

CERTIFICATE OF WAGONER COUNTY CLERK
I, Lori Hendricks, the County Clerk of Wagoner County, here now state the subdivision called CreekSide I at Forest Ridge has been filed into Wagoner County Records.

Lori Hendricks
Lori Hendricks, Wagoner County Clerk



CreekSide I at Forest Ridge

PLC3-239D

Doc # 2022-16500 B: 2844 P: 0025
19/24/2022 10:31:28 AM Pg. 1 of 3

Fee: \$ 61.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma



TREASURER CERTIFICATION

I, hereby certify that the taxes and back taxes have been paid on the above described property according to the tax roll.
[Signature]
Wagoner County Treasurer

Line Table

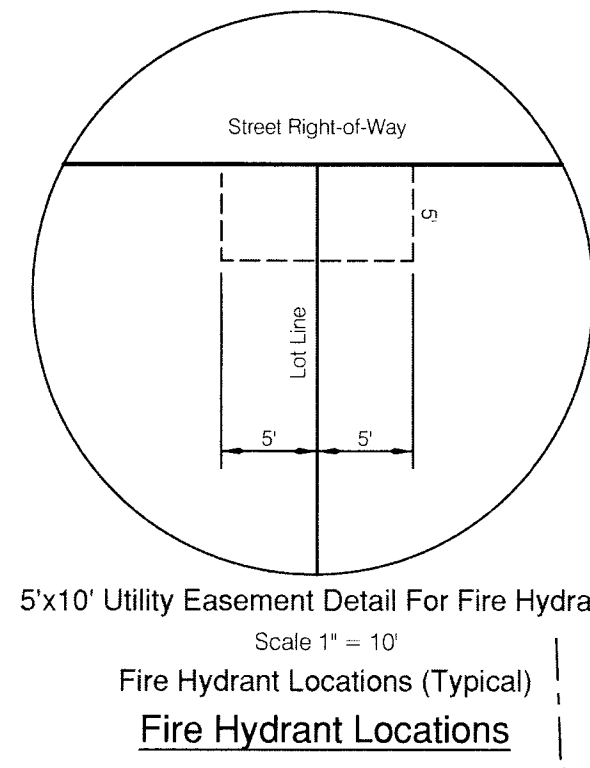
No.	Bearing	Distance
L1	N 89°40'28" W	3.38'
L2	S 66°45'42" E	125.01'
L3	S 65°25'22" E	50.00'
L4	S 78°36'33" E	50.00'
L5	N 21°40'07" E	18.14'
L6	N 89°39'43" W	31.60'
L7	N 00°20'34" E	53.40'
L8	S 89°39'43" E	31.60'
L9	S 00°04'56" E	28.19'
L10	S 35°03'30" E	49.44'
L11	N 52°46'27" W	49.44'
L12	S 44°53'04" E	35.36'
L13	S 45°04'56" E	35.36'
L14	N 00°04'56" W	28.19'
L15	N 50°11'01" E	58.38'
L16	S 88°38'09" W	14.32'
L17	N 73°46'04" W	52.84'
L18	S 77°39'12" W	15.00'
L19	S 84°36'49" E	16.32'
L20	S 60°28'12" W	20.63'
L21	S 31°40'57" E	64.88'
L22	N 49°48'41" W	61.96'
L23	S 87°16'18" E	20.96'
L24	N 52°35'17" W	22.92'
L25	N 20°11'01" E	29.96'
L26	N 88°38'09" E	14.32'
L27	S 73°46'04" E	52.84'
L28	N 77°39'12" E	14.66'
L29	N 52°46'27" W	31.87'
L30	N 35°03'30" W	31.87'
L31	N 89°39'43" W	38.60'
L32	N 00°20'34" E	47.40'
L33	S 89°39'43" E	38.60'
L34	S 00°20'17" W	47.40'
L35	N 49°48'41" W	47.21'
L36	S 31°40'57" E	47.35'
L37	N 87°16'18" W	16.01'
L38	N 20°11'01" E	13.35'
L39	S 52°35'17" E	15.98'
L40	S 60°28'12" W	13.23'
L41	S 84°36'49" E	13.24'
L42	N 00°20'17" E	57.70'

* Building Permit on LOMR-F Lots

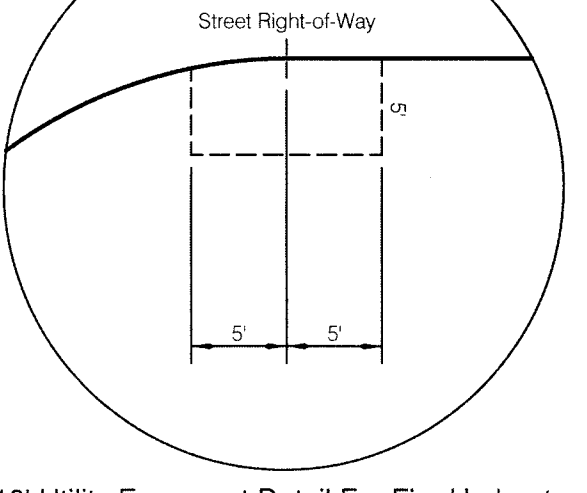
Block 1: Lots 1, 2, 5, 6, 7, 19, 20, 21, 22
Block 2: Lots 1, 2, 3
Per City of Broken Arrow requirements, no Building Permit shall be issued for said Lots until the Local Floodplain Administrator has determined that said Lots are in compliance with applicable drainage ordinances and regulations. Upon the recording of a certificate of such determination of compliance by the Local Floodplain Administrator, said Lots shall be recognized as admissible for Building Permits.

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Length	No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	01°20'21"	400.00'	9.35'	N 23°54'28" E	9.35'	C40	29°50'35"	240.00'	125.01'	S 14°51'15" W	123.60'
C2	10°16'40"	300.00'	53.81'	N 16°31'47" E	53.74'	C41	61°27'30"	25.00'	26.82'	S 00°57'12" E	25.55'
C3	00°00'00"	25.00'	39.27'	N 44°39'43" W	35.36'	C42	161°52'16"	50.00'	141.26'	S 49°15'11" W	98.75'
C4	00°00'00"	50.00'	78.54'	N 44°39'43" W	70.71'	C43	63°28'15"	25.00'	27.67'	N 81°11'09" W	26.28'
C5	80°59'43"	50.00'	78.54'	N 45°20'28" E	70.71'	C44	23°34'31"	240.00'	98.75'	S 73°33'19" W	98.06'
C6	00°00'00"	25.00'	39.27'	N 45°20'17" E	35.36'	C45	90°00'17"	25.00'	39.27'	S 45°20'28" W	35.36'
C7	18°32'11"	400.00'	129.41'	N 09°36'23" E	128.85'	C46	89°59'43"	25.00'	39.27'	N 44°39'43" W	35.35'
C8	03°03'01"	25.00'	38.86'	N 25°39'02" W	35.06'	C47	13°12'46"	350.00'	80.71'	N 06°56'40" E	80.53'
C9	21°40'59"	200.00'	75.69'	N 81°01'01" W	75.24'	C48	79°10'39"	25.00'	34.55'	N 53°08'23" E	31.86'
C10	88°13'25"	150.00'	230.97'	S 44°01'46" W	208.82'	C49	145°18'59"	50.00'	126.81'	N 20°04'13" E	95.45'
C11	24°52'10"	200.00'	66.81'	S 12°21'09" W	86.13'	C50	72°46'18"	25.00'	31.75'	N 16°12'08" W	29.66'
C12	59°50'44"	25.00'	26.11'	S 05°08'08" E	24.94'	C51	42°15'54"	350.00'	258.18'	N 00°56'56" W	252.37'
C13	162°17'03"	50.00'	141.62'	S 46°05'01" W	98.81'	C52	11°52'03"	350.00'	72.49'	N 16°08'52" W	72.36'
C14	59°50'44"	25.00'	26.11'	N 82°41'49" W	24.94'	C53	98°51'00"	25.00'	43.13'	N 39°12'40" E	37.98'
C15	22°32'15"	200.00'	76.87'	S 78°38'56" W	78.16'	C54	17°35'46"	200.00'	61.42'	N 82°33'57" W	61.18'
C16	90°00'00"	150.00'	235.62'	N 44°55'04" E	212.13'	C55	28°34'43"	250.00'	124.70'	S 88°03'26" E	123.41'
C17	88°13'25"	200.00'	307.96'	N 44°01'46" E	278.42'	C56	84°45'31"	25.00'	36.98'	S 59°58'02" E	33.70'
C18	21°47'26"	250.00'	95.08'	S 80°57'48" E	94.51'	C57	17°31'14"	500.00'	152.90'	S 08°49'39" E	152.30'
C19	89°44'54"	25.00'	39.16'	N 65°03'28" E	35.28'	C58	90°24'37"	190.00'	299.81'	S 45°08'16" W	269.66'
C20	39°44'51"	300.00'	202.97'	N 00°48'05" E	199.12'	C59	162°17'03"	12.00'	33.89'	N 03°03'11" W	23.71'
C21	92°51'04"	25.00'	40.51'	N 65°03'28" W	36.22'	C60	99°22'32"	15.00'	26.02'	N 03°05'11" W	22.88'
C22	28°06'33"	350.00'	171.71'	S 82°37'23" W	169.99'	C61	01°02'07"	200.00'	3.61'	N 46°05'01" E	3.61'
C23	41°24'35"	50.00'	36.14'	S 75°58'22" W	35.36'	C62	99°22'32"	15.00'	26.02'	S 84°44'46" E	22.88'
C24	262°49'09"	50.00'	229.35'	N 06°40'39" E	75.00'	C63	90°00'17"	15.00'	23.56'	N 44°39'43" W	21.21'
C25	41°24'35"	50.00'	36.14'	S 62°37'03" E	35.36'	C64	89°59'43"	15.00'	23.56'	N 45°20'28" E	21.21'
C26	27°58'48"	300.00'	146.50'	N 82°41'16" E	145.05'	C65	90°00'00"	15.00'	23.56'	S 44°39'43" E	21.21'
C27	90°46'45"	25.00'	39.61'	N 23°18'29" E	35.59'	C66	90°00'00"	15.00'	23.56'	S 45°20'17" W	21.21'
C28	45°19'11"	400.00'	316.39'	N 00°34'42" E	308.21'	C67	161°52'16"	12.00'	33.90'	S 49°15'11" W	23.70'
C29	17°05'29"	350.00'	104.41'	N 16°01'54" E	104.02'	C68	99°09'16"	15.00'	25.96'	N 00°14'03" W	22.84'
C30	98°51'00"	25.00'	43.13'	N 41°56'21" W	37.98'	C69	02°00'59"	240.00'	8.45'	N 48°20'05" E	8.45'
C31	17°35'46"	200.00'	76.78'	S 82°33'57" W	76.48'	C70	100°59'27"	15.00'	26.44'	S 82°10'41" E	23.15'
C32	28°34'43"	200.00'	99.76'	N 88°03'26" W	98.73'	C71	145°18'59"	12.00'	30.43'	S 20°04'13" W	22.91'
C33	82°20'16"	25.00'	35.93'	S 36°29'04" W	32.91'	C72	107°27'19"	10.00'	18.75'	N 33°32'38" W	16.12'
C34	16°04'31"	350.00'	98.20'	S 03°21'12" W	97.88'	C73	107°13'42"	10.00'	18.71'	N 73°47'52" E	16.10'
C35	07°36'20"	300.00'	39.82'	S 07°35'17" W	39.79'	C74	145°09'01"	12.00'	30.39'	S 12°04'18" E	22.89'
C36	89°29'56"	25.00'	39.57'	S 40°24'51" E	34.86'	C75	105°58'25"	15.00'	28.01'	N 68°02'35" W	24.11'
C37	145°05'01"	50.00'	126.61'	S 12°04'18" E	95.39'	C76	00°26'47"	300.00'	2.34'	N 12°20'00" W	2.34'
C38	78°03'29"	25.00'	34.06'	S 21°26'28" W	31.49'	C77	107°29'47"	15.00'	28.14'	N 41°38'17" E	24.19'
C39	17°31'14"	850.00'	168.19'	S 08°49'39" E	167.53'	C78	03°16'50"	425.00'	24.33'	S 09°47'19" W	24.33'



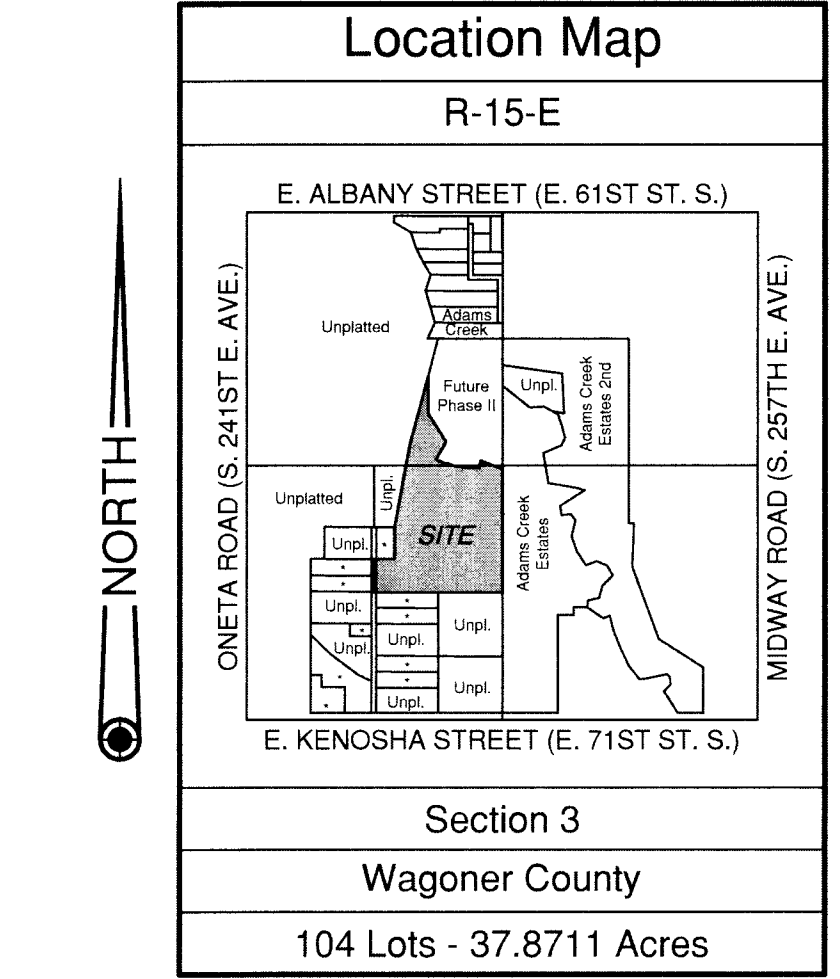
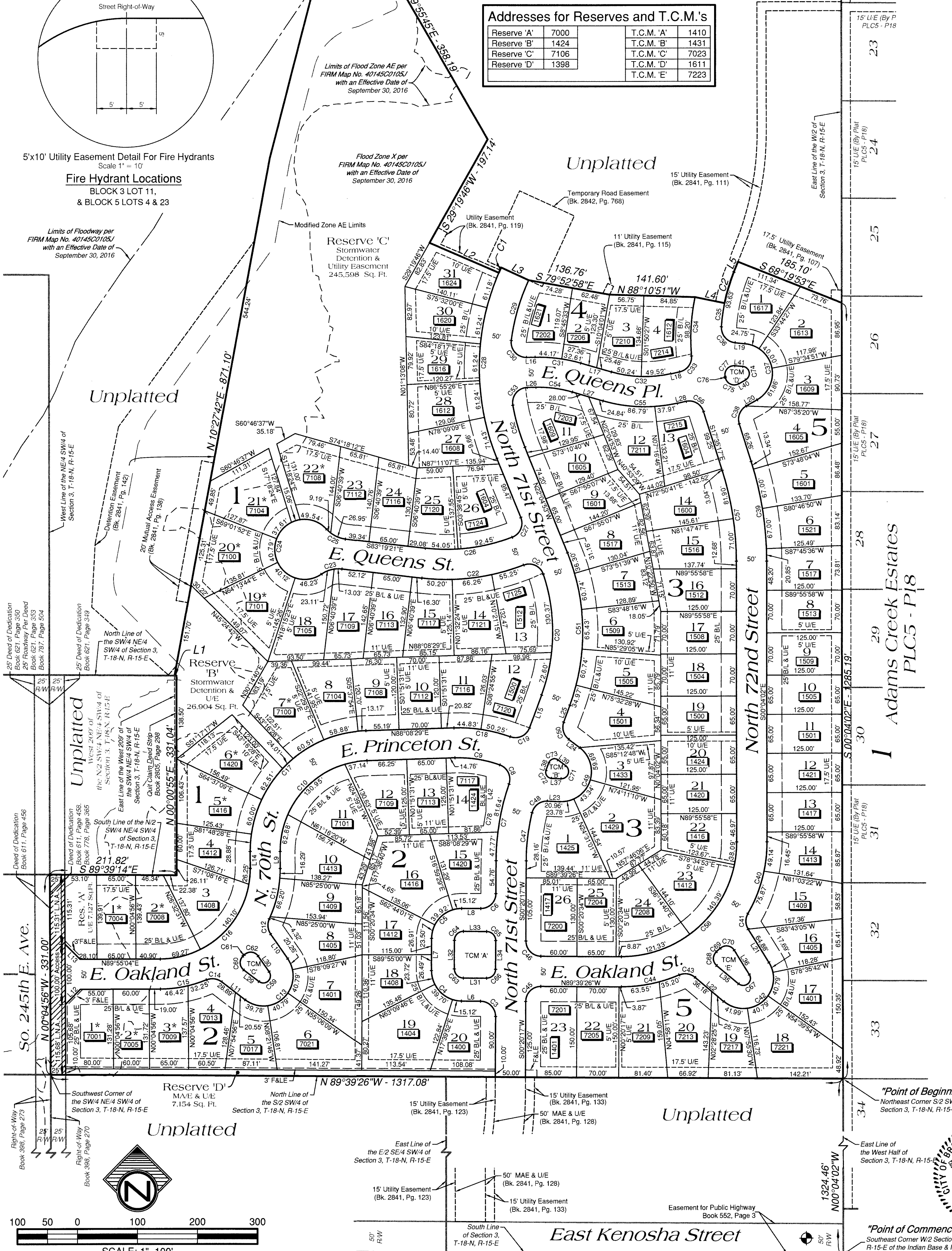
5x10' Utility Easement Detail For Fire Hydrants
Scale: 1" = 10'
Fire Hydrant Locations (Typical)



5x10' Utility Easement Detail For Fire Hydrants
Scale: 1" = 10'
Fire Hydrant Locations
BLOCK 3 LOT 11,
& BLOCK 5 LOTS 4 & 23

Addresses for Reserves and T.C.M.'s

Reserve 'A'	7000	T.C.M. 'A'	1410
Reserve 'B'	1424	T.C.M. 'B'	1431
Reserve 'C'	7106	T.C.M. 'C'	7023
Reserve 'D'	1398	T.C.M. 'D'	1611
		T.C.M. 'E'	7223



Legend

Res. = Reserve	B.L. = Building Line
Bk. = Book	U/E = Utility Easement
Page = Page	RCM = Right of Way
FALE = Fence & Landscape Easement	T.C.M. = Traffic Control Median
RL = Right of Way	MAE = Mutual Access Easement
	(indicated by this plot)

Monument Notes

A 3/8" x 1/8" deflated 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 1/8" deflated 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 1/8" deflated 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 cut-ditch and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomical bearings contained herein are based upon the south line of the West-Half (W/2) of Section Three (3), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, as being South 89°31' West.

Benchmark

A MAGD iron rod on the NW corner of E. Kenosha St. approximately 315 feet west of the centerline of S. 26th E. Ave. and 24 feet north of the centerline of E. Kenosha St. Elevation = 626.10'
Vertical Datum = NAVD83

Notes

- Water to be supplied by the City of Broken Arrow.
- Sewer to be received by the City of Broken Arrow.

Stormwater Detention

Stormwater detention accommodations for this plat are provided in accordance with the Final Plan of Detention Determination No. DD 031921-17. Stormwater detention for this plat will be provided on the site.

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 backflow preventer 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.

Lot Areas

Lot	Area (S.F.)	Lot	Area (S.F.)	Lot	Area (S.F.)
1	9,079	5	7,966	20	8,125
2	10,863	6	13,341	21	8,125
3	11,496	7	11,294	22	9,060
4	8,803	8	9,945	23	12,312
5	11,442	9	9,377	24	11,962
6	11,951	10	11,070	25	8,450
7	12,219	11	12,369	26	10,916
8	10,022	12	9,773	27	10,284
9	8,683	13	8,125	28	7,362
10	8,400	14	11,315	29	8,504
11	9,301	15	11,405	30	10,470
12	12,194	16	14,715	1	11,441
13	11,902	17	9,470	2	12,453
14	9,696	18	9,394	3	9,669
15	9,675	19	14,997	4	13,154
16	9,985	20	10,244	5	10,754
17	9,582	1	13,469	6	9,635
18	10,893	2	15,455	7	8,932
19	12,040	3	9,109	8	8,750
20	12,582	4	12,520	9	8,750
21	12,679	5	9,933	10	8,125
22	11,198	6	10,068	11	8,125
23	9,426	7	9,219	12	8,125
24	8,814	8	10,159	13	8,125
25	9,575	9	9,081	14	9,578
26	12,665	10	14,997	15	11,368
27	9,406	11	12,409	16	9,631
28	8,741	12	11,793	17	11,384
29	8,532	13	10,840	18	14,748
30	9,324	14	10,670	19	8,650
31	9,374	15	10,485	20	12,626
32	10,166	16	9,196	21	11,344
33	7,890	17	8,750	22	10,500
34	8,659	18	8,750	23	12,616
		19	8,125		

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, 2023

OWNER / DEVELOPER
The Robson Companies, Inc.
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
918.357.2787

APPROVED September 6, 2022 by the City Council of the City of Broken Arrow, Oklahoma
[Signature]
Mayor
[Signature]
Attest: City Clerk

CreekSide at Forest Ridge
PT21-101 Sheet 1 of 3
Date of Preparation: October 19, 2022

