	E	19,084
	F	18,364
	G	534
	H	768

Line Table

No.	Bearing	Distance
L1	N 89°55'58" E	20.00'
L2	N 89°55'58" E	67.83'
L3	N 45°04'02" W	5.90'
L4	N 89°55'58" E	20.00'
L5	N 89°55'58" E	97.66'
L6	S 24°51'31" W	25.60'
L7	N 89°55'58" E	27.79'

Addresses for Res. G & H

Reserve G = 7201 E. Madison St.
Reserve H = 7205 E. Madison St.

APPROVED 12-20-2022 by the City Council of the City of Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

BROKEN ARROW OKLAHOMA

Creekside Villas at Forest Ridge
PR-000040-2022 Sheet 1 of 3
Date of Preparation: February 6, 2023

G:\21-080\Final\21-080 Final Plat.dwg