



FINAL PLAT

Freedom Wash

A REPLAT OF LOT 5 AND LOT 7, BLOCK 1 OF KENWOOD ACRES (PLAT # 1417)
 PLANNED UNIT DEVELOPMENT (PUD # 172)

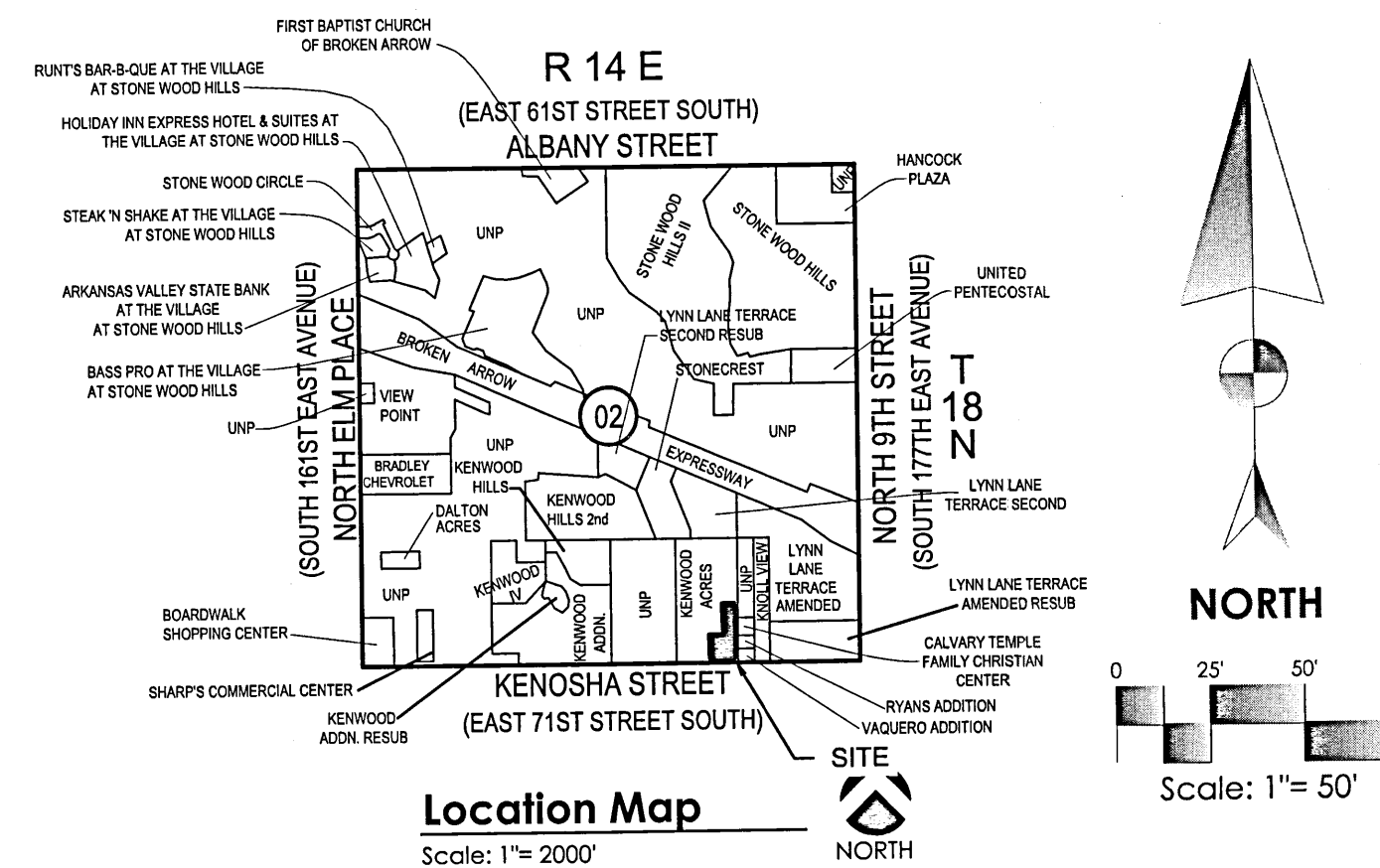
SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA,
 BEING A PART OF THE S/2 OF THE SE/4 OF SECTION 02,
 TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN,

PUD 172

OWNER:
SRJ Field Services, LLC
 2635 S. Harvard Avenue
 Tulsa, Oklahoma, 74114
 Phone: (918) 814-7058
 Hayden Greene

ENGINEER:
KKT Architects, Inc.
 2200 South Utica Place
 Tulsa, Oklahoma, 74114
 Phone: (918) 744-4270
 A. NICOLE WATTS, P.E. NO. 21511
 OK CA NO. 5305, EXPIRES 6/30/2019
 email: nicole.watts@kktarchitects.com

SURVEYOR:
Sisemore Weisz & Associates, Inc.
 6111 E. 32nd Place
 Tulsa, Oklahoma 74135
 Phone: (918) 665-3600
 OK CA NO. 2421, EXPIRES 6/30/2019



BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD83), WITH THE SOUTH LINE OF SECTION 14 HAVING A BEARING OF S88°41'01"W.

MONUMENTATION
 ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

FLOOD ZONE NOTE
 THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0391L, MAP REVISED: SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

- NOTES**
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 2. ALL PROPERTY CORNERS ARE SET 3/8" IRON PIN UNLESS OTHERWISE NOTED.
 3. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 4. ALL WATER AND SANITARY SEWER LINES WILL BE SUPPLIED BY THE CITY OF BROKEN ARROW.
 5. ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREET BY THIS PLAT.

ABBREVIATIONS

ACC	ACCESS
B/L	BUILDING LINE
BM	BENCH MARK
BK & PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
ESMT	EASEMENT
F/E	FINISHED FLOOR ELEVATION
FL/E	LANDSCAPE EASEMENT
FU/E	FENCE & UTILITY EASEMENT
IP	IRON PIN
ITB	INITIAL TANGENT BEARING
LNA	LIMITS OF NO ACCESS
MAE	MUTUAL ACCESS EASEMENT
PSC/E	PUBLIC SERVICE COMPANY EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT-OF-WAY
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER
SD/E	STORM DETENTION EASEMENT
SS	SANITARY SEWER
SS/E	SANITARY SEWER EASEMENT
ST/E	STORM SEWER EASEMENT
U/E	UTILITY EASEMENT
WL	WATERLINE
WL/E	WATERLINE EASEMENT

ADDRESSES

470 E. KENOSHA STREET BROKEN ARROW, OKLAHOMA 74012
500 E. KENOSHA STREET BROKEN ARROW, OKLAHOMA 74012
1020 N. 5TH STREET BROKEN ARROW, OKLAHOMA 74012
1030 N. 5TH STREET BROKEN ARROW, OKLAHOMA 74012

LAND AREA
 SUBDIVISION CONTAINS 3 LOTS IN 1 BLOCK
 SUBDIVISION CONTAINS 120,125.09SF (2.758 AC)
 BLOCK 1 CONTAINS 105,437.56SF (2.421 AC)
 RESERVE AREA A CONTAINS 9,437.50SF (0.217 AC)
 DEDICATED 5,250.01SF (0.120 AC)

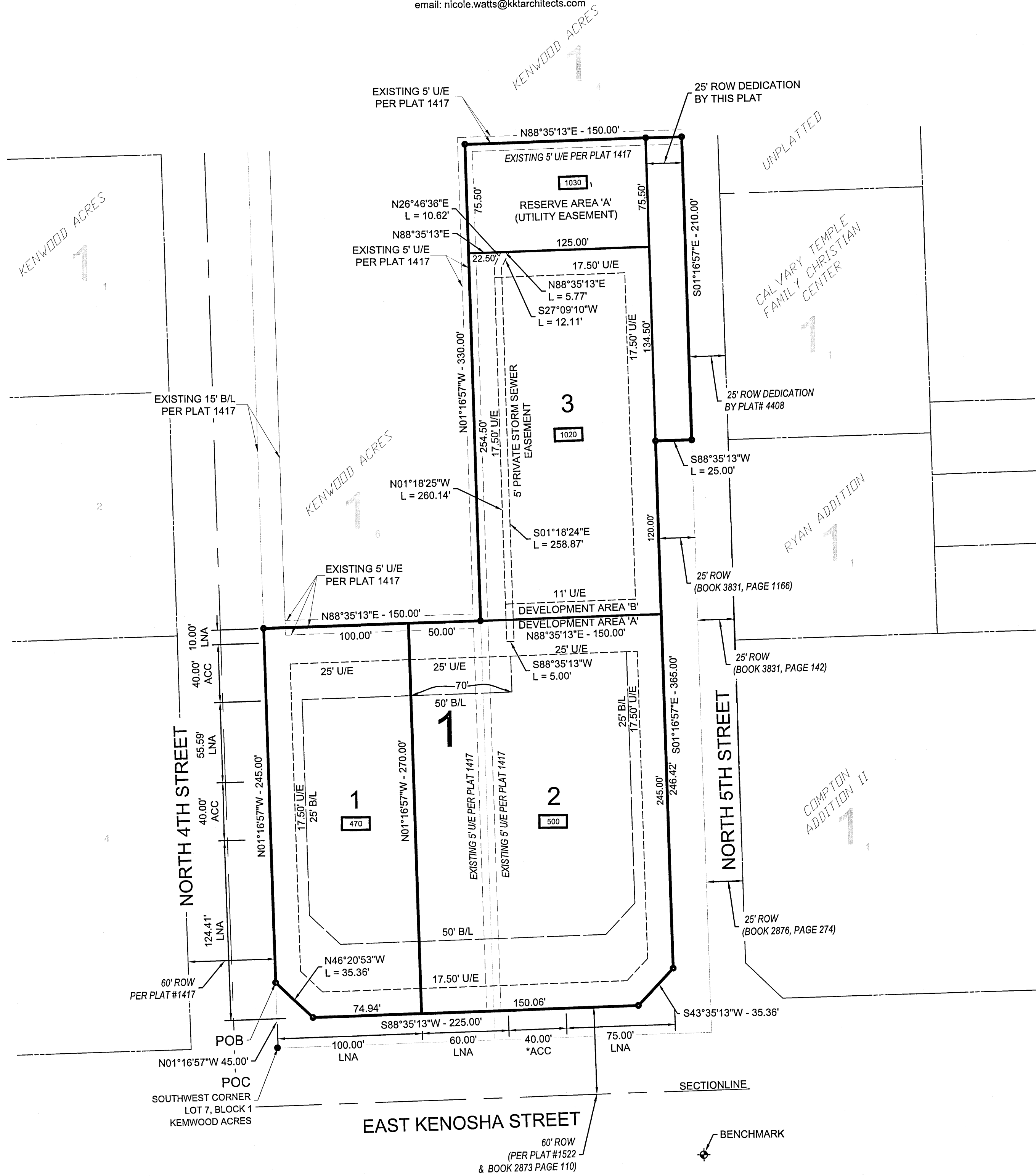
DETENTION NOTE
 STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE IN ACCORDANCE WITH FEE-IN-LIEU DETENTION DETERMINATION #DD-041918-13.

***NOTE**
 *LOT 2, BLOCK 1 ACCESS HAS RESTRICTED ACCESS, SEE PUD 172.

NOTE
 CORNER CLIPS FOR 4TH AND 5TH STREET WERE DEDICATED BY DEED OF DEDICATION SEE DOCUMENT# 2007000741.

Benchmark
 CHISELED SQUARE
 (N:393646.70, E:2623410.00)
 ELEVATION = 769.28

FINISHED FLOOR ELEVATION
 LOT 1 = 753.00 (MINIMUM)
 LOT 2 = 759.00 (MINIMUM)
 LOT 3 = 754.00 (MINIMUM)*
 *BACKFLOW PREVENTER REQUIRED



CERTIFICATE
 I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$11,459.00 per trust receipt no.16012 to be applied to 2019 taxes. This certificate is NOT to be construed as payment of 2019 taxes in full but is given in order that this plat may be filed on record. 2019 taxes may exceed the amount of the security deposit.
 Dated: 09/12/2019
 Dennis Senig
 Tulsa County Treasurer
 By: *S. Senig*
 Deputy
 Deputy

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.
C. J. Fisher
 MAYOR
Ante...
 ATTEST: CITY CLERK

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SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA,
BEING A PART OF THE S/2 OF THE SE/4 OF SECTION 02,
TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

PUD #172

3.11 ALLOWABLE USES

USES ALLOWED IN DEVELOPMENT AREA 'A' SHALL CONSIST OF THOSE ALLOWED IN THE C-5 HIGHWAY AND RECREATIONAL DISTRICT OR THE NEWLY PROPOSED ZONING CLASSIFICATION OF CH ONCE ADOPTED. THE FOLLOWING USES WILL BE EXCLUDED:

AGRICULTURAL IMPLEMENTS, SALES, REPAIR, AND SERVICE; AMBULANCE SERVICE; AMUSEMENT PARK; AUCTIONEER AUDITORIUM; AUTO DEALERSHIP; BAIT SHOP (RETAIL); BASEBALL PARK (COMMERCIAL); BINGO HALL / PARLOR; BOILER SALES WITHOUT SERVICE; DAIRY PRODUCTS - WHOLESALE; FUR GOODS, STORAGE & CLEANING; FURNITURE CLEANING, REPAIR AND RESTORATION; GOLF DRIVING RANGE; MACHINE SHOP; MINI-STORAGE; MOTORCYCLE DEALERSHIP; MOTOR FREIGHT TERMINAL; RACE TRACK, AUTO, DOG & HORSE; RECREATION VEHICLE CAMPGROUND; SEXUALLY ORIENTED BUSINESSES; SOUVENIRS, ROADSIDE STAND; SWIMMING POOL, COMMERCIAL; THEATRE,, MOTION PICTURE (DRIVE IN).

USES ALLOWED IN DEVELOPMENT AREA 'B' SHALL CONSIST OF THOSE ALLOWED IN THE R-4 TWO-FAMILY DISTRICT.

3.12 STREET DESIGN AND ACCESS LIMITATIONS

THE PROJECT SHALL HAVE ONE POINT OF ACCESS AND ONLY ONE POINT TO KENOSHA ST. (71ST ST.). IF A FULL FOUR-WAY SIGNAL IS INSTALLED AT 5TH AND KENOSHA (NOT A SIGNALIZED CROSSWALK) THE PROPERTY OWNER SHALL INSTALL A MEDIAN ON KENOSHA TO PREVENT LEFT-TURN MOVEMENTS FROM THE PROPERTY (IF THE PROPERTY OWNER EXERCISES THE RIGHT TO INSTALL THE KENOSHA ACCESS POINT.) CURRENTLY, ONE ACCESS POINT EXISTS ON KENOSHA ST. (71ST ST.)

3.13 LANDSCAPING AND SCREENING

LANDSCAPING AND SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE BROKEN ARROW ZONING ORDINANCE EXCEPT AS FOLLOWS:

IN DEVELOPMENT AREA A, A LANDSCAPE AREA OF AT LEAST 10 FEET IN WIDTH SHALL BE PROVIDED ALONG 4TH STREET AND WHERE EVER DEVELOPMENT AREA A ABUTS A RESIDENTIAL LOT BOUNDARY. IN THIS LANDSCAPE AREA, AT LEAST ONE EVERGREEN TREE SHALL BE PLANTED FOR EVERY 20 LINEAL FEET THAT DEVELOPMENT AREA A ABUTS 4TH STREET AND ANY RESIDENTIAL LOT BOUNDARY. IN ADDITION A BERM OR LANDSCAPE EDGE OR MASONRY WALL SHALL BE INSTALLED ALONG 4TH STREET PER THE BROKEN ARROW ZONING ORDINANCE. 15 SHRUBS PER 50 LINEAL FEET WILL BE INSTALLED ALONG KENOSHA. IF THERE IS AN ACCESS POINT INSTALLED ON KENOSHA THERE MUST BE LANDSCAPE BEDS ON BOTH SIDES OF THE ENTRY.

AN ARCHITECTURAL METAL FENCE WITH MASONARY COLUMNS MAY BE INSTALLED ALONG 4TH STREET IN LIEU OF 8 FOOT HIGH OPAQUE FENCE - IF THE PROPERTY WEST OF 4TH STREET IS STILL BEING USED AS RESIDENTIAL PROPERTY AT THE TIME OF DEVELOPMENT. (OTHERWISE - NO FENCING WILL BE REQUIRED). AN ARCHITECTURALLY ATTRACTIVE 8 FOOT HIGH OPAQUE FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE WHENEVER DEVELOPMENT AREA A ABUTS ANY RESIDENTIAL LOT BOUNDARY.

A PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED AS PART OF THE PLATTING PROCESS. ALL OPEN SPACE AREAS IN DEVELOPMENT AREA A, INCLUDING THE STORM WATER DETENTION FACILITY, SHALL BE OWNED AND MAINTAINED BY SUCH PROPERTY OWNERS ASSOCIATION. ANY LANDSCAPE MATERIAL THAT FAILS SHALL BE REPLACED IN ACCORDANCE WITH THE CRITERIA CONTAINED IN ARTICLE VIII, SECTION 19.7E OF THE ZONING ORDINANCE.

ALL FENCING IN DEVELOPMENT AREA A SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. FENCING PLANS SHALL BE PRESENTED TO AND APPROVED BY THE PLANNING COMMISSION AS PART OF THE SITE PLAN REVIEW.

3.14 PARKING

THE NECESSARY PARKING REQUIRED FOR A POTENTIAL BUILDING IN DEVELOPMENT 'A' IS UNKNOWN AT THE TIME OF PUD.

THE INTENT IS TO ALLOW THE NON RESIDENTIAL PROJECT ALONG KENOSHA TO DEVELOP AS NECESSARY TO MEET THE NEEDED PARKING DEMAND AND ALLOW ALL THE REMAINING PROPERTY TO DEVELOP AS RESIDENTIAL. SINCE IT IS DIFFICULT TO DETERMINE THE FUTURE PARKING NEEDS, THE PUD ALLOWS PARKING ASSOCIATED WITH THE NON RESIDENTIAL AREA TO BE LOCATED ON PORTIONS OF AREA 'B'. THE BUILDING ASSOCIATED WITH THE DEVELOPMENT AREA 'A' ARE NOT TO EXTEND NORTH OF THE NORTH LINE OF LOT 7 OF THE KENWOOD PLAT.

SECTION IV. TERM, AMENDMENT AND ENFORCEMENT

4.1 ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I., PUBLIC STREETS AND UTILITY EASEMENTS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I. SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I., THE SUPPLIER OF UTILITY SERVICE OR THE CITY OF BROKEN ARROW, OKLAHOMA, MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

4.2 DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS

THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

4.3 AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS AND UTILITY EASEMENTS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BROKEN ARROW AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

4.4 SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 17 DAY OF September, 2018

SRI FIELD SERVICES, LLC

BY: [Signature]
HAYDEN GREENE, MANAGING MEMBER

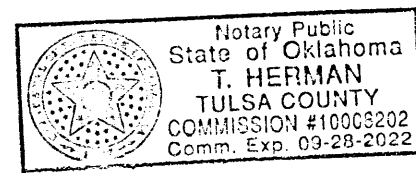
STATE OF OKLAHOMA)

) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 17th DAY OF Sept, 2018, PERSONALLY APPEARED HAYDEN GREENE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS VICE-PRESIDENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

9-28-22 [Signature]
MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY



I, DEAN ROBINSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 26 DAY OF December, 2018.

BY: [Signature]
DEAN ROBINSON
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1146

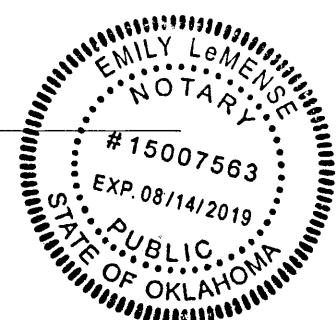
STATE OF OKLAHOMA)

) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE 26 DAY OF December, 2018, PERSONALLY APPEARED TO ME DEAN ROBINSON KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL 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.

8/14/19 [Signature]
MY COMMISSION EXPIRES NOTARY PUBLIC



APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.
[Signature]
MAYOR DATE
[Signature]
ATTEST: CITY CLERK DATE

