

Planned Unit Development No. 66

# The Villas on the Green at Forest Ridge

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

OWNER:

**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

R-15-E

I, the undersigned, the qualified and acting County Treasurer of Wagoner County, Oklahoma, hereby certify that according to the plat hereon shown the taxes on the above description have been paid.

Mary Sue Tedder, County Treasurer  
Cecilia A. Taylor, Deputy

APPROVED 3-2-98 by the City Council of the City of Broken Arrow.  
James C. Reynolds  
Mayor  
Cecilia A. Taylor  
Attest: City Clerk

**Backflow Preventer Valve Table**

BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION			
1	630.4	8	627.7	17	629.7
2	630.4	8	627.7	18	629.9
3	630.8	8	627.7	19	630.8
4	630.8	8	627.7	20	630.7
5	630.4	8	627.7	21	631.2
6	629.7	8	627.2	22	632.1
7	629.1	7	627.2	23	632.4
8	628.4	7	627.2		
9	628.3	9	625.3	1	628.4
10	628.3	9	625.3	2	628.5
11	628.8	9	625.3	3	628.3
12	628.8	12	626.0	4	627.5
13	627.8	12	626.0	5	629.8
14	628.4	12	626.0	6	629.8
15	628.4	12	626.0	7	629.8
16	627.8	8	628.3	8	630.9

If the actual finish 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. 1777, Section 24-100, Adopted May 17, 1993.

\* These lots require backflow preventer valve.

**Benchmark**  
Chiselled square on top of the curb at the South curb return in the South East Quadrant of Forest Ridge Boulevard and East Freport Avenue.  
ELEVATION = 627.35 (N.G.V. 1929)

**Basis of Bearings**  
The bearings shown hereon are based on an assumed bearing of S 07°00'33"W along the east line of the NE/4 of Section 10, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma.

**Legend**  
U/E = Utility Easement BK = Book Esmt. = Easement  
B/L = Building Line PG. = Page  
= Reserve "C" = Reserve Areas  
= Cart Path Easement

**Monument Notes**  
A 5/8" x 1/8" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all lot boundary corners prior to recordation, unless noted otherwise.  
A 3/8" x 1/8" 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 1/8" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all lot corners, after completion of improvements, unless noted otherwise.

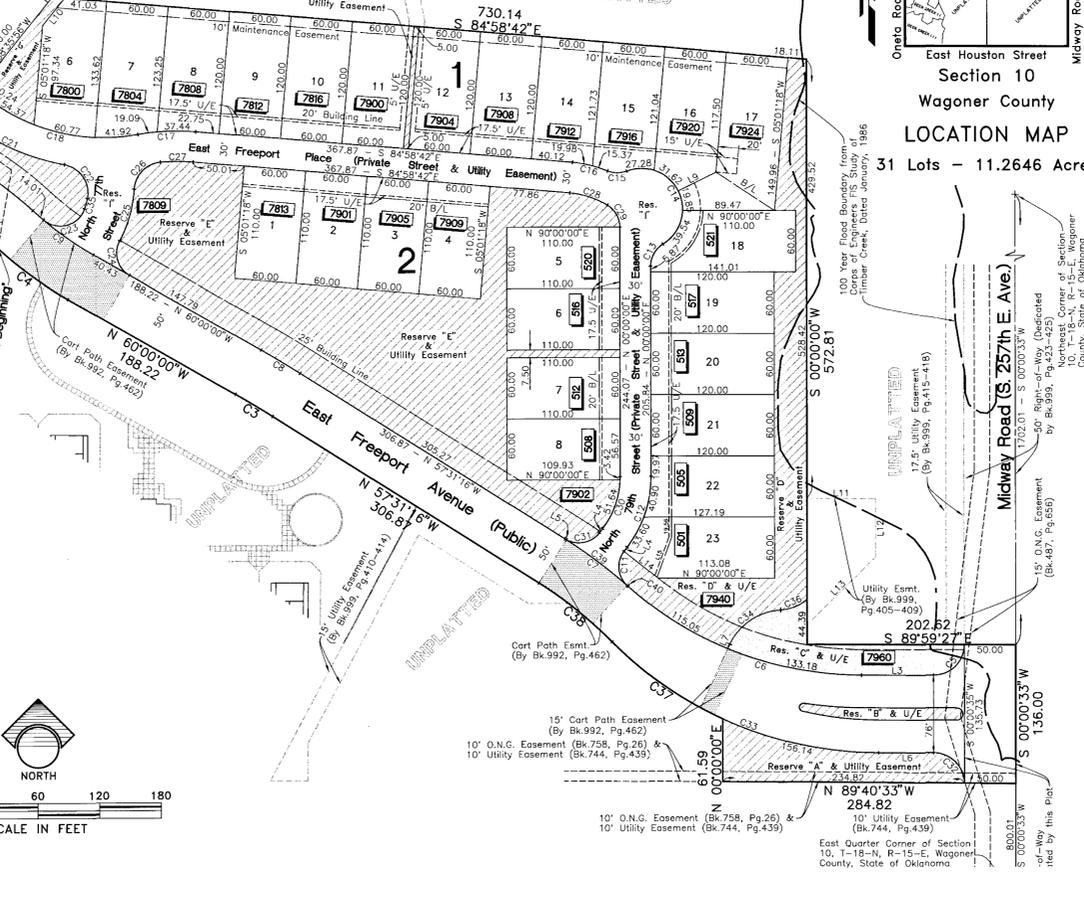
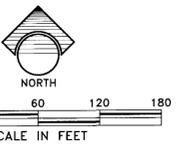
**Lot Addresses**  
Addresses shown on this plat provided by the City of Broken Arrow Planning Department are accurate at the time the plat was filed, and the addresses are subject to change and should not be relied on in place of the legal description.

**Curve Table**

NO.	DELTA	RADIUS	ARC
C1	41°10'41"	328.08	235.79
C2	86°07'31"	30.00	45.10
C3	02°28'44"	975.00	42.18
C4	12°47'02"	378.00	75.87
C5	90°00'00"	30.00	47.12
C6	42°04'45"	338.00	248.23
C7	09°36'34"	450.00	75.87
C8	02°28'44"	1025.00	44.35
C9	12°47'02"	328.00	73.20
C10	41°10'41"	328.00	271.72
C11	89°10'10"	25.00	37.16
C12	37°06'58"	115.00	74.50
C13	58°29'53"	25.00	25.52
C14	16°28'26"	43.00	118.29
C15	43°34'27"	25.00	19.01
C16	17°36'35"	115.00	35.35
C17	15°03'01"	215.00	55.53
C18	48°38'30"	185.00	157.08
C19	25°59'27"	40.00	179.18
C20	76°39'27"	25.00	33.45
C21	28°08'54"	215.00	105.47
C22	91°16'30"	28.00	44.61
C23	11°05'13"	25.00	48.37
C24	88°08'41"	25.00	38.46
C25	24°49'50"	122.00	52.87
C26	81°52'24"	28.00	40.01
C27	09°50'01"	185.00	62.29
C28	26°09'55"	85.00	38.82
C29	58°48'47"	25.00	25.56
C30	37°06'58"	85.00	71.16
C31	85°21'46"	25.00	37.25
C32	89°28'30"	30.00	46.85
C33	45°37'44"	362.00	288.29
C34	42°44'41"	362.00	288.29
C35	07°43'06"	78.00	10.51
C36	38°16'12"	42.50	28.39
C37	20°54'54"	362.00	132.15
C38	13°09'33"	400.00	91.87
C39	09°28'05"	450.00	74.36

**Line Table**

NO.	BEARING	DISTANCE
L1	N 01°36'21"E	50.00
L2	N 60°20'13"E	36.95
L3	N 89°59'27"W	70.10
L4	N 37°00'59"E	5.10
L5	N 57°31'16"W	1.60
L6	S 89°59'27"E	53.49
L7	N 24°30'23"E	4.88
L8	N 03°28'01"W	45.19
L9	N 63°25'01"E	41.10
L10	N 36°35'56"E	34.29
L11	N 90°00'00"E	66.50
L12	S 00°00'00"W	57.53
L13	S 45°00'00"W	94.09
L14	N 51°24'40"W	42.60
L15	S 20°00'00"W	40.31



**CERTIFICATE OF DEDICATION**  
**RESTRICTIVE COVENANTS**  
**THE VILAS ON THE GREEN AT FOREST RIDGE**  
P.U.D. #66 DATED AUGUST 1, 1988

**KNOW ALL MEN BY THESE PRESENTS:**  
THAT THE ROBSON COMPANIES, INC., an Oklahoma corporation, hereinafter referred to as the "Owner", is the surface owner of the following described real property, situated in the City of Broken Arrow, Wagoner County, State of Oklahoma, to-wit:

The surface area of a part of the NE/4 of Section 10, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey, being more particularly described as follows:

The surface area of a part of Block 9, "The Villas at Forest Ridge", an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the official recorded plat, as filed in the records of the Wagoner County Clerk in Book 823, Page 472-526, and recorded August 31, 1994, in Book 823, Page 472-526, and Corrected Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Forest Ridge, dated July 25, 1994, and recorded September 14, 1994, in Book 880, Pages 098-119 in the office of the County Clerk of Wagoner County, Oklahoma.

These along the northerly line of said Block 9 of "The Villas at Forest Ridge" and along a curve to the left with an initial bearing of N 47°12'08"W, a central angle of 41°10'41", and an arc length of 328.08, and an arc length of 235.79.

These along the northerly line of said Block 9 of "The Villas at Forest Ridge", a distance of 50.00 feet to a point of non-tangent curve to the right.

These along the easterly line of "The Villas at Forest Ridge" and along said non-tangent curve to the right with an initial bearing of N 89°10'10", a central angle of 86°07'31", a radius of 30.00 feet, and an arc length of 45.10 feet to a point of reverse curve.

These along the easterly line of "The Villas at Forest Ridge" and along said curve to the left with a central angle of 27°24'47", a radius of 783.84, and an arc length of 374.82 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 36.95 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 70.10 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 5.10 feet to a point on the east line of the NE/4 of Section 10, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey.

These along the easterly line of "The Villas at Forest Ridge" a distance of 1.60 feet to a point on the easterly line of the NE/4 of Section 10, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey.

These along the easterly line of "The Villas at Forest Ridge" a distance of 53.49 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 4.88 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 45.19 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 41.10 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 34.29 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 66.50 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 57.53 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 94.09 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 42.60 feet.

These along the easterly line of "The Villas at Forest Ridge" a distance of 40.31 feet.

These along said curve to the left, with a central angle of 13°09'33", a radius of 400.00 feet, and an arc length of 91.87 feet.

These along said curve to the left, with a central angle of 09°28'05", a radius of 450.00 feet, and an arc length of 74.36 feet.

These along said curve to the left, with a central angle of 17°36'35", a radius of 115.00 feet, and an arc length of 35.35 feet.

These along said curve to the left, with a central angle of 15°03'01", a radius of 215.00 feet, and an arc length of 55.53 feet.

These along said curve to the left, with a central angle of 48°38'30", a radius of 185.00 feet, and an arc length of 157.08 feet.

These along said curve to the left, with a central angle of 25°59'27", a radius of 40.00 feet, and an arc length of 179.18 feet.

These along said curve to the left, with a central angle of 76°39'27", a radius of 25.00 feet, and an arc length of 33.45 feet.

These along said curve to the left, with a central angle of 28°08'54", a radius of 215.00 feet, and an arc length of 105.47 feet.

These along said curve to the left, with a central angle of 91°16'30", a radius of 28.00 feet, and an arc length of 44.61 feet.

These along said curve to the left, with a central angle of 11°05'13", a radius of 25.00 feet, and an arc length of 48.37 feet.

These along said curve to the left, with a central angle of 88°08'41", a radius of 25.00 feet, and an arc length of 38.46 feet.

These along said curve to the left, with a central angle of 24°49'50", a radius of 122.00 feet, and an arc length of 52.87 feet.

These along said curve to the left, with a central angle of 81°52'24", a radius of 28.00 feet, and an arc length of 40.01 feet.

These along said curve to the left, with a central angle of 09°50'01", a radius of 185.00 feet, and an arc length of 62.29 feet.

These along said curve to the left, with a central angle of 26°09'55", a radius of 85.00 feet, and an arc length of 38.82 feet.

These along said curve to the left, with a central angle of 58°48'47", a radius of 25.00 feet, and an arc length of 25.56 feet.

These along said curve to the left, with a central angle of 37°06'58", a radius of 85.00 feet, and an arc length of 71.16 feet.

These along said curve to the left, with a central angle of 85°21'46", a radius of 25.00 feet, and an arc length of 37.25 feet.

These along said curve to the left, with a central angle of 89°28'30", a radius of 30.00 feet, and an arc length of 46.85 feet.

These along said curve to the left, with a central angle of 45°37'44", a radius of 362.00 feet, and an arc length of 288.29 feet.

These along said curve to the left, with a central angle of 42°44'41", a radius of 362.00 feet, and an arc length of 288.29 feet.

These along said curve to the left, with a central angle of 07°43'06", a radius of 78.00 feet, and an arc length of 10.51 feet.

These along said curve to the left, with a central angle of 38°16'12", a radius of 42.50 feet, and an arc length of 28.39 feet.

These along said curve to the left, with a central angle of 20°54'54", a radius of 362.00 feet, and an arc length of 132.15 feet.

These along said curve to the left, with a central angle of 13°09'33", a radius of 400.00 feet, and an arc length of 91.87 feet.

These along said curve to the left, with a central angle of 09°28'05", a radius of 450.00 feet, and an arc length of 74.36 feet.

**D. Surface Drainage**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**E. Paving and Landscaping with Easements**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**F. Golf Course Easement**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**G. Private Streets**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**H. Public Streets and Utility Easements**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**I. Underground Services**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**J. Water and Sewer Service**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**K. Driveway and Walks**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**L. Vehicle Storage and Parking**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**M. Antennas**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**N. Commercial Structures**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**O. Existing Dwellings**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**P. Foundations**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**Q. Fireplaces**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**R. Roofing**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**S. Water**  
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**T. Driveway and Walks**  
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**U. Vehicle Storage and Parking**  
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**V. Antennas**  
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**W. Commercial Structures**  
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**X. Existing Dwellings**  
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**Y. Foundations**  
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**Z. Fireplaces**  
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**AA. Roofing**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**AB. Water**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**SECTION II. RESTRICTIONS**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**A. Use of Land**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**B. Minimum Yards, Setbacks and Building Height**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**C. Floor Area of Dwellings**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**D. Garage**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**E. Building Material Requirements**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**F. Commercial Structures**  
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**J. Roofing**  
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**K. Water**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**SECTION III. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FOREST RIDGE**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**A. Reservation of Mineral Rights**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**B. Reservation of Water Rights**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**C. Enforcement**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**D. Duration**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**E. Severability**  
The owner of the lot affected shall be responsible for the repair of damage to landscaping and other improvements to the lot caused by surface drainage.

**IN WITNESS WHEREOF, THE ROBSON COMPANIES, INC., an Oklahoma corporation has executed this instrument this 23rd day of June, 1998.**

THE ROBSON COMPANIES, INC.  
an Oklahoma corporation  
By: *[Signature]*  
Jay J. Robson, President  
Corporate Secretary

STATE OF OKLAHOMA  
COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for said County and State, on this 23rd day of June, 1998, personally appeared Jay J. Robson, President of The Robson Companies, Inc., a corporation organized under the laws of the State of Oklahoma, and acknowledged to me that he executed the same as his free and voluntary act and deed, and that he is the duly authorized officer of said corporation for the use and purposes therein set forth.

IN WITNESS WHEREOF, I have set my hand and seal, the day and year last written above.

*[Signature]*  
Notary Public

My commission expires: 11-17-98

**CERTIFICATE**  
I, Jerry W. Ledford, of Tulsa Engineering & Planning Associates, Inc., a Registered Professional Engineer and Land Surveyor in the State of Oklahoma, hereby certify that I have carefully and professionally surveyed, subdivided and plotted the tract of land described above, and that the accompanying plat designated herein as "THE VILAS ON THE GREEN AT FOREST RIDGE" is a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, and is a representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

Executed this 23rd day of June, 1998.

*[Signature]*  
Jerry W. Ledford  
Registered Professional Engineer and Land Surveyor

STATE OF OKLAHOMA  
COUNTY OF TULSA

Before me, the undersigned, a notary public in and for said County and State, on this 23rd day of June, 1998, personally appeared Jay J. Robson, President of The Robson Companies, Inc., a corporation organized under the laws of the State of Oklahoma, and acknowledged to me that he executed the same as his free and voluntary act and deed for the use and purposes therein set forth.

*[Signature]*  
Mary Ann Ledford, Notary Public

My commission expires: October 13, 1999

**SECTION I. RESTRICTIONS**  
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