

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT LOT LINE ADJUSTMENT OF LOTS 12 & 13, BLOCK 3, OAK CREEK SOUTH PHASE II AND RAUSCH COLEMAN HOMES OF TULSA, LLC, HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER", ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, TO-WIT:

LOT 12 AND LOT 13 OF BLOCK 3 OF OAK CREEK SOUTH PHASE II, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA. ACCORDING TO THE RECORD PLAT THEREOF RECORDED IN WAGONER COUNTY RECORD BOOK 2425 AT PAGE 0755 AND DESIGNATED AS DOCUMENT NUMBER 2018-4602.

THE OWNER/DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS(S) AND BLOCK(S), IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "LOT LINE ADJUSTMENT OF LOTS 12 & 13, BLOCK 3, OAK CREEK SOUTH PHASE II", A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA.

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT 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/DEVELOPER 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 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 THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREBY 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 SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING AND LANDSCAPING THAT DO NOT CONSTITUTE AN OBSTRUCTION. IN WITNESS WHEREOF, RAUSCH COLEMAN HOMES OF TULSA, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS ____ DAY OF ____ 20__.

BY _____

TITLE _____

STATE OF OKLAHOMA)

COUNTY OF _____) SS

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 RAUSCH COLEMAN HOMES OF TULSA, 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 AND SET FORTH, AND I DO SO CERTIFY.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

I, MARK ALAN MEADOR, 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 DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "LOT LINE ADJUSTMENT OF LOTS 12 & 13, BLOCK 3, OAK CREEK SOUTH PHASE II", 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__

MARK A. MEADOR
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1639

STATE OF OKLAHOMA)

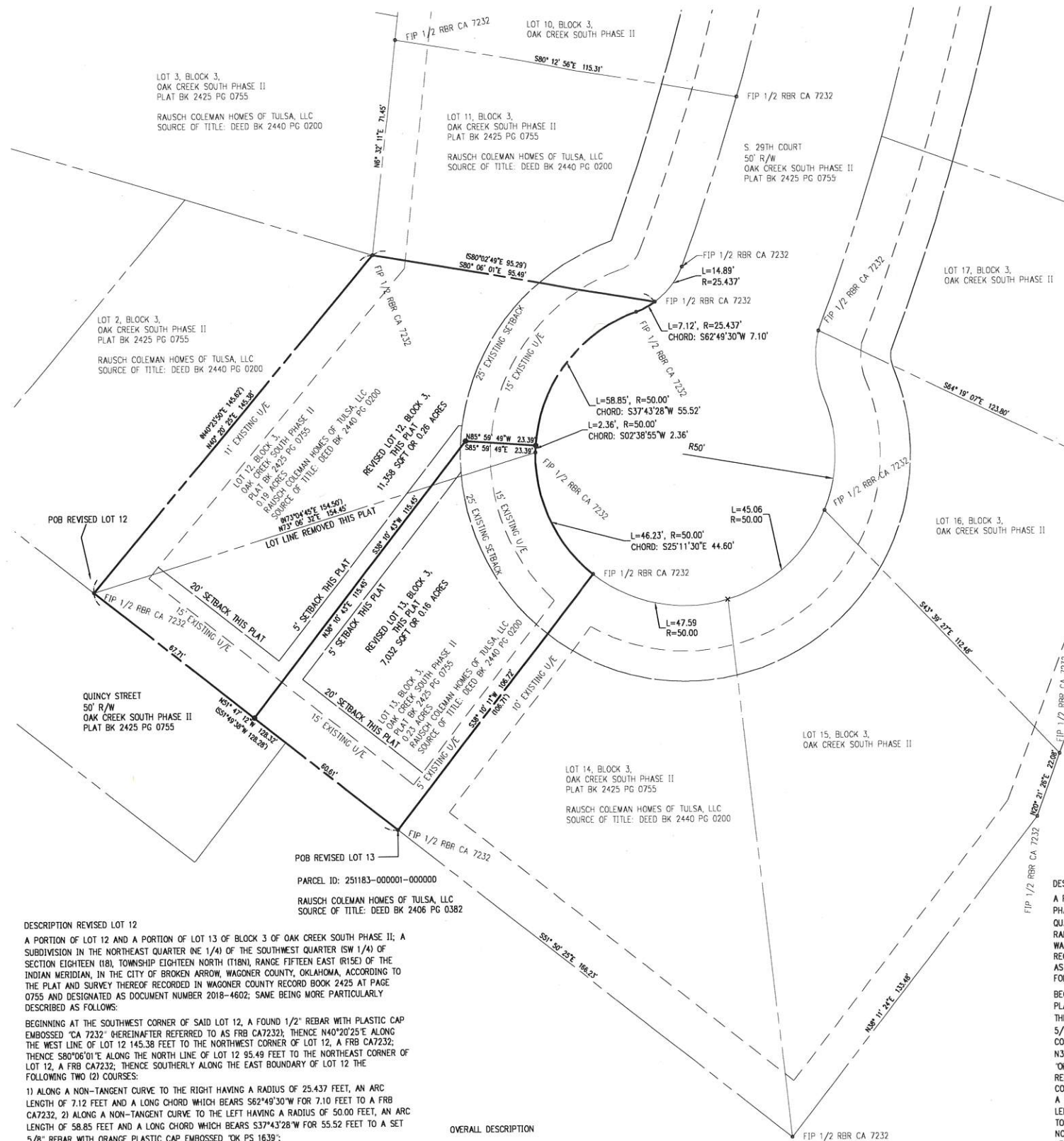
COUNTY OF _____) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF ____ 20__, PERSONALLY APPEARED MARK ALAN MEADOR, 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

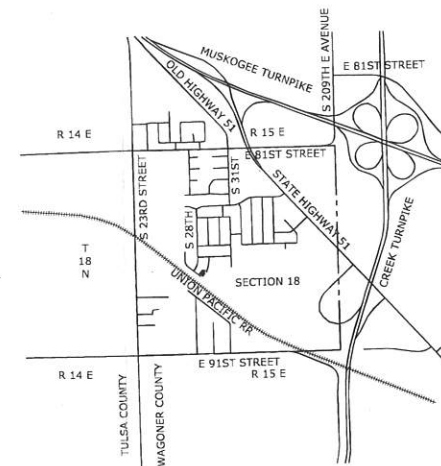
NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

LOT LINE ADJUSTMENT
OF LOTS 12 & 13, BLOCK 3,
OAK CREEK SOUTH PHASE II

OVERALL DESCRIPTION

LOT 12 AND LOT 13 OF BLOCK 3 OF OAK CREEK SOUTH PHASE II, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA. ACCORDING TO THE RECORD PLAT THEREOF RECORDED IN WAGONER COUNTY RECORD BOOK 2425 AT PAGE 0755 AND DESIGNATED AS DOCUMENT NUMBER 2018-4602.



LOCATION MAP

NOT TO SCALE



GRAPHIC SCALE IN FEET

20' 0 20'

BASIS OF BEARING: OKLAHOMA STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD83(993)
HANA HADSBARNER HORIZONTAL DATUM AND HANA
88 VERTICAL DATUM DETERMINED BY GPS
OBSERVATION ON THE CONTROL MONUMENT BA 26
ESTABLISHED IN JULY 2008 BY AERIAL DATA
SERVICE, INC. USING THEIR PUBLISHED VALUES.

LEGEND

X
O
●
BEARING-DISTANCE
U/E

PROPERTY LINE
EXISTING EASEMENT
SETBACK AS NOTED

NOTES:

- EXISTING SETBACKS AND UTILITY EASEMENT SHOWN HEREON ARE ACCORDING TO PLAT RECORD BOOK 2425, PAGE 0755.
- FIELD WORK PERFORMED 10-30-2018 THROUGH

DESCRIPTION REVISED LOT 13

A PORTION OF LOT 12 AND A PORTION OF LOT 13 OF BLOCK 3 OF OAK CREEK SOUTH PHASE II; A SUBDIVISION IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN NORTH (18N), RANGE FIFTEEN EAST (15E) OF THE INDIAN MERIDIAN, IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE PLAT AND SURVEY THEREOF RECORDED IN WAGONER COUNTY RECORD BOOK 2425 AT PAGE 0755 AND DESIGNATED AS DOCUMENT NUMBER 2018-4602; SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13, A FOUND 1/2" REBAR WITH PLASTIC CAP EMBOSSED "CA 7232" (HEREINAFTER REFERRED TO AS FRB CA7232); THENCE N51°47'12"W ALONG THE SOUTH LINE OF SAID LOT 13 60.61 FEET TO A SET 5/8" REBAR WITH ORANGE PLASTIC CAP EMBOSSED "OK PS 1639" FOR THE SOUTHWEST CORNER OF REVISED LOT 13; THENCE LEAVING SAID SOUTH LINE ALONG A NEW LINE, N38°10'43"E 115.45 FEET TO A SET 5/8" REBAR WITH ORANGE PLASTIC CAP EMBOSSED "OK PS 1639"; THENCE S85°59'49"E ALONG A NEW LINE 23.39 FEET TO A SET 5/8" REBAR WITH ORANGE PLASTIC CAP EMBOSSED "OK PS 1639" FOR THE NORTHWEST CORNER OF REVISED LOT 13; THENCE WITH THE EAST BOUNDARY OF SAID LOT 12 ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 2.36 FEET AND A LONG CHORD WHICH BEARS S02°38'55"W FOR 2.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, A FRB CA7232; THENCE WITH THE NORTHEASTLY BOUNDARY OF SAID LOT 13 CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 46.23 FEET AND A LONG CHORD WHICH BEARS S25°11'30"E 44.60 FEET TO THE NORTHEAST CORNER OF LOT 13, A FRB CA7232; THENCE S38°10'11"W ALONG THE EAST LINE OF SAID LOT 13 106.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,032 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

RECORD INFORMATION

CITY OF BROKEN ARROW

JAN 17 2019

RECEIVED

LOT LINE ADJUSTMENT
LOTS 12 & 13
OAK CREEK SOUTH PHASE II
SEC. 18, T-18-N, R-18-E

PREPARED FOR:
TULSA DEV., LLC

OKLAHOMA

BROKEN ARROW



DELTA	DESCRIPTION	DATE

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CERTIFICATE OF AUTHORIZATION NUMBER 973

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PROJECT NO.	18112100
ISSUE DATE	11/19/2018
CONTACT:	M. MEADOR
CHECKED BY:	
SHEET NO.	