

BENTREE STATION

A Part of the West 10 acres of the East 29.97 acres of
Government Lot 3 of Section 6, Township 18 North, Range 15
East of the Indian Base and Meridian, Wagoner County, Oklahoma

PUD-001983-2025

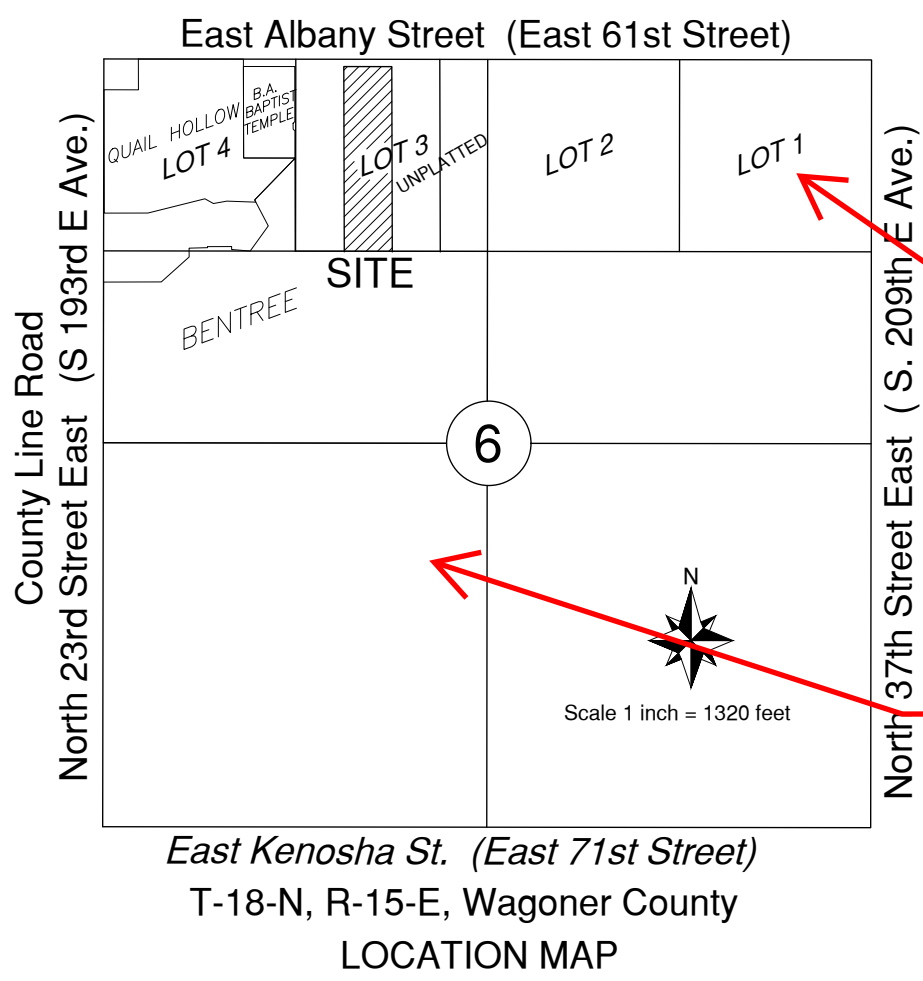
East Albany Street (E. 61st St. S.)

S88°53'47"W 1,315.90'

North Line Government Lot 3, Section 6 T18N R15E Wagoner County

657.70'

NE Corner
Government Lot 3
MAG NAIL "CA6318"



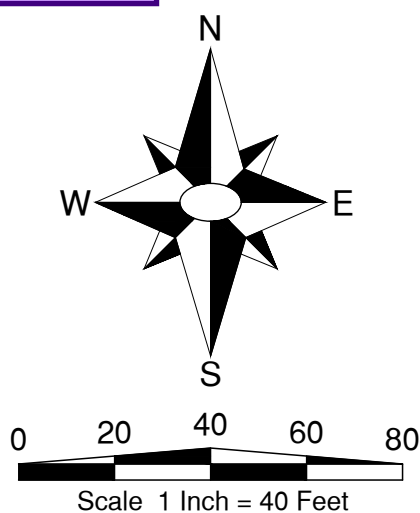
E02
The lot 1 and lot 2 configuration
are not correct per the latest
land split, add GOVT on the
description for the two lots and
label as unplatted

E01
Show the missing platted
areas in the SW
quadrant

OWNER:
City of Broken Arrow, a Municipal Corporation
220 S. First Street
Broken Arrow, Oklahoma 74012
918.259.2400

SURVEYOR:
GEODECA, LLC
Russell Muzika, PLS
P.O. Box 33012
Tulsa, Oklahoma 74153
918.949.4064
rmuzika@geodeca.com
CA #5524 exp 6/30/2026

P05: Property
owner is Broken
Arrow Municipal
Authority



SUBDIVISION STATISTICS

1 BLOCK, 1 LOTS, 1 RESERVES

SUBDIVISION AREA GROSS:
273,104 Square Feet or 6.2696 Acres

BLOCK 1, LOT 1 : 231,932 Square Feet or 5.3244 Acres
RESERVE A: 41,171 Square Feet or 0.9452 Acres

ADDRESS: TBD

Block	Lot	Address
1	1	TBD

FINISH FLOORS to be in compliance with current
City of Broken Arrow Subdivision Regulations.

NOTES:

Addresses shown on this plat were accurate at the time this
plat was filed. Addresses are subject to change and should
never be relied on in place of legal descriptions.

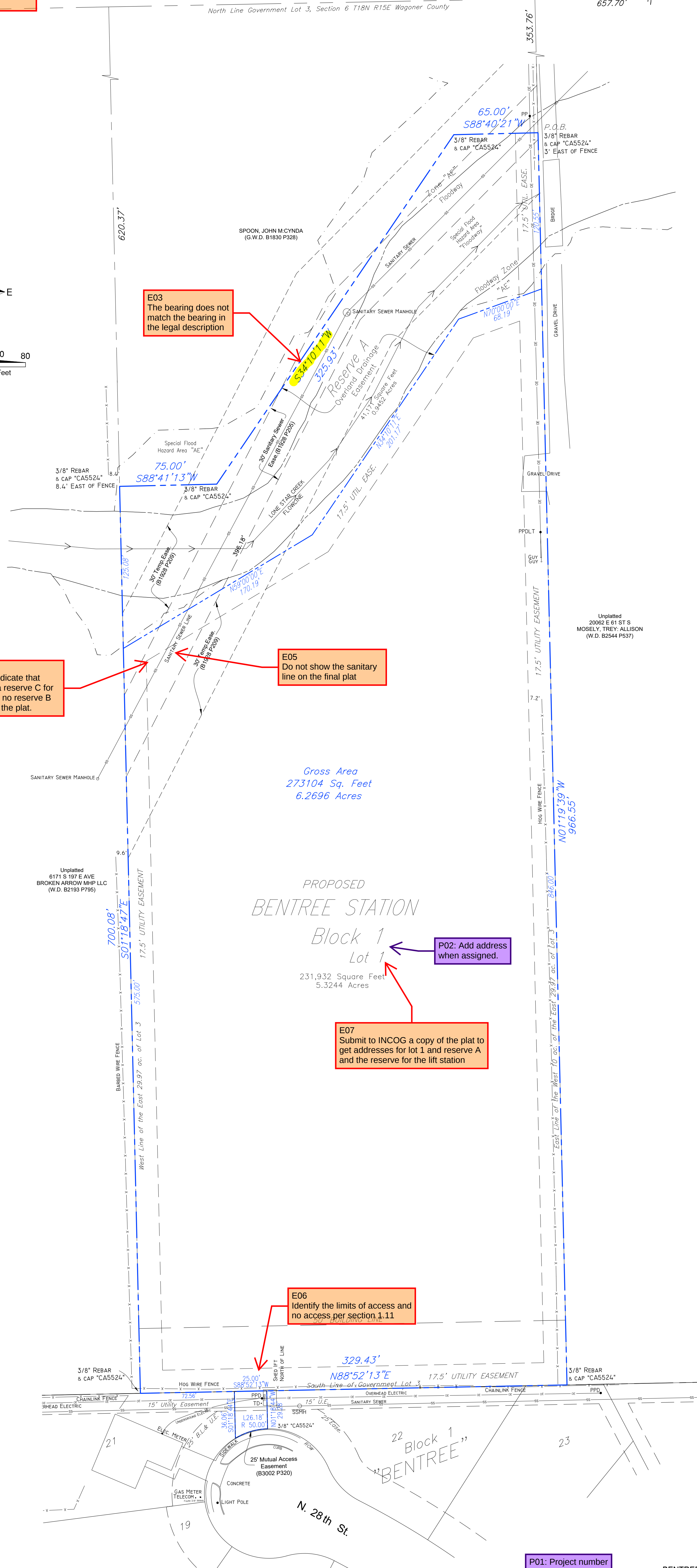
Monuments Found as shown or set with 3/8" or 1/2" rebar
and cap stamped "CA5524"

Horizontal Datum & Bearings and distance based on the
Oklahoma State Plane, Zone North NAD83 grid
combined scale factor 1.0000769693022900 Grid to Ground

Vertical Datum NAVD 1988

FEMA Special Flood Hazard Areas per
FIRM Panel #40145C0085J 9/30/2016

FINISH FLOORS to be in compliance with current City of
Broken Arrow Subdivision Regulations.



E03
The bearing does not
match the bearing in
the legal description

E04
The covenants indicate that
there should be a reserve C for
the lift station but no reserve B
or C is shown on the plat.

E05
Do not show the sanitary
line on the final plat

P02: Add address
when assigned.

E07
Submit to INCOG a copy of the plat to
get addresses for lot 1 and reserve A
and the reserve for the lift station

E06
Identify the limits of access and
no access per section 1.11

E15
Formatting issue on the
certificate for the county

CERTIFICATE

I hereby certify that all real estate taxes involved in
this plat have been paid as reflected by the current
tax rolls.

taxes may exceed the amount of the
security deposit.
Dated _____
Wagoner County Treasurer
By: _____ Deputy

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.

Chair _____
Attest: City Clerk _____

P01: Project number
will be
PR-000934-2026

BENTREE STATION
PRELIMINARY PLAT SHEET 1 OF 2
PREPARED: 3/09/2026
Project: (PR-000000-2026)

BENTREE STATION

A Part of the West 10 acres of the East 29.97 acres of
Government Lot 3 of Section 6, Township 18 North, Range 15
East of the Indian Base and Meridian, Wagoner County, Oklahoma

PUD-001983-2025

P03: Deed of Dedication
and Restrictive
Covenants need to
include PUD language.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, The City of Broken Arrow a Municipal Corporation, is the sole owner in fee simple, hereinafter referred to as the 'Developer' of the following described real property in Wagoner County, State of Oklahoma, (the "Property") to-wit;

A Part of the West 10 acres of the East 29.97 acres of Lot 3 of Section 6, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows: Commencing at the Northeast Corner of Government 3; thence along the North line of Section 6, S88°53'47"W a distance of 657.70 feet; thence along the East Line of the West 10 ac. of the East 29.97 ac. of Lot 3, S01°19'39"E a distance of 353.75 feet to the Point of Beginning; thence S88°40'21"W a distance of 65.00 feet; thence **S34°10'10"W** a distance of 325.93 feet; thence S88°41'13"W a distance of 75.00 feet; thence along the West Line of the East 29.97 ac. of Lot 3, S01°18'47"E a distance of 700.08 feet; thence along the South Line of Government Lot 3, N88°52'13"E a distance of 329.43 feet; thence N01°19'39"W a distance of 966.55 feet to the Point of Beginning.

having an area of 273105 Square Feet, 6.2696 Acres

Bearings based on Oklahoma State Plane Zone North (NAD 83)

and hereby certify that they have caused to be surveyed, staked and platted in conformity to the attached plat, which is hereby adopted as the plat of the above land, under the name of 'BENTREE STATION', an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma.

SECTION I. STREETS, EASEMENTS, AND UTILITIES.

1. 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, 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 is within the utility easements depicted on the accompany 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 or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences that do not constitute an obstruction. Private service lines and private storm sewer lines may cross the public utility easements but not be located in the easement and run parallel inside the easement. Franchise utilities defined in section 1.2 may be located in the public utility easements.

2. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE.

In connection with the installation of underground electric, telephone, cable television and natural gas service, the lot is subject to the following:

a. Overhead pole lines for the supply of electric, telephone and cable television service may be located within the perimeter 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 the general utility services and in the rights-of-ways of the public streets, as depicted on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.

b. Underground service cables and gas service lines to all buildings which may be located 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 building as may be located upon said lot: provided that upon that the installation of such a service cable or a gas service line to a particular building, 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 gas line, extending from the service pedestal transformer or gas main to the service entrance on the building.

- The supplier of gas service through its agents and employees shall at all times have the right of access to all Utility Easements shown on the plat or as otherwise provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.
- The owner of any lot shall be responsible for the protection of the underground gas facilities located within the lot and shall prevent the alteration of grade or any other construction activity which would interfere with gas service. The supplier of gas service shall be responsible for the ordinary maintenance of its facilities, but the lot owner shall pay for damage or relocation of facilities caused of necessitated by acts of the lot owner, or the lot owner's agents or contractors.
- The covenants set forth in this subsection shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound by these covenants.

c. 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.

d. The owner of BENTREE STATION shall be responsible for the protection of the underground electric, telephone, cable television or gas service lines 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 service line facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of BENTREE STATION will pay for damage or relocation so such facilities caused or necessitated by acts of such owner of his agents or contractors.

e. The foregoing covenants set forth in this paragraph "2" 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.

3. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

a. Owner of the each Lot shall be responsible for the protection of the public water mains, sanitary sewer mains, and storm sewers located on their lot.

b. Within the utility easements 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 which would interfere with public water mains, sanitary sewer mains, and storm sewers shall be prohibited.

c. 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.

d. 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.

e. All private storm sewer is the responsibility of the lot owner.

f. The foregoing covenants set forth in the above paragraphs shall be enforceable by the City of Broken Arrow, Oklahoma, or its successors, and the Owners of the Lots agrees to be bound.

4. OWNER RESPONSIBILITY WITHIN EASEMENTS

The owner of the BENTREE STATION shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the plat in the event it is necessary to install, maintain, replace or remove any underground water or sewer mains, electric, gas service lines, cable television, telephone service.

5. LAND USE

All construction is to be strictly according to the City of Broken Arrow, Oklahoma, zoning codes.

6. SIDEWALKS

Sidewalks are required along streets designated by and in accordance with subdivision regulations. Required sidewalks shall be constructed in accordance with City of Broken Arrow Engineering design standards, by the Owner/Developer. Sidewalks will be constructed at the time a building permit is issued on a lot. Sidewalks along street frontages in reserve areas need to be constructed with the streets.

7. LOT SURFACE DRAINAGE

Each lot 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 his lot.

8. BUILDING MATERIALS

Building designs, facades and materials shall comply with the minimum standards set forth in all applicable City of Broken Arrow ordinances and regulations.

9. LANDSCAPED AREA AND SCREENING

All landscaping and screening shall meet or exceed the requirements and ordinances of the City of Broken Arrow. Along the southern boundary of Tract B, a 15' landscape buffer shall be required. Within this buffer, 1 tree per 50 lineal feet shall be planted. Utility facility shall be screened by an opaque fence, a minimum of 6-feet in height. No perimeter screening fence shall be required along the property lines.

10. MUTUAL ACCESS EASEMENTS

Mutual access easements are required to be provided by all platted lots and lots created by future lot splits or re-plat for the purposes of permitting vehicular and pedestrian access to and from the streets and areas adjacent to and within the "Property". Such easement(s) shall be for the mutual use and benefit of owners of lots within the "Property", their respective guests, invitees, successors and assigns, and shall be appurtenant to each affected lot owner, provided governmental agencies and the suppliers of utility services shall have the reasonable use of such easements incidental to the provision of services to the lots within the "Property".

11. LIMITS OF NO ACCESS

The owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to the streets as depicted on this plat as "Limits of No Access" (LNA). Limits of access and no access may be amended or released by the Broken Arrow Planning Commission, or its successor and with the approval of the City of Broken Arrow.

SECTION II. RESERVE AREA DRAINAGE AND DETENTION EASEMENT

The owner does dedicate Reserve Areas, Overland Drainage and Detention Easements as designated on this plat for the purposes of permitting the flow conveyance, detention, discharge and perpetual drainage of stormwater runoff over and across property as designated on this Plat as approved by the city of Broken Arrow. Detention and other drainage facilities constructed within said reserve, drainage and detention easement area shall be in accordance with standards and specifications approved by the city of Broken Arrow. No fence, wall, building or other obstruction may be placed or maintained in the detention easement area nor shall there be any alteration of the grades or contours in such easement area unless approved by engineering and construction department of the city of Broken Arrow. The Owner/Developer of BENTREE STATION is permitted to install landscaping, lighting, signage, and irrigation systems in Reserve. It is also expressly understood that the maintenance of Reserve, is the responsibility of the Owner/Developer of BENTREE STATION. The City of Broken Arrow shall have no liability for any damage to, including but, not limited to signage, lighting, landscaping, or irrigation systems within Reserve. The foregoing covenants set forth in this paragraph shall be enforceable by any affected lot owner and by the Broken Arrow Economic Development Authority. Reserve C is a Restricted Sanitary Sewer Easement Area and Lift Station Area not to be used for Detention.

SECTION III. TERM, AMENDMENT, AND ENFORCEMENT

1. The covenants and restrictions set forth herein shall be covenants, conditions, and restrictions of the land and which shall be binding upon and enforceable by the City of Broken Arrow, grantees and assigns, by the beneficiaries of the covenants set forth with respect to such covenants only, for a period of twenty (20) years, at which time such covenants and restrictions shall be extended for successive periods of ten (10) years. The covenants and restrictions may be amended or modified at any time by the Broken Arrow Economic Development Authority.

2. The City of Broken Arrow, reserves the right in its sole discretion and without joinder of any party to amend, revise or abolish any one or more of the above covenants and restrictions by instrument duly executed and acknowledged by Broken Arrow Economic Development Authority and filed in the office of the Wagoner County Clerk.

3. Invalidation of any restriction set forth herein, or any part thereof, by any order, judgment, or decree of any court or otherwise shall not invalidate or affect any of the other restrictions or any part thereof that's set forth herein which shall remain in full force and effect.

In witness whereof _____ has executed this instrument on this _____ day of _____, 2026.

City of Broken Arrow a Municipal Corporation

By: Mayor

STATE OF OKLAHOMA }
COUNTY OF WAGONER }ss

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 20____, personally appeared _____, for City of Broken Arrow a Municipal Corporation, to me known to be the identical person who executed the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

Given under my hand and seal the day and year last written.

My Commission Expires

Notary Public

CERTIFICATE OF SURVEY

I, Russell M. Muzika, of GEODECA LLC, A Licensed Professional Land Surveyor in the State of Oklahoma do hereby certify that I have carefully and accurately surveyed, subdivision, and platted the tract of land described above and that the accompanying plat designated herein as "BENTREE STATION" an Addition to 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 November 2026

Russell M. Muzika, Professional Land Surveyor Okla. #1603
GEODECA LLC CA #5524, Renewal June 30, 2026



Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared Russell M. Muzika, to me known to be the identical person who executed the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

Given under my hand and seal the day and year last written.

My Commission Expires

Notary Public

E14
Review the 5 planning comments
shown on the sheets.

BENTREE STATION
PRELIMINARY PLAT SHEET 1 OF 1
PREPARED: 3/09/2026
Project: (PR-00000-2026)