WAGONER COUNTY, OKLAHOMA
CAROLYN M KUSLER, COUNTY CLERK PLC4-4008
06/15/2006 #2006-9111
02:11:09PM B-1589 P-517

I, the undersigned, the duly qualified and acting county Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the 2006 tax rolls the taxes on the above description are paid.

Gloria Marshall by Cathy Hunt, Deputy
Mary Sue Tedder, County Treasurer
Gloria Marshall

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.

Planned Unit Development 66

Wellstone I

at Forest Ridge

A subdivision in the City of Broken Arrow, being a part of the NW/4 of Section 11, Township 18 North, Range 15 East, 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, 2007

Legend

B/L	= Building Line	SW/E	= Sidewalk Easement
U/E	= Utility Easement		
▨	= Right of Way Dedicated by this Plat	▩	= Reserve "A" Private Streets & Utility Easement

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 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 Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Top of a 1 1/4" Iron Pin at the intersection of East Kenosha Street and North Midway Road (Section Corner)

Elevation = 628.09 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

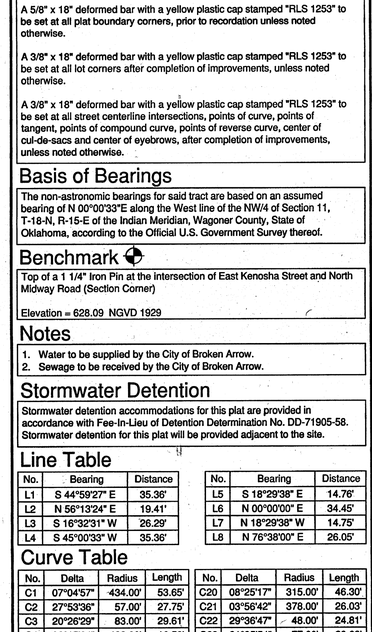
Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-71905-58. Stormwater detention for this plat will be provided adjacent to the site.

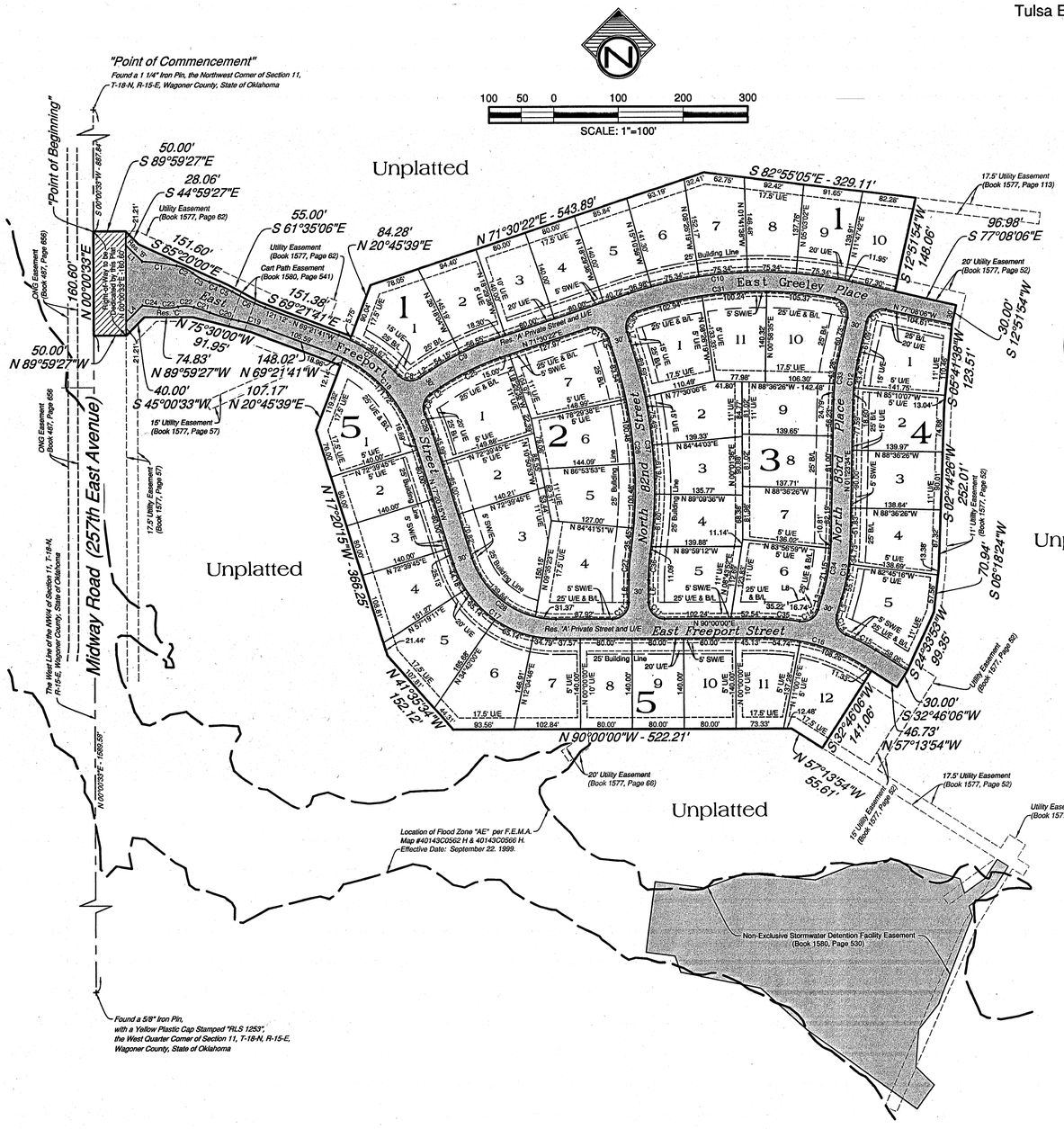
Line Table

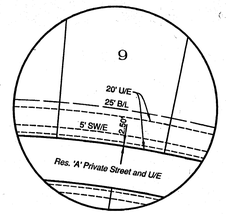
No.	Bearing	Distance
L1	S 44°59'27" E	35.36'
L2	N 56°13'24" E	19.41'
L3	S 16°32'31" W	26.29'
L4	S 45°00'33" W	35.36'
L5	S 18°29'38" E	14.76'
L6	N 00°00'00" E	34.45'
L7	N 18°29'38" W	14.75'
L8	N 76°38'00" E	26.05'

Curve Table

No.	Delta	Radius	Length
C1	07°04'57"	434.00'	53.65'
C2	27°53'36"	57.00'	27.75'
C3	20°26'29"	83.00'	29.61'
C4	02°15'04"	422.00'	16.58'
C5	10°28'50"	115.00'	21.04'
C6	10°21'07"	315.00'	56.91'
C7	26°54'11"	240.00'	112.69'
C8	81°19'06"	25.00'	35.48'
C9	15°16'58"	415.00'	110.70'
C10	31°21'32"	640.00'	350.28'
C11	90°00'00"	25.00'	39.27'
C12	11°28'21"	310.00'	62.07'
C13	15°08'57"	340.00'	89.90'
C14	83°14'37"	25.00'	36.32'
C15	09°28'12"	315.00'	52.06'
C16	32°46'06"	285.00'	163.00'
C17	72°39'45"	165.00'	209.25'
C18	52°01'26"	210.00'	190.68'
C19	08°33'01"	315.00'	47.01'
C20	08°25'17"	315.00'	46.30'
C21	03°56'42"	378.00'	26.03'
C22	29°36'47"	48.00'	24.81'
C23	21°35'54"	77.00'	29.03'
C24	04°08'02"	366.00'	26.41'
C25	15°16'58"	385.00'	102.69'
C26	26°45'41"	685.00'	319.95'
C27	08°16'04"	315.00'	45.45'
C28	72°39'45"	135.00'	171.21'
C29	07°45'28"	240.00'	32.50'
C30	90°23'11"	25.00'	39.44'
C31	28°58'51"	610.00'	308.54'
C32	91°59'30"	25.00'	40.14'
C33	11°28'21"	340.00'	68.08'
C34	15°08'57"	310.00'	81.96'
C35	09°47'08"	315.00'	53.80'
C36	08°16'04"	285.00'	41.12'
C37	26°45'41"	715.00'	333.96'







SIDEWALK EASEMENT DETAIL (Typical)

Lot Addresses

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.

	Lot	Addresses
BLOCK 1	1	8106
	2	8110
	3	8114
	4	8118
	5	8202
	6	8206
	7	8210
	8	8214
	9	8218
	10	8302

	Lot	Addresses
BLOCK 2	1	8104 or 8107
	2	8108
	3	8112
	4	8124 or 500
	5	508
	6	512
	7	8115 or 516

	Lot	Addresses
BLOCK 3	1	8203 or 517
	2	513
	3	509
	4	505
	5	8208 or 501
	6	8212 or 506
	7	510
	8	514
	9	518
	10	8215 or 522
	11	8211

	Lot	Addresses
BLOCK 4	1	8307 or 519
	2	515
	3	511
	4	507
	5	8300 or 503

	Lot	Addresses
BLOCK 5	1	8101
	2	8105
	3	8109
	4	8113
	5	8117
	6	8121
	7	8125
	8	8201
	9	8205
	10	8209
	11	8213
	12	8217

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 1	* 1	686.2	20	685.4
	* 2	683.7	20	685.4
	* 3	681.0	18	680.2
	* 4	680.5	18	680.2
	* 5	680.5	16	680.2
	6	679.7	14	676.7
	7	680.4	14	676.7
	8	681.0	14	676.7
	9	681.7	14	676.7
	10	682.2	14	676.7
BLOCK 2	* 1	688.8	28	688.9
	* 2	688.5	28	688.9
	* 3	688.5	28	688.9
	* 4	688.8	28	688.9
	* 5	689.1	28	688.9
	* 6	689.4	28	688.9
	* 7	689.9	29	690.1
BLOCK 3	* 1	688.8	28	688.9
	* 2	688.5	28	688.9
	* 3	688.5	28	688.9
	* 4	688.8	28	688.9
	* 5	689.1	28	688.9
	* 6	689.4	28	688.9

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 3	* 7	686.2	20	685.4
	* 8	685.2	20	685.4
	* 9	684.9	21	684.1
	*10	685.0	21	684.1
	*11	684.8	21	684.1
BLOCK 4	* 1	688.8	28	688.9
	* 2	688.5	28	688.9
	* 3	688.5	28	688.9
	* 4	688.8	28	688.9
	* 5	689.1	28	688.9
BLOCK 5	* 1	688.8	28	688.9
	* 2	688.5	28	688.9
	* 3	688.5	28	688.9
	* 4	688.8	28	688.9
	* 5	689.1	28	688.9
	* 6	689.4	28	688.9
	* 7	689.9	29	690.1
	* 8	690.6	29	690.1
	9	691.3	29	690.1
	10	688.5	32	683.9
	11	688.3	32	683.9
	12	687.9	32	683.9

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.

* These lots require a backflow preventer valve.

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY, OKLAHOMA

CERTIFICATE OF WAGONER COUNTY CLERK

I, Carolyn Kusler, the County Clerk of Wagoner County, do here now state the subdivision called has been filed into Wagoner County Records.

Carolyn M. Kusler
Carolyn Kusler, Wagoner County Clerk

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY SEAL

APPROVED 4-3-06 by the City Council of the City of Broken Arrow, Oklahoma.

Richard Carter 6-14-06
Mayor
Tina C. Tafoya 6.14.06
Attest: City Clerk

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By Lynn Roberts
DEPUTY