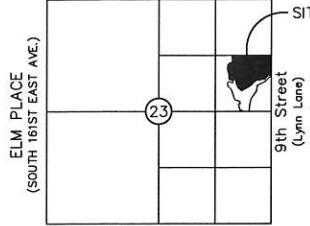


WASHINGTON LANE VII

R 14 E

WASHINGTON STREET
(E. 91st STREET S.)



NEW ORLEANS
(EAST 101ST STREET SOUTH)

Location Map
SCALE: 1"=2000'

APPROVED
DATE 5/22/17
CITY OF BROKEN ARROW
DEVELOPMENT SERVICES DEPARTMENT

OWNER:
ARMORY, LLC
DAVE COCOLIN, MANAGER
1300 SOUTH GARNETT ROAD, SUITE 600
TULSA, OK 74146
PHONE (918) 665-1900
E-MAIL: RECEIPT@PARADIGMTULSA.COM

ENGINEER:
OLSSON ASSOCIATES
KEVIN VANOVER, P.E. NO. 20876
OK C.A. No. 2483, EXPIRES 06/30/2017
1717 SOUTH BOULDER AVENUE, SUITE 600
TULSA, OK 74119
PHONE (918) 376-4294
E-MAIL: KVANOVER@OLSSONASSOCIATES.COM

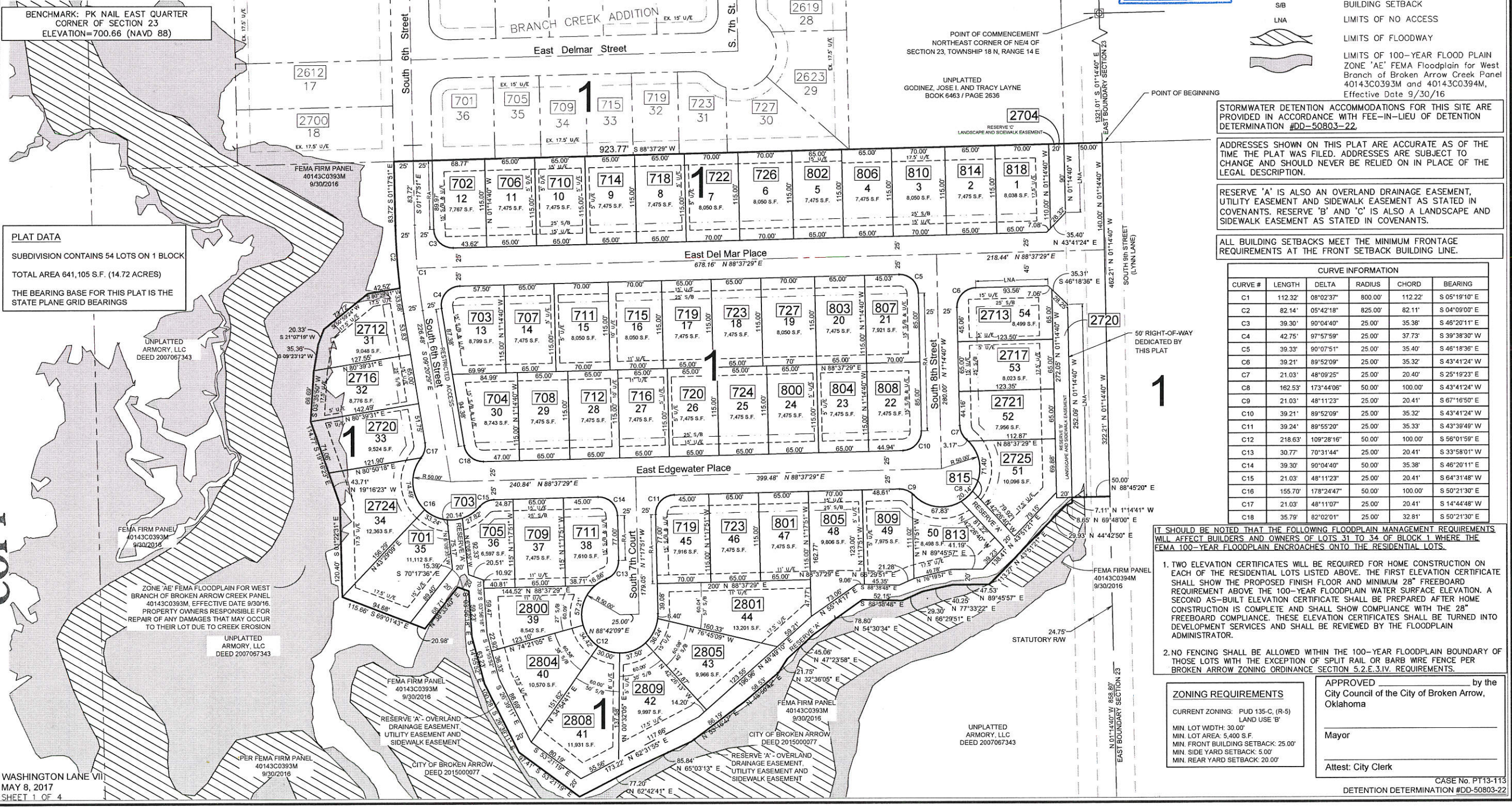
SURVEYOR:
BENCHMARK SURVEYING AND
LAND SERVICES, INC.
KEVIN M. NEWLUN, P.L.S. NO. 1289
OK C.A. No. 2235, EXPIRES 06/30/2018
P.O. BOX 1078
OWASSO, OK 74055
PHONE (918) 274-9081
E-MAIL: BENCHMARK@ATLASOK.COM



PLAT LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- 1** PROPOSED BLOCK NUMBER
- 23** PROPOSED LOT NUMBER (PROPOSED LOT AREA)
- 818** LOT ADDRESS
- DE** DRAINAGE EASEMENT
- UE** UTILITY EASEMENT
- SB** BUILDING SETBACK
- LNA** LIMITS OF NO ACCESS
- LIMITS OF FLOODWAY
- LIMITS OF 100-YEAR FLOOD PLAIN ZONE 'AE' FEMA Floodplain for West Branch of Broken Arrow Creek Panel 40143C0393M and 40143C0394M, Effective Date 9/30/16

RECEIVED
MAY 08 2017



PLAT DATA
SUBDIVISION CONTAINS 54 LOTS ON 1 BLOCK
TOTAL AREA 641,105 S.F. (14.72 ACRES)
THE BEARING, BASE FOR THIS PLAT IS THE STATE PLANE GRID BEARINGS

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-50803-22.

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

RESERVE 'A' IS ALSO AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT AND SIDEWALK EASEMENT AS STATED IN COVENANTS. RESERVE 'B' AND 'C' IS ALSO A LANDSCAPE AND SIDEWALK EASEMENT AS STATED IN COVENANTS.

ALL BUILDING SETBACKS MEET THE MINIMUM FRONTAGE REQUIREMENTS AT THE FRONT SETBACK BUILDING LINE.

CURVE INFORMATION					
CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	112.32'	08°02'37"	800.00'	112.22'	S 05°19'10" E
C2	82.14'	05°42'18"	825.00'	82.11'	S 04°09'00" E
C3	39.30'	90°04'40"	25.00'	35.38'	S 46°20'11" E
C4	42.75'	97°57'59"	25.00'	37.73'	S 39°38'30" W
C5	39.33'	90°07'51"	25.00'	35.40'	S 46°18'36" E
C6	39.21'	89°52'09"	25.00'	35.32'	S 43°41'24" W
C7	21.03'	48°09'25"	25.00'	20.40'	S 25°19'23" E
C8	162.53'	173°44'06"	50.00'	100.00'	S 43°41'24" W
C9	21.03'	48°11'23"	25.00'	20.41'	S 67°16'50" E
C10	39.21'	89°52'09"	25.00'	35.32'	S 43°41'24" W
C11	39.24'	89°55'20"	25.00'	35.33'	S 43°39'49" W
C12	218.63'	109°28'16"	50.00'	100.00'	S 56°01'59" E
C13	30.77'	70°31'44"	25.00'	20.41'	S 33°58'01" W
C14	39.30'	90°04'40"	25.00'	35.38'	S 46°20'11" E
C15	21.03'	48°11'23"	25.00'	20.41'	S 64°31'48" W
C16	155.70'	178°24'47"	50.00'	100.00'	S 50°21'30" E
C17	21.03'	48°11'07"	25.00'	20.41'	S 14°44'48" W
C18	35.79'	82°02'01"	25.00'	32.81'	S 50°21'30" E

IT SHOULD BE NOTED THAT THE FOLLOWING FLOODPLAIN MANAGEMENT REQUIREMENTS WILL AFFECT BUILDERS AND OWNERS OF LOTS 31 TO 34 OF BLOCK 1 WHERE THE FEMA 100-YEAR FLOODPLAIN ENCROACHES ONTO THE RESIDENTIAL LOTS.

- TWO ELEVATION CERTIFICATES WILL BE REQUIRED FOR HOME CONSTRUCTION ON EACH OF THE RESIDENTIAL LOTS LISTED ABOVE. THE FIRST ELEVATION CERTIFICATE SHALL SHOW THE PROPOSED FINISH FLOOR AND MINIMUM 28" FREEBOARD REQUIREMENT ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION. A SECOND AS-BUILT ELEVATION CERTIFICATE SHALL BE PREPARED AFTER HOME CONSTRUCTION IS COMPLETE AND SHALL SHOW COMPLIANCE WITH THE 28" FREEBOARD COMPLIANCE. THESE ELEVATION CERTIFICATES SHALL BE TURNED INTO DEVELOPMENT SERVICES AND SHALL BE REVIEWED BY THE FLOODPLAIN ADMINISTRATOR.
- NO FENCING SHALL BE ALLOWED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY OF THOSE LOTS WITH THE EXCEPTION OF SPLIT RAIL OR BARB WIRE FENCE PER BROKEN ARROW ZONING ORDINANCE SECTION 5.2.E.3.IV. REQUIREMENTS.

ZONING REQUIREMENTS
CURRENT ZONING: PUD 135-C, (R-5)
LAND USE 'B'
MIN. LOT WIDTH: 30.00'
MIN. LOT AREA: 5,400 S.F.
MIN. FRONT BUILDING SETBACK: 25.00'
MIN. SIDE YARD SETBACK: 5.00'
MIN. REAR YARD SETBACK: 20.00'

APPROVED _____ by the
City Council of the City of Broken Arrow,
Oklahoma

Mayor _____

Attest: City Clerk _____

WASHINGTON LANE VII
MAY 8, 2017
SHEET 1 OF 4

CASE No. PT13-113
DETENTION DETERMINATION #DD-50803-22

FINAL REVIEW COPY #6

APPROVED *[Signature]*
DATE 5/22/17
CITY OF BROKEN ARROW
DEVELOPMENT SERVICES DEPARTMENT

Washington Lane VII

PART OF THE SE/4 OF THE NE/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
PUD 135-C

10.4 **Assessments.** All of the lots shall be subject to an annual assessment charge as set forth in section 10.5 hereof, which is due and payable by the respective owners thereof to the association annually in advance on the first day of January in each year. The board may permit the annual assessment charge to be paid either annually, semi-annually or monthly and shall have the further right to require payment of the same in advance. Annual assessments shall commence upon sale of a lot to the homeowner, or four months after the home built on the lot has been for sale by the builder.

10.5 **Annual Assessments**
(a) The annual assessment (in addition to sums assessed pursuant to other sections hereof) for the calendar year beginning 2016, shall be One Hundred Sixty Dollars (\$160) per lot. The board may increase the annual assessment for any subsequent calendar year but such increase shall not be in excess of ten percent (10%) compounded annually above the annual assessment imposed by the Board or the members pursuant to this Section 10.5(a) or Section 10.5(b) that follows.
(b) The annual assessment for any year commencing after 2016 may be increased to an amount greater than that permitted by subsection (a) of this section 10.5 only by an affirmative vote of the majority of the members who are voting in person or by proxy at a meeting duly called for such purpose.

10.6 **Use of Assessment Funds.** Assessment funds shall be used for purposes as the association shall determine necessary and advisable, which may include but shall not be limited to the following: for improving and maintaining the common areas and other property of the association, including guardhouses, if any, for planting trees and shrubbery and the care thereof; for payment of expenses incidental to the proper operation and maintenance of facilities located within the common areas; for maintenance of irrigation systems; for employing night watchmen; for caring for vacant property; for removing grass or weeds, for street cleaning, for street repairs and street lights; for constructing, purchasing, maintaining or operating any community service; for purchase of insurance; for legal costs and expenses; for supplies and fertilizers; for snow removal; or for doing any other thing necessary or advisable, that in the opinion of the association, is for the general welfare of the owners, for expenses incidental to the enforcement of these restrictions for the payment of operating expenses of the association, or for any other purpose within the purposes for which the association is incorporated.

10.7 **Special Assessments for Capital Improvements.** In addition to the annual assessments authorized above, the association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the common areas, including fixtures and personal property related thereto, provided that any such assessment shall have the consent of a majority of the members who are voting in person or by proxy at a meeting duly called for such purpose.

10.8 **Lien for Assessments, Fines and Compliance Expenditures.** The association shall have a lien against each lot to secure payment of any assessment, fine, compliance expenditure or other amount due and owing the association by the owner of that lot, plus interest from the date such amount was due and payable at a rate equal to four percent (4%) per annum over the prime interest rate adjusted on each day on which there occurs a change in said prime interest rate (provided that the interest rate shall never exceed the maximum allowed by law), in addition to all costs and expenses of collecting the unpaid amount, including but not limited to reasonable attorney fees. The lien may be foreclosed in the manner for foreclosure of mortgages in the state of Oklahoma. The lien provided herein shall be junior to the lien of any first mortgage on any lot taken in good faith and for value and perfected by recording in the office of the registrar of deeds of Tulsa County, Oklahoma, prior to the time and recording in said office of a notice of lien, but shall be prior to any and all other liens. The notice of lien shall set forth the amount of any assessment, fine, compliance expenditure or other amount due and owing to the association, specifying the date such amount was due and payable and from which interest accrues, specifying all costs and expenses, including reasonable attorney fees, of collecting the unpaid amount to the date of recording such notice of lien, describing the lot affected by the lien and specifying the name or names last known to the association of the owner or owners of the lot. Each owner acknowledges and agrees, by acceptance of such owner's deed or other instrument in which the lien of the association for the payment of assessments is hereinafter provided, and for all other sums which may become due the association hereunder from an owner, shall be superior to any homestead exemption as is now or may hereafter be provided by Oklahoma or federal law. The acceptance of a deed or other instrument to a lot subject to this declaration shall constitute an express waiver of the homestead exemption as against all sums, which may become due the association from the owner of such lot.

10.9 **Successors' Liability for Assessments.** The association's lien for delinquent assessments, damages, costs, expenses, compliance expenditures, attorney fees and all other charges allowed hereunder against a lot shall pass to an owner's successors in title, regardless of whether said obligation was expressly assumed by them, except with respect to the sale of a transfer of any lot which is subject to any mortgage pursuant to a decree of foreclosure under such mortgage or any proceeding in lieu of foreclosure thereof.

10.10 **No Offsets.** All assessments shall be payable in the amounts specified in the levy hereof, and no offsets or reductions thereof shall be permitted for any reason, including without limitation any claim of non-use of the common areas or any claim that Declarant, the association, the board of the Architectural Control Committee is not or has not properly exercised its duties and powers under this declaration.

10.11 **Easement in Reserve Areas.** Declarant hereby dedicates and conveys to each owner a right and easement of enjoyment in and to the reserve areas; provided, however, no reserve areas may be used for group events or other group uses except as authorized from time to time by the board. Said right and easement shall not be personal, but shall be considered to be appurtenant to said lots, whether specifically set forth in deeds to the lots or not. Declarant hereby covenants for itself, its successors and assigns that it will convey by special warranty deed, at such time as Declarant no longer owns any lot, or such earlier date as Declarant shall determine in its sole discretion, a fee simple title to the reserve areas to the association, free and clear of all encumbrances and liens except any current ad valorem or special assessment taxes. The association shall accept title to such reserve areas, together with the responsibility to perform any and all functions and duties associated therewith, including the responsibility for the payment of taxes and insurance on the reserve areas and for the proper maintenance of the open spaces. The title to the reserve areas vested in the association shall be subject to the rights and easements of enjoyment in and to such reserve areas by its members.

10.12 **Description of Reserve Areas.** The reserve areas consist of the following real estate:
(a) Reserve Areas as shown on the Final Plat.
(b) Easements as listed in Section 1.9 on the Final Plat.

10.13 **Reservation of Rights in Reserve Areas.** Notwithstanding any other provision of this declaration, Declarant reserves the right to grant easements within the reserve areas for the installation, repair and maintenance of water mains, sewers, drainage course, public walkways and other public utilities, provided that such utilities shall be installed in such a manner so as to minimize damage to the natural features of the reserve areas.

10.14 **Additional Land.** Declarant may from time to time annex additional real property, including additional common areas, to the property covered by this declaration and thereby subject the same to all of the terms, provisions and conditions of this declaration by the execution and filing for recordation with the registrar of deeds of Tulsa County, Oklahoma of an instrument expressly stating an intention to annex and describing such additional real property to be so annexed. During a ten (10) year period commencing with the date of the recording of this declaration, Declarant, its successors or assigns, may annex such additional real property, in its absolute discretion. From and after the termination of said ten-year period, such additional real property may be annexed to the property, provided that such annexation is approved in writing by a majority of the votes of the members entitled to vote.

10.15 **Rights of City of Broken Arrow.** Reserve areas and landscape easement areas, as shown on the plat, have been designated as the reserve areas and are to be conveyed to the association at a later date. Following such conveyance, the association shall be responsible for the maintenance and upkeep of the reserve areas. In the event that Declarant or the architect, their successors or assigns, shall fail at any time to maintain the reserve areas, the City of Broken Arrow may proceed with public nuisance abatement procedures in accordance with the appropriate Oklahoma statutes and Chapter 15 Broken Arrow Code.

10.16 **Restrictions Not Exclusive.** The restrictions contained in this declaration shall not be taken as permitting any action or thing prohibited by applicable zoning laws or the laws, rules or regulations of any governmental authority or by specific restrictions imposed by any deed or lease. In the event of any conflict, the most restrictive provisions of such laws, rules, regulations, deeds, leases or this declaration shall be taken to govern and control.

10.17 **Solar Panels.** No solar panels or similar items may be installed upon any lot, or upon any improvement on any lot, without the prior approval of the Architectural Control Committee.

10.18 **Basketball Backboards.** Basketball backboards and goals shall be installed consistent with good taste and any standards adopted from time to time by the Architectural Control Committee. Basketball backboards and goals shall not be installed on public right-of-way or easements.

10.19 **Satellite Dishes.** Satellite Dishes may be installed consistent with good taste and standards adopted from time to time by the Architectural Control Committee. Satellite Dishes shall not be installed on public right-of-way or easements.

10.20 **Landscape Easement.** Declarant hereby reserves the right and easement, in its sole discretion and at its own expense, to construct or install (whether before or after transfer of title to owners) entrance treatments, landscape, fences and/or walls, of Declarant's own choice, type and design, at the entry of the development. The association is hereby granted a perpetual, nonexclusive easement to enter upon any landscape easement on which there is situated an entrance treatment, landscape, fence or wall installed or created by Declarant and to maintain, improve, repair and/or replace the same.

10.21 **Interior Fences or Walls.** Perimeter fences situated along the sides and rear lot lines shall comply with the following:
(a) Decorative fences or walls shall be permitted on that portion of any lot in front of the building setback line. Decorative fencing or walls will be approved by the Architectural Control Committee and shall be of the same decor. materials, (i.e., wrought iron) and styling as used in the architecture and construction of the dwelling situated on the lot. Screening fences and battens may be erected up to six feet (6') in height, but must be an extension of the house structure and not located on the lot line.
(b) Notwithstanding the foregoing or anything contained herein to the contrary, perimeter fencing shall be along and parallel to the common boundary of all lots within a particular subdivision of this area and shall be consistent in design, material, shape and height and approved by the Architectural Control Committee.
(c) All other fencing requirements will be in accordance with PUD No. 135 and the Broken Arrow Code.

10.22 **Duration of Declaration.** All provisions contained in this declaration shall run with and bind the land for a term of twenty (20) years from the date this declaration is recorded in the registrar of deeds office for Tulsa County, Oklahoma. After which time it shall automatically be extended for successive periods of ten (10) years each, unless and until this section 14.1 is amended or this declaration is repealed in accordance with section 14.2 hereof.

10.23 **Amendment of Declaration.** Any provision contained in this declaration may be amended or repealed, or additional provisions added to this declaration by the recording of a written instrument or instruments specifying the amendment or the repeal, executed by the owners as shown by the records in the office of the registrar of deeds of the County of Tulsa, Oklahoma, of not less than a majority of the lots then subject to this declaration, and those lots yet to be developed by Declarant. Any such instrument or instruments shall require the written consent of Declarant.

10.24 **Effect of Provisions of Declaration.** Each provision of this declaration shall be deemed incorporated in each deed or other instrument by which any right, title or interest in any of the property is granted, devised or conveyed, whether or not set forth or referred to in such deed or other instrument, and each owner shall be bound by the terms of this declaration.

10.25 **Enforcement and Remedies.** The association, Declarant or any owner shall have the right to enforce by any proceeding, at law or in equity, all restrictions, conditions, covenants, reservations, liens, compliance expenditures and charges now or hereafter imposed by the provisions of this declaration.

10.26 **Limited Liability.** Neither Declarant, the association, the board, the Architectural Control Committee nor any member, agent or employee of any of the same shall be liable to any party for any act or for any failure to act with respect to any matter if the act or failure to act was in good faith and without malice, and such Declarant, the association, the board, the Architectural Control Committee, and any member, agent or employee of the same, shall be reimbursed by the association for any costs and expenses, including but not limited to attorney fees reasonably incurred by them with the prior approval of the board, which approval shall, not unreasonably be withheld or delayed as a result of threatened or pending litigation in which they are or may be named as parties.

10.27 **Successors and Assigns.** Except as otherwise provided herein, this declaration shall be binding upon and shall inure to the benefit of Declarant, the association and each owner and the heirs, personal representatives, successors and assigns of each. Declarant shall have the right and power to assign and delegate to the association, or any successor or successors thereto, at any time and from time to time, all or any part of any of the rights, powers and authority contained in this declaration.

10.28 **Severability.** Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, which shall remain in full force and effect.

10.29 **Captions.** The captions and headings in this declaration are for convenience only and shall not be considered in construing any provisions of this declaration.

10.30 **No Waiver.** Failure to enforce any provisions of this declaration shall not operate as a waiver of any such provisions or of any other provision of this declaration.

10.31 **Laundry and Machinery.** No clothes or any other household fabric shall be hung in the open on any lot and no clotheslines or similar devices shall be allowed. No machinery shall be placed or operated upon any lot, except such machinery as is usual in the maintenance of a private residence, yard or garden.

10.32 **Noise.** No exterior horns, whistles, bells or other sound devices, which may annoy neighboring owners, except doorbells and security devices, shall be placed or used on any lot, common area or improvement thereon.

10.33 **No Business or Commercial Activity.** No lot shall be used at any time for business, commercial or professional activity, including home occupations, except that (a) Declarant and those designated by Declarant may use any portion of the property owned by Declarant or those designated by Declarant in connection with real estate sales efforts and (b) those uses authorized by PUD No. 135 and approved by Declarant.

10.34 **Damage or Destruction of Improvements.** In the event of complete or partial damage or destruction of any improvements on a lot for any reason whatsoever, the owner of such lot shall promptly proceed to repair and replace such improvements, subject to approval of the Architectural Control Committee, as though such repair or replacement involved construction of an original structure, or the lot owner shall promptly proceed to raze the improvement and landscape the lot formerly occupied by such improvement in a manner approved in writing by the Architectural Control Committee.

10.35 **Restrictions Not Exclusive.** The restrictions contained in this declaration shall not be taken as permitting any action or thing prohibited by applicable zoning laws or the laws, rules or regulations of any governmental authority or by specific restrictions imposed by any deed or lease. In the event of any conflict, the most restrictive provisions of such laws, rules, regulations, deeds, leases or this declaration shall be taken to govern and control.



APPROVED Amanda Yonaguchi
 DATE 5/22/17
 CITY OF BROKEN ARROW
 DEVELOPMENT SERVICES DEPARTMENT
 CERTIFICATE OF SUBDIVISION

Washington Lane VII

PART OF THE SE/4 OF THE NE/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
 PUD 135-C

CERTIFICATION OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

IN WITNESS WHEREOF, ARMORY, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY HEREBY APPROVES AND EXECUTES THE FOREGOING DEED OF DEDICATION THIS _____ DAY OF _____ 2017.

ARMORY, LLC
 AN OKLAHOMA LIMITED LIABILITY COMPANY

 DAVE COCOLIN, MANAGER

I HEREBY CERTIFY THAT THE ABOVE NOTED SUBDIVISION, WASHINGTON LANE VII, IS APPROVED FOR THE USE OF PUBLIC WATER SUPPLY AND SANITARY SEWER.

DATED THIS _____ DAY OF _____, 2017.

 ENVIRONMENTAL SUPERVISOR OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

STATE OF OKLAHOMA)
) SS
 COUNTY OF TULSA)

CERTIFICATE OF TULSA COUNTY TREASURER

I, DENNIS SEMLER, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2017 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS WASHINGTON LANE VII.

 DENNIS SEMLER, TULSA COUNTY TREASURER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2017, PERSONALLY APPEARED DAVE COCOLIN, MANAGER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT.

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATE OF TULSA COUNTY CLERK

I, MICHAEL WILLIS, THE COUNTY CLERK OF TULSA COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED WASHINGTON LANE VII HAS BEEN FILED INTO TULSA COUNTY RECORDS.

 MICHAEL WILLIS, TULSA COUNTY CLERK

CERTIFICATE OF SURVEY

I, KEVIN M. NEWLUN, A LICENSED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT SAID PLAT DESIGNATED HEREIN AS "WASHINGTON LANE VII" AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY WHICH MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

 KEVIN M. NEWLUN
 OKLAHOMA LICENSED LAND SURVEYOR #1289
 BENCHMARK SURVEYING AND LAND SERVICES,
 INC., C.A. #2235, EX 6-30-18

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 _____, 2017, PERSONALLY APPEARED KEVIN M. NEWLUN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT.

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC