



City of Broken Arrow

Meeting Agenda

Planning Commission

Robert Goranson Chairman
Jason Coan Vice Chairman
Jaylee Klempa Commissioner
Jonathan Townsend Commissioner
Mindy Payne Commissioner

Thursday, July 10, 2025

5:30 PM

City of Broken Arrow
Council Chambers
220 South 1st Street
Broken Arrow, OK
74012

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [25-971](#) Approval of Planning Commission meeting minutes of June 26, 2025

Attachments: [06-26-2025 Meeting Minutes](#)

- B. [25-981](#) Approval of LOT-002270-2025, 315 W Freeport Street, 1 lot to 2 lots, 0.48 acres, R-3 (Single Family Residential)/DROD (Downtown Residential Overlay District) Area 1, located one-third mile south of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st E. Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Exhibit](#)

- C. [25-987](#) Approval of BAL-001578-2025, 21060 E 45th Street, 1 lot to 2 lots, 2.32 acres, RS-4 (Single Family Residential), located approximately one-half mile south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)

Attachments: [2-Case Map](#)
[3-Aerial Map](#)
[3-Proposed Legal Description](#)
[4-Proposed Legal Description](#)

- D. [25-988](#) Approval of LOT-002272-2025, Lynn Corner, 1 lot to 2 lots, 28.35 acres, Zoning District, located on the northeast corner of 9th Street (Lynn Lane) and Washington Street (91st Street)

Attachments: [2-Case Map](#)
[3-Aerial Map](#)
[4-Exhibits](#)

- E. [25-984](#) Approval of PT-002271-2025|PR-000800-2025, Preliminary Plat for Lynn Corner, 23.18 acres, 79 lots, A-1 (Agricultural) to RS-4 (Single-Family Residential) via BAZ-002200-2025, located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)

Attachments: [2-Checklist PR-000800-2025](#)
[3-Preliminary Plat for Lynn Corner](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

7. Appeals

8. General Commission Business

9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

10. Adjournment

NOTICE:

1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.

2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.

3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.

4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.

A paper copy of this agenda is available upon request.

POSTED this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk



City of Broken Arrow

Request for Action

File #: 25-971, **Version:** 1

**Broken Arrow Planning Commission
07-10-2025**

To: Chairman and Commission Members
From: Community Development Department
Title:

Background: Approval of Planning Commission meeting minutes of June 26, 2025
Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 06 26 2025 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held June 26, 2025.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel



City of Broken Arrow

Minutes

Planning Commission

Robert Goranson Chairman
Jason Coan Vice Chairman
Jaylee Klempa Commissioner
Jonathan Townsend Commissioner
Mindy Payne Commissioner

City of Broken Arrow
220 South 1st Street
Broken Arrow, OK
74012

Thursday, June 26, 2025

5:30 p.m.

Council Chambers

1. Call to Order

Chairman Robert Goranson called the meeting to order at 5:31 p.m.

2. Roll Call

Present: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

3. Old Business - None

4. Consideration of Consent Agenda

- A. 25-930 Approval of Planning Commission meeting minutes of June 12, 2025
- B. 25-925 Approval of PT-002253-2025|PR-000832-2025, Preliminary Plat for County Line Crossing, 49.03 acres, 166 lots, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential) via BAZ-002130-2023, located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)
- C. 25-920 Approval of PR-000741-2025|PT-002230-2025, Conditional Final Plat, Brook Chase Phase IV, 9.98 acres, 47 Lots, RS-4 (Single Family Residential), located one-third mile north of Washington Street (91st Street), one-eighth mile west of 23rd Street (193rd E. Avenue/County Line Road)
- D. 25-933 Approval of LOT-002233-2025, Timber Ridge Business Park, 1 lot to 3 lots, 3.08 acres, IL (Industrial Light)/PUD-259, located one-half mile west of Evans Road (225th East Avenue) and south of Kenosha Street (71st Street)

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne.

Move to Approve Consent Agenda minus Item 25-925

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

5. Consideration of Items Removed from Consent Agenda

- B. 25-925 Approval of PT-002253-2025|PR-000832-2025, Preliminary Plat for County Line Crossing, 49.03 acres, 166 lots, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential) via BAZ-002130-2023, located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-952 preliminary plat PT 2253-2025 for County Line Crossing, a proposed 166-lot residential development on 49.03 acres north of New Orleans Street and west of 23rd Street. The property was rezoned from agricultural to RS3 and RS4 single-family residential, with the City Council approving the rezoning on June 16th. The preliminary plat is the next step in development, with access from New Orleans Street, 23rd Street, and an adjacent neighborhood. The site is outside the 100-year floodplain, and staff recommends approval subject to the checklist.

Chad McAuliff, a resident, inquired about the progress of the County Line Crossing project and whether it can still be canceled or modified, or if it's already set to move forward.

Mr. McAuliffe also raised concerns about the County Line Crossing development, inquiring whether the project could still be modified and expressing the need for a 100-foot wooded buffer south of 97th Street to protect wildlife and manage drainage, particularly near the nearby

Scout camp. He emphasized the importance of preserving natural green space, requested clarification on easements and green areas (specifically whether they would be wooded, grassy, or have ponds), and expressed frustration over the lack of early resident awareness. City staff explained that the zoning had already been approved, but the preliminary plat—although being voted on now—still allows for technical adjustments. Mr. McAuliffe insisted that actual changes, not just responses, were needed.

Martha Schmidt, a resident of 96th Street, opposed the approval of the County Line Crossing plat, citing environmental and infrastructure concerns. She criticized the city's history of clear-cutting trees, noting increased temperatures and energy costs in nearby developments along 96th Street. She emphasized the importance of preserving the old-growth tree line on the 51-acre site for the benefit of wildlife, drainage, and property value. Ms. Schmidt referenced recent flooding linked to inadequate road planning. She argued that further tree loss, such as at the new amphitheater and future County Line widening, would worsen conditions. Ms. Schmidt also insisted that County Line Road, as it stands, cannot support proper access to the new development and urged delaying plat approval until tree preservation and road improvements are addressed.

Cathleen Doyle, a longtime resident of 96th Street in Broken Arrow, voiced strong opposition to the County Line Crossing development, emphasizing that 27 nearby properties are owned by mostly senior, double-homed residents who have chosen a lifestyle centered on acreage and green space. Ms. Doyle argued that the project threatens their homesteading rights, property values, and quality of life by removing a significant line of old-growth trees that serve as a vital wildlife corridor and scenic buffer. She asserted that the trees are part of a shared environmental commons and that clear-cutting constitutes direct harm to this shared resource. Ms. Doyle requested that the vote be postponed to allow time for discussions with city officials, including Kenneth Schwab and Rocky Henkel, regarding the preservation of trees within a proposed drainage easement area, which could provide a mutually beneficial solution.

Chuck Rowland, a property owner on 97th Street, spoke against the County Line Crossing development, citing flooding on his property that he attributed to the nearby Seven Oaks project. He presented visual evidence of tree damage and delivered a formal statement rooted in constitutional and legal language, asserting his rights under the Oklahoma Constitution and broader legal maxims. He emphasized that government officials are obligated to protect citizens' rights, property, and well-being, rather than infringing upon them. Mr. Rowland claimed that insufficient drainage planning and a lack of transparent information violate property rights and the public interest. He declared the vote premature and not representative of the will or security of the people, warning that proceeding would breach officials' sworn duty.

Megan Pasco, a representative from Tanner Consulting, speaking on behalf of Calera Land Group, addressed concerns about the County Line Crossing development. She explained that a drainage reserve is planned to run from Seven Oaks through the property, ultimately connecting to a detention pond. While the drainage area will likely need to be cleared to construct the channel, they are open to coordinating with the city to preserve perimeter trees where possible. She emphasized that ensuring proper drainage to protect future homes is the top priority and acknowledged additional concerns, such as traffic, as common issues typically addressed during the development process.

Robert Goranson addressed the crowd, asking for respect while others were speaking. He explained that during development, it's often necessary to remove trees to install streets, utilities, and housing foundations, as the land must be graded uniformly. While new trees can be planted later, preserving every existing tree is not practical or feasible for the developer. He then invited further discussion on any remaining concerns.

During continued discussions with Ms. Pasco regarding the County Line Crossing preliminary plat, the developer clarified that a common reserve area in the southeast corner is designated for a detention pond, which may or may not retain water, depending on the final engineering. The HOA will maintain this area as open green space. A question arose about a plat note requiring fences to be installed by a "professional installer," prompting debate over what qualifies as professional, with concerns that homeowners shouldn't be restricted from simple repairs. Ms. Pasco agreed to revisit that language with staff before final plat approval. Regarding drainage, it was noted that the area has historically experienced flooding, even before recent developments, and expressed optimism that the project might help improve the situation. The property itself is not located in the FEMA 100-year floodplain, although nearby areas are; Ms. Pasco has indicated that they plan to enhance the roadside ditches. A question about the location of a fallen tree remained unresolved due to a lack of clear evidence.

City staff outlined the notification process for the County Line Crossing development, explaining that notices were mailed to property owners within a 300-foot radius, signs were posted on the property, and a public hearing was advertised in the Tulsa World. All state and

city requirements for notification and process were met, and a timeline of compliance was available upon request. Staff clarified that some residents may not have received notices if their properties fell outside the 300-foot radius. The comprehensive plan already designated the area for residential use, and stub streets in neighboring developments signaled anticipated expansion.

Officials acknowledged residents' emotional concerns and reiterated that the developer has followed all legal procedures. While public input is valued, the city's role is to apply the law fairly to both applicants and citizens. In response to a final question about whether residents still influence a preliminary plat approval vote, staff and officials indicated that while adjustments may still occur through engineering and design, major decisions are determined mainly once the plat is approved, limiting future influence unless tied to specific technical or compliance issues.

Amanda Yamaguchi clarified that the County Line Crossing project is still in the early stages, with several steps remaining. The current discussion concerns the preliminary plat, which will be followed by a conditional final plat involving detailed engineering plans for paving, drainage, and stormwater systems. That conditional final plat must be reviewed again by the Planning Commission and then approved by the City Council. Tree clearing may begin earlier, depending on the submission of permits.

Staff emphasized that the zoning—RS3 and RS4—does not require any specific buffer, such as 50 or 100 feet. While a reserve area of approximately 65 feet exists in parts of the plan, it does not encompass the entire rear property line and is aligned with natural drainage channels. Since the development did not proceed as a Planned Unit Development (PUD), the city cannot require additional buffering beyond existing ordinances. While another development in Broken Arrow included a 50-foot buffer, it was a unique condition under a PUD, which this project is not.

The current zoning code was followed, and although a new ordinance would require more buffering, it is not yet in effect and does not apply retroactively. Ms. Yamaguchi also explained that plat approvals do not require public notification, unlike zoning cases.

Lastly, Jason Coan asked the applicant whether there are any plans to plant trees in cleared areas after construction, indicating ongoing interest in mitigating environmental concerns within current limits.

Ms. Pasco confirmed that tree planting is required by the Broken Arrow zoning ordinance along arterial streets, so that trees will be planted as part of the project. She also expressed willingness to work with city staff to explore the possibility of relocating some of those required trees to internal areas of the subdivision, depending on site conditions and staff approval during the review of final engineering and ordinances.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan
Move to Approve Item 25-925 PT-002253-2025|PR-000832-2025, Preliminary Plat for County Line Crossing, 49.03 acres, 166 lots, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential) via BAZ-002130-2023, located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

6. Public Hearings

- A. 25-939 Public hearing, consideration, and possible action regarding **BAZ-002217-2025 (Rezoning), 21060 E 45th Street, 2.32 acres, A-RMH (Annexed Residential Mobile Home) to RS-4 (Single Family Residential), located approximately one-half mile south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-939 BAZ 2217-2025 is a rezoning request to change 2.32 acres from ARMH (Annexed Residential Mobile Home) to RS4 (Single Family Residential) to enable a future lot split. The property, located south of Dearborn Street and west of 37th Street within Sun City, aligns with the Comprehensive Plan's Level Three designation. A right-of-way for East 45th Street exists along the north edge; however, a pond has prevented the completion of street construction. Water service is available, and a utility easement will be required for an existing water line crossing the property. Septic systems must remain entirely within their respective lot boundaries. Staff recommends approval based on land use compatibility and plan compliance.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa
Move to Approve Item 25-939 BAZ-002217-2025 (Rezoning), 21060 E 45th Street, 2.32

acres, A-RMH (Annexed Residential Mobile Home) to RS-4 (Single Family Residential), located approximately one-half mile south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)

The motion carried by the following vote:

Aye: 5 -

Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

B. 25-943 Public hearing, consideration, and possible action regarding BAZ-002238-2025 (Rezoning), Harvest Church, 6.45 acres, A-1(Agricultural) to CG (Commercial General), located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-943, BAZ 2238-2025 is a rezoning request to change 6.45 acres from A1 (Agriculture) to CG (Commercial General) at the northwest corner of New Orleans Street and Lynn Lane. The site, currently unplatted, will have access from both adjacent roads. It falls within Comprehensive Plan Level 4, which supports CG zoning. Part of the land is intended for future use by Harvest Church, which will require a separate specific use permit once the church's exact location is determined. The property is not in a 100-year floodplain. Staff recommends approval, contingent on the property being platted.

Maritza Soto, a resident living at 710 East New Orleans Street, which is directly adjacent to the proposed rezoning site for BAZ 2238-2025, expressed strong concerns about traffic safety, uncertainty regarding future development, and potential impacts on the neighborhood's quality of life. She noted that Lynn Lane is a narrow road unsuited for commercial traffic and feared an increased risk of accidents. Ms. Soto questioned the vague mention of a future church, suggesting it may be used to secure rezoning approval without commitment. She worried that the land could be sold to a gas station or for a similar use, which would increase noise, lighting, and loitering, and lower property values. Ms. Soto urged the need for clear, finalized development plans before approval, emphasizing the community's requirement for transparency and protection.

Maritza Soto also raised concerns about the uncertainty surrounding the property's future use, particularly the vague status of the proposed Harvest Church. She emphasized that the lack of finalized plans left residents uneasy about what commercial uses could eventually occupy the land. Planning Commission members clarified that, although the property is currently zoned agricultural, it has been designated for future commercial use in the city's comprehensive plan for some time. They explained that developers typically seek zoning approval before investing in detailed plans and engineering, which is why exact site plans weren't yet available. While the commission acknowledged her concerns, they noted that the rezoning request aligns with the comprehensive plan, limiting their ability to reject it. Commissioners encouraged dialogue between the applicant and neighboring residents to help address outstanding questions.

Nate Lovelle, who owns property directly north of the proposed rezoning site at 101st and Lynn Lane, acknowledged that the area is likely to be developed commercially but asked for clarification on how a Special Use Permit fits into the process. Specifically, he wanted to understand what happens after the rezoning is approved and how the special use permit—such as the one expected for Harvest Church—affects or governs what can be built on the property.

Amanda Yamaguchi clarified for Mr. Lavelle that the current request is strictly to rezone the property from A-1 (Agriculture) to CG (Commercial General). A church, classified as a "place of assembly," is not currently approved and would require a separate specific use permit. That permit ensures the proposed church use is suitable for the location, considering factors such as traffic and parking.

If a church is later proposed, the applicant must submit a complete site plan and go through the same public notification and hearing process. Neighbors within 300 feet would be notified and have an opportunity to speak again. CG zoning allows only commercial uses—no apartments or industrial uses—and includes buffer requirements, such as a 10-foot separation and screening (like fences) between commercial and residential areas. Churches may receive some flexibility in those requirements.

In summary, only the commercial zoning is being considered now; any future use, including a church, must go through additional steps involving public input and city review.

Bill Dedrick of Route 66 Engineering stated that a pre-development meeting with the city is scheduled for the following week to begin engineering plans. He confirmed that Lynn Lane is slated for widening, with plans already approved, and possibly under early construction. He assured that an existing drainage channel and trees on the northeast part of the property will be preserved and untouched. The church is currently planned for the west side of the property, which is also the site's low point, making it suitable for the required stormwater detention. This layout will create a natural buffer zone: starting at the property line, followed by a detention

area, landscaping, parking, and then the church building.

Mr. Dedrick confirmed that the current plan for the site includes placing the church on the western portion of the property, with detention areas and landscaping creating a buffer, particularly along the northwest and west sides. The northeast drainage channel will remain untouched to preserve water flow and natural vegetation, providing a buffer for adjacent properties, such as Mr. Lavelle's.

Amanda Yamaguchi confirmed that the widening of 9th Street (Lynn Lane) from Washington to New Orleans is currently under design and is expected to begin construction in the summer. The development will also include sidewalks and must comply with Broken Arrow's new zoning code for setbacks and landscaping. However, the commercial zoning standards remain essentially unchanged between the current and new codes.

Mr. Dedrick added that while the church is the primary use planned, there is enough land—specifically at the hard corner—for future commercial uses such as retail or a restaurant to support the church financially. However, Ms. Yamaguchi clarified that no future use is guaranteed at this stage until the property goes through site planning, platting, and any required permits. The example of Core Church was cited, where commercial parcels were later developed alongside the central facility. The development remains conceptual, but foundational planning is underway.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to Approve Item 25-943 BAZ-002238-2025 (Rezoning), Harvest Church, 6.45 acres, A-1(Agricultural) to CG (Commercial General), located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)-
The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

C. 25-932 **Public hearing, consideration, and possible action regarding COMP-002154-2025 (Comprehensive Plan Change), Tower Corner, 11.40 acres, Levels 4 & 3 to Level 4, located on the northeast corner of New Orleans Street (101st Street) and 9th Street (Lynn Lane)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-932, Comprehensive Plan Change Request 2154-2025, which seeks to reclassify 11.40 acres at the northeast corner of New Orleans Street and Lynn Lane from a mix of Levels 3 and 4 to entirely Level 4. This change aligns with the city's plan to construct a water tower, which is already underway, and prepare the remaining land for future Commercial General zoning. The property is not within a 100-year floodplain, and necessary utilities will be extended during the platting and engineering phase. The city is the applicant and current owner, and staff recommends approval based on location and surrounding land uses.

Nate Lovelle, referencing the earlier rezoning discussion, asked who the applicant was for Comprehensive Plan Change Request 2154-2025 and what urgency prompted the request. Amanda Yamaguchi responded that the City of Broken Arrow is the applicant and current property owner. The impetus for the change is the ongoing construction of a water tower on the site, and the comprehensive plan amendment ensures the remaining property can be appropriately zoned for future commercial development in alignment with long-term land use goals.

Ms. Yamaguchi clarified that the current item—Comprehensive Plan Change Request 2154-2025—is the first formal step toward future development of the site beyond the water tower, which is already under construction. Once the tower is complete, the city plans to split the lot, retain ownership of the tower portion, and potentially sell the rest for commercial use. In response to Mr. Lovelle's concerns about runoff during construction and future protections, Ms. Yamaguchi explained that stormwater mitigation measures, such as silt fences, are required and that recent heavy rains have caused widespread issues that the city is working to address. She emphasized that no additional development is planned at this time, and any future rezoning or development would go through standard public notification and review processes. She also offered to provide Mr. Lovelle with a copy of the CG (Commercial General) zoning use table so that he could review the types of development permitted.

Larry Carmack (via e-mail), a resident living adjacent to the proposed site, voiced concerns over the request to change 11.4 acres from a mix of Level 3 and Level 4 to whole Level 4 in the Comprehensive Plan. He cautioned that Level 4 zoning allows higher-density commercial development, which may bring increased traffic, noise, and infrastructure strain, potentially disrupting nearby residential areas. Mr. Carmack emphasized that no clear site plan has been shared with the public and questioned whether traffic or environmental studies had been completed. He urged the Commission to either delay the decision until such analyses and plans are available or approve the change with conditions, such as added buffers and traffic

improvements. He stressed that while residents support thoughtful development, it must be transparent, balanced, and respectful of the surrounding community. In response to Larry Carmack's comments, commissioners clarified that most of his concerns—such as traffic, lighting, and specific site plans—fall outside the scope of the current Comprehensive Plan amendment and would be addressed later in the rezoning and development phases. Amanda Yamaguchi noted that while Level 4 allows higher-intensity commercial uses, Level 3 permits high-density residential, like multifamily housing, so both carry forms of intensity, just in different ways.

Commissioners also asked about setbacks near the water tower, with Ms. Yamaguchi estimating it may be 50 feet but deferring a firm answer until the rezoning stage. The water tower is located on the northeast corner of the property, which helps buffer surrounding areas. They further discussed that while this amendment expands the commercial designation, a substantial portion of the land will be occupied by the utility structure, leaving a commercial footprint comparable to that of nearby developments. There is no strict rule of thumb for determining the size of commercial zones at intersections; it typically depends on the surrounding land uses and site-specific considerations.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne
Move to Approve Item 25-932 COMP-002154-2025 (Comprehensive Plan Change), Tower Corner, 11.40 acres, Levels 4 & 3 to Level 4, located on the northeast corner of New Orleans Street (101st Street) and 9th Street (Lynn Lane)

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

7. Appeals - NONE

8. General Commission Business - NONE

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action) - NONE

10. Adjournment

The meeting was adjourned at 6:46 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Jason Coan
Move to Adjourn

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson



City of Broken Arrow

Request for Action

File #: 25-981, **Version:** 1

Broken Arrow Planning Commission
07-10-2025

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of LOT-002270-2025, 315 W Freeport Street, 1 lot to 2 lots, 0.48 acres, R-3 (Single Family Residential)/DROD (Downtown Residential Overlay District) Area 1, located one-third mile south of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st E. Avenue)

Background:

Applicant: Preston Wiruth

Owner: Hoil Thompson

Developer: N/A

Surveyor: Salvadore Titone

Location: Approximately one-third mile south of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st E. Avenue).

Size of Tract 0.48 acres

Number of Lots: 1 existing, 2 proposed

Zoning: R-3 (Single Family Residential)/DROD Area 1

Comp Plan: Level 2 (Urban Residential)

Lot Split request LOT-002270-2025 involves 0.48 acres platted as Lots 4 through 9, Block 12, Original Town of Broken Arrow, is zoned R-3 (Single Family Residential)/DROD (Downtown Residential Overlay District) Area 1, and is located approximately one-third mile south of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st E. Avenue).

According to FEMA Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available to each lot from City of Broken Arrow.

LOT-002270-2025 was discussed by the Technical Advisory Committee on July 1, 2025. Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream, and Cox Communications did not indicate any issues with the proposed lot split.

Attachments: Case map
Aerial
Exhibit

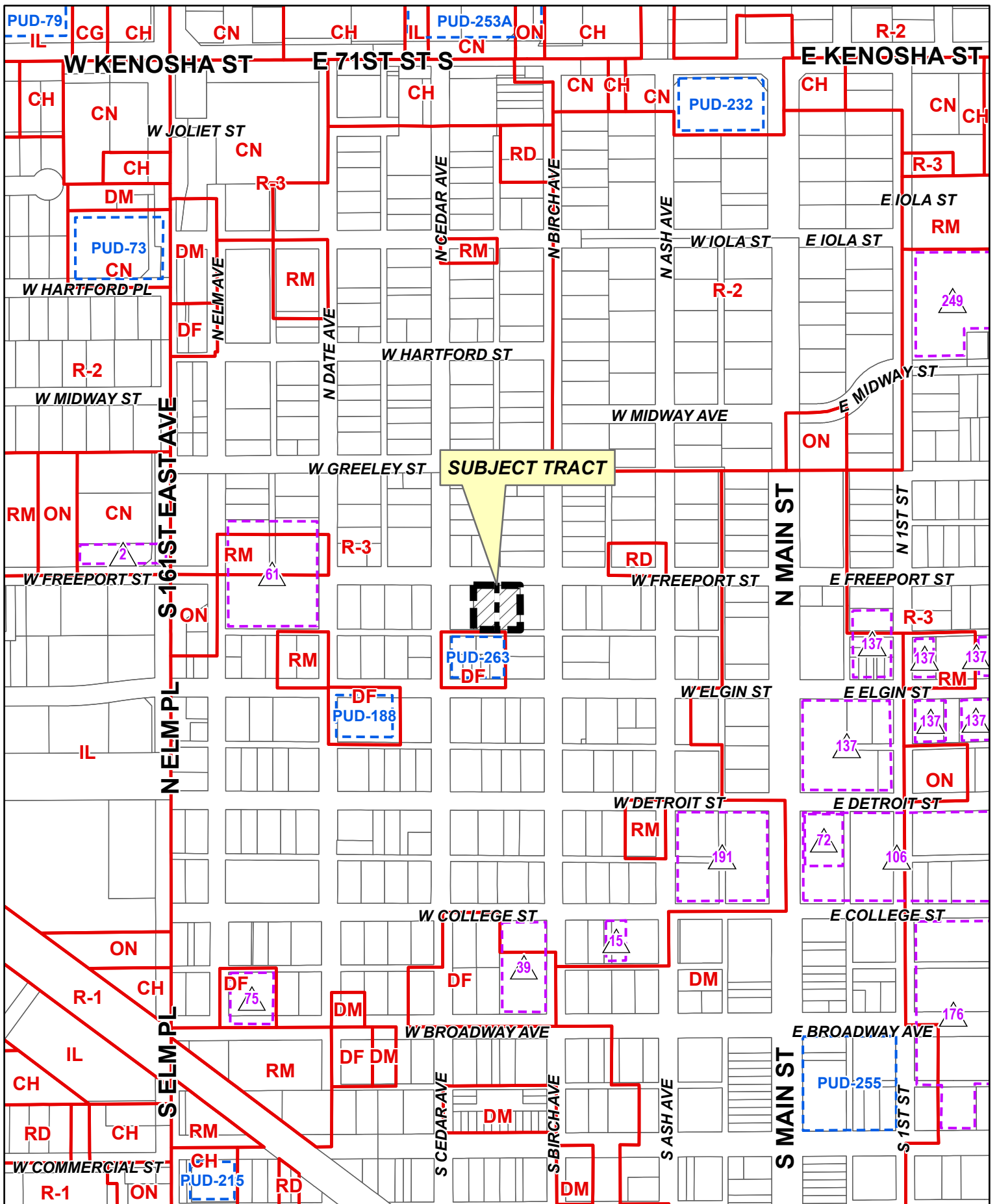
Recommendation:

Staff recommends LOT-002270-2025 be approved, subject to new warranty deeds for all parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

MEH

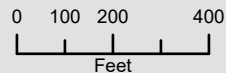


300' Radius



Subject
Tract

LOT-002270-2025



11 18-14





Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2023



Subject
Tract

LOT-002270-2025

0 100 200 400
Feet

11 18-14



PLAT OF SURVEY

LEGAL DESCRIPTION OF RECORD:

LOTS FOUR (4) THROUGH NINE (9), BLOCK TWELVE (12), ORIGINAL TOWN OF BROKEN ARROW, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

FLOOD NOTE:

By graphic plotting only, this property is in Zone X (Unshaded) of the Flood Insurance Rate Map, Community No. 40143C, Map Number 0391L which bears an effective date of September 30th, 2016 and is not in a special flood hazard area. As shown on the fema website (<http://msc.fema.gov>) by firmette created on March 27th, 2025. No field surveying was performed to determine this zone.

LEGEND

FOUND MONUMENT

SET 1/2" IRON PIN W/ CAP
STAMPED "BAKER"

(XX.XX')

RECORD DIMENSIONS

XX.XX'

MEASURED DIMENSIONS

—

PROPERTY LINE

—E

UNDERGROUND ELECTRIC

—G

GAS

—COM

UNDERGROUND COMMUNICATION

—W

WATER

—SWR

SEWER

—X

FENCE



NOTES:

BASIS OF BEARING FOR THIS SURVEY IS ASSUMED. THE NORTH LINE OF BLOCK 12 BROKEN ARROW OT IS ASSUMED TO HAVE A BEARING OFR OF S 88°53'36" W

ALL UNITS ARE U.S. SURVEY FEET

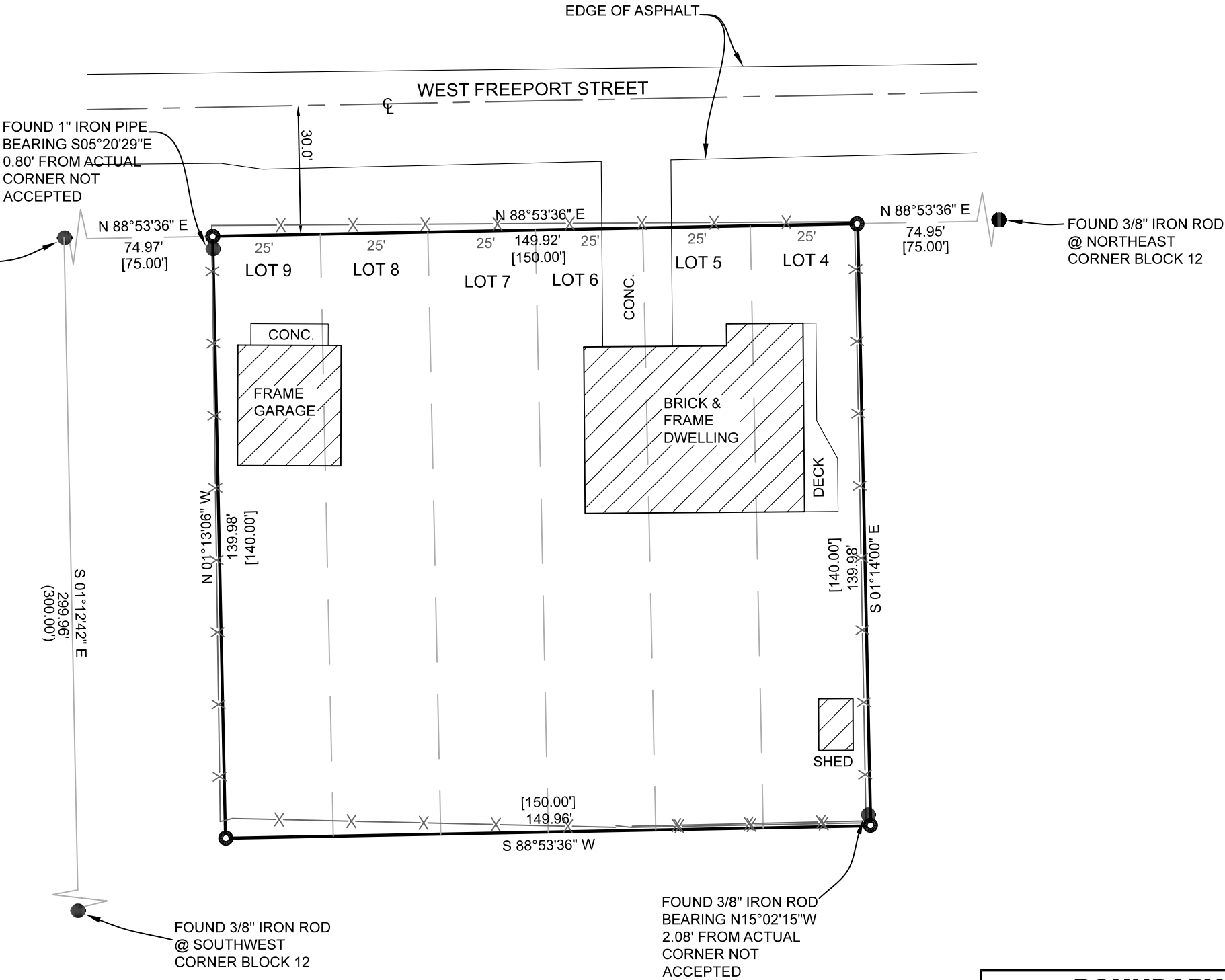
CERTIFICATION:

I SALVADOR TITONE, PLS #1460, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD REQUIREMENTS AS SET FORTH BY THE OKLAHOMA BOARD OF LICENSURE FOR PROFESSIONAL SURVEYORS. ALL FIELD WORK WAS COMPLETED ON 03/20/2025.



SIGNED: 03/27/2025

BAKER SURVEYING, LLC
4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2026
WWW.BAKER-SURVEYING.COM
8) 271-5793



BOUNDARY SURVEY

LOTS FOUR (4) THROUGH NINE (9), BLOCK TWELVE (12) ORIGINAL TOWN OF BROKEN ARROW, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

DATE: MARCH 27TH, 2025
SCALE: 1"=30'
DWG BY: GWB
CHECKED BY: ST
MAPPING PROJECTION: OK-NORTH
DRAWING #: 001
JOB #: 25193488

BAKER

SURVEYING, LLC

4677 SOUTH 83RD EAST AVE.
Tulsa, OK 74145
CA #5816 Expires 6/30/26

SHEET 1 OF 1

REVISION
S4S-3/3/25

DATE OF LAST FIELD VISIT 03/20/2025



FILE: Y:\Surveys\Broken Arrow OT\14 - 9 B12 Boundary\Final Drawings\Broken Arrow OT 14-9 B12 FINAL.dwg



City of Broken Arrow

Request for Action

File #: 25-987, **Version:** 1

**Broken Arrow Planning Commission
07-10-2025**

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of BAL-001578-2025, 21060 E 45th Street, 1 lot to 2 lots, 2.32 acres, RS-4 (Single Family Residential), located approximately one-half mile south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)

Background:

Applicant: Bruce Russell

Owner: Ruth Ann Robbins Rev Trust

Developer: N/A

Surveyor: White Surveying

Location: Approximately one-half mile south of Dearborn Street (41st Street), one-eighth miles west of 37th Street (209th E. Avenue)

Size of Tract 2.32 acres

Number of Lots: 1 existing, 2 proposed

Zoning: RS-4 (Single Family Residential) via BAZ-002217-2025

Comp Plan: Level 3 (Transition Area)

Lot Split request BAL-001578-2025 involves 2.32 acres platted as Sun City IV, Lot 2, Block 5. The property is located approximately one-half mile south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue).

BAZ-002217-2025, a request to rezone this property from A-RMH (Annexed Residential Mobile Home) to RS-4 (Single-Family Residential) was reviewed by the Planning Commission on June 26, 2025. The City Council will review the request on July 14, 2025. The RS-4 zoning district has minimum lot area of 6,500 square feet and frontage requirements of 55-feet. Both lots created by this lot split meet the dimensional requirements of the zoning district.

According to FEMA Maps, none of this property is located within the 100-year floodplain.

Water is available to each lot. An existing waterline for a property to the south crosses this property. A utility easement to cover the existing line will be required as a condition of approval of this lot split. Sanitary sewer is provided via on-site septic systems. The entirety of each system shall be located within the newly created lot boundaries of the structure it serves as shown in the attached survey.

BAL-001578-2025 was discussed by the Technical Advisory Committee on July 1, 2025. Oklahoma Natural

Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream, and Cox Communications did not indicate any issues with the proposed lot split.

Attachments: Case map
Aerial
Legal Descriptions
Property Survey

Recommendation:

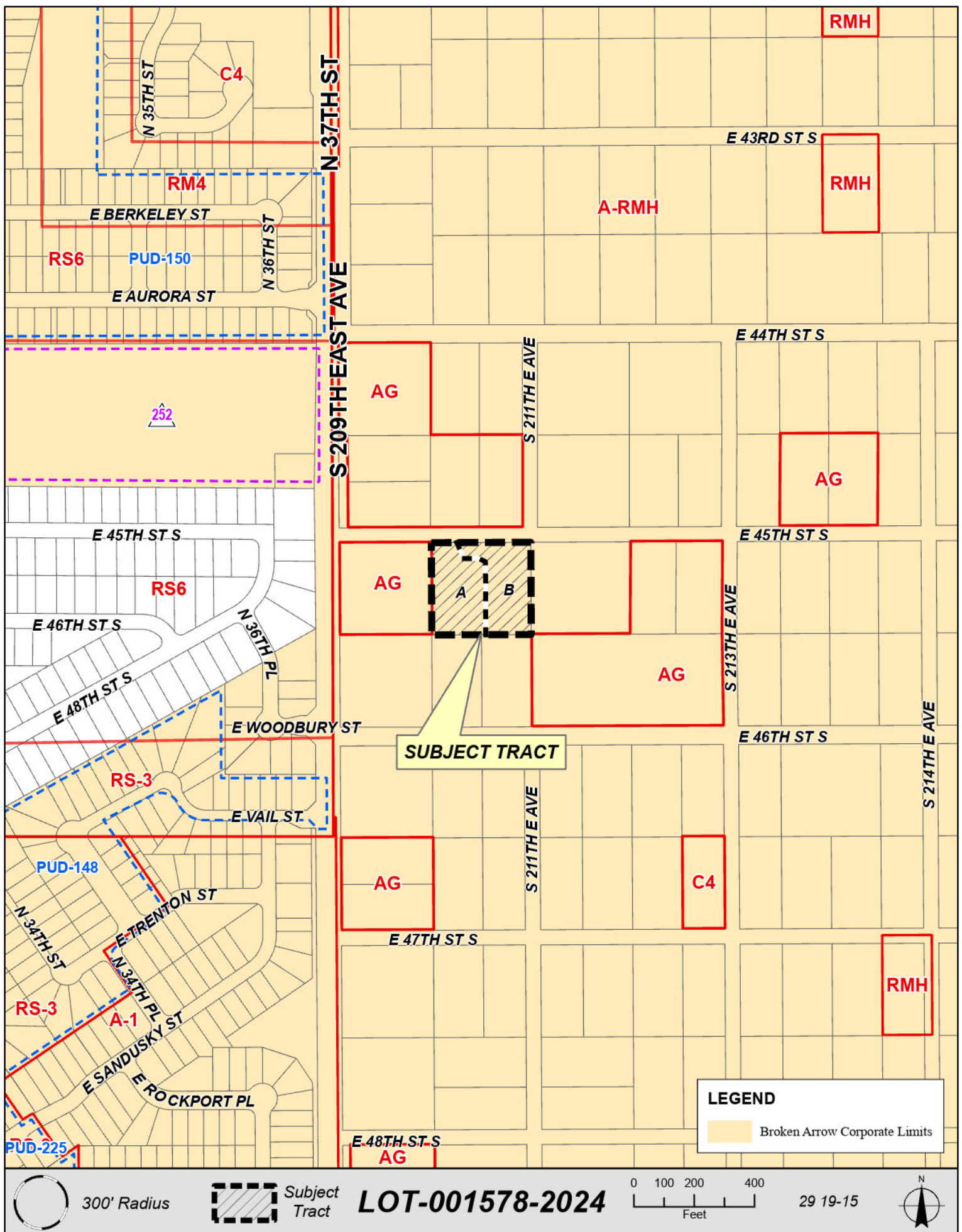
Staff recommends BAL-001578-2025 be approved, subject to the following:

1. A new warranty deed for all parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Wagoner County
2. A utility easement being dedicated for the protection of the existing waterline
3. City Council approval of BAZ-002217-2027

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY





Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject
Tract

LOT-001578-2024

0 100 200 400
Feet

29 19-15



LOT 2A: ADDRESS: 21060 E 45th St S, LOT 2A

A TRACT OF LAND BEING A PART OF LOT TWO (2), BLOCK FIVE (5), SUN CITY IV, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°49'24" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR 84.19 FEET; THENCE SOUTH 26°10'36" EAST FOR 58.48 FEET; THENCE NORTH 88°49'24" EAST FOR 46.86 FEET; THENCE SOUTH 67°20'36" EAST FOR 25.90 FEET; THENCE SOUTH FOR 01°-19'56" EAST FOR 242.56 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88°49'18" WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 179.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01°19'56" WEST ALONG THE WEST LINE OF SAID LOT 2 FOR 306.03 FEET TO THE POINT OF BEGINNING.

LOT 2B: ADDRESS: 21060 E 45th St S, LOT 2B

A TRACT OF LAND BEING A PART OF LOT TWO (2), BLOCK FIVE (5), SUN CITY IV, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°49'24" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR 84.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°49'24" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR 245.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 01°20'36" EAST ALONG THE EAST LINE OF SAID LOT 2 FOR 306.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°49'18" WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 150.52 FEET; THENCE NORTH 01°19'56" WEST FOR 242.56 FEET; THENCE NORTH 67°20'36" WEST FOR 25.90 FEET; THENCE SOUTH 88°49'24" WEST FOR 46.86 FEET; THENCE NORTH 26°10'36" WEST FOR 58.48 FEET TO THE POINT OF BEGINNING.

TRACT 2A AND 2B DESCRIPTIONS PREPARED BY JOHN L. LIBBY, JR., PLS 1806 ON MARCH 5, 2025.

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE AND THE NORTH LINE OF LOT 2, BLOCK 5, SUN CITY IV BEING NORTH 88°49'24" EAST.

LOT 2A: ADDRESS: 21060 E 45th St S, LOT 2A

A TRACT OF LAND BEING A PART OF LOT TWO (2), BLOCK FIVE (5), SUN CITY IV, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°49'24" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR 84.19 FEET; THENCE SOUTH 26°10'36" EAST FOR 58.48 FEET; THENCE NORTH 88°49'24" EAST FOR 46.86 FEET; THENCE SOUTH 67°20'36" EAST FOR 25.90 FEET; THENCE SOUTH FOR 01°-19'56" EAST FOR 242.56 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88°49'18" WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 179.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01°19'56" WEST ALONG THE WEST LINE OF SAID LOT 2 FOR 306.03 FEET TO THE POINT OF BEGINNING.

LOT 2B: ADDRESS: 21060 E 45th St S, LOT 2B

A TRACT OF LAND BEING A PART OF LOT TWO (2), BLOCK FIVE (5), SUN CITY IV, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°49'24" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR 84.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°49'24" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR 245.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 01°20'36" EAST ALONG THE EAST LINE OF SAID LOT 2 FOR 306.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°49'18" WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 150.52 FEET; THENCE NORTH 01°19'56" WEST FOR 242.56 FEET; THENCE NORTH 67°20'36" WEST FOR 25.90 FEET; THENCE SOUTH 88°49'24" WEST FOR 46.86 FEET; THENCE NORTH 26°10'36" WEST FOR 58.48 FEET TO THE POINT OF BEGINNING.

TRACT 2A AND 2B DESCRIPTIONS PREPARED BY JOHN L. LIBBY, JR., PLS 1806 ON MARCH 5, 2025.

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE AND THE NORTH LINE OF LOT 2, BLOCK 5, SUN CITY IV BEING NORTH 88°49'24" EAST.



City of Broken Arrow

Request for Action

File #: 25-988, **Version:** 1

Broken Arrow Planning Commission
07-10-2025

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of LOT-002272-2025, Lynn Corner, 1 lot to 2 lots, 28.35 acres, Zoning District, located on the northeast corner of 9th Street (Lynn Lane) and Washington Street (91st Street)

Background:

Applicant: Tanner Consulting

Owner: Margaret Scraper

Developer: The Calera Group

Surveyor: Tanner Consulting

Location: On the northeast corner of 9th Street (Lynn Lane) and Washington Street (91st Street)

Size of Tract 28.35 acres

Number of Lots: 2 proposed

Zoning: A-1 (Agricultural) to RS-4 (Single-Family Residential) and CG (Commercial General) via BAZ-002200-2025

Comp Plan: Levels 3 and 4

Lot Split request LOT-002272-2025 involves 28.35 acres, which is currently unplatted. The property is located on the northeast corner of 9th Street (Lynn Lane) and Washington Street (91st Street). The applicant is requesting this split for the purpose of developing the properties separately.

The RS-4 and CG zoning districts have minimum lot area and frontage requirements as shown below. All lots created by this lot split meet the dimensional requirements of the zoning district.

	RS-4 Zoning District (Tract 1)	CG Zoning District (Tract 2)
Minimum Area:	6,500 square feet	None
Minimum Frontage:	55-feet	200-feet

According to FEMA Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available to each lot from the City of Broken Arrow. Connections to utilities will be provided as each property is platted.

LOT-002272-2025 was discussed by the Technical Advisory Committee on July 1, 2025. Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream, and Cox Communications did not

indicate any issues with the proposed lot split.

Attachments: Case map
 Aerial
 Exhibits

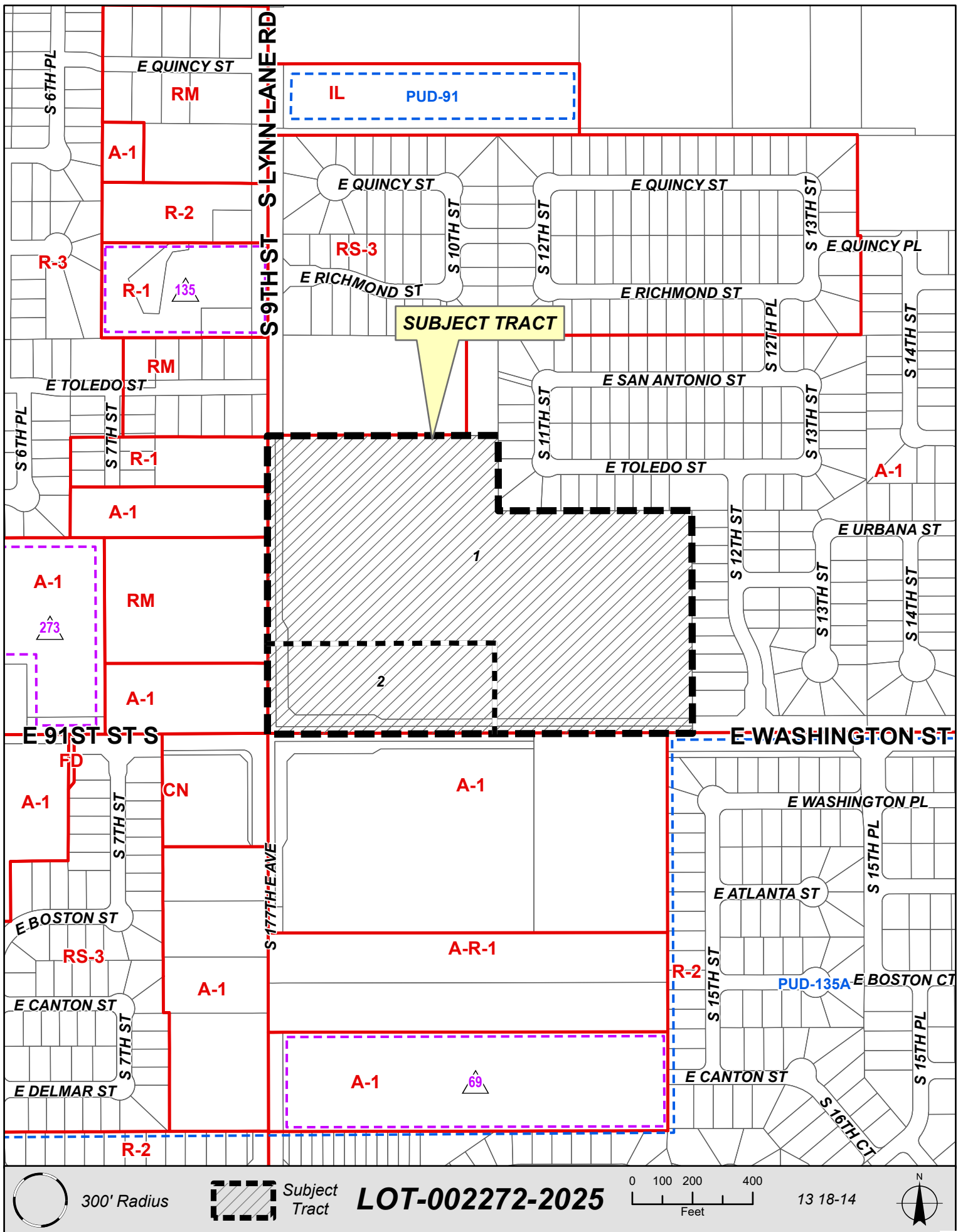
Recommendation:

Staff recommends LOT-002272-2025 be approved, subject to new warranty deeds for all parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed by: **Amanda Yamaguchi**

Approved by: **Rocky Henkel**

ALY



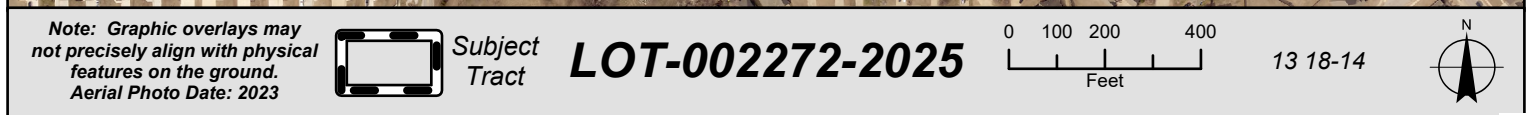


Exhibit "A.1"
Lynn Corner
Overall Tract Description

PAGE 1 OF 2

Description

A TRACT OF LAND BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID S/2 SW/4; THENCE NORTH 1°17'41" WEST, AND ALONG THE WEST LINE OF THE S/2 SW/4, FOR A DISTANCE OF 991.66 FEET; THENCE NORTH 88°45'28" EAST FOR A DISTANCE OF 764.55 FEET; THENCE SOUTH 1°16'60" EAST FOR A DISTANCE OF 249.52 FEET; THENCE NORTH 88°45'45" EAST FOR A DISTANCE OF 642.34 FEET; THENCE SOUTH 1°18'26" EAST FOR A DISTANCE OF 741.94 FEET TO A POINT ON THE SOUTH LINE OF THE S/2 SW/4; THENCE SOUTH 88°45'02" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1406.93 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1,234,709 SQUARE FEET OR 28.345 ACRES.

Basis of Bearing


THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

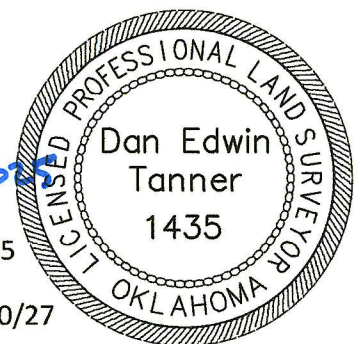
- (A) FOUND MAGNETIC NAIL AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
- (B) FOUND BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°45'02" WEST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.


DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/27

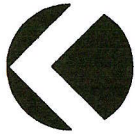


 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

Exhibit "A.1"

Lynn Corner

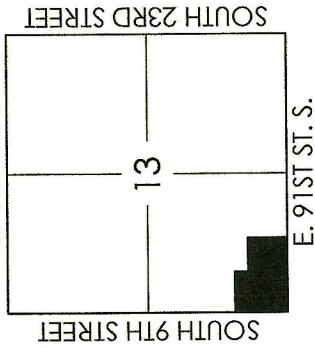
Overall Tract Exhibit



NORTH
NOT TO SCALE

LEGEND

Δ	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
ITB	INITIAL TANGENT BEARING
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT



Location Map

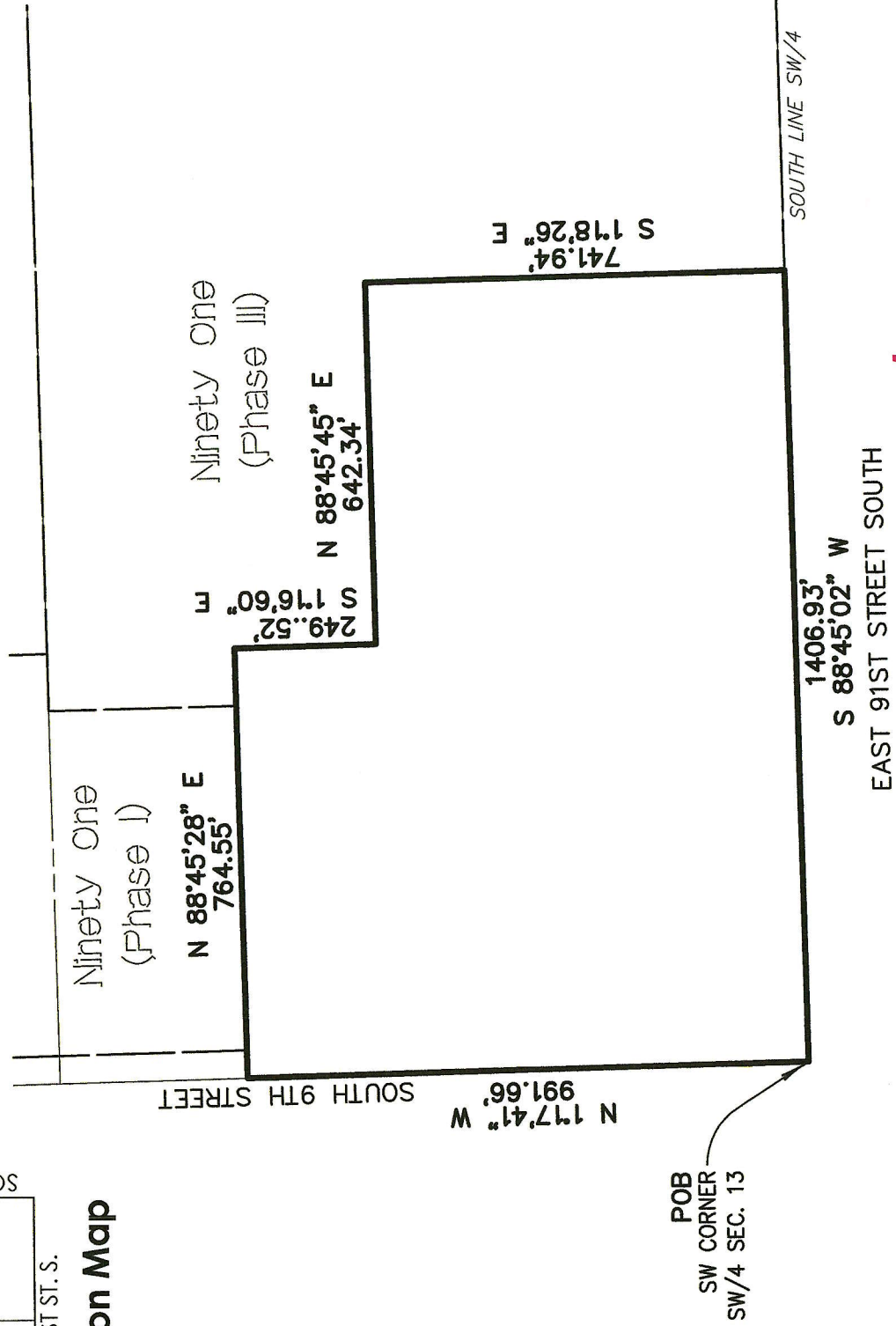


Exhibit "A.2"
Lynn Corner
Split Tract 1 Description

PAGE 1 OF 2

Description

A TRACT OF LAND THAT IS A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID S/2 SW/4, THENCE NORTH 1°17'41" WEST AND ALONG THE WEST LINE OF SAID S/2 SW/4 FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 1°17'41" WEST AND CONTINUING ALONG SAID WEST LINE FOR A DISTANCE OF 691.66 FEET TO A POINT AT THE SOUTHWEST CORNER OF "NINETY ONE - PHASE 1", A REPLAT OF "CROSSINGS AT LYNN LANE 1", CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6743); THENCE NORTH 88°45'23" EAST AND ALONG THE SOUTH LINE OF SAID "NINETY ONE - PHASE 1" AND ALONG THE SOUTH LINE OF RESERVE AREA "2", "NINETY ONE - PHASE 3", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6830), FOR A DISTANCE OF 764.55 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID RESERVE AREA "2", "NINETY ONE - PHASE 3"; THENCE ALONG THE WEST AND SOUTHWEST LINES OF SAID "NINETY ONE - PHASE 3" FOR THE FOLLOWING THREE (3) COURSES SOUTH 1°16'00" EAST FOR A DISTANCE OF 249.52 FEET; THENCE NORTH 88°45'45" EAST FOR A DISTANCE OF 642.34 FEET; THENCE SOUTH 1°18'26" EAST FOR A DISTANCE OF 741.94 FEET TO A POINT ON THE SOUTH LINE OF SAID S/2 SW/4 OF SECTION 13; THENCE SOUTH 88°45'02" WEST AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 656.93 FEET; THENCE NORTH 1°17'41" WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 88°45'02" WEST FOR A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1,009,713 SQUARE FEET OR 23.180 ACRES.

Basis of Bearing

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:


(a) FOUND MAGNETIC NAIL AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;

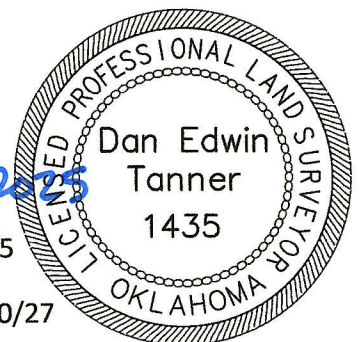
(b) FOUND BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°45'02" WEST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.


DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/27



 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

Exhibit "A.2"

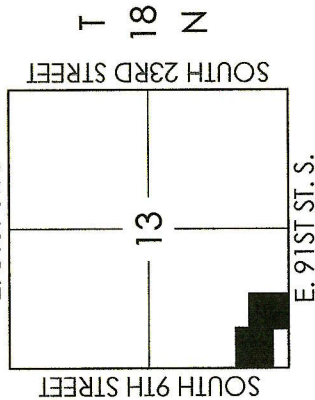
Lynn Corner Tract 1 Exhibit

LEGEND

Δ	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
ITB	INITIAL TANGENT BEARING
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT



NORTH
NOT TO SCALE



Location Map

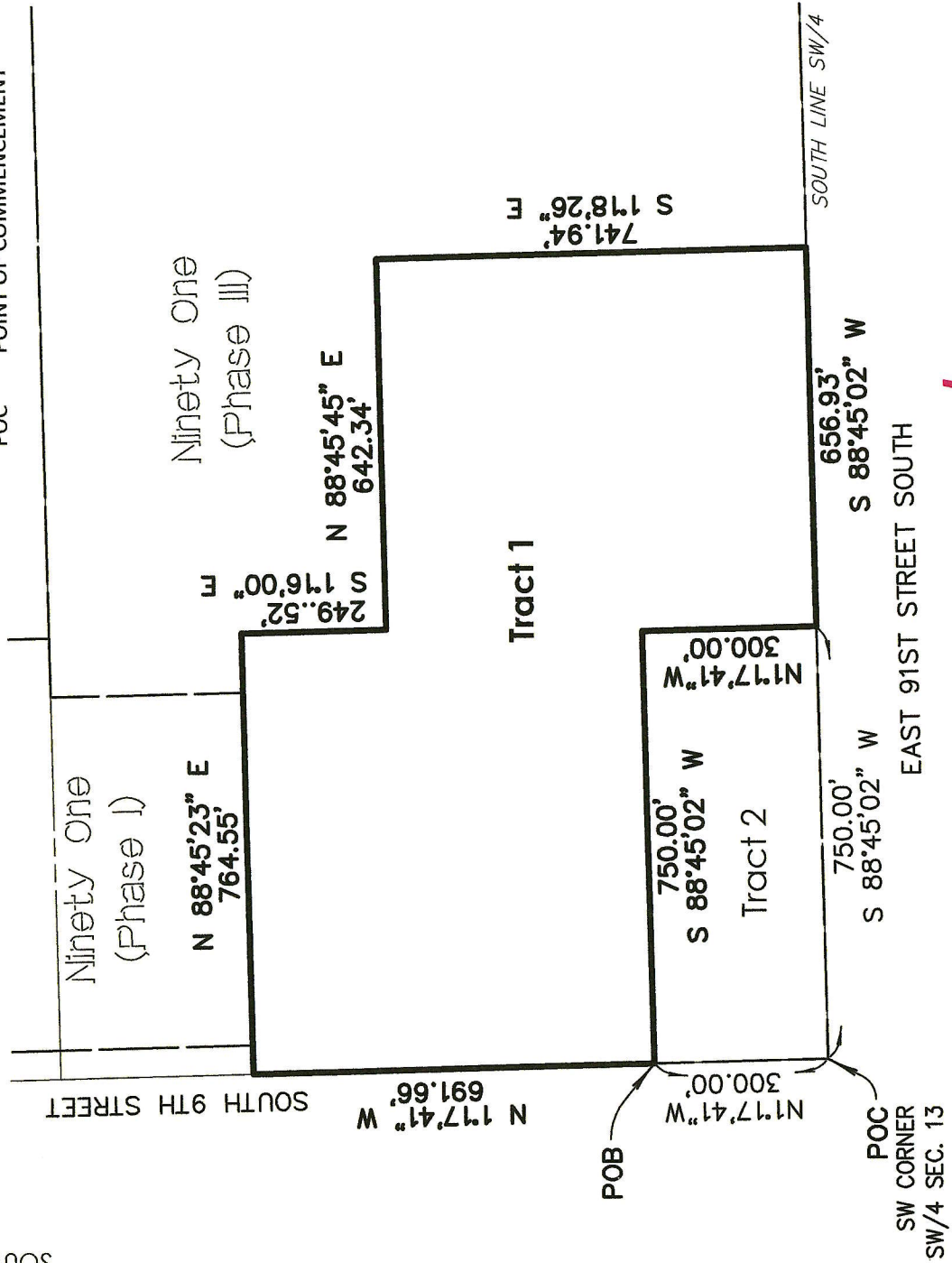


Exhibit "A.3"

Lynn Corner

Tract 2 Description

PAGE 1 OF 2

Description

A TRACT OF LAND THAT IS A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID S/2 SW/4; THENCE NORTH 1°17'41" WEST AND ALONG THE WEST LINE OF S/2 SW/4 FOR A DISTANCE OF 300.00 FEET; THENCE NORTH 88°45'02" EAST AND PARALLEL WITH THE SOUTH LINE OF THE S/2 SW/4, FOR A DISTANCE OF 750.00 FEET; THENCE SOUTH 1°17'41" EAST AND PARALLEL WITH SAID WEST LINE, FOR A DISTANCE OF 300.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 88°45'02" WEST AND ALONG THE SOUTH LINE, FOR A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 225,000 SQUARE FEET OR 5.165 ACRES.

Basis of Bearing

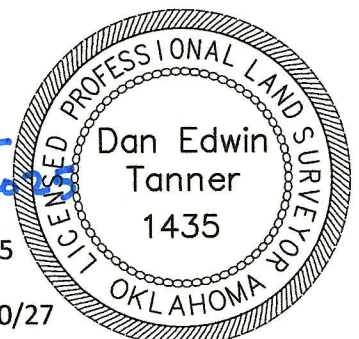
1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (a) FOUND MAGNETIC NAIL AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
 - (b) FOUND BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°45'02" WEST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

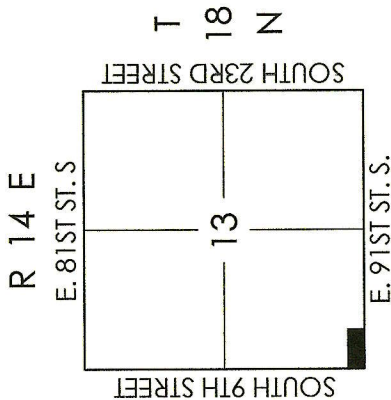
DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/27



 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

Exhibit "A.3"

Lynn Corner
Tract 2 Exhibit



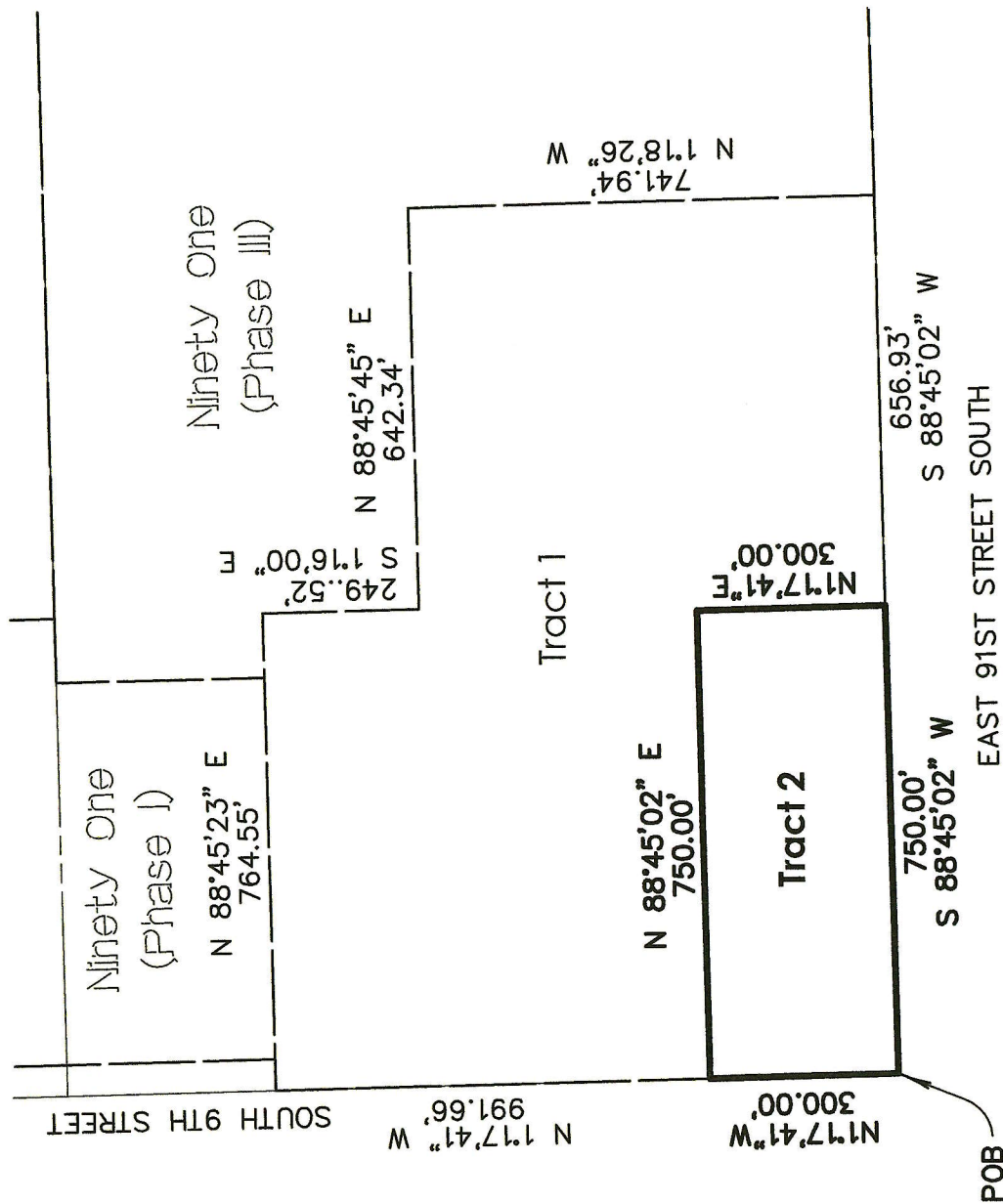
Location Map

LEGEND

- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- ITB INITIAL TANGENT BEARING
- L LENGTH OR ARC LENGTH
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



NORTH
NOT TO SCALE





City of Broken Arrow

Request for Action

File #: 25-984, **Version:** 1

**Broken Arrow Planning Commission
07-10-2025**

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of PT-002271-2025|PR-000800-2025, Preliminary Plat for Lynn Corner, 23.18 acres, 79 lots, A-1 (Agricultural) to RS-4 (Single-Family Residential) via BAZ-002200-2025, located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)

Background:

Applicant: Erik Enyart (Tanner Consulting)
Owner: TJ Gugliemo (Calara Land OK LLC)
Developer: The Calera Group
Engineer: Tanner Consulting
Location: At the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)
Size of Tract Approximately 23.18 acres
Number of Lots: 79
Present Zoning: RS-4 (Single-Family Residential)
Proposed Zoning:
Comp Plan: Level 3 (Transition Area) via COMP-002056-2025

PT-002271-2025, the preliminary plat for Lynn Corner, contains 79 lots on 23.18 acres. This property is generally located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)). The property is currently unplatted.

BAZ-002200-2025 was a request to rezone the property from A-1 (Agricultural) to RS-4 (Single-Family Residential) and CG (Commercial General). The rezoning was heard by Planning Commission on June 12, 2025 where it was recommended for approval. BAZ-002200-2025 was approved by City Council on June 16, 2025, subject to platting. PT-002271-2025 is the first application towards platting this property and implementing BAZ-002200-2025.

This development will have access via East Washington Street and South Lynn Lane Road.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

Attachments: Checklist
Lynn Corner Preliminary Plat

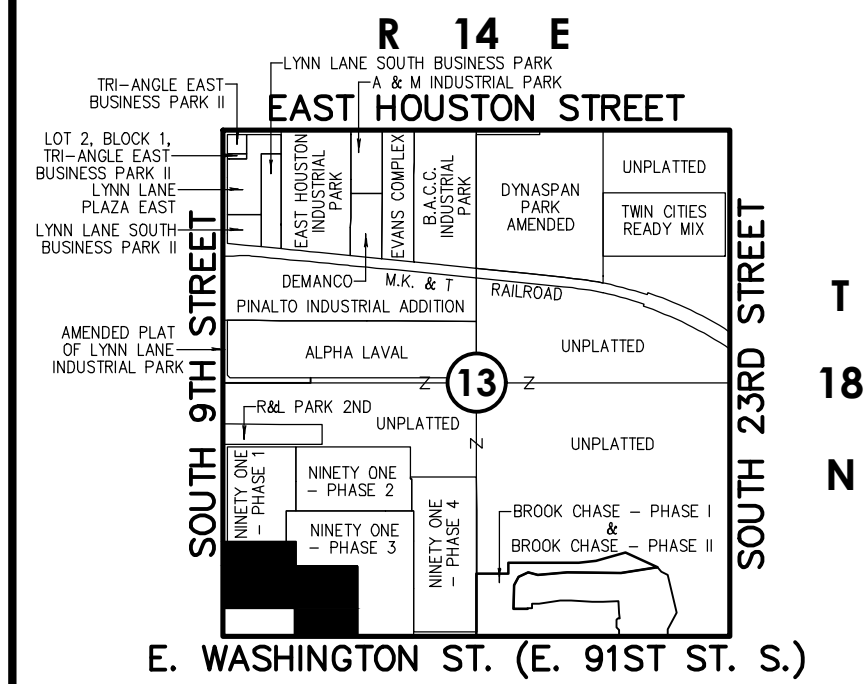
Recommendation:

Staff recommends PT-002271-2025|PR-000800-2025, preliminary plat for Lynn Corner, be approved subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JJR



Location Map
Scale: 1"= 200'

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA2661" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A). FOUND MAGNETIC NAIL AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
(B). FOUND BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°45'02" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BROKEN ARROW AND WERE 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.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 9TH STREET (SOUTH LYNN LANE ROAD) AND EAST WASHINGTON STREET (EAST 91ST STREET SOUTH) BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
- ACCESS IS RESTRICTED AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN ARROW ZONING ORDINANCE RESTRICTIONS APPLY TO LOTS WITH LOT LINES DESIGNATED "RESTRICTED ACCESS" OR "R.A." THIS NOTE IS IN REFERENCE AND SUBORDINATE TO THE CITY OF BROKEN ARROW RESTRICTIVE COVENANTS.
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-000000.
- THE SUBJECT PROPERTY IS ENTIRELY LOCATED WITHIN FEMA FLOODPLAIN ZONE "X", ARE PER MAP #401430392L WITH THE EFFECTIVE DATE OF SEPTEMBER 30, 2016.
- THE MINIMUM FINISHED FLOOR ELEVATIONS AS SHOWN ON THE FINAL PLAT ARE RECOMMENDATIONS ONLY AND SHOULD NOT BE CONSIDERED AS THE FINAL PROPER FINISHED FLOOR ELEVATION OF ANY PROPOSED DWELLING. THE RESPECTIVE OWNER OF EACH DWELLING AND THE OWNER'S BUILDER SHALL BE RESPONSIBLE FOR DETERMINING THE PROPER FINISHED FLOOR ELEVATION OF THE RESPECTIVE DWELLING.

Minimum FFE Table

AREA LABEL	FFE	AREA LABEL	FFE
BLOCK 1 LOT 1	000.00	BLOCK 5 LOT 13	000.00
BLOCK 1 LOT 2	000.00	BLOCK 5 LOT 14	000.00
BLOCK 1 LOT 3	000.00	BLOCK 5 LOT 15	000.00
BLOCK 1 LOT 4	000.00	BLOCK 5 LOT 16	000.00
BLOCK 1 LOT 5	000.00	BLOCK 5 LOT 17	000.00
BLOCK 1 LOT 6	000.00	BLOCK 5 LOT 18	000.00
BLOCK 1 LOT 7	000.00	BLOCK 5 LOT 19	000.00
BLOCK 1 LOT 8	000.00	BLOCK 5 LOT 20	000.00
BLOCK 1 LOT 9	000.00	BLOCK 5 LOT 21	000.00
BLOCK 1 LOT 10	000.00	BLOCK 5 LOT 22	000.00
BLOCK 1 LOT 11	000.00	BLOCK 5 LOT 23	000.00
BLOCK 1 LOT 12	000.00	BLOCK 5 LOT 24	000.00
BLOCK 1 LOT 13	000.00	BLOCK 5 LOT 25	000.00
BLOCK 1 LOT 14	000.00	BLOCK 5 LOT 26	000.00
BLOCK 2 LOT 1	000.00	BLOCK 5 LOT 27	000.00
BLOCK 2 LOT 2	000.00	BLOCK 5 LOT 28	000.00
BLOCK 2 LOT 3	000.00	BLOCK 5 LOT 29	000.00
BLOCK 2 LOT 4	000.00	BLOCK 5 LOT 30	000.00
BLOCK 3 LOT 1	000.00	BLOCK 5 LOT 31	000.00
BLOCK 3 LOT 2	000.00	BLOCK 5 LOT 32	000.00
BLOCK 3 LOT 3	000.00	BLOCK 5 LOT 33	000.00
BLOCK 3 LOT 4	000.00	BLOCK 5 LOT 34	000.00
BLOCK 3 LOT 5	000.00	BLOCK 5 LOT 35	000.00
BLOCK 4 LOT 1	000.00	BLOCK 5 LOT 36	000.00
BLOCK 4 LOT 2	000.00	BLOCK 5 LOT 37	000.00
BLOCK 4 LOT 3	000.00	BLOCK 5 LOT 38	000.00
BLOCK 5 LOT 1	000.00	BLOCK 5 LOT 39	000.00
BLOCK 5 LOT 2	000.00	BLOCK 5 LOT 40	000.00
BLOCK 5 LOT 3	000.00	BLOCK 5 LOT 41	000.00
BLOCK 5 LOT 4	000.00		
BLOCK 5 LOT 5	000.00		
BLOCK 5 LOT 6	000.00		
BLOCK 5 LOT 7	000.00		
BLOCK 5 LOT 8	000.00		
BLOCK 5 LOT 9	000.00		
BLOCK 5 LOT 10	000.00		
BLOCK 5 LOT 11	000.00		
BLOCK 5 LOT 12	000.00		

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD BRG(CB)	CHORD DIS(CD)
1	39.27'	25.00'	90°00'00"	N43°45'02"E	35.36'
2	39.27'	25.00'	90°00'00"	N46°14'58"W	35.36'
3	16.09'	25.00'	36°52'12"	N19°41'04"W	15.81'
4	142.89'	50.00'	163°44'23"	N43°45'02"E	98.99'
5	16.09'	25.00'	36°52'12"	N72°48'53"W	15.81'
6	16.09'	25.00'	36°52'12"	N70°18'56"E	15.81'
7	142.89'	50.00'	163°44'23"	N46°14'58"W	98.99'
8	16.09'	25.00'	36°52'12"	N17°11'07"E	15.81'

Preliminary Plat Lynn Corner

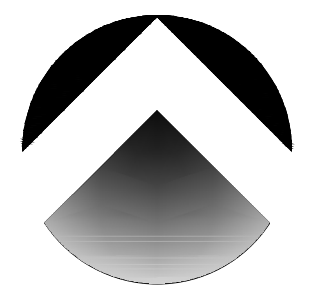
PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:
Calara Land (OK), LLC

CONTACT: TJ GUGLIEMO
EMAIL: TJ.GUGLIEMO@CALARA.COM
4058 N. College Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (918) 691-8884



NORTH

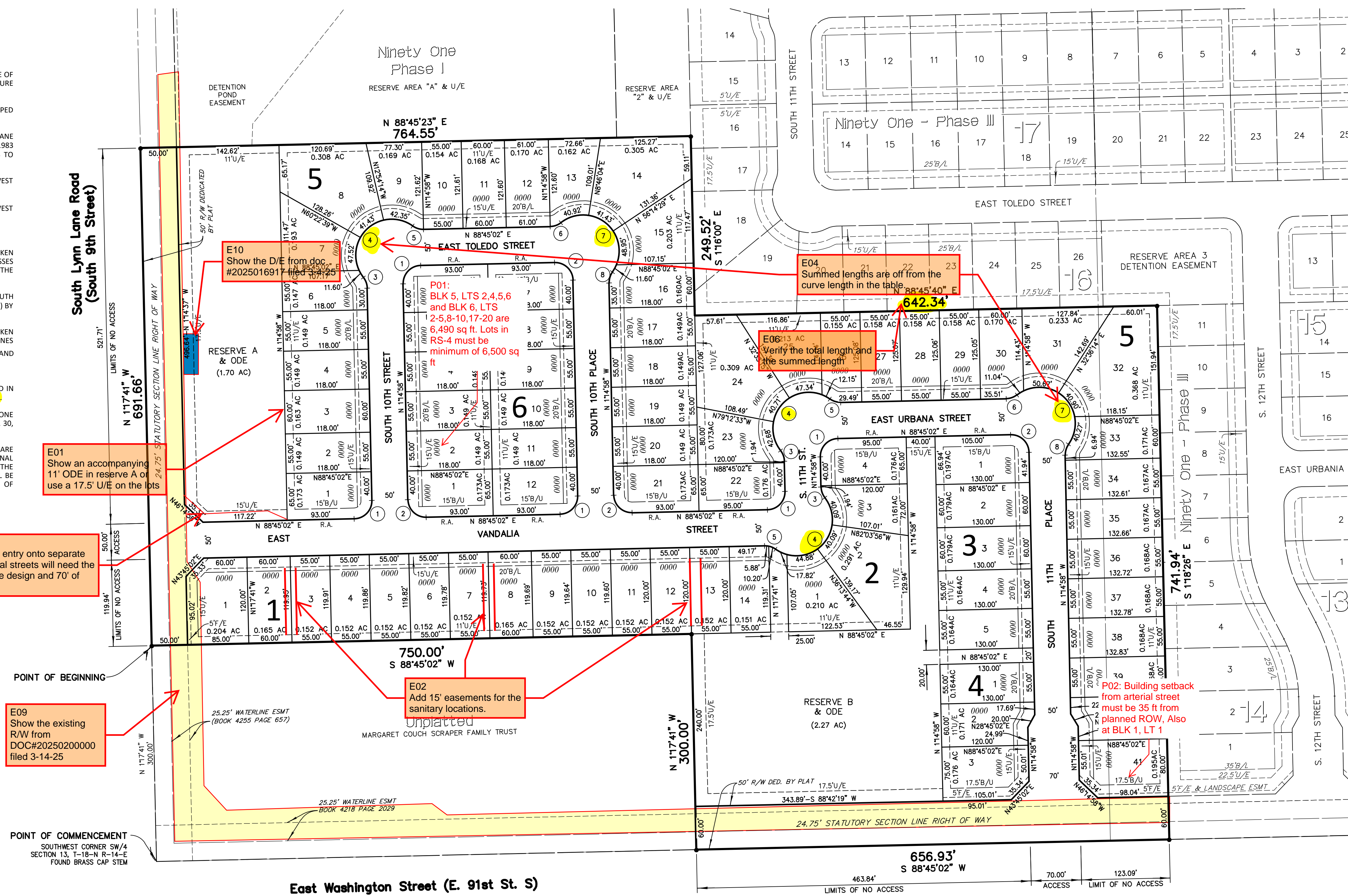
Scale: 1"= 80'
Tanner Consulting

LEGEND

AC	ACRES
B/L	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
A	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
F/E	FENCE EASEMENT
F/E	FINISHED FLOOR ELEVATION (MIN RECOMMENDATION)
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R.A.	RESTRICTED ACCESS (SEE NOTE 6)
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1/234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

SUBDIVISION CONTAINS:

SEVENTY-NINE (79) LOTS
IN SIX (6) BLOCKS
WITH TWO (2) RESERVE AREAS
GROSS SUBDIVISION AREA: 23.180 ACRES



APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.
Mayor _____
Attest: City Clerk _____

DATE OF PREPARATION: June 6, 2025

E07
List the BA project number
PR-000800-2025

Lynn Corner
SHEET 1 OF 3

Preliminary Plat

Lynn Corner

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT _____, A[N] [STATE] [CORPORATE ENTITY TYPE], HEREINAFTER REFERRED TO AS THE "OWNER" OR "DECLARANT," IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4, THENCE NORTH 1°17'41" WEST AND ALONG THE WEST LINE OF SAID SW/4 FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 1°17'41" WEST AND CONTINUING ALONG SAID WEST LINE FOR A DISTANCE OF 691.66 FEET TO A POINT AT THE SOUTHWEST CORNER OF "NINETY ONE - PHASE 1", A REPLAT OF "CROSSINGS AT LYNN LANE 1", CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6743); THENCE NORTH 88°45'23" EAST AND ALONG THE SOUTH LINE OF SAID "NINETY ONE - PHASE 1" AND ALONG THE SOUTH LINE OF RESERVE AREA "2", "NINETY ONE - PHASE 3", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6830), FOR A DISTANCE OF 764.55 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID RESERVE AREA "2", "NINETY ONE - PHASE 3"; THENCE ALONG THE WEST AND SOUTHWEST LINES OF SAID "NINETY ONE - PHASE 3 FOR THE FOLLOWING THREE (3) COURSES SOUTH 1°16'00" EAST FOR A DISTANCE OF 249.52 FEET; THENCE NORTH 88°45'40" EAST FOR A DISTANCE OF 642.34 FEET; THENCE SOUTH 1°18'26" EAST FOR A DISTANCE OF 741.94 FEET TO A POINT ON THE SOUTH LINE OF SAID SW/4 OF SECTION 13; THENCE SOUTH 88°45'02" WEST AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 656.93 FEET; THENCE NORTH 1°17'41" WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 88°45'02" WEST FOR A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,009,713 SQUARE FEET OR 23.180 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (A) FOUND MAGNETIC NAIL AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 24;
- (B) FOUND BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 24;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH88°45'12" EAST.

THE OWNER HAS CAUSED THE SAME TO BE SURVEYED, STAKED, PLATTED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO () LOTS IN () BLOCKS, () RESERVE AREAS, AND STREETS AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "LYNN CORNER", A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, (WHEREVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "LYNN CORNER" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE, LIKEWISE, WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE). 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 SUCCESSORS, GRANTEES, AND ASSIGNS, AND THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER, ALL LOT OWNERS WITHIN THE SUBDIVISION, AND BY THE OTHER BENEFICIARIES OF THE COVENANTS AS SET FORTH BELOW.

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS:

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER 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, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, 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, TOGETHER WITH SIMILAR EASEMENT RIGHTS WITHIN THE PUBLIC STREETS, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REMOVE, AND REPLACE WATERLINES, STORM SEWER LINES, AND SANITARY SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REMOVING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER, STORM SEWER, AND SANITARY SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT AND TO AREAS OUTSIDE OF THE PLAT.

THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT AND RESERVE AREA OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY REQUIRED 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, OR LANDSCAPING THAT DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID WITHIN SUCH EASEMENTS.

B. UNDERGROUND SERVICE:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN RIGHTS-OF-WAY OF SOUTH 9TH STREET (ALSO KNOWN AS SOUTH LYNN LANE ROAD) AS DEDICATED BY THIS PLAT, WITHIN THE RIGHT-OF-WAY OF EAST WASHINGTON STREET (ALSO KNOWN AS EAST 91ST STREET SOUTH) AS DEDICATED BY THIS PLAT, AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE 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 OR RESERVE AREA, 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 OR RESERVE AREA, COVERING A FIVE (5) FOOT STRIP EXTENDING TWO AND ONE-HALF (2.5) FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE, TERMINATING AT THE PLANE FORMED BY THE FINISHED EXTERIOR BUILDING WALL.

3. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR RESPECTIVE PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THEIR UTILITY FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS. SAID RESTRICTIONS ON ALTERATIONS OF GRADE AND LIMITATIONS ON CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO UTILITY EASEMENTS AND DO NOT APPLY TO AREAS OUTSIDE OF THE UTILITY EASEMENTS DESIGNATED ON THE PLAT.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B. CONCERNING ELECTRIC, COMMUNICATION, AND GAS SERVICES SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICE, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICES:

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER FACILITIES LOCATED ON SUCH OWNER'S LOT OR RESERVE AREA.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF THREE (3) FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, INTERFERE WITH WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWER FACILITIES, SHALL BE PROHIBITED.

3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND PUBLIC STORM SEWER FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH MAINS OR FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY 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.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER AND OWNERS OF EACH LOT AND RESERVE AREA AGREE TO BE BOUND HEREBY.

D. SURFACE DRAINAGE:

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM ADJACENT 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 OR SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT. NO LOT OR RESERVE AREA OWNER SHALL ALLOW OR CONTRIBUTE TO THE DEGRADATION OF GROUND OR SURFACE WATER ON OR ACROSS SUCH OWNER'S LOT OR RESERVE AREA IN VIOLATION OF ENVIRONMENTAL REGULATIONS OF THE UNITED STATES, THE STATE OF OKLAHOMA, OR THE CITY OF BROKEN ARROW, OKLAHOMA. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER AND BY THE HOME OWNERS ASSOCIATION (AS SET FORTH IN SECTION III. HEREIN).

E. PAVING AND LANDSCAPING WITHIN EASEMENTS:

THE OWNER OF THE LOT OR RESERVE AREA AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING OR PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED, HOWEVER, THE CITY OF BROKEN ARROW, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. OTHER USES:

ALL LOT AND RESERVE AREA OWNERS HAVE THE RIGHT TO USE THE EASEMENT AREAS SITUATED WITHIN SUCH OWNER'S LOT OR RESERVE AREA IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF BROKEN ARROW OR THE PROVIDER OF UTILITY SERVICE OF THE EASEMENT RIGHTS GRANTED UNDER THIS DEDICATION.

G. ACCESS RESTRICTIONS:

1. THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO ALL STREETS WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" 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 PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

2. ACCESS IS RESTRICTED AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN ARROW ZONING ORDINANCE RESTRICTIONS APPLY TO LOTS WITH LOT LINES DESIGNATED "RESTRICTED ACCESS" OR "R.A."

H. SIDEWALKS:

SIDEWALKS, INCLUDING CURB RAMPS, SHALL BE CONSTRUCTED BY EACH LOT OWNER AT THE TIME THE DWELLING IS CONSTRUCTED IN COMPLIANCE WITH THE ENGINEERING DESIGN STANDARDS OF THE CITY OF BROKEN ARROW, AND WILL BE CONSTRUCTED BY THE OWNER ALONG ALL STREETS ADJACENT TO ALL RESERVE AREAS.

I. OVERLAND DRAINAGE EASEMENTS:

1. THE OWNER DOES HEREBY DEDICATE TO THE CITY OF BROKEN ARROW, OKLAHOMA, ITS SUCCESSORS AND ASSIGNS, PERPETUAL, NON-EXCLUSIVE EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE", INCLUDING, WITHOUT LIMITATION, RESERVES A AND B, FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES LOCATED WITHIN THE OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

3. EXCEPT AS SPECIFICALLY PROVIDED HEREIN, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED NOR SHALL THERE BE ANY ALTERATION OF GRADE WITHIN AN OVERLAND DRAINAGE EASEMENT AREA UNLESS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA, PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR OTHER LANDSCAPING (EXCEPTING TREES AND SHRUBS) SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF BROKEN ARROW. FENCES, WALLS, AND LANDSCAPING TREES OR SHRUBS INSTALLED BY THE OWNER OF RESERVES A AND B, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, SHALL BE PERMITTED, PROVIDED THAT THE SAME DO NOT CAUSE OBSTRUCTION OF THE FLOW, CONVEYANCE, DETENTION, RETENTION, OR DISCHARGE OF STORMWATER THROUGH THE EASEMENT AREA.

4. STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE OVERLAND DRAINAGE EASEMENT TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, DETENTION, AND RETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND SUCH OWNER SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE EASEMENT AREA IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE OVERLAND DRAINAGE EASEMENT INCLUDING, WITHOUT LIMITATION, RESERVES A AND B, SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, OR OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ACCUMULATION OF SILTATION, OR THE ALTERATION OF GRADE WITHIN THE EASEMENT AREA, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE EASEMENT, WHICH SHALL BE THE HOME OWNERS ASSOCIATION (AS SET FORTH IN SECTION III. HEREIN) UPON CONVEYANCE OF THE EASEMENT AREA OR LOT OR RESERVE AREA CONTAINING SAME TO THE HOME OWNERS ASSOCIATION. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE EASEMENT SHOULD THEN FAIL TO PAY THE COSTS OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, AND PROVISION OF A STATEMENT OF COSTS FROM THE CITY TO SAID OWNER, THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE EASEMENT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

SECTION II. RESERVE AREAS

A. ALL RESERVE AREAS:

1. ALL RESERVE AREAS ARE HEREBY ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOME OWNERS ASSOCIATION DEFINED HEREINAFTER IN SECTION III. (THE "HOA" OR "ASSOCIATION").

2. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF, WHICH OWNER SHALL BE THE HOA UPON CONVEYANCE OF SAME BY OWNER TO THE HOA. SEE SECTION III. FOR ADDITIONAL DETAILS AND REQUIREMENTS.

3. IN THE EVENT ANY RESERVE AREA OWNER SHOULD FAIL TO MAINTAIN THE RESERVE AREA, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE RESERVE AREA AND PERFORM SUCH MAINTENANCE AS NECESSARY TO ACHIEVE ITS INTENDED FUNCTIONS, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE RESERVE AREA. IN THE EVENT THE RESERVE AREA OWNER SHOULD THEN FAIL TO PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, AND PROVISION OF A STATEMENT OF COSTS FROM THE CITY TO THE RESERVE AREA OWNER, THE CITY OF BROKEN ARROW,

OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST SUCH RESERVE AREA. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

4. EACH LOT OWNER OR RESIDENT AND MEMBER OF THE HOA SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE CITY OF BROKEN ARROW, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED WITHIN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE OWNER NOR CITY OF BROKEN ARROW SHALL BE LIABLE TO ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE HOA OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF A LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE HOA OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

B. RESERVES A AND B:

1. RESERVES A AND B ARE DESIGNATED TO BE USED FOR STORMWATER DRAINAGE AND DETENTION, OPEN SPACE, PRIVATE PARK, NEIGHBORHOOD PERIMETER FENCES OR WALLS, LANDSCAPED ENTRIES, ENTRY SIGNAGE, OR OTHER NEIGHBORHOOD AMENITIES, UTILITIES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOA (AS SET FORTH IN SECTION III. HEREIN).

2. RESERVES A AND B, AND ALL IMPROVEMENTS CONSTRUCTED OR INSTALLED THEREIN, SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION, KEPT FREE OF THE ACCUMULATION OF TRASH AND DEBRIS, AND MOWED AND TRIMMED IN SEASON AT REGULAR INTERVALS TO PREVENT THE OVERGROWTH OF GRASS AND WEEDS.

3. RESERVES A AND B, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS OVERLAND DRAINAGE EASEMENTS.

SECTION III. HOME OWNERS ASSOCIATION

A. FORMATION OF HOME OWNERS ASSOCIATION; ADDITIONAL LANDS:

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED A HOMEOWNERS ASSOCIATION (THE "ASSOCIATION" OR "HOA") TO GOVERN THE SUBDIVISION. THE HOA HAS BEEN OR SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND BYLAWS PREPARED BY OWNER OR ITS ASSIGNEE, FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION AND ANY ADDITIONS THERETO. OWNER/DECLARANT SHALL BE ENTITLED TO APPOINT THE BOARD OF DIRECTORS FOR THE HOA AS PROVIDED IN THE BYLAWS, A RIGHT THAT SHALL CONTINUE UNTIL THE SOONER TO OCCUR OF (1) THE DECLARANT FORMALLY TURNS OVER CONTROL TO THE ASSOCIATION, WHICH MAY BE ACCOMPLISHED BY THE DECLARANT APPOINTING REPLACEMENT DIRECTORS CONSISTING OF LOT OWNERS OTHER THAN DECLARANT (OR VIA RESIGNATION IF NO REPLACEMENT DIRECTORS ARE AVAILABLE) OR (2) THE DECLARANT (OR AN AFFILIATED SUCCESSOR THEREOF) NO LONGER HAS ANY OWNERSHIP INTEREST IN ANY LOTS. IT IS CONTEMPLATED THAT ADDITIONAL LANDS/PHASES ADJOINING THE SUBDIVISION, AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES MAY BE ANNEXED BY THE OWNER (OR ITS ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) TO THE ORIGINAL/PREVIOUSLY ESTABLISHED SUBDIVISION, "LYNN CORNER", AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA, WHICH MAY BE ACCOMPLISHED BY THE OWNER (OR ITS ASSIGNEE OR AFFILIATED CORPORATE OWNER) BY FILING A SUPPLEMENTAL DECLARATION HERETO, OR BY NOTING SUCH ANNEXATION ON A SEPARATE DEED OF DEDICATION FOR THE ADDITIONAL LANDS/PHASES TO BE ANNEXED HERETO, OR OTHER INSTRUMENT ADDING SUCH ADDITIONAL LANDS/PHASES TO THE SUBDIVISION AND THE JURISDICTION OF THE HOA, IN WHICH CASE ANY SUCH LANDS/PHASES, AND THE SUBSEQUENT OWNERS THEREOF, SHALL BE UNDER THE JURISDICTION OF THE HOA AND ALL RULES PERTAINING THERETO.

B. MEMBERSHIP:

EVERY PERSON OR ENTITY WHO ACCEPTS A DEED FOR A LOT WITHIN THE SUBDIVISION, AND IS A RECORD OWNER OF THE FEE INTEREST IN THE HOA AND SUBJECT TO ITS BYLAWS AND RULES. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM OWNERSHIP OF A LOT.

C. ASSESSMENTS:

EACH OWNER OF A LOT WITHIN THE SUBDIVISION, EXCEPT OWNER/DECLARANT (AND ITS AFFILIATES), BY ACCEPTANCE OF A DEED THEREFOR, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOA CERTAIN ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THESE COVENANTS AND AS AMENDED AND THE BYLAWS OF THE HOA, TO BE EXECUTED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREAS OWNED OR MAINTAINED BY THE HOA AND FOR OTHER PURPOSES WHICH BENEFIT THE SUBDIVISION AND THE OWNERS OF LOTS THEREIN, AND ANY UNPAID SUCH ASSESSMENTS SHALL BE A CONTINUING LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. MAINTENANCE OF COMMON AREAS:

THE RESERVE OR COMMON AREA OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AS DEPICTED ON THE PLAT, OR AS DESCRIBED IN THESE COVENANTS, AND AS AMENDED, WHICH MAY INCLUDE BUT NOT BE LIMITED TO ENTRYWAYS, STORMWATER DRAINAGE AND DETENTION/RETENTION FACILITIES, PERIMETER FENCING, AND OTHER COMMON AREAS AND RESERVE AREAS AS DEPICTED ON THE PLAT, OR DESCRIBED IN THESE COVENANTS, AND AS AMENDED, WHICH OWNER SHALL BE THE HOA UPON CONVEYANCE OF THE RESERVE OR COMMON AREA FROM THE OWNER/DECLARANT TO THE HOA. IN THE EVENT A MEMBER OR OWNER (EXCEPT FOR DECLARANT OR ITS AFFILIATES) FAILS TO FOLLOW OR OTHERWISE VIOLATES THE COVENANTS, CONDITIONS, AND/OR RESTRICTIONS CONTAINED HEREIN AFTER THE DECLARANT TURNS OVER CONTROL OF THE BOARD, THE CITY MAY EXERCISE ALL RIGHTS OF THE HOA CONTAINED HEREIN INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO IMPOSE SPECIAL ASSESSMENTS AND IMPOSE LIENS AGAINST INDIVIDUAL MEMBERS/OWNERS (EXCEPT FOR DECLARANT OR ITS AFFILIATES), SUBJECT TO APPLICABLE LAW.

E. LIMITATION ON LIABILITY:

THE HOA SHALL BE ENTITLED TO ALL PROTECTIONS AFFORDED UNDER OKLAHOMA'S GENERAL CORPORATION ACT AND ANY OTHER LAWS PROVIDING PROTECTION TO OWNERS' ASSOCIATIONS. NEITHER ANY MEMBER NOR OWNER, NOR THE DIRECTORS AND OFFICERS OF THE HOA SHALL BE PERSONALLY LIABLE FOR DEBTS CONTRACTED FOR OR OTHERWISE INCURRED BY THE HOA OR FOR ANY TORTS COMMITTED BY OR ON BEHALF OF THE HOA OR OTHERWISE. NEITHER THE OWNER, THE HOA, ITS DIRECTORS, OFFICERS, AGENTS OR EMPLOYEES SHALL BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, FOR FAILURE TO INSPECT ANY PREMISES, IMPROVEMENTS OR PORTION THEREOF, OR FOR FAILURE TO REPAIR OR MAINTAIN THE SAME.

E11
Curb ramps are constructed by the developer at the time of the streets per the location in the engineering plans

P03: Perpetual ownership and maintenance of required screening fence or wall for plats adjacent to arterials

Preliminary Plat

Lynn Corner

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS (CONTINUED)

SECTION IV. RESTRICTIVE COVENANTS

THE SUBDIVISION (AND EACH LOT SITUATED THEREIN SHALL BE CONSTRUCTED, DEVELOPED, OCCUPIED AND USED AS FOLLOWS.

A. NO DIVISION OF LOTS:

NO LOT MAY BE DIVIDED, SUBDIVIDED, OR OTHERWISE SPLIT.

B. RESIDENTIAL LOTS:

ALL LOTS WITHIN THE SUBDIVISION SHALL BE USED, KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE PERMITTED ON EACH LOT. IN ADDITION, ONLY CUSTOMARY AND USUAL NECESSARY STRUCTURES MAY BE CONSTRUCTED ON EACH LOT AS MAY BE PERMITTED BY CITY REGULATIONS. NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO BUSINESS PURPOSES SHALL BE ERECTED, PLACED, PERMITTED OR MAINTAINED ON ANY LOT. THIS COVENANT SHALL BE CONSTRUED AS PROHIBITING THE ENGAGING IN OR PRACTICE OF ANY COMMERCE, INDUSTRY (INCLUDING OIL/GAS PRODUCTION), BUSINESS, TRADE OR PROFESSION WITHIN THE SUBDIVISION AND/OR WITHIN ANY LOT. THE RESTRICTIONS ON USE HEREIN CONTAINED SHALL BE CUMULATIVE OF AND IN ADDITION TO SUCH RESTRICTIONS ON USAGE AS MAY FROM TIME TO TIME BE APPLICABLE UNDER AND PURSUANT TO THE STATUTES, RULES, REGULATIONS AND ORDINANCES OF THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY OR POLITICAL SUBDIVISION HAVING JURISDICTION OVER THE SUBDIVISION.

C. RESIDENTIAL PURPOSES:

BY ACQUISITION OF ANY LOT WITHIN THE SUBDIVISION, EACH OWNER (EXCLUDING BONA FIDE HOME BUILDERS) COVENANTS WITH AND REPRESENTS TO THE DECLARANT AND TO THE ASSOCIATION THAT THE LOT IS BEING SPECIFICALLY ACQUIRED FOR THE SPECIFIC AND SINGULAR PURPOSE OF CONSTRUCTING AND USING A SINGLE FAMILY RESIDENTIAL DWELLING THEREON, OR AS A RESIDENCE FOR SUCH OWNER AND/OR OWNER'S IMMEDIATE FAMILY MEMBERS.

D. SUBMISSION OF PLANS:

IN ORDER TO MAINTAIN A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION, TWO (2) SETS OF BUILDING AND SITE IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE ("COMMITTEE") FOR ITS APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION (THIS REQUIREMENT SHALL NOT BE APPLICABLE TO THE DECLARANT OR ANY AFFILIATES THEREOF). THE COMMITTEE SHALL ACT TO ENFORCE THE REQUIREMENTS OF THESE COVENANTS IN A REASONABLE MANNER. THE COMMITTEE HAS THE AUTHORITY TO MAINTAIN THE ARCHITECTURAL CONFORMITY OF THE SUBDIVISION, AND IN CONSIDERATION THEREOF SHALL DETERMINE THAT THE PROPOSED CONSTRUCTION SHALL NOT DETRACT FROM THE DEVELOPMENT AND SHALL ENHANCE THE PURPOSE OF THE DEVELOPMENT TO PROVIDE A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION. THE COMMITTEE SHALL CONSIDER SUCH MATTERS AS THE PROPOSED SQUARE FOOTAGE, LOCATION, MATERIALS, EXTERIOR STYLE AND LANDSCAPING, ETC. THE COMMITTEE MAY ADOPT RULES OR BYLAWS EXPLAINING THE MECHANICS OF ITS OPERATION AND PROVIDING FOR A TWENTY-ONE (21) DAY MAXIMUM TIME WITHIN WHICH PLANS MUST BE REVIEWED AND APPROVED OR DISAPPROVED AFTER SUBMISSION, AND IF NOT APPROVED OR DISAPPROVED IN THAT PERIOD, THAT THE SAME SHALL BE CONSIDERED AS AUTOMATICALLY APPROVED. THE BOARD MAY ALSO EXERCISE THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD DEEMS IT NECESSARY AND EFFICIENT TO DO SO.

E. ARCHITECTURAL REQUIREMENTS:

- EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET.
- NO BUILDING SHALL BE LOCATED CLOSER TO THE STREET THAN THE MINIMUM BUILDING OR SET-BACK LINES SHOWN ON THE RECORDED PLAT.
- ALL RESIDENCES SHALL HAVE ROOF SHINGLES THAT ARE LIKE THE ORIGINAL IN COLOR (GREY/CHARCOAL/BLACK). DEVIATION FROM THIS COLOR REQUIRES APPROVAL FROM THE COMMITTEE.

F. ADDITIONS TO EXISTING STRUCTURES:

ALL ADDITIONS TO THE PROPERTY SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE DWELLING ON ANY LOT. ALL ADDITIONS SHALL FALL WITHIN THE BUILDING SET-BACKS ON SAID LOT AND SHALL NOT BE PLACED OVER ANY DRAINAGE OR UTILITY EASEMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO APPLICABLE CITY CODES, RULES AND REGULATIONS. ANY ADDITIONS CONTEMPLATED BY THE HOME OWNER OR LOT OWNER MUST SUBMIT PLANS PRIOR TO CONSTRUCTION TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO AN EXISTING STRUCTURE.

G. GARAGE AND DETACHED STRUCTURES AND STORAGE BUILDINGS:

ALL RESIDENCES CONSTRUCTED IN THE SUBDIVISION SHALL HAVE A MINIMUM OF TWO (2) AUTOMOBILES (PROVIDED, HOWEVER, THAT THIS REQUIREMENT SHALL NOT APPLY TO RESIDENCES CONSTRUCTED BY DECLARANT OR ITS AFFILIATES). NO CARPORTS ARE ALLOWED ON THE SIDE, REAR OR FRONT YARDS OF ANY LOTS. EACH GARAGE SHALL BE FULLY ENCLOSED AND CONTAIN A FULL-LENGTH OVERHEAD STYLE DOOR. ALL GARAGE DOORS ARE TO BE KEPT CLOSED WHEN NOT ENTERING OR EXITING THE GARAGE. ANY DETACHED STRUCTURE TO BE BUILT ON A LOT, SUCH AS A COVERED ENTERTAINMENT AREA, GUEST HOUSE, POOL HOUSE, STORAGE BUILDING, OR OTHER STRUCTURE, SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE RESIDENTIAL DWELLING. ANY DETACHED STRUCTURE CONTEMPLATED FOR CONSTRUCTION BY ANY HOME OWNER OR LOT OWNER MUST, PRIOR TO CONSTRUCTION, SUBMIT ACCEPTABLE PLANS TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO ANY EXISTING STRUCTURE.

H. TEMPORARY STRUCTURES:

NO TRAILER, MOBILE HOME, TENT, CONSTRUCTION SHACK, OR OTHER OUTBUILDING SHALL BE ERECTED ON ANY LOT IN THE SUBDIVISION EXCEPT FOR TEMPORARY USE BY CONSTRUCTION CONTRACTORS FOR A REASONABLE PERIOD OF TIME.

I. FENCES:

NO FENCE SHALL BE CONSTRUCTED IN THE AREA BETWEEN THE FRONT BUILDING LINE OF ANY DWELLING AND THE FRONT LOT LINE OF ANY LOT. NO FENCE ON A CORNER LOT SHALL BE CONSTRUCTED BEYOND THE STREET SIDE SET-BACK LINE EXCEPT FOR THE COMMUNITY ENTRY. FURTHER, THE PLACEMENT/LOCATION OF ANY PERIMETER FENCING AROUND THE SUBDIVISION AS INITIALLY INSTALLED BY THE DECLARANT AND/OR ORIGINAL DEVELOPER MAY NOT BE ADJUSTED, RELOCATED OR MOVED WITHOUT THE PRIOR CONSENT OF THE COMMITTEE AND/OR THE BOARD. ANY PRIVACY FENCE SHALL BE CONSTRUCTED SO THAT THE FRAMING SHALL BE TOWARD THE INSIDE OF THE OWNER'S LOT, PROVIDED, HOWEVER, THAT THIS REQUIREMENT SHALL NOT APPLY TO PORTIONS OF FENCES CONSTRUCTED ON INTERIOR (NON-STREET FACING) COMMON LOT LINES SHARED BY OWNERS/MEMBERS. ALL FENCES MUST BE INSTALLED BY A PROFESSIONAL INSTALLER AND SHALL BE SIX FOOT (6') WOOD PRIVACY FENCING WITH VERTICAL BOARDS (NOT HORIZONTAL) AND NO CHAIN-LINK FENCES, WIRE, HOG WIRE, OR OTHER SIMILAR MATERIALS SHALL BE PERMITTED. PRIOR TO INSTALLATION, THE FENCE DESIGN AND NAME OF THE INSTALLER MUST BE APPROVED BY THE COMMITTEE.

J. MAILBOXES:

ALL MAILBOXES SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE TYPE OF CONSTRUCTION SHALL BE CONSISTENT WITH THE DESIGN ESTABLISHED BY THE DEVELOPER. COMMUNITY MAILBOX IS AN APPROVED ALTERNATIVE SUBJECT TO APPROVAL OF THE UNITED STATES POSTAL SERVICE.

K. SIGNS:

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN ADVERTISING THE PROPERTY FOR SALE, RESALE OR RENT, OR SIGNS USED BY BUILDER OR AGENT TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALE OF A DWELLING THEREON. IN NO EVENT SHALL ANY SUCH SIGN STAND MORE THAN SEVEN (7) FEET ABOVE GROUND LEVEL, NOR BE MORE THAN FIVE (5) SQUARE FEET IN SIZE, NOR BE LIGHTED AT NIGHT. THESE SIGNAGE RESTRICTIONS AND REQUIREMENTS SHALL NOT APPLY TO DECLARANT.

L. PARKED VEHICLES:

ALL VEHICLES PARKED IN THE FRONT OF THE FRONT BUILDING LINE MUST BE PARKED ON THE DRIVEWAY. NO INOPERATIVE VEHICLES OF ANY NATURE SHALL BE PERMITTED TO REMAIN ON ANY LOT OR LOTS FOR A PERIOD IN EXCESS OF ONE (1) DAY. EXCEPT ON SPECIAL OCCASIONS SUCH AS HOLIDAYS OR EVENTS AT AN OWNER'S RESIDENCE, AND SUBJECT TO APPLICABLE LAW, ALL PARKING SHALL BE IN DRIVEWAYS OR GARAGES AND SHALL NOT BE ON A STREET OR ON ANY YARD. ACCORDINGLY, NO VEHICLE SHALL BE PARKED OVERNIGHT ON A STREET. NO PARKING OF VEHICLES SHALL INTERFERE WITH ANY CONSTRUCTION ACTIVITIES OF THE DECLARANT OR A HOME BUILDER DURING DEVELOPMENT OF THE SUBDIVISION OR CONSTRUCTION OF RESIDENCES THEREIN. ANY VIOLATION OF THIS SECTION MAY RESULT IN A TOWING OF THE VEHICLE AT THE OWNER'S EXPENSE PER MUNICIPAL REGULATIONS. NO VEHICLE MAINTENANCE SHALL BE PERFORMED ON THE STREETS OR IN THE FRONT YARDS OR ON PARKING PADS OF ANY LOT.

M. APPEARANCE OF LOT:

ALL OWNERS SHALL BE REQUIRED TO KEEP THEIR LOT (INCLUDING IMPROVEMENTS AND SIDEWALKS THEREON) IN A CLEAN AND SANITARY CONDITION WHETHER OR NOT THEY HAVE CONSTRUCTED A RESIDENCE ON THE LOT. ALL OPEN AREAS ON LOTS SHALL BE KEPT MOWED TO A HEIGHT OF NOT MORE THAN SIX (6) INCHES. NO PLAYGROUNDS, SWING SETS, TRAMPOLINES, SWIMMING POOLS, PICNIC TABLES, OR OTHER SIMILAR EQUIPMENT IS ALLOWED IN THE FRONT YARDS OF ANY LOT. THE BOARD AND COMMITTEE MAY PROMULGATE RULES AND REGULATIONS REGARDING THE MAINTENANCE OF LOTS AND ADEQUATE ENFORCEMENT MECHANISMS IN THE EVENT A LOT IS NOT PROPERLY MAINTAINED. UPON FAILURE OF THE LOT OWNER TO MAINTAIN OR LANDSCAPE THE GROUNDS OF THEIR LOT IN ACCORDANCE WITH THE PROVISIONS ABOVE, THE ASSOCIATION MAY, UPON 15 DAYS' WRITTEN NOTICE TO THE OWNER, CAUSE THE GRASS, WEEDS AND VEGETATION TO BE CUT. THE COST OF ANY MAINTENANCE REQUIRED UNDER THIS SECTION AND ANY ENFORCEMENT COSTS SHALL BE ASSESSED TO THE LOT OWNER, AND SHALL CONSTITUTE A LIEN UPON THE LOT, AND MAY BE COLLECTED IN ACCORDANCE WITH SECTION III.C.

N. RECREATIONAL VEHICLES AND ACCESSORIES:

NO BOATS, TRAILERS, RECREATIONAL VEHICLES, OR VEHICLES USED FOR RECREATIONAL PURPOSES ARE ALLOWED IN THE SUBDIVISION UNLESS THEY ARE STORED IN A PRIVATE GARAGE.

O. STORAGE AND CONSTRUCTION MATERIALS:

CONSTRUCTION MATERIALS MAY ONLY BE STORED ON A LOT FOR THIRTY (30) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THEREAFTER, CONSTRUCTION IS TO BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME. THE DECLARANT SHALL BE ALLOWED TO STORE MATERIALS ON A LOT IN AN ORDERLY FASHION AS LONG AS MAY BE REASONABLY NECESSARY.

P. GARBAGE/DUMPING/PETS:

DUMPING IS PROHIBITED IN THE SUBDIVISION. ALL TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS STORED BEHIND THE RESIDENCE OR WITHIN ENCLOSED GARAGES AND MUST BE OUT OF STREET VIEW EXCEPT TWELVE (12) HOURS PRIOR TO AND 12 HOURS AFTER THE NORMAL CURBSIDE PICKUP TIME. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. OWNERS SHALL KEEP ANIMALS AND PETS ON A LEASH AT ALL TIMES THAT THE ANIMAL AND/OR PET IS OUTSIDE OF THE OWNERS HOME OR FENCED IN LOT (INCLUDING WHILE ON ANY OTHER LOT OR THE COMMON AREAS). OWNERS SHALL IMMEDIATELY PICK UP AND DISPOSE OF ANY ANIMAL OR PET WASTE THAT OCCURS ON A LOT OR THE COMMON AREAS.

Q. MODEL HOME AND CONSTRUCTION FACILITIES:

MODEL HOMES FOR THE PURPOSES OF HOME SALES ARE PERMITTED BY THE DECLARANT. THE GARAGE OF MODEL HOMES MAY BE USED AS SALES OFFICES. ONE TRAILER OR TEMPORARY BUILDING MAY BE LOCATED ON A RESIDENTIAL LOT BY THE DECLARANT AND USED AS A CONSTRUCTION OFFICE UNTIL THE SUBDIVISION REACHES ONE-HUNDRED PERCENT (100%) OCCUPANCY.

R. NUISANCES:

NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON IN, UPON, OR AROUND ANY RESIDENCE OR LOT OR IN OR UPON ANY COMMON PROPERTY OR EASEMENT AREAS, NOR SHALL ANYTHING BE DONE THEREON

WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR A NUISANCE TO THE REMAINING OWNERS OR THEIR TENANTS OR LICENSEES OR ANY OF THEM, WHICH SHALL IN ANY WAY INTERFERE WITH THE QUIET ENJOYMENT OF SUCH OF THE OWNERS, TENANTS, OR LICENSEES OF HIS RESPECTIVE RESIDENCE OR LOT OR WHICH SHALL IN ANY WAY INCREASE THE RATE OF INSURANCE FOR THE PROPERTY.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT:

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY, THE HOA, THE OWNER, AND ANY OWNER OF A LOT, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW, INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN. FAILURE TO DO SO SHALL NOT BE DEEMED A WAIVER OF ANY TERMS HEREOF OR OF THE RIGHT TO SEEK ACTION AGAINST FUTURE NONCOMPLIANCE. REASONABLE REGULATIONS CONCERNING THE PROPERTY AND COMMON AREAS MAY BE MADE AND AMENDED FROM TIME TO TIME BY THE OWNER AND/OR ASSOCIATION.

B. DURATION:

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN THE SUBDIVISION UNTIL JANUARY 1, 2046, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

C. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTIONS I. AND II. MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER AND APPROVED BY THE CITY.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, OWNER/DECLARANT OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. ALTERNATIVELY, THESE COVENANTS MAY BE AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY (60%) OF THE LOTS (SUBJECT TO PRIOR WRITTEN CONSENT FROM THE OWNER/DECLARANT IF THE HOA HAS NOT YET BEEN TURNED OVER TO THE HOMEOWNERS). THE PROVISIONS OF ANY INSTRUMENT SUPPLEMENTING OR AMENDING THESE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE RECORDS OF THE COUNTY CLERK, (PROVIDED, HOWEVER, THAT THE OWNERS MAY NOT TERMINATE THESE COVENANTS DURING THE TIME THAT DECLARANT OWNS AT LEAST ONE (1) LOT).

D. SEVERABILITY:

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, THE OWNER OF HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 2026.

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS
COUNTY OF WASHINGTON)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF _____

_____, AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH _____ FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

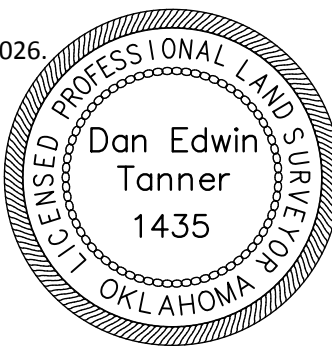
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, 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 HEREINABOVE, 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 _____, 2026.



BY: _____

DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

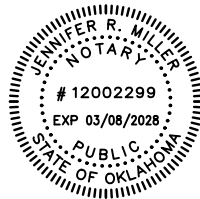
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED TO ME DAN E. TANNER, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

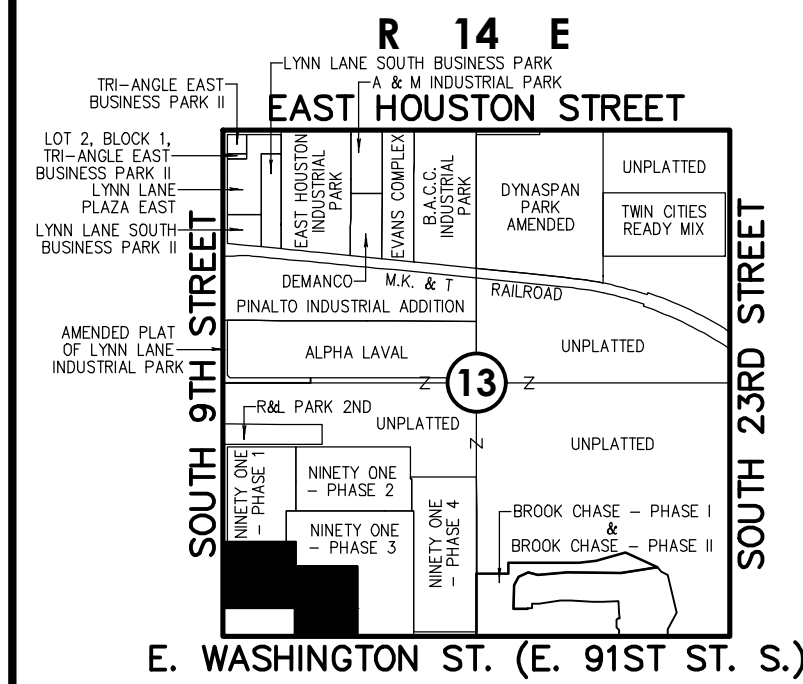
GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2028

MY COMMISSION EXPIRES

NOTARY PUBLIC





Location Map
Scale: 1"= 2000'

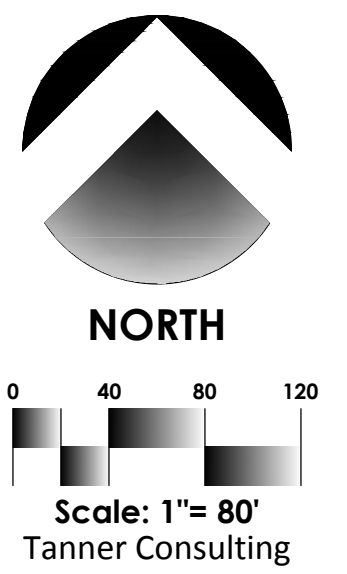
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:
Calara Land (OK), LLC
CONTACT: TJ GUGLIEMO
EMAIL: TJ.GUGLIEMO@CALARA.COM
4058 N. College Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (918) 691-8884

Conceptual Utility Plan

Lynn Corner

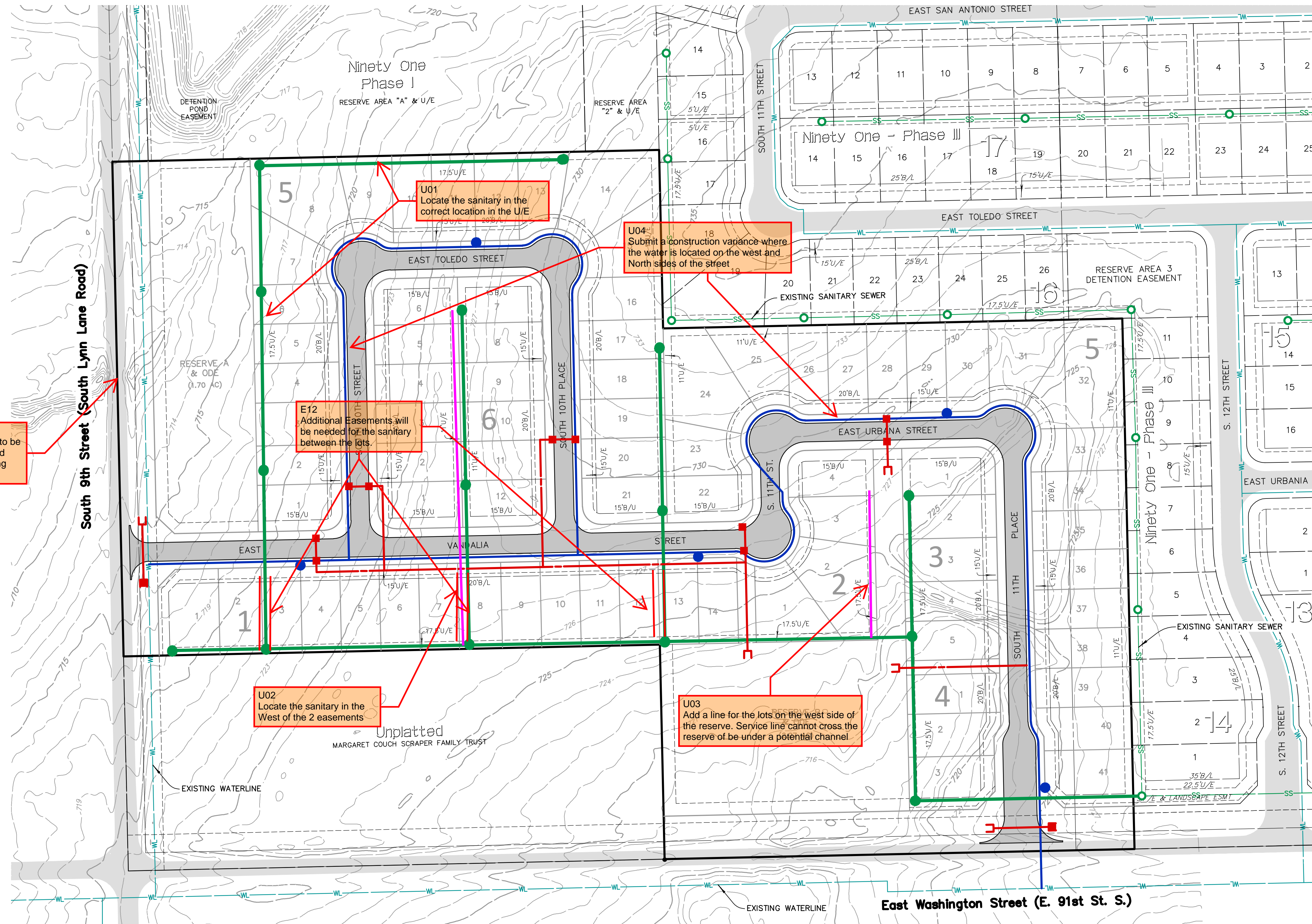
PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA



SUBDIVISION CONTAINS:
SEVENTY-NINE (79) LOTS
IN SIX (6) BLOCKS
WITH TWO (2) RESERVE AREAS

GROSS SUBDIVISION AREA: 23.180 ACRES

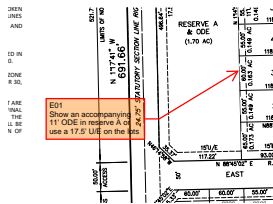
LEGEND	
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
F/E	FENCE EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
R	RADIUS
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT
●	FIRE HYDRANT
●	SANITARY SEWER MANHOLE
○	EXISTING SEWER MANHOLE
■	STORM SEWER INLET
—	PROPOSED STORM SEWER
—	PROPOSED SANITARY SEWER
—	PROPOSED WATERLINE





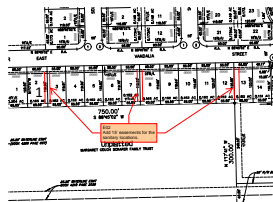
Lynn Corner PrelimPlat Summary

1 (12)



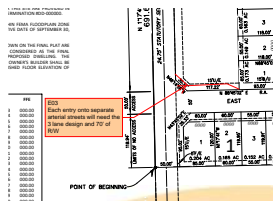
Subject: Jason Comments
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:29 PM
Creation Date: 6/17/2025 3:39:55 PM

E01
Show an accompanying 11' ODE in reserve A or use a 17.5' U/E on the lots



Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:34 PM
Creation Date: 6/17/2025 3:57:33 PM

E02
Add 15' easements for the sanitary locations.



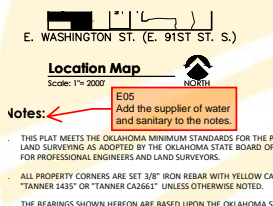
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:36 PM
Creation Date: 6/17/2025 4:01:21 PM

E03
Each entry onto separate arterial streets will need the 3 lane design and 70' of R/W



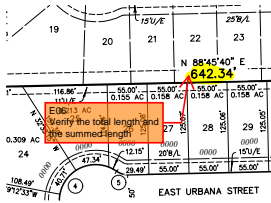
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:40 PM
Creation Date: 6/17/2025 4:07:11 PM

E04
Summed lengths are off from the curve length in the table.



Subject: Jason Comments
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:43 PM
Creation Date: 6/17/2025 4:09:19 PM

E05
Add the supplier of water and sanitary to the notes.



Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:47 PM
Creation Date: 6/17/2025 4:10:06 PM

E06
Verify the total length and the summed length

Council of the City of Broken Arrow, Oklahoma.
Mayor
Attest: City Clerk

Subject: Jason Comments
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:50 PM
Creation Date: 6/17/2025 4:12:00 PM

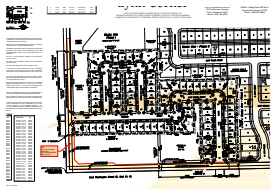
E07
List the BA project number
PR-000800-2025

E07
List the BA project number
PR-000800-2025

THESE PLANS ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE PLANS ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 9TH STREET (SOUTH LYNN LANE ROAD) AND EAST WASHINGTON STREET (EAST 1ST STREET SOUTH) BY VIRTUE OF RIGHT-OF-WAY DEEDS BY THIS PLAT.
ACCESS IS RESTRICTED AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN ARROW ZONING ORDINANCE RESTRICTIONS APPLY TO LOTS WITH LOT LINES DESIGNATED EASEMENTS OR EASEMENTS. THIS NOTE IS IN REFERENCE AND SUBORDINATE TO THE CITY OF BROKEN ARROW ZONING ORDINANCES.
DD-022125-12
STORMWATER DETENTION ACCORDING TO THE CITY OF BROKEN ARROW ZONING ORDINANCES IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #000-000000.
THE MINIMUM FINISHED FLOOR ELEVATIONS AS SHOWN ON THE FINAL PLAT ARE RECOMMENDATIONS ONLY AND SHOULD NOT BE CONSIDERED AS THE FINAL PROPER FINISHED FLOOR ELEVATION OF ANY PROPOSED DWELLING. THE RESPECTIVE OWNER OF EACH DWELLING AND THE OWNER'S BUILDER SHALL BE RESPONSIBLE FOR DETERMINING THE PROPER FINISHED FLOOR ELEVATION OF

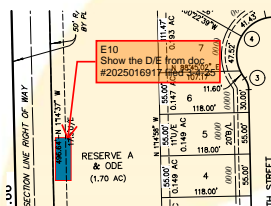
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 6/25/2025 3:15:54 PM
Creation Date: 6/17/2025 4:13:51 PM

E08
Complete the DD number
DD-022125-12



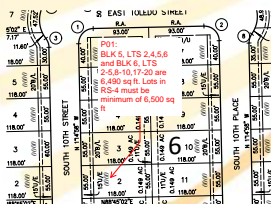
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 7/1/2025 5:02:47 PM
Creation Date: 6/25/2025 3:34:03 PM

E09
Show the existing R/W from
DOC#20250200000 filed 3-14-25



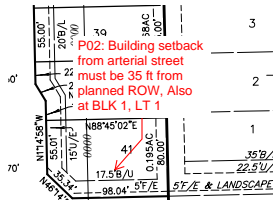
Subject: Group
Page Label: [1] FP1
Page Index: 1
Author: jdickeson
Date: 7/1/2025 5:02:54 PM
Creation Date: 6/25/2025 3:37:27 PM

E10
Show the D/E from doc #2025016917
filed 3-4-25



Subject: Callout
Page Label: [1] FP1
Page Index: 1
Author: JoseJ
Date: 6/26/2025 9:38:26 AM
Creation Date: 6/26/2025 8:40:04 AM

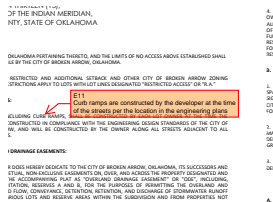
P01:
BLK 5, LTS 2,4,5,6 and BLK 6, LTS
2-5,8-10,17-20 are 6,490 sq ft. Lots in
RS-4 must be minimum of 6,500 sq ft



Subject: Callout
Page Label: [1] FP1
Page Index: 1
Author: JoseJ
Date: 6/30/2025 3:37:48 PM
Creation Date: 6/26/2025 9:34:31 AM

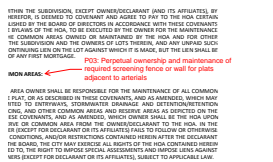
P02: Building setback from arterial street must be 35 ft from planned ROW, Also at BLK 1, LT 1

2 (2)



Subject: Jason Comments
Page Label: [1] FP2
Page Index: 2
Author: jdickeson
Date: 7/1/2025 5:03:01 PM
Creation Date: 6/17/2025 4:36:48 PM

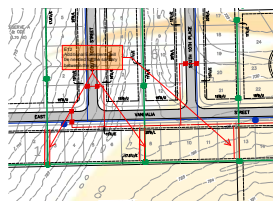
E11
Curb ramps are constructed by the developer at the time of the streets per the location in the engineering plans



Subject: Callout
Page Label: [1] FP2
Page Index: 2
Author: JoseJ
Date: 6/26/2025 10:07:11 AM
Creation Date: 6/26/2025 10:06:24 AM

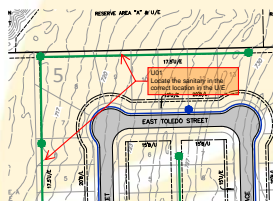
P03: Perpetual ownership and maintenance of required screening fence or wall for plats adjacent to arterials

4 (6)



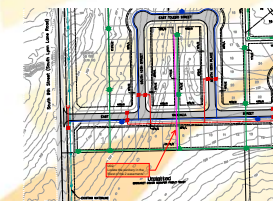
Subject: Group
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 7/1/2025 5:03:09 PM
Creation Date: 6/25/2025 3:16:50 PM

E12
Additional Easements will be needed for the sanitary between the lots.



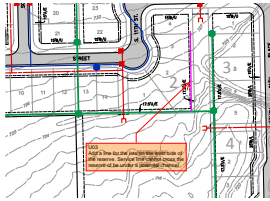
Subject: Jason Comments
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 6/25/2025 2:50:40 PM
Creation Date: 6/17/2025 3:39:02 PM

U01
Locate the sanitary in the correct location in the U/E



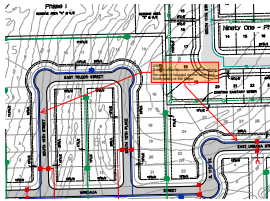
Subject: Group
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 6/25/2025 2:50:53 PM
Creation Date: 6/17/2025 3:43:53 PM

U02
Locate the sanitary in the West of the 2 easements



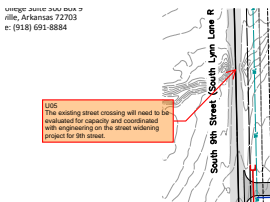
Subject: Group
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 6/25/2025 2:51:00 PM
Creation Date: 6/17/2025 3:47:10 PM

U03
Add a line for the lots on the west side of the reserve. Service line cannot cross the reserve of be under a potential channel



Subject: Jason Comments
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 6/25/2025 2:51:05 PM
Creation Date: 6/17/2025 3:49:48 PM

U04
Submit a construction variance where the water is located on the west and North sides of the street



Subject: Jason Comments
Page Label: [1] CUP
Page Index: 4
Author: jdickeson
Date: 6/25/2025 2:51:12 PM
Creation Date: 6/17/2025 3:59:17 PM

U05
The existing street crossing will need to be evaluated for capacity and coordinated with engineering on the street widening project for 9th street.

