

Planned Unit Development No. 66

# Stanford's Landing at Forest Ridge

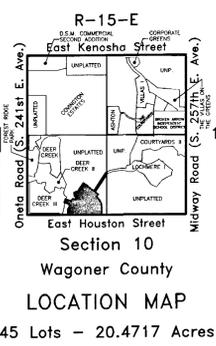
An Addition to the City of Broken Arrow Being a Subdivision of a part of the SW/4 of Section 10, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

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

Mary Sue Tedder, County Treasurer Deputy

CERTIFIED TRUE COPY JERRY FIELDS COUNTY CLERK Wagoner County, Okla.

APPROVED by the City Council of the City of Broken Arrow, Oklahoma.  
Mayor  
Attest: City Clerk



**OWNER/DEVELOPER:**  
The Robson Companies, Inc.  
an Oklahoma corporation  
7501 East Kenosha Street  
Broken Arrow, Oklahoma 74014  
Phone: (918) 357-2787

**ENGINEER:**  
Tulsa Engineering & Planning Associates, Inc.  
an Oklahoma corporation  
8209 East 63rd Place South  
Tulsa, Oklahoma 74133  
Phone: (918) 252-9621

**Building Permit Note**  
Lots 26, 38, and 48 of Block 2 are reserved for future use as single family lots and no building permit shall issue for Lot 26 of Block 2 and/or Lot 38 of Block 2 and/or Lot 48 of Block 2 until the City Engineer, the City of Broken Arrow, Oklahoma, has determined that the proposed use of the lots is in compliance with applicable zoning ordinances and regulations. Upon the recording of a certification of such determination of compliance by the City Engineer, the lots shall thereafter be known and described as residential lots.

**Curve Table**

NO.	DELTA	RADIUS	ARC
C1	90°00'00"	30.00	47.12
C2	16°55'44"	150.00	44.32
C3	01°44'53"	1025.00	31.47
C4	83°41'28"	25.00	36.52
C5	12°10'53"	430.00	91.42
C6	28°49'23"	370.00	192.48
C7	09°42'43"	970.00	164.42
C8	9°01'59"	25.00	40.59
C9	28°21'27"	75.00	37.12
C10	11°30'00"	50.00	97.30
C11	54°47'05"	25.00	23.30
C12	07°29'38"	870.00	128.87
C13	24°41'18"	370.00	159.43
C14	02°36'48"	430.00	19.61
C15	11°23'39"	625.00	124.29
C16	85°55'18"	10.00	37.34
C17	12°24'40"	625.00	135.38
C18	79°37'41"	25.00	33.00
C19	28°21'27"	75.00	37.12
C20	13°54'45"	50.00	115.12
C21	31°05'21"	75.00	40.70
C22	29°27'58"	875.00	295.71
C23	09°27'28"	430.00	70.98
C24	07°48'37"	1030.00	140.41
C25	87°17'01"	25.00	38.08
C26	02°07'16"	525.00	19.44
C27	33°07'23"	75.00	43.36
C28	25°31'81"	50.00	221.05
C29	41°58'53"	75.00	54.91
C30	00°21'10"	475.00	2.92
C31	10°01'42"	1030.00	180.28
C32	05°00'28"	475.00	37.58
C33	01°46'53"	975.00	30.31

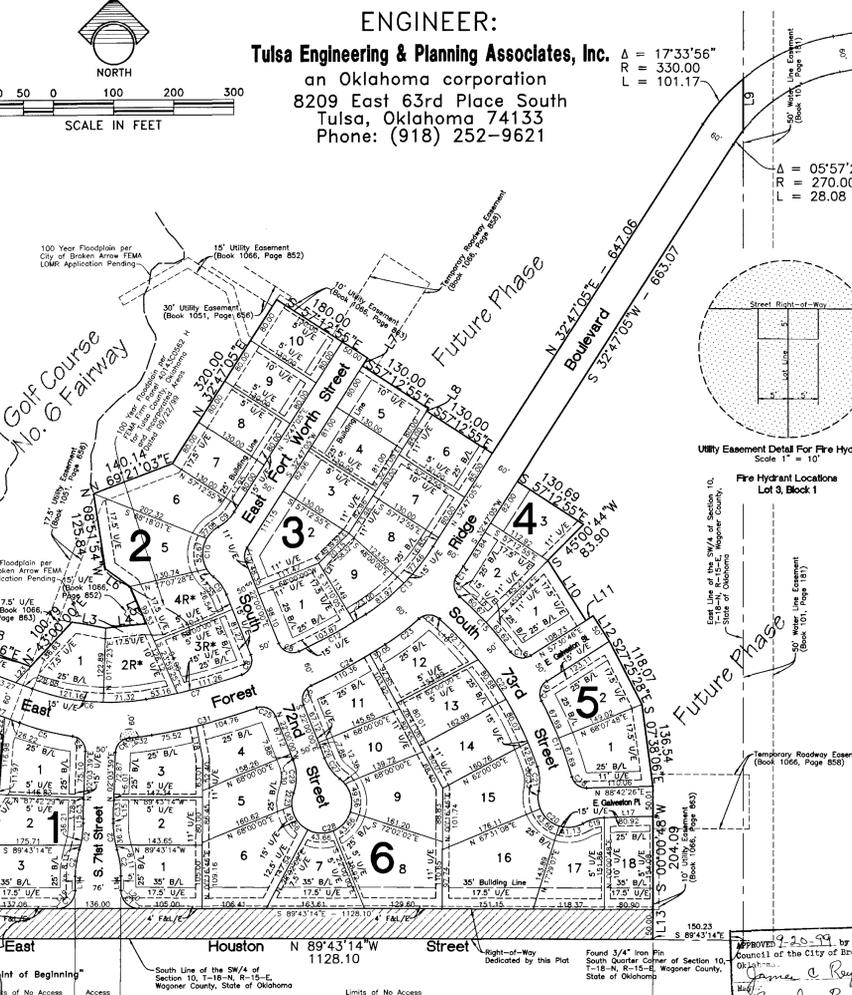
**House Addresses**

Block	Lot	House Number
BLOCK 1	1	608
	2	609
	3	610
BLOCK 2	1	7200
	2	7201
	3	7202
BLOCK 3	1	613/7403
	2	614/7404
	3	615/7405
BLOCK 4	1	609
	2	610
	3	611
BLOCK 5	1	609
	2	610
	3	611
BLOCK 6	1	609
	2	610
	3	611
BLOCK 7	1	609
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BLOCK 8	1	609
	2	610
	3	611
BLOCK 9	1	609
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BLOCK 10	1	609
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BLOCK 11	1	609
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BLOCK 12	1	609
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BLOCK 13	1	609
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BLOCK 14	1	609
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BLOCK 15	1	609
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BLOCK 16	1	609
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BLOCK 17	1	609
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BLOCK 18	1	609
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BLOCK 19	1	609
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BLOCK 20	1	609
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BLOCK 21	1	609
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BLOCK 22	1	609
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BLOCK 23	1	609
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BLOCK 24	1	609
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BLOCK 25	1	609
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BLOCK 26	1	609
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BLOCK 27	1	609
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BLOCK 29	1	609
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BLOCK 30	1	609
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BLOCK 31	1	609
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BLOCK 96	1	609
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BLOCK 97	1	609
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BLOCK 98	1	609
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BLOCK 99	1	609
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	3	611
BLOCK 100	1	609
	2	610
	3	611

**Line Table**

NO.	BEARING	DISTANCE
L1	N 32°00'00"E	76.52
L2	N 04°19'17"E	87.29
L3	S 79°17'23"E	57.02
L4	N 84°01'30"E	688.51
L5	N 23°59'25"W	67.46
L6	N 54°03'28"W	50.88
L7	S 52°42'00"W	14.38
L8	S 32°47'05"W	5.00
L9	S 00°00'48"W	85.11
L10	S 32°29'14"E	117.58
L11	N 07°30'00"E	14.38
L12	S 32°29'14"E	50.00
L13	S 00°16'46"W	50.00
L14	N 00°16'46"W	23.00
L15	N 00°16'46"W	7.83
L16	S 48°17'35"E	2.15
L17	S 88°42'00"W	80.92
L18	S 11°06'00"E	54.88
L19	S 45°16'45"W	36.77
L20	S 44°41'30"W	36.77
L21	S 32°47'05"W	16.95
L22	N 04°19'17"E	29.89
L23	N 43°00'00"E	55.84

"Point of Commencement" Found 5/8" Iron Pin with a Yellow Plastic Cap Stamped "76.52 1253" South Corner of Section 10, T-18-N, R-15-E, Wagoner County, Oklahoma.



**Backflow Preventer Valve Table**

Block	Lot	Proposed Finish Elevation	Proposed Valve Elevation	Top of Valve Elevation	Top of Valve Elevation
BLOCK 1	1	851.0	841.30	841.30	841.30
	2	854.3	844.68	844.68	844.68
	3	854.3	838.48	838.48	838.48
BLOCK 2	1	846.9	836.00	836.00	836.00
	2	846.9	836.00	836.00	836.00
	3	846.9	836.00	836.00	836.00
BLOCK 3	1	847.0	836.36	836.36	836.36
	2	847.0	836.36	836.36	836.36
	3	847.0	836.36	836.36	836.36
BLOCK 4	1	846.1	836.00	836.00	836.00
	2	846.1	836.00	836.00	836.00
	3	846.1	836.00	836.00	836.00
BLOCK 5	1	846.6	836.12	836.12	836.12
	2	846.6	836.12	836.12	836.12
	3	846.6	836.12	836.12	836.12
BLOCK 6	1	846.6	836.12	836.12	836.12
	2	846.6	836.12	836.12	836.12
	3	846.6	836.12	836.12	836.12
BLOCK 7	1	846.6	836.12	836.12	836.12
	2	846.6	836.12	836.12	836.12
	3	846.6	836.12	836.12	836.12
BLOCK 8	1	846.6	836.12	836.12	836.12
	2	846.6	836.12	836.12	836.12
	3	846.6	836.12	836.12	836.12
BLOCK 9	1	846.6	836.12	836.12	836.12
	2	846.6	836.12	836.12	836.12
	3	846.6	836.12	836.12	836.12
BLOCK 10	1	846.6	836.12	836.12	836.12
	2	846.6	836.12	836.12	836.12
	3	846.6	836.12	836.12	836.12

**Utility Easement Detail for Fire Hydrant**  
Scale 1" = 10'  
Fire Hydrant Location Lot 3, Block 1

**Benchmark**  
Top of Brass Cap set on top of curb approximately 18 feet east of handicap access ramp in the Southeast Quadrant of Forest Ridge Boulevard and East Golverson Street.  
ELEVATION = 846.53 N.G.V.D. 1929

**Basis of Bearings**  
The bearings shown hereon are based on an assumed bearing of N 89°43'14" along the South line of the SW/4 of Section 10, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

**Legend**