FILE DATE: 07/08/1998 FILE TIME: 10:00 BOOK: PLC4 PAGE: 332
WAGONER COUNTY, JERRY FIELDS - COUNTY CLERK REC #: 1998 8065 **

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

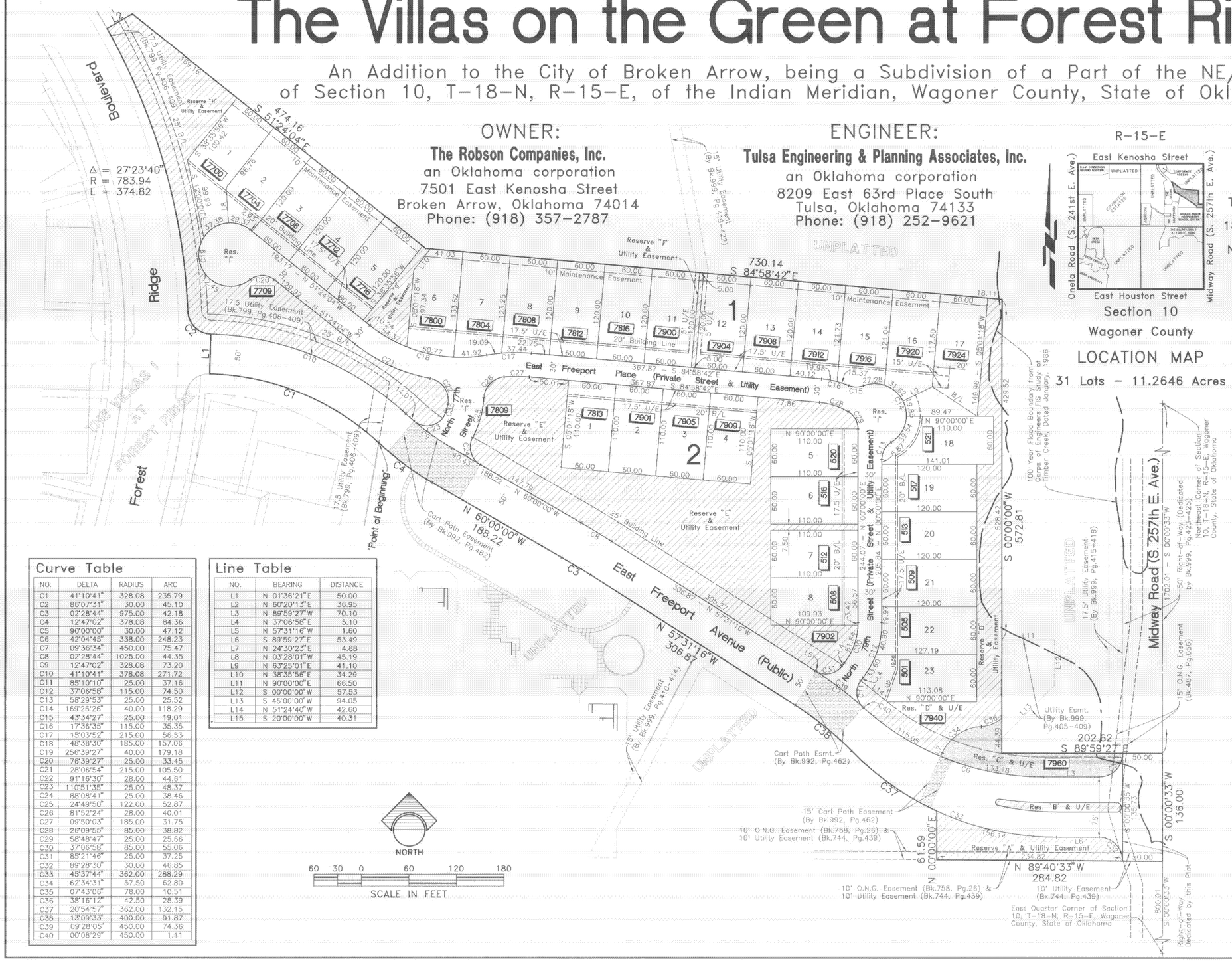
I, the undersigned, the duly qualified and acting county treasurer of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the 1997 tax rolls the taxes on the above description are paid.

Mary Sue Tedder, County Treasurer
Linda Sneer, Deputy

APPROVED 3-2-98 by the City Council of the City of Broken Arrow, Oklahoma.
James C. Reynolds/sw
Mayor
Brenda Rayfon
Attest: City Clerk

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



LOCATION MAP
31 Lots - 11.2646 Acres

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION	BLOCKS	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 1	1	630.4	8	627.7	BLOCK 1	17	629.7	b	628.3
	2	630.4	8	627.7		18	629.9	11	627.7
	3	630.7	8	627.7		19	630.6	11	627.7
	4	630.8	8	627.7		20	630.7	11	627.7
	5	630.4	8	627.7		21	631.2	11	627.7
	6	629.7	7	627.2		22	632.1	10	630.4
	7	629.1	7	627.2		23	632.4	10	630.4
	8	628.4	7	627.2					
	9	627.5	9	625.3	BLOCK 2	1 *	628.4	5	627.4
	10 *	626.3	9	625.3		2 *	627.9	5	627.4
	11 *	626.8	9	625.3		3 *	628.3	5	627.4
	12	627.3	12	626.0		4	628.7	5	627.4
	13	627.8	12	626.0		5	629.8	a	627.6
	14	628.4	12	626.0		6	629.8	4	627.5
	15	628.8	12	626.0		7	630.5	4	627.5
	16	629.7	b	628.3		8	630.9	4	627.5

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.

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"	378.08	84.36
C5	90°00'00"	30.00	47.12
C6	42°04'45"	338.00	248.23
C7	09°36'34"	450.00	75.47
C8	02°28'44"	1025.00	44.35
C9	12°47'02"	328.08	73.20
C10	41°10'41"	378.08	271.72
C11	85°10'10"	25.00	37.16
C12	37°06'58"	115.00	74.50
C13	58°29'53"	25.00	25.52
C14	169°26'26"	40.00	118.29
C15	43°34'27"	25.00	19.01
C16	17°36'35"	115.00	35.35
C17	15°03'52"	215.00	56.53
C18	48°38'30"	185.00	157.06
C19	256°39'27"	40.00	179.18
C20	76°39'27"	25.00	33.45
C21	28°06'54"	215.00	105.50
C22	91°16'30"	28.00	44.61
C23	110°51'35"	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°50'03"	185.00	31.75
C28	26°09'55"	85.00	38.82
C29	58°48'47"	25.00	25.66
C30	37°06'58"	85.00	55.06
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	62°34'31"	57.50	62.80
C35	07°43'06"	78.00	10.51
C36	38°16'12"	42.50	28.39
C37	20°54'57"	362.00	132.15
C38	13°09'33"	400.00	91.87
C39	09°28'05"	450.00	74.36
C40	00°08'29"	450.00	1.11

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°06'58"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 38°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	94.05
L14	N 51°24'40"W	42.60
L15	S 20°00'00"W	40.31

Benchmark

Chiseled square on top of the curb at the South curb return in the South East Quadrant at Forest Ridge Boulevard and East Freeport Avenue.
ELEVATION = 627.35 (N.G.V.D. 1929)

Basis of Bearings

The bearings shown hereon are based on an assumed bearing of S 00°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
B/L = Building Line
BK. = Book
PG. = Page
Esmt. = Easement
= Reserve "C"
= Reserve Areas
= Cart Path Easement

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.

Lot Addresses 0000

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.

The Villas on the Green at Forest Ridge
Sheet 1 of 2

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