

PRELIMINARY 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.

OWNER:  
Freedom Wash, LLC  
2635 S. Harvard Avenue  
Tulsa, Oklahoma, 74114  
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

- 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.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON PIN UNLESS OTHERWISE NOTED.
- 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.
- ALL WATER AND SANITARY SEWER LINES WILL BE SUPPLIED BY THE CITY OF BROKEN ARROW.
- 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
FL/E	LANDSCAPE EASEMENT
FU/E	FENCE & UTILITY EASEMENT
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

## ADDRESS

500 EAST KENOSHA STREET  
BROKEN ARROW, OK 74012

## LAND AREA

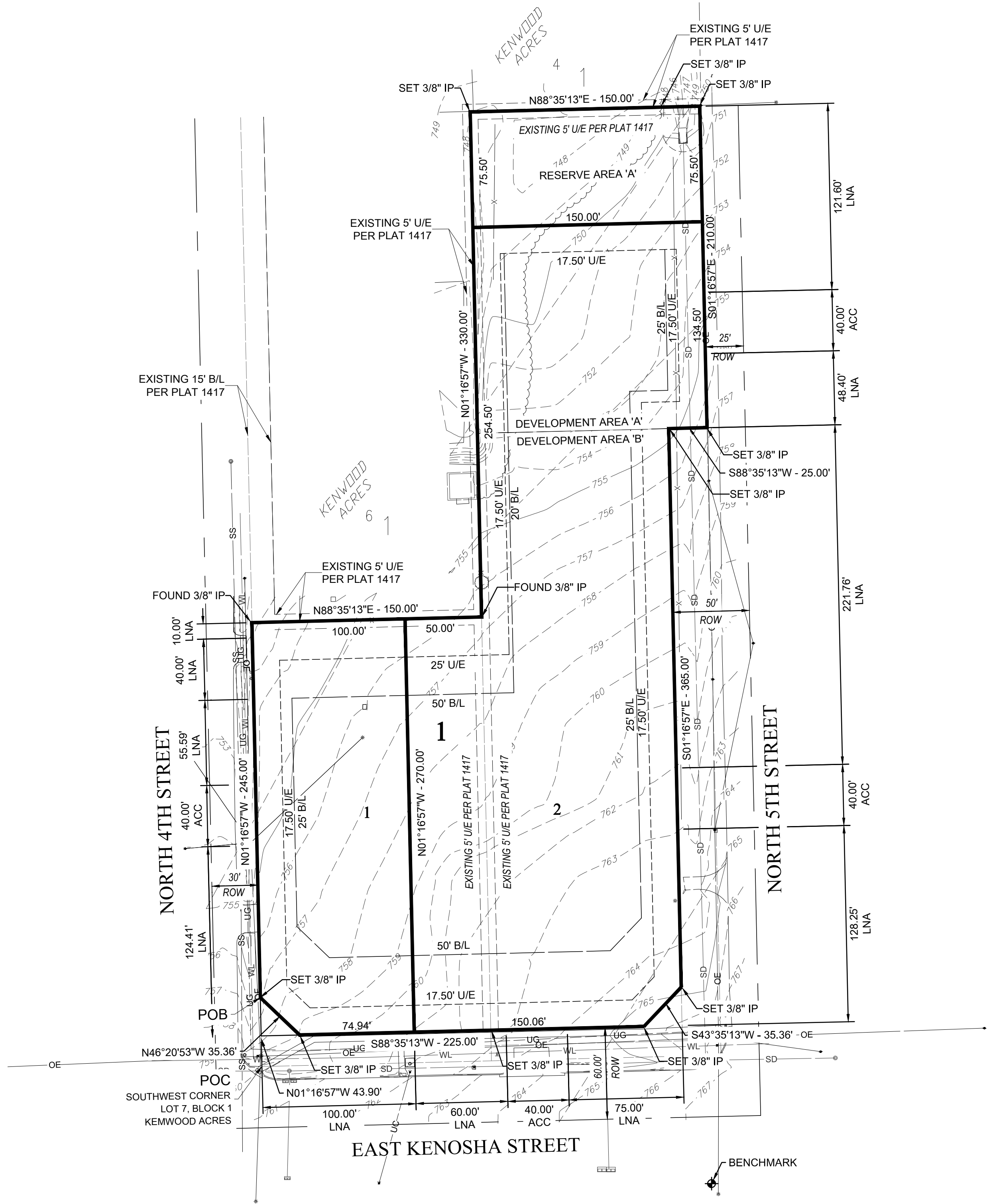
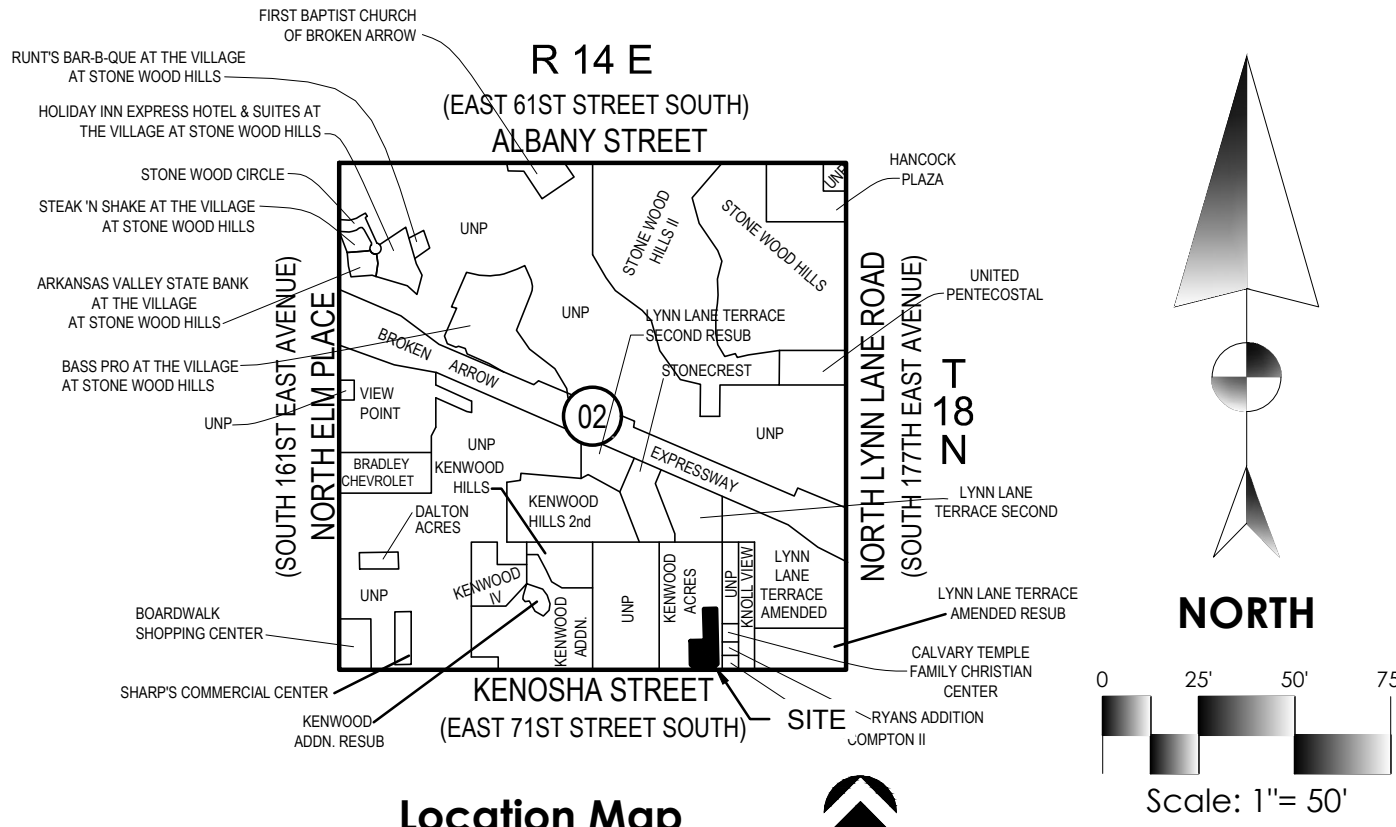
SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK  
SUBDIVISION CONTAINS 120,125.00SF (2.76 AC)  
BLOCK 1 CONTAINS 120,125.00SF (2.76 AC)  
RESERVE AREA A CONTAINS 11,325.00SF (0.26 AC)

## DETENTION NOTE

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

## Benchmark

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



## 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 \$\_\_\_\_\_ per trust receipt no. \_\_\_\_\_ to be applied to 20\_\_\_\_ taxes. This certificate in NOT to be construed as payment of 20\_\_\_\_ taxes in full but is given in order that this plat may be filed on record. 20\_\_\_\_ taxes may exceed the amount of the security deposit.

Dated: \_\_\_\_\_  
DENNIS SEMLER  
Tulsa County Treasurer

By: \_\_\_\_\_  
Deputy

APPROVED BY THE CITY COUNCIL OF THE  
CITY OF BROKEN ARROW, OKLAHOMA.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

Planned Unit Development No. 127

FREEDOM WASH

Case No. \_\_\_\_\_ / Development No. \_\_\_\_\_

Sheet 1 OF 3

Date of Preparation: JULY 2, 2018

# Freedom Wash

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.

**3.3 MINIMUM LOT FRONTAGE - SINGLE FAMILY HOUSING (DETACHED) 32 FT**

USES PERMITTED BY RIGHT WITHIN THE CH - COMMERCIAL HEAVY DISTRICT LIMITED TO CAR WASH, GASOLINE SERVICE, VEHICLE SERVICE AND REPAIR (MINOR), AND USES PERMITTED BY SPECIFIC USE PERMIT WITHIN THE CH-COMMERCIAL HEAVY DISTRICT, LIMITED TO VEHICLE SALES AND RENTAL AND USES CUSTOMARILY ACCESSORY THERETO. A SEPARATE APPLICATION FOR SPECIFIC USE PERMIT IS NOT REQUIRED.



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3.10 LANDSCAPING AND SCREENING

A MINIMUM OF TWENTY PERCENT (20%) OF THE TOTAL NET LOT AREA OF THE PROJECT WILL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE. THE LANDSCAPE WILL COMPLY WITH THE REQUIREMENTS OF THE BROKEN ARROW ZONING CODE.

IN DEVELOPMENT AREA A, A LANDSCAPE AREA OF AT LEAST 10 FEET IN WIDTH SHALL BE PROVIDED ALONG 4TH STREET AND WHEREEVER DEVOPMENT 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.

2.11 PARKING

PARKING ASSOCIATED WITH THE NONRESIDENTIAL AREA CAN BE LOCATED ON PORTIONS OF AREA "B"

2.12 SITE PLAN REVIEW

NO BUILDING PERMIT WILL BE ISSUED FOR ANY BUILDING WITHIN THE PROJECT UNTIL A PLANNED UNIT DEVELOPMENT DETAILED SITE PLAN AND DETAILED LANDSCAPE PLAN HAVE BEEN SUBMITTED TO THE CITY OF BROKEN ARROW AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT STANDARDS.

SECTION III. TERM, AMENDMENT AND ENFORCEMENT

3.1 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.

3.2 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.

3.3 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.

3.4 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

FREEDOM WASH, LLC

BY: \_\_\_\_\_  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 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.

\_\_\_\_\_  
MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DEAN ROBINSON, 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
DEAN ROBINSON  
REGISTERED 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, PERSONALLY APPEARED TO ME DEAN ROBINSON KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED 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.

\_\_\_\_\_  
MY COMMISSION EXPIRES NOTARY PUBLIC

APPROVED BY THE CITY COUNCIL OF THE  
CITY OF BROKEN ARROW, OKLAHOMA.

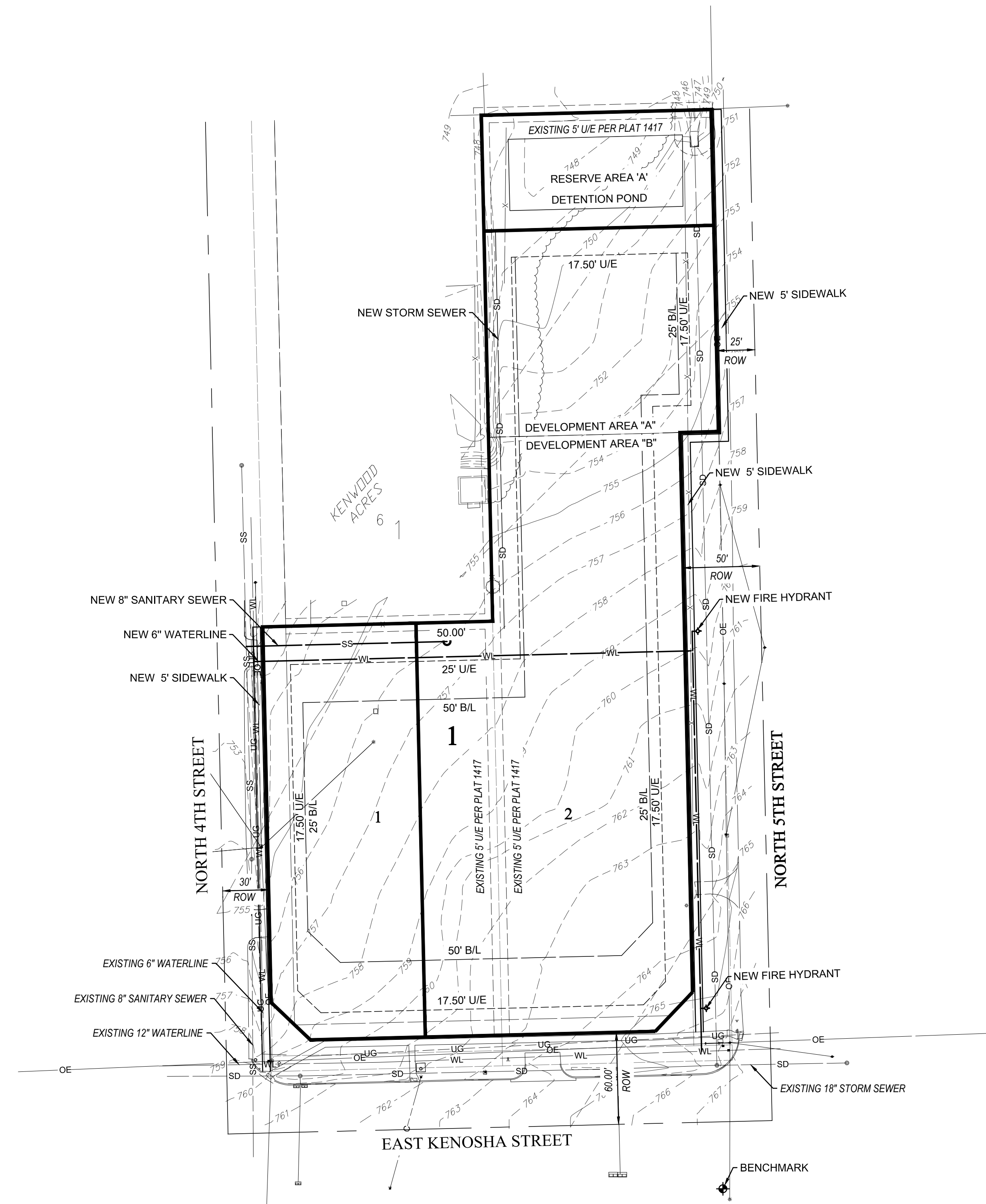
\_\_\_\_\_  
MAYOR DATE

\_\_\_\_\_  
ATTEST: CITY CLERK DATE

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Tulsa, Oklahoma 74135  
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OK CA NO. 2421, EXPIRES 6/30/2019



Freedom Wash  
SHEET 1 OF 1  
DATE OF PREPARATION: JULY 2, 2018