

CONDITIONAL FINAL PLAT CROSSINGS AT LYNN LANE

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
A PART OF THE SW/4, SECTION 13, T-18-N, R-14-E

BASIS OF BEARING

THE WEST LINE OF SW/4
S 01°17'35" E

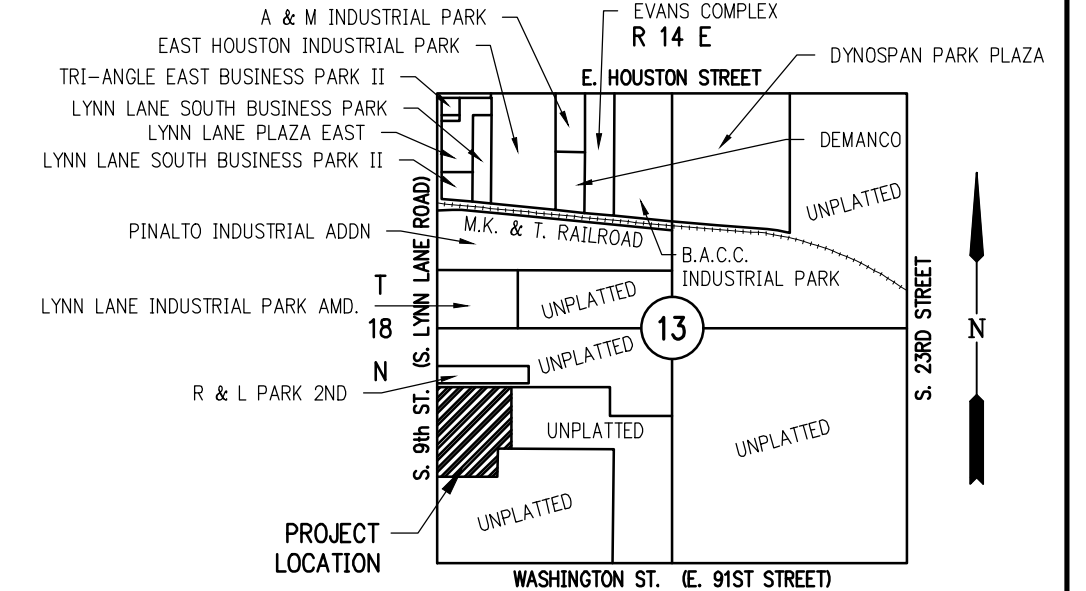
BENCHMARK

BA 26
OKLAHOMA NORTH ZONE 3501
HORIZONTAL DATUM NAD 83 (1993)
NORTHING: 383229.887
EASTING: 2830291.884
VERTICAL DATUM NAVD 1988
ELEV. 670.307
DESCRIPTION OF BENCHMARK
5/8" REBAR- 1 1/2" ALUMINUM
CAP- FLUSH-STAMPED "BA26", SET
S.E. OF 91ST ST, AND 193RD E. AVE..

FLOODPLAIN REFERENCE

FIRM PANEL NO. 40143C0392KL DATED AUGUST 3, 2009
CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X",
AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS
SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF
THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT
DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE
PROBABILITY OF FLOODING.



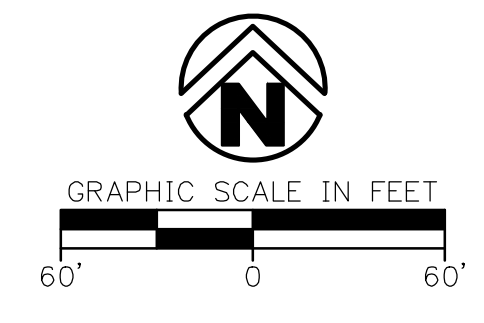
LOCATION MAP
SCALE IN FEET
0 2000

LEGEND

- SYMBOLS**
- SIP ● SET 3/8" IRON PIN YELLOW CAP STAMPED "CTA CA 973"
 - FIP ○ FOUND IRON PIN
 - MAG NAIL
 - L/E LANDSCAPE EASEMENT
 - U/E UTILITY EASEMENT
 - B/L BUILDING LINE SETBACK
 - L.A. LIMITS OF ACCESS
 - L.N.A. LIMITS OF NO ACCESS

LINWORK LEGEND

- RIGHT OF WAY LINE
- CURB AND GUTTER
- EASEMENT
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- FLOW LINE/DITCH
- POND/EDGE OF WATER
- SECTION LINE
- PROPERTY LINE
- BARBWIRE
- CHAIN LINK FENCE
- CABLE FENCE
- PIPE FENCE
- LOT LINE
- TREE CANOPY LINE



CURRENT OWNER:
DON & MARY COUCH
56 LAKEVIEW CIRCLE
LAWTON, OK 73507
PH 580.695.1825

ENGINEER/SURVEYOR:
CRAFTON TULL
220 E. 8th ST.
TULSA, OK 74119
PH 918.584.0347

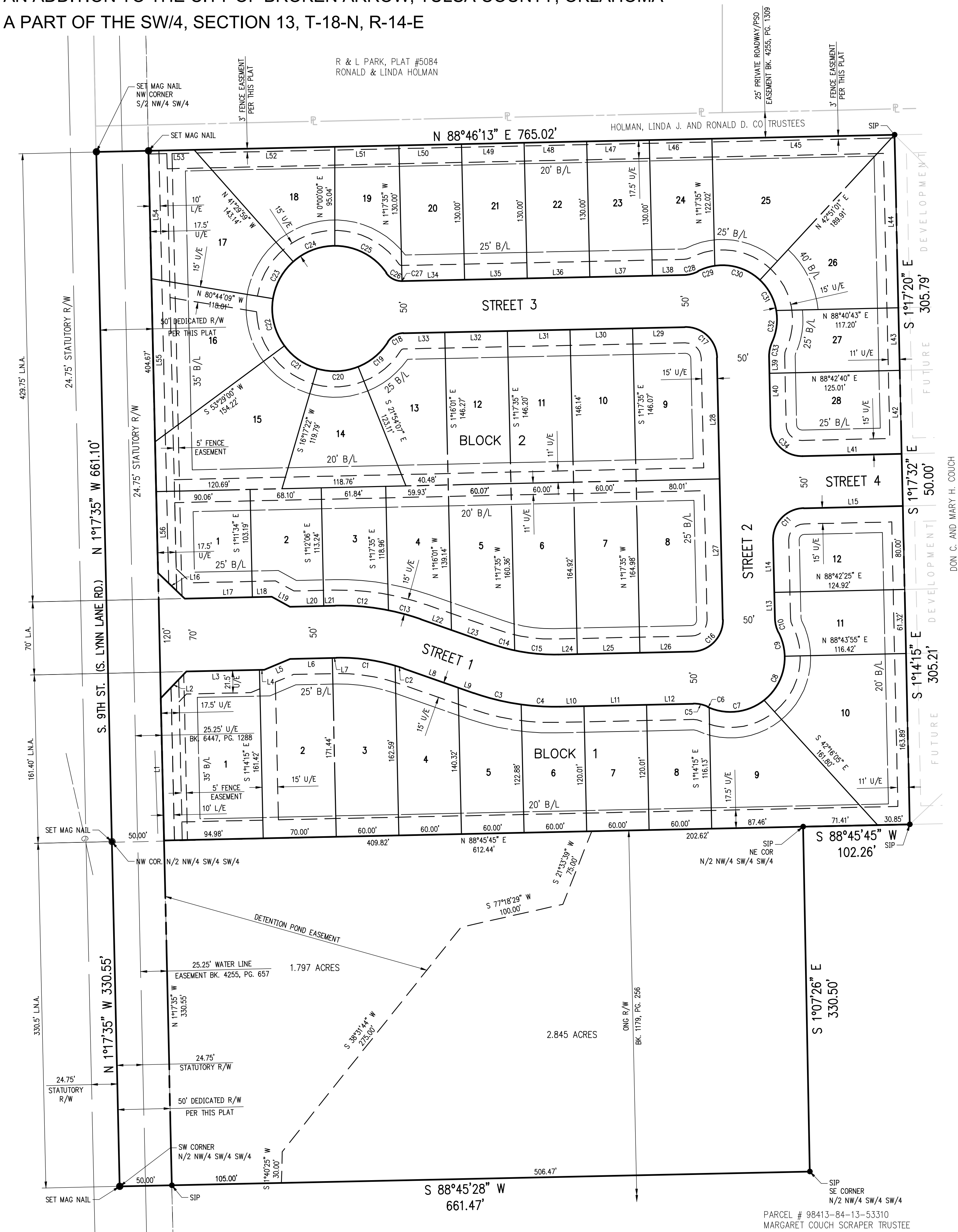
SITE INFORMATION:

ADDRESS 91st ST S & LYNN LANE
ZONING RS-3
LOTS 40
BLOCKS 2
AREA 15.493 ACRES
WATER SUPPLY CITY OF BROKEN ARROW
MINIMUM LOT SF (EA) 7000
FRONT BUILDING SETBACK 25 FT
REAR BUILDING SETBACK 20 FT
BUILDING SETBACK ALONG S. 9th ST. 35 FT
SIDE SETBACKS 5 FT
FRONT LOT UTILITY ESMT 15 FT
REAR LOT UTILITY ESMT 11 FT
PROPERTY PERIMETER ESMT 17.5 FT

LINE #	LENGTH	DIRECTION
L1	136.43'	N 1°17'35" W
L2	35.34'	N 43°44'19" E
L3	70.14'	N 88°46'13" E
L4	4.60'	N 88°46'13" E
L5	26.99'	N 66°59'00" E
L6	40.33'	N 88°45'45" E
L7	3.76'	N 88°45'45" E
L8	55.60'	S 70°42'34" E
L9	15.73'	S 70°42'34" E
L10	23.56'	N 88°45'45" E
L11	60.00'	N 88°45'45" E
L12	44.83'	N 88°45'45" E
L13	25.01'	N 1°17'37" W
L14	50.00'	N 1°17'37" W
L15	95.00'	N 88°42'25" E
L16	35.37'	S 46°15'41" E
L17	64.88'	N 88°46'13" E
L18	18.55'	N 88°46'13" E
L19	19.97'	S 61°13'47" E
L20	32.27'	N 88°45'45" E
L21	10.98'	N 88°45'45" E
L22	31.21'	S 70°42'34" E
L23	40.12'	S 70°42'34" E
L24	18.41'	N 88°45'45" E
L25	60.00'	N 88°45'45" E
L26	49.98'	N 88°45'45" E
L27	135.01'	N 1°17'37" W
L28	116.02'	N 1°17'37" W
L29	50.04'	S 88°46'13" W

LINE #	LENGTH	DIRECTION
L30	60.00'	S 88°46'13" W
L31	60.00'	S 88°46'13" W
L32	60.00'	S 88°46'13" W
L33	39.95'	S 88°46'13" W
L34	59.90'	N 88°46'13" E
L35	60.00'	N 88°46'13" E
L36	60.00'	N 88°46'13" E
L37	60.00'	N 88°46'13" E
L38	30.09'	N 88°46'13" E
L39	16.00'	S 1°17'37" E
L40	50.01'	S 1°17'37" E
L41	95.00'	N 88°42'25" E
L42	80.00'	N 1°17'20" W
L43	60.07'	N 1°17'20" W
L44	165.73'	N 1°17'20" W
L45	122.58'	S 1°17'35" E
L46	156.17'	S 1°17'35" E
L47	78.09'	S 1°17'35" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	57.16	183.00	17°53'50"	N 82°17'20" W	56.93
C2	8.40	183.00	2°37'51"	N 72°01'30" W	8.40
C3	46.89	233.00	11°31'48"	S 76°28'28" E	46.81
C4	36.59	233.00	8°59'52"	S 86°44'19" E	36.55
C5	14.11	31.00	26°04'33"	N 78°11'58" W	13.99
C6	1.71	52.00	1°53'03"	S 66°06'13" E	1.71
C7	55.60	52.00	61°15'30"	N 82°19'31" E	52.99
C8	48.31	52.00	53°14'02"	N 25°04'44" E	46.59
C9	23.44	52.00	25°49'52"	N 14°27'13" W	23.25
C10	14.11	31.00	26°04'32"	S 14°19'53" E	13.99
C11	47.12	30.00	90°00'05"	S 43°42'26" W	42.43
C12	51.46	233.00	12°39'16"	N 84°54'37" W	51.36
C13	32.02	233.00	7°52'25"	N 74°38'47" W	31.99
C14	23.60	183.00	7°23'24"	S 74°24'16" E	23.59
C15	41.96	183.00	13°08'17"	S 84°04'06" E	41.87
C16	47.15	30.00	90°03'22"	N 43°44'04" E	42.45
C17	47.09	30.00	89°56'11"	N 46°15'42" W	42.40
C18	17.77	18.00	56°33'40"	S 60°29'23" W	17.06
C19	37.56	60.00	35°52'05"	N 50°09'50" E	36.95
C20	39.99	60.00	38°11'29"	N 87°11'37" E	39.26
C21	38.95	60.00	37°11'38"	S 55°06'49" E	38.27
C22	47.94	60.00	45°46'51"	S 13°37'35" E	46.68
C23	41.09	60.00	39°14'10"	S 28°52'56" W	40.29
C24	43.46	60.00	41°29'59"	S 69°15'00" W	42.51
C25	57.93	60.00	55°18'55"	N 62°20'33" W	55.70
C26	17.66	18.00	56°12'46"	S 62°47'28" E	16.96
C27	0.10	18.00	0°19'56"	N 88°56'11" E	0.10
C28	14.05	31.00	25°57'51"	N 75°47'17" E	13.93
C29	17.11	52.00	18°51'19"	S 72°14'02" W	17.04
C30	46.69	52.00	51°26'25"	N 72°37'06" W	45.13
C31	33.71	52.00	37°08'28"	N 28°19'40" W	33.12
C32	31.25	52.00	34°25'38"	N 7°27'24" E	30.78
C33	14.06	31.00	25°58'38"	S 11°41'43" W	13.94
C34	47.12	30.00	90°00'08"	S 46°17'40" E	42.43



PARCEL # 98413-84-13-53310
MARGARET COUCH SCRAPER TRUSTEE

DEVELOPMENT NO. _____
CASE NO. PT15-117

CONDITIONAL FINAL PLAT CROSSINGS AT LYNN LANE

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
A PART OF THE SW/4, SECTION 13, T-18-N, R-14-E

CROSSINGS AT LYNN LANE
DEED OF DEDICATION

PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE 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 SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE 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 THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED AND MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.
2. WITHIN THE UTILITY EASEMENT, AND DRAINAGE EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
5. THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND.

PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOTS SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON THE LOT, IN THE EVENT THAT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, CABLE TELEVISION OR TELEPHONE SERVICE.

CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED BY THE CITY UNTIL AFTER COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY. ANY AND ALL CONSTRUCTION PURSUANT TO SUCH A BUILDING PERMIT BUT PRIOR TO THE CITY'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT WILL BE AT THE CONTRACTOR/BUILDER-INVESTOR'S OWN RISK.

UTILITY EASEMENT DEDICATION

THE DEDICATION OF STREET RIGHTS OF WAY AND UTILITY EASEMENTS TO THE PUBLIC, CONTAINED IN THIS SECTION, SHALL NOT TAKE EFFECT UNTIL THE FILING BY THE CITY OF BROKEN ARROW, OKLAHOMA IN THE TULSA COUNTY CLERK'S OFFICE OF A SEPARATE INSTRUMENT ENTITLED "FORMAL ACCEPTANCE" OR SIMILAR WORDING, FORMALLY ACCEPTING THE DEDICATIONS AND INFRASTRUCTURE. HOWEVER, THE RIGHTS AND USES OUTLINED HEREIN NECESSARY FOR THE INSTALLATION BY PRIVATE UTILITIES OF THEIR FACILITIES, I.E. ELECTRIC, GAS, TELEPHONE AND COMMUNICATION, ET AL., EXCLUSIVE OF THOSE OWNED BY THE CITY OF BROKEN ARROW, SHALL BE IN EFFECT TO ALLOW ACCESS FOR SURVEYING, EXCAVATING FOR, CONSTRUCTION, OPERATING, AND MAINTAINING SUCH FACILITIES UNTIL THE CITY FILES ITS FORMAL ACCEPTANCE AND THESE RIGHTS AND USES ARE ASSUMED BY THE PUBLIC DEDICATION.

UNDERGROUND SERVICE

1. OVERHEAD POLES MAY BE LOCATED ALONG THE PERIMETER BOUNDARIES OF THE SUBDIVISION, AS NECESSARY, IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. 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 EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES SHOWN ON THE ATTACHED PLAT.
2. 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 SHOWN ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
3. 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 EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
4. 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 OF 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.
5. 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 THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

GAS SERVICE

1. 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.
2. 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 THAT 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.
3. 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.

OVERLAND DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY GRANT TO THE CITY OF BROKEN ARROW, OKLAHOMA AND ESTABLISH PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "ODE" OR "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
2. DRAINAGE FACILITIES CONSTRUCTED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE OVERLAND DRAINAGE EASEMENT AREAS NOR SHALL THERE BY ANY ALTERATION OF THE GRADES OR CONTOURS IN THE EASEMENT AREAS UNLESS APPROVED BY THE STORMWATER MANAGER OF THE CITY OF BROKEN ARROW, OKLAHOMA. PROVIDED, HOWEVER, THAT THE PLANTING OF TURF DOES NOT REQUIRE THE APPROVAL.
4. THE OVERLAND DRAINAGE EASEMENT AREAS AND FACILITIES LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT UPON WHICH THE DRAINAGE EASEMENT IS LOCATED AT HIS COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF BROKEN ARROW, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT OVER WHICH AN OVERLAND DRAINAGE EASEMENT IS LOCATED SHOULD FAIL TO PROPERLY MAINTAIN THE EASEMENT AREA AND FACILITIES LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT AREA, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OF THE OWNER. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

SIDEWALKS

SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF BROKEN ARROW ENGINEERING DESIGN CRITERIA STANDARDS.

DETENTION EASEMENT

1. STORMWATER DETENTION FOR CROSSING AT LYNN LANE IS PROVIDED ONSITE, IN RESERVE AREAS.
2. DETENTION, AND OTHER DRAINAGE FACILITIES WITHIN THE DETENTION EASEMENT, SHALL BE MAINTAINED BY THE OWNER TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTION AND SILTATION. THE OWNERS SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREA, WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - a. THE DETENTION EASEMENT AREA SHALL BE KEPT FREE OF LITTER.
 - b. THE DETENTION EASEMENT AREA SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THE PRESENTS:

91st LYNN LANE, LLC, HEREINAFTER CALLED "OWNER" IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN TULSA COUNTY, OKLAHOMA, TO-WIT:

LEGAL DESCRIPTION

ALL THAT PART OF THE SW/4 OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AT FOLLOWS:

BEGINNING AT THE NW CORNER OF THE S/2 NW/4 SW/4 OF SAID SECTION THENCE N 88°46'13" E ALONG THE NORTH LINE OF THE S/2 NW/4 SW/4 A DISTANCE OF 765.02 FEET; THENCE S 1°17'20" E A DISTANCE OF 305.79 FEET; THENCE S 1°17'32" E A DISTANCE OF 50.00 FEET; THENCE S 1°14'15" E A DISTANCE OF 305.21 FEET THENCE S 88°45'45" W A DISTANCE OF 102.26 FEET TO THE NE CORNER OF THE N/2 NW/4 SW/4 SW/4 OF SAID SECTION; THENCE S 1°07'26" E A DISTANCE OF 330.50 FEET TO THE SE CORNER OF THE N/2 NW/4 SW/4 SW/4 OF SAID SECTION SECTION; THENCE S 88°45'28" W A DISTANCE OF 661.47 FEET TO THE SW CORNER N/2 NW/4 SW/4 SW/4 OF SAID SECTION; THENCE N 1°17'35" W ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 330.55 FEET TO THE NW CORNER OF THE N/2 NW/4 SW/4 SW/4; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION N 1°17'35" W A DISTANCE OF 661.10 FEET TO THE NW CORNER S/2 NW/4 SW/4 OF SAID SECTION AND THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 50' FOR ROADWAY DEDICATION, CONTAINING 15.493 ACRES MORE OR LESS.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO 40 LOTS IN TWO (2) BLOCKS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "CROSSINGS AT LYNN LANE", AN ADDITION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAVE CAUSED THIS CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS _____ DAY OF _____, 2016,

91st LYNN LANE, LLC

BY _____
OWNER

NOTARY PUBLIC

STATE OF OKLAHOMA)
) SS:
TULSA COUNTY)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED _____ OWNER/DEVELOPER OF CROSSINGS AT LYNN LANE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AS ITS MANAGING MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES:

MY COMMISSION NUMBER: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, A.B. WATSON, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED AND SUBDIVIDED, AND PLATED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "CROSSING AT LYNN LANE", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA 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.

A.B. WATSON, JR. _____ OK. PLS 1057 _____ DATE: Feb. 29, 2016



NOTARY PUBLIC

STATE OF OKLAHOMA)
) SS:
TULSA COUNTY)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED A.B. WATSON, JR., SURVEYOR OF CROSSINGS AT LYNN LANE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES:

MY COMMISSION NUMBER: _____

NOTARY PUBLIC

APPROVED _____ BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA
MAYOR _____
ATTEST: CITY CLERK _____