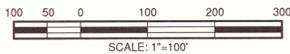


Planned Unit Development 66 Wellstone III at Forest Ridge

(Lots 17-37, Block 5; Lots 8-15, Block 6; and Block 7)
A subdivision in the City of Broken Arrow, being a part of the NW/4 of
Section 11, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma

OWNER / DEVELOPER
The Robson Companies, Inc.,
an Oklahoma corporation
901 North Forest Ridge Boulevard
Broken Arrow, Oklahoma 74014
918.357.2787



ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2017

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

Dana Patten, County Treasurer

Legend

BL	=	Building Line	SWE	=	Sidewalk Easement
U/E	=	Utility Easement	T.C.M.	=	Traffic Control Median

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 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" has been set at each corner along the boundary common with "Wellstone II at Forest Ridge".

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" 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.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" 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 a platted bearing of S 89°40'25"E along the north line of the NW/4 of Section 11, T-18-N, R-15-E of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Top of a 1 1/4" Iron Pin at the intersection of East Kenosha Street and North Midway Road (Section Corner)

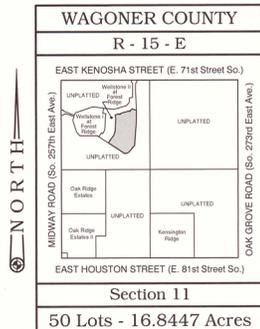
Elevation = 628.09 NGVD 1929

Notes

- Water to be supplied by the City of Broken Arrow.
- Sewage to be received by the City of Broken Arrow.

Stormwater Detention

Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-71905-58. Stormwater detention for this plat will be provided adjacent to the site.



Lot Addresses

Addresses shown on this plat were 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	Lot	Addresses	Lot	Addresses
17	8408	38	521	6	419
18	8412	37	525	7	415
19	8416			8	411
20	8420			9	407
21	8424			10	403
22	8428			11	400
23	8432			12	404
24	329			13	408
25	313			14	412
26	317			15	500
27	401			16	504
28	405			17	508
29	409			18	512
30	413			19	516
31	501			20	520
32	505			21	524
33	509			30	511
34	513			4	507
35	517			5	503

Line Table

Line	Bearing	Distance	No.	Bearing	Distance
L1	N 73°47'26"E	55.16	L4	N 04°28'20"E	29.14
L2	S 16°12'34"E	42.74	L5	S 28°22'55"E	48.32
L3	S 24°32'38"E	26.46	L6	N 02°34'18"W	48.32

Curve Table

Curve	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	04°20'53"	640.00	48.57	N 75°57'52"E	48.56
C2	90°00'00"	25.00	39.27	S 81°12'34"E	35.36
C3	90°00'00"	25.00	39.27	N 28°47'26"E	35.36
C4	01°22'20"	305.00	7.31	N 73°06'16"E	7.31
C5	83°02'17"	25.00	36.23	S 85°03'46"E	33.14
C6	83°02'17"	25.00	36.23	N 18°58'30"E	33.14
C7	09°23'45"	305.00	50.02	N 53°47'46"E	49.96
C8	20°19'29"	310.00	109.97	S 06°02'50"E	109.39
C9	28°39'11"	410.00	205.04	S 18°26'30"W	202.91
C10	90°00'00"	25.00	39.27	S 77°46'06"W	35.36
C11	30°08'26"	225.00	118.36	S 72°18'08"E	117.00
C12	58°59'28"	25.00	26.74	S 07°52'30"E	24.62
C13	154°11'24"	40.00	107.64	N 74°31'24"E	77.98
C14	58°59'28"	25.00	25.74	N 26°55'26"E	24.62
C15	52°18'13"	225.00	205.40	N 30°16'02"E	198.34
C16	28°39'33"	390.00	195.08	N 10°12'51"W	193.05
C17	28°39'33"	360.00	180.07	S 10°12'51"E	178.20
C18	118°39'11"	195.00	403.82	S 63°26'30"W	335.43
C19	90°00'00"	25.00	39.27	N 12°13'54"W	35.36
C20	28°39'11"	440.00	220.04	N 18°26'30"E	217.75
C21	20°19'29"	340.00	120.61	N 06°02'50"W	119.98
C22	104°47'59"	14.33	26.22	N 24°01'05"E	22.71
C23	03°47'21"	223.67	14.79	N 74°31'24"E	14.79
C24	104°47'59"	14.33	26.22	S 54°58'16"E	22.71
C25	154°11'24"	11.33	30.50	S 74°31'24"W	22.09

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	PROP. MANHOLE ELEVATION	TOP OF RIM ELEVATION	BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	PROP. MANHOLE ELEVATION	TOP OF RIM ELEVATION
17	652.4	43	647.2	12	666.7	42	664.6		
18	653.0	43	647.2	13	668.1	42	664.6		
19	653.6	44	648.6	14	670.4	d	665.3		
20	654.4	44	648.6	15	671.0	d	666.3		
21	655.5	45	650.0						
22	656.5	45	650.0						
23	655.9	45	650.0	1	673.2	63	671.6		
24	657.3	47	653.55	2	671.7	63	671.6		
25	661.7	47	653.55	3	671.7	63	671.6		
26	663.6	47	653.55	4	671.6	62	670.1		
27	665.6	48	656.1	5	669.1	62	670.1		
28	668.0	48	656.1	6	667.8	62	670.1		
29	671.1	49	676.2	7	665.5	61	665.6		
30	674.5	49	676.2	8	662.9	60	662.2		
31	676.1	49	676.2	9	660.3	60	662.2		
32	677.1	50	676.9	10	653.0	50	662.2		
33	677.4	50	676.9	11	666.5	61	665.6		
34	677.5	50	676.9	13	669.3	61	665.6		
35	677.8	51	673.2	14	670.9	61	665.6		
36	676.8	51	673.2	15	671.6	62	670.1		
37	675.0	51	673.2	16	672.2	62	670.1		
8	659.1	40	655.8	17	672.8	62	670.1		
9	662.7	41	658.3	18	673.4	63	671.6		
10	663.9	41	658.3	19	674.0	63	671.6		
11	665.3	42	664.6	20	674.3	63	671.6		
				21	674.2	63	671.6		

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. 2173, Section 24-100, Adopted October 5, 1998.

* These lots require a backflow preventer valve.



APPROVED by the City Council of the City of Broken Arrow, Oklahoma
Craig Thomas
Mayor
Steve Rankford
Attest: City Clerk