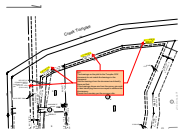


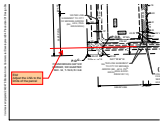
Conditional Final Plat Checklist

[1] 2440478 Final Plat-Sheet 1 (10)



Page Label: [1] 2440478 Final Plat-Sheet 1
Author: jdickeson

E01
The bearings on the plat for the Turnpike R/W document do not match the bearings in the document.
Add the bearings from the document and identify these as filed.
If the bearings shown are from the survey pins add a label identifying them as surveyed to address the discrepancy.
Revise the boundary per the surveyor alta.



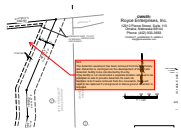
Page Label: [1] 2440478 Final Plat-Sheet 1
Author: jdickeson

E02
Adjust the LNA to the limits of the parcel



Page Label: [1] 2440478 Final Plat-Sheet 1
Author: jdickeson

E03
Use a separate label to identify the line as a temporary construction easement, if it is in effect.
If it is not an active easement it does not need to be shown.
The label of the commissioners report is identifying it as R/W and a non buildable area



Page Label: [1] 2440478 Final Plat-Sheet 1
Author: jdickeson

E04
The detention easement has been removed from the preliminary plat. Detention is contingent on the development of the off-site detention facility to be constructed by the city.
If the facility is not constructed a separate location will need to be provided on-site to provide detention for each lot.
Sections G & H were removed from the covenants, these will need to be replaced if underground or above ground detention is required.



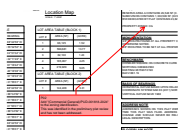
Page Label: [1] 2440478 Final Plat-Sheet 1
Author: jdickeson

E05
The plat shows that there is a discrepancy between what is identified in the legal description and what is shown on the face of the plat.
Revise the plat bearing or the legal bearing to match each other.
This was identified in the preliminary plat review and has not been addressed.
Revise the plat and the legal to match the ALTA.



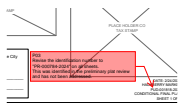
Page Label: [1] 2440478 Final Plat-Sheet 1
Author: jdickeson

P01
Revise the location map to show the platted Aspen Ridge Business Park
This was identified in the preliminary plat review and has not been addressed.



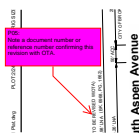
Page Label: [1] 2440478 Final Plat-Sheet 1
Author: jdickeson

P02
Add "(Commercial General)/PUD-001818-2024" to the zoning identification.
This was identified in the preliminary plat review and has not been addressed.



Page Label: [1] 2440478 Final Plat-Sheet 1
Author: jdickeson

P03
Revise the identification number to "PR-000784-2024" on all sheets.
This was identified in the preliminary plat review and has not been addressed.



Page Label: [1] 2440478 Final Plat-Sheet 1
Author: Amanda

P05:
Note a document number or reference number confirming this revision with OTA.



Page Label: [1] 2440478 Final Plat-Sheet 1
Author: Amanda

[2] 2440478 DOD-Sheet 2 (5)



Page Label: [2] 2440478 DOD-Sheet 2
Author: jdickeson

E06
The plat shows that there is a discrepancy between what is identified in the legal description and what is shown on the face of the plat.
Revise the plat bearing or the legal bearing to match each other.
This was identified in the preliminary plat review and has not been addressed.
Revise the plat and the legal to match the ALTA.



Page Label: [2] 2440478 DOD-Sheet 2
Author: jdickeson

E07
Remove the city as an enforcer of the overland flow between lot owners, this is a dispute between the private land owners and the city will not be a part of.
This was identified in the preliminary plat review and was not addressed for this submittal.



Page Label: [2] 2440478 DOD-Sheet 2
Author: jdickeson

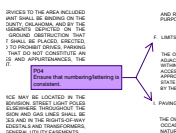
E08
The sidewalk section under access and circulation would be better suited under the sidewalk; public access easement section.



Page Label: [2] 2440478 DOD-Sheet 2
Author: jdickeson

E09
The clouded section needs to be revised with a statement that allows for an access to be provided through all of the lots to all adjacent lots.
If this statement is not defined in the covenants, the plat will need to show mutual access easements from the private road to the R/W connecting all parcels and access points.

This was noted on the preliminary plat review and not addressed in this submittal.



Page Label: [2] 2440478 DOD-Sheet 2
Author: Mackenzie Hackett

P04
Ensure that numbering/lettering is consistent.

PLACE HOLDER CO RECORDING STAMP

CONDITIONAL FINAL PLAT

HACKBERRY MARKET

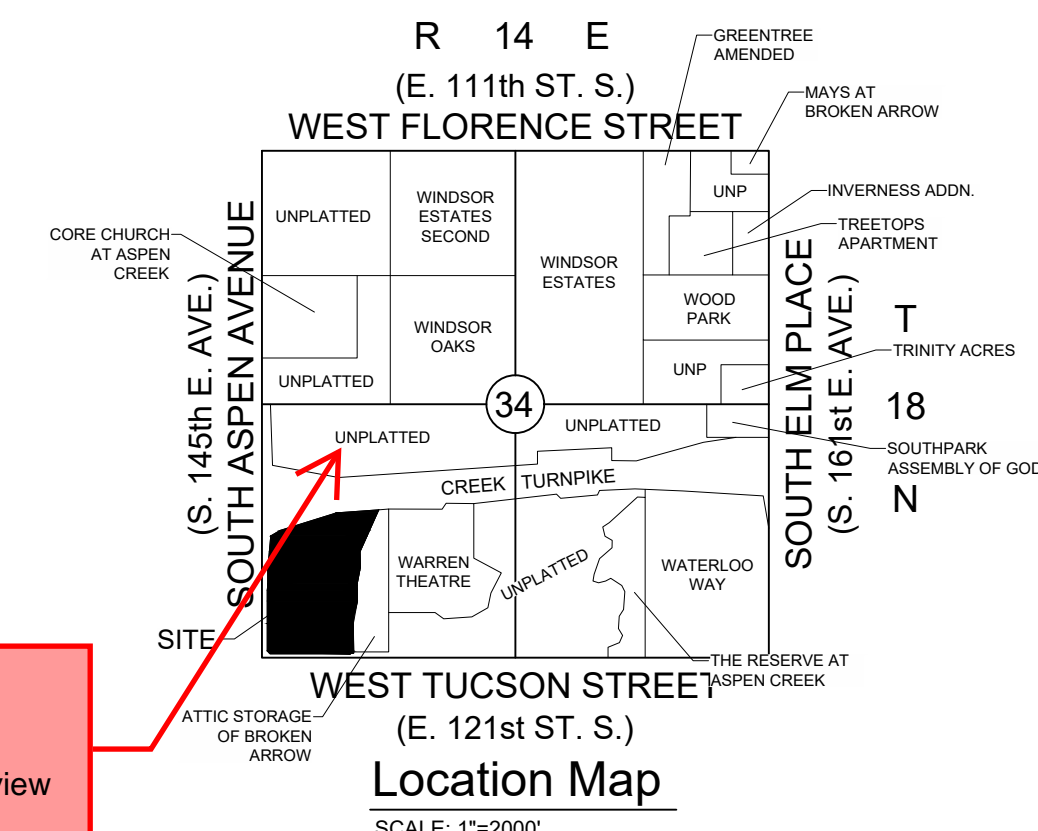
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD-001818-2024

OWNER:
Royce Enterprises, Inc.
12910 Pierce Street, Suite 110
Omaha, Nebraska 68144
Phone: (402) 933-3663
CONTACT: LAWRENCE R. JAMES II
lchp@lockwooddev.com

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
A. NICOLE WATTS, P.E.
nicole.watts@wallace.design

SURVEYOR:
Sismore & Associates, Inc.
6660 South Sheridan Road, Suite 210
Tulsa, Oklahoma, 74133
Phone: (918) 665-3600
OK CA NO. 2421, EXPIRES 6/30/2025
SHAWN A. COLLINS, PLS 1788
scollins@sw-assoc.com



LEGEND

- B/L = BUILDING SETBACK
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- ESMT. = EASEMENT
- BK./PG. = BOOK/PAGE
- OTA = OKLAHOMA TURNPIKE AUTHORITY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

5991 ADDRESS

1 BLOCK NUMBER

2 LOT NUMBER

○ IRON PIN FOUND

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS SIX (6) LOTS IN TWO (2) BLOCKS AND ONE (1) RESERVE AREA.

RESERVE AREA A CONTAINS 29,548 SF (0.68 ACRES)

SUBDIVISION CONTAINS 1,330,506 SF (30.54 ACRES)

R/W DEDICATED BY PLAT CONTAINS 23,827 SF (0.55 ACRES)

PROPERTY ZONED: CG

MONUMENTATION

3/8" IRON PIN FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.

BENCHMARK

CHISELED SQUARE ON CONCRETE CURB

NORTHING=366998.0560

EASTING=2815937.0190

ELEV=661.19

BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

VERTICAL DATUM NAVD 1988

ADDRESS NOTE

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

FLOODPLAIN NOTE

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0452L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X)(UNSHADED) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

SURVEYOR'S LAST SITE VISIT:

FEBRUARY 17, 2025

E04

The detention easement has been removed from the preliminary plat. Detention is contingent on the development of the off-site detention facility to be constructed by the city. If the facility is not constructed a separate location will need to be provided on-site to provide detention for each lot. Sections G & H were removed from the covenants, these will need to be replaced if underground or above ground detention is required.

P01

Revise the location map to show the platted Aspen Ridge Business Park. This was identified in the preliminary plat review and has not been addressed.

LINE TABLE

LINE #	LENGTH	BEARING
L1	25.00'	S 88°04'59" W
L2	22.63'	S 55°02'50" E
L3	2.27'	S 02°51'04" W
L4	10.00'	S 02°11'22" E
L5	10.00'	N 61°18'44" W
L6	35.35'	N 46°18'39" W
L7	10.00'	N 31°18'33" W
L8	12.65'	S 01°55'01" E
L9	204.70'	S 88°04'59" W
L10	225.86'	N 88°04'59" E
L11	165.60'	S 01°55'01" E
L12	30.00'	N 01°55'01" W
L13	24.66'	S 88°04'59" E
L14	15.00'	S 01°55'01" E
L15	10.66'	S 88°04'59" W
L16	171.37'	S 01°55'01" E
L17	10.78'	N 88°32'49" E
L18	15.00'	S 01°30'02" E
L19	10.67'	S 88°29'58" W
L20	120.87'	S 01°55'01" E
L21	10.84'	N 88°04'59" E
L22	15.00'	S 01°34'27" E
L23	10.75'	S 88°04'59" W
L24	32.58'	S 62°55'36" W
L25	228.56'	S 88°02'07" W
L26	35.17'	S 79°05'01" W
L27	59.68'	S 01°55'01" E
L28	10.46'	N 01°57'53" W
L29	15.00'	N 88°02'07" E
L30	10.46'	S 01°57'53" E
L31	10.46'	N 01°57'53" W
L32	15.00'	N 88°02'07" E
L33	10.46'	S 01°57'53" E

LOT AREA TABLE (BLOCK 1)

LOT #	AREA (SF)	(ACRE)
1	66,125	1.52
2	599,681	13.77
3	62,100	1.43
4	185,067	4.25
5	219,929	5.05

LOT AREA TABLE (BLOCK 2)

LOT #	AREA (SF)	(ACRE)
1	144,228	3.31

P02

Add "(Commercial General)/PUD-001818-2024" to the zoning identification. This was identified in the preliminary plat review and has not been addressed.

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

Mayor

Attest: City Clerk

P03

Revise the identification number to "PR-000784-2024" on all sheets. This was identified in the preliminary plat review and has not been addressed.

DATE: 2/24/2025
HACKBERRY MARKET
PUD-001818-2024
CONDITIONAL FINAL PLAT
SHEET 1 OF 3

P05:

Note a document number or revision number confirming this revision with OTA.

E01

The bearings on the plat for the Turnpike R/W document do not match the bearings in the document. Add the bearings from the document and identify these as filed. If the bearings shown are from the survey pins add a label identifying them as surveyed to address the discrepancy. Revise the boundary per the surveyor alts.

E03

Use a separate label to identify the line as a temporary construction easement, if it is in effect. If it is not an active easement it does not need to be shown. The label of the commissioners report is identifying it as R/W and a non buildable area

E05

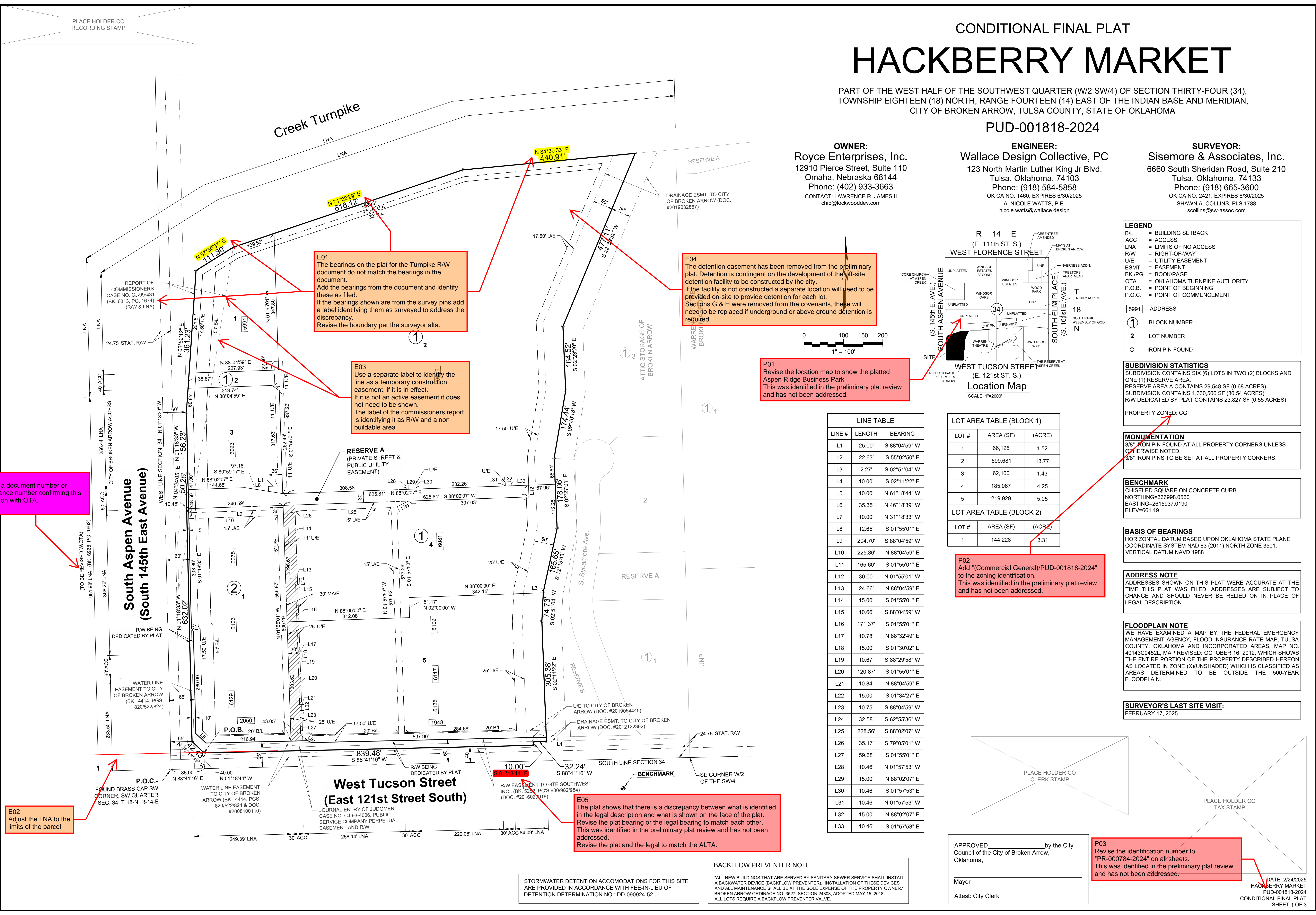
The plat shows that there is a discrepancy between what is identified in the legal description and what is shown on the face of the plat. Revise the plat bearing or the legal bearing to match each other. This was identified in the preliminary plat review and has not been addressed. Revise the plat and the legal to match the ALTA.

STORMWATER DETENTION ACCOMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO.: DD-090924-52

BACKFLOW PREVENTER NOTE

"ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER." BROKEN ARROW ORDINANCE NO. 3527, SECTION 24303, ADOPTED MAY 15, 2018. ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

\\civ-server\projects\240478 Broken Arrow Commercial Development\04 Production\01 Design Drawings\04 Plat\240478 Final Plat.dwg PLOT:2/24/25 RIG SIZE:24"x36"



CONDITIONAL FINAL PLAT
HACKBERRY MARKET
PUD-001818-2024
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

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, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS, AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSOR, TO MAINTAIN ANY 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, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND 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 DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER 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 CITY OF BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA.

D. SEVERABILITY

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

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF: ROYCE ENTERPRISES, INC., BEING THE SOLE OWNER OF HACKBERRY MARKET, HEREBY APPROVES THE FOREGOING DEED OF DEDICATION, AND COVENANTS THIS ____ DAY OF _____, 2025.

OWNER _____
NAME

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025,
BY _____, AS _____ OF _____

NOTARY PUBLIC

MY COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

[SEAL]

CERTIFICATE OF SURVEY

I, SHAWN COLLINS, RPLS, OF SISEMORE & ASSOCIATES, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS HACKBERRY MARKET, 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 LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.



SHAWN A. COLLINS, PLS
OKLAHOMA NO. 1788

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY SHAWN A. COLLINS, AS PRESIDENT OF SISEMORE & ASSOCIATES.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/11/2028

MY COMMISSION NUMBER: 00020202

[SEAL]

