

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°37'49"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"W, 329.94 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°37'49"W, 75.00 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 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"W, 329.94 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.

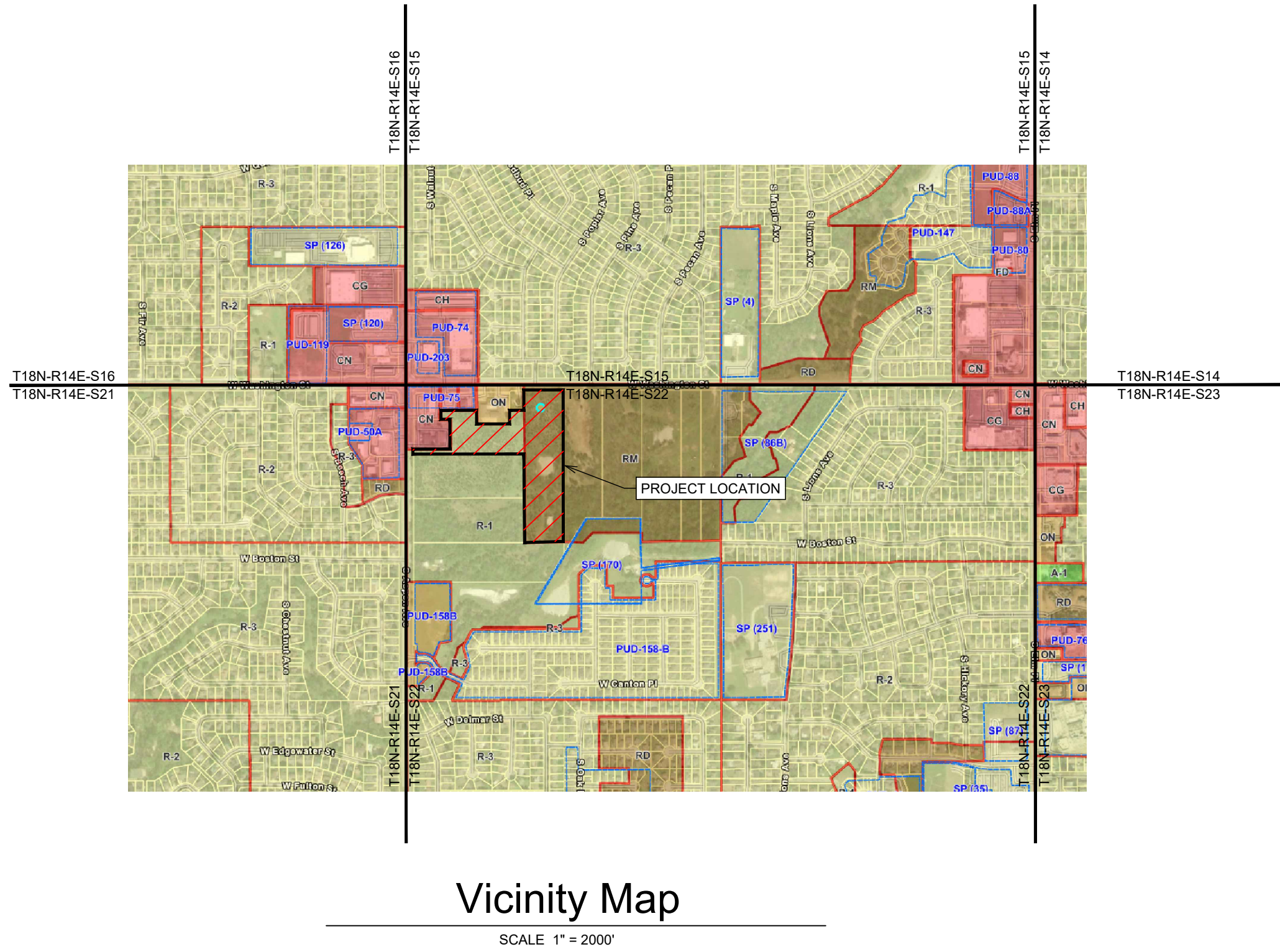
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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

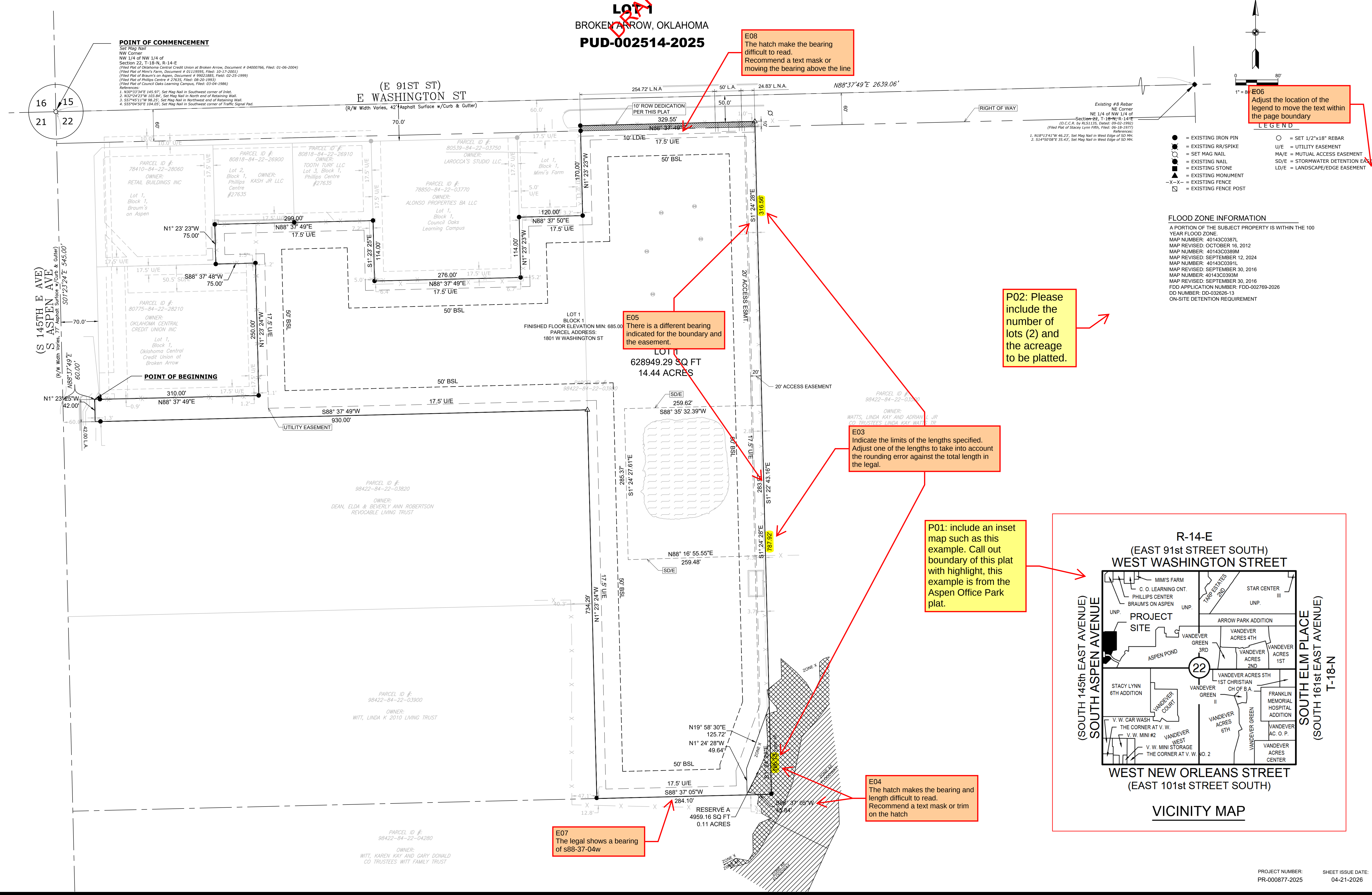
P03: Please include this information on page 1 as well.

PUD-002514-2025

PROJECT NUMBER:
PR-000877-2025

SHEET ISSUE DATE:
04-21-2026

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



E08
The hatch make the bearing
difficult to read.
Recommend a text mask or
moving the bearing above the line

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

E05
There is a different bearing
indicated for the boundary and the
easement.

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