PLC5 - 413A

2011-13532 Book: 1986 pg: 410
12/6/2011 8:18 AM pgs: 410 - 410
Fees: $84.00 Doc: $0.00
Carolyn M. Kohler, County Clerk
Wagoner County - State of Oklahoma

THE HIGHLANDS IV

AT FOREST RIDGE

(Lots 29 - 49, BLOCK 1; Lots 28 - 46, BLOCK 4; Lots 8 - 24, BLOCK 15;
Lots 10 - 16, BLOCK 16; All of BLOCK 17; All of Block 18; RESERVES A and B)

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

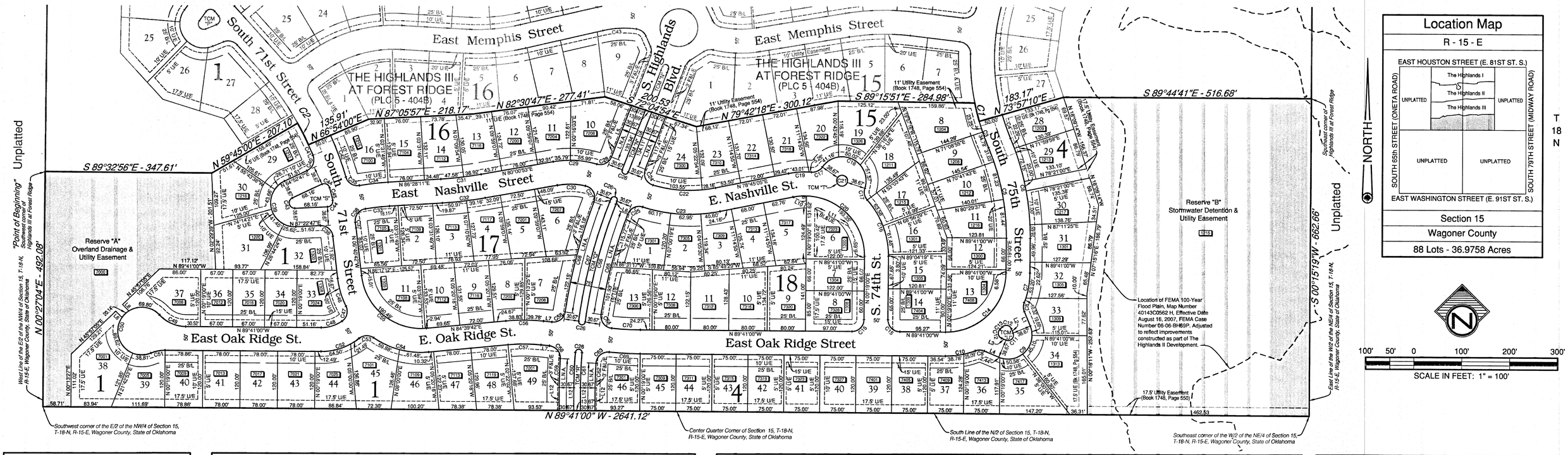
ENGINEER / SURVEYOR

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, 2011

COUNTY TREASURER SEAL 46 WAGONER COUNTY, OKLA.

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

Diana Marshall, County Treasurer



Location Map

R - 15 - E

EAST HOUSTON STREET (E. 81ST ST. S.)
SOUTH 65th STREET (ONETA ROAD)
SOUTH 79TH STREET (MIDWAY ROAD)
The Highlands I
The Highlands II
The Highlands III
UNPLATTED
EAST WASHINGTON STREET (E. 91ST ST. S.)

NORTH

T 18 N

Section 15
Wagoner County
88 Lots - 36.9758 Acres

SCALE IN FEET: 1" = 100'

Backflow Preventer Valve Table

BLOCKS / LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF ELEVATION
BLOCK1 29	658.7	B	657.08
30	658.1	P	656.4
31	658.0	P	656.4
*32	660.5	4	659.6
33	660.9	4	659.6
34	660.9	4	659.6
*35	660.3	4	659.6
36	659.8	Q	655.8
*37	659.3	R	658.3
38	657.2	3	655.8
39	658.5	3	655.8
40	659.2	3	655.8
*41	659.7	1	660.1
*42	660.3	1	660.1
*43	661.1	1	660.1
44	661.7	1	660.1
*45	663.1	2	663.1
*46	663.4	2	663.1
*47	664.0	2	663.1
48	664.8	a	663.4
49	664.9	a	663.4
BLOCK4 28	650.4	L	642.23
29	649.5	L	642.23
30	648.2	L	642.23
31	647.2	M	644.28
32	647.3	M	644.28
33	647.3	N	641.29
34	647.6	N	641.29
*35	648.6	7	652.4
36	652.6	7	652.4
37	655.2	7	652.4
*38	657.4	8	657.9
*39	658.5	8	657.9
40	659.6	8	657.9
*41	661.9	9	662.8
*42	663.8	9	662.8
43	664.2	9	662.8
44	664.8	9	662.8
45	665.4	c	663.7
46	665.4	c	663.7
BLOCK15 * 8	653.9	J	667.83
9	653.4	15	647.8
10	652.6	15	647.8
11	651.3	16	648.6
12	650.3	16	648.6
*13	653.3	17	657.1
14	660.5	T	655.6
15	662.2	18	659.5
16	663.6	18	659.5
17	665.5	19	662.5
18	666.3	19	662.5
*19	668.4	J	667.83
*20	669.7	K	675.71
*21	670.9	K	675.71
*22	672.2	K	675.71
*23	672.8	K	675.71
*24	675.3	EX	676.87
BLOCK16 *10	675.2	F	674.36
*11	673.1	F	674.36
*12	670.9	F	674.36
13	668.7	E	667.43
*14	666.4	E	667.43
*15	664.5	E	667.43
16	662.9	D	661.10
BLOCK17 * 1	683.3	6	665.6
* 2	684.8	6	665.6
* 3	686.4	6	665.6
4	688.4	6	665.6
5	670.5	b	667.0
6	670.5	b	667.0
* 7	666.9	b	667.0
* 8	666.0	6	665.6
* 9	665.4	6	665.6
*10	664.0	6	665.6
*11	663.6	6	665.6
BLOCK18 1	671.7	d	668.0
2	671.7	13	667.9
3	671.3	13	667.9
4	670.8	13	667.9
5	669.6	13	667.9
6	667.1	e	665.6
* 7	664.8	12	664.0
* 8	662.6	12	664.0
* 9	665.7	13	667.9
*10	666.5	13	667.9
*11	667.0	13	667.9
*12	667.6	d	668.0
*13	667.6	d	668.0

* 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 24-102, Adopted October 5, 1998.

Legend

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

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" x 18" 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.

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.

Lot Addresses 0000

Addresses shown on this plat were provided by the City of Broken Arrow Engineering Department. The addresses are subject to change and should not be relied upon in place of the legal description.

Line Table

No.	Bearing	Distance
L1	N 22°14'31" W	32.73'
L2	N 22°14'31" W	9.82'
L3	N 67°14'31" W	9.82'
L4	N 67°14'31" W	32.73'
L5	N 21°08'54" E	114.91'
L6	N 21°08'54" E	6.96'
L7	N 84°04'43" W	17.65'
L8	N 44°02'55" W	18.65'
L9	N 00°19'00" E	17.13'
L10	S 62°16'22" E	31.72'
L11	S 62°16'22" E	78.93'
L12	N 60°19'00" E	47.99'

Curve Table

C#	Delta	Radius	Length	Chord Bearing	Chord Length
C1	04°43'02"	475.00'	39.11'	S 13°41'18" E	39.10'
C2	04°47'35"	600.00'	50.19'	S 26°54'55" E	50.18'
C3	07°00'01"	475.00'	58.03'	S 19°32'50" E	58.00'
C4	07°00'01"	425.00'	51.93'	S 19°32'50" E	51.89'
C5	23°21'51"	475.00'	193.70'	N 11°21'55" W	192.36'
C6	23°21'51"	525.00'	214.08'	N 11°21'55" W	212.60'
C7	20°47'39"	175.00'	63.51'	N 10°42'50" E	63.16'
C8	43°21'11"	25.00'	18.92'	S 00°33'56" E	18.47'
C9	135°00'00"	50.00'	117.81'	N 45°15'29" E	92.39'
C10	20°54'42"	175.00'	63.87'	N 79°51'39" E	63.52'
C11	135°00'00"	11.33'	26.70'	N 45°15'29" E	20.94'
C12	113°43'52"	11.33'	22.50'	S 10°22'36" E	18.98'
C13	02°27'44"	163.67'	7.03'	N 45°15'29" E	7.03'
C14	90°00'00"	125.00'	196.35'	N 45°19'00" E	176.78'
C15	90°00'00"	25.00'	39.27'	S 44°41'00" E	35.36'
C16	42°11'25"	175.00'	128.86'	N 20°46'42" W	125.97'
C17	60°00'00"	25.00'	26.18'	S 11°52'25" E	25.00'
C18	163°34'25"	50.00'	142.74'	N 63°39'37" W	98.97'
C19	15°48'05"	175.00'	48.26'	S 86°39'07" W	48.11'
C20	101°33'55"	125.00'	221.58'	N 50°27'58" W	193.69'
C22	27°26'28"	275.00'	131.71'	S 87°31'41" E	130.45'
C23	28°51'05"	325.00'	163.65'	S 86°49'23" E	161.93'
C24	94°57'21"	25.00'	41.43'	S 26°19'47" E	36.85'
C25	87°00'22"	25.00'	37.96'	S 64°05'59" W	34.42'
C26	180°00'00"	6.83'	21.47'	N 68°51'06" W	13.67'
C27	98°06'47"	25.00'	42.81'	N 28°30'18" W	37.77'
C28	85°09'29"	25.00'	37.16'	N 63°43'38" E	33.83'
C29	26°17'30"	200.00'	91.78'	N 86°50'22" W	90.97'
C30	22°25'25"	150.00'	58.70'	N 88°46'25" W	58.33'
C31	06°27'18"	750.00'	84.50'	N 83°14'32" E	84.45'
C32	06°27'18"	800.00'	90.13'	N 83°14'32" E	90.08'
C33	05°47'53"	500.00'	50.60'	S 83°34'15" W	50.58'
C34	06°15'49"	550.00'	60.13'	S 83°20'16" W	60.10'
C35	83°32'15"	25.00'	36.45'	S 58°01'31" E	33.31'
C36	88°25'28"	25.00'	38.58'	S 36°27'34" W	34.87'
C37	01°04'28"	650.00'	12.19'	N 07°12'56" W	12.19'
C38	85°56'31"	25.00'	37.50'	N 49°38'58" W	34.08'
C39	157°30'00"	50.00'	137.44'	S 13°52'13" E	98.08'
C40	87°06'39"	25.00'	38.01'	N 21°19'27" E	34.45'
C41	02°17'15"	600.00'	23.96'	N 23°22'30" W	23.95'
C42	08°09'11"	650.00'	92.49'	N 20°19'59" W	92.42'
C43	157°30'00"	11.33'	31.15'	S 13°52'13" E	22.23'
C44	99°58'48"	11.33'	19.78'	N 65°07'49" W	17.36'
C45	02°32'24"	611.33'	27.10'	N 13°52'13" W	27.10'
C46	19°55'08"	175.00'	60.84'	S 16°38'16" E	60.53'
C47	81°31'12"	25.00'	35.57'	N 14°09'47" E	32.64'
C48	35°23'37"	75.00'	46.33'	N 72°37'11" E	45.60'
C49	47°09'23"	75.00'	61.73'	S 66°06'19" E	60.00'
C50	250°13'49"	50.00'	218.37'	S 12°21'28" W	81.80'
C51	23°04'26"	75.00'	30.20'	S 78°46'47" W	30.00'
C52	39°24'49"	125.00'	85.99'	N 70°36'36" E	84.30'
C53	73°29'25"	25.00'	32.07'	S 87°38'54" W	29.91'
C54	39°43'54"	175.00'	121.35'	S 75°28'21" E	118.94'
C55	88°39'36"	125.00'	193.43'	S 51°00'30" E	174.70'
C56	11°15'35"	400.00'	78.61'	N 89°42'31" W	78.48'
C57	11°15'35"	350.00'	68.78'	N 89°42'31" W	68.67'
C58	87°30'29"	25.00'	38.18'	N 40°19'29" W	34.58'
C59	3°06'46"	1125.00'	61.12'	S 01°52'23" W	61.11'
C60	03°53'31"	1094.33'	74.34'	S 02°15'46" W	74.32'
C61	03°53'31"	1080.67'	73.41'	S 02°15'46" W	73.40'
C62	02°48'31"	1050.00'	51.47'	S 01°43'16" W	51.47'
C63	92°41'13"	25.00'	40.44'	S 49°28'07" W	36.17'
C64	92°55'24"	25.00'	40.55'	S 37°44'40" E	36.25'
C65	11°52'46"	1050.00'	217.70'	S 14°39'25" W	217.31'
C66	13°30'52"	1080.67'	254.90'	S 14°23'28" W	254.31'
C67	13°30'52"	1094.33'	258.12'	S 14°23'28" W	257.52'
C68	12°08'18"	1125.00'	238.33'	S 14°28'56" W	237.89'
C69	05°29'44"	675.00'	64.74'	S 86°56'08" E	64.72'
C70	05°28'38"	625.00'	59.75'	S 86°56'41" E	59.72'

Lot Areas

BLOCK 1 Lot	Area (S.F.)
29	12,038
30	11,840
31	11,506
32	11,928
33	11,074
34	8,040
35	8,040
36	8,040
37	13,418
38	16,906
39	8,960
40	7,918
41	7,920
42	7,920
43	7,920
44	7,920
45	8,551
46	11,339
47	8,504
48	8,474
49	8,528
50	9,105
51	11,707

BLOCK 4 Lot	Area (S.F.)
44	9,000
45	9,000
46	11,166

BLOCK 15 Lot	Area (S.F.)
8	13,101
9	9,609
10	9,901
11	9,306
12	8,185
13	13,042
14	10,715
15	8,808
16	9,927
17	9,948
18	10,776
19	12,041
20	9,624
21	9,427
22	9,439
23	9,902
24	13,649

BLOCK 16 Lot	Area (S.F.)
10	13,705
11	9,580
12	9,353
13	9,844
14	10,240
15	10,072
16	12,340

BLOCK 17 Lot	Area (S.F.)
1	11,012
2	9,151
3	9,466
4	9,761
5	10,087
6	14,163
7	12,548
8	8,999
9	9,398
10	9,414
11	13,379

BLOCK 18 Lot	Area (S.F.)
1	12,365
2	8,977
3	9,058
4	8,878
5	10,165
6	12,709
7	8,052
8	10,236
9	9,623
10	8,937
11	8,251
12	8,029
13	8,269
14	11,335

RES.	Area (S.F.)
A	106,671
B	311,456

BLOCK 4 Lot	Area (S.F.)
28	9,510
29	10,378
30	11,525
31	10,908
32	9,350
33	9,698
34	15,481
35	11,870
36	9,563
37	9,055
38	9,000
39	9,000
40	9,000
41	9,000
42	9,000
43	9,000

APPROVED 8-2-11 by the City Council of the City of Broken Arrow, Oklahoma.
Mike Lester
Mayor
Mary E. Boyce
Attest: City Clerk 10-3-11

THE HIGHLANDS IV AT FOREST RIDGE
DN02-116 PT11-107 Sheet 1 of 3

G:\11-032\Final\Final Plat Highlands IV.dwg, 11/22/2011 - 11:00 AM