



City of Broken Arrow

Meeting Agenda

Planning Commission

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

Thursday, August 13, 2026

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. [26-1257](#) Approval of Planning Commission meeting minutes of July 23, 2026
- Attachments: [07.23.2026 Meeting Minutes](#)
- B. [26-1289](#) Approval of LOT-002940-2026 (Lot Split), 1 lot to 2 lots, 31.79 acres, Agriculture (AG) Zoning District, located nearly one-half mile south of East Tucson Street (121st Street) and just west of South 23rd Street (193rd E Ave)
- Attachments: [2 - Case Map](#)
 [3 - Aerial](#)
 [4 - Exhibit](#)
- C. [26-1220](#) Approval of PR-000200-2023|PT-002715-2026, Preliminary Plat, Aspen Park Village Re-Plat, approximately 12.79 acres, 1 Lot, Industrial Light (IL) via PUD-001772-2024 & Commercial Heavy (CH) via PUD-118A, located approximately one-fifteenth mile north of E. Kenosha Street (71st Street) and one-tenth mile east of Aspen Avenue (145th East. Avenue)
- Attachments: [PT-002715-2026 w staff comments](#)

- D.** [26-1284](#) Approval of PT-002977-2026 | PR-000215-2023, Conditional Final Plat, Adams Creek Town Center Replat, 5 lots, 23.01 acres, CH (Commercial Heavy)/PUD-000751-2023, one-quarter mile north of Kenosha Street (71st Street), west of 23rd Street (193rd E. Avenue/County Line Road)

Attachments: [2-Checklist](#)
 [3-Conditional Final Plat and Covenants](#)

- E.** [26-1290](#) Approval of PT-002992-2026 | PR-000877-2025, Conditional Final Plat Plat, The Farm by Pediatrics Plus, 14.55 acres, RS (Residential Single-Family) and RM (Residential Multi-Family) to AG (Agricultural) and CG (Commercial General) via BAZ-002575-2025 and PUD-002514-2025, located just south of West Washington St (91st Street) and just east of South Aspen Ave (145th E Avenue)

Attachments: [2 - The Farm at Pediatrics Plus Preliminary Plat with comments](#)

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 #: 26-1257, **Version:** 1

**Broken Arrow Planning Commission
08-13-2026**

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

Background: Approval of Planning Commission meeting minutes of July 23, 2026
Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 07 23 2026 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held July 23, 2026.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel



City of Broken Arrow

Minutes

Planning Commission

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

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

Thursday, July 23, 2026	5:30 p.m.	Council Chambers
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1. Call to Order

Chairman Jason Coan called the meeting to order at 5:30 p.m.

2. Roll Call

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

3. Old Business - NONE

4. Consideration of Consent Agenda

A. 26-1125 Approval of Planning Commission meeting minutes of July 9, 2026

B. 26-1113 Approval of PT-002741-2026 | PR-000899-2026, Conditional Final Plat, The Grove I, 33.66 acres, 105 lots, A-1 (Agricultural) to RS-3 (Single-Family Residential) via BAZ-001459-2024, located south of Jasper Street (131st Street), west of 23rd Street (193rd E Avenue/County Line Road)

Chairman Coan stated that the commission would pull item 4B from the consent agenda.

MOTION: A motion to approve was introduced by Jonathan Townsend, seconded by Jaylee Klempa.

Move to Approve Consent agenda item 4A,

The motion carried by the following vote:

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

5. Consideration of Items Removed from Consent Agenda

A. 26-1109 Approval of PT-002741-2026 | PR-000899-2026, Conditional Final Plat, The Grove I, 33.66 acres, 105 lots, A-1 (Agricultural) to RS-3 (Single-Family Residential) via BAZ-001459-2024, located south of Jasper Street (131st Street), west of 23rd Street (193rd E Avenue/County Line Road)

Jane Wyrick Presented item 4B. During this city council meeting of September 17th, 2024 for the rezoning of this property, it was noted that a traffic impact analysis would be performed for this development. Staff has received the results of the traffic impact analysis. in conjunction with this conditional final plat, and it is included as an attachment to the staff report. The conclusion of the study showed that traffic would remain acceptable during Phases One and Two but would not be acceptable or would operate below acceptable levels during phase three.

Chairman Coan's questions regarding this item were addressed by the staff presentation.

MOTION: A motion to approve was introduced by Mindy Payne, seconded by Jaylee Klempa

Move to Approve item 26-1109

The motion carried by the following vote:

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

6. Public Hearings

A. 26-1109 Withdraw PUD-002941-2026, Planned Unit Development Major Amendment to PUD-28, 807 W Houston Street, 8.06 acres, located south and west of the intersection of Houston Street (81st Street) and Elm Place (161st E. Avenue)

Jane Wyrick informed the Planning Commission that the applicant requested to withdraw this item.

No action was taken.

B. 26-1127 Public hearing, consideration, and possible action regarding PUD-002918-2026 (Planned Unit Development), major amendment to PUD-111, 7Brew Kenosha, 0.70 acres, CG (Commercial General), located north of West Kenosha Street (71st Street) and west of South Aspen Avenue (145th E Ave)

Jose Jimenez, Planner II presented this item. The request would modify parking standards from the required seven employee parking spaces and 31 customer parking spaces to require solely the seven employee parking spaces. Seven Brew, a quick beverage facility, operates solely as a drive-through business with no indoor or outdoor seating. Based upon the location of the property and the surrounding land uses, staff recommend PUD-002918-2026 be recommended for approval to the Broken Arrow City Council.

Applicant Charles Mantione, of Crafton Tull addressed the council regarding questions of traffic stacking and the intentional use of space regarding the Seven Brew business model.

There were no public comments for this item.

MOTION: A motion to approve was introduced by Jaylee Klempa, seconded by Mindy Payne.

Move to approve item 26-1127

The Motion carried the following vote:

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

C. 26-1145 Public hearing, consideration, and possible action regarding PUD-002951-2026 (Planned Unit Development), Salt Dome, 1.09 acres, AG (Agricultural), one-half mile south of Kenosha Street (71st Street), east of 23rd Street (193rd E Ave/County Line Road), at the northeast corner of 23rd Street and E College Street

Jane Wyrick, presented this item. The applicant, represented by Shannon Marshall and the City of Broken Arrow, is planning for the vinyl fabric to be green in color to blend better with the environment. It is strictly a municipal facility intended to address roadway safety during icing conditions and will only be used a limited number of days per year depending on when the winter storms occur. Fencing is proposed to be chain link or similar non-opaque material. Due to the site constraints after accounting for this salt dome. This request satisfies items two and five of that section and that the site is atypical and that it is small and has an irregular shape with limited access. Locating the salt dome to a more central location in the city will provide a public benefit in that salt trucks will be able to service roadways in a timelier manner. And then number five, the use of the site as a salt dome is an accessory used to the right-of-way and will aid in providing safe travel on rights-of-way during icing conditions and will support the city's overall infrastructure.

Ther were no public comments for this item.

MOTION: A motion to approve was introduced by Robert Goranson, seconded by Johnathan Townsend

Move to approve item

The Motion carried the following vote:

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

D. 26-1119 Public hearing, consideration, and possible action regarding BAZ-002954-2026 (Rezoning), Tucson28, 33.92 acres, AG (Agricultural) to CG (Commercial General), located at the northwest corner of the intersection of Tucson Street (121st Street) and Aspen Avenue (145th E Avenue)

Jane Wyrick presented this item to the Planning Commission. this current request includes both that lot and the overall area. Transportation plan for the Broken Arrow Next Comprehensive Plan identifies a future frontage road along the south side of the creek turnpike in the vicinity of this property. Other properties to the west of this site have either dedicated 80 feet of right-of-way or will be dedicating additional right-of-way for the frontage road as part of their plotting process. This project will also be required to dedicate the right-of-way for the frontage road.

Steve Walman, of Walman Commercial Real Estate spoke to the commission as the applicant.

He described the vision as a way to create something a little softer than hard boxes. This is an impression point into the city, in my opinion, is an impression point into South Broken Arrow. And I think it would be well served by something more neighborhood, Tiger Hill type and quality services, restaurants, those type of services to the community.

There were no public comments.

MOTION: A motion to approve was introduced by Mindy Payne, seconded by Jaylee Klempa.

Move to approve item 26-1119

The Motion carried the following vote:

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

- E. 26-1134 Public hearing, consideration, and possible action regarding PUD-002953-2026 and BAZ-002952-2026, Creekside Commercial, 101.90 acres, AG (Agricultural) and CH (Commercial Heavy) to CH (Commercial Heavy), IL (Industrial light), RMF (Residential multifamily), and RS-C (Single-family residential - Compact), located south of East Kenosha Street (71st Street), north of East Houston Street (81st Street), one-half mile east of 37th Street (209th E Ave), and along the east boundary of the Creek Turnpike (SH-364)**

Jose Jimenez, Planner II introduced this item to the Planning Commission. Based upon the location of the property, surrounding land uses, existing and planned transportation infrastructure, Mr. Jimenez reported that staff recommends that PUD-002953-2026 and BAZ-002952-2026 be recommended for approval.

On behalf of the applicant, Nicole Watts of Wallace Design Center answered questions regarding the agenda item.

MOTION: A motion to approve was introduced by Jason Coan seconded by Jaylee Klempa.

Move to approve item 26-1134 with additional criteria that sidewalk escrow be provided along 81st streets and building heights be limited to 10 stories.

The Motion carried the following vote:

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

7. Appeals - NONE

8. General Commission Business – NONE

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

Mindy Payne asked for follow-up information regarding semi-truck parking along Elder Place.

10. Adjournment

The meeting was adjourned at 6:41 p.m.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan

Move to Adjourn

The motion carried by the following vote:

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



City of Broken Arrow

Request for Action

File #: 26-1289, **Version:** 1

**Broken Arrow Planning Commission
08-13-2026**

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

Approval of LOT-002940-2026 (Lot Split), 1 lot to 2 lots, 31.79 acres, Agriculture (AG) Zoning District, located nearly one-half mile south of East Tucson Street (121st Street) and just west of South 23rd Street (193rd E Ave)

Background:

Applicant: Tyler Choate, TTA Construction
Owner: Mark Fletcher
Developer: NA
Surveyor: Andy Fritz, Fritz Land Surveying
Location: One-half mile south of East Tucson Street (121st Street) and just west of South 23rd Street (193rd E Ave)
Size of Tract 31.79 acres
Number of Lots: 2 proposed
Zoning: AG (Agricultural)
Comp Plan: Level 2 - Urban Residential

Lot Split request LOT-002940-2026 involves 31.79 acres, which is currently unplatted. The property is located one-half mile south of East Tucson Street (121st Street) and just west of South 23rd Street (193rd E Ave).

According to FEMA Maps, no portion of the property to be split off is located within the 100-year floodplain. Water service is available from the City of Broken Arrow.

LOT-002940-2026 was discussed by the Technical Advisory Committee on August 4, 2026. Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream, and Cox Communications did not indicate any issues with the proposed lot split. Right of way has been dedicated along South 23rd Street for a total of 60' of right of way.

Attachments: Case map

Aerial
Exhibits

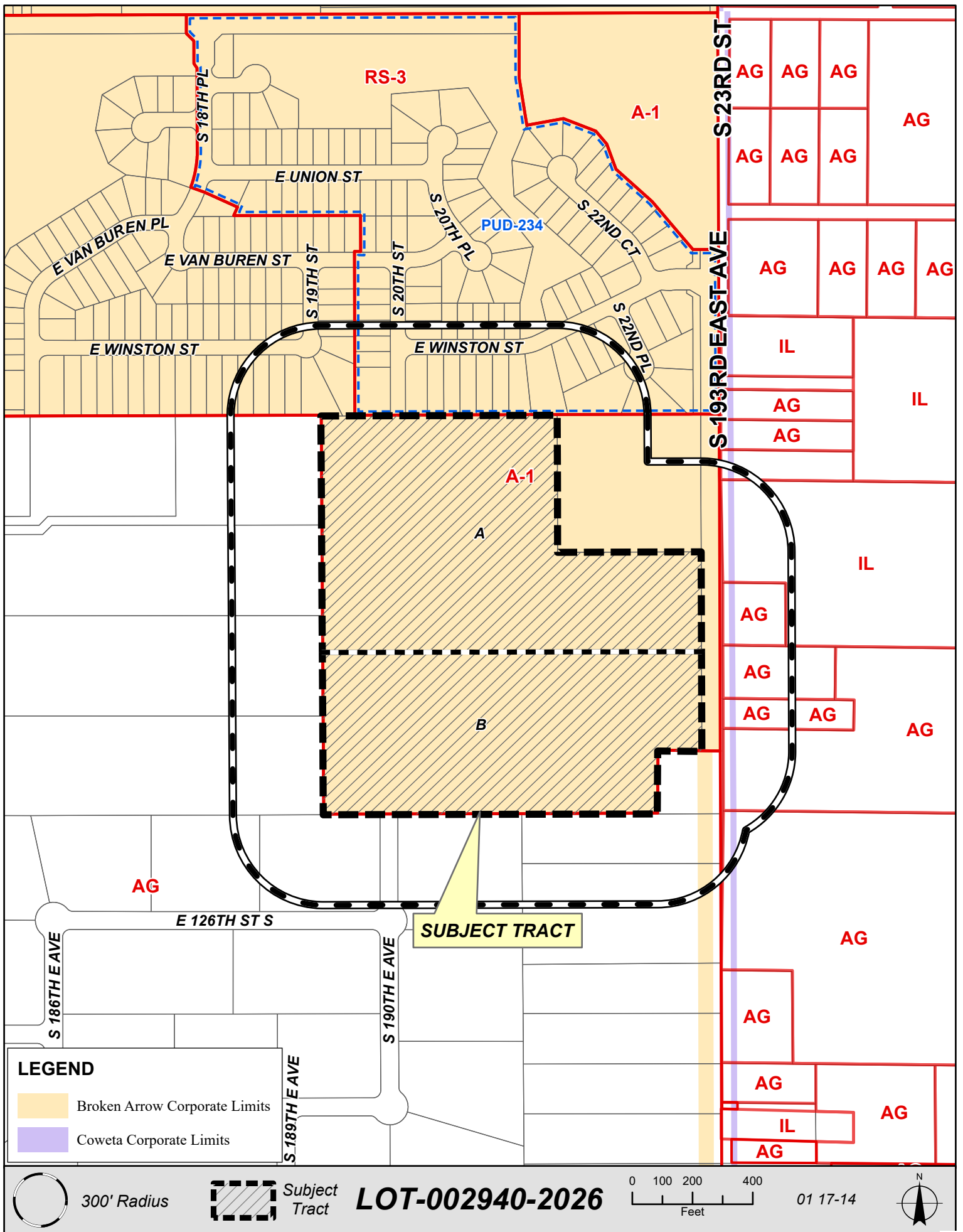
Recommendation:

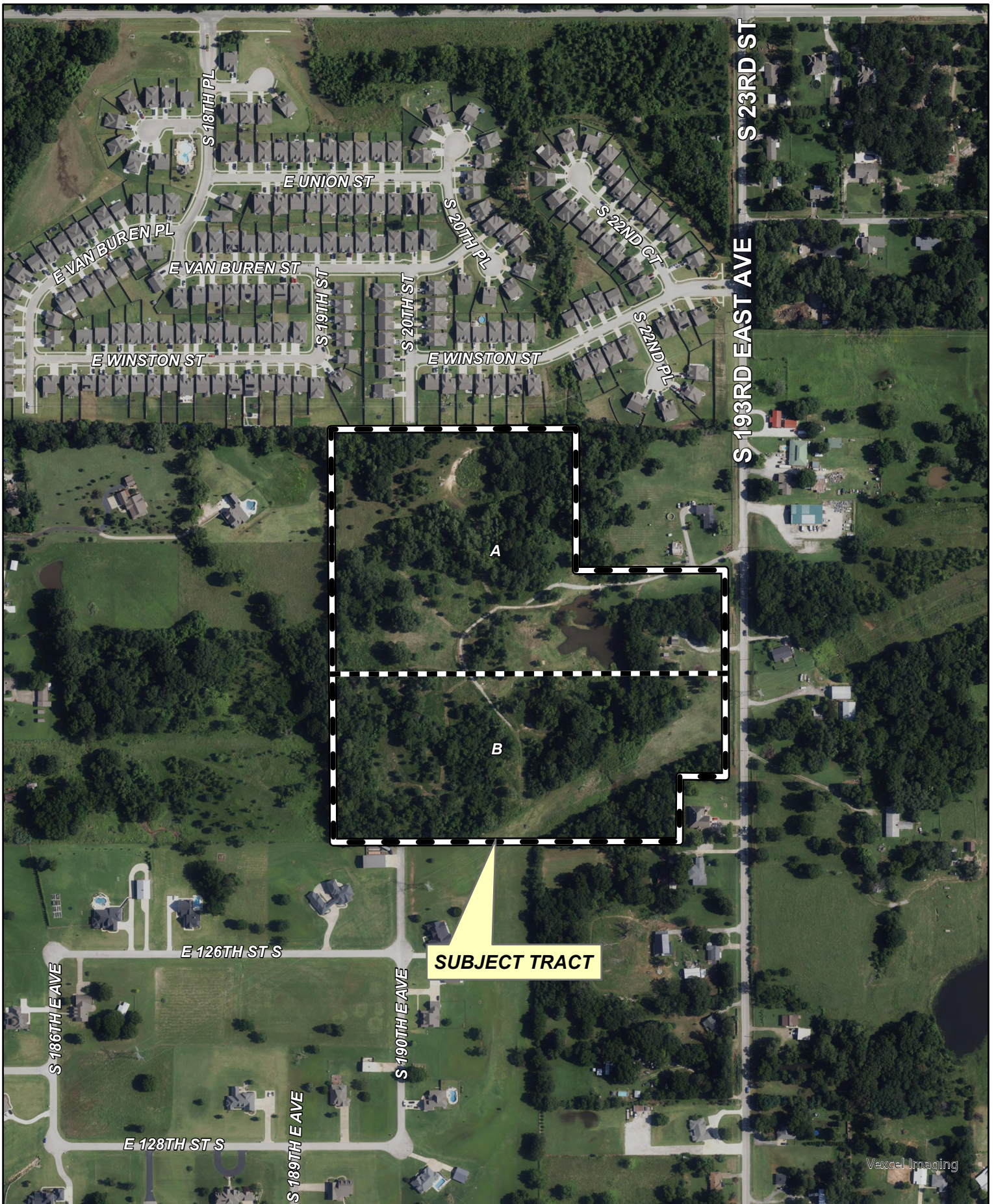
Staff recommends LOT-002940-2026 be approved, subject to new deeds for all parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ





Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



Subject Tract

LOT-002940-2026

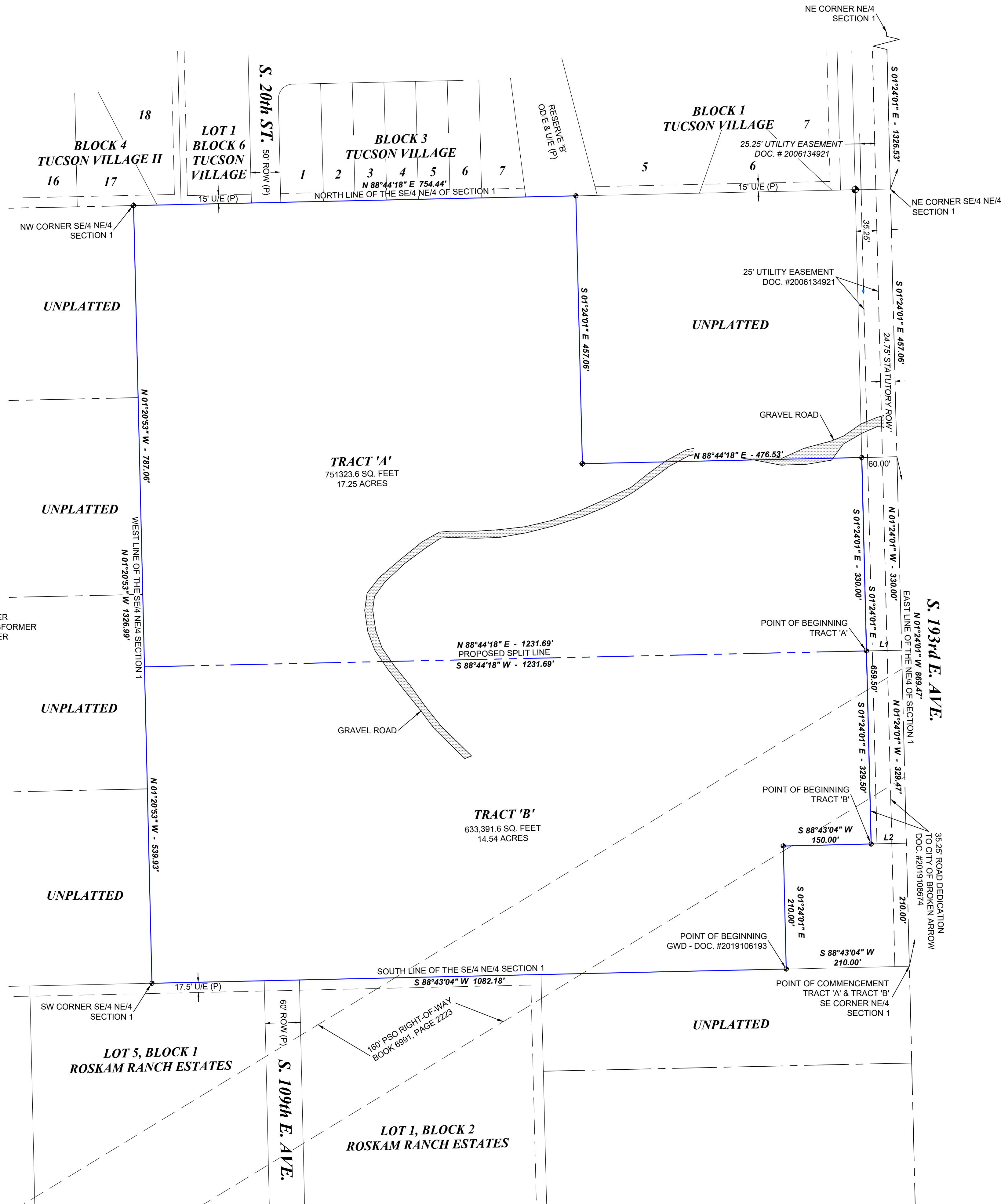
0 100 200 400
Feet

01 17-14

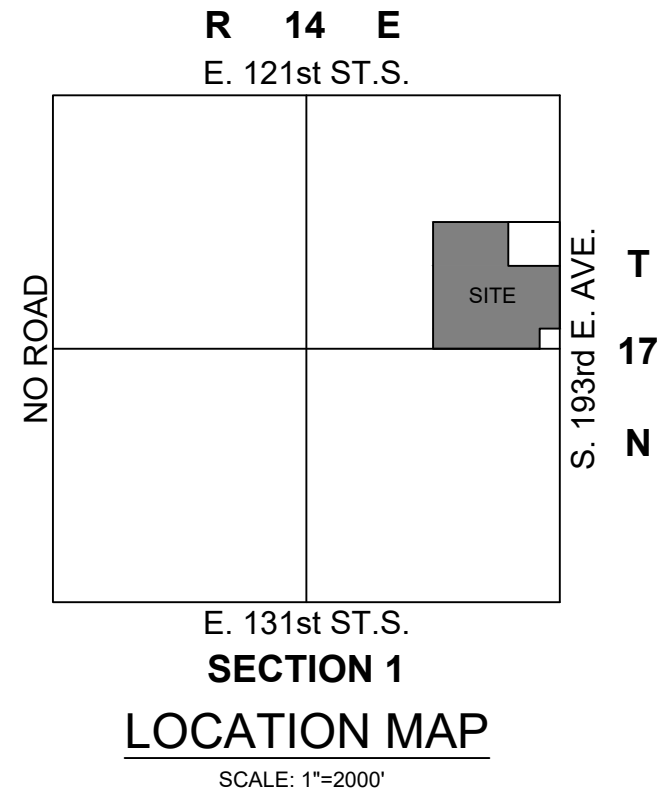
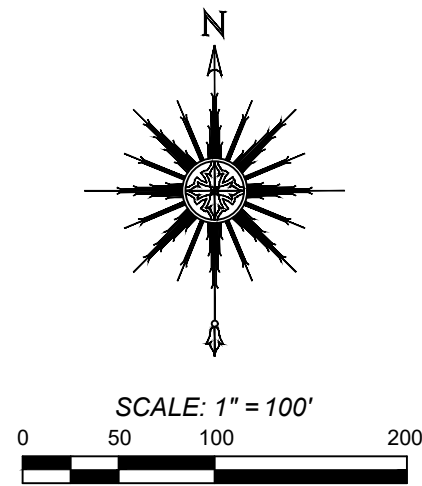


LEGEND

AC	=	AIR CONDITIONER
AD	=	AREA INLET
ASP	=	AUTO SPRINKLER
BC	=	BOTTOM OF CURB
B/L	=	BUILDING LINE
BM	=	BENCHMARK
BWF	=	BARBED WIRE FENCE
CATV	=	CABLE TV PEDESTAL
CL	=	CENTERLINE
CLB	=	CLIMB BARRIER
CLF	=	CHAIN LINK FENCE
CMU	=	CONCRETE MASONRY UNIT
CO	=	CLEAN OUT
CPS	=	COX POWER SUPPLY
CMP	=	CORRUGATED METAL PIPE
CPP	=	CORRUGATED PLASTIC PIPE
DGDI	=	DOUBLE GRATE DROP INLET
DIP	=	DUCTILE IRON PIPE
EJB	=	ELECTRIC JUNCTION BOX
EM	=	ELECTRIC METER
EO	=	ELECTRIC OUTLET
EPED	=	ELECTRIC PEDESTAL
ET	=	ELECTRIC TRANSFORMER
FF	=	FINISH FLOOR
FG	=	FINISH GRADE
FH	=	FIRE HYDRANT
FOM	=	FIBER OPTIC MARKER
FV	=	FIBER OPTIC VAULT
FP	=	FLAG POLE
FL	=	FLOWLINE
GLM	=	GAS LINE MARKER
GM	=	GAS METER
GR	=	GAS REGULATOR
GV	=	GAS VALVE
GL	=	GROUND LIGHT
GP	=	GUARD POST
GUY	=	GUY ANCHOR
HDWL	=	HEADWALL
HPP	=	HIGH POWER POLE
HPS	=	HANDICAP PARKING SIGN
HWF	=	HOG WIRE FENCE
ICV	=	IRRIGATION CONTROL VALVE
I.P.	=	IRON PIN
(L)	=	PER LEGAL DESCRIPTION
LP	=	LIGHT POLE
(M)	=	MEASURED DATA
MA/E	=	MUTUAL ACCESS EASEMENT
MB	=	MAILBOX
MRK	=	UTILITY MARKER
MW	=	MONITORING WELL
(P)	=	PER PLAT
P/E	=	PIPELINE EASEMENT
PLF	=	PLASTIC FENCE
PLM	=	PIPELINE MARKER
PM	=	PARKING METER
PP	=	POWER POLE
PPD	=	POWER POLE W/ DROP SERVICE
PPDT	=	POWER POLE W/ DROP & TRANSFORMER
PPDLT	=	POWER POLE W/ DROP, LIGHT & TRANSFORMER
PLT	=	POWER POLE W/ LIGHT & TRANSFORMER
PPM	=	POWER POLE W/ ELECTRIC METER
PPNS	=	POWER POLE / NO SERVICE
PPT	=	POWER POLE W/ TRANSFORMER
RCB	=	REINFORCED CONCRETE BOX
RCP	=	REINFORCED CONCRETE PIPE
RD	=	ROOF DRAIN
ROW	=	RIGHT-OF-WAY
SSLH	=	SANITARY SEWER LAMP HOLE
SSMH	=	SANITARY SEWER MANHOLE
S/B	=	SETBACK
SGDI	=	SINGLE GRATE DROP INLET
SH	=	SPRINKLER HEAD
SP	=	SIGN POST
STMH	=	STORM SEWER MANHOLE
STJB	=	STORM SEWER JUNCTION BOX
TM	=	TELEPHONE MANHOLE
TPED	=	TELEPHONE PEDESTAL
TC	=	TOP OF CURB
TD	=	TOP OF DECK
TG	=	TOP OF GRATE
TH	=	THRESHOLD
TP	=	TOP OF PAVEMENT
TR	=	TOP OF RIM
TS	=	TRAFFIC SIGN
TSLP	=	TRAFFIC SIGNAL LIGHT POLE
TSPB	=	TRAFFIC SIGNAL PULL BOX
TSMH	=	TRAFFIC SIGNAL MANHOLE
TVLT	=	TELEPHONE VAULT
TW	=	TOP OF WALL
U/E	=	UTILITY EASEMENT
UM	=	UTILITY MARKER
VP	=	VENT PIPE
WF	=	WATER FAUCET
WM	=	WATER METER
WSE	=	WATER SURFACE ELEVATION
WV	=	WATER VALVE
WDF	=	WOOD FENCE
YL	=	YARD LIGHT
(Z)	=	ZONING
CL	=	CENTERLINE
-X-	=	FENCE LINE
-OC-	=	OVERHEAD COMMUNICATION
-OE-	=	OVERHEAD ELECTRIC
-SS-	=	SANITARY SEWER
-ST-	=	STORM SEWER
-TOP/OF-	=	TOP/OF OF GROUND SLOPE
-UC-	=	UNDERGROUND COMMUNICATION
-UE-	=	UNDERGROUND ELECTRIC
-UG-	=	UNDERGROUND GAS
-UT-	=	UNDERGROUND TELEPHONE
-WL-	=	WATERLINE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°44'18" W	60.00'
L2	S 88°43'04" W	60.00'



LEGAL DESCRIPTION - GWD - DOC. #2019106193

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 1; THENCE SOUTH 88°43'04" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°43'04" WEST ALONG SAID SOUTH LINE 1082.18 FEET TO THE SOUTHWEST CORNER OF THE SE/4 OF THE NE/4; THENCE NORTH 01°20'53" WEST 1326.99 FEET TO THE NORTHWEST CORNER OF THE SE/4 OF THE NE/4; THENCE NORTH 88°44'18" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 754.44 FEET; THENCE SOUTH 01°24'01" EAST 457.06 FEET; THENCE NORTH 88°44'18" EAST 476.53 FEET; THENCE SOUTH 01°24'01" EAST 659.50 FEET; THENCE SOUTH 88°43'04" WEST 150 FEET; THENCE SOUTH 01°24'01" EAST 210.00 FEET TO A POINT ON THE SOUTH LINE OF THE SE/4 OF THE NE/4 AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 1,384,715.1 SQ. FT. OR 31.79 ACRES.

LEGAL DESCRIPTION - TRACT 'A' - CREATED BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 1;

THENCE NORTH 01°24'01" WEST ALONG THE EAST LINE THEREOF 539.47 FEET; THENCE SOUTH 88°44'18" WEST AND PARALLEL WITH THE NORTH LINE OF THE SE/4 NE/4 OF SAID SECTION 1 A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 193rd EAST AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°44'18" WEST 1231.69 FEET TO THE WEST LINE OF THE SE/4 NE/4 OF SAID SECTION 1;

THENCE NORTH 01°20'53" WEST ALONG SAID WEST LINE 787.06 FEET TO THE NORTHWEST CORNER OF THE SE/4 SW/4 OF SAID SECTION 1;

THENCE NORTH 88°44'18" EAST ALONG THE NORTH LINE THEREOF 754.44 FEET;

THENCE SOUTH 01°24'01" EAST 457.06 FEET;

THENCE NORTH 88°44'18" EAST 476.53 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 193rd EAST AVENUE;

THENCE SOUTH 01°24'01" EAST ALONG SAID RIGHT-OF-WAY LINE 330.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 751,323.6 SQ. FEET OR 17.25 ACRES.

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SEC.01, T17N, R14E AS NORTH 01°24'01" WEST.

LEGAL DESCRIPTION - TRACT 'B' - CREATED BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 1;

THENCE NORTH 01°24'01" WEST ALONG THE EAST LINE THEREOF 210.00 FEET;

THENCE SOUTH 88°43'04" WEST 60.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 193rd EAST AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°43'04" WEST 150.00 FEET;

THENCE SOUTH 01°24'01" EAST 210.00 FEET TO THE SOUTH LINE OF THE NE/4 OF SAID SECTION 1;

THENCE SOUTH 88°43'04" WEST ALONG SAID SOUTH LINE 1082.18 FEET TO THE SOUTHWEST CORNER OF THE SE/4 NE/4 OF SAID SECTION 1;

THENCE NORTH 01°20'53" WEST ALONG THE WEST LINE THEREOF 539.93 FEET;

THENCE NORTH 88°44'18" EAST 1231.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 193rd EAST AVENUE;

THENCE SOUTH 01°24'01" EAST ALONG SAID RIGHT-OF-WAY LINE 329.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 633,391.6 SQ. FEET OR 14.54 ACRES.

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SEC.01, T17N, R14E AS NORTH 01°24'01" WEST.

SURVEYOR'S NOTES

PREPARED FOR: MARK FLETCHER

PHYSICAL ADDRESS: 12414 S. 193rd E. AVE., BROKEN ARROW, TULSA COUNTY, OK 74014

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) AS FIELD MEASUREMENTS AND ARE INTENDED TO BE RELATIVE TO DEED DESCRIPTION. MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

SUBJECT PROPERTY IS ZONED A-1 (AGRICULTURE) PER TULSA AREA ZONING MAP.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

GROSS LAND AREA: 1,384,715.1 SQ. FEET OR 31.79 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0457M - SEPTEMBER 30, 2016, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: SEPTEMBER 9, 2025.

UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 16th DAY OF APRIL, 2026.


ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

PART OF THE SE/4 NE/4 OF SEC.01, T17N, R14E

12414 S. 193rd E. AVE., BROKEN ARROW, TULSA COUNTY, OK 74014

SURVEY: DCH	DATE: 09.09.2025	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2026
DRAFT: RLL	DATE: 01.22.2026	
APPROVED: PLS	DATE: 04.16.2026	
REV: 04.16.2026	PROJECT NO.: 18368	





City of Broken Arrow

Request for Action

File #: 26-1220, **Version:** 1

**Broken Arrow Planning Commission
08-13-2026**

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

Approval of PR-000200-2023|PT-002715-2026, Preliminary Plat, Aspen Park Village Re-Plat, approximately 12.79 acres, 1 Lot, Industrial Light (IL) via PUD-001772-2024 & Commercial Heavy (CH) via PUD-118A, located approximately one-fifteenth mile north of E. Kenosha Street (71st Street) and one-tenth mile east of Aspen Avenue (145th East. Avenue)

Background:

Applicant: David Sherier, PEC

Owner: Aspen Land Development, LLC

Developer: Aspen Land Development, LLC

Engineer: PEC

Location: Approximately one-fifteenth mile north of E. Kenosha Street (71st Street) and one-tenth mile east of Aspen Avenue (145th East. Avenue)

Size of Tract 12.79 acres

Number of Lots: 1

Present Zoning: Industrial Light (IL) via PUD-001772-2024; Commercial Heavy (CH) via PUD 118A

Proposed Zoning: No proposed zoning change

Comp Plan: 7.4 acres amended from Level 3 (Transition Area) to Level 6 (Regional Employment/Commercial) via COMP-001570-2024; remaining 5.39 acres is Level 3 (Transition Area)

PT-002715-2026, the Preliminary Plat for Aspen Park Village Re-Plat, contains one lot on 12.79 acres. This property is located approximately one-fifteenth mile north of E. Kenosha Street (71st Street) and one-tenth mile east of Aspen Avenue (145th East. Avenue)

Access to this development will be provided on N. Redbud Avenue.

According to FEMA maps, there is no floodplain on this property, it is all Zone X (Area of Minimal Flood Hazard).

Water and sanitary sewer are serviced by the City of Broken Arrow. The Preliminary Plat was reviewed by the Technical Advisory Committee on August 4, 2026, where planning and engineering comments were made. The

applicant is in agreement to make all proposed revisions to satisfy staff comments by the Conditional Final Plat.

Attachments: Preliminary Plat for Aspen Park Village Re-Plat with staff comments

Recommendation:

Staff recommends PT-002715-2026 Preliminary Plat for Aspen Park Village Re-Plat be approved.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

RLB

PRELIMINARY PLAT OF **Aspen Park Village**

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER QUARTER (SW/4) OF SECTION THREE (03), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

Add this text as subtitle:
PUD-001772-2024, form
118A & 118B

The OCC letter must be provided to us in order to add a statement regarding wells, and we haven't received that letter.

-Add a statement from the corporation commission about the existence of any open or closed well on the site

-This appears to be an alta submission and not a preliminary plat. The existing pins for the previous lots are shown. The submittal of the preliminary plat needs to show what will be proposed by replatting. Any easement that does not parallel a lot line with bearing and distance will need to be defined.

The simplified plat legend goes on the Draft Final Plat and Final Plat. This Preliminary Plat reflects improvements which exist on-site, and the legend must clarify the meaning of those symbols and abbreviations.

SIMPLIFY THE LEGEND TO USE ONLY THE SYMBOLS AND ABBREVIATIONS FOR A PLAT NOT AN ALTA

Legend

Changed S. 145th East Avenue to S. Aspen Avenue. There are no highway to identify, and the railroad R/W is already identified.

Limits of No Access have not been provided to us. Once such details are made available to us, we will add the

Addresses

ADDRESSES LISTED ARE AS PROVIDED AND, TO THE KNOWLEDGE OF THE SURVEYOR, CORRECT AT THE TIME OF PLATTING. ADDRESSES SHOULD NEVER BE RELIED UPON IN PLACE OF LEGAL DESCRIPTION.

Hearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83), USING THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 NE/4 NE/4) AS N 88°42'01" E.

Monumentation

This easement linework was provided to us by Benchmark Surveying, the surveyor of record for the underlying "Aspen Park Village" plat, and is the same as what's reflected on said plat -- copied directly from their CAD file. The easement also matches the referenced document, which I've provided via email.

Floodplain Data

ACCORDING TO THE U.S. DEPARTMENT OF HOMELAND SECURITY FIRM, PANEL NUMBER 40143C0379L, EFFECTIVE DATE OCTOBER 16, 2012, PANEL NUMBER 40143C0385M, EFFECTIVE SEPTEMBER 30, 2016, AND PANEL NUMBER 40143C0387L, EFFECTIVE OCTOBER 16, 2012, THE SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE "X."

Legend

○	3/8" IRON PIN FOUND	(UNLESS OTHERWISE NOTED)
●	3/8" IPS W/ PINK "ATLAS 8060" CAP	(UNLESS OTHERWISE NOTED)
☐	AIR CONDITIONER UNIT	
☐	AIR RELEASE VALVE (GAS)	
☐	AIR RELEASE VALVE (WATER)	
⊕	BOREHOLE	
⊕	BENCHMARK	
⊕	BUS	
⊕	CABLE/TV PEDESTAL	
⊕	DOUBLE-GRATE DROP INLET	
⊕	DOW	
⊕	ELECTRIC PEDESTAL	
⊕	FIRE	
⊕	FLAG POLE	
⊕	GAS METER	
⊕	GAS RISE	
⊕	GAS VALVE	
⊕	GAS WELL	
⊕	GROUND LIGHT	
⊕	GUARD POST	
⊕	HANDICAP PARKING	
⊕	IRRIGATION CONTROL VALVE	
⊕	FOUR	
⊕	PART	
⊕	MAKING MATERIAL	
⊕	SET NAIL W/ WHISKERS AS PO	
⊕	(UNLESS OTHERWISE NOTED)	
⊕	POWER POLE	
⊕	SANITARY SEWER CLEANOUT	
⊕	SANITARY SEWER LAMPHOLE	
⊕	SANITARY SEWER MANHOLE	
⊕	SINGLE-GRATE DROP INLET	
⊕	SIGN	
⊕	SP	
⊕	STORM D	
⊕	TELEPH	
⊕	TRAFFIC SIGN	
⊕	TRAFFIC SIGN	
⊕	TRANSFORMER	
⊕	TRE	
⊕	UTILITY MANHOLE	
⊕	WATER METER	
⊕	WATER VALVE	
⊕	WATER WELL	
⊕	FIELD MEASURED	
⊕	LEGAL MEASURED	
⊕	PLAT MEASURED	
⊕	CORRUGATE	
⊕	CORRUGATE	
⊕	CHXF	
⊕	CHXS	
⊕	CL	
⊕	D/E	
⊕	D&U/E	
⊕	ELEV.	
⊕	F/E	
⊕	FF	
⊕	FL	
⊕	IPF	
⊕	IPS	
⊕	PKB	
⊕	POB	
⊕	POC	
⊕	POL	
⊕	PVC	
⊕	RCB	
⊕	RCP	
⊕	SW/E	
⊕	TG	
⊕	TR	
⊕	X	
⊕	X	
⊕	OH	
⊕	OC	
⊕	OE	
⊕	OF	
⊕	OT	
⊕	OS	
⊕	SO	
⊕	UC	
⊕	UE	
⊕	UF	
⊕	US	
⊕	UT	
⊕	WL	

Use the Arrow street the county names may be in this. Identify for the Railroad state.

LY LIMITS ACCESS REDBUD

E is needed redbud

Contours that, need to be on the

ified as not

ase provide

n

Change Asper to identify already

Limits of N provided to be made available

Contours a Preliminary existing site been removed

This easement Benchmark is the underlying the same as directly from matches the provided via

Owner / Developer

ASPEN LAND DEV, LLC
10524 SOUTH GUM STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 508-5003

Surveyor

ATLAS LAND OFFICE, INC
509 SOUTH MCQUARRIE AVENUE
WAGONER, OKLAHOMA 74467
PHONE: (918) 485-9987
EMAIL: survey@atlaslandoffice.com
C.A. # 8060 EXPIRES: 6-30-2026

Engineer

PROFESSIONAL ENGINEERING CONSULTANTS
1924 SOUTH UTICA AVENUE, SUITE 1400
TULSA, OKLAHOMA 74104
PHONE: (800) 754-2691
EMAIL: david.sherier@pec1.com
C.A. # 1046 EXPIRES: 06/30/2027

Please use the Broken Arrow street names, the county street names may be included in parenthesis. Identify the R/W for the Rail Road and state highway.

IDENTIFY LIMITS
OF NO ACCESS
ALONG REDBUD

A 17'5" U/E is needed along Redbud

Don't need contours on this sheet, need to show them on the utility exhibit

City staff identified this easement as not being drawn correctly. Please confirm and provide the back up documentation

PUD-001772-2024 requires these two drives (Madison & Lansing) connecting the property based on Level 6 access requirements

BM #4
PKS ATLAS CONTROL
POST-LEVEL
N=394,948.630
E=2,615,447.468
ELEV=737.08'

BM #11
PKS ATLAS CONTROL BASE
N=394,546.046
E=2,614,373.425
ELEV=732.84'

BM
PKS ATLAS CONTR
POST-LEV
N=394,230.7
E=2,615,460.0
ELEV=729.

BM #
IPS ATLAS CONTROL
POST-LEVEL
N=394,247.12
E=2,614,389.25
ELEV=733.5

If the property line will be removed define how the easements are located.

POINT OF
COMMENCEMENT
SE CORNER W/2 SW/4
SEC. 03, T-18-N, R-14-E

DRAFTED ON: 01/05/2025
DRAFTED BY: JMH
CHECKED BY: ARJ
JOB NUMBER: 13193
REVISION NO: 02
FILE PATH: X:\13193\13193P.dwg

PRELIMINARY PLAT OF

Aspen Park Village

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER QUARTER (SW/4) OF SECTION THREE (03), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ASPEN LAND DEV. LLC, HEREINAFTER REFERRED TO AS "DEVELOPER," IS THE OWNER OF THE REAL PROPERTY SITUATED IN TULSA COUNTY, STATE OF OKLAHOMA, DESCRIBED AS FOLLOWS:

A REPLAT OF A PART OF ASPEN PARK VILLAGE, WHICH IS RECORDED AS PLAT NO. 5881 OF THE RECORDS OF THE TULSA COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) OF SECTION THREE (03), 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.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) OF SECTION THREE (3), 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; THENCE N 01°12'50" W, ALONG THE EAST LINE OF SAID W/2 SW/4, A DISTANCE OF 799.96 FEET; THENCE S 88°27'38" W A DISTANCE OF 30.00 FEET TO A POINT ON THE PRESENT WEST RIGHT-OF-WAY LINE OF S. REDBUD AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), KELLY-MOORE ADDITION, BEING RECORDED AS PLAT NO. 3479 OF THE RECORDS OF SAID TULSA COUNTY CLERK, AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°27'38" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, KELLY-MOORE ADDITION, A DISTANCE OF 610.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, KELLY-MOORE ADDITION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), ASPEN PARK VILLAGE, BEING RECORDED AS PLAT NO. 5881 OF THE RECORDS OF SAID TULSA COUNTY CLERK; THENCE S 01°12'50" E, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, KELLY-MOORE ADDITION, ALSO BEING THE EAST LINE OF SAID LOT 1, BLOCK 1, ASPEN PARK VILLAGE AND CONTINUING ALONG THE EAST LINE OF RESERVE "A" OF SAID ASPEN PARK VILLAGE, AND PARALLEL TO AND 640.00 FEET WEST OF SAID EAST LINE OF THE W/2 SW/4, A DISTANCE OF 437.90 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, KELLY-MOORE ADDITION, ALSO BEING THE SOUTHEAST CORNER OF SAID RESERVE "A" OF ASPEN PARK VILLAGE, AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE MISSOURI KANSAS & TEXAS RAILROAD; THENCE N 54°06'34" W, ALONG SAID RAILROAD RIGHT-OF-WAY AND THE SOUTH LINE OF SAID BLOCK 1 OF ASPEN PARK VILLAGE, A DISTANCE OF 776.96 FEET, TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF S. 145TH EAST AVENUE, ALSO BEING THE SOUTHWEST CORNER OF LOT TWO (2), BLOCK ONE (1), ASPEN PARK VILLAGE; THENCE N 01°13'50" W, ALONG SAID EAST RIGHT-OF-WAY LINE OF S. 145TH EAST AVENUE AND THE WEST LINE OF SAID LOT 2, BLOCK 1, AND CONTINUING ALONG THE WEST LINE OF LOT THREE (3), BLOCK 1, ASPEN PARK VILLAGE, A DISTANCE OF 190.00 FEET, TO THE SOUTHWEST CORNER OF RESERVE "B" OF ASPEN PARK VILLAGE; THENCE N 88°46'10" E, ALONG THE SOUTH LINE OF SAID RESERVE "B," A DISTANCE OF 65.00 FEET, TO THE SOUTHEAST CORNER OF SAID RESERVE "B"; THENCE N 01°13'50" W, ALONG THE EAST LINE OF SAID RESERVE "B," A DISTANCE OF 61.10 FEET, TO THE NORTHWEST CORNER OF LOT THREE (3), BLOCK 1, ASPEN PARK VILLAGE; THENCE N 88°46'11" E, ALONG THE NORTH LINE OF SAID LOT 3, BLOCK 1, ASPEN PARK VILLAGE, A DISTANCE OF 276.12 FEET, TO THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 1, ASPEN PARK VILLAGE; THENCE S 31°37'32" E, ALONG THE EAST LINE OF SAID LOT 3, BLOCK 1, ASPEN PARK VILLAGE, A DISTANCE OF 114.36 FEET, TO A POINT BEING 34.27 FEET N 31°37'32" W OF THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, ASPEN PARK VILLAGE; THENCE N 59°35'13" E A DISTANCE OF 951.64 FEET, TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF S. REDBUD AVENUE; THENCE S 01°12'50" E, ALONG SAID WEST RIGHT-OF-WAY LINE OF S. REDBUD AVENUE, AND PARALLEL TO AND 30.00 FEET WEST OF SAID EAST LINE OF THE W/2 SW/4, A DISTANCE OF 644.18 FEET, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 575,917.03 SQUARE FEET / 13.22 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED ON FEBRUARY 19, 2026, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT BEING N 01°12'50" W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) OF SECTION THREE (03), 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.

THE DEVELOPER HAS CAUSED THE SAME TO BE ENGINEERED, SURVEYED, STAKED AND PLATTED INTO LOTS, BLOCKS, AND PARCELS IN CONFORMITY TO THE ACCOMPANYING PLAT AND SURVEY THEREOF, WHICH IS HEREBY ADOPTED AS THE PLAT OF THE ABOVE DESCRIBED LAND, UNDER THE NAME OF "ASPEN PARK VILLAGE", AN ADDITION TO TULSA COUNTY, STATE OF OKLAHOMA ("THE SUBDIVISION").

NOW THEREFORE FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND FOR THE PURPOSE OF PROVIDING FOR ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE DEVELOPER, ITS SUCCESSORS, GRANTEES AND ASSIGNS, THE DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE DEVELOPER AND THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW AS TO SUCH RESTRICTIONS.

SECTION I: ACCESS, EASEMENTS, AND UTILITIES

1.1. ACCESS EASEMENTS - PRIVATE

- A. THE DEVELOPER GRANTS TO THE OWNERS OF EACH LOT AND THEIR INVITED GUESTS, FOR THEIR USE FOREVER, ACCESS EASEMENTS AS DEPICTED ON THE PLAT, WITH THE RIGHT OF INGRESS AND EGRESS TO THEIR RESPECTIVE LOTS.
- B. THE DEVELOPER GRANTS TO TULSA COUNTY FIRST RESPONDERS, EMERGENCY PERSONNEL, AND PUBLIC UTILITY COMPANY PERSONNEL MAINTAINING THEIR UTILITIES IN ADJACENT UTILITY EASEMENTS AS DESCRIBED IN SECTION 1.2 BELOW, FOR THEIR USE FOREVER, ACCESS EASEMENTS AS DEPICTED ON THE PLAT, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS FOR THE PURPOSE OF PERFORMING THEIR OFFICIAL DUTIES AND AS STATED HEREIN.
- C. ACCESS TO PARCELS IS GRANTED TO WHITTINGTON / NORMAN FAMILY MEMBERS ONLY, AND TO INVITED GUESTS OF THE WHITTINGTON / NORMAN FAMILY.

- 1.2. UTILITY EASEMENTS. THE DEVELOPER GRANTS TO THE PUBLIC UTILITY COMPANIES, FOR PUBLIC USE FOREVER, ACCESS EASEMENTS AS DEPICTED ON THE PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE AND COMMUNICATION LINES, CABLE TELEVISION, ELECTRIC POWER LINES, AND TRANSFORMERS; GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL ACCESSORIES, INCLUDING BUT NOT LIMITED TO, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER UTILITIES, AND GRANTS TO SUCH COMPANIES, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS FOR THE USES AND PURPOSES THEREOF.

- 1.3. UNDERGROUND ELECTRIC, COMMUNICATION, AND GAS SERVICE. IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE, INTERNET, CABLE TELEVISION, AND GAS SERVICES, ALL ACCESS TO THE EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING:

- A. ALL SUPPLY LINES IN THE SUBDIVISION, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION, INTERNET, AND GAS LINES, SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR SUCH UTILITIES SHOWN ON THE PLAT. SERVICE PEDESTALS, TRANSFORMERS, METERS, AND UTILITY APPURTENANCES MAY ALSO BE LOCATED IN SAID EASEMENTS.
- B. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, INTERNET, AND GAS SERVICES, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO SUCH EASEMENTS, FIVE (5) DAYS SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEDICATION FOR THE PURPOSES OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND UTILITIES OR APPURTENANCES INSTALLED BY IT.
- C. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE ON SAID LOT, UPON THE INSTALLATION OF SUCH SERVICE CABLE OR GAS LINE TO THE POINT OF USE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SAID SERVICE CABLE OR GAS LINE.
- D. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE CABLE OR GAS LINE AND APPURTENANCES LOCATED ON SAID OWNER'S PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID SERVICE LINE OR APPURTENANCE. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID SERVICE LINES AND APPURTENANCES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SAID FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, ITS AGENTS, OR CONTRACTORS.
- E. THE FOREGOING COVENANTS CONCERNING UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION, INTERNET, OR GAS LINES SHALL BE ENFORCEABLE BY THE SUPPLIER OF SAID SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

- 1.4. WATER AND SANITARY SEWER SERVICE. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON HIS/HER LOT.

- A. WITHIN THE UTILITY EASEMENT AREAS 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 WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

- B. WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS AND SANITARY SEWER MAINS, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR HIS/HER AGENTS OR CONTRACTORS.

- C. WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIME HAVE THE RIGHT OF ACCESS TO ALL 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 OR SANITARY SEWER FACILITIES.

- D. WHERE WATERLINES FALL WITHIN A UTILITY EASEMENT, THAT PORTION OF THE UTILITY EASEMENT IS FOR THE USE OF WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS. THE EASEMENTS DEDICATED HEREIN FOR THE PURPOSE OF PROVIDING POTABLE WATER ARE DEDICATED EXCLUSIVELY TO WAGONER COUNTY RURAL WATER, SEWER, GAS AND SOLID WASTE MANAGEMENT DISTRICT NO. 4. PROVIDERS OF UTILITIES OTHER THAN POTABLE WATER MAY USE SAID EASEMENTS.

- E. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1.4 SHALL BE ENFORCEABLE BY WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

- F. SANITARY SEWER DISPOSAL: SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE DEQ-APPROVED SEWAGE DISPOSAL SYSTEMS. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

- 1.5. LANDSCAPE AND PAVING REPAIR. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND SURFACE IMPROVEMENTS LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, ELECTRIC, INTERNET, NATURAL GAS, TELEPHONE, OR CABLE TELEVISION SERVICE. NO LOT OWNER SHALL PLANT ANY VEGETATION OR MAKE ANY IMPROVEMENTS IN DEDICATED EASEMENTS WHICH WOULD POTENTIALLY ENDANGER, THREATEN, OR HARM ANY UTILITIES LOCATED IN SUCH EASEMENTS. IF IT IS DETERMINED THAT ANY SAID IMPROVEMENTS ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS, THE PROVIDER SHALL HAVE THE RIGHT TO REMOVE SAID IMPROVEMENTS UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, WITHIN SUCH TIME THE LOT OWNER MAY REMOVE THE SAME.

- 1.6. LOTS. ALL LOTS AS SHOWN ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNER.

- 1.7. MAILBOXES. ALL MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE COMMUNITAL REQUIREMENTS AND BE SUBJECT TO APPROVAL BY THE UNITED STATES POSTAL SERVICE. THE TYPE AND CONSTRUCTION OF MAILBOXES SHALL BE COMPLY WITH THE DESIGN STANDARDS ESTABLISHED BY THE DEVELOPER. A COMMUNITY MAILBOX SHALL BE AN ACCEPTED ALTERNATIVE SUBJECT TO THE UNITED STATES POSTAL SERVICE.

- A. IN THE EVENT OF A COMMUNITY MAILBOX, SUCH MAILBOX SHALL BE PERMITTED TO CROSS THE UTILITY ACCESS & COMMUNITY MAILBOX EASEMENT* AS REFERENCED ON THIS PLAT AND RECORDED BY SEPARATE INSTRUMENT.

SECTION II: RESIDENTIAL DWELLING AND IMPROVEMENTS

2.1. DEVELOPER - PLAN REVIEW

- A. UNLESS WAIVED BY THE DEVELOPER, INVOLVING THE DEVELOPER SHALL HAVE THE AUTHORITY TO REVIEW ALL ASPECTS OF ANY IMPROVEMENTS TO BE MADE ON LOTS, INCLUDING BUT NOT LIMITED TO: DWELLING SIZE, EXTERIOR FINISHES, GARAGES, PATIO COVERS, DRIVEWAYS, MAILBOXES, POOL PITS, AND MAILBOXES, AND LANDSCAPING.

- B. LOT IMPROVEMENTS PREPARED BY THE LOT OWNER SHALL NOT BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN THE SUBDIVISION UNTIL THE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED IN WRITING BY THE DEVELOPER OR ITS AUTHORIZED REPRESENTATIVES OR SUCCESSORS.

- 2.2. LOT SETBACK LINES. BUILDINGS, BUILDINGS, STRUCTURES, OR PARTS THEREOF SHALL BE CONSTRUCTED OR MAINTAINED ON LOTS WITHIN THE PROPER SETBACK LINES. THE SETBACK LINES PROVIDED HEREIN OR SHOWN ON THE ACCOMPANYING PLAT, UNLESS OTHERWISE SPECIFIED, SHALL BE MEASURED FROM THE SETBACK LINES SHOWN ON THE ACCOMPANYING PLAT; THE MINIMUM BUILDING SETBACK LINES FOR DWELLINGS OR STRUCTURES SHALL BE:

- FRONT YARD: 10 FEET
SIDE YARD: 8 FEET
REAR YARD: 35 FEET

- 2.3. OUTDOOR LOT IMPROVEMENTS. THE LOCATION, SPECIFICATIONS, AND APPEARANCE OF ALL LOT IMPROVEMENTS SHALL BE APPROVED BY THE DEVELOPER PRIOR TO INSTALLATION, INCLUDING: FENCING, OUTBUILDINGS, ANTENNAE OR RECEPTION DEVICES, POOLS, ETC.

SECTION III: LOT USE AND RESTRICTIONS

- 3.1. LOT USE. LOTS SHALL BE USED ONLY FOR RESIDENTIAL, SINGLE-FAMILY PURPOSES.

- 3.2. NOISE/NUISANCE. NO NOXIOUS OR OFFENSIVE ACTIVITY OF ANY SORT SHALL BE PERMITTED NOR SHALL ANYTHING BE DONE ON ANY RESIDENTIAL LOT WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE SUBDIVISION. NO EXTERIOR SPEAKER, HORN, WHISTLE, BELL, OR OTHER SOUND DEVICE, EXCEPT SECURITY AND FIRE DEVICES USED EXCLUSIVELY FOR SECURITY AND FIRE PURPOSES, SHALL BE LOCATED, USED OR PLACED ON A RESIDENTIAL LOT. ACTIVITIES EXPRESSLY PROHIBITED ON RESIDENTIAL LOTS ARE THOSE WHICH MAY BE OFFENSIVE BY REASON OF ODOR, FUMES, DUST, SMOKE, NOISE, VIBRATION, OR POLLUTION, AND THOSE WHICH ARE HAZARDOUS BY REASON OF EXCESSIVE DANGER, FIRE, OR EXPLOSION.

- 3.3. LOT MAINTENANCE. ALL RESIDENTIAL LOTS SHALL BE KEPT AT ALL TIMES IN A NEAT, ATTRACTIVE, HEALTHFUL, AND SANITARY CONDITION, AND THE OWNER OR OCCUPANT OF ALL RESIDENTIAL LOTS SHALL KEEP ALL WEEDS AND GRASS THEREON CUT AND SHALL IN NO EVENT USE ANY RESIDENTIAL LOT FOR STORAGE OF MATERIALS OR EQUIPMENT EXCEPT FOR NORMAL RESIDENTIAL REQUIREMENTS OR INCIDENTAL TO CONSTRUCTION OF IMPROVEMENTS THEREON AS HEREIN PERMITTED, OR PERMIT THE ACCUMULATION OF GARBAGE, TRASH, OR RUBBISH OF ANY KIND THEREON. ALL YARD EQUIPMENT OR STORAGE PILES SHALL BE KEPT SCREENED FROM VIEW OF NEIGHBORING LOTS, STREETS, OR OTHER PROPERTY. THE DEVELOPER RESERVES THE RIGHT FOR ITS AGENTS OR DESIGNEES TO ENTER UPON ANY RESIDENTIAL LOT FOR THE PURPOSE OF MAINTENANCE IF A LOT IS NOT BEING MAINTAINED IN A MANNER ACCEPTABLE TO THE DEVELOPER.

- 3.4. WIND GENERATORS AND SOLAR COLLECTORS. NO WIND GENERATORS OR SOLAR COLLECTORS SHALL BE INSTALLED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DEVELOPER.

- 3.5. CLOTHES LINES. THE DRYING OF CLOTHES IN PUBLIC VIEW IS PROHIBITED.

- 3.6. AIRCRAFT. NO HELICOPTERS, HOVERCRAFT, OR OTHER AIRCRAFT SHALL BE LANDED, STORED, OR PARKED WITHIN THE SUBDIVISION.

- 3.7. AIR CONDITIONING REQUIREMENTS. NO WINDOW OR WALL-TYPE AIR CONDITIONING UNITS SHALL BE PERMITTED.

SECTION IV: DEVELOPER'S RESERVED RIGHTS

- 4.1. IN GENERAL. IN ADDITION TO ANY RIGHTS OR POWERS RESERVED TO THE DEVELOPER OR GRANTED TO THE DEVELOPER UNDER THE PROVISIONS OF THE ASPEN PARK VILLAGE DEED OF DEDICATION, DEVELOPER SHALL HAVE THE RIGHTS AND POWERS SET FORTH IN THIS SECTION. ANYTHING IN THIS DECLARATION OR THE ASSOCIATION DOCUMENTS TO THE CONTRARY NOTWITHSTANDING, THE PROVISIONS SET FORTH IN THIS SECTION SHALL GOVERN. IF NOT SOONER TERMINATED AS PROVIDED IN THIS SECTION, THE PROVISIONS OF THIS SECTION SHALL TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT FROM AND AFTER SUCH TIME AS DEVELOPER IS NO LONGER VESTED WITH OR CONTROLS TITLE TO ANY LOT OR

PROPERTY WITHIN THE SUBDIVISION.

- 4.2. CONSTRUCTION ON THE PROPERTY WITHIN THE SUBDIVISION. DEVELOPER IS HEREBY GRANTED THE RIGHT AND POWER TO MAKE SUCH IMPROVEMENTS TO ANY PROPERTY WITHIN THE SUBDIVISION AS DEVELOPER DEEMS TO BE NECESSARY OR APPROPRIATE. DEVELOPER MAY PERMIT SUCH BUILDERS AND OTHER CONTRACTORS ACCESS TO AND UPON ANY PROPERTY AS DEVELOPER MAY WISH AND SUBJECT TO SUCH LIMITATION AND CONDITION AS DEVELOPER MAY REQUIRE. DEVELOPER AND ITS RESPECTIVE AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT OF INGRESS, EGRESS, AND PARKING ON SUCH PROPERTY AT ANY TIME TO STORE CONSTRUCTION EQUIPMENT AND MATERIALS ON SUCH PROPERTY WITHOUT THE PAYMENT OF ANY FEE OR DAMAGE TO THE PROPERTY.

- 4.3. OTHER RIGHTS. DEVELOPER SHALL HAVE THE RIGHT TO EXECUTE ALL DOCUMENTS AND DO ALL OTHER ACTS AND THINGS AFFECTING THE SUBDIVISION WHICH DEVELOPER DETERMINES ARE NECESSARY OR DESIRABLE IN CONNECTION WITH THE RIGHTS OF DEVELOPER UNDER THIS DECLARATION.

SECTION V: PRUDENTIAL CONSIDERATIONS

- 5.1. ENFORCEMENT. ENFORCEMENT OF RESTRAINT OR TO RECOVER DAMAGES FOR VIOLATION OF THE COVENANTS MAY BE BROUGHT BY THE DEVELOPER. THE DEVELOPER SHALL NOT BE OBLIGATED TO ENFORCE ANY COVENANT OR RESTRICTION THROUGH LEGAL PROCEEDINGS OF ANY KIND.

- REMEDIES. IF AN OWNER SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, CONDITIONS, OR RESTRICTIONS HEREIN, ANY PERSON IN POSSESSION OF THE REAL PROPERTY IN THE SUBDIVISION SHALL HAVE STANDING TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON VIOLATING THE SAME TO PREVENT THE VIOLATION OR TO RECOVER DAMAGES FOR SUCH VIOLATION. IN ANY ACTION TO ENFORCE ANY PROVISION HEREOF, THE DEVELOPER, IF THE PREVAILING PARTY, SHALL BE ENTITLED TO AN AWARD OF ATTORNEY'S FEES AND COSTS, TAXED AS COSTS.

- 5.3. SPECIAL ASSESSMENTS. IN THE EVENT THAT THE OWNER OF ANY LOT SHALL VIOLATE ANY COVENANT HEREIN, THE DEVELOPER SHALL HAVE THE RIGHT TO ENTER UPON SAID LOT AND TO REMEDY THE VIOLATION.

- 5.4. NO WAIVER. THE FAILURE OF THE GRANTOR, OR ANY SUCCESSOR IN TITLE, TO ENFORCE ANY GIVEN RESTRICTION OR COVENANT OR CONDITION, AT ANYTIME, SHALL NOT BE DEEMED A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS.

- 5.5. WAIVER OF RIGHT OF RECOVERY. EACH LOT OWNER SHALL BE RESPONSIBLE FOR OBTAINING INSURANCE FOR THE RISK OF BODILY INJURY AND PHYSICAL LOSS OR DAMAGES OF ANY KIND TO HIS/HER AND HIS/HER INVITEES' PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY PERSONAL PROPERTY STORED OR LOCATED ON PROPERTY WITHIN THE SUBDIVISION AND WITH RESPECT TO HIS/HER HOME. EACH LOT OWNER HEREBY WAIVES AND RELEASES ANY AND ALL CLAIMS WHICH THEY MAY HAVE AGAINST ANY LOT OWNER OR THE DEVELOPER, AND THEIR RESPECTIVE EMPLOYEES AND AGENTS, FOR DAMAGE TO THE LOTS, OR THE HOMES, OR TO ANY PERSONAL PROPERTY LOCATED IN THE LOTS, OR THE HOMES, CAUSED BY FIRE, FLOOD OR OTHER CASUALTY, TO THE EXTENT THAT SUCH DAMAGE IS INSURABLE BY FIRE, FLOOD, OR OTHER FORMS OF CASUALTY INSURANCE, AND TO THE EXTENT POSSIBLE, ALL SUCH POLICIES SHALL CONTAIN WAIVERS OF THE INSURER'S RIGHTS TO SUBROGATION AGAINST ANY OWNER, THE DEVELOPER, AND THEIR RESPECTIVE EMPLOYEES AND AGENTS.

- 5.6. SERVICEABILITY. INVALIDATION OF ANY ONE OF THESE COVENANTS, RESTRICTIONS, OR CONDITIONS SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

- 5.7. DISCLAIMER OF WARRANTY. EXCEPT AS EXPRESSLY PROVIDED IN WRITING, DEVELOPER MAKES NO WARRANTY, EXPRESS OR IMPLIED, REGARDING THE SUBDIVISION OR ANY IMPROVEMENT IN THE SUBDIVISION, THE SUFFICIENCY OF UTILITIES, THE STORMWATER MANAGEMENT DESIGN, THE WORKMANSHIP, DESIGN, OR MATERIALS USED IN EVERY IMPROVEMENT, INCLUDING WITHOUT LIMITATION THE COMMON AREAS AND INCLUDING WITHOUT LIMITATION ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, LIABILITY, FITNESS, OR SUITABILITY FOR ANY PARTICULAR PURPOSE OR USE OR ANY WARRANTY OF QUALITY.

- 5.8. BINDING EFFECT AND AMENDMENTS. THESE COVENANTS, CONDITIONS, AND RESTRICTIONS ARE TO RUN WITH THE LAND, AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM; PROVIDED, HOWEVER, THE DEVELOPER RESERVES THE RIGHT TO UNILATERALLY GRANT VARIANCES THEREFROM AT ANY TIME.

SECTION VI: HOMEOWNERS' ASSOCIATION

- 6.1. FORMATION OF A HOMEOWNERS' ASSOCIATION. THE DEVELOPER FORMED THE HOMEOWNERS' ASSOCIATION IN ACCORDANCE WITH THE SUBDIVISION (HEREINAFTER REFERRED TO AS THE "ASSOCIATION"), A NONPROFIT CORPORATE ENTITY ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS (RESERVE "A" AND 80' MUTUAL ACCESS & UTILITY EASEMENT) AND ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION, THE ASSOCIATION WILL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS ROAD.

- 6.2. MEMBERSHIP. EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

- 6.3. COVENANT FOR ASSESSMENTS. THE DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFORE, IS DEEMED TO COVENANT AND AGREE TO PAY THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED. AN ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

- 6.4. ENFORCEMENT. RIGHTS OF THE ASSOCIATION WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DOCUMENT, AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

- 6.5. DRAINAGE CONVEYANCE AND PRIVATE ROADWAY MAINTENANCE. THE SUBDIVISION'S DRAINAGE CONVEYANCE AND ROADWAY INFRASTRUCTURE IS NOT CONSTRUCTED IN ACCORDANCE WITH TULSA COUNTY REGULATIONS AND WILL REMAIN PRIVATELY MAINTAINED WITH NO CONSIDERATION BY TULSA COUNTY OFFICIALS TO ADOPT THE ROADWAY INTO MAINTENANCE INVENTORY NOR REASSIGN RIGHT-OF-WAY TO PUBLICLY DEDICATED FOR ANY REASON.

PRELIMINARY PLAT OF

Aspen Park Village

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER QUARTER (SW/4) OF SECTION THREE (03), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, ASPEN LAND DEV, LLC, BEING THE SOLE OWNER OF THE SUBDIVISION, HEREBY APPROVES THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ON THIS _____ DAY OF _____, 2026.

ASPEN LAND DEV, LLC

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 ASPEN LAND DEV, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF SURVEY

I, ALBERT JONES III, OF ATLAS LAND OFFICE, INC., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #8060, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "ASPEN PARK VILLAGE", A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

ALBERT JONES III
OKLAHOMA REGISTERED PROFESSIONAL LAND SURVEYOR #1580
ATLAS LAND OFFICE, INC.
C.A. # 8060, EXP. 6-30-2026



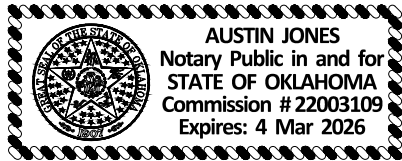
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED ALBERT JONES III, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES



CERTIFICATE OF TULSA COUNTY PLANNING COMMISSION

I, THE CHAIRPERSON OF THE TULSA COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, ASPEN PARK VILLAGE, HAS BEEN PROCESSED THROUGH THE TULSA COUNTY PLANNING COMMISSION WITH APPROVAL FOR ACCEPTANCE.

CHAIRPERSON OF THE TULSA COUNTY PLANNING COMMISSION

CERTIFICATE OF TULSA COUNTY BOARD OF COMMISSIONERS

I, THE CHAIRMAN OF THE TULSA COUNTY BOARD OF COMMISSIONERS, DO HEREBY APPROVE THE ACCEPTANCE OF ASPEN PARK VILLAGE AS A SUBDIVISION OF TULSA COUNTY.

CHAIRMAN OF THE TULSA COUNTY BOARD OF COMMISSIONERS

CERTIFICATE OF TULSA COUNTY TREASURER

I, THE TULSA COUNTY TREASURER, DO HEREBY STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2026 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS ASPEN PARK VILLAGE.

TULSA COUNTY TREASURER

CERTIFICATE OF TULSA COUNTY CLERK

I, THE COUNTY CLERK OF WAGONER COUNTY, DO HEREBY STATE THAT THE SUBDIVISION CALLED ASPEN PARK VILLAGE HAS BEEN FILED INTO TULSA COUNTY RECORDS.

TULSA COUNTY CLERK



City of Broken Arrow

Request for Action

File #: 26-1284, **Version:** 1

**Broken Arrow Planning Commission
08-13-2026**

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

Approval of PT-002977-2026 | PR-000215-2023, Conditional Final Plat, Adams Creek Town Center Replat, 5 lots, 23.01 acres, CH (Commercial Heavy)/PUD-000751-2023, one-quarter mile north of Kenosha Street (71st Street), west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Jason Emmett, Cedar Creek Consulting Inc.
Owner: Robert Martin, The Parkes Companies
Developer: The Parkes Companies
Engineer: Cedar Creek Consulting, Inc.
Location: one-quarter mile north of Kenosha Street (71st Street), west of 23rd Street (193rd E. Avenue/County Line Road)
Size of Tract 23.01 acres
Number of Lots: 5
Present Zoning: CH (Commercial Heavy)/PUD-000751-2023
Comp Plan: Level 6 (Regional Employment/Commercial)

PT-002977-2026, the conditional final plat for Adams Creek Town Center Replat, contains 23.01 acres on 5 lots. This property is located one-quarter mile north of Kenosha Street (71st Street), west of 23rd Street (193rd E. Avenue/County Line Road) and is currently platted as Lot 1, Block 3 The Park at Adams Creek - Phase I amended plat. This property was rezoned to CH (Commercial Heavy) via BAZ-1396 on December 20, 1999 and BAZ-1418 on August 21, 2000, and PUD-000751-2023 was approved by City Council on June 5, 2023.

The applicant is requesting a replat Lot 1, Block 3 of The Park at Adams Creek - Phase I in order to further subdivide the parcel to create 5 new lots. PT-002977-2026 was heard by TAC (Technical Advisory Committee) on August 4, 2026. PSO (Public Service Company of Oklahoma) contacted staff ahead of the TAC meeting to state they were working with the applicant to include additional easements, which the applicant confirmed during the meeting.

Water and sanitary sewer service to this property are available from the City of Broken Arrow. According to the FEMA maps, none of this property is located in the 100-year floodplain.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT-002977-2026 | PR-000215-2023, Conditional Final Plat for Adams Creek Town Center Replat be approved, subject to the attached checklist.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

MEH

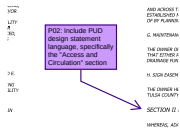
222048_Adams Creek Town Center Conditional Final Plat_v1.pdf Markup Summary

Mackenzie Comments (4)

P01: Include addresses when assigned.

Subject: Mackenzie Comments
Page Label: [1] 222048_Adams Creek Town Center Final Plat-24x36 (1)
Author: Mackenzie Hackett
Date: 7/28/2026 3:28:49 PM
Status:
Color: ■
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P01: Include addresses when assigned.



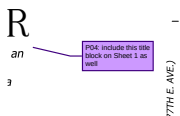
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Page Label: [2] 222048_Adams Creek Town Center Final Plat-24x36 (2)
Author: Mackenzie Hackett
Date: 7/28/2026 3:31:12 PM
Status:
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Space:

P02: Include PUD design statement language, specifically the "Access and Circulation" section



Subject: Mackenzie Comments
Page Label: [2] 222048_Adams Creek Town Center Final Plat-24x36 (2)
Author: Mackenzie Hackett
Date: 7/28/2026 3:36:23 PM
Status:
Color: ■
Layer:
Space:

P03: Number 1 is missing



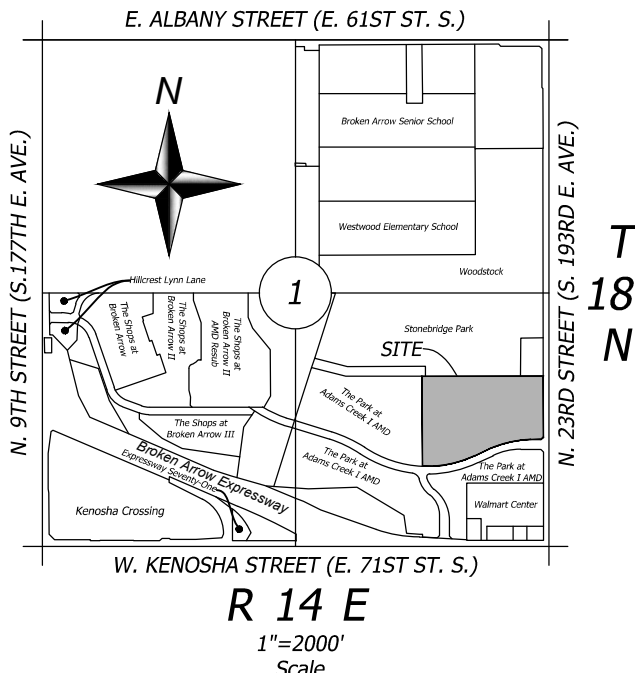
Subject: Mackenzie Comments
Page Label: [2] 222048_Adams Creek Town Center Final Plat-24x36 (2)
Author: Mackenzie Hackett
Date: 7/28/2026 3:40:29 PM
Status:
Color: ■
Layer:
Space:

P04: include this title block on Sheet 1 as well

PolyLine (1)



Subject: PolyLine
Page Label: [2] 222048_Adams Creek Town Center Final Plat-24x36 (2)
Author: Mackenzie Hackett
Date: 7/28/2026 3:40:24 PM
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SUBDIVISION CONTAINS
FIVE (5) LOTS
GROSS SUBDIVISION AREA: 23.007 ACRES

Line Table		
Line #	Direction	Length
L1	S 58°02'48" E	27.36'
L2	N 30°44'24" E	42.42'
L3	N 63°36'40" E	10.39'
L4	S 26°23'20" E	15.00'
L5	S 63°25'55" W	17.47'
L6	N 88°47'01" E	228.37'
L7	N 01°12'59" W	7.50'
L8	N 88°47'01" E	14.32'
L9	N 01°12'59" W	15.00'
L10	S 88°47'01" W	14.32'
L11	N 01°12'59" W	17.97'
L12	N 88°47'01" E	35.81'
L13	S 46°12'59" E	28.28'
L14	N 88°47'01" E	32.71'
L15	N 01°19'04" W	15.00'
L16	S 88°47'01" W	26.48'
L17	N 46°12'59" W	28.28'

Curve Table				
Curve #	Length	Radius	Delta	ChB
C1	88.77'	329.00'	015°27'33"	N 81°03'15" E

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 MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"
- THE BEARINGS SHOWN HEREON ARE BASED UPON, THE PARK AT ADAMS CREEK-PHASE I, SAID BEARINGS ARE BASED LOCALLY UPON TIES TO THE FOLLOWING MONUMENTS:
(A) FOUND 3/8 INCH IRON PIN WITH A CAP BEING STAMPED "TANNER RLS 1345" AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, THE PARK AT ADAMS CREEK-PHASE I;
(B) FOUND 3/8 INCH IRON PIN WITH NO CAP AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, THE PARK AT ADAMS CREEK-PHASE I;
THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 01°19'04" EAST,
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY N. 23RD STREET AND E. HILLSIDE DRIVE.

LEGEND

- Section Corner
- Quarter Corner
- Set 1/2" Iron Rod
- Set MAG Nail
- Plat Boundary Line
- Lot Line (This Plat)
- Easement (This Plat)
- Building Limit Line (This Plat)
- Existing Lot Line
- Existing Easement
- Existing Building Limit Line
- U/E - Utility Easement
- B/L - Building Limit Line
- R/W - Right of Way

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"

OWNER

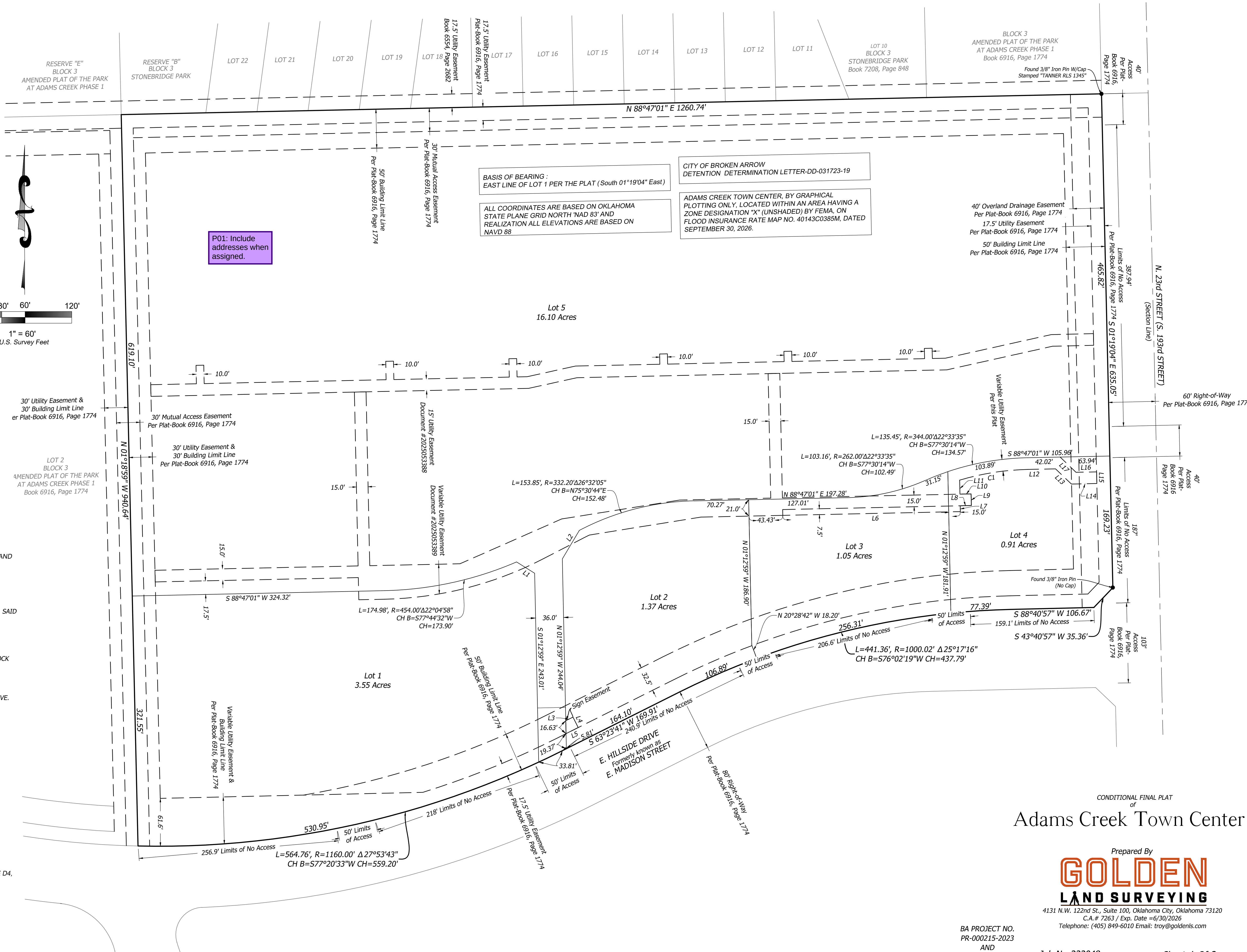
NAME: PDG-BROKEN ARROW, LLC
CONTACT: Bob Martin
ADDRESS: 105 Reynolds Dr., Franklin, TN 37064
PHONE: 615-595-2416

ENGINEER

COMPANY: CEDAR CREEK CONSULTING, INC
NAME: DEREK HARRIS, PE
ADDRESS: 11912 N. PENNSYLVANIA AVENUE, SUITE D4,
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.863.8984

SURVEYOR

COMPANY: GOLDEN LAND SURVEYING
NAME: TROY DEE
ADDRESS: 4131 N.W. 122nd STREET, SUITE 100,
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.849.6010



Adams Creek Town Center

Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date = 6/30/2026
Telephone: (405) 849-6010 Email: troy@goldensl.com

BA PROJECT NO.
PR-000215-2023
AND
PT-002823-2026

Job No. 222048

Sheet 1 Of 2

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: PDG-BROKEN ARROW, LLC IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, STATE OF OKLAHOMA:

LOT ONE (1), BLOCK THREE (3), THE PARK AT ADAMS CREEK-PHASE I, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED AMENDED PLAT NO. 5663.

CONTAINING 1,002,185.76 SQUARE FEET OR 23.007 ACRES, MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE BASED UPON, THE PARK AT ADAMS CREEK-PHASE I, SAID BEARINGS ARE BASED LOCALLY UPON TIES TO THE FOLLOWING MONUMENTS:

(A) FOUND 3/8 INCH IRON PIN WITH A CAP BEING STAMPED "TANNER RLS 1345" AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, THE PARK AT ADAM'S CREEK-PHASE I;

(B) FOUND 3/8 INCH IRON PIN WITH NO CAP AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, THE PARK AT ADAM'S CREEK-PHASE I;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 01°19'04" EAST,

OWNERS/DEVELOPERS HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO 5 LOTS AND HAS DESIGNATED THE SAME AS "ADAMS CREEK TOWN CENTER", A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I STREETS AND GENERAL UTILITY EASEMENTS

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "USE" 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, 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, OVER, AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, REPLACE, AND/OR REMOVE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, REPLACING, AND/OR REMOVING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. OWNER/DEVELOPER HEREBY 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 STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF A STREET OR UTILITY EASEMENT SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY-PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE RIGHTS-OF-WAY OF N. 23RD STREET AND E. HILLSIDE DRIVE AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS(S) OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.
- ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMER, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENTS.
- UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER AND GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY 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 SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE, TERMINATING AT THE PLANE FORMED BY THE EXTERIOR BUILDING WALL.
- THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT 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, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY SERVICE FACILITIES LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF THEIR SERVICE FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

- THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

- WATER, SANITARY SEWER, AND STORM SEWER SERVICE

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PRIVATE STORM SEWER FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, OR PRIVATE STORM SEWER FACILITIES. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER FACILITY, OR PRIVATE STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SUCH MAINS OR FACILITIES, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER FACILITY, OR PRIVATE STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, STORM SEWER INLETS, AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR, AT ITS ELECTION, THE CITY OF BROKEN ARROW, OKLAHOMA, OR THEIR RESPECTIVE SUCCESSORS, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

- THE CITY OF BROKEN ARROW, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SANITARY SEWER FACILITIES, BUT THE OWNER OF EACH LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES WITHIN HIS LOT CAUSED OR NECESSITATED BY ACTS OF THE LOTS OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS. EACH LOT OWNER, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PRIVATE STORM SEWER FACILITIES.
- THE CITY OF BROKEN ARROW, OR THEIR RESPECTIVE SUCCESSORS, THROUGH THEIR PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS OR 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 WATER AND SANITARY SEWER.

ALL WATER AND SANITARY SEWER, SHALL BE MAINTAINED IN GOOD REPAIR BY THE UTILITY CONTRACTOR FOR THE TERM OF AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE MAINTENANCE BOND OF WHICH OF THE CITY OF BROKEN ARROW IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE DURING SAID TERM, THE OWNER/DEVELOPER SHALL ASSIST THE CITY OF BROKEN ARROW IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR. ALL PRIVATE STORM SEWER, SHALL BE MAINTAINED IN GOOD REPAIR BY UTILITY CONTRACTOR FOR THE TERM OF AND IN ACCORDANCE WITH

- THE COVENANTS SET FORTH IN THIS SUBSECTION C. CONCERNING WATER, SANITARY SEWER, AND PRIVATE STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OR THEIR RESPECTIVE SUCCESSORS,

D. SURFACE DRAINAGE

EXCEPT FOR STORMWATER DETENTION FACILITIES CONSTRUCTED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION 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 STREETS AND EASEMENTS, AND NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCINGS OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SAID OWNERS LOT OR RESERVE AREA. THE COVENANTS SET FORTH IN THIS SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER, THE PROPERTY OWNERS' ASSOCIATION DEFINED HEREINAFTER IN SECTION IV.

NOTES

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

- ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"

- THE BEARINGS SHOWN HEREON ARE BASED UPON, THE PARK AT ADAM'S CREEK-PHASE I, SAID BEARINGS ARE BASED LOCALLY UPON TIES TO THE FOLLOWING MONUMENTS:

- (A) FOUND 3/8 INCH IRON PIN WITH A CAP BEING STAMPED "TANNER RLS 1345" AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, THE PARK AT ADAM'S CREEK-PHASE I;

- (B) FOUND 3/8 INCH IRON PIN WITH NO CAP AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, THE PARK AT ADAM'S CREEK-PHASE I;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 01°19'04" EAST,

- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY N. 23RD STREET AND E. HILLSIDE DRIVE.

CONDITIONAL FINAL PLAT
of
ADAMS CREEK TOWN CENTER
A replat of Lot One (1), Block Three (3) of AMENDED PLAT OF THE PARK AT ADAMS CREEK PHASE I, an Addition in the Southeast Quarter (SE/4), Section One (1), Township Eighteen (18) North Range Fourteen (14) East of the Indian Meridian, City of Broken Arrow, Tulsa County, Oklahoma
PUD-000751-2023

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY NECESSARY MAINTENANCE OF UNDERGROUND WATER, 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. MUTUAL ACCESS EASEMENT

THE OWNER/DEVELOPER HEREBY ESTABLISHES AND GRANTS TO ALL OWNERS OF LOTS, OR PARTS THEREOF, IN THE SUBDIVISION, THEIR RESPECTIVE GRANTEEES, TENANTS, INVITEES, GUESTS, SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE PERPETUAL EASEMENT ON, OVER AND ACROSS SUCH PAVED DRIVES AS MY FROM TIME TO TIME EXIST WITHIN THE SUBDIVISION FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS AND PASSAGE ON, OVER AND ACROSS THE LOTS AND TO AND FROM THE PUBLIC STREETS ADJACENT TO THE LOTS. NOTWITHSTANDING THE FOREGOING, THE ACCESS RIGHTS HEREIN ESTABLISHED MAY, IN THE PARTICULAR INSTANCE AND WITH RESPECT TO A PARTICULAR LOT OR PART THEREOF, BE MODIFIED OR TERMINATED BY ACTION OF BY PLANNING COMMISSION. NOTHING HEREIN SHALL BE DEEMED TO ESTABLISH CROSS-PARKING RIGHTS.

G. MAINTENANCE OF INTERNAL STORMWATER DRAINAGE SYSTEMS

THE OWNER OF EACH LOT COVENANTS TO MAINTAIN THOSE PORTIONS OF PRIVATE DRAINAGE SYSTEM WITHIN THE LOT AS MAY FROM TIME TO TIME EXIST, THAT EITHER RECEIVES FROM, OR DISCHARGES ONTO, ADJOINING PROPERTIES TO THE EXTENT NECESSARY TO ACHIEVE AND MAINTAIN THE INTENDED DRAINAGE FUNCTION OF THE SYSTEM.

H. SIGN EASEMENT

THE OWNER HEREBY DEDICATES A SIGN EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. THE SIGN EASEMENT ARE TO BE IN ACCORDANCE WITH TULSA COUNTY REQUIREMENTS.

SECTION II PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, ADAMS CREEK TOWN CENTER WAS SUBMITTED AS PART OR ALL OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD-000751-2023) AS PROVIDED WITHIN SECTIONS 1100-1107 OF TITLE 42, TULSA REVISED ORDINANCES (TULSA ZONING CODE).

A. USE OF LAND

THE DEVELOPMENT OF ADAMS CREEK TOWN CENTER SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS AND OF THE TULSA ZONING CODE.

B. PERMITTED USE

THE DEVELOPMENT OF ADAMS CREEK TOWN CENTER SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS AND OF THE TULSA ZONING CODE.

SECTION III ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, IN ANY JUDICIAL ACTION BROUGHT BY AN OWNER OF A LOT WITHIN THE SUBDIVISION WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES, COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATIONS UNLESS TERMINATED OR AMENDED AS HEREIN AFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATION COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERTY RECORDED.

D. SERVERABILITY

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20____.

[CORPORATE ENTITY STATE AND TYPE]
BY _____
MANAGER

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 _____, 20____, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF _____, AND ACKNOWLEDGED TO ME THAT HE/ SHE/ IT EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

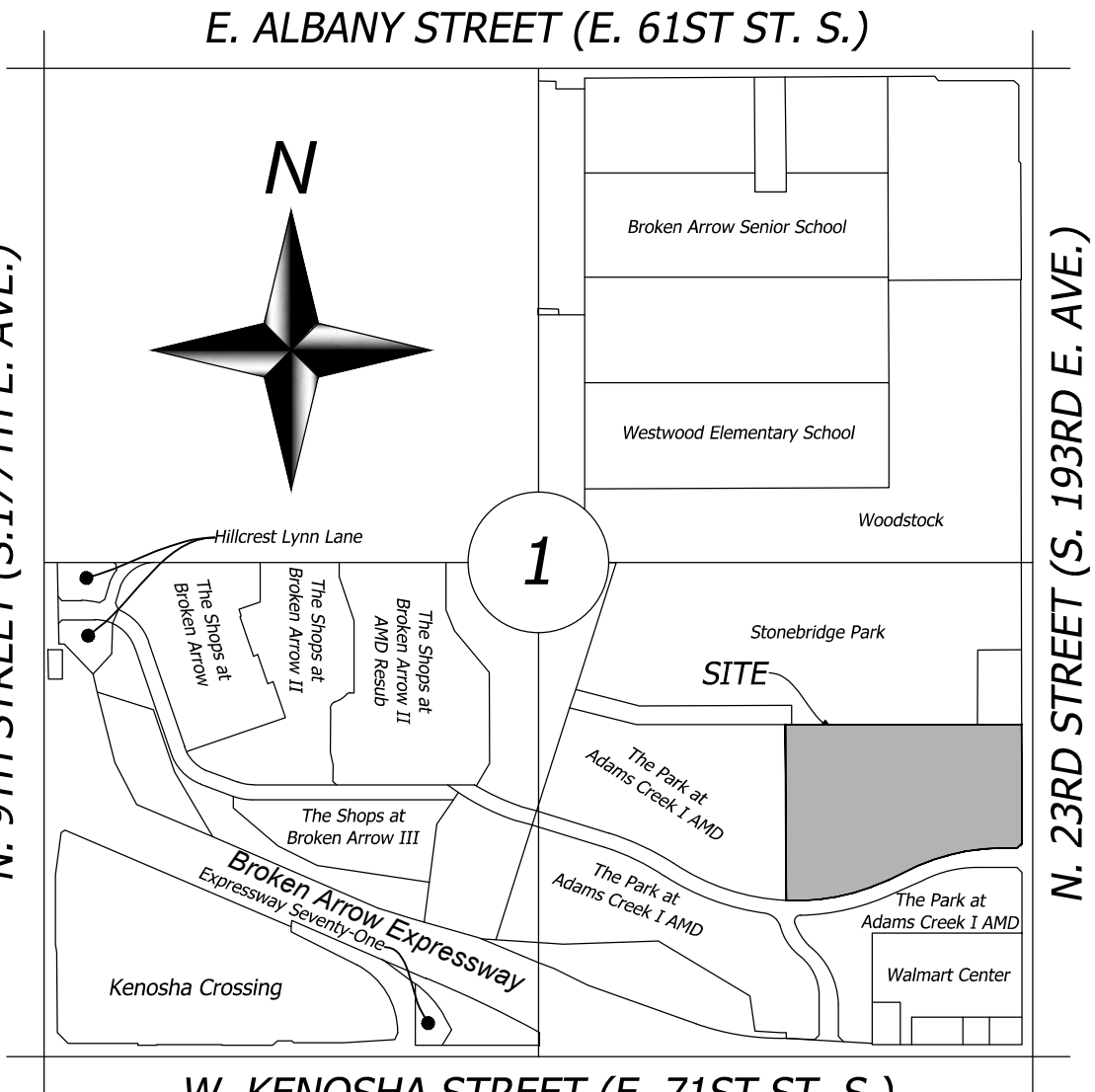
NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

P04: include this title block on Sheet 1 as well

P02: Include PUD design statement language, specifically the "Access and Circulation" section

P03: Number 1 is missing



CERTIFICATE OF SURVEY

I, TROY DEE, A REGISTERED 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 ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "ADAMS CREEK TOWN CENTER", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE 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 _____.

Land Surveyor
STATE OF OKLAHOMA) JSS.
COUNTY OF OKLAHOMA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ BY _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

Surveyor's Notary

CERTIFICATE OF FINAL PLAT APPROVAL
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BIXBY CITY COUNCIL ON THIS ____ DAY OF _____, ____.

BY: _____
MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK

BY: _____
CITY CLERK

OWNER

NAME: PDG-BROKEN ARROW, LLC
CONTACT: Bob Martin
ADDRESS: 105 Reynolds Dr., Franklin, TN 37064
PHONE: 615-595-2416

ENGINEER

COMPANY: CEDAR CREEK CONSULTING, INC
NAME: DEREK HARRIS, PE
ADDRESS: 11912 N. PENNSYLVANIA AVENUE, SUITE D4, OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.663.8984

SURVEYOR

COMPANY: GOLDEN LAND SURVEYING
NAME: TROY DEE
ADDRESS: 4131 N.W. 122nd STREET, SUITE 100, OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.849.6010

Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Job No. 222048 Sheet 2 Of 2



City of Broken Arrow

Request for Action

File #: 26-1290, **Version:** 1

Broken Arrow Planning Commission
08-13-2026

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

Approval of PT-002992-2026 | PR-000877-2025, Conditional Final Plat Plat, The Farm by Pediatrics Plus, 14.55 acres, RS (Residential Single-Family) and RM (Residential Multi-Family) to AG (Agricultural) and CG (Commercial General) via BAZ-002575-2025 and PUD-002514-2025, located just south of West Washington St (91st Street) and just east of South Aspen Ave (145th E Avenue)

Background:

Applicant: David Tapp, Pediatrics Plus
Owner: Ronald Grigg and Beverly Roberston, Bert M. Grigg and Eva L. Grigg Trust
Developer: McKinley Adams, TAG Construction Co.
Engineer: Garrett Rich, Phillip Lewis Engineering
Location: South of West Washington St (91st Street) and just east of Aspen Ave (145th E Avenue)
Size of Tract Approximately 14.55 acres
Number of Lots: 1 lot and 1 reserve area
Zoning: AG (Agricultural) and CG (Commercial General) via PUD-002514-2025 and BAZ-002575-2025
Comp Plan: Level 3-Transition Area, Level 4-Commercial/Employment Nodes, Greenway

PT-002992-2026, the conditional final plat for The Farm by Pediatrics Plus, contains 1 proposed lot and 1 reserve area on 14.55 acres. This property is generally located just south of Washington St (91st Street) and just east of Aspen Ave (145th E Avenue).

BAZ-002575-2025 and PUD-002514-2025 was a rezoning and PUD request for the subject property and allowed for the split zoning to be achieved without the need for 300ft of frontage for the AG zoned area. The rezoning and planned unit development requests were heard by Planning Commission on January 8, 2026 where it was recommended for approval. And then was approved by City Council on February 3, 2026, subject to platting. PT-002992-2026 is the first application towards platting this property and implementing BAZ-002575-2025 and PUD-002514-2025.

This development will have access via West Washington Street (91st Street South). According to FEMA's National Flood Hazard Layer, sections of the property are located within the 100-year floodplain. These areas are planned to be dedicated as Overland Drainage Easements or Reserve Areas. All

developments will follow city, FEMA, and US-ACE regulations.

Attachments: The Farm by Pediatrics Plus Conditional Final Plat with Comments

Recommendation:

Approve PT-002992-2026 | PR-000877-2025, conditional final plat for The Farm by Pediatrics Plus, subject to the attached comments per staff and planning commission recommendation.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ

DEED OF DEDICATION AND DECLARATION OF RESTRICTIVE COVENANTS

KNOWN ALL MEN BY THESE PRESENTS:

SURVEY DESCRIPTION

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET MAG NAIL MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE S01°23'24"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), 545.00 FEET TO A POINT, THENCE LEAVING THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), N88°37'49"E, 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH ASPEN AVENUE (SOUTH 145TH AVENUE) AND THE POINT OF BEGINNING; THENCE N88°37'49"E, CROSSING AN EXISTING REFERENCE REBAR (RLS1435) AT 10.00 FEET, IN ALL 310.00 FEET TO AN EXISTING REBAR (TANNER); THENCE N01°23'24"W, 250.00 FEET TO AN EXISTING REBAR (TANNER); THENCE S88°37'48"W, 75.00 FEET TO AN EXISTING REBAR (TANNER); THENCE N01°23'23"W, 75.00 FEET TO AN EXISTING REBAR (RLS1098); THENCE N88°37'49"E, 299.00 FEET TO AN EXISTING REBAR; THENCE S01°23'25"E, 114.00 FEET TO AN EXISTING REBAR; THENCE N88°37'49"E, 276.00 FEET TO AN EXISTING REBAR (RLS2421); THENCE N01°23'23"W, 114.00 FEET TO AN EXISTING REBAR (RLS2421); THENCE N88°37'50"E, 120.00 FEET TO AN EXISTING REBAR (RLS2421); THENCE N01°23'23"W, 170.00 FEET TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF EAST WASHINGTON STREET (EAST 91ST STREET); THENCE N88°37'49"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WASHINGTON STREET (EAST 91ST STREET), 329.55 FEET TO A SET 1/2" REBAR WITH ALUMINUM MONUMENT; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WASHINGTON STREET (EAST 91ST STREET), S01°24'29"E, CROSSING AN EXISTING REFERENCE REBAR (TANNER) AT 1270.12 FEET, IN ALL 1271.22 FEET TO A POINT; THENCE S88°37'49"E, 299.00 FEET TO A POINT; THENCE N01°23'24"W, CROSSING AN EXISTING REFERENCE REBAR (TANNER) AT 1.31 FEET, IN ALL 734.29 FEET TO A SET 1/2"x3/4" REBAR WITH ALUMINUM MONUMENT; THENCE S88°37'49"W, CROSSING AN EXISTING REFERENCE REBAR (TANNER) AT 920.00 FEET, IN ALL 930.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH ASPEN AVENUE (SOUTH 145TH EAST AVENUE); THENCE N01°23'25"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH ASPEN AVENUE (SOUTH 145TH EAST AVENUE), 42.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.552 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 1423, JOB # 26-02-03. BEARINGS ARE BASED UPON GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM. LAST DATE OF SURVEY: MARCH 12, 2026.

STREET RIGHT OF WAYS

THE DEVELOPER DEDICATES TO THE PUBLIC, FOR PUBLIC USE FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING ANY AND ALL STREETS, INCLUDED BUT NOT LIMITED TO, STORM, SANITARY SEWER LINES, COMMUNICATION LINES, ELECTRICAL POWER LINES AND/OR EQUIPMENT FOR EACH SUCH UTILITY AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHT OF WAYS FOR THE USES AND PURPOSES THEREOF.

UTILITY EASEMENTS

EXCEPT AS LIMITED AND RESERVED BELOW, THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE AS A UTILITY EASEMENT, THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E", AS DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REMOVING, OR REPLACING PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO: SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, NATURAL GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS SUCH AS POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND APPURTENANCES THERETO; WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE STREETS, EASEMENTS AND RIGHTS-OF-WAY FOR THE USES AND PURPOSES AFORESAID, NO BUILDING, STRUCTURE, OR ANY OTHER ABOVE GROUND OR BELOW GROUND OBSTRUCTION THAT WILL INTERFERE WITH THE PURPOSES AFORESAID WILL BE PLACED, ERECTED, INSTALLED OR PERMITTED WITHIN OR UPON ANY STREET, EASEMENTS, OR RIGHT-OF-WAY SHOWN ON THE SAID PLAT; HOWEVER, NOTHING HEREIN SHALL PROHIBIT THE CONSTRUCTION OF DRIVES, PARKING AREAS, CURBING, MONUMENT AND PYLON SIGNS, LIGHT POLES, LANDSCAPING, SCREENING FENCES, RETAINING WALLS AND OTHER SURFACE IMPROVEMENTS THAT DO NOT CONSTITUTE AN OBSTRUCTION TO ANY EASEMENT; FURTHER PROVIDED, THAT THE OWNER RESERVED THE RIGHT TO INSTALL LIGHT POLES WITHIN THE UTILITY EASEMENT PROVIDED THAT THE BASE OF THE POLES DO NOT INFRINGE INTO THE UTILITY LINES, IN THE EVENT ANY USER OF A UTILITY EASEMENT REMOVES LIGHT POLES LOCATED WITHIN THE EASEMENT, THE OWNER SHALL BE RESPONSIBLE FOR RESTORING THE LIGHT POLES TO ITS PRIOR LOCATION, WHEN AN OWNER PLACES A SIGN OR LIGHT POLE WITHIN THE EASEMENT, THE OWNER SHALL NOT DISTURB OR MOVE EXISTING SERVICE LINES WITHOUT THE UTILITY USERS ADVANCE WRITTEN CONSENT, ANY COSTS ASSOCIATED WITH THE DISTURBANCE OR MOVEMENT OF EXISTING SERVICE LINES CAUSED BY OWNER'S ACTION SHALL BE BORNE SOLELY BY THE OWNER.

LIMITS OF NO ACCESS

THE OWNERS HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS AND EGRESS WITHIN ANY PORTION OF THE PROPERTY ADJACENT TO W. WASHINGTON STREET WITHIN THE BOUNDS DESIGNATED AS "L.N.A" ON THE ACCOMPANYING PLAT, WHICH, "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE LAWS AND STATUTES OF THE STATE OF OKLAHOMA PERTAINING THERETO.

SIDEWALKS

SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY/AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS. THE OWNER/DEVELOPER SHALL CONSTRUCT REQUIRED SIDEWALKS ALONG ALL STREET FRONTAGES DURING THE DEVELOPMENT PROCESS.

RESERVE AREA "A"

RESERVE AREA "A" CONTAINS AREAS WITHIN FEMA DETERMINED ZONES AE & REGULATORY FLOODWAY. RESERVE AREA "A" SHALL REMAIN UNDER OWNERSHIP OF SAID OWNER OF LOT 1, HOWEVER NO DEVELOPMENT OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN SAID RESERVE AREA. NO DEVELOPMENT ALTERING ELEVATIONS WITHIN DETERMINED AE ZONE OR REGULATORY FLOODWAY SHALL TAKE PLACE WITHIN SAID RESERVE AREA.

DISTRICT BUFFERYARD EXCEPTIONS

PER APPROVED PUD-002514-2025, "DISTRICT BUFFERYARDS" ARE NOT REQUIRED BETWEEN DIFFERING ZONES WITHIN THIS SUBDIVISION WHERE A PUBLIC STREET DOES NOT SEPARATE THEM.

OWNER RESPONSIBILITY WITHIN EASEMENTS

THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN EASEMENTS ON THE PLAT IN THE EVENT IT IS NECESSARY TO INSTALL, MAINTAIN, REPLACE, OR REMOVE ANY UNDERGROUND WATER OR SEWER MAINS, ELECTRIC, GAS SERVICE LINES, CABLE TELEVISION, TELEPHONE SERVICE.

BUILDING MATERIALS

BUILDING DESIGNS, FACADES AND MATERIALS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN ALL APPLICABLE CITY OF BROKEN ARROW ORDINANCES AND REGULATIONS.

LANDSCAPED AREAS AND SCREENING

ALL LANDSCAPING AND SCREENING SHALL MEET OR EXCEED THE REQUIREMENTS AND ORDINANCES OF THE CITY OF BROKEN ARROW WITH THE EXCEPTION OF WHAT WAS APPROVED IN PUD PUD-002514-2025

PLANNED UNIT DEVELOPMENT RESTRICTIONS (PUD-002514-2025)

WHEREAS, THE FARM AT PEDIATRICS PLUS WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD-002514-2025) IN THE CITY OF BROKEN ARROW, OKLAHOMA.

WHEREAS, THE PLANNED UNITY DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLYMENT WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND

WHEREAS, OWNER DESIRES TO ESTABLISH ZONING EXCEPTIONS FOR THE PURPOSE OF PROVIDING A SEAMLESS DEVELOPMENT TO THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA.

THEREFORE, OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, IT'S SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

BUILDING MATERIALS, ALLOWED LAND USES, AND OTHER PLANNING/ENGINEERING REQUIREMENTS SHALL MEET THE REQUIREMENTS SET FORTH IN THE CITY OF BROKEN ARROW ZONING ORDINANCE FOR EACH SPECIFIED ZONE ON THIS SITE, WITH THE EXCEPTION OF "DISTRICT BUFFERYARDS" NOT BEING REQUIRED BETWEEN DIFFERING ZONES WITHIN THIS SUBDIVISION WHERE A PUBLIC STREET DOES NOT SEPARATE THEM.

MAXIMUM BUILDING HEIGHT, MAXIMUM BUILDING COVERAGE, SCREENING, SIGNAGE, LOT COVERAGE, MINIMUM LOT FRONTAGE, AND STORMWATER REQUIREMENTS SHALL ALL MEET THE CITY OF BROKEN ARROW CODE.

STORMWATER DRAINAGE EASEMENT

THE OWNER DOES DEDICATE THE STORMWATER DRAINAGE EASEMENT AS DESIGNATED ON THIS PLAT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, DISCHARGE AND PERPETUAL DRAINAGE OF STORMWATER RUNOFF OVER AND ACROSS PROPERTY AS DESIGNATED ON THIS PLAT AS APPROVED BY THE CITY OF BROKEN ARROW. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THIS EASEMENT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE ICITY OF BROKEN ARROW. NO WALL, BUILDING, OR OTHER OBSTRUCTIONS MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN SUCH EASEMENT UNLESS APPROVED BY ENGINEERING AND CONSTRUCTION DEPARTMENT OF THE CITY OF BROKEN ARROW.

ENFORCEMENT, DURATION, AND AMENDMENT

A. ENFORCEMENT. 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 STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN THIS DOCUMENT SHALL INSURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, IF THE OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN THIS DOCUMENT, THE SUPPLIER OF UTILITY SERVICE OR THE CITY OF BROKEN ARROW, OKLAHOMA MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. B. DURATION. THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL AUGUST 30, 2036 AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED. C. AMENDMENT. THE COVENANTS CONTAINED IN THIS DOCUMENT, EASEMENTS MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT AND BY THE PLANNING COMMISSION OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA. NO AMENDMENT THAT CAUSES UTILITY EASEMENT TO BE VACATED IS VALID UNTIL THE OWNERS OBTAIN AN APPROPRIATE RULING FROM THE DISTRICT COURT OF TULSA COUNTY, OKLAHOMA OR WRITTEN CONSENT OF ALL UTILITY USERS.

FINAL PLAT
THE FARM AT PEDIATRICS PLUS
LOT 1
BROKEN ARROW, OKLAHOMA
PUD-002514-2025

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS: THAT "THE FARM AT PEDIATRICS PLUS" AND HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER", ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET MAG NAIL MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE S01°23'24"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), 545.00 FEET TO A POINT, THENCE LEAVING THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), N88°37'49"E, 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH ASPEN AVENUE (SOUTH 145TH AVENUE) AND THE POINT OF BEGINNING; THENCE N88°37'49"E, CROSSING AN EXISTING REFERENCE REBAR (RLS1435) AT 10.00 FEET, IN ALL 310.00 FEET TO AN EXISTING REBAR (TANNER); THENCE N01°23'24"W, 250.00 FEET TO AN EXISTING REBAR (TANNER); THENCE S88°37'48"W, 75.00 FEET TO AN EXISTING REBAR (TANNER); THENCE S01°23'25"E, 114.00 FEET TO AN EXISTING REBAR (RLS2421); THENCE N88°37'49"E, 299.00 FEET TO AN EXISTING REBAR; THENCE S01°23'25"E, 114.00 FEET TO AN EXISTING REBAR; THENCE N88°37'49"E, 276.00 FEET TO AN EXISTING REBAR (RLS2421); THENCE N01°23'23"W, 170.00 FEET TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF EAST WASHINGTON STREET (EAST 91ST STREET); THENCE N88°37'49"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WASHINGTON STREET (EAST 91ST STREET), 329.55 FEET TO A SET 1/2" REBAR WITH ALUMINUM MONUMENT; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WASHINGTON STREET (EAST 91ST STREET), S01°24'29"E, CROSSING AN EXISTING REFERENCE REBAR (TANNER) AT 1270.12 FEET, IN ALL 1271.22 FEET TO A POINT; THENCE S88°37'49"E, 299.00 FEET TO A POINT; THENCE N01°23'24"W, CROSSING AN EXISTING REFERENCE REBAR (TANNER) AT 1.31 FEET, IN ALL 734.29 FEET TO A SET 1/2"x3/4" REBAR WITH ALUMINUM MONUMENT; THENCE S88°37'49"W, CROSSING AN EXISTING REFERENCE REBAR (TANNER) AT 920.00 FEET, IN ALL 930.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH ASPEN AVENUE (SOUTH 145TH EAST AVENUE); THENCE N01°23'25"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH ASPEN AVENUE (SOUTH 145TH EAST AVENUE), 42.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.552 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 1423, JOB # 26-02-03. BEARINGS ARE BASED UPON GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM. LAST DATE OF SURVEY: MARCH 12, 2026.

THE OWNER/DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS AND BLOCK(S). IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "THE FARM AT PEDIATRICS PLUS", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA. THE OWNER/DEVELOPER DOES HEREBY 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, 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 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, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING 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 THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER 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 SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING AND LANDSCAPING THAT DO NOT CONSTITUTE AN OBSTRUCTION.

Date of Execution Owner/Representative

CERTIFICATE OF SURVEY

I, ANTHONY P. ANDERSON, A REGISTERED 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 ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "THE FARM AT PEDIATRICS PLUS", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

EXECUTED THIS ___ DAY OF ___, 20__.

ANTHONY P. ANDERSON
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1423

STATE OF OKLAHOMA)
COUNTY OF _____) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ___ DAY OF ___, 20__, PERSONALLY APPEARED, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED 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.

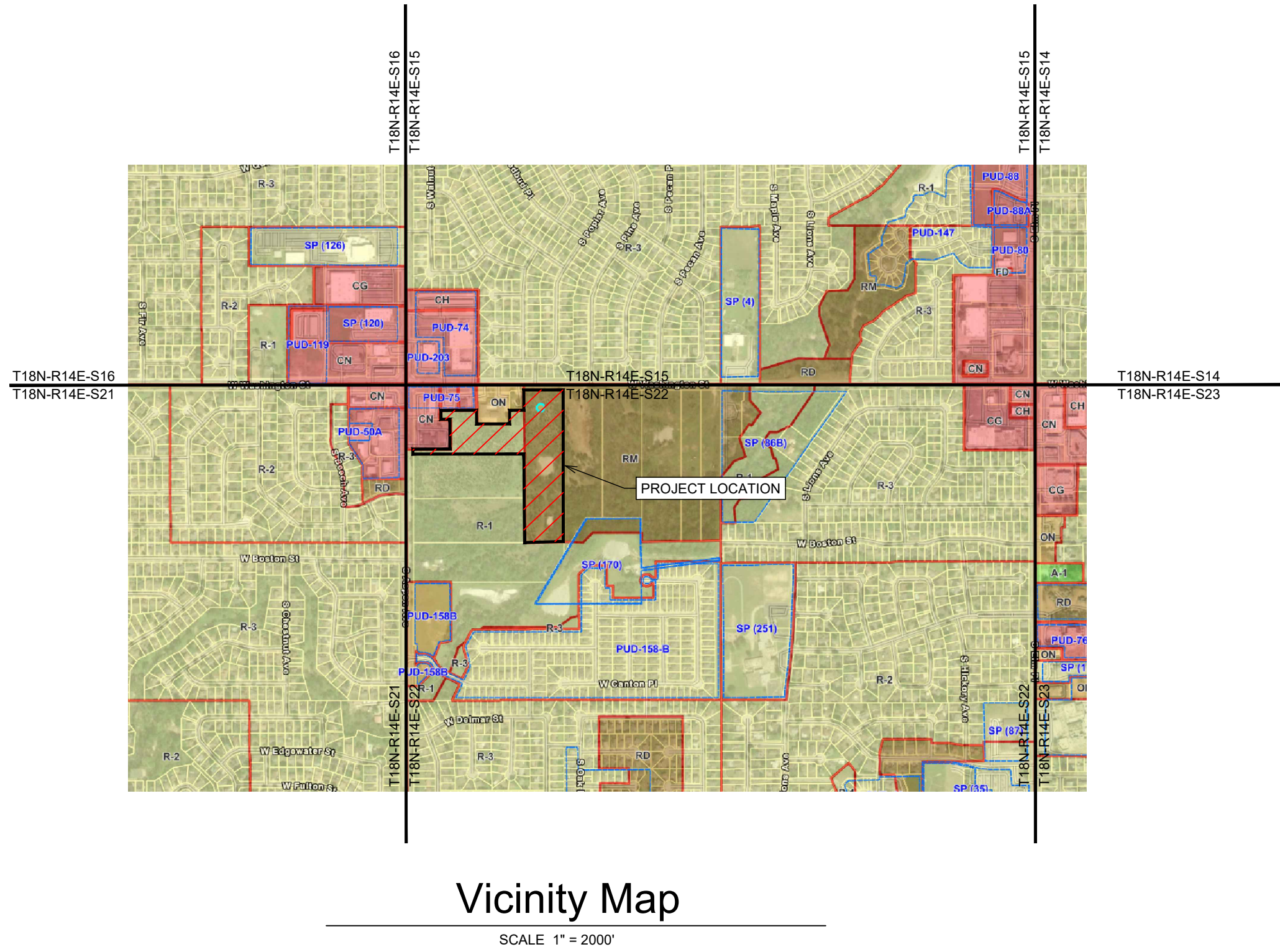
NOTARY PUBLIC
MY COMMISSION EXPIRES:

CERTIFICATE OF FINAL PLAT APPROVAL

All requirements of the City of Broken Arrow Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

This Certificate shall expire _____

Date of Execution Chairman
Broken Arrow Planning Commission



CERTIFICATE OF ENGINEERING ACCURACY

I, Phillip Lewis, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the Tulsa County Rules and Regulations have been fully complied with.

Date of Execution
Signed: Phillip Lewis
Registered Professional Engineer
No. 32730
Oklahoma

FLOOD ZONE INFORMATION

A PORTION OF THE SUBJECT PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE.
MAP NUMBER: 40143C0387L
MAP REVISED: OCTOBER 16, 2012
MAP NUMBER: 40143C0389M
MAP REVISED: SEPTEMBER 12, 2024
MAP NUMBER: 40143C0381I
MAP REVISED: SEPTEMBER 30, 2016
MAP NUMBER: 40143C0393M
MAP REVISED: SEPTEMBER 30, 2016
FDD APPLICATION NUMBER: FDD-002769-2026
DD NUMBER: DD-032626-13
ON-SITE DETENTION REQUIREMENT

BASIS OF BEARING

THE BASIS OF BEARING ON THIS SURVEY IS OKLAHOMA, STATE PLANE COORDINATES, NORTH ZONE US FOOT, NAD83. BEARINGS AND DISTANCES ARE GROUND DISTANCES.

PROPERTY INFORMATION

ZONING CLASSIFICATION: CG & AG
THIS PARCEL IS SERVED BY THE CITY FOR WATER AND SANITARY
PROPERTY ADDRESS: 1801 W WASHINGTON ST

OWNER:
BERT M. GRIGG REVOCABLE TRUST
13669 N 3980 RD
DEWEY, OK 74029

ENGINEER:
PHILLIP LEWIS ENGINEERING, INC.
23620 INTERSTATE-30
BRYANT, ARKANSAS 72022
PH: 501-350-9840

SURVEYOR:
ANDERSON SURVEYING INC.
PO BOX 129
VAN BUREN, AR 72957
479-474-4247

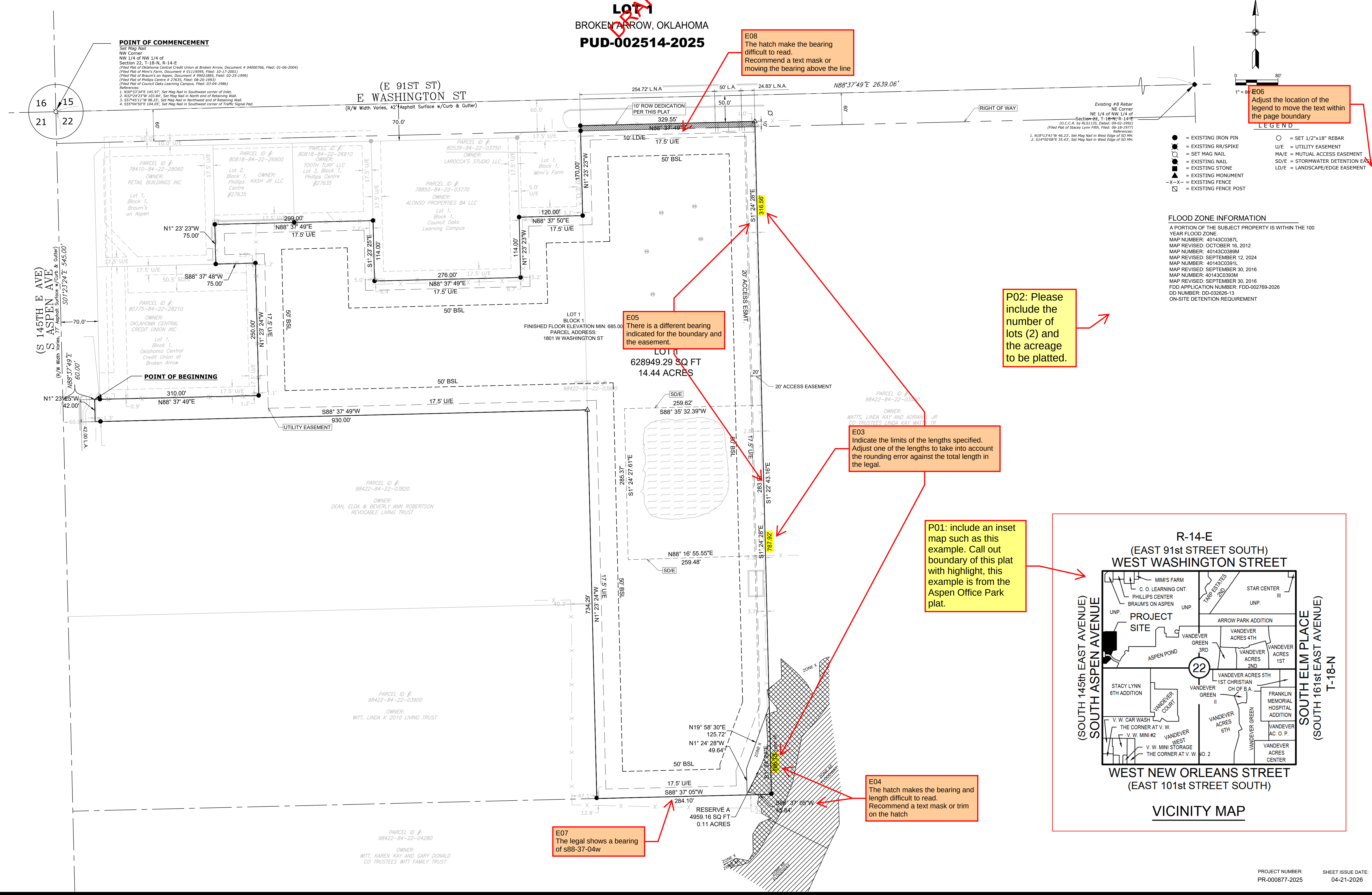
PUD-002514-2025

PROJECT NUMBER:
PR-000877-2025

SHEET ISSUE DATE:
04-21-2026

P03: Please include this information on page 1 as well.

FINAL PLAT
THE FARM AT PEDIATRICS PLUS
LOT 1
BROKEN ARROW, OKLAHOMA
PUD-002514-2025



E06
Adjust the location of the legend to move the text within the page boundary

P02: Please include the number of lots (2) and the acreage to be platted.

E03
Indicate the limits of the lengths specified. Adjust one of the lengths to take into account the rounding error against the total length in the legal.

P01: include an inset map such as this example. Call out boundary of this plat with highlight, this example is from the Aspen Office Park plat.

E04
The hatch makes the bearing and length difficult to read. Recommend a text mask or trim on the hatch

E07
The legal shows a bearing of s88-37-04w