WAGONER COUNTY, OKLAHOMA
JERRY FIELDS, COUNTY CLERK PLC 4 - 375 A
08/16/2004 #2004-12676
10:50:15AM B-1426 P-381

THE HIGHLANDS II

AT FOREST RIDGE

(Lots 8 - 19, BLOCK 1; Lots 8 - 17, BLOCK 4; Lots 14 - 26, BLOCK 5; Lots 11 - 23, BLOCK 8; All of BLOCKS 9 & 10; Lots 1 - 10, BLOCK 11; Lots 1 - 7, BLOCK 12; Lots 17 - 18, BLOCK 12; Lots 1 - 2, BLOCK 13; Lots 32 - 34, BLOCK 13)

A subdivision in the City of Broken Arrow, being a part of the N/2 of Section 15, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

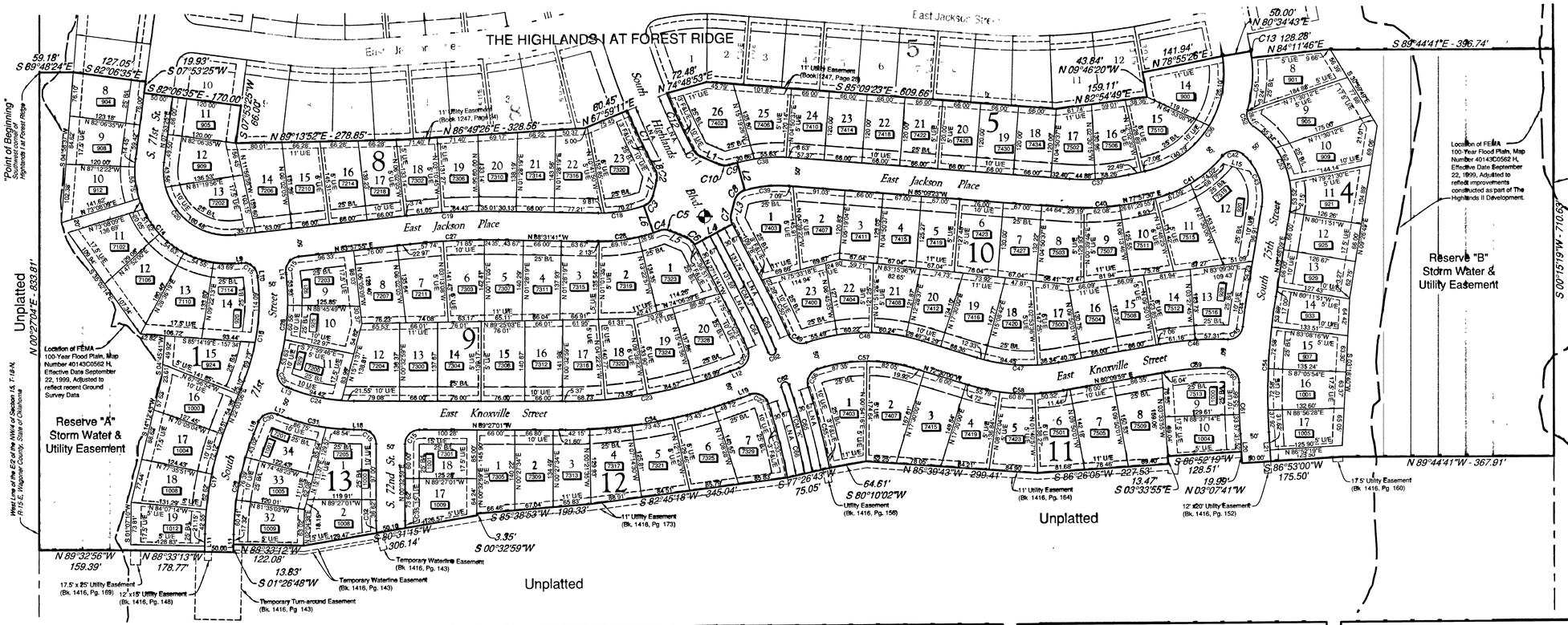
OWNER / DEVELOPER
The Robson Companies, Inc.,
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
918.357.2787

ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.252.9621
CERTIFICATE OF AUTHORIZATION NO 531
RENEWAL DATE: JUNE 30, 2005

I, the undersigned, the duly qualified and acting County Treasurer of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the 2003 tax rolls, the taxes on the above description are paid

Gloria Wansdell
Mary Sue Tedder, County Treasurer

COUNTY TREASURER SEAL 46 WAGONER COUNTY, OKLA.



LOCATION MAP

WAGONER COUNTY
R-15-E
EAST HOUSTON STREET
The Highlands I
UNPLATTED
UNPLATTED
ONETA ROAD
MIDWAY ROAD
UNPLATTED
UNPLATTED
EAST WASHINGTON STREET
T 18 N
Section 15
115 Lots- 41.4910 Acres

NORTH

100 50 0 100 200 300
SCALE: 1" = 100 FEET

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 1	8	651.4	1	646.9
	9	651.0	1	646.9
	10	650.6	1	646.9
	11	650.5	2	648.0
	12	650.8	2	648.0
	13	653.1	3	651.1
	*14	654.7	3	650.0
	15	655.3	4	652.6
	16	655.7	4	652.6
	17	654.8	5	650.3
	18	654.0	5	650.3
	19	653.3	6	650.5
BLOCK 4	*8	638.9	17	636.1
	9	639.1	17	636.1
	10	639.5	17	636.1
	11	639.8	18	638.9
	12	640.5	18	638.9
	13	641.6	18	638.9
	14	642.5	19	638.3
	15	642.8	19	638.3

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 5	16	642.8	19	638.3
	17	642.1	19	638.3
BLOCK 8	*14	641.6	I	641.48
	*15	646.1	K	648.25
	*16	648.0	K	648.25
	17	651.4	K	648.25
	*18	654.8	L	663.19
	*19	658.3	L	663.19
	*20	661.9	L	663.19
	21	665.4	L	663.19
	22	668.9	L	663.19
	*23	672.4	M	672.07
	24	675.2	M	672.07
	25	676.4	M	672.07
	26	677.0	N	674.77
BLOCK 9	*1	678.5	a	679.3
	*2	678.2	11	678.3
	*3	676.8	11	678.3
	*4	674.8	11	678.3
	*5	672.3	11	678.3
	*6	669.7	10	669.6
	*7	666.9	10	669.6
	*8	663.9	10	669.6
	*9	659.4	b	659.6
	*10	659.8	9	661.3
	*11	659.8	12	659.8

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 9	*12	665.6	10	669.6
	*13	668.0	10	669.6
	14	670.7	10	669.6
	*15	673.5	11	678.3
	*16	675.9	11	678.3
	17	679.5	11	678.3
	18	679.8	11	678.3
	19	681.4	a	679.3
	20	681.4	a	679.3
BLOCK 10	*1	678.7	e	678.7
	*2	676.1	e	678.7
	*3	672.9	29	674.8
	*4	668.1	29	674.8
	*5	664.6	29	674.8
	*6	661.6	28	665.1
	*7	657.9	28	665.1
	8	654.4	27	652.3
	*9	650.5	27	652.3
	10	647.6	26	645.9
	*11	645.3	26	645.9

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 10	*12	643.0	26	645.9
	*13	646.2	26	645.9
	14	648.4	26	645.9
	15	650.8	27	652.3
	16	653.6	27	652.3
	17	657.0	28	665.1
	*18	662.1	28	665.1
	19	667.2	28	665.1
	20	671.1	28	665.1
	*21	674.0	29	674.8
	22	678.0	29	674.8
	23	680.6	e	678.7
BLOCK 11	1	682.7	9	679.5
	*2	676.7	23	679.0
	*3	669.7	23	679.0
	*4	664.9	23	679.0
	*5	661.6	23	679.0
	*6	658.9	22	659.6
	*7	656.4	22	659.6
	*8	653.2	22	659.6

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 11	*9	647.1	d	647.7
	*10	645.7	d	647.7
BLOCK 12	* 1	672.0	15	675.1
	* 2	674.4	15	675.1
	3	676.9	15	675.1
	* 4	679.6	16	682.7
	* 5	682.4	16	682.7
	* 6	682.6	16	682.7
	* 7	682.6	16	682.7
	17	676.6	c	667.6
	*18	668.2	c	667.6
BLOCK 13	1	664.7	12	659.8
	2	663.4	12	659.8
	*32	657.2	12	659.8
	*33	658.2	12	659.8
	34	659.2	13	658.1

* 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

The finished floor elevations shown hereon and listed in the Backflow Preventer Valve Table are not suggested finished floor elevations. Rather, they are meant to indicate the MINIMUM finished floor elevation that can reliably be served by the sanitary sewer as designed. Finished floors can be, and in most cases should be set at an elevation HIGHER than indicated

If a finished floor elevation is LOWER than indicated in the Backflow Preventer Valve Table, the finished floor elevation must be compared to the elevation of the rim of the upstream manhole. If the 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. Further, service into the sanitary sewer must be reviewed carefully to determine if it can be achieved

Legend

B/L	= Building Line	L.N.A.	= Limits of No Access
F&U/E	= Fence and Landscape Easement	U/E	= Utility Easement
TCM	= Traffic Control Median		

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation, unless noted otherwise

A 3/8"x18" deformed bar with a yellow plastic cap stamped "RLS 1253" 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 "RLS 1253" 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°43'14"E along the north line of the NW/4 of Section 15, 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 square on top of curb on the southeasterly side of median island of the traffic circle. In line with the centerline of South Highlands Blvd. Said traffic circle is at the intersection of South Highlands Blvd. and East Jackson Place.

ELEVATION = 676.63 (NGVD 1929)

Notes

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

Lot Addresses 0000

Addresses shown on this Plat provided by the City of Broken Arrow Planning Department were accurate at the time the plat was filed, and the addresses are subject to change and should not be relied on in place of the legal description.

Stormwater Detention

Stormwater detention accommodations for this site are provided by the onsite detention facility as shown in the " no exceptions taken" engineering plans in accordance with Fee-In-Lieu of Detention Determination # DD-82203-60.

Line Table

NO.	BEARING	DISTANCE
L1	N 66°12'59"W	35.72'
L2	N 14°55'59"W	50.00'
L3	N 14°41'59"E	24.23'
L4	N 82°11'14"E	75.00'
L5	S 66°58'40"E	32.62'
L6	S 18°55'11"E	50.00'
L7	S 13°48'34"W	27.59'
L8	S 27°11'41"E	4.29'
L9	N 83°57'55"E	5.30'
L10	S 06°02'05"E	3.31'
L11	S 01°26'48"W	21.15'
L12	S 69°34'29"W	16.76'
L13	N 67°18'06"W	5.06'
L14	N 06°02'05"W	3.31
L15	S 74°03'35"E	47.86'
L16	N 22°03'06"E	21.96'
L17	S 67°18'06"E	1.91'
L18	S 89°27'01"E	13.77'
L19	S 69°34'29"W	16.76'
L20	S 03°07'41"W	51.51'
L21	S 03°07'41"E	51.52'

Curve Table

NUMBER	DELTA	RADIUS	LENGTH
C1	05°10'51"	1225.00'	110.77'
C2	41°00'15"	25.00'	17.89'
C3	57°16'15"	25.00'	24.99'
C4	02°14'13"	275.00'	10.74'
C5	44°10'44"	25.00'	19.28'
C6	39°47'00"	25.00'	17.36'
C7	41°53'40"	25.00'	18.28'
C8	60°22'02"	25.00'	26.34'
C9	02°54'04"	275.00'	13.92'
C10	41°37'04"	25.00'	18.16'
C11	38°50'48"	25.00'	16.95'
C12	05°26'43"	1150.00'	109.30'
C13	02°54'48"	225.00'	11.44'
C14	103°55'30"	162.50	294.75'
C15	90°00'00"	25.00'	39.27'
C16	28°05'11"	375.00'	183.82'
C17	20°36'18"	550.00'	197.79'
C18	20°23'31"	225.00'	80.08'
C19	07°30'34"	1225.00'	160.50'
C20	103°55'30"	112.50	204.06'
C21	03°58'25"	1050.00'	72.82'
C22	92°47'46"	25.00'	40.49'
C23	20°58'30"	800.00'	292.86'
C24	22°08'55"	300.00'	115.97'
C25	83°55'51"	25.00'	36.62'
C26	22°39'50"	425.00'	168.11'
C27	07°30'24"	1175.00'	153.95'
C28	20°23'31"	275.00'	97.87'
C29	20°36'19"	500.00'	179.81'
C30	90°38'48"	25.00'	39.55'
C31	22°08'55"	350.00'	135.30'
C32	07°01'11"	175.00'	21.44'
C33	07°16'07"	1050.00'	133.20'
C34	20°58'30"	850.00'	311.17'
C35	05°46'51"	125.00'	12.68'
C36	87°22'47"	175.00'	266.89'
C37	16°53'07"	350.00'	103.15'
C38	19°46'35"	275.00'	94.92'
C39	19°46'35"	225.00'	77.66'
C40	16°53'07"	400.00'	117.88'
C41	37°41'53"	225.00'	148.04'
C42	91°56'52"	25.00'	40.12'
C43	57°35'40"	100.00'	100.52'
C44	03°11'09"	1100.00'	61.16'
C45	85°53'30"	25.00'	37.48'
C46	12°20'30"	550.00'	118.47'
C47	27°20'01"	300.00'	143.12'
C48	36°02'34"	325.00'	204.45'
C49	85°38'07"	25.00'	37.37'
C50	04°17'13"	1125.00'	84.18'
C51	23°24'34"	225.00'	91.93'
C52	72°31'31"	25.00'	31.65'
C53	85°25'35"	150.00'	171.29'
C54	12°55'50"	1050.00'	236.96'
C55	07°24'48"	1125.00'	145.56'
C56	90°07'34"	25.00'	39.32'
C57	35°17'39"	275.00'	169.40'
C58	27°20'01"	350.00'	166.97'
C59	12°00'47"	500.00'	104.83'
C60	89°20'24"	25.00'	38.98'
C61	04°38'51"	1100.00'	89.23'
C62	180°00'00"	6.83'	21.47'
C63	05°03'25"	1094.33'	96.59'
C64	05°03'25"	1080.67'	95.38'
C65	08°15'47"	1094.33'	157.82'
C66	08°17'23"	1080.67'	156.35'

APPROVED 3-15-04 by the City Council of the City of Broken Arrow, Oklahoma.
Richard Carter
Mayor
Melissa Boulle
Attest: City Clerk 3-12-04