

Planned Unit Development No. 66 and 66B

# Lochmere IV at Forest Ridge

A subdivision in the City of Broken Arrow, being a part of the SE/4 of Section 10, T-18-N, R-15-E, of the Indian Meridian, 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, 2009

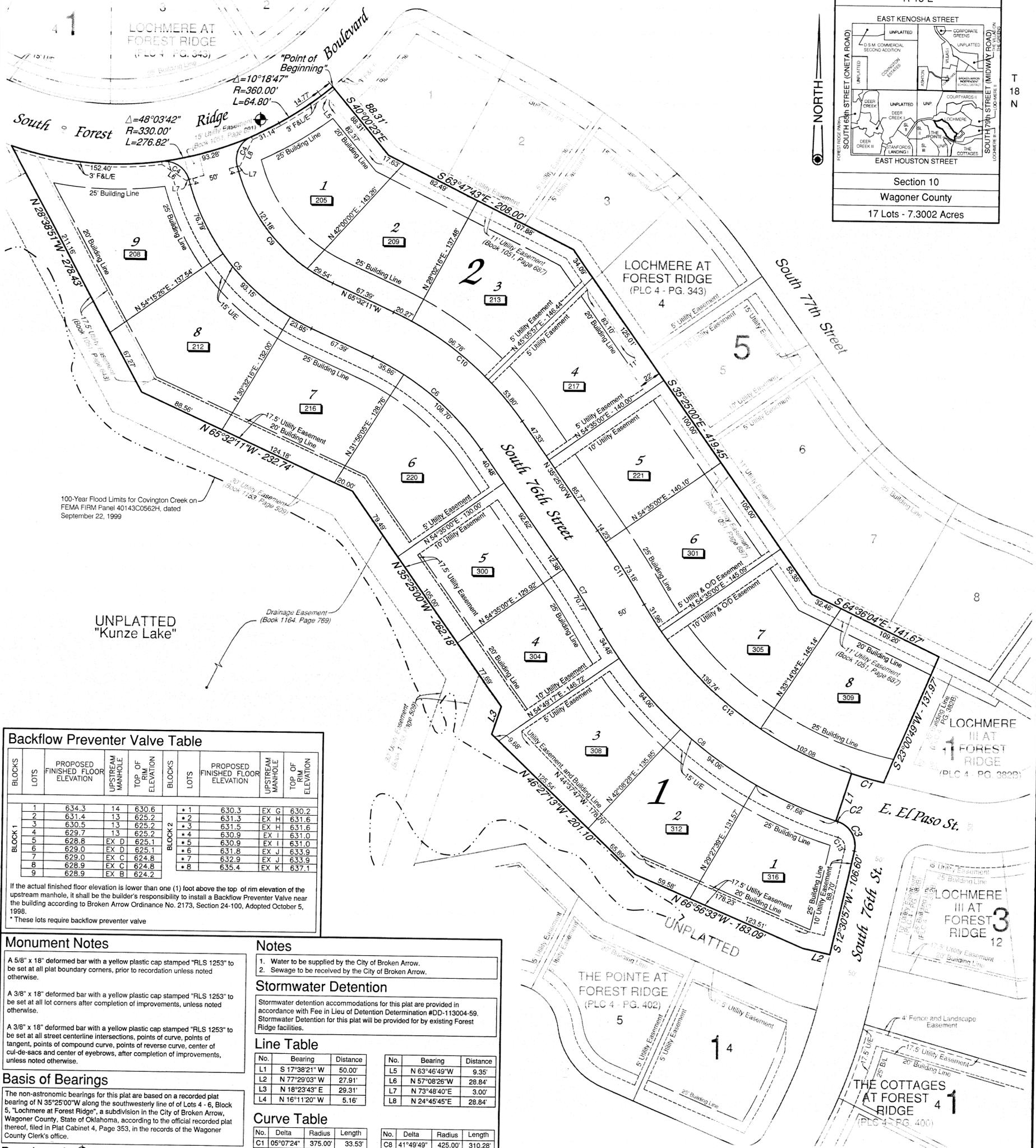
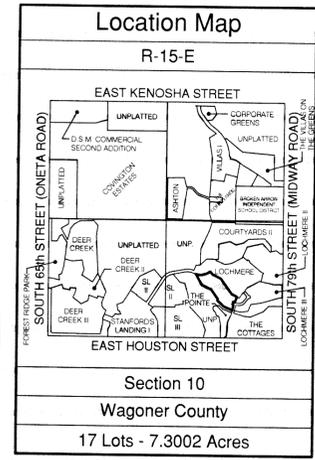
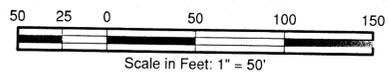
I, the undersigned, the duly qualified and acting county Treasurer, of Wagoner County, Oklahoma, hereby certify that according to the 2007 tax rolls the taxes on the above description are paid.

*Gloria Marshall*  
Gloria Marshall, County Treasurer  
By *Carolyn M. Kusler*, Deputy

CERTIFICATE OF WAGONER COUNTY CLERK

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

*Carolyn M. Kusler*  
Carolyn Kusler, Wagoner County Clerk



### Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION	BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 1	1	634.3	14	630.6	BLOCK 2	* 1	630.3	EX G	630.2
	2	631.4	13	625.2		* 2	631.3	EX H	631.6
	3	630.5	13	625.2		* 3	631.5	EX H	631.6
	4	629.7	13	625.2		* 4	630.9	EX I	631.0
	5	628.8	EX D	625.1		* 5	630.9	EX I	631.0
	6	629.0	EX D	625.1		* 6	631.8	EX J	633.9
	7	629.0	EX C	624.8		* 7	632.9	EX J	633.9
	8	628.9	EX C	624.8		* 8	635.4	EX K	637.1
	9	628.9	EX B	624.2					

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 backflow preventer valve

### 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 this plat are based on a recorded plat bearing of N 35°25'00"W along the southwesterly line of Lots 4 - 6, Block 5, "Lochmere at Forest Ridge", a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the official recorded plat thereof, filed in Plat Cabinet 4, Page 353, in the records of the Wagoner County Clerk's office.

### Notes

- Water to be supplied by the City of Broken Arrow.
- 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 #DD-113004-59. Stormwater Detention for this plat will be provided for by existing Forest Ridge facilities.

### Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 17°38'21" W	50.00'	L5	N 63°46'49" W	9.35'
L2	N 77°29'03" W	27.91'	L6	N 57°08'26" W	28.84'
L3	N 18°23'43" E	29.31'	L7	N 73°48'40" E	3.00'
L4	N 16°11'20" W	5.16'	L8	N 24°45'45" E	28.84'

### Curve Table

No.	Delta	Radius	Length	No.	Delta	Radius	Length
C1	05°07'24"	375.00'	33.53'	C8	41°49'49"	425.00'	310.28'
C2	00°17'46"	425.00'	2.20'	C9	49°20'51"	175.00'	150.72'
C3	85°10'22"	25.00'	37.16'	C10	30°07'11"	325.00'	170.85'
C4	81°54'12"	25.00'	35.74'	C11	04°53'10"	1025.00'	87.41'
C5	49°20'51"	225.00'	193.79'	C12	41°49'49"	375.00'	273.78'
C6	30°07'11"	275.00'	144.56'	C13	85°48'41"	10.00'	14.98'
C7	04°53'10"	975.00'	83.15'				

### Benchmark

Chiseled "X" on top of curb, on southerly side of Forest Ridge Boulevard, 60' northeasterly of the centerline of South 76th Street.

Elevation = 625.98 NGVD 1929

### Legend

U/E	=	Utility Easement	F & L/E	=	Fence and Landscape Easement
B/L	=	Building Line	PLC	=	Plat Cabinet
O/D	=	Overland Drainage			

### Lot Addresses

Addresses shown on this plat were provided by the City of Broken Arrow Development Services Department. The addresses are subject to change and should not be relied upon in place of the legal description.

APPROVED *9-4-07* by the City Council of the City of Broken Arrow, Oklahoma.

*J. Wade McCall Sr.*  
Mayor

*Mary E. Bryne*  
Attest: City Clerk 7.15.08

Certified True Copy  
CAROLYN KUSLER, COUNTY CLERK  
Wagoner County, Okla.  
By *Carolyn Kusler*