Planned Unit Development 259

Timber Ridge Business Park

A subdivision in the City of Broken Arrow, being a part of the W/2 of the NE/4 of Section 8, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma

I, the undersigned, the duly qualified and acting county Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the 2014 tax rolls the taxes on the above description are paid

Dana Battell, County Treasurer

COUNTY TREASURER WAGONER COUNTY, OKLA.

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

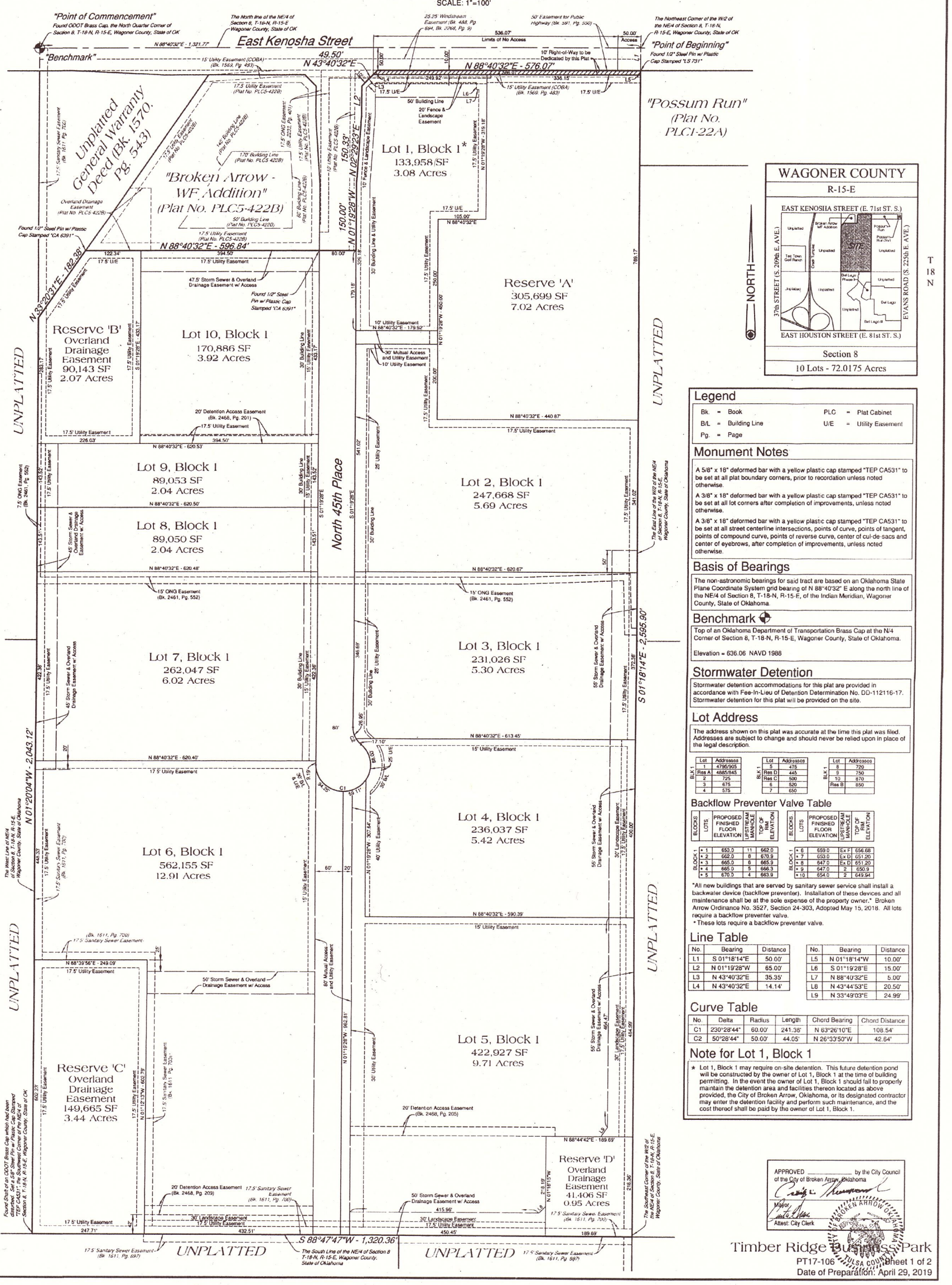
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2019

OWNER / DEVELOPER

JM Assets, LP
a Texas limited partnership
4203 Spinnaker Cove
Austin, TX 78731
512.657.6789

100 50 0 100 200 300

SCALE: 1"=100'



Legend

Bk.	= Book	PLC	= Plat Cabinet
B/L	= Building Line	U/E	= Utility Easement
Pg.	= Page		

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" 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 "TEP CA531" 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 "TEP CA531" 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 said tract are based on an Oklahoma State Plane Coordinate System grid bearing of N 88°40'32" E along the north line of the NE/4 of Section 8, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma.

Benchmark

Top of an Oklahoma Department of Transportation Brass Cap at the N/4 Corner of Section 8, T-18-N, R-15-E, Wagoner County, State of Oklahoma.

Elevation = 636.06 NAVD 1988

Stormwater Detention

Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-112116-17. Stormwater detention for this plat will be provided on the site.

Lot Address

The address shown on this plat was 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.

	Lot	Addresses
BLK 1	1	4795/905
	Res A	4885/945
	2	725
	3	675
	4	575

	Lot	Addresses
BLK 1	5	475
	Res D	445
	Res C	500
	6	520
	7	650

	Lot	Addresses
BLK 1	8	720
	9	750
	10	870
	Res B	850

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 1	* 1	653.0	11	662.0
	* 2	662.0	8	670.9
	* 3	665.0	6	665.9
	* 4	665.0	5	666.3
	* 5	670.0	4	663.9

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 1	* 6	659.0	Ex F	656.68
	* 7	653.0	Ex D	651.20
	* 8	647.0	Ex D	651.20
	* 9	647.0	2	650.9
	* 10	654.0	2	649.94

*All new buildings that are served by sanitary sewer service shall install a backwater 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.

* These lots require a backflow preventer valve.

Line Table

No.	Bearing	Distance
L1	S 01°18'14"E	50.00'
L2	N 01°19'28"W	65.00'
L3	N 43°40'32"E	35.35'
L4	N 43°40'32"E	14.14'

No.	Bearing	Distance
L5	N 01°18'14"W	10.00'
L6	S 01°19'28"E	15.00'
L7	N 88°40'32"E	5.00'
L8	N 43°44'53"E	20.50'
L9	N 33°49'03"E	24.99'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	230°28'44"	60.00'	241.36'	N 63°26'10"E	108.54'
C2	50°28'44"	50.00'	44.05'	N 26°33'50"W	42.64'

Note for Lot 1, Block 1

* Lot 1, Block 1 may require on-site detention. This future detention pond will be constructed by the owner of Lot 1, Block 1 at the time of building permitting. In the event the owner of Lot 1, Block 1 should fail to properly maintain the detention area and facilities thereon located as above provided, the City of Broken Arrow, Oklahoma, or its designated contractor may enter the detention facility and perform such maintenance, and the cost thereof shall be paid by the owner of Lot 1, Block 1.

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

CITY OF BROKEN ARROW OKLAHOMA

Timber Ridge Business Park
PT17-106 Sheet 1 of 2
Date of Preparation: April 29, 2019

PLC 5 - 449B

Doc # 2019-5980 B: 2500 P: 0494
05/17/2019 11:28:52 AM Pg: 1 of Pgs: 3
Fee: $ 150.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY OKLAHOMA