101st and 129th - Plat_v1.pdf Markup Summary

00 The review of the Preliminary Plat is complete and all comments shall to be addressed as part of the conditional final plat subm



Subject: Prelim Plat COMMENT

Author: ADMI

00

The review of the Preliminary Plat is complete and all comments shall to be addressed as part of the conditional final plat submittal using the

Conditional Final Plat Application.

Any revisions submitted with the Preliminary Plat

Application will not be reviewed.

Any comments that have not been addressed must have an explanation provided in the Comment

Response Letter.

E01 The U/E on the east boundary may be reduced to 11' with the adjacent 17.5' U/E in place (1)



Subject: Jason Comments

Author: jdickeson

E01

The U/E on the east boundary may be reduced to

11' with the adjacent 17.5' U/E in place

E02 A detention determination number for the site has not been issued and the requirement for detention will require a reserve are



Subject: Jason Comments

Author: jdickeson

E02

A detention determination number for the site has not been issued and the requirement for detention will require a reserve area and detention easement

to be added to the plat.

E03 Do not include the city as an enforcer of the surface drainage (1)



Subject: Group

Author: jdickeson

F03

Do not include the city as an enforcer of the

surface drainage

E04 If detention is required for the site language for the reserve and for the accompanying detention easement will need to be add



Subject: Jason Comments

Author: jdickeson

E04

If detention is required for the site language for the reserve and for the accompanying detention easement will need to be added to the covenants.

P01: Reference PUD-000126-2022 (1)



Subject: Text Box

Author: Amanda

P01: Reference PUD-000126-2022

P02: Document where the driveway access is to be located in relation to existing drives to the north, east, and west. (1)

P02: Document where the driveway access is to be located in relation to existing drives to the north, east, and west.

Subject: Text Box Author: Amanda

P02: Document where the driveway access is to be located in relation to existing drives to the north, east, and west.

P03: Add addresses when assigned. (1)



Subject: Text Box Author: Amanda

P03: Add addresses when assigned.

P04: Add the project number to the plat. PR-000089-2022 (1)

P04: Add the project number to the plat. PR-000089-2022

Subject: Text Box Author: Amanda

P04: Add the project number to the plat.

PR-000089-2022

P05: Add section pertaining to PUD-000126-2022, including approval dates and PUD language. (1)

OF THE INDIAN BASE AND MERIDIAN, GITT C OKLAHOMA. ACCORDING TO THE U.S. G

Subject: Text Box Author: Amanda

P05: Add section pertaining to PUD-000126-2022, including approval dates and PUD language.

RIGATE OF OCCUPANCY RESTRICTIONS
REPICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDY
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WATER CAMPAIGN CHIND STORM REPORT OF CONTRACTION OF THE
WATER CAMPAIGN CONTROL STORM REPORT OF CONTRACTION OF THE

P06: Correct signature box or remove. It is not required to be on oth pages. (1)

Subject: Text Box Author: Amanda

P06: Correct signature box or remove. It is not required to be on oth pages.

OWNER/DEVELOPER

PERKINS DEVELOPMENT CORP PO Box 1527 TULSA, OK 74101 ATTN: MARK PERKINS

N88°43'54"E

1096.89'

POINT OF BEGINNING

The Enclave at Southern Trails

PART OF THE SECTION TWENTY-EIGHT (28) OF TOWNSHIP EIGHTEEN (18) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA. ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

P02: Document where the

driveway access is to be

located in relation to existing

drives to the north, east, and

16.5' WINDSTREAM EASEMENT

P01: Reference PUD-000126-2022

S88°43'54"W

220.47'

N88°43'54"E

219.91'

217.75'

S88°43'54"W

17.5' U/E

15.25' ROW 「(DOC.#2012098730

ENGINEER/SURVEYOR

AAB ENGINEERING LLC CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024 PO BOX 2136 SAND SPRINGS, OK 74063 PHONE: 918.514.4283 FAX: 918.514.4288 EMAIL: ALAN @ AABENG.COM

N88°43'54"E

1317.37

The U/E on the east boundary may be reduced to 11' with the adjacent 17.5

U/E in place



WEST FLORENCE STREET EAST 111ST STREET SOUTH LOCATION MAP

SCALE: 1"=2000'

NORTHEAST CORNER NW/4 SEC 18, T-18-N, R-14-E IRON PIN FOUND

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE (1) LOT AND ONE (1) BLOCK CONTAINING

1.26 ACRES

LEGEND

..BUILDING LINE ...LIMITS OF NO ACCESS ...POINT OF BEGINNING ... POINT OF COMMENCEMENT ...RIGHT OF WAY ... UTILITY EASEMENT

NORTHWEST CORNER NW/4

SECTION 18, T-18-N, R-14-E

POINT OF COMMENCEMENT

FOUND 3/4 IRON PIN

...BOOK ...PAGEDRAINAGE EASEMENT

CONTACTS

MUNICIPAL AUTHORITY CITY OF BROKEN ARROW 210 SOUTH 1ST STREET BROKEN ARROW, OK 74012

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY 5848 EAST 15TH STREET TULSA, OK 74112

AEP / PSO 212 EAST 6TH STREET TULSA, OK 74119 PHONE: 918.599.2351

WINDSTREAM TELECOM COMPANY 2300 EAST 1ST PLACE BROKEN ARROW, OK 74012

PHONE: 918.451.3427

PHONE: 918.831.8293

COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 PHONE: 918.286.4658

FLOODPLAIN

THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM PANEL "40143C0389L" DATED OCTOBER 16, 2012.

> A detention determination number for the site has not been issued and the requirement for detention will require a reserve area and detention easement to be added to the

SUBDIVISION DATA

BENCHMARK

CHISELED "X" ON CURB, EAST SIDE OF SOUTH END, SOUTH DOGWOOD BLVD.

ELEV=702.31' (NAVD 88)

BASIS OF BEARINGS

GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 3501 NORTH

MONUMENTATION

A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6038" TO BE SET AT ALL LOT CORNERS, ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

<u>ADDRESSES</u>

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

P03: Add addresses when assigned.

The review of the Preliminary Plat is complete and all comments shall to be addressed as part of the conditional final plat submittal using the Conditional Final Plat Application.

Any revisions submitted with the Preliminary Plat Application will not be reviewed.

Any comments that have not been addressed must have an explanation provided in the Comment Response Letter.

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

ATTEST: CITY CLERK

P04: Add the project number

to the plat. PR-000089-2022

THE ENCLAVE AT SOUTHERN TRAILS

OWNER/DEVELOPER

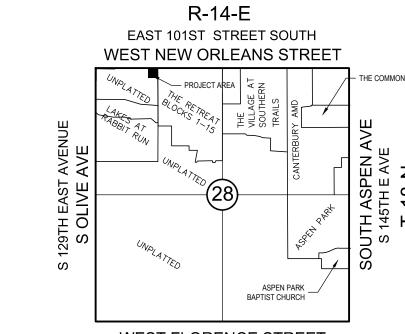
PERKINS DEVELOPMENT CORP
PO Box 1527
TULSA, OK 74101
ATTN: MARK PERKINS

The Enclave at Southern Trails

PART OF THE SECTION TWENTY-EIGHT (28) OF TOWNSHIP EIGHTEEN (18) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA. ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM



WEST FLORENCE STREET EAST 111ST STREET SOUTH

SCALE: 1"=2000'

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

PERKINS DEVELOPMENT CORP, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4); THENCE NORTH 88°43′54″ EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1096.89 FEET; THENCE SOUTH 01°52′29″ EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°43′54″ EAST, A DISTANCE OF 219.91 FEET; THENCE SOUTH 01°20′10″ EAST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 88°43′54″ WEST, A DISTANCE OF 217.75 FEET; THENCE NORTH 01°52′29″ WEST, A DISTANCE OF 230.02 FEET TO THE POINT OF BEGINNING. CONTAINING 50.331 SQUARE FEET OR 1.16 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF THE NORTHWEST QUARTER BEING NORTH 88°43'54" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 19, 2024, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

SECTION I. UTILITIES

UTILITY EASEMENTS 4

If detention is required for the site language for the reserve and for the accompanying detention easement will need to be added to the covenants

ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS. MANHOLES 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 STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

- 2. WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED.
- 3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR
- NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS AND/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. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY WITHIN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

D. CERTIFICATE OF OCCUPANCY RESTRICTIONS

P05: Add section pertaining

including approval dates and

to PUD-000126-2022,

PUD language.

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF BROKEN ARROW, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY BE ISSUED UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

E. UTILITY SERVICE

- 1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE EASEMENTS ABUTTING THE RIGHT-OF-WAY OF EAST 101ST STREET. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
- 2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON 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 EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 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.
- 3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS 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 OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY
- 4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF LOT THE OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
- 5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

F. GAS SERVICE

- 1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- 2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
- 3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

I. <u>SIDEWALKS</u>

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. <u>ENFORCEMENT</u>

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECURICE drainage UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. <u>AMENDMENT</u>

THE COVENANTS CONTAINED WITHIN SECTION I. <u>UTILITIES</u>, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF BROKEN ARROW, OKLAHOMA. ANY SUCH AMENDMENT OR TERMINATION SHALL BE EFFECTIVE AS OF THE DATE THE WRITTEN INSTRUMENT IS RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.

D. SEVERABILI

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: PERKINS DEVELOPMENT CORP HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF ______, 2024.

PERKINS DEVELOPMENT	CORP
AN OKLAHOMA CORPOR	ATION

3Y:	
	MARK PERKINS, MANAGER

STATE OF OKLAHOMA)
) SS

COUNTY OF TULSA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF ______, 2024, BY MARK PERKINS, AS MANAGER OF PERKINS DEVELOPMENT CORP

NOTARY PUBLIC

OKLAHOMA NO. 1318

MY COMMISSION EXPIRES: COMMISSION NUMBER:

CERTIFICATE OF SURVEY

I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE DESIGNATED HEREIN AS "THE ENCLAVE AT SOUTHERN TRAILS", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND 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. DATE OF LAST SITE VISIT: 11/30/2019.

JAY P. BISSELL REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

Do not include the

JAY P. BISSELL BISSELL

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 29TH DAY OF NOVEMBER, 2023, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 25, 2027
COMMISSION NUMBER: 19011877

P06: Correct signature box or remove. It is not required to be on oth pages.

MAYOR	

ATTEST: CITY CLERK

OWNER/DEVELOPER

PERKINS DEVELOPMENT CORP PO Box 1527 TULSA, OK 74101 ATTN: MARK PERKINS

N88°43'54"E 1096.89'

The Enclave at Southern Trails

PART OF THE SECTION TWENTY-EIGHT (28) OF TOWNSHIP EIGHTEEN (18) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA. ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

16.5' WINDSTREAM EASEMENT

(DOC.#20166029916)

S88°43'54"W

220.47'

15.25' ROW

N88°43'54"E

219.91'

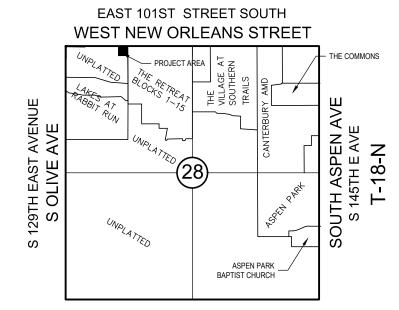
17.5' U/E

E 101ST ST

ENGINEER/SURVEYOR

AAB ENGINEERING LLC CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024 PO BOX 2136 SAND SPRINGS, OK 74063 PHONE: 918.514.4283 FAX: 918.514.4288 EMAIL: ALAN @ AABENG.COM

N88°43'54"E 1317.37'



R-14-E

WEST FLORENCE STREET EAST 111ST STREET SOUTH LOCATION MAP

SCALE: 1"=2000'

NORTHEAST CORNER NW/4 SEC 18, T-18-N, R-14-E IRON PIN FOUND

CONTACTS

MUNICIPAL AUTHORITY
CITY OF BROKEN ARROW
210 SOUTH 1ST STREET
BROKEN ARROW, OK 74012

NORTHWEST CORNER NW/4

SECTION 18, T-18-N, R-14-E

FOUND 3/4 IRON PIN POINT OF COMMENCEMENT

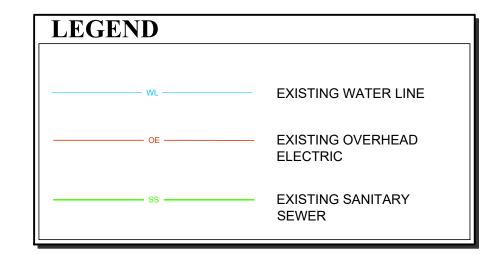
UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY 5848 EAST 15TH STREET TULSA, OK 74112 PHONE: 918.831.8293

AEP / PSO 212 EAST 6TH STREET TULSA, OK 74119 PHONE: 918.599.2351

WINDSTREAM TELECOM COMPANY 2300 EAST 1ST PLACE BROKEN ARROW, OK 74012 PHONE: 918.451.3427

COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 PHONE: 918.286.4658





COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.

ATTEST: CITY CLERK

THE ENCLAVE AT SOUTHERN TRAILS