Basis of Bearings
BASE OF BEARINGS FOR SURVEY TRACT IS OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 N., RANGE 14 E., OF THE INDIAN BASE AND MERIDIAN CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Monumentation

ALL INDOOR CORNERS SHOWN WILL BE MAINTAINED AT 12" (30 cm) FL/E WITH A GREEN PLASTIC CAP STAMPED "NOT AT ALL CORNERS.

ADIS Benchmark

C50 4' 6" FL/E 3' FL/E

Notes

ALL STREET RERGY (P) SHOWN WILL BE DESIGNATED AS PUBLIC STREETS BY THIS PLAT.

REGION MAY BE USED OR ALTERED AT THE TIME THE PLAT WAS FILED. RESPONSIBILITIES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LOCAL DESCRIPTION.

ALL WATER AND SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

Curve Table

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<th>Station</th>
<th>Radius</th>
<th>C1</th>
<th>C2</th>
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</table>

Legend

ALL: INCLUDING STREET LINE PLR: PRICE & STUDENTS ESTATE TCI: TRAFFIC CONTROL MEDIAN LMK: STREET ADDRESS

Owner / Developer

PLAT OF DEVELOPMENT, LLC
10824 E. 17TH STREET, SUITE 202
TULSA, OKLAHOMA 74107
PHONE: (918) 618-6600
MR. R. BLAIR/ATTORNEY

Surveyor

PRICE LAND SURVEYS, LLC
2017 W 17TH STREET
TULSA, OKLAHOMA 74102
PHONE: (918) 263-5562
EMAIL: pwmpl@yahoo.com
C.A. #5848 EXPIRES: 6-30-2016

Stormwater Detention Determination

STORMWATER DETENTION ACCUMULATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIAN ARROW COUNTY DRAINAGE DISTRICT.

Final Plat Review

LOCATION MAP

SCALE: 1" = 100'

COUNTY TREASURER STAMP

STATE OF OKLAHOMA
COUNTY OF TULSA

D E P U T Y

J. P. KRIEGER, COUNTY COMMISSIONER

COUNCILS OF THE CITY OF BROKEN ARROW, OKLAHOMA

STREET CITY COUNCIL
Section I. Streets, Easements and Utilities

A. PUBLIC STREET SYSTEM REQUIREMENTS

1. The Owner shall proceed to establish a public street system, in accordance with the street standards established for the City of Broken Arrow, and the existing physical conditions of the area. The public street system shall include all streets, alleys, and other streets and alleys to be constructed, known and unknown, and all other streets or places, public or private, lying, existing, or hereafter established, or any portion of such streets or places, or any part thereof, within the Project Area. The Owner shall be responsible for the installation, maintenance, and repair of all streets, alleys, and other streets and alleys within the Project Area, and the City's rights of way shall be reserved for future public use. The City shall have the right to enter upon any street, alley, or other streets or places, public or private, lying, existing, or hereafter established, or any part thereof, within the Project Area, to perform any work necessary to the maintenance of the public street system.

2. The Owner shall be responsible for the installation, maintenance, and repair of all street, sidewalk, and public utility facilities, and the Owner shall have the right to enter upon any street, alley, or other streets or places, public or private, lying, existing, or hereafter established, or any part thereof, within the Project Area, to perform any work necessary to the maintenance of the public street system.

B. ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

3. The Owner shall be responsible for the installation, maintenance, and repair of all electric, telephone, cable television, or gas facilities installed by the Supplier of the utility service. The Owner shall have the right to enter upon any street, alley, or other streets or places, public or private, lying, existing, or hereafter established, or any part thereof, within the Project Area, to perform any work necessary to the maintenance of the public street system.

C. ENFORCEABLE OBLIGATIONS.

4. The Owner shall be responsible for the installation, maintenance, and repair of all electric, telephone, cable television, or gas facilities installed by the Supplier of the utility service. The Owner shall have the right to enter upon any street, alley, or other streets or places, public or private, lying, existing, or hereafter established, or any part thereof, within the Project Area, to perform any work necessary to the maintenance of the public street system.

D. SURVEYS CONTAINING TAXES OF 0.32 PER CENT ON NEW OR ACQUIRED LAND.

5. The Owner shall be responsible for the installation, maintenance, and repair of all electric, telephone, cable television, or gas facilities installed by the Supplier of the utility service. The Owner shall have the right to enter upon any street, alley, or other streets or places, public or private, lying, existing, or hereafter established, or any part thereof, within the Project Area, to perform any work necessary to the maintenance of the public street system.

E. SHADOWS FROM BUILDINGS

6. The Owner shall be responsible for the installation, maintenance, and repair of all electric, telephone, cable television, or gas facilities installed by the Supplier of the utility service. The Owner shall have the right to enter upon any street, alley, or other streets or places, public or private, lying, existing, or hereafter established, or any part thereof, within the Project Area, to perform any work necessary to the maintenance of the public street system.

Section II. Building and Restrictive Covenants

A. PERMITTED USES OF STRUCTURES.

1. The Owner shall be responsible for the installation, maintenance, and repair of all electric, telephone, cable television, or gas facilities installed by the Supplier of the utility service. The Owner shall have the right to enter upon any street, alley, or other streets or places, public or private, lying, existing, or hereafter established, or any part thereof, within the Project Area, to perform any work necessary to the maintenance of the public street system.

2. The Owner shall be responsible for the installation, maintenance, and repair of all electric, telephone, cable television, or gas facilities installed by the Supplier of the utility service. The Owner shall have the right to enter upon any street, alley, or other streets or places, public or private, lying, existing, or hereafter established, or any part thereof, within the Project Area, to perform any work necessary to the maintenance of the public street system.

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8. The Owner shall be responsible for the installation, maintenance, and repair of all electric, telephone, cable television, or gas facilities installed by the Supplier of the utility service. The Owner shall have the right to enter upon any street, alley, or other streets or places, public or private, lying, existing, or hereafter established, or any part thereof, within the Project Area, to perform any work necessary to the maintenance of the public street system.
Section II. Homeowners Association


The Association shall be formed for the general purposes of maintaining the Southside Street, entrance, storage, and recreation area of the subdivision. The purpose of the Association is to advance the desirability and values of the real property located in the subdivision, which includes all lots in the Association's jurisdiction.

5. Assessments

In order to finance the assessment and the Association's activities, the Association shall adopt and enforce an assessment program. The assessment shall be levied on each property owner in the Association and shall be used to pay the costs of maintaining the Association's activities. The assessment shall be paid in accordance with the assessment program and shall be due on the dates specified by the Association.

6. Violations

Any violation of the bylaws or rules of the Association shall be subject to enforcement by the Association in accordance with the procedures set forth in the association's bylaws. The association shall have the right to impose fines or other penalties on property owners for violations of the bylaws or rules.

7. Severability

If any provision of the bylaws is found to be invalid or unenforceable, the remainder of the bylaws shall continue in effect.

8. Certificate of Survey

A certificate of survey shall be issued to each property owner, containing a description of the property and the assessment levied on the property. The certificate of survey shall be recorded with the county clerk of the county where the property is located.

9. Amendments

The bylaws may be amended by a vote of the members of the Association, provided that the amendments do not adversely affect the rights of any property owner in the Association.

10. Termination

The Association may be dissolved by a vote of the members of the Association, subject to the provisions of the laws of the state where the property is located.