

CONDITIONAL FINAL PLAT

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TEN (10), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST, OF THE INDIAN SPRINGS SUBDIVISION, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

8800 AT INDIAN SPRINGS

DEED OF DEDICATION & RESTRICTIVE COVENANTS FOR 8800 AT INDIAN SPRINGS

KNOW ALL MEN BY THESE PRESENTS, THAT THE OWNER OF THE BLUE BULL CAPITAL LLC, (HEREINAFTER THE "OWNER/DEVELOPER"), IS THE OWNER OF THE FOLLOWING-DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

LEGAL DESCRIPTION: A TRACT OF LAND SITUATED IN SECTION TEN (10), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO POINT 2663.05 FEET SOUTH AND 146.91 FEET EAST OF THE NORTHWEST CORNER OF SAW SECTION (10), THENCE DUE SOUTH FOR 60.13 FEET, THENCE SOUTH 88°12' EAST FOR 63.95 FEET, HENCE NORTH 88°46'12" WEST FOR 65.98 FEET, THENCE NORTH 88°46'12" WEST FOR 65.98 FEET TO THE POINT OF BEGINNING.

COMINGING AT THE NORTHWEST CORNER OF SECTION TEN (10), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO POINT 2663.05 FEET SOUTH AND 146.91 FEET EAST OF THE NORTHWEST CORNER OF SAW SECTION (10), THENCE DUE SOUTH FOR 60.13 FEET, THENCE SOUTH 88°12' EAST FOR 63.95 FEET, HENCE NORTH 88°46'12" WEST FOR 65.98 FEET TO THE POINT OF BEGINNING.

NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO POINT 2663.05 FEET SOUTH AND 146.91 FEET EAST OF THE NORTHWEST CORNER OF SAW SECTION (10), THENCE DUE SOUTH FOR 60.13 FEET, THENCE SOUTH 88°12' EAST FOR 63.95 FEET, HENCE NORTH 88°46'12" WEST FOR 65.98 FEET TO THE POINT OF BEGINNING.

SECTION I. EASEMENTS AND UTILITIES

A. PUBLIC UTILITY EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE, THE STREETS AS DEPICTED ON THE PLAT, AND DOES FURTHER DEDICATE FOR THE PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE PLAT AS "UFE" OR "UTILITY EASEMENT FOR THE SEVERAL PURPOSES OF CONSTRUCTION, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND 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 VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES HERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AGREED, AND TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED, HOWEVER, THAT THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATER LINES AND SEWER LINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER/DEVELOPER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PARKING IMPROVEMENTS, DOWCAMPING, SCREENING FENCES AND WALLS AND OTHER NONOBSTRUCTING

B. WATER AND SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON THE LOT.

D. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSES OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UNDERGROUND GAS CONDUITS LOCATED THEREIN OR THEREON AND SHALL REPAIR THE ALLEGEDLY DEFECTIVE OR OTHER DEFECTS WHICH SHALL OCCUR DUE TO THE USE OF THE GAS CONDUITS ACTIVELY WHICH WOULD REFLECT THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT WHICH ARE NOT THE FAULT OF THE OWNER/DEVELOPER.

3. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

1. EACH LOT IN CONFORMITY WITH THE FINISH GRADING PLAN SHALL RECEIVE AND DRAIN IN AN UNSTRUCTURED MANNER THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS NO 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 SUBSECTION E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER OR BY THE CITY OF BROKEN ARROW.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

D. SEVERABILITY

1. 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 OWNER, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2023.

BLUE BULL CAPITAL LLC

AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

E07 Remove the city as an enforcer

COUNTY OF TULSA)
STATE OF OKLAHOMA)
ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
BY _____ AS AGENT OF BLUE BULL CAPITAL LLC.

BY: _____

NOTARY _____

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2023.

JOHN L. LIBBY, JR.

REGISTERED LAND SURVEYOR

AND PLATED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "8800 AT INDIAN SPRINGS" IS 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 TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

BY: _____

JOHN L. LIBBY, JR.

REGISTERED LAND SURVEYOR

L.S.1800

LIBBY, JR.

8800 at Indian Springs-20230526_v1.pdf Markup Summary

1 (11)

Page Label: 1
Author: jdickeson

E01
Add the finish floor elevation of the existing building

E01

Use the Broken Arrow street names for each section line road. The county names may be included in (parenthesis)

Page Label: 1
Author: ADMIN

E02
Add the project number should be PR-000286-2023

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Please review all items listed and revise the plat as needed.

The Conditional Final Plat review has been completed and all revisions shall be shown using the Final Plat Review Application. The revised plat, the checklist, and a response letter shall be uploaded to application.

Any documents uploaded to the Conditional Final Plat application will not be reviewed. The response letter shall explain any item that has not been addressed. If any of the three documents listed is missing the review of the Final Plat will be placed on hold until all documents are received.

Comments with the P & E prefix are to be addressed as part of the Plat Review.

Page Label: 1
Author: jdickeson

E03
Add the project number should be PR-000286-2023

E02

Identify that the state plane is the North projection system

Page Label: 1
Author: jdickeson

E04
Add the finish floor elevation of the existing building

E03

Identify the POB and POC and include breakline dimensions to the section corner or POC as defined in the legal description.

Page Label: 1
Author: jdickeson

E05
Add the detention determination number assigned

E04

Add the finish floor elevation of the existing building

Page Label: 1
Author: jdickeson

E05

Add the detention determination number assigned

Page Label: 1
Author: Henry

P02
The project number should be PR-000286-2023

P02: The project number should be PR-000286-2023

Page Label: 1
Author: Henry

P05: Please include the names of surrounding platted subdivisions, or label as unplattd.

Page Label: 1
Author: Henry

P01: Please include name and contact information for the engineer, as well as the certificate of authorization.

P01: Please include name and contact information for the engineer, as well as the certificate of authorization.

Page Label: 1
Author: Henry

P03: Please include a legend of all abbreviations used.

P03: Please include a legend of all abbreviations used.

Page Label: 1
Author: Henry

P04: Please label the right of way, and include the document number of the dedication.

P04: Please label the right of way, and include the document number of the dedication.

2 (3)

Page Label: 2
Author: jdickeson

P01: Please include name and contact information for the engineer, as well as the certificate of authorization.

E06
Could not follow the legal description on the plat, POC and POB locations not identified, bearings and distances were not matching, if the new plat is based on state plane and the adjacent plats are on a different basis of bearing an explanation of the translation between the two systems will be needed.
The bearing and distances called for on the plat will need to match in the legal.

Page Label: 2
Author: jdickeson

E07
Remove the city as an enforcer

P01: Please include name and contact information for the engineer, as well as the certificate of authorization.

Page Label: 2
Author: jdickeson

E08
Add to section F that construction of buildings, fences, or other object that may be adversely impacted by floodwaters are prohibited unless approved by the city's floodplain manager.