Doc # 2023-17113 B: 2937 P: 0596
12/28/2023 12:06:24 PM Pg: 1 of Pgs: 3
Fee: $ 80.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PLC 3 - 248B

PUD 66

Stone Bluff II *at Forest Ridge*

(Lots 5-14, 19-21/Block 1, Lots 1-3/Block 2)

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

OWNER / DEVELOPER

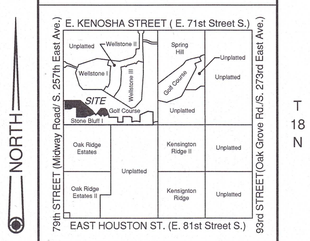
The Robson Companies, Inc.
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
(918) 357-2787
Davis Robson, VP Development
d.robson@forestridge.com

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

Location Map

R-15-E



NORTH

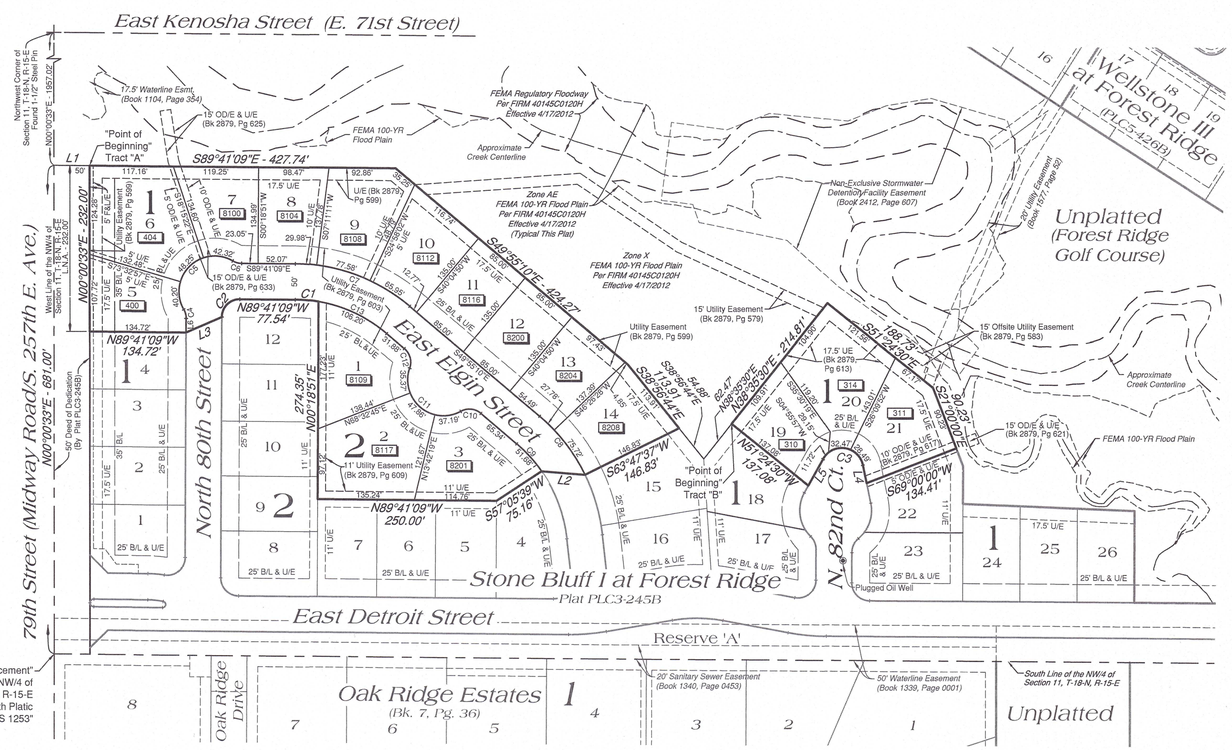
T 18 N

Section 11

Wagoner County

16 Lots - 6.0711 Acres





Finish Floor Elevations

	Lot	Finish Floor
BLOCK 1	5	645.25
	6	644.75
	7	645.25
	8	647.25
	9	649.00
	10	652.25
	11	655.50
	12	658.75
	13	661.50
	14	662.50
	19	661.00
	20	660.50
	21	660.00
BLOCK 2	1	654.25
	2	656.00
	3	658.50

Lot Areas

	Lot	Area (S.F.)
BLOCK 1	5	11,565
	6	19,920
	7	12,692
	8	12,213
	9	14,961
	10	13,496
	11	11,475
	12	11,475
	13	12,152
	14	13,513
	19	11,895
	20	17,324
	21	14,159
BLOCK 2	1	15,894
	2	18,594
	3	15,344

Line Table

No.	Bearing	Length
L1	S 89°41'09" E	50.00'
L2	N 85°36'31" W	60.89'
L3	S 66°33'53" W	54.63'
L4	N 11°48'02" W	25.17'
L5	S 29°23'31" W	41.90'
L6	N 00°18'51" W	19.58

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	09°20'29"	200.00'	32.61'	N 85°00'54" W	32.57'
C2	90°00'00"	25.00'	39.27'	S 45°18'51" W	35.36'
C3	138°48'27"	30.00'	72.68'	N 81°12'15" W	56.16'
C4	29°55'35"	25.00'	13.06'	N 14°38'56" W	12.91'
C5	149°51'10"	50.00'	130.77'	N 45°18'51" E	96.56'
C6	29°55'35"	25.00'	13.06'	S 74°43'21" E	12.91'
C7	39°45'58"	250.00'	173.51'	S 69°48'09" E	170.05'
C8	23°43'11"	250.00'	103.50'	S 38°03'35" E	102.76'
C9	14°48'24"	200.00'	51.68'	N 42°30'58" W	51.54'
C10	68°59'38"	25.00'	30.10'	N 84°24'59" W	28.32'
C11	137°59'17"	50.00'	120.42'	N 49°55'10" W	93.35'
C12	68°59'38"	25.00'	30.10'	N 15°25'21" W	28.32'
C13	30°25'29"	200.00'	106.20'	S 65°07'55" E	104.96

Legend

F&L/E	= Fence & Landscape Easement	B/L	= Building Line
Bk.	= Book	U/E	= Utility Easement
Pg.	= Page	L.N.A.	= Limits of No Access
OD/E	= Overland Drainage Easement	8108	= Lot Address

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-08122l-55. The proposed development of Stone Bluff II 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 II.

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 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.

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.

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

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.

APPROVED 12-5-2023 by the City Council of the City of Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

G:\20-078\Final\Phase 2\20-078 Final Plat PH 2.dwg