

AT BATTLE CREEK - WEST THE COTTAGES

RESTRICTIVE COVENANTS PUD No. 94W DEED OF DEDICATION

KNOW CERTAIN PERSONS BY THESE PRESENTS

That BC Land Holding Company, LL.C., an Oklahoma Imited liability company, hereinafter referred to as the 'Owner/Developer', is the owner of the following described land:

A fract of land that is part of the West-Hall (W2) of Section Thirty-Four (34). Township Nineteen (19) North, Range Fourteen (14) East of the lixidian Base and Meridian, Tulas County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as

imencing at the Northwest corner of Section 34;

Thence South 00°00'00" West, along the westerly line of Section 34, 2407.36 feet;

Trence Nurh 89:5911* East for 60,00 feet to a point on the easterly right-bloway. It we of North Aspera, Avenue and the southerly dight-bloway free Was Garague Stood and being the northwest corner of Ronda Norton Center an addition to the city of Broken Arrow, Tubs County, State of Odshama, according of the recorded Balt thereof.

hence continuing North 89°59'41" East, along said southerly right of way ne, for 848'36 feet to the northeast corner of said Ronda Norton Center;

Thence continuing North 89°59'41" East, along the southerly right-of-way for 176.58 feet;

Thence North 00°00'19" West for 10.00 feet;

Thence North 89°59'41" East for 61.25 feet to the "Point of Beginning" of said tract of land;

Thence along a curve to the left having a central angle of 09°32'06" and a radius of 1225.97 feet with a chord bearing of North 86°13'38" East and a chord distance of 203.79 feet for an arc length of 204.02 feet; hence continuing North 89°59'41" East for 89.63 feet to a point of curve

hence South 09°32'51" East for 120.90 feet;

hence South 52°02'33" East for 105 03 feet;

hence South 11°21'03" West for 636.56 feet; hence South 37°51'37" West for 244 67 feet;

ence North 78°38'58" West for 135.31 feet;

Thence South 80°53'04" West for 421.09 feet to a point on the northerly right of way line of West Albany Drive;

Thence North $10^{\circ}21'48"$ East, along said northerly right-of-way line, 41.04 feet to a point of curve;

Thence along said northely right-ol-way line and northwesterly along a curve to the left thaving a commatangle of 31"19'32" and a radius of 390,00 feet with a chord bearing of Nerth 06"17'57" West and a chord length of 210,58 feet for an arc length of 213,23 feet;

hence North 69°02'16" East for 175.61 feet;

Thence North 52°55'14" East for 141.78 feet:

Thence North 37°55'00" East for 142 78 feet

Thence North 22°54'46 East for 142.78 feet:

Thence North 00°02'42" East for 239.54 feet to the Point of Beginning of said tract of land.

square feet

The above described tract of land containing 382,878 8.7897 acres, more or less.

made a part hereof (the "Par"), and has caused the same to be r "THE COTTAGES AT BATTLE CREEK - WEST", a subdivision in the Broken Arrow, Tulsa County, State of Oklahoma (the "Subdivision") The Cover/Developer has caused the same to be engineered surveyed, staked, and platted into last, blocks, streats, and reserve areas conformity to the accompanying plat and survey thereof which <u>plat</u> is made a part bread that "plat" and the same areas that survey the same to the promotion of the country of the country

SECTION I. EASEMENTS AND UTILITIES

The Owner/Owel-poer does hereby dedicate for public use the utility essentials as devoted on the occumpanying pall as a "tullity Essential" to "tullity the several purposes of constructing maintaining, operating regarding registrating expenses and cashe lethnoise manner integration and public utilities, including storm severes, sentiary several relationship of the public without the poles, where conduits poles was conduited poles and deposition from the public was and outproved and outproved the public without poles, which feelings and deposits on and upon the utility eastermants for the uses and surposes aftered public public was and expenses the right to construct, maintain, operate, by and relating where the right to construct, maintain, operate, by and relating over, across and address the registration, maintenance, operation, laying and relating over, across and address the registration, the public of earlier and/or sever lines (optier with the right of impress and egyess to such construction, maintenance, operation, laying and relating over, across and address the purpose of lumishing water and/or sever lines (optier with the right of register and or exhiption over, across and address the registration of lumishing water and/or sever lines to hidden and on the public of the publ

2

- 121 If Street light notes or standards shall be served by underground cable all delatic and communication suply has shall be housed underground in the assemblivers reserved for general dully services and streets, shown or the attached plat. The Owner/Developer does hereby restrict the utility easierments shown and designated on the accompanying platic is a high supplier of destinat service.
- 1.2.2 All supply lines in the subdivision including electric, telephone, cable telephone and gas lines shall be boated underground in the esements reserved for peried utility exercises and streets shown on the plat of the subdivision. Service podestalle and transformers, as sources of supply veltages, may also be located in said at secondary veltages, may also be located in said
- 123 23. Underground service cables and gas service lines to all standards which may be baseded in all bets in all subdisciss may be may be maded in all bets in a subdisciss may be may from the best of gas desiration subdisciss may be may from the best of gas desiration by the Deadon and construction of such stigature as may be bested upon each said for provided that upon the bested upon each said for provided that upon the bested upon each said for provided that upon the best provided that the supplier of service shall bested the deemed to have a definite parameter, and effective depreciation 2.5 Seed on each side of such service code or the celebrating down the service provided that service of gas main to the service entrance on the structure or a point of present on the service entrance on the structure or a point of the provided that the service service is the structure or a point of the provided that the service are the structure or a point and the service of the service and the structure or a point of the service of the service and the service of the service and the service of the service and the service of the service of the service and the service of the service of the service and the s
- 124 The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the subdivision or provided for in this

Deed of Dedication for the purpose of installing maintaining removing or replacing any portion of the underground electric isleshmen, cable selection or gas service facilities so installed by it. The supplier of electric, telephone, cable selection also reserve the propresularity in privilegs and sufficiently to out down, tirm, or treat any treas and undergrowth on said essentiary.

- 131
- 132 within the depicted utility easiment area, if the ground elevations are materially altered from the control is existing upon the complication of the installation of a public water or sewer main, all ground level apertures, to include; value boxes, fire hydraits and manifelas will be adjusted to the new grade by the owner or at the owner's expense.
- The City of Broken Arrow, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public water and sewer mains, but the owner shall pay for damage or reboalton of such facilities caused or necessitated by acts of the owner, his agents or contractors.
- The City of Broken Arrow, Oklarionra, or its successors, sofal at all times have right of access to all essementways objected on the accumpanying date, or otherwise produce for in this Deed of Dedetation, for the purpose of installing, mentaling, removing or requiring any portion of underground water or sewer facilities.

Each lot on the Hat shall receive and drain, in an unobstructed manner, the storm and surface waters from drainage arress of higher elevation and from pucke presents and essements. Each bit owner, by taking the lot a bit, shall be deemed to undestand and agree that sommetar from order bots will hav across halve the analyse the sit of the obstructions which would impair the dainage of storm and surface waters over and across the bit. The Owner/Developer expressly reserves the right to enter upon each left for the purpose of reaching or curing drainage issues related to adjacent or marby bits, inducting the trimming of these shrubs or but, and the removal of feroing, as necessary. The foregoing coveragins set of him in his paragraph 1.4 shall be enthocable by any affected for owner and by THE COTTAGES AT BATTLE CREEK — WEST Homogeneous Association. Inc., formed pursuant to SECTION IV.—HOMEDOWNERS ASSOCIATION.

The undesigned Ower/Developer heatery refiniciatives rights of vehicular ingress or eggess from any portion of the property adjacent to West Abamy Divis and West Grange Street within the bounds designated as furnits of No Access (LNA.) on the Pat, which "units of No Access in Developer Developer of the Path Access may be amended or redused by the Broken Arrow Penning Commission, or its successor, and with the approval of the Oty of Broken Arrow, Odalonina, or as oftensives provided by the statutes and laws of the State of Odahoma pertaining thereto, and the limits of no access access established shall be enforceable by the City of Broken Arrow, Oklahoma.

1.6.1 Reserve "A" is designated on the accompanying plat are herein

25. The owner of each fur in the subdivision shall be responsible for the protection of the underignand facilities are provided to the protection of the underignand facilities and the property and shall prevent the absolute of the protection of such that the superior of such that the protection of got service.

- The owner of the lot shall be responsible for the protection of the public water and sewer mains located on his lot.
- 133
- 134
- 135 The foregoing covenants set forth in this subsection 1.3 shall be enforceable by the City of Broken Arrow, Oklahoma, or its successors, and the owner of the lot

designated for use as private streats for the common use and benefit of the covers of loss within THE COTTAGES. AT BATTLE CREEK-VMEST; their guests and mittees for the purpose of providing access to and from the various bits and for providing decorative ferming and undestagating, and are reserved for subsequent conveyance to THE COTTAGES. AT BATTLE CREEK, VMEST Homeowner's Association. Inc., a not for profit, for the purposes of the administration and maniferance or the streets and other common areas of the subdivision. Maniferance and repair for all private stoms sever feathers in Reserve 'X' and Reserve. 'C' . will be the responsibility of the

1.6.2 The Owner/Developer herein grants to the City of Broken from Country as the Test State Postal Service and to any pucker unity providing unity service to the subdivision, the right to enter and treverse the prevailable streat Research Yal and to operate heroon of abronce, among the providing unity operated theroon additional mitted to pole and the velocities including but not inflied to pole and the velocities and depulpment and does further grant to the City of Broken Acrow and to any public utility providing utility service to the subdivision the right to make various underground utility orasings of the provide stretche (Reserve Vity a ressonably necessary to provide service and upon the installation of any such utility rise, calciae or ideally such grantee stall be deemed utility rise, calciae or ideally, such grantee stall be deemed to have a definitive perpetual assement covering a sinp 5 feet in with searching 2 1/2 feet on each side of the utility fine, cable or ideally.

- 1.6.3 The Owner/Developer for itself and its successors treeling the properties of the City of Broken Arrow, which coverants with the land and invare to the benefit of the City of Broken Arrow and shall be enforceable by the City of Broken Arrow and
- 1.6.3.1 Except in asses of Entry/Esit Medians and in Reserves 15 and 10°; the Onerofice-space that constitute and maintain an alternative that constitute and maintain an alternative Note of State of the State of t
- 1.6.3.2 Prohibit the erection of any arch or similar structure over any private street as depicted on the accompanying plat which would prohibit any governmental specifically any fire vehicle from free usage of the private streets (Reserves "A").
- 164 1 The City of Broken Arrow shall have no duty to maintain any private streets (Reserves *A) nor have any implied obligation to accept any subsequent tender of dedication of such private streets (Reserves *A*).
- 1.5.5 The Owner/Developer or its assigns, hereby reserves the right to marktain, change or otherwise regulate the hours of operation of the privary places at every entry into 11-Hz of Operation of the privary places at every entry into 11-Hz of Original Strain (1998). WEST until soch immediate the Normal which in THE COTTOASS AT BATTLE CREEK. VIEST has been puchased and dues buying reservant as at whan the home constructed upon specific as whost lime, (which is sound assigned by the owner/Developer's production of the Normal Strain Committee and the Committee of the Normal Strain (which is not not only productes and vidual left owners as a second construction of the Normal Strain (Normal Strain Committee) to want to propose of the owner of the committee of the
- 166 The privacy gates shall be Icensed and operated in accordance with the City of Broken Arrow's private street entrance requirements. The maintenance of the gates shall be the responsibility of the Homeowners' accordance.

The Owner/Developer herein establishes and reserves for subsequent conveyance to THE COTTAGES AT BATTLE CREEK - WEST Homeowner's Association, Inc., formed pursuant to SECTION IV - HOMEOWNERS' ASSOCIATION, a

perpetual non-exclusive essement to exect and maintain fencing walls, landscaping, and/or ringation along the North and South properly boundaries of the subdivision within the Fence and Landscape Essement depicted on the accompanying plat. Fencing and walls shall meet the requirements of Section 5.2.E.3.vi of the City of Broken Arrow, Oklahoma Zoning Ordinance.

Fence, Landscape, and Paving Repair

The owner of each lst shall be responsible for the repair and reducement of any terrory, landscaping, and paining booles within the utily examined any terrory, landscaping, and paining booles within the terrory examined and the processor of the

As part of the development of the Subdivision, the Owner/Developer throat his created or will create as parties blooking in Regulations for the City of Bonkin Armon "Her COTIAGES AT BITTLE CREEK WEST Homeowner's Association, fuc.", an Oktationan not desproate, as set forth in the Regardine Covenants Conditions, and Restrictions for THE COTIAGES AT BATTLE CREEK - WEST. There is to be one Homeowner's Association for THE COTIAGES AT BATTLE CREEK - WEST, even though the property may be platted in pheases.

A retaining wall is a structural wall measuring over 4 feet in height from the top of the swifing course to the top of the wall. Retaining walls will need to be designed by a licensed structural engineer and submitted for review and permitting to the City.

Restrictive Covenants

Additional covenants and restrictions for THE COTTAGES AT BATTLE CREEK - WEST are fled, as a separate instrument, in the Tulsa County Clerk's office.

21 Use of Land

2.1.1 Reserve Areas "A"

Reserve Area "A" shall contain, but not be limited to use for phase streets. Quest parking, access gates, access gate keypads, and associated appurtnersoes, landscaping, utilities, signage, and open space and is reserved for subsequent conveyance to the Princeowner's Association.

2.1.2 Reserve Areas "B", "C", "D", "E", "F", "G", "H" and "F

Reaeve Areas B'; C'; D'; F'; F'; and 'G'; stall be used for open space, signage, indiscaping, valls, forching, sidowales, dalnage, recreation, stormwater dainage, utilities, and ingress and its reserved for subsequent conveyance to the formwaters' Association.

All Reserves

- All costs and expenses associated with all reserves, including maintenance of various improvements and recreational facilities will be the responsibility of the property owner of the reserve.
- 2.2.2 In the event the property owner of the reserve should fall to properly maintain the reserve areas and facilities therein located as above provided, the City of Booken Arrow, or its designated contractor may enter the reserve areas and perform such maintenance, and the cost thereof shall be paid by the property owner of the reserve.

THE COTTAGES AT BATTILE CREEK - WEST ate of Preparation: September 24, 2025 Sheet 2 of 3

223 20 Al the seart the property connect the escende lak to pay the 20 at 0.4 said mailtenence after completion 0.1 the maintenance and receipt of a statement of costs, the City of 20 at 0.5 and therefore the costs shall be a five against each of costs, and therefore the costs shall be a five against each of 10 at 0.5 at

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to ensure adequate restrictions for the multiple aboration of the Owner/Development, its successors and assigns, and the Oby of Broken Arrow, Oblamona, THEREFORE, the Owner/Development of the Rowner in Editions and establish behavior imposed the (Editional establishment) and the ownerwards which is failed by coverants running with the land and shall be brinding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinater set forth.

Development Standards - Single-Family Residential:

- 3.1.1 Permitted Uses: As permitted within the RS-3 District by right or Specific Use Permit.
- 3.1.3 Minimum Lot Frontage For lots abutting Stonewood 3.1.2 Minimum Lot Size 46 feet (at the Building Line) 5,000 SF per unit
- 3.1.5 Minimum Front Yard (on corner lots) 3.1.4 Minimum Front Yard (excluding corner lots) 15 feet* 25 feet
- Garage openings shall be permitted on Front Yards on corner lots, provided the Front Yard setback is increased to 20 ft. Satbacks between building Inas with an adjacent lot shall be offset no more than 10 feet.
- 5 feet/5 feet

3.1.8 Pipeline Building Line Setback 50 feet from any pipeline

- 3.2.1 As permitted within the RD District by right or Specific Use Permit.
- 322
- 3.2.3 Minimum Lot Frontage Single Family Detached 46 feet (at the Building Line)
- 3.2.5 Minimum Front Yard (excluding corner lots) 35 feet 40 feet 25 feet
- 3.2.6 Minimum Front Yard (on corner lots) 15 feet*

328

WHEREAS, "THE COTINGES AT BATTLE CREEK, WEST-was submitted as a planned unit development (entitled PUD No. 947) as provided within Section 6.4 of the Zoning Ordinance of the Chy of Boxem Arrow. Orbitational Ordinance No. 2831) as amended and existing on June 21, 2222 (nemerates the Boxem Arrow Zoning Ordinance), which PUD No. 947 was approved by the Boxem Arrow Planning Commission on June 10, 2221; and gloveous by the Chy Boxem Arrow Planning Commission on June 21, 2221; and WHEREAS, the planned unit development provisions of the Boxem Arrow Zoning Ordinance acquire the sealablement of concentral of the Boxem Arrow. Orbitations a stiffedent to assure the implementation and continued compliance with the approved planned unit development; and

- 50 feet (at the Building Line)
- Minimum Rear Yard
 For lots abutting Stonewood Crossing 20 feet 25 feet

32 Development Standards - Single-Family Residential (Duplex):

- 3.2.2 Minimum Lot Size Single-Family Detached 5,000 SF per unit
- 2 Minimum Lot Size Single-Family Attached Internal Unit End Unit 3,850 SF 4,400 SF
- 3.2.4 Minimum Lot Frontage Single-Family Attached Internal unit End Unit

- * Garage openings shall be permitted on Front Yards on corner lots, provided the Front Yard seback is increased to 20 it. Sebacks between building lines with an adjacent lot shall be offset no more than 10 feet.
- 3.2.7 Minimum Rear Yard 20 ft.
- Side Yard Single-Family Detached 5 feet/5 feet
- Single-Family Attached 0 feet (internal)/5 feet (end unit)*
- 329 Attached Units -

*10-foot minimum building separation

No more than 3 units can be attached in one building. Each unit must be on a separatio but, 41 the time the property is detect, the coverants shall acknowledge the type of housing units (i.e., single-family deteched or single-family attached) that can be pleased on each lot.

3 Perimeter Landscape Buffer:

A perimeter landscape buffer reserve area of at least 10 feet in width shall be provided along. West Granger Street and West Albany

3.4

Landscaping stall be provided in accordance with Sociation 5.2 of the City of Broken Annow Zoning Ordinance, accept that along West Grange Street and West Albany Drive one tree per 40 interest led will be provided. All trees will be medium to large trees. In addition to the addresses that will be constituted along all street frontages, a walking path will be constituted in the park area in Tract. A.

35 Fencing:

Lois and Respire Areas sharing a common boundary with the Bartle Creek (edf. Course shall have a forced or last four feel in the shall receive the registration shall receive a forced or last four feel in height that shall major the shall be creek and Course Sall favoring shall be immed to plantace of their long construction, and the feeling in majorital shall be introduced to he construction, and the feeling in the feeling about the shall be introduced to the construction course. All principles along the shall be introduced by the Course of the secondaries with Sacilion 25.E of the Zenigh Course or an accordance with Sacilion 25.E of the Zenigh Course or an accordance with Sacilion 25.E of the Zenigh Course or and ferroring already and the presented to a set approved by the City of Barkes afrom a the search time Bardscape Johns are submitted for review. All pointeels reconsigned the secondaries are submitted by the review. All pointeels reconsigned the secondaries are submitted by the review. All pointeels reconsigned the secondaries are submitted by the review. All pointeels reconsigned the secondaries are submitted by the review. All pointeels reconsigned the secondaries are submitted to review. All pointeels reconsigned the secondaries are submitted to review. All pointeels reconsigned the secondaries are submitted to review. All pointeels reconsigned the secondaries are submitted to review. All pointeels reconsigned the secondaries are submitted to the secondaries.

3.6 Private Streets and Gates:

The private streets shall be constituted to the Chy of Broken Arrow standards and shall be owned and innational of the Universities association. The private streets and gates will be located in a maintain of who is reserve area. Capies into the subdivision shall be designed in accordance with the Chy of Broken designed in accordance with the Chy of Broken.

Arrow Subdivision Regulations and shall meet all criteria as set forth by the City of Broken Arrow Fire Marshall and the 2015 edition of the International Fire Code (IFC).

3.7

Sciewaks will be constructed along the perimeter public streets and the interior private streets. Sciewaks strail be provided in accordance with the City of Broken Arrow Subolision Regulations; however, it is acknowledged that variances to the widths and locations of the sciewaks can be requested from the City of Broken Arrow Engineering department.

3.8

Stormwater drainage will be handed in accordance with the City of Broken Arrow design standards.

3.9

No budding permit shall be issued until the planned unit development project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Flaming Commission and the Broken Arrow City Council and duly fled of record. The property shallow plateral in accordance with the City of record. The property shallow plateral in accordance with the City of the control of the council of the counci

Broken Arrow subdivision code. The deed of dedication of the required subdivision plat stall include coverants of record, enforceable by the City of Bioken Arrows, sating forth the development standards of the planned unit development.

SECTION IV. HOMEOWNERS ASSOCIATION

4

The Owner/Developer has formed or shall be caused to be formed, an association of owners of less within the subdivision, which shall be an association of owners of less within the subdivision, which shall be an association of owners of less within the subdivision, which shall be an association of the CoTINGES AT BOTTLE CHEEK. WEST Homeowner's Association, inc. In ownershap of the common Areas and to enhance the desirability and attractiveness of the subdivision. The OwnerDeveloper will conflict the Association until such then that its furned over to the Homeowners. Every record owner of a fee intensit in a full in the subdivision shall be a member of the Association and such membership is that the Association of any to the Association when subdivision shall be apputrement to and many not be separated from ownership of all. The acceptance of a deed to a lot shall constitute acceptance of membership in the Association. All members of the Association of the subdivision shall assessment established by the Association which shall be no best frain the minimum amount necessary to adequately maintain and support all common areas of interest, including, without fimiliation of the provided, however, no assessment shall be need to the fact provided, however, no assessment shall be need to depart the fact provided, however, no assessment shall be need to depart the fact provided, however, no assessment shall be need to depart the fact that the owner/Developer.

42 Maintenance

Reserve Areas: The owner of the property associated with the Reserve Areas shall be responsible for the maintenance of improvements and landscaping within all reserve areas designated on the plat and the reserve areas are reserved for subsequent conveyance to the Association.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

Enforcement

The certificine heals are first half un with he land and shall be building upon the Owner-Developed per in successors and orassigns, within the provisions of SECTION, EASEMERTS AND UTILITIES, are set for the cardian coverants and the enforcement digital pertaining threats, and whether on not threat no sealed the coverants within Section 1, shall mure to the brands of and be reflocated by the CVIV of Botteria from Characteria (Part and Coverants within Section 1, shall mure to the brands of and be reflocated by the CVIV of Botteria from Characteria.

52

Duration These restrictions shall remain in full force and effect until 40 years from the date of fing this plat of record, and thereafter shall automatically be continued for successive periods of 10 years, unless terminated or amended as hereinafter provided.

σ ω Amendment

The coverants contained within SECTION I. ESSEMENTS AND UTILITIES, may be attended of reministed at any time by written returnment signal and such as a second of the advisor by written for the product of the advisor of the advisor

٥ 4 Severability

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any court, or otherwise, shall not

invalidate or affect any of the other restrictions of any part hereof as set forth herein, which shall remain in full force and effect.

5.5

The respective life owner of each swalling and said for owner's buller stell be responsible for all structure design porter brinders of the structure design protection of each structure design protection of each structure of each structure. The respective for owner of each structure part the structure is a special of the owner Developer's engineer. The respective for owner of each structure part the structure is structured to the structure of each structure. The forested the developer and the Owner Developer's engineer. The respective for owner of each structure is for structure of each structure. The forested the developer of the structure is for structure of each structure of each structure. The forested the contract of the substructure is structured to contract the developer of the substructure. Such covers and so but the substructure of the substructure of the substructure. The contract of the protection of the substructure of t

IN WITNESS WHEREOF, the undersigned Owner/Developer, has this instrument this ______ day of ______, 2025. , 2025. executed

BC Land Holding Company, L.L.C. an Oklahoma limited liability company

By: David E. Charney, President of Charney Properties, Inc., as Manager BC Land Holding Company, L.L.C.

County of Tulsa State of Oklahoma ss (

CERTIFICATE OF SURVEY

I David W, Murdoch of Tukse Engineering & Flanning Associates. No. a professional Manus aureous registered in the State of Oktainma. Needly certify professional Manus carefully and accurately a variety a conflowed and polarized the maximum of the professional manuscripts of the conflowed and professional professional manuscripts. A professional manuscript and the professional manuscripts of the Benefit Accurate Charles County, due to Oktainma, in a record for due on the survey material manuscript and period professional media or exceeds the Oktainma Minimum Standards for the Peoplession Charles Countying as adopted.

Executed this day of , 2025

David W. Murdoch Registered Professional Land Surveyor Oklahoma No. 1404

County of Tulsa State of Oklahoma) s s

The foregoing Certificate of Survey was acknowledged before me this day of ______, 2025, by David W. Murdoch.

Jack Taber, Notary Public My commission No. 12005192 My commission expires May 31, 2028

Mayor APPROVED _____by the Council of the City of Broken Oklahoma. City Clerk City Arrow,

THE COTTAGES AT BATTLE CREEK - WEST Date of Preparation: September 24, 2025 Sheet 3 of 3