

# Oak Creek South Phase III

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION FOR OAK CREEK SOUTH PHASE III

A TRACT OF LAND LYING NORTH AND EAST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY IN THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, BLOCK 4 OF OAK CREEK SOUTH PHASE II, THENCE S 01°26'44"E A DISTANCE OF 1,205.50 FEET; THENCE N 51°49'38"W A DISTANCE OF 1,440.57 FEET; THENCE N 38°10'22"E A DISTANCE OF 120.00 FEET; THENCE S 51°49'38"E A DISTANCE OF 80.02 FEET; THENCE S 51°49'38"E A DISTANCE OF 213.70 FEET; THENCE N 38°10'22"E A DISTANCE OF 133.75 FEET; THENCE N 20°17'55"E A DISTANCE OF 218.68 FEET; THENCE N 10°39'55"E A DISTANCE OF 126.63 FEET; THENCE N 01°14'37"W A DISTANCE OF 44.90 FEET; THENCE N 88°45'23"E A DISTANCE OF 290.00 FEET; THENCE S 01°14'37"E A DISTANCE OF 60.13 FEET; THENCE N 88°45'23"E A DISTANCE OF 120.00 FEET; THENCE S 01°14'37"E A DISTANCE OF 80.02 FEET; THENCE N 88°45'23"E A DISTANCE OF 50.00 FEET; THENCE N 01°14'37"W A DISTANCE OF 10.15 FEET; THENCE N 88°33'16"E A DISTANCE OF 122.45 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 17.31 ACRES (754,047.74 SQ. FT.) AS DESCRIBED.

## CONDITIONAL FINAL PLAT

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER (NE/4), OF THE SOUTHWEST QUARTER (SW/4), SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, INDIAN MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA.



LOT SUMMARY							
LOT	BLOCK	LOT SQ.FT.	ADDRESS	FF ELEV.	UPSTREAM MH TR ELEV.	(D)-(E)	BACKFLOW PREVENTER
29	3	7200.00	1514	726.70	725.00	1.7	N
30	3	7200.00	1518	727.00	725.00	2.0	N
31	3	7200.00	1522	727.00	725.00	2.0	N
32	3	7167.25	1526	726.10	725.00	1.1	N
33	3	7032.47	1530	723.60	722.30	1.3	N
34	3	7035.12	1534	724.00	722.30	1.7	N
35	3	7327.13	1538	722.10	722.30	-0.2	Y
36	3	7200.00	1603	720.50	722.30	-1.8	Y
37	3	7200.00	1607	719.10	722.30	-3.2	Y
38	3	7200.00	1611	717.50	722.30	-4.8	Y
39	3	7200.00	1615	716.10	722.30	-6.2	Y
40	3	7065.87	1619	715.50	722.30	-6.8	Y
41	3	7065.87	1549	717.40	722.30	-4.9	Y
42	3	7224.23	1545	718.70	722.30	-3.6	Y
43	3	7440.31	1541	720.00	722.30	-2.3	Y
44	3	7922.19	1537	720.90	722.30	-1.4	Y
45	3	10693.55	1533	722.10	722.30	-0.2	Y
46	3	13037.55	1529	723.10	722.30	0.8	N
47	3	9305.11	1525	724.20	725.00	-0.8	Y
48	3	7084.94	1521	725.40	725.00	0.4	N
49	3	12952.69	1517	726.30	725.00	1.3	N
50	3	14441.14	1513	724.30	719.70	4.6	N
51	3	14603.09	1510	724.30	719.70	4.6	N
52	3	10184.61	1512	723.50	716.00	7.5	N
53	3	7822.07	1516	722.60	716.00	6.6	N
54	3	7994.44	1520	722.40	718.70	3.7	N
55	3	7788.29	1524	721.50	718.70	2.8	N
56	3	8375.17	1528	720.50	718.70	1.8	N
57	3	7174.21	1532	718.90	718.62	0.3	N
58	3	7065.55	1530	717.60	718.62	-1.0	Y

**UTILITY PROVIDERS**  
 WATER - CITY OF BROKEN ARROW  
 SEWER - CITY OF BROKEN ARROW  
 NATURAL GAS - OKLAHOMA NATURAL GAS  
 ELECTRIC - PUBLIC SERVICE COMPANY OF OKLAHOMA  
 TELEPHONE - WINDSTREAM

SUMMARY OF HORIZONTAL CURVE DATA					
CURVE NO.	LENGTH	RADIUS	△ ANGLE	CHORD BEARING	CHORD
C1	39.270'	25.000'	090° 00' 00"	N83° 10' 22"E	35.36'
C2	39.270'	25.000'	090° 00' 00"	S6° 49' 38"E	35.36'
C3	306.957'	775.000'	022° 41' 36"	N26° 49' 34"E	304.95'
C4	326.526'	825.000'	022° 40' 37"	S26° 50' 04"W	324.40'
C5	21.020'	25.000'	048° 10' 24"	N8° 36' 26"W	20.41'
C6	236.363'	49.000'	276° 22' 46"	S74° 30' 15"E	65.33
C7	21.027'	25.000'	048° 11' 23"	S39° 35' 26"W	20.41'
C8	39.270'	25.000'	090° 00' 00"	N83° 10' 22"E	35.36'
C9	12.377'	25.000'	028° 22' 01"	S37° 38' 37"E	12.25'
C10	189.902'	74.000'	147° 02' 05"	N83° 01' 21"E	141.92'
C11	12.509'	25.000'	028° 40' 04"	N23° 50' 20"E	12.38'
C12	43.640'	25.000'	100° 00' 55"	N88° 10' 50"E	38.31'
C13	33.617'	25.000'	077° 02' 43"	N6° 50' 52"W	31.14'
C14	23.922'	25.000'	054° 49' 27"	S52° 56' 17"W	23.02'
C15	240.733'	50.000'	275° 51' 34"	S57° 34' 47"E	67.00'
C16	18.819'	25.000'	043° 07' 50"	N6° 03' 21"E	18.38'
C17	244.176'	425.000'	032° 55' 06"	N15° 12' 56"E	240.83'
C18	257.979'	375.000'	039° 24' 59"	N18° 27' 53"E	252.92'

### BENCHMARK

1/2" Iron Pin w/ Plastic Cap  
 Northing 387722.2101 Easting 2633650.514  
 Elevation = 744.84 NAVD 1988  
 Not Shown (Off Page)

### 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.

### DEVELOPER/OWNER:

Rausch Coleman Homes of Tulsa, LLC  
 4058 N. COLLEGE STE. 300  
 FAYETTEVILLE, AR 72703  
 P: 479.455.9090

### ENGINEER:

MCLELLAND CONSULTING ENGINEERS, INC.  
 4606 S. GARRETT ROAD, STE. 401  
 TULSA, OK 74146  
 P: 918.619.6803  
 CA# 5917 EXP: 06/30/2019

SUBDIVISION CONTAINS 68 LOTS  
 IN 2 BLOCKS AND CONTAINS RESERVE AREA B  
 TOTAL AREA 17.31 ACRES  
 RESERVE AREA A IS DRAINAGE AND UTILITY EASEMENT

CASE NO: DEVELOPMENT NO:

Southeast Corner of Southwest Quarter of  
 Section 18, T-18-N, R-15-E, Wagoner County,  
 State of Oklahoma

OAK CREEK SOUTH E  
 (UNDEVELOPED)

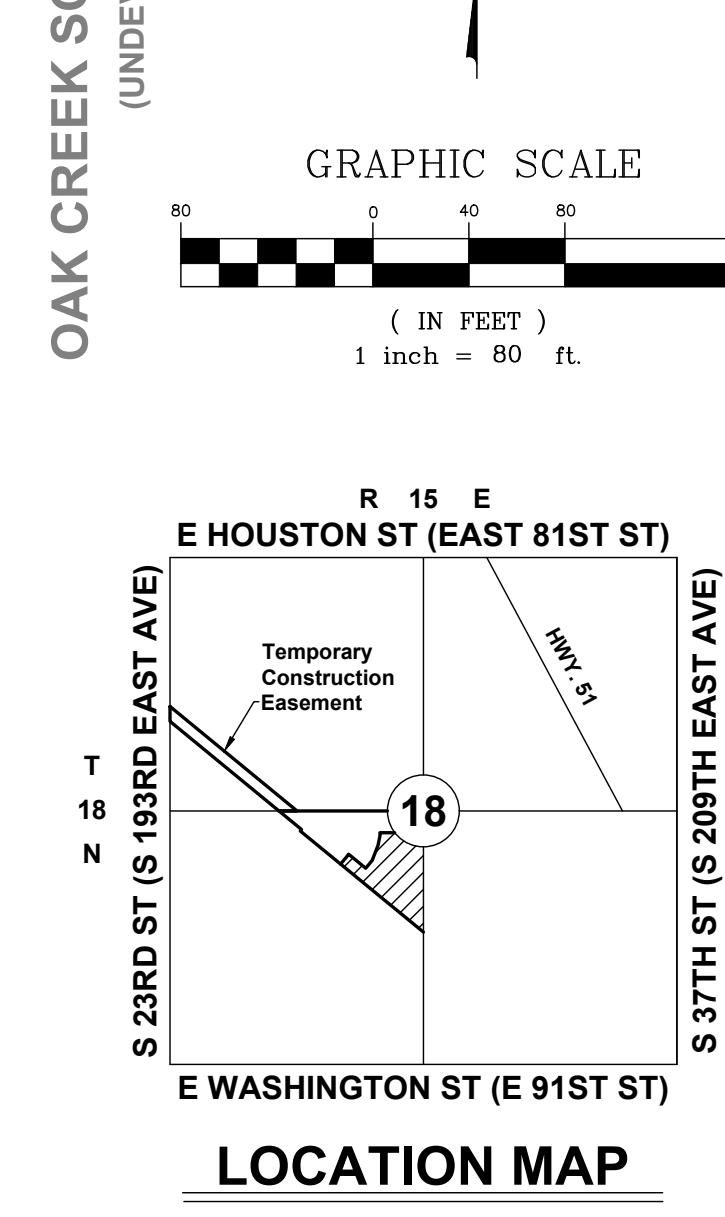
The East Line of the SW 1/4 of Section 18, T-18-N,  
 R-15-E, Wagoner County, State of Oklahoma

1" = 2000'

APPROVED BY  
 THE CITY COUNCIL OF THE CITY OF  
 BROKEN ARROW, OKLAHOMA

MAYOR

ATTEST: CITY CLERK



**CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS**

OAK CREEK SOUTH - PHASE 3  
AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

**DEED OF DEDICATION AND BILL OF ASSURANCE**

KNOW ALL MEN BY THESE PRESENTS:

THAT RAUSCH COLEMAN HOMES OF TULSA, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" AND/OR "DECLARANT," IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, TO-WIT:

(LEGAL DESCRIPTION) SEE FIRST PAGE OF PLAT

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO 68 LOTS IN 2 BLOCKS ALONG WITH THE RESERVE AREAS, COMMON AREAS AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY ("THE PLAT") AND HAS DESIGNATED THE SUBDIVISION AS "OAK CREEK SOUTH PHASE 3," A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA ("SUBDIVISION"). THE OWNER HEREBY SUBJECTS THE LAND DESCRIBED ABOVE TO THE PROVISIONS, COVENANTS AND RESTRICTIONS SET FORTH HEREIN WHICH SHALL RUN WITH THE LAND AND BE BINDING ON EVERY LOT AND EVERY OWNER THEREOF FOR THE PERIOD AS HERAFTER DEFINED.

**SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES****1. PUBLIC STREETS AND UTILITY EASEMENTS.**

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWER, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINE AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AN UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HERIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

**2. UNDERGROUND ELECTRIC AND COMMUNICATION**

(a) OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT(S) OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

(b) ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMER, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENTS.

(c) UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT; PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

(d) THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT TO THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY: TO CUT DOWN, TRIM OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

(e) THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SUCH OWNER OR HIS AGENTS OR CONTRACTORS. THE FORGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

**3. UNDERGROUND SERVICE**

(a) OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PARAMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

(b) UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

(c) THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

(d) THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

(e) THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

**4. GAS SERVICE**

(a) THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

(b) THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.

(c) THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

**SECTION II. DEVELOPMENT**

THE OWNER DESIRES TO AND DOES HEREBY ESTABLISH THE FOLLOWING RESTRICTIONS ON ALL LOTS WITHIN THE SUBDIVISION TO RUN WITH THE LAND FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT OF THE SUBDIVISION AND ALL PROPERTY THEREIN FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, ALL FUTURE LOT OWNERS AND THE CITY.

**A. GENERAL****10. DEVELOPMENT IN ACCORDANCE WITH PLAT.**

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PLAT NO. PT16-113.

**11. APPLICABLE ORDINANCE.**

THE DEVELOPMENT OF THE SUBDIVISION SHALL BE SUBJECT TO THE PUD PROVISIONS OF THE CITY ZONING CODE.

**B. DEVELOPMENT STANDARDS****PERMITTED USE: DETACHED SINGLE-FAMILY RESIDENTIAL DWELLING UNITS**

MAXIMUM NUMBER OF LOTS: N/A

MINIMUM LOT WIDTH: 60 FEET

MAXIMUM LOT SIZE: 7000 SQUARE FEET

MAXIMUM BUILDING HEIGHT: 2 STORIES (35 FEET)

OFF-STREET PARKING: MINIMUM 2 ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT

MINIMUM LIVABILITY SPACE: 3000 SQUARE FEET

**MINIMUM YARD SETBACKS**

FRONT YARD 25 FEET

REAR YARD 20 FEET

SIDE YARD ABUTTING A STREET 25 FEET

SIDE YARD NOT ABUTTING A STREET 5 FEET

STANDARDS PERTAINING TO DWELLINGS: ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM FINISHED HEATED LIVING AREA OF N/A SQUARE FEET.

C. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING SIDEWALK ALONG THE STREET FRONTRAGE OF RESERVE AREA "A".

**SECTION III. HOME OWNERS ASSOCIATION****A. FORMATION OF HOME OWNERS ASSOCIATION; ADDITIONAL LANDS**

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED A HOME OWNERS ASSOCIATION ("HOA") TO GOVERN THE SUBDIVISION TO BE KNOWN AS OAK CREEK SOUTH PHASE III PROPERTY OWNERS ASSOCIATION. THE HOA SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND BYLAWS PREPARED BY OWNER OR ITS ASSIGNEE, FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION AND ANY ADDITIONS THERETO. OWNER SHALL BE ENTITLED TO APPOINT THE BOARD OF DIRECTORS FOR THE HOA AS PROVIDED IN THE BYLAWS. IT IS CONTEMPLATED THAT ADDITIONAL LANDS/PHASES ADJOINING THE SUBDIVISION, AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES, MAY BE ANNEXED BY THE OWNER OR ITS ASSIGNEE TO THE SUBDIVISION AND GEORGIA JURISDICTION AND BYLAWS OF THE HOA, WHICH MAY BE ACCOMPLISHED BY THE OWNER OR ITS ASSIGNEE BY FILING A SUPPLEMENTAL DECLARATION HERETO, OR BY NOTING SUCH ANNEXATION ON A SEPARATE DEED OF DEDICATION FOR THE ADDITIONAL LANDS/PHASES TO BE ANNEXED HERETO, OR OTHER INSTRUMENT ADDING SUCH ADDITIONAL LANDS/PHASES TO THE SUBDIVISION AND THE JURISDICTION OF THE HOA, IN WHICH CASE ANY SUCH LANDS/PHASES AND THE SUBSEQUENT OWNERS THEREOF SHALL BE UNDER THE JURISDICTION OF THE HOA AND ALL RULES PERTAINING THERETO.

**B. MEMBERSHIP**

EVERY PERSON OR ENTITY WHO ACCEPTS A DEED FOR A LOT IN THE SUBDIVISION AND IS A RECORD OWNER OF THE FEE INTEREST OF A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE HOA AND SUBJECT TO ITS BYLAWS AND RULES. MEMBERSHIP SHALL BE APPURTEMENT TO AND SHALL NOT BE SEPARATED FROM OWNERSHIP OF A LOT.

**C. ASSESSMENTS**

EVERY OWNER OF A LOT, EXCEPT OWNER/DECLARANT, BY ACCEPTANCE OF A DEED THEREFOR, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOA CERTAIN ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THESE COVENANTS AND AS AMENDED AND THE BYLAWS OF THE HOA, TO BE EXECUTED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREAS OWNED OR MAINTAINED BY THE HOA AND FOR OTHER PURPOSES WHICH BENEFIT THE SUBDIVISION AND THE OWNERS OF LOTS THEREIN, AND ANY SUCH ASSESSMENTS SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINANT TO THE LIEN OF ANY FIRST MORTGAGE.

**D. MAINTENANCE OF COMMON AREAS**

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AS DEPICTED ON THE PLAT OR AS DESCRIBED IN THESE COVENANTS AND AS AMENDED, WHICH MAY INCLUDE BUT NOT BE LIMITED TO ENTRYWAYS, DETENTION/RETENTION PONDS, PERIMETER FENCING AND OTHER COMMON AREAS AND RESERVE AREAS AS DEPICTED ON THE PLAT OR THESE COVENANTS AND AS AMENDED. THIS IS UNTIL THE HOA IS FORMED.

**SECTION IV. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION AND SEVERABILITY****A. ENFORCEMENT**

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY, THE HOA, THE OWNER AND ANY OWNER OF A LOT, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW, INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN.

**B. DURATION**

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN THE SUBDIVISION UNTIL JANUARY 1, 2040, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

**C. AMENDMENT OR TERMINATION**

THE COVENANTS CONTAINED WITHIN SECTION I MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER AND APPROVED BY THE CITY.

EXCEPT FOR SECTION I AS STATED ABOVE, OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. THE PROVISIONS OF ANY INSTRUMENT SUPPLEMENTING OR AMENDING THESE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE RECORDS OF THE COUNTY CLERK.

**D. SEVERABILITY**

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, \_\_\_\_\_, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AN OKLAHOMA LIMITED LIABILITY COMPANY

BY \_\_\_\_\_

TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF OKLAHOMA ) ) SS  
COUNTY OF \_\_\_\_\_ ) )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR THE AFORESAID COUNTY AND STATE, DULY COMMISSIONED AND ACTING, APPEARED \_\_\_\_\_, TO ME PERSONALLY WELL KNOWN AS, OR PROVEN TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING DOCUMENT AND STATED THAT HE/SHE WAS THE \_\_\_\_\_ OF AN OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE FOREGOING CONVEYANCE FOR AND ON ITS BEHALF, AND HE/SHE RESPECTIVELY ACKNOWLEDGED TO ME THAT HE/SHE HAD EXECUTED THE SAME FOR THE CONSIDERATION AND PURPOSES THEREIN MENTIONED AND SET FORTH, AND I DO SO CERTIFY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AS SUCH NOTARY PUBLIC AT THE COUNTY AND STATE AFORESAID ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES

I, (\_\_\_\_\_), A LICENSED LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS OAK CREEK SOUTH PHASE III, A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINT NAME: \_\_\_\_\_  
LICENSED LAND SURVEYOR  
OKLAHOMA NO. (\_\_\_\_\_)

STATE OF OKLAHOMA ) ) SS  
COUNTY OF WAGONER ) )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED (NAME), TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED LAND SURVEYOR TO THE FOREGOING CERTIFICATE AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**ENGINEERING CERTIFICATION**