Doc # 2020-10847 B: 2597 P: 0614
07/20/2020 11:05:11 AM Pg: 1 of Pgs: 3
Fee: $ 104.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PLC 5 - 460B

I, Dana Patten, County Treasurer of Wagoner County, Oklahoma do hereby certify that I have examined the records pertaining to Ad Valorem Taxes on the tract described in the accompanying plat and find that all the Ad Valorem Taxes have been paid to and including 2020.

Dated this 20th day of July, 2020.

Dana Patten
County Treasurer

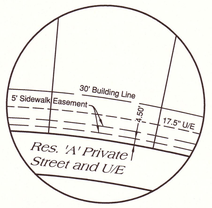
Planned Unit Development 66

Wyckford at Forest Ridge

A subdivision in the City of Broken Arrow, being a part of the S/2 of Section 10, 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
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2021

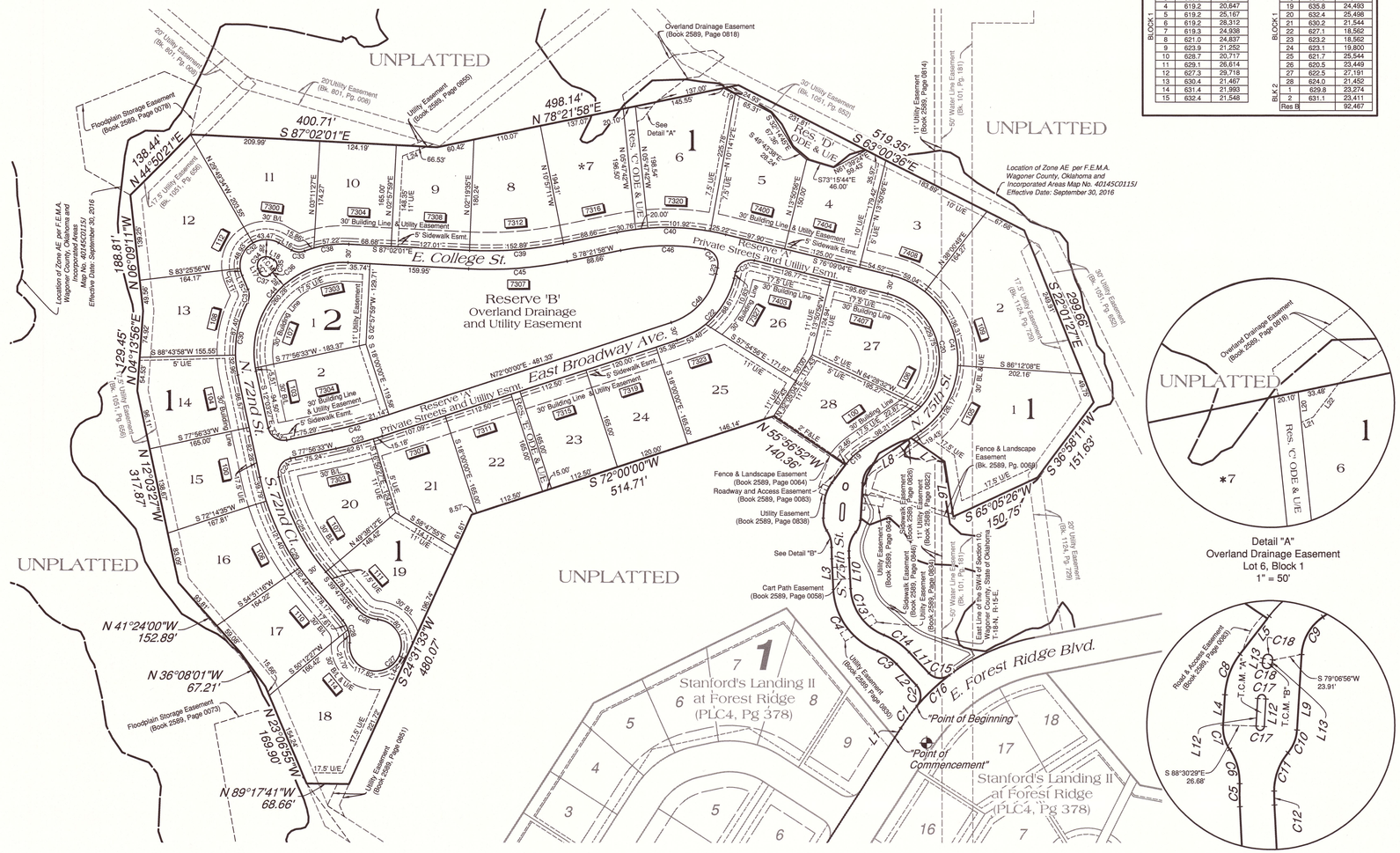


SIDEWALK EASEMENT DETAIL (Typical)

Building Permit Note

* Lot 7, Block 1 is reserved for future use as a single family lot and no building permit shall be issued for Lot 7, Block 1 until the Local Floodplain Administrator has determined that Lot 7, Block 1 is in compliance with applicable drainage ordinances and regulations. Upon the recording of a certification of such determination of compliance by the Local Floodplain Administrator, the lot shall thereafter be known and described as residential lot.

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



Finish Floor Elevations/Lot Area

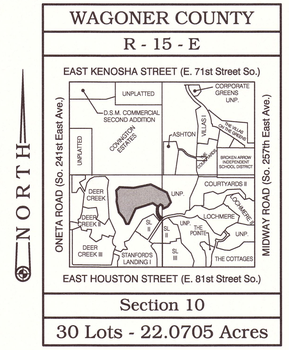
Lot	FFE	Area-S.F.
BLOCK 1		
1	621.4	42,091
2	621.4	39,050
3	620.3	24,401
4	619.2	20,647
5	619.2	25,167
6	619.2	28,312
7	619.3	24,938
8	621.0	24,837
9	623.9	21,252
10	628.7	20,717
11	629.1	26,614
12	627.3	29,718
13	630.4	21,467
14	631.4	21,993
15	632.4	21,548
16	632.9	25,502
17	633.1	21,897
18	634.8	29,432
19	635.8	24,493
20	632.4	25,486
21	630.2	21,544
22	627.1	18,562
23	623.2	18,562
24	623.1	19,800
25	621.7	25,544
26	620.5	23,449
27	622.5	27,191
28	624.0	21,452
BLK 2 1	629.8	23,274
2	631.1	23,411
Res B		92,467

Line Table

No.	Bearing	Distance
L1	N 32°47'05"E	18.07'
L2	N 43°11'45"W	47.07'
L3	N 02°46'16"W	50.32'
L4	N 03°33'20"E	24.29'
L5	N 37°31'24"E	36.39'
L6	N 09°01'02"W	89.78'
L7	N 54°52'41"W	66.82'
L8	S 55°25'56"W	74.15'
L9	S 03°33'20"W	60.78'
L10	S 02°46'16"E	50.32'
L11	S 43°11'45"E	47.07'
L12	N 03°33'20"E	22.00'
L13	S 09°35'49"W	3.73'
L14	S 65°28'27"E	11.70'
L15	N 23°05'24"W	24.02'
L16	S 60°31'21"E	24.02'
L17	N 23°05'24"W	6.91'
L18	S 60°31'21"E	6.91'
L19	S 62°38'30"E	21.53'
L20	N 05°47'42"W	24.79'
L21	N 66°09'43"E	10.55'
L22	N 37°14'19"E	34.10'
L23	S 13°50'56"W	9.92'
L24	N 69°27'50"E	41.76'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	07°39'44"	330.00'	44.13'	N 36°36'57"E	44.10'
C2	83°41'34"	25.00'	36.52'	N 01°23'58"W	33.36'
C3	24°54'42"	86.00'	37.39'	N 55°42'06"W	37.10'
C4	65°23'11"	114.00'	130.10'	N 35°27'52"W	123.15'
C5	04°03'25"	264.00'	18.69'	N 00°44'34"W	18.69'
C6	34°53'29"	48.00'	29.23'	N 16°09'36"W	28.78'
C7	37°09'40"	32.00'	20.75'	N 15°01'30"W	20.39'
C8	33°58'05"	60.00'	35.57'	N 20°32'22"E	35.05'
C9	51°52'36"	40.00'	36.22'	S 29°29'38"W	34.99'
C10	36°25'57"	32.00'	20.35'	S 21°46'18"W	20.01'
C11	40°00'06"	48.00'	33.51'	S19°59'14"W	32.84'
C12	02°45'27"	236.00'	11.36'	S 01°23'33"E	11.36'
C13	65°23'11"	86.00'	98.14'	S 35°27'52"E	92.90'
C14	24°54'42"	114.00'	49.57'	S 55°42'06"E	49.18'
C15	83°41'34"	25.00'	36.52'	S 85°05'32"E	33.36'
C16	12°36'52"	330.00'	72.65'	S 46°45'15"W	72.51'
C17	180°00'00"	3.33'	10.47'	S 86°26'40"E	6.67'
C18	180°00'00"	3.94'	12.37'	S 80°24'11"E	7.88'
C19	17°54'32"	100.00'	31.26'	N 46°28'40"E	31.13'
C20	131°34'59"	110.00'	252.62'	N 10°21'34"W	200.65'
C21	90°00'00"	25.00'	39.27'	S 58°50'56"W	35.36'
C22	58°09'04"	140.00'	142.09'	S 42°55'28"W	136.07'
C23	05°56'33"	750.00'	77.79'	S 74°58'17"W	77.75'
C24	90°56'17"	25.00'	39.68'	S 32°28'24"W	35.64'
C25	26°47'49"	370.00'	173.05'	S 26°23'39"E	171.47'
C26	45°02'51"	50.00'	39.31'	S 62°18'58"E	38.31'
C27	270°05'41"	42.00'	197.99'	S 50°12'27"W	59.35'
C28	45°02'51"	50.00'	39.31'	N 17°16'08"W	38.31'
C29	27°44'06"	400.00'	193.63'	N 25°55'30"W	191.74'
C30	39°24'25"	175.00'	120.36'	N 07°38'45"E	118.00'
C31	50°26'22"	25.00'	22.01'	N 02°07'47"E	21.30'
C32	142°34'03"	42.00'	104.51'	N 48°11'38"E	79.56'
C33	50°26'22"	25.00'	22.01'	S 85°44'32"E	21.30'
C34	142°34'03"	14.00'	34.84'	N 48°11'38"E	26.52'
C35	110°35'50"	10.00'	19.30'	S 05°13'26"E	16.44'
C36	03°45'43"	173.00'	11.36'	S 48°11'38"W	11.36'
C37	110°35'50"	10.00'	19.30'	N 78°23'19"W	16.44'
C38	23°55'41"	175.00'	73.08'	N 81°00'08"E	72.55'
C39	14°36'01"	600.00'	152.89'	N 85°39'58"E	152.48'
C40	25°28'58"	400.00'	177.90'	S 88°53'33"E	176.44'
C41	131°34'59"	140.00'	321.52'	S 10°21'34"E	255.38'
C42	05°56'33"	720.00'	74.68'	S 74°58'17"W	74.64'
C43	90°00'00"	25.00'	39.27'	N 57°03'27"W	35.36'
C44	105°01'26"	145.00'	265.79'	N 40°27'16"E	230.11'
C45	14°36'01"	630.00'	160.54'	N 85°39'58"E	160.10'
C46	21°19'38"	370.00'	137.73'	N 89°01'47"E	136.93'
C47	94°09'20"	25.00'	41.08'	S 33°13'44"E	36.61'
C48	58°09'04"	110.00'	111.64'	S 42°55'28"W	106.91'



Section 10

30 Lots - 22.0705 Acres

Legend

B/L	= Building Line	Pg.	= Page
Bk.	= Book	Res.	= Reserve
ODE	= Overland Drainage Easement	T.C.M.	= Traffic Control Median
		F&LE	= Fence and Landscape Easement
FFE	= Finish Floor Elevation		

Monument Notes

A 5/8" 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.

Basis of Bearings

The non-astronomic bearings for said tract are based on a recorded plat bearing of S 32°47'05"W along the east line of Lot 9, Block 1, "Stanford's Landing II at Forest Ridge", a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the official recorded plat thereof, as filed in PLC4 in the records of the Wagoner County Clerk's office.

Benchmark

Top of "MAG" Nail Set in Top of Curb on East Side of Forest Ridge Boulevard Approximately 10' South and 52' East of "Point of Commencement".

Elevation = 629.02' N.A.V.D. 1988

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-030619-08. Stormwater detention for this plat will be provided adjacent to the site.

Lot Addresses 0000

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

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.

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma

Craig Thurmond
Mayor

Attest: City Clerk

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

Wyckford at Forest Ridge
PT19-101 Date of Preparation: July 14, 2020