

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: TULSA CITY–COUNTY LIBRARY ("OWNER/DEVELOPER"), IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA TO–WIT:

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY–EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28;
THENCE S 88°43'38" W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 431.75 FEET,

THENCE S 01°26'31" E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING,

THENCE S 01°26'31" E A DISTANCE OF 743.50 FEET TO A POINT ON THE NORTH LINE OF THE COMMONS RSB B7&L1–13B2 CANTERBURY AMENDED, A SUBDIVISION TO THE CITY OF BROKEN ARROW, STATE OF OKLAHOMA,

THENCE S 88°43'38" W ALONG SAID NORTH LINE A DISTANCE OF 371.75 FEET, THENCE N 01°26'31" W A DISTANCE OF 743.50 FEET,

THENCE N 88°43'38" E A DISTANCE OF 371.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 276,395 SQ. FT. OR 6.3451 ACRES, MORE OR LESS.

THE OWNER HAS CAUSED THE PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE (1) LOT, AND ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND HAVE DESIGNATED THE SUBDIVISION AS "TCCL BROKEN ARROW SOUTH", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

NOW, THEREFORE, THE OWNER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS GRANTEE, SUCCESSORS AND ASSIGNS, AND THE BENEFICIARIES OF THE COVENANTS SET FORTH HEREIN, DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE AS SET FORTH HEREIN.

SECTION I. EASEMENT AND UTILITIES

A. UTILITY, WATER, SANITARY SEWER, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS:

EASEMENT DEDICATION, 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 SUCH UNDERGROUND PUBLIC UTILITIES, AND SANITARY SEWER SYSTEMS, INCLUDING STORM SEWERS, SANITARY SEWERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE 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 SUCH 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 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 SUCH EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, SIGNAGE, CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

- UNDERGROUND SERVICE, ALL SUPPLY LINES INCLUDING ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTWAYS DEDICATED FOR SUCH SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SUCH EASEMENTWAYS. UNDERGROUND SERVICE CABLES AND GAS LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN 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 THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON–EXCLUSIVE RIGHT–OF–WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR GAS MAIN EXTENDING FROM THE SERVICE PEDESTAL, GAS MAIN OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- ACCESS, THE SUPPLIER OF ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION AND GAS SERVICES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTWAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- PROTECTION OF FACILITIES, THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON ITS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR ITS AGENTS OR CONTRACTORS.
- ENFORCEMENT, THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. GAS SERVICE:

- ACCESS, THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS 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.
- PROTECTION OF FACILITIES, 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 OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR ITS AGENTS OR CONTRACTORS.
- ENFORCEMENT, THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.C SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. WATER, SANITARY AND STORM SEWER SERVICE:

- PROTECTION OF FACILITIES, THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON ITS LOT. WITHIN THE UTILITY EASEMENTS 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. 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 LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, ITS AGENTS OR CONTRACTORS.
- ACCESS, 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, STORM SEWER FACILITIES OR TRAFFIC CONTROL DEVICES (INCLUDING TRAFFIC SIGNALS, SIGNS AND PAVEMENT MARKINGS).

- ENFORCEMENT, THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.D SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE:

EACH LOT DEPICTED ON THE PLAT OF TCCL BROKEN ARROW SOUTH SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) 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 ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER ~~AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.~~

PRELIMINARY PLAT
OF
TCCL BROKEN ARROW SOUTH

BEING A PART OF THE NE/4 OF SECTION 28, T-18-N, R-14-E, I.M.
BROKEN ARROW, TULSA COUNTY, OKLAHOMA

TULSA CITY–COUNTY LIBRARY COMMISSION
AN OKLAHOMA

BY: _____
NAME _____
ITS: _____

Owner's Notary

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS.

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026, BY _____ AS _____ OF THE TULSA CITY–COUNTY LIBRARY COMMISSION, AN OKLAHOMA _____

MY COMMISSION EXPIRES: _____ NOTARY _____

CERTIFICATE OF SURVEY

I, _____, OF GOLDEN LAND SURVEYING, PLLC, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, A REGISTERED 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 TCCL BROKEN ARROW SOUTH, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A 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.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

BY: _____
REGISTERED LAND SURVEYOR
OKLAHOMA NO. _____

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS.

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026, BY _____ AS A _____ REGISTERED LAND SURVEYOR.

MY COMMISSION EXPIRES: _____ NOTARY _____

F. LIMITS OF NO ACCESS:

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST NEW ORLEANS STREET AND SOUTH CHESTNUT AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF 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, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW.

G. STORM SEWER EASEMENT:

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF BROKEN ARROW, OKLAHOMA, THE OWNER HEREBY DEDICATES TO THE PUBLIC, AND HEREIN ESTABLISH AND GRANT PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "SD/E" OR "STORM SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING STORM SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT.

H. OFF–SITE STORMWATER DETENTION:

E14
Detention is being provided by an on-site facility and notes will need to be added for the restrictions, uses, and maintenance. The detention facility is a private facility but the city will need to be granted access for enforcement and maintenance activities

I. SIDEWALKS:

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG ALL STREETS IN ACCORDANCE WITH THE BROKEN ARROW SUBDIVISION AND DEVELOPMENT REGULATIONS AND CITY OF BROKEN ARROW. ALL SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE DESIGN STANDARDS OF THE CITY OF BROKEN ARROW, OKLAHOMA.

SECTION II. TERM, AMENDMENT AND ENFORCEMENT

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FULL 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.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN THE DECLARATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCEL TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA.

D. 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 UNDERSIGNED OWNERS HAVE EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2026.

E15
Add a note to section D identifying all storm sewer outside of the R/W is private and the responsibility of the landowner

E13
Remove the city as an enforcer

CITY OF BROKEN ARROW
CASE NUMBER: XXXXXXXXX
DEVELOPMENT NUMBER: XXXXXX

E10
The engineering review will require a manhole on the south side of the property line to separate the storm sewer infrastructure from the private pond into the public right of way.
We recommend that the pipe connect to the inlet directly.
The discharge from the detention facility will be limited to the volume of the existing pipe and the pipe will need to be analyzed for capacity during the engineering review

E09
Show and dimension a detention easement outside of the utility easement for the sanitary line.

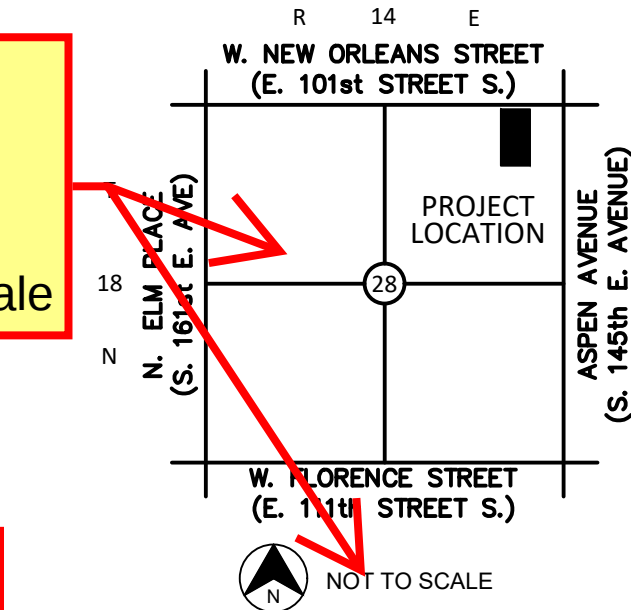
Identify this as the ultimate right-of-way (ROW) line and include any document numbers for previous ROW dedications.

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE NE/4
SEC. 28, T18N, R14E, I.M.

Please include site address of 2345 W New Orleans Street on plat.

PRELIMINARY PLAT OF TCCL BROKEN ARROW SOUTH BEING A PART OF THE NE/4 OF SECTION 28, T-18-N, R-14-E, I.M. BROKEN ARROW, TULSA COUNTY, OKLAHOMA

E04
Show and label all platted boundaries within the section.
The location map needs to be at a scale with a 1:2000 as the max scale



E05
Broken Arrow data need to be located in the bottom right corner.
Case numbers and development numbers are no longer used use the project number provided in a separate comment.

CITY OF BROKEN ARROW
CASE NUMBER: XXXXXXXXX
DEVELOPMENT NUMBER: XXXXXX

E06
Two lots are shown to be platted.
Add a note that the lots are served by BA water and sanitary sewer

SITE DATA
LOT COUNT: 1
TOTAL ACREAGE PLATTED: 6.3451

Include sizes of each lot.

FEMA DATA
PANEL NUMBER: 40143C0389M
EFFECTIVE DATE: 09.12.24
PROPERTY ZONE: ZONE 'X'

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NE/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE S88°43'38"W ALONG THE NORTH LINE OF THE NE/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE S01°26'31"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE S01°26'31"E A DISTANCE OF 743.50 FEET TO THE POINT OF BEGINNING;

THENCE S88°43'38"W ALONG SAID NORTH LINE A DISTANCE OF 371.75 FEET TO THE POINT OF BEGINNING;

THENCE N01°26'31"W A DISTANCE OF 743.50 FEET TO THE POINT OF BEGINNING;

THENCE N88°43'38"E A DISTANCE OF 371.75 FEET TO THE POINT OF BEGINNING;

CONTAINING 273,695 SF FT OR 6.3451 ACRES, MORE OR LESS.

E08
On the conditional final plat the legend will need to be revise to shown only the elements on the plat.
The benchmark symbol is unrecognizable compared to the benchmarks shown and also duplicates as the section corner.

CIVIL ENGINEER
CEDAR CREEK INC.
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP. 06.30.28
CONTACT: JASON EMMETT, P.E.
PHONE: (405) 406.4622

SURVEYOR
GOLDEN LAND SURVEYING
OK CA 7263
4131 NW 122nd ST., SUITE #100
OKLAHOMA CITY, OK 73120
PHONE: (405) 849-6010

DATE PREPARED: 05.20.2026

LEGEND

EXISTING 1' CONTOUR	EXISTING 5' CONTOUR	PROPOSED 1' CONTOUR	PROPOSED 5' CONTOUR
BOUNDARY LINE	RIGHT OF WAY LINE	EASEMENT LINE	EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER	PROPOSED FIRE LANE STRIPING	OVERHEAD ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
GAS LINE	UNDERGROUND TELEPHONE LINE	UNDERGROUND FIBER OPTIC LINE	SANITARY SEWER LINE
WATERLINE	BENCHMARK	PROP. FIRE HYDRANT	PROP. WATER VALVE
PROP. WATER METER	PROP. ELECT. METER	PROP. LIGHT POLE	PROP. BOLLARD
PROP. TRANSFORMER	PROP. PARKING COUNT	PROP. WHEEL STOP	PROP. FES
PROP. HC RAMP	PROP. POWER POLE	PROP. SS MANHOLE	PROP. GAS METER
PROP. SIGN	PROP. FIRE ROUTE SIGN	PROP. INLETS (SEE GRADING PLAN FOR TYPE)	

ALL COORDINATES ARE BASED ON OKLAHOMA STATE PLANE GRID NORTH 'NAD 83' AND REALIZATION ALL ELEVATIONS ARE BASED ON NAVD 88

BASIS OF BEARING:
AN ASSUMED BEARING OF SOUTH 88° 43' 38" WEST AS THE SOUTH LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID NORTH WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.



E01
Add a reference to the BA project number PR-000951-2026

TCCL BROKEN ARROW SOUTH
May 20th, 2026
SHEET 1 OF 2

Indicate areas dedicated for frontage landscape edge.

Include front yard setback/build lines per zoning ordinance along both street frontages.

E12
Add limits of access and no access along both streets.
Limits will need to be defined on lot 2.

E03
Show and label all platted or filed easements present on the site or on the adjacent land

E02
Show a 17.5' perimeter utility easement. (all sides).
An 11' U/E may be shown on the south boundary adjacent to the Canterbury Amended plat

E07
Add a physical description to the location of the benchmark. These need to be able to be located without the use of GPS equipment

Please remove the site plan from the plat. The site plan will be a separate submittal at a later phase.

E11
Show the easements associated with the Canterbury Amended plat