Doc # 2019-11012 B: 2522 P: 0337
08/29/2019 12:09:30 PM Pg 1 of Pgs: 3
Fee: $ 54.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PLC5 - 451A

PUD 262

Kensington Ridge II

ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION ELEVEN (11)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA

OWNER:
Green Property Management, Inc.
CONTACT: BRIAN GREEN
17211 South 4170 Road
Claremore, Oklahoma 74017
Phone: (918) 342-0840

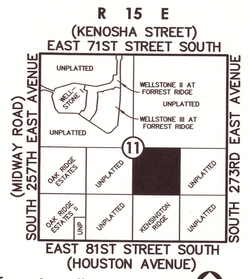
SURVEYOR/ENGINEER:
Tanner Consulting, LLC
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2021
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

NORTH

0 50 100 150
Scale: 1"= 100'
Tanner Consulting

LEGEND

AC	ACRES
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
Δ	CENTRAL ANGLE (DELTA)
DOC	DOCUMENT
ESMT	EASEMENT
ODE	OVERLAND DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
o	FOUND MONUMENT



Location Map
Scale: 1"= 2000'
NORTH

SUBDIVISION CONTAINS:

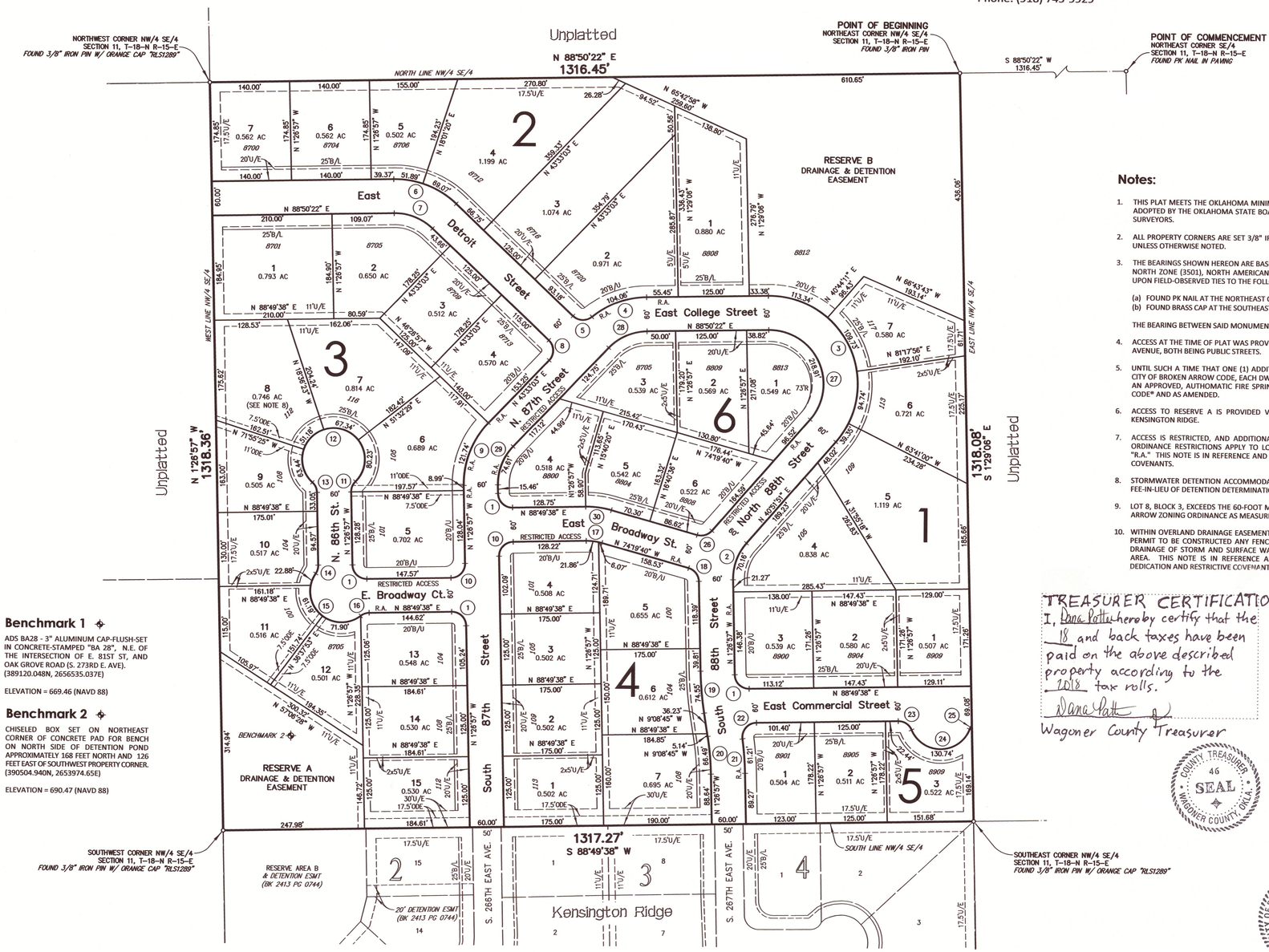
FORTY-FIVE (45) LOTS
IN SIX (6) BLOCKS
WITH TWO (2) RESERVE AREAS
GROSS SUBDIVISION AREA: 39.85 ACRES

Driveway Culvert Summary Table

BLOCK	LOT	MINIMUM PIPE SIZE	SLOPE %	TOTAL FLOW TO LOT (CFS)
1	1	15"	0.5	0.55
1	2	15"	0.5	1.90
1	3	15"	0.5	3.24
1	4	15"	0.5	3.61
1	5	18"	0.5	5.56
1	6	18"	0.5	6.55
1	7	18"	0.5	7.77
2	1	15"	0.5	2.59
2	2	15"	0.5	1.40
2	3	15"	0.5	1.42
2	4	15"	0.5	2.14
2	5	15"	0.5	2.67
2	6	15"	0.5	3.35
2	7	15"	0.5	4.12
3	1	18"	0.5	5.67
3	2	15"	0.5	3.73
3	3	15"	0.5	2.02
3	4	15"	0.5	0.76
3	5	15"	0.5	0.73
3	6	15"	0.5	2.03
3	7	15"	0.5	2.53
3	8	15"	0.5	2.87
3	9	15"	0.5	0.71
3	10	15"	0.5	0.20
3	11	15"	0.5	1.13
3	12	15"	0.5	3.33
3	13	15"	0.5	1.67
3	14	15"	0.5	1.24
3	15	15"	0.5	2.39
4	1	24"	0.5	8.54
4	2	18"	0.5	5.31
4	3	15"	0.5	1.08
4	4	18"	0.5	5.20
4	5	15"	0.5	1.93
4	6	15"	0.5	0.99
4	7	15"	0.5	2.95
5	1	15"	0.5	3.03
5	2	15"	0.5	2.06
5	3	15"	0.5	1.05
6	1	15"	0.5	4.19
6	2	18"	0.5	5.81
6	3	15"	0.5	1.43
6	4	15"	0.5	2.51
6	5	15"	0.5	1.85
6	6	15"	0.5	0.66

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG	CHORDDIS
1	39.15'	25.00'	89°43'25"	N46°18'40"W	35.27'
2	70.16'	95.00'	42°18'49"	N19°42'27"E	68.58'
3	357.16'	155.00'	132°01'29"	N25°08'53"W	283.23'
4	104.06'	155.00'	38°27'55"	N69°36'25"E	102.12'
5	36.20'	25.00'	82°57'28"	N87°55'42"W	33.12'
6	120.96'	155.00'	44°42'40"	N68°48'18"W	117.91'
7	74.13'	95.00'	44°42'40"	N68°48'18"W	72.27'
8	39.27'	25.00'	90°00'00"	N1°26'57"W	35.36'
9	121.74'	155.00'	45°00'00"	N21°03'03"E	118.63'
10	39.39'	25.00'	90°16'35"	N43°41'20"E	35.44'
11	20.32'	25.00'	46°34'03"	N21°50'04"E	19.76'
12	83.38'	55.00'	86°51'54"	N88°33'03"E	75.63'
13	20.32'	25.00'	46°34'03"	N24°43'59"W	19.76'
14	15.56'	25.00'	35°39'33"	N16°22'49"E	15.31'
15	155.97'	55.00'	162°29'03"	N47°01'56"W	108.72'
16	16.19'	25.00'	37°06'05"	N70°16'35"E	15.91'
17	27.93'	95.00'	16°50'43"	N82°45'01"W	27.83'
18	31.80'	25.00'	72°52'42"	N37°53'19"W	29.70'
19	74.55'	555.00'	7°41'48"	N5°17'51"W	74.50'
20	66.49'	495.00'	7°41'48"	N5°17'51"W	66.44'
21	61.21'	555.00'	6°19'10"	N4°36'32"W	61.18'
22	42.15'	25.00'	96°35'45"	N40°31'45"E	37.33'
23	29.71'	25.00'	68°06'01"	N57°07'22"W	28.00'
24	130.74'	55.00'	136°12'02"	N88°49'38"E	102.06'
25	7.70'	25.00'	17°39'10"	N29°33'12"E	7.67'
26	28.28'	25.00'	64°48'29"	N73°16'06"E	26.79'
27	218.91'	95.00'	132°01'29"	N25°08'53"W	173.59'
28	75.09'	95.00'	45°17'20"	N66°11'42"E	73.15'
29	74.61'	95.00'	45°00'00"	N21°03'03"E	72.71'
30	45.57'	155.00'	16°50'43"	N82°45'01"W	45.41'



Benchmark 1

ADS BA28 - 3" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "BA 28", N.E. OF THE INTERSECTION OF E. 81ST ST, AND OAK GROVE ROAD (S. 273RD E. AVE). (389120.048N, 2656535.037E)

ELEVATION = 669.46 (NAVD 88)

Benchmark 2

CHISELED BOX SET ON NORTHEAST CORNER OF CONCRETE PAD FOR BENCH ON NORTH SIDE OF DETENTION POND APPROXIMATELY 168 FEET NORTH AND 126 FEET EAST OF SOUTHWEST PROPERTY CORNER. (390504.940N, 2653974.65E)

ELEVATION = 690.47 (NAVD 88)

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

   (a) FOUND PK NAIL AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 11;
   (b) FOUND BRASS CAP AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 11;

   THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°31'14" WEST.
4. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 266TH EAST AVENUE AND SOUTH 267TH EAST AVENUE, BOTH BEING PUBLIC STREETS.
5. UNTIL SUCH A TIME THAT ONE (1) ADDITIONAL POINT OF ACCESS IS CONSTRUCTED AS REQUIRED BY CITY OF BROKEN ARROW CODE, EACH DWELLING WITHIN KENSINGTON RIDGE II SHALL HAVE INSTALLED AN APPROVED, AUTHOMATIC FIRE SPRINKLER SYSTEM CONSISTENT WITH 2015 INTERNATIONAL FIRE CODE® AND AS AMENDED.
6. ACCESS TO RESERVE A IS PROVIDED VIA RESERVE AREA 'B' AND LOT 15, BLOCK 2, ALL WITHIN KENSINGTON RIDGE.
7. ACCESS IS RESTRICTED, AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN ARROW ZONING ORDINANCE RESTRICTIONS APPLY TO LOTS WITH LOT LINES DESIGNATED "RESTRICTED ACCESS" OR "R.A." THIS NOTE IS IN REFERENCE AND SUBORDINATE TO A SIMILAR PROVISION IN THE RESTRICTIVE COVENANTS.
8. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-052217-10.
9. LOT 8, BLOCK 3, EXCEEDS THE 60-FOOT MINIMUM FRONTAGE REQUIREMENT OF THE CITY OF BROKEN ARROW ZONING ORDINANCE AS MEASURED AT THE FRONT BUILDING LINE SHOWN HEREON.
10. WITHIN OVERLAND DRAINAGE EASEMENTS, NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT OR RESERVE AREA. THIS NOTE IS IN REFERENCE AND SUBORDINATE TO SIMILAR RESTRICTIONS IN DEED OF DEDICATION AND RESTRICTIVE COVENANTS SECTION I.D.

TREASURER CERTIFICATION
I, Dana Patton hereby certify that the 18 and back taxes have been paid on the above described property according to the 2018 tax rolls.
Dana Patton
Wagoner County Treasurer
COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma.
Mayor
Attest: City Clerk
CITY OF BROKEN ARROW TULSA COUNTY, OKLAHOMA

DATE OF PREPARATION: February 27, 2019

Kensington Ridge II
CASE NO. PT17-108
SHEET 1 OF 3