

Rose District Row Homes

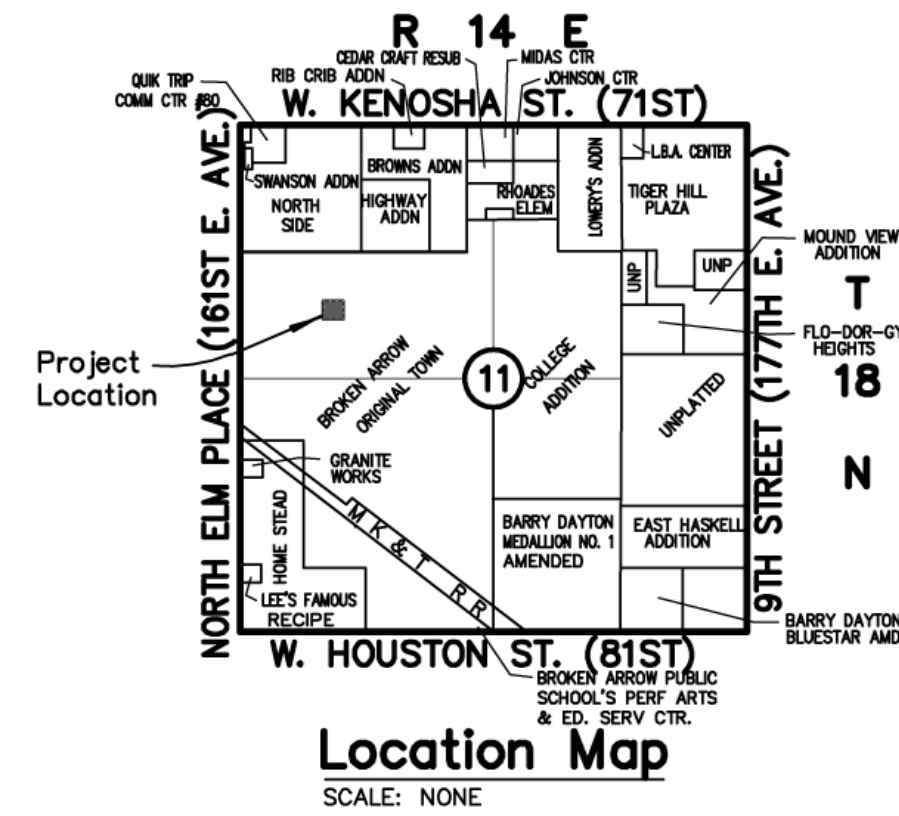
AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4)
OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14)
EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

A REPLAT OF LOTS 13 THROUGH 19, BLOCK 12, PLAT B-2, ORIGINAL TOWN OF BROKEN ARROW

OWNER/DEVELOPER:
RoCo Properties, LLC
8624 Harp Boulevard
Broken Arrow, OK 74014
Contact: Adam Pray
Phone: (918) 850-3604
Email: AWPPray@yahoo.com

SURVEYOR:
Huddleston Land Surveying, Inc.
C.A. No. 1613, EXPIRATION DATE 06/30/2019
P.O. Box 496
Vinita, OK 74301
Phone: (918) 451-1925

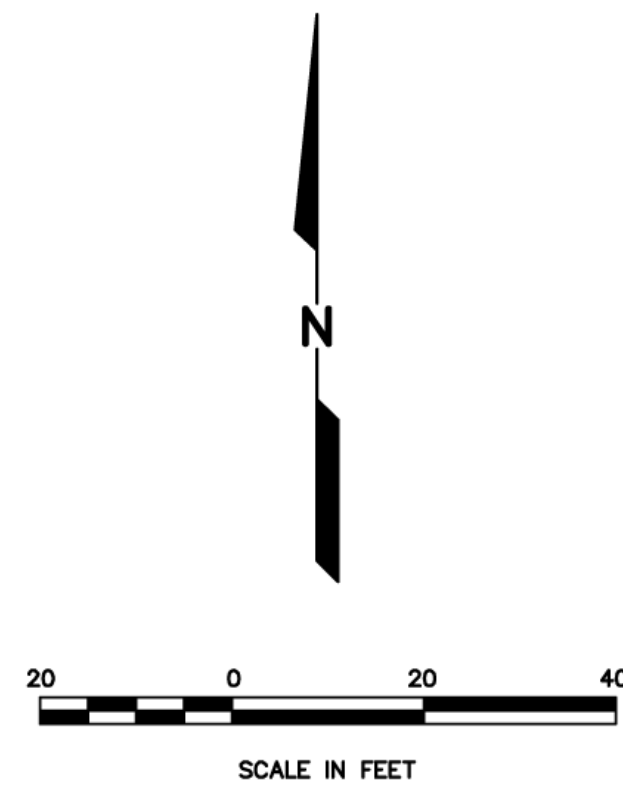
ENGINEER:
Sanders Engineering, Inc.
C.A. No. 2370, EXPIRATION DATE 6/30/2019
11502 S. 66th E. Ave.
Bixby, Oklahoma 74008
Phone: (918) 296-5067
Fax: (918) 296-5068
Contact: Robert David Sanders, PE.
Email: rdsand1@sbglobal.net



SUBDIVISION CONTAINS
SEVEN (7) LOTS IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 0.562 ACRES

Legend
B/L = BUILDING LINE
U/E = UTILITY EASEMENT
MAE = MUTUAL ACCESS EASEMENT
OD/E = OVERLAND DRAINAGE EASEMENT
ACC = ACCESS PERMITTED
LNA = LIMITS OF NO ACCESS
R/W = RIGHT OF WAY

Bench Mark 
TOP RIM OF MANHOLE IN INTERSECTION
OF WEST ELGIN STREET AND NORTH
CEDAR AVENUE.
ELEVATION 734.94 NAVD 88 DATUM



I, Michael Willis, Tulsa County Clerk, in and
for the County and State above named, do
hereby certify that the foregoing is a true
and correct copy of a like instrument now
on file in my office.

Dated the _____ day of _____ 20____
MICHAEL WILLIS, Tulsa County Clerk

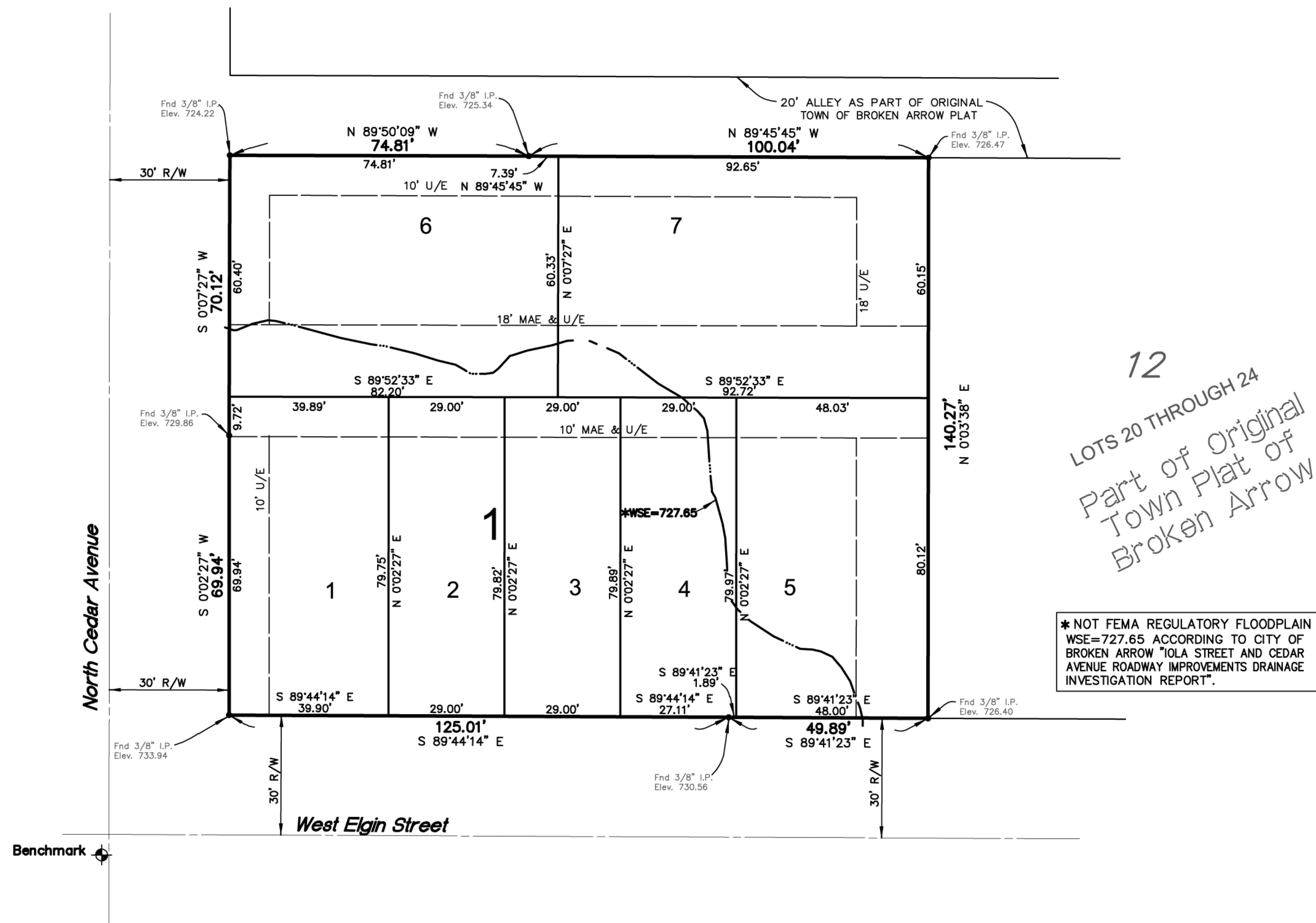
Deputy

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.
Mayor: Craig Thurmond
Attest: City Clerk: Lisa Blackford

CASE NO. _____

Rose District Row Houses
SHEET 1 OF 2
Date Prepared: FEBRUARY 7, 2018

PT17-110



12
Lots 20 THROUGH 24
Part of Original
Town Plat of
Broken Arrow

* NOT FEMA REGULATORY FLOODPLAIN
WSE=727.65 ACCORDING TO CITY OF
BROKEN ARROW "IOLA STREET AND CEDAR
AVENUE ROADWAY IMPROVEMENTS DRAINAGE
INVESTIGATION REPORT".

AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4)
OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14)
EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

**A REPLAT OF LOTS 13 THROUGH 19, BLOCK 12, PLAT B-2,
ORIGINAL TOWN OF BROKEN ARROW – PUD 263**

C. WATER AND SEWER SERVICE

- D. SURFACE DRAINAGE**
- THE LOTS SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER.

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE, TELEVISION OR ELECTRIC FACILITIES WITHIN THE WATER LINE, SEWER LINE OR UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BROKEN ARROW, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

1. THE OWNER HAS ESTABLISHED AND DEDICATED FOR PUBLIC USE A MUTUAL ACCESS EASEMENT ON, OVER AND ACROSS THE PROPERTY SHOWN ON THE ACCOMPANYING PLAT FOR THE PURPOSE OF PERMITTING COMMON INGRESS AND EGRESS FROM AND WITHIN THE SUBDIVISION.
2. THE OWNER HAS ESTABLISHED AND DEDICATED FOR PUBLIC USE AN OVERLAND DRAINAGE EASEMENT ON, OVER AND ACROSS THE PROPERTY SHOWN ON THE ACCOMPANYING PLAT FOR THE PURPOSE OF PERMITTING THE CONVEYANCE AND DISCHARGE OF STORMWATER FROM WITHIN THE SUBDIVISION.
3. THE OWNER HAS ESTABLISHED AND DEDICATED FOR PUBLIC USE UTILITY EASEMENTS ON, OVER AND ACROSS THE PROPERTY SHOWN ON THE ACCOMPANYING PLAT FOR THE PURPOSE OF PROVIDING EASEMENT FOR UTILITIES TO SERVE THE SUBDIVISION.
4. THE MAINTENANCE RESPONSIBILITY OF SAID MUTUAL ACCESS, OVERLAND DRAINAGE AND UTILITY EASEMENT SHALL REMAIN WITH THE PROPERTY OWNER'S ASSOCIATION OR WITH ITS HEIRS OR ASSIGNS.

WHEREAS ELGIN STREET ROW HOMES WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT, DESIGNATED AS PUD-263, PURSUANT TO SECTION 6.4 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA, ORDINANCE NUMBER 2931 AS SAID ORDINANCE EXISTED ON OCTOBER 16, 2012; AND WHEREAS PUD-263 WAS RECOMMENDED FOR APPROVAL BY THE BROKEN ARROW PLANNING COMMISSION ON MAY 11, 2017, AND APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA ON JUNE 5, 2017, SUBJECT TO THIS PLAT; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO;

THE DEVELOPMENT OF THE PROPERTY SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE AS SUCH PROVISIONS EXISTED ON OCTOBER 16, 2012, OR AS MAY BE SUBSEQUENTLY AMENDED.

- B. DEVELOPMENT STANDARDS: THE DEVELOPMENT OF ROSE DISTRICT ROW HOMES SHALL BE SUBJECT TO THE PROVISIONS OF PLANNED UNIT DEVELOPMENT NO. 263 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- | | | | |
|-------|------------------|-----|---|
| LOT 1 | WEST SIDE YARD | 10' | FROM CEDAR STREET ROW |
| | EAST SIDE YARD | 0' | TO ALLOW FOR ATTACHED SINGLE-FAMILY UNIT |
| | NORTH REAR YARD | 12' | FROM CENTERLINE OF PRIVATE DRIVE |
| | SOUTH FRONT YARD | 4' | FROM ELGIN STREET ROW |
| LOT 2 | WEST SIDE YARD | 0' | TO ALLOW FOR ATTACHED SINGLE-FAMILY UNIT |
| | EAST SIDE YARD | 0' | TO ALLOW FOR ATTACHED SINGLE-FAMILY UNIT |
| | NORTH REAR YARD | 12' | FROM CENTERLINE OF PRIVATE DRIVE |
| | SOUTH FRONT YARD | 4' | FROM ELGIN STREET ROW |
| LOT 3 | WEST SIDE YARD | 0' | TO ALLOW FOR ATTACHED SINGLE-FAMILY UNIT |
| | EAST SIDE YARD | 0' | TO ALLOW FOR ATTACHED SINGLE-FAMILY UNIT |
| | NORTH REAR YARD | 12' | FROM CENTERLINE OF PRIVATE DRIVE |
| | SOUTH FRONT YARD | 4' | FROM ELGIN STREET ROW |
| LOT 4 | WEST SIDE YARD | 0' | TO ALLOW FOR ATTACHED SINGLE-FAMILY UNIT |
| | EAST SIDE YARD | 0' | TO ALLOW FOR ATTACHED SINGLE-FAMILY UNIT |
| | NORTH REAR YARD | 12' | FROM CENTERLINE OF PRIVATE DRIVE |
| | SOUTH FRONT YARD | 4' | FROM ELGIN STREET ROW |
| LOT 5 | WEST SIDE YARD | 0' | TO ALLOW FOR ATTACHED SINGLE-FAMILY UNIT |
| | EAST SIDE YARD | 18' | TO ALLOW FOR UTILITIES & CREEK MITIGATION |
| | NORTH REAR YARD | 12' | FROM CENTERLINE OF PRIVATE DRIVE |
| | SOUTH FRONT YARD | 4' | FROM ELGIN STREET ROW |
| LOT 6 | WEST SIDE YARD | 10' | FROM PROPERTY LINE |
| | EAST SIDE YARD | 0' | TO ALLOW FOR ATTACHED SINGLE-FAMILY UNIT |
| | SOUTH SIDE YARD | 16' | FROM CENTERLINE OF PRIVATE DRIVE |
| | NORTH SIDE YARD | 10' | FROM PROPERTY LINE |
| LOT 7 | WEST SIDE YARD | 0' | TO ALLOW FOR ATTACHED SINGLE-FAMILY UNIT |
| | EAST SIDE YARD | 18' | TO ALLOW FOR UTILITIES & CREEK MITIGATION |
| | SOUTH SIDE YARD | 16' | FROM CENTERLINE OF PRIVATE DRIVE |
| | NORTH SIDE YARD | 10' | FROM PROPERTY LINE |

- ### SECTION III. HOMEOWNER'S ASSOCIATION

THE OWNER HAS FORMED OR SHALL BE CAUSED TO BE FORMED, A NOT FOR PROFIT ASSOCIATION OF OWNERS OF LOTS WITHIN THE SUBDIVISION FOR THE GENERAL PURPOSES OF MAINTAINING SIGNS, LANDSCAPING, COMMON DRIVE, RETAINING WALLS AND OTHER COMMON AREAS AND TO ENHANCE THE DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION. EVERY RECORDABLE INTEREST IN A LOT SHALL BE CONSIDERED TO BE AN INTEREST IN THE MEMBERSHIP OF THE ASSOCIATION AND SUCH MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP IN THE ASSOCIATION. ALL MEMBERS OF THE ASSOCIATION COVENANT AND AGREE TO PAY TO THE ASSOCIATION ANY SPECIAL ASSESSMENT ESTABLISHED BY THE ASSOCIATION FOR THE MAINTENANCE OF COMMON AREAS AND SUCH SPECIAL ASSESSMENT AS HEREINAFTER SET FORTH, WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST.

EACH MEMBER SHALL BE ENTITLED TO ONE VOTE FOR EACH LOT OWNED BY A MEMBER; PROVIDED, HOWEVER, WHEN TWO OR MORE PERSONS OR ENTITIES HOLD SUCH INTEREST OR INTERESTS IN ANY LOT, ALTHOUGH ALL OF SUCH PERSONS OR ENTITIES SHALL BE MEMBERS OF THE ASSOCIATION, THE VOTE FOR SUCH LOT SHALL BE EXERCISED AS THEY, AMONG THEMSELVES, MAY DETERMINE, BUT IN NO EVENT SHALL MORE THAN ONE (1) VOTE PER LOT BE CAST WITH RESPECT TO ANY LOT.

OWNER, OR ITS DESIGNEE, SHALL BE IN SOLE AND COMPLETE LEGAL CONTROL OF THE ASSOCIATION FROM THE INCEPTION THEREOF UNTIL SUCH TIME AS THE OWNER RELINQUISHES CONTROL THEREOF AS SET FORTH HEREIN. THE DATE ON WHICH OWNER'S RIGHTS UNDER THIS SECTION III C. TERMINATE SHALL BE REFERRED TO AS THE "TURNOVER DATE". THE FIRST AND ALL SUBSEQUENT BOARD OF DIRECTORS OF THE ASSOCIATION SHALL CONSIST OF THOSE MEMBERS DESIGNATED BY THE OWNER. THE OWNER SHALL CONSTITUTE AND ELECT THE BOARD OF DIRECTORS OF THE ASSOCIATION. THE ASSOCIATION SHALL TERMINATE ON THE FIRST TO OCCUR OF (A) SUCH TIME AS OWNER NO LONGER HOLDS OR CONTROLS TITLE TO ANY PART OF THE PROPERTY; (B) THE GIVING OF WRITTEN NOTICE BY OWNER TO THE ASSOCIATION'S BOARD OF DIRECTORS; OF THE OWNER'S ELECTION TO TERMINATE SUCH RIGHTS; OR (C) THIRTY (30) YEARS FROM THE DATE OF RECORDING HEREOF. FROM AND AFTER THE TURNOVER DATE, THE ASSOCIATION'S BOARD OF DIRECTORS SHALL BE CONSTITUTED AND ELECTED AS PROVIDED IN THE ASSOCIATION BYLAWS. PRIOR TO THE TURNOVER DATE ALL OF THE VOTING RIGHTS OF THE LOT OWNERS SHALL BE VESTED EXCLUSIVELY IN OWNER. THE LOT OWNER, PRIOR TO THE TURNOVER DATE, SHALL HAVE THE EXCLUSIVE RIGHT TO VOTING RIGHTS IN THE ASSOCIATION. AT THE POINT IN TIME, SUCH OWNER'S LOTS SHALL NEVERTHELESS BE SUBJECT TO ASSESSMENT. OWNER, UPON REQUEST OF A LOT OWNER, SHALL SUPPLY SUCH LOT OWNER WITH AN ANNUAL ACCOUNT OF THE MANNER IN WHICH COLLECTED ASSESSMENTS HAVE BEEN SPENT.

ALL OWNERS OF ANY LOT BY ACCEPTANCE OF A DEED THEREFORE, WHETHER OR NOT IT SHALL BE SO EXPRESSED IN ANY SUCH DEED OR OTHER CONVEYANCE, SHALL BE DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION THEIR SHARE OF:

- THE ANNUAL ASSESSMENT SHALL COMMENCE ON THE DATE OF CONVEYANCE OF TITLE TO A LOT TO THE OWNER OF SUCH LOT. THEREAFTER, THE FORM AND MEANS OF WRITTEN NOTICE AND THE DUE DATE AND TERMS OF PAYMENT OF THE ANNUAL ASSESSMENT SHALL BE ESTABLISHED BY THE OFFICERS OF THE ASSOCIATION. THE TERMS OF PAYMENT, THE DUE DATE AND NOTICE OF A SPECIAL ASSESSMENT SHALL BE DETERMINED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION.

ANY ASSESSMENTS WHICH ARE NOT PAID ON OR BEFORE THE DUE DATE SHALL BE DELINQUENT AND SHALL CONSTITUTE A LIEN ON THE LOT AGAINST WHICH SAID ASSESSMENT IS MADE. IF THE ASSESSMENT IS NOT PAID ON OR BEFORE THE DUE DATE, THE ASSESSMENT SHALL BE PAID BY THE ASSOCIATION ON BEHALF OF THE OWNER OF THE LOT. THE ASSOCIATION (18%) PER ANNUM UNTIL PAID. THE ASSOCIATION MAY TAKE ACTION AGAINST ANY OWNER DELINQUENT IN THE PAYMENT OF ASSESSMENTS OWED TO THE ASSOCIATION. SUCH ACTION MAY INCLUDE ACTIONS TO ENFORCE A LIEN AGAINST MEMBER'S PROPERTY AND ANY OTHER ACTIONS DESIGNATED TO OBTAIN PAYMENT FROM A FINANCIAL OBLIGATION OWED BY AN OWNER. IN TAKING THESE ACTIONS, THE ASSOCIATION SHALL BE ENTITLED TO COLLECT THE COSTS IT HAS INCURRED INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND COURT COSTS AND ANY OTHER REASONABLE COSTS INCURRED BY THE ASSOCIATION IN PURSUING ITS COLLECTION EFFORTS. NO OWNER MAY WAIVE, OR OTHERWISE ESCAPE, LIABILITY FOR THE ASSESSMENTS PROVIDED FOR HEREIN BY NON-USE OF THE RESERVE AREAS OR ABANDONMENT OF HIS LOT.

THE LIEN OF THE ASSESSMENTS PROVIDED FOR HEREIN SHALL BE SUBORDINATE TO THE LIEN OF ANY MORTGAGE NOW OR HEREAFTER PLACED UPON ANY LOT; PROVIDED, HOWEVER, THAT SUCH SUBORDINATION SHALL APPLY ONLY TO THE ASSESSMENTS OR INSTALLMENTS THEREOF WHICH HAVE BECOME DUE AND PAYABLE PRIOR TO THE SALE OF SUCH LOT PURSUANT TO A FORECLOSURE OR SUCH MORTGAGE TRANSFER OR CONVEYANCE IN LIEU OF SUCH FORECLOSURE. SUCH SALE OR TRANSFER OR CONVEYANCE IN LIEU OF FORECLOSURE SHALL NOT RELIEVE SUCH LOT FROM LIABILITY FOR ANY ASSESSMENTS THEREOF THEREAFTER BECOMING DUE OR FROM THE LIEN OF ANY SUCH SUBSEQUENT ASSESSMENTS OR INSTALLMENTS.

THE ADDITION'S GOVERNING DOCUMENTS SHALL CONSIST OF THE FOLLOWING DOCUMENTS AS THEY MAY BE AMENDED: (1) ARTICLES OF INCORPORATION OF THE HOMEOWNERS' ASSOCIATION, INC.; (2) BY-LAWS OF THE HOMEOWNERS' ASSOCIATION, INC., (3) THIS PLAT AS ADOPTED AND APPROVED BY THE BOARD OF DIRECTORS OF THE HOMEOWNERS' ASSOCIATION, INC. AND RESOLUTIONS OF THE BOARD OF DIRECTORS OF THE HOMEOWNERS' ASSOCIATION, INC. AND (5) THE ARCHITECTURAL GUIDELINES. THE GOVERNING DOCUMENTS APPLY TO ALL LOT OWNERS, THEIR RESPECTIVE TENANTS, GUESTS AND INVITEES, AND ANY LESSEES. IF ANY COURT DETERMINES THAT ANY PROVISION OF THESE GOVERNING DOCUMENTS IS INVALID OR UNENFORCEABLE AS APPLIED IN PARTICULAR INSTANCE, SUCH DETERMINATION SHALL NOT AFFECT THE VALIDITY OF OTHER PROVISIONS OR APPLICATIONS OF SUCH PROVISIONS.

THE RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I., EASEMENTS AND UTILITIES, 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.

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL 20 YEARS HENCE FROM THE DATE OF FILING OF RECORD, AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

THE COVENANTS CONTAINED WITHIN SECTION I., STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OR ITS SUCCESSORS AND BY THE BROKEN ARROW PLANNING COMMISSION OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA.

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 OF ANY PART HEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

ROCO PROPERTIES, LLC

AN OKLAHOMA LIMITED LIABILITY COMPANY

ADAM W. PRAY, MANAGING MEMBER

STATE OF OKLAHOMA)

COUNTY OF TULSA)SS
)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 20____, PERSONALLY
APPEARED ADAM W. PRAY, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE
NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS MANAGING MEMBER, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND
DEED AND AS THE FREE AND VOLUNTARY ACT OF SUCH LIMITED LIABILITY COMPANY 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: _____

I, MICHAEL W. HUDDLESTON, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED 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 "ROSE DISTRICT ROW HOMES", 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.

EXECUTED THIS _____ DAY OF _____, 20____

MICHAEL J. HUDDLESTON
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1103

STATE OF OKLAHOMA)

COUNTY OF TULSA)SS
)

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED
MICHAEL J. HUDDLESTON, TO ME 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Rose District Row Houses

SHEET 2 OF 2

Date Prepared: FEBRUARY 7, 2018