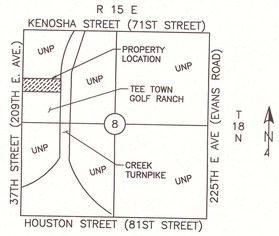


SCALE: 1=2000'
LOCATION MAP

APPROVED 10/ 1 /19 by the City Council of the City of Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

PLC 5 - 456A

Doc # 2019-16586 B: 2546 P: 0616
12/13/2019 02:14:51 PM Pg: 1 of Pgs: 3
Fee: $ 50.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

SEAL

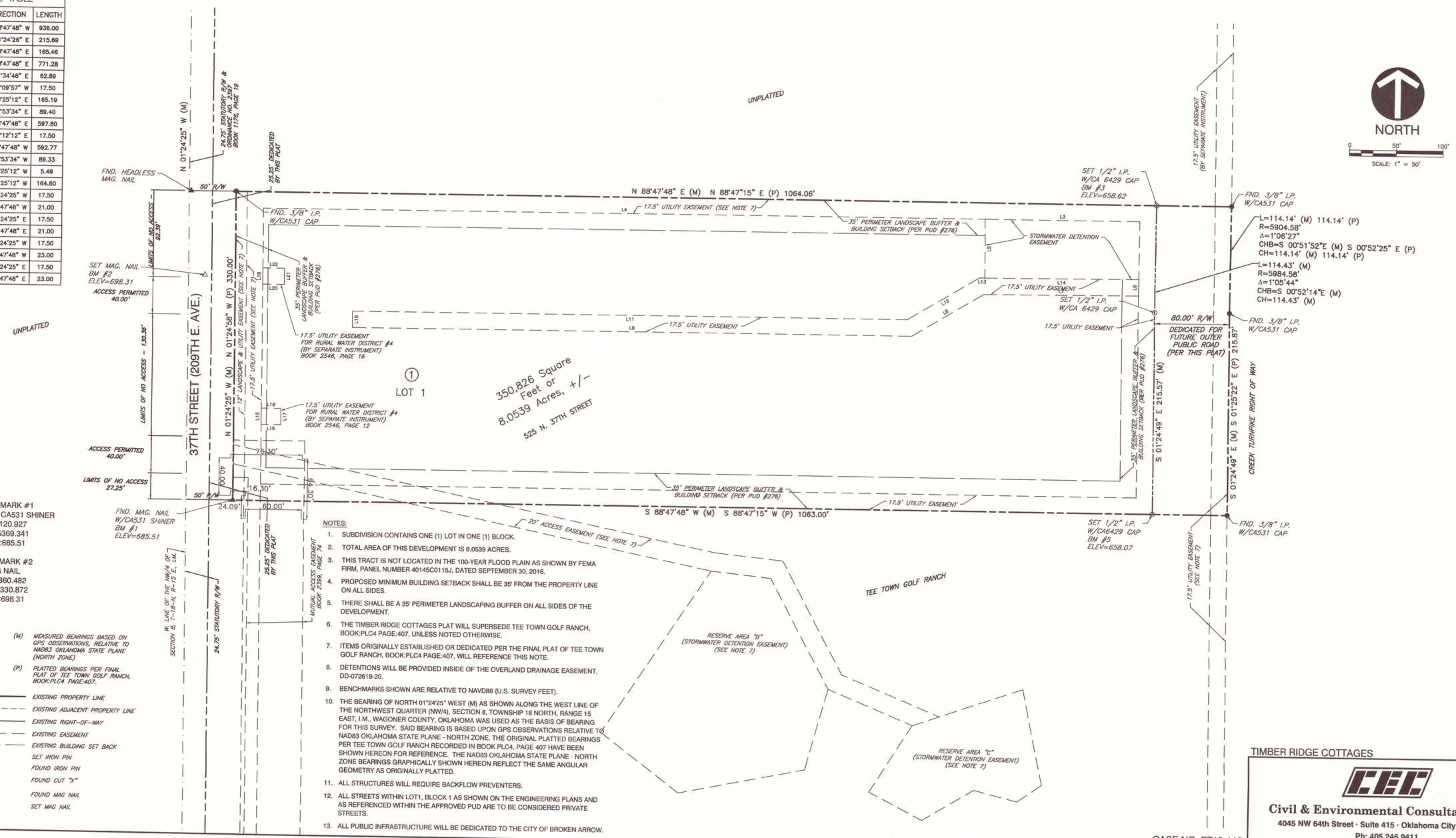
PUD-276
CONDITIONAL FINAL PLAT
OF
TIMBER RIDGE COTTAGES

A REPLAT OF A PORTION OF LOT 1, BLOCK 1, TEE TOWN GOLF RANCH,
BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

OWNER
TIMBER RIDGE COTTAGES BROKEN ARROW, LP
AN OKLAHOMA LIMITED PARTNERSHIP
CONTACT: TAMMI CREASON
2144 E. REPUBLIC ROAD, SUITE B300
SPRINGFIELD, MO 65804
PHONE: (417) 234-7841

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
DARIN L. RAIBOURN, PLS NO. 1637
4045 NW 64TH STREET, SUITE 415
OKLAHOMA CITY, OK 73116
PHONE: (405) 246-9411
C.A. #6429 EXP. 06/30/20

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 88°47'48" W	936.00
L2	S 01°24'26" E	215.69
L3	N 88°47'48" E	165.46
L4	N 88°47'48" E	771.28
L5	S 01°34'48" E	62.89
L6	N 01°09'57" W	17.50
L7	N 88°25'12" E	165.19
L8	N 57°53'34" E	89.40
L9	N 88°47'48" E	597.60
L10	S 01°12'12" E	17.50
L11	S 88°47'48" W	592.77
L12	S 57°53'34" W	89.33
L13	S 88°25'12" W	5.49
L14	S 88°25'12" W	164.60
L15	N 01°24'25" W	17.50
L16	S 88°47'48" W	21.00
L17	S 01°24'25" E	17.50
L18	N 88°47'48" E	21.00
L19	N 01°24'25" W	17.50
L20	S 88°47'48" W	23.00
L21	S 01°24'25" E	17.50
L22	N 88°47'48" E	23.00



BENCHMARK #1
MAG NAIL W/ CA531 SHINER
N:392120.927
E:2635369.341
ELEV:685.51

BENCHMARK #2
MAG NAIL
N:392360.482
E:2635330.872
ELEV:698.31

LEGEND

(M) MEASURED BEARINGS BASED ON GPS OBSERVATIONS, RELATIVE TO NAD83 OKLAHOMA STATE PLANE (NORTH ZONE)

(P) PLATTED BEARINGS PER FINAL PLAT OF TEE TOWN GOLF RANCH, BOOK:PLC4 PAGE:407.

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING BUILDING SET BACK
- ○ SET IRON PIN
- ● FOUND IRON PIN
- ⊗ FOUND CUT "X"
- ▲ FOUND MAG NAIL
- △ SET MAG NAIL

NOTES:

1. SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.
2. TOTAL AREA OF THIS DEVELOPMENT IS 8.0539 ACRES.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 40145C0115J, DATED SEPTEMBER 30, 2016.
4. PROPOSED MINIMUM BUILDING SETBACK SHALL BE 35' FROM THE PROPERTY LINE ON ALL SIDES.
5. THERE SHALL BE A 35' PERIMETER LANDSCAPING BUFFER ON ALL SIDES OF THE DEVELOPMENT.
6. THE TIMBER RIDGE COTTAGES PLAT WILL SUPERSEDE TEE TOWN GOLF RANCH, BOOK:PLC4 PAGE:407, UNLESS NOTED OTHERWISE.
7. ITEMS ORIGINALLY ESTABLISHED OR DEDICATED PER THE FINAL PLAT OF TEE TOWN GOLF RANCH, BOOK:PLC4 PAGE:407, WILL REFERENCE THIS NOTE.
8. DETENTIONS WILL BE PROVIDED INSIDE OF THE OVERLAND DRAINAGE EASEMENT, DD-072619-20.
9. BENCHMARKS SHOWN ARE RELATIVE TO NAVD88 (U.S. SURVEY FEET).
10. THE BEARING OF NORTH 01°24'25" WEST (M) AS SHOWN ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4), SECTION 8, TOWNSHIP 18 NORTH, RANGE 15 EAST, I.M., WAGONER COUNTY, OKLAHOMA WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY. SAID BEARING IS BASED UPON GPS OBSERVATIONS RELATIVE TO NAD83 OKLAHOMA STATE PLANE - NORTH ZONE. THE ORIGINAL PLATTED BEARINGS PER TEE TOWN GOLF RANCH RECORDED IN BOOK PLC4, PAGE 407 HAVE BEEN SHOWN HEREON FOR REFERENCE. THE NAD83 OKLAHOMA STATE PLANE - NORTH ZONE BEARINGS GRAPHICALLY SHOWN HEREON REFLECT THE SAME ANGULAR GEOMETRY AS ORIGINALLY PLATTED.
11. ALL STRUCTURES WILL REQUIRE BACKFLOW PREVENTERS.
12. ALL STREETS WITHIN LOT1, BLOCK 1 AS SHOWN ON THE ENGINEERING PLANS AND AS REFERENCED WITHIN THE APPROVED PUD ARE TO BE CONSIDERED PRIVATE STREETS.
13. ALL PUBLIC INFRASTRUCTURE WILL BE DEDICATED TO THE CITY OF BROKEN ARROW.

Civil & Environmental Consultants, Inc.
4045 NW 64th Street · Suite 415 · Oklahoma City, OK 73116
Ph: 405.246.9411
www.cecinc.com C.A. #6429 EXP. 6/30/20

CASE NO. PT19-112

P:\2019\183-245\~Survey\Dwg\183245-SHT1-Final Plat.dwg(FINAL PLAT 1 OF 3) 12/12/2019 - dralbaum) - LP: 12/11/2019 4:08 PM