Doc # 2023-11758 B: 2913 P: 0367
09/08/2023 08:46:32 AM Pg: 1 of Pgs: 3
Fee: $ 77.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma
COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY OKLAHOMA

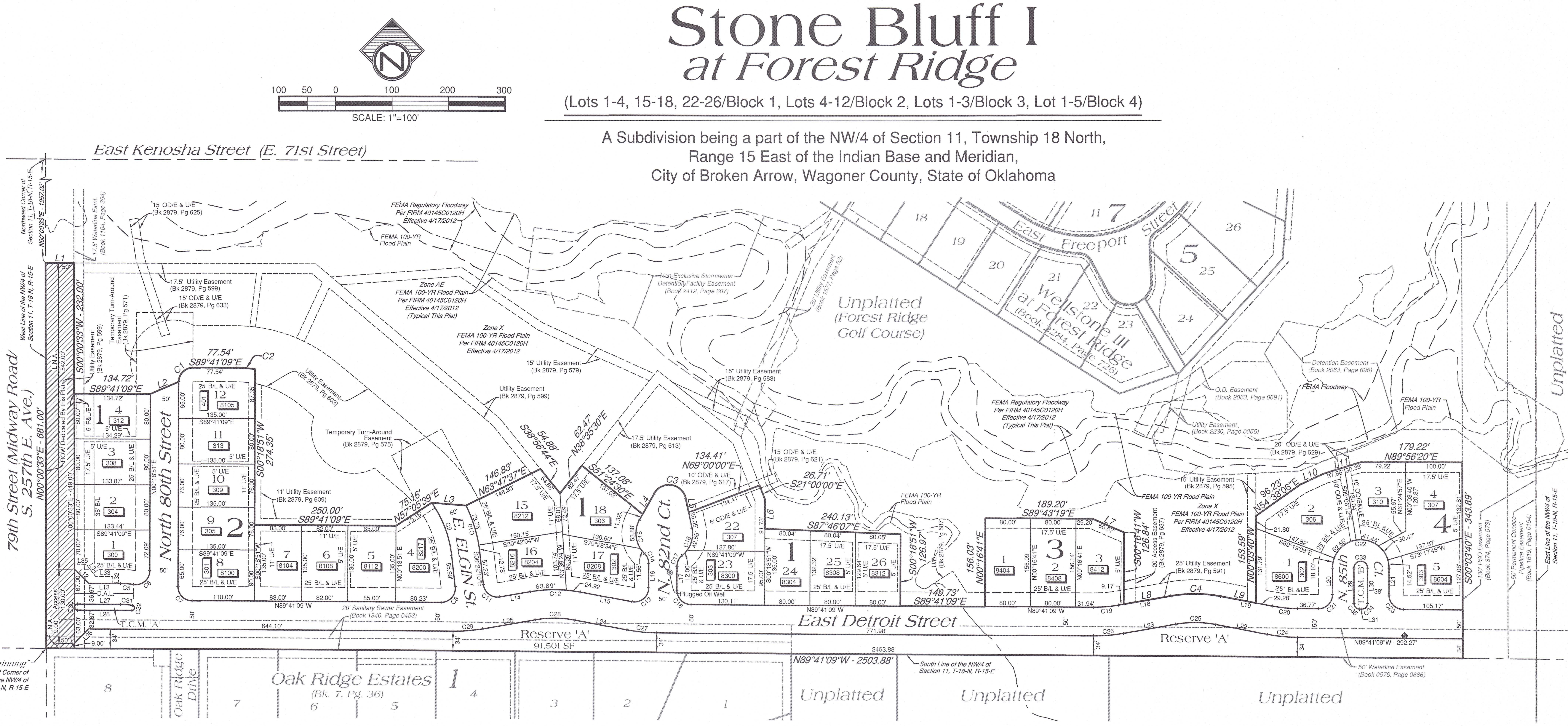
PLC3-245B

PUD 66

# Stone Bluff I
## at Forest Ridge

(Lots 1-4, 15-18, 22-26/Block 1, Lots 4-12/Block 2, Lots 1-3/Block 3, Lot 1-5/Block 4)

A Subdivision being a part of 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

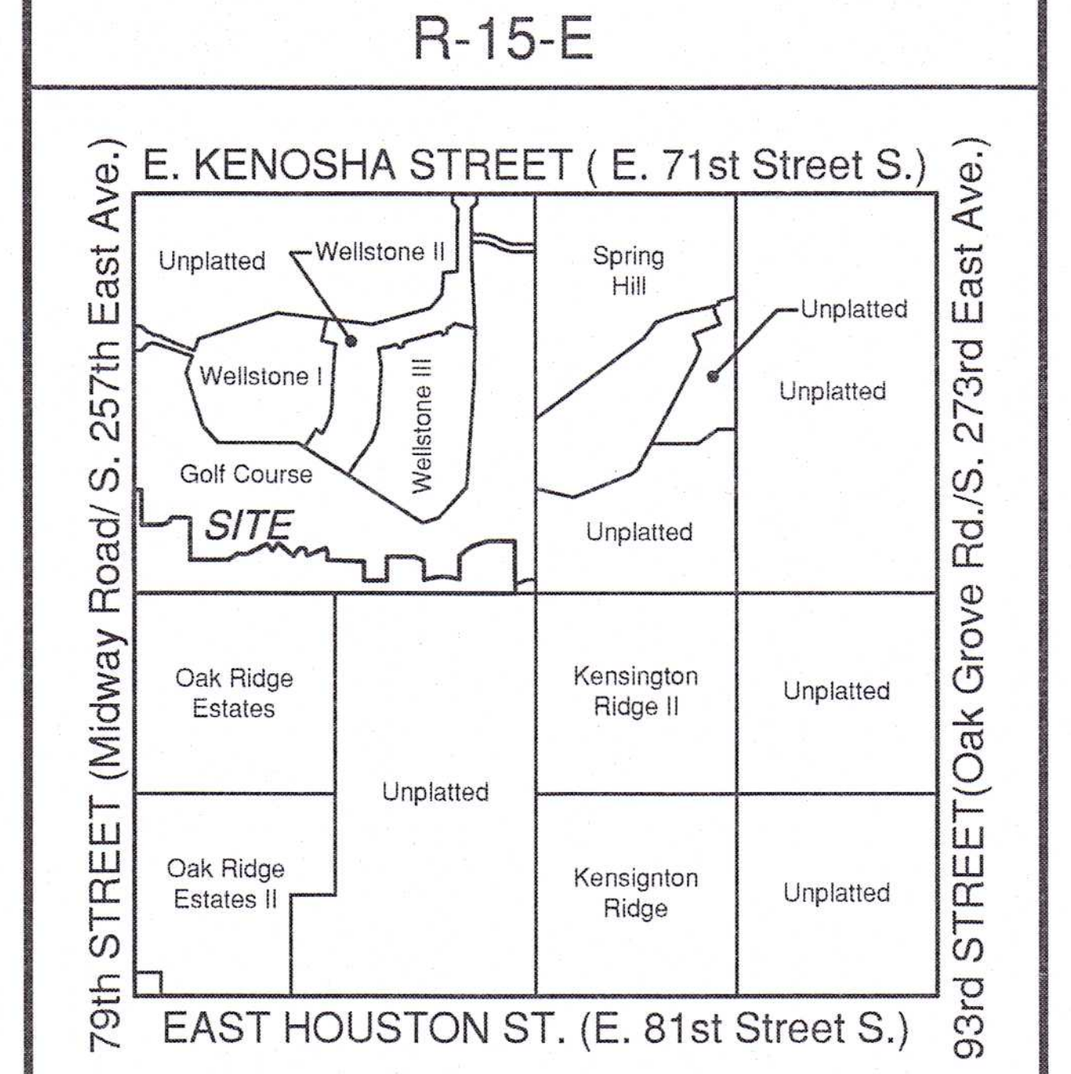



## Line Table

| No. | Bearing | Length |
|---|---|---|
| L1 | S 89°41'09" E | 50.00' |
| L2 | N 66°33'53" E | 54.63' |
| L3 | S 85°36'31" E | 60.89' |
| L4 | N 29°23'31" E | 41.90' |
| L5 | S 11°48'02" E | 25.17' |
| L6 | S 00°18'51" W | 51.73' |
| L7 | S 66°35'53" E | 60.67' |
| L8 | N 80°10'10" E | 84.65' |
| L9 | S 79°28'34" E | 63.39' |
| L10 | N 65°10'43" E | 46.18' |
| L11 | N 73°04'08" E | 68.24' |
| L12 | S 44°50'18" E | 35.45' |
| L13 | S 89°41'09" E | 55.98' |
| L14 | N 80°10'10" E | 54.74' |
| L15 | S 79°28'34" E | 92.76' |
| L16 | N 00°18'51" E | 42.42' |
| L17 | S 00°18'51" W | 42.06' |
| L18 | N 80°10'10" E | 93.82' |
| L19 | S 79°28'34" E | 92.67' |
| L20 | N 00°03'40" W | 46.60' |
| L21 | S 00°03'40" E | 47.58' |
| L22 | N 79°28'34" W | 92.67' |
| L23 | S 80°10'10" W | 93.82' |
| L24 | N 79°28'34" W | 92.67' |
| L25 | S 80°10'10" W | 93.82' |
| L26 | S 45°09'42" W | 35.26' |
| L27 | N 89°41'09" W | 75.38' |
| L28 | S 89°41'09" E | 96.16' |
| L29 | N 00°03'40" W | 62.08' |
| L30 | S 00°03'40" E | 62.10' |
| L31 | N 89°41'09" W | 4.00' |
| L32 | N 00°18'51" E | 12.51' |
| L33 | N 89°41'09" W | 30.50' |
| L34 | N 37°13'47" W | 26.64' |
| L35 | N 89°33'38" W | 16.01' |

## Location Map

R-15-E




T 18 N

Section 11

Wagoner County

30 Lots - 15.6931 Acres

## Legend

F&L/E = Fence & Landscape Easement
U/E = Utility Easement
L.N.A. = Limits of No Access
OD/E = Overland Drainage Easement
(hatched) = Right-of-Way dedicated by this plat.
B/L = Building Line
T.C.M. = Traffic Control Median
D.A.L. = Driveway Access Limitation
8108 = Lot Address
Bk = Book
Pg. = Page

## 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.

## 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 Stone Bluff I 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 upstream of Stone Bluff I.

## 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.

## Lot Areas

| | Lot | Area (S.F.) |
|---|---|---|
| BLOCK 1 | 1 | 12,280 |
| | 2 | 10,692 |
| | 3 | 10,726 |
| | 4 | 10,760 |
| | 15 | 14,943 |
| | 16 | 14,153 |
| | 17 | 14,058 |
| | 18 | 13,337 |
| | 22 | 12,290 |
| | 23 | 14,431 |
| | 24 | 10,693 |
| | 25 | 10,479 |
| | 26 | 10,264 |
| BLOCK 2 | 4 | 15,063 |
| | 5 | 11,475 |
| | 6 | 11,070 |
| | 7 | 11,205 |
| | 8 | 12,016 |

| | Lot | Area (S.F.) |
|---|---|---|
| BLOCK 2 | 9 | 10,260 |
| | 10 | 10,260 |
| | 11 | 10,800 |
| | 12 | 11,987 |
| BLK 3 | 1 | 12,485 |
| | 2 | 12,489 |
| | 3 | 12,509 |
| BLOCK 4 | 1 | 15,273 |
| | 2 | 16,952 |
| | 3 | 13,356 |
| | 4 | 16,232 |
| | 5 | 13,817 |
| TCM | A | 997 |
| | B | 1,461 |

## 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.

## Curve Table

| No. | Delta | Radius | Length | Chord Bearing | Chord Length |
|---|---|---|---|---|---|
| C1 | 90°00'00" | 25.00' | 39.27' | N 45°18'51" E | 35.36' |
| C2 | 09°20'29" | 200.00' | 32.61' | S 85°00'54" E | 32.57' |
| C3 | 138°48'27" | 30.00' | 72.68' | S 81°12'15" | 56.16' |
| C4 | 20°21'16" | 250.00' | 88.81' | S 89°39'12" E | 88.35 |
| C5 | 08°51'41" | 150.00' | 23.20' | S 85°15'18" E | 23.18' |
| C6 | 98°51'41" | 25.00' | 43.14' | N 49°44'42" E | 37.98' |
| C7 | 90°00'00" | 25.00' | 39.27' | S 44°41'09" E | 35.36' |
| C8 | 96°41'02" | 25.00' | 42.19' | N 41°58'21" E | 37.36' |
| C9 | 28°44'36" | 200.00' | 100.33' | N 20°44'28" W | 99.28' |
| C10 | 19°49'49" | 250.00' | 86.53' | S 16°17'05" E | 86.09' |
| C11 | 93°27'40" | 25.00' | 40.78' | S 53°06'00" E | 36.41' |
| C12 | 20°21'16" | 250.00' | 88.81' | S 89°39'12" E | 88.35' |
| C13 | 100°12'35" | 25.00' | 43.72' | N 50°25'09" E | 38.36' |
| C14 | 45°54'30" | 25.00' | 20.03' | N 22°38'23" W | 19.50' |
| C15 | 74°59'09" | 50.00' | 65.44' | N 08°06'04" W | 60.87' |
| C16 | 62°30'26" | 50.00' | 54.55' | S 19°27'12" W | 51.88' |
| C17 | 50°23'33" | 25.00' | 21.99' | S 25°30'38" W | 21.29' |
| C18 | 90°00'00" | 25.00' | 39.27' | S 44°41'09" E | 35.36' |
| C19 | 10°08'41" | 250.00' | 44.27' | N 85°14'31" E | 44.21' |
| C20 | 10°12'35" | 250.00' | 44.55' | S 84°34'51" E | 44.49' |
| C21 | 90°22'31" | 25.00' | 39.43' | N 45°07'36" E | 35.47' |
| C22 | 180°00'00" | 50.00' | 157.08' | N 89°56'20" E | 100.00' |
| C23 | 89°37'29" | 25.00' | 39.11' | S 44°52'24" E | 35.24' |
| C24 | 10°12'35" | 300.00' | 53.46' | N 84°34'51" W | 53.39' |
| C25 | 20°21'16" | 200.00' | 71.05' | N 89°39'12" W | 70.68' |
| C26 | 10°08'41" | 300.00' | 53.12' | S 85°14'31" W | 53.05' |
| C27 | 10°12'35" | 300.00' | 53.46' | N 84°34'51" W | 53.39' |
| C28 | 20°21'16" | 200.00' | 71.05' | N 89°39'12" W | 70.68' |
| C29 | 10°08'41" | 300.00' | 53.12' | N 85°14'31" E | 53.05' |
| C30 | 180°00'00" | 5.33' | 16.76' | N 00°18'51" E | 10.67' |
| C31 | 10°59'34" | 113.33' | 21.74' | S 84°11'22" E | 21.71' |
| C32 | 169°00'26" | 4.33' | 12.78' | S 05°48'38" W | 8.63' |
| C33 | 180°00'00" | 12.00' | 37.70' | N 89°56'20" E | 24.00' |
| C34 | 90°22'31" | 10.00' | 15.77' | S 45°07'36" W | 14.19' |
| C35 | 89°37'29" | 10.00' | 15.64' | N 44°52'24" W | 14.10' |

## FEMA Note

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

## 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

## Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of N 00°00'33"E along the West 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.

## Finish Floor Elevations

| | Lot | Finish Floor |
|---|---|---|
| BLOCK 1 | 1 | 653.00 |
| | 2 | 650.50 |
| | 3 | 648.25 |
| | 4 | 646.50 |
| | 15 | 663.50 |
| | 16 | 664.50 |
| | 17 | 664.25 |
| | 18 | 662.00 |
| | 22 | 660.25 |
| | 23 | 664.25 |
| | 24 | 662.75 |
| | 25 | 660.25 |
| | 26 | 657.25 |
| BLOCK 2 | 4 | 664.50 |
| | 5 | 663.75 |
| | 6 | 662.75 |
| | 7 | 661.25 |
| | 8 | 654.25 |

| | Lot | Finish Floor |
|---|---|---|
| BLOCK 2 | 9 | 651.50 |
| | 10 | 649.25 |
| | 11 | 647.25 |
| | 12 | 646.00 |
| BLK 3 | 1 | 660.50 |
| | 2 | 663.75 |
| | 3 | 667.00 |
| BLOCK 4 | 1 | 681.00 |
| | 2 | 680.50 |
| | 3 | 680.50 |
| | 4 | 680.50 |
| | 5 | 682.00 |

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, PE, 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

APPROVED 3-21-23 by the City Council of the City of Broken Arrow, Oklahoma

(signature)
Mayor
(signature)
Attest: City Clerk

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY (seal)

Stone Bluff I at Forest Ridge
PR-000084-2022 Sheet 1 of 3
Date of Preparation: August 25, 2023

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