Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By _____ DEPUTY

PLC5-416A

2013-5386 Book: 2083 pg: 677
5/1/2013 9:51 AM pgs: 677 - 677
Fees: $117.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

Planned Unit Development 66

Wellstone II

at Forest Ridge

(Lots 11-23, Block 1; Lots 6-11, Block 4; Lots 13-16, Block 5; and Lots 1-7, Block 6)
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

I, the undersigned, the duly qualified and acting county Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the 2012 tax rolls the taxes on the above description are paid.

Dana Patten, County Treasurer

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.

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

100 50 0 100 200 300
SCALE: 1"=100'

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, 2013

Legend

B/L	= Building Line	Pvt.	= Private
T.C.M.	= Traffic Control Median	SW/E	= Sidewalk Easement
U/E	= Utility 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 "CA 531" 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 "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 an assumed bearing of S 89°40'26"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

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

Stormwater Detention

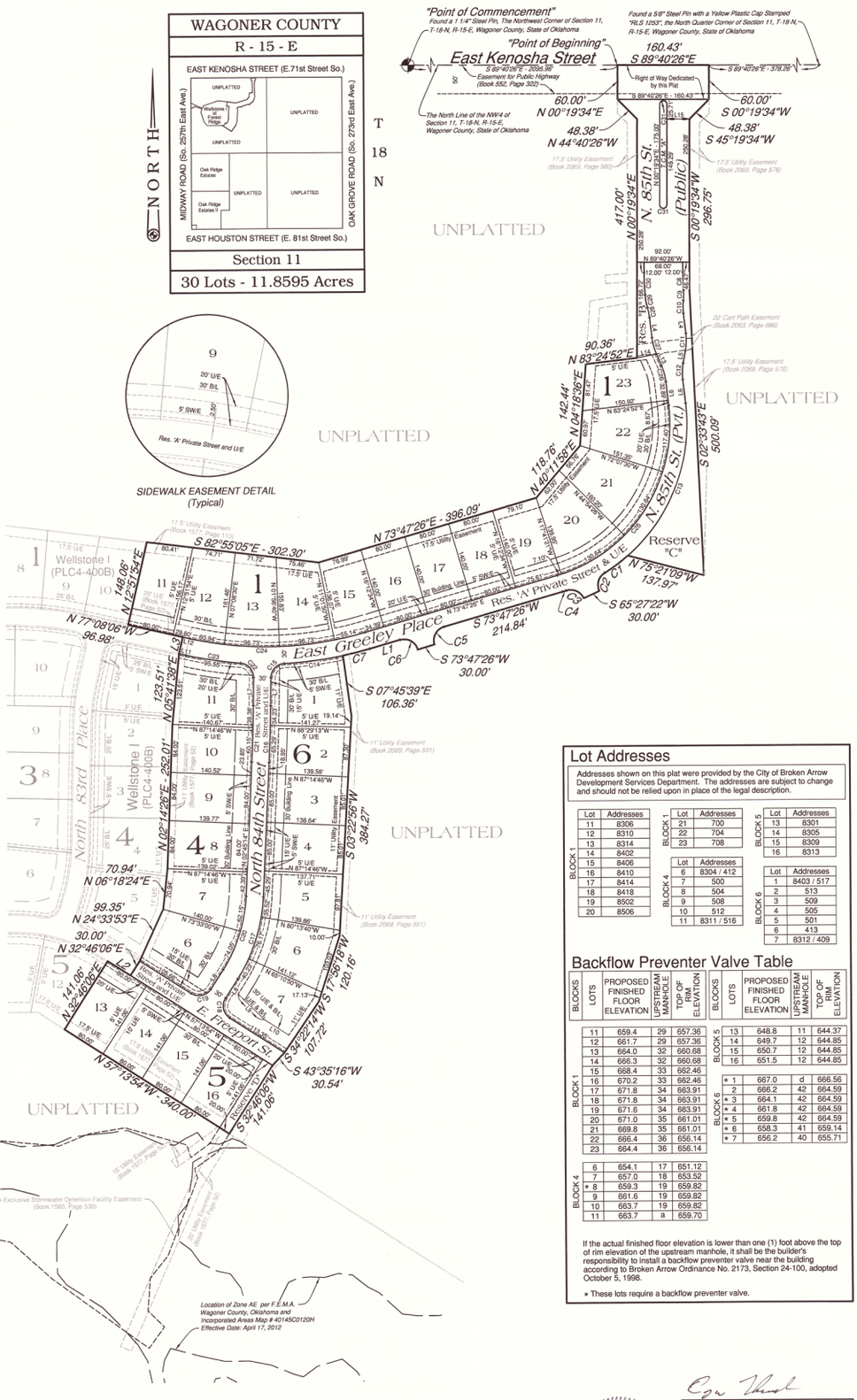
Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-71905-58. Stormwater detention for this plat will be provided adjacent to the site.

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 73°47'26"W	55.16'	L9	S 45°45'13"E	63.96'
L2	S 57°13'54"E	46.73'	L10	N 57°13'54"W	50.51'
L3	N 12°51'54"E	30.00'	L11	S 77°08'06"E	12.62'
L4	S 06°35'08"E	35.23'	L12	S 77°08'06"E	12.62'
L5	N 10°18'31"E	21.91'	L13	N 23°28'47"W	21.91'
L6	S 06°35'08"E	41.56'	L14	N 79°32'42"E	34.64'
L7	N 00°51'46"E	48.92'	L15	N 89°40'26"W	39.67'
L8	N 32°46'06"E	39.62'			

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	09°23'45"	305.00'	50.02'	S 53°47'46"W	49.96'
C2	83°02'17"	25.00'	36.23'	S 16°58'30"W	33.14'
C3	83°02'17"	25.00'	36.23'	N 66°03'46"W	33.14'
C4	01°22'20"	305.00'	7.31'	S 73°06'16"W	7.31'
C5	90°00'00"	25.00'	39.27'	S 28°47'26"W	35.36'
C6	90°00'00"	25.00'	39.27'	N 61°12'34"W	35.36'
C7	04°20'53"	640.00'	48.57'	S 75°57'52"W	48.56'
C8	03°47'07"	741.00'	48.96'	S 01°36'17"E	48.95'
C9	10°02'11"	102.00'	17.87'	S 01°31'14"W	17.84'
C10	13°07'28"	98.00'	22.45'	S 00°01'24"E	22.40'
C11	16°53'39"	102.00'	30.08'	S 01°51'42"W	29.97'
C12	16°53'39"	98.00'	28.90'	S 01°51'42"W	28.79'
C13	55°41'01"	305.00'	296.42'	S 21°15'23"W	284.89'
C14	09°16'33"	640.00'	103.61'	S 82°46'35"W	103.50'
C15	86°33'06"	25.00'	37.77'	S 44°08'18"W	34.28'
C16	01°53'29"	3015.00'	99.52'	S 01°48'30"W	99.52'
C17	30°00'51"	290.00'	151.92'	S 17°45'40"W	150.18'
C18	90°00'00"	25.00'	39.27'	S 12°13'54"E	35.36'
C19	90°00'00"	25.00'	39.27'	N 77°46'06"E	35.36'
C20	30°00'51"	260.00'	136.20'	N 17°45'40"E	134.65'
C21	01°53'29"	2985.00'	98.53'	N 01°48'30"E	98.53'
C22	86°33'06"	25.00'	37.77'	N 42°24'47"W	34.28'
C23	08°33'14"	640.00'	95.55'	N 81°24'43"W	95.46'
C24	29°04'28"	610.00'	309.54'	N 88°19'40"E	306.23'
C25	80°22'34"	275.00'	385.78'	N 33°36'09"E	354.91'
C26	16°53'39"	98.00'	28.90'	N 15°01'58"W	28.79'
C27	16°53'39"	102.00'	30.08'	N 15°01'58"W	29.97'
C28	10°08'18"	98.00'	17.34'	N 11°39'17"W	17.32'
C29	12°59'34"	102.00'	23.13'	N 10°13'40"W	23.08'
C30	04°01'21"	809.00'	56.79'	N 01°43'12"W	56.78'
C31	180°00'00"	6.33'	19.90'	N 89°40'26"W	12.67'



SIDEWALK EASEMENT DETAIL
(Typical)

Lot Addresses

Addresses shown on this plat were provided by the City of Broken Arrow Development Services Department. The addresses are subject to change and should not be relied upon in place of the legal description.

	Lot	Addresses
BLOCK 1	11	8306
	12	8310
	13	8314
	14	8402
	15	8406
	16	8410
	17	8414
	18	8418
	19	8502
	20	8506

	Lot	Addresses
BLOCK 1	21	700
	22	704
	23	708

	Lot	Addresses
BLOCK 4	6	8304 / 412
	7	500
	8	504
	9	508
	10	512
	11	8311 / 516

	Lot	Addresses
BLOCK 5	13	8301
	14	8305
	15	8309
	16	8313

	Lot	Addresses
BLOCK 6	1	8403 / 517
	2	513
	3	509
	4	505
	5	501
	6	413
	7	8312 / 409

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 1	11	659.4	29	657.36
	12	661.7	29	657.36
	13	664.0	32	660.68
	14	666.3	32	660.68
	15	668.4	33	662.46
	16	670.2	33	662.46
	17	671.8	34	663.91
	18	671.8	34	663.91
	19	671.6	34	663.91
	20	671.0	35	661.01
	21	669.8	35	681.01
	22	666.4	36	656.14
	23	664.4	36	656.14
BLOCK 4	6	654.1	17	651.12
	7	657.0	18	653.52
	* 8	659.3	19	659.82
	9	661.6	19	659.82
	10	663.7	19	659.82
	11	663.7	a	659.70

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
BLOCK 5	13	648.8	11	644.37
	14	649.7	12	644.85
	15	650.7	12	644.85
	16	651.5	12	644.85
BLOCK 6	* 1	667.0	d	666.56
	2	666.2	42	664.59
	* 3	664.1	42	664.59
	* 4	661.8	42	664.59
	* 5	659.8	42	664.59
	* 6	658.3	41	659.14
	* 7	656.2	40	655.71

If the actual finished 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.

CERTIFICATE OF WAGONER COUNTY CLERK
I, Lori Hendricks, the County Clerk of Wagoner County, here now state the subdivision called Wellstone II, has been filed into Wagoner County Records.

Lori Hendricks
Lori Hendricks, Wagoner County Clerk

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY, OKLAHOMA

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

APPROVED 9/19/12 by the City Council of the City of Broken Arrow, Oklahoma.

Mayor

Attest: City Clerk, Deputy

Wellstone II at Forest Ridge
PT05-106 February 28, 2013 Sheet 1 of 3

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