

# Preliminary Plat

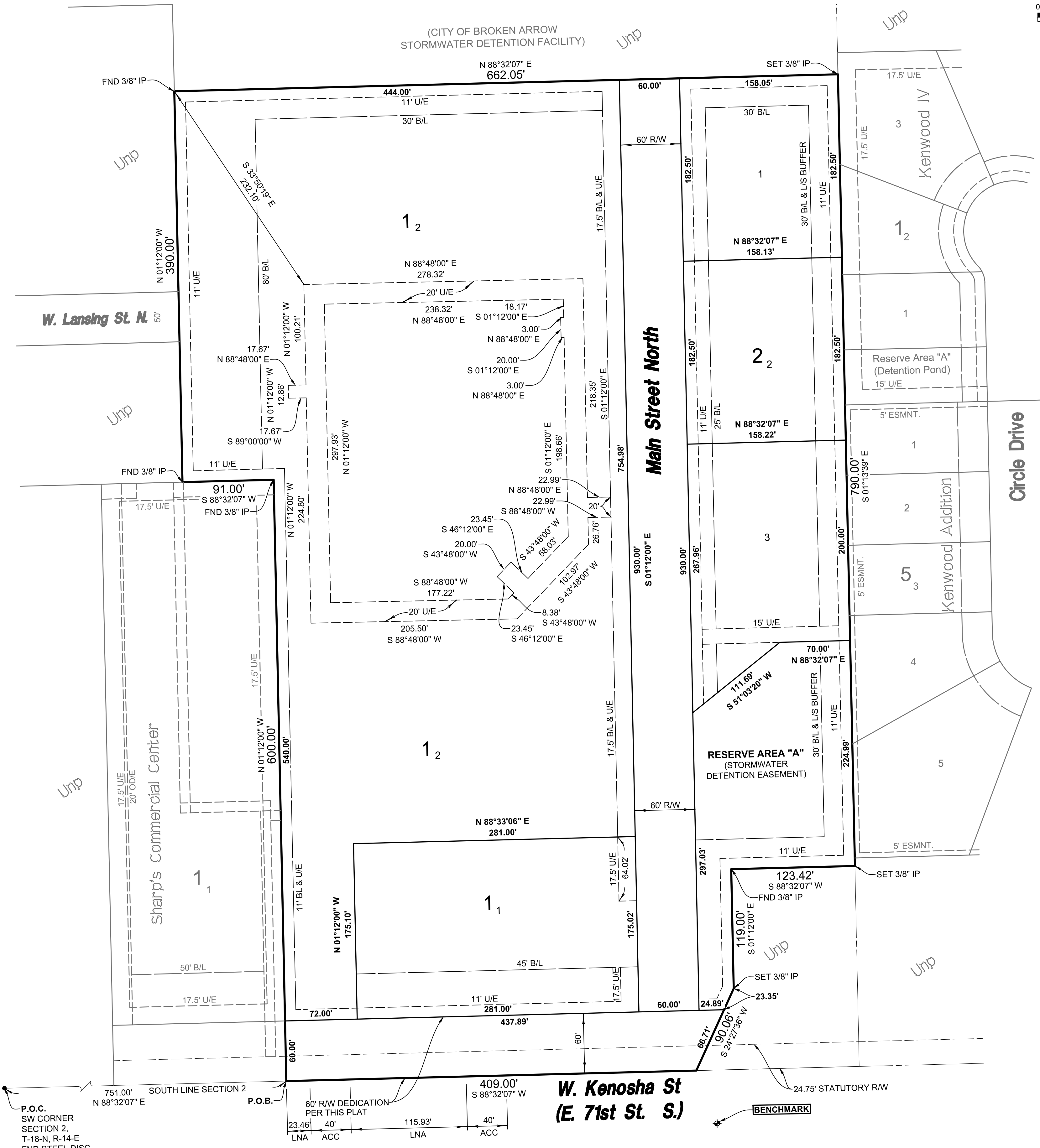
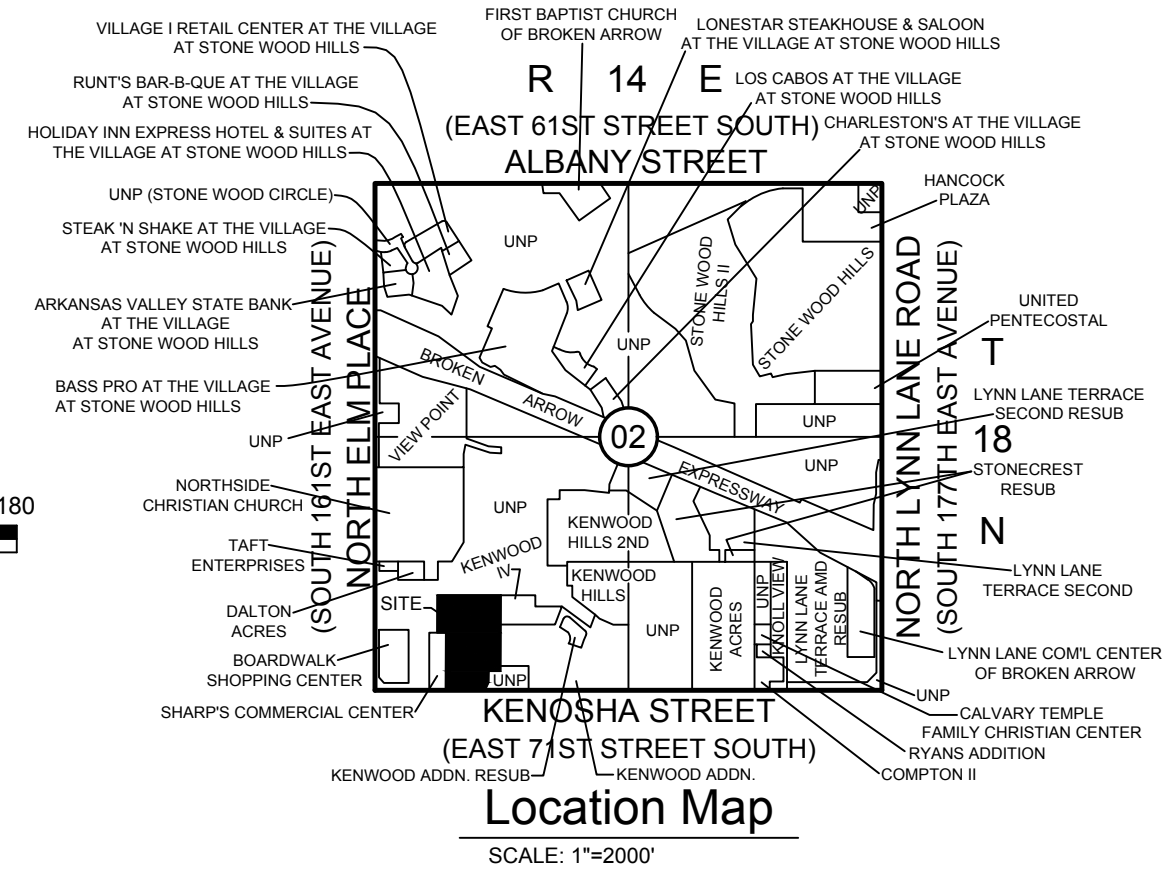
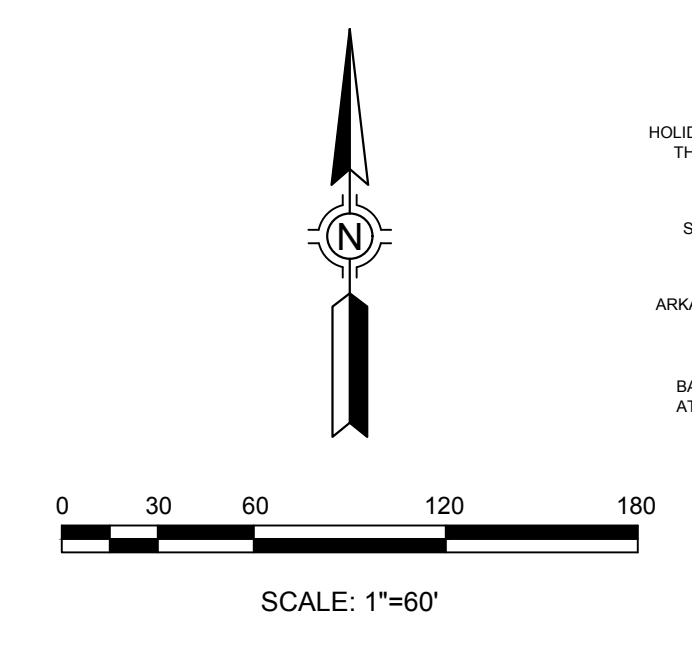
# Kenosha-Elm Business Park

PART OF THE SW QUARTER (SW4) OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 14 EAST,  
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

**P.U.D. NO. XXX**

**Owner/Developer:**  
Richard C. Gardner Estate, LLC  
An Oklahoma Limited Liability Company  
5618 S. Mingo Road  
Tulsa, OK 74146  
Phone: (918) 250-7381  
Contact: Mr. Richard Gardner

**Engineer/Surveyor:**  
Sisemore Weisz & Associates, Inc.  
Certificate of Authorization No. 2421 Exp. June 30, 2017  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
E-mail: gweisz@sw-assoc.com



**Subdivision Statistics:**

SUBDIVISION CONTAINS FIVE (5) LOTS IN TWO (2) BLOCKS  
AND ONE (1) RESERVE AREA  
RESERVE AREA "A" CONTAINS 0.859 ACRES (37,425 SF)  
SUBDIVISION CONTAINS 13.195 TOTAL ACRES (574,780 SF)  
RW BEING DEDICATED BY PLAT CONTAINS 0.583 ACRES (25,407 SF)

**Legend:**

- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- R/W = RIGHT-OF-WAY
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- ESMNT. = EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- FND = FOUND
- IP = IRON PIN
- [Hatched Box] = STREET 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.

**Monumentation:**

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

**Basis of Bearing:**

THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, WITH THE SOUTH LINE OF SECTION 2 AS SOUTH 88°32'07" WEST.

**Benchmark:**

CHISELED SQUARE ON CONCRETE CURB LOCATED APPROXIMATELY 57' SOUTHEAST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, KENOSHA-ELM BUSINESS PARK. NAVD 1988 DATUM ELEVATION=738.40

**Notice:**

PURSUANT TO SECTION 2.6.4 OF THE SUBDIVISION REGULATIONS FOR THE TULSA METROPOLITAN AREA (THE "SUBDIVISION REGULATIONS"), THE FINAL IMPROVEMENT PLANS SHALL HAVE BEEN APPROVED BY THE CITY OF TULSA ("CITY") PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND THE CITY SHALL BE THE BENEFICIARY OF THE FOREGOING RESTRICTIVE COVENANT; PROVIDED, HOWEVER, THAT NOTHING CONTAINED WITHIN THIS COVENANT SHALL PREVENT THE TULSA METROPOLITAN AREA PLANNING COMMISSION FROM AUTHORIZING AN ACCELERATED RELEASE OF A BUILDING PERMIT UNDER THE PROVISIONS OF SECTION 2.5 OF THE SUBDIVISION REGULATIONS.

**Backflow Preventer Table**

BLOCK	LOT NO.	MINIMUM ALLOWABLE FINISHED FLOOR ELEV. W/O BACKFLOW PREVENTER	UPSTREAM MANHOLE	TOP OF RIM ELEVATION	PROPOSED PAD ELEVATION	BACKFLOW PREVENTER VALVE REQUIRED (YES OR NO)
1	1	-	-	-	-	-
1	2	-	-	-	-	-
2	1	-	-	-	-	-
2	2	-	-	-	-	-
2	3	-	-	-	-	-

WHEN INDIVIDUAL LOTS ARE CONSTRUCTED, NEED FOR BACKFLOW PREVENTER VALVES SHALL BE RE-EVALUATED. IF THE ABOVE FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1983.

APPROVED \_\_\_\_\_ by the City  
Council of the City of Broken Arrow,  
Oklahoma.  
  
Mayor  
  
Attest: City Clerk

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO. DD-\_\_\_\_\_

CASE NO. XXX-XXX DEVELOPMENT NO. XX-XXX

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# Kenosha-Elm Business Park

PART OF THE SW QUARTER (SW/4) OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 14 EAST,  
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

## P.U.D. NO. XXX

Deed of Dedication  
Kenosha-Elm Business Park

### SECTION IV. 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. STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT STANDARDS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE AND SHALL INURE TO THE BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND TO THE CITY OF BROKEN. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I OR II, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF BROKEN ARROW, 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 HEREINAFTER PROVIDED.

#### C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III. PLANNED UNIT DEVELOPMENT STANDARDS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF A MAJORITY OF THE LAND WITHIN THE SUBDIVISION AND WITH THE CONCURRENCE OF THE CITY OF BROKEN ARROW.

#### 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.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION.

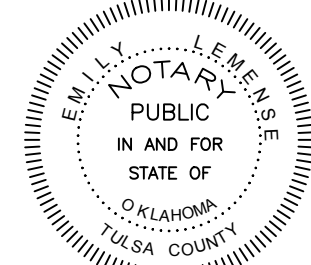
RICHARD C. GARDNER ESTATE, LLC, AN OKLAHOMA DOMESTIC LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
RICHARD C. GARDNER

STATE OF OKLAHOMA )  
                                  ) ss.  
COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY RICHARD C. GARDNER, AS \_\_\_\_\_ OF RICHARD C. GARDNER ESTATE, LLC, AN OKLAHOMA DOMESTIC LIMITED LIABILITY COMPANY.

NOTARY PUBLIC



MY COMMISSION EXPIRES:  
AUGUST 14, 2019

COMMISSION NUMBER:  
15007563

### CERTIFICATE OF SURVEY

I, DEAN ROBINSON OF SISEMORE WEISZ & ASSOCIATES, 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 AS "COSMOPOLITAN APARTMENTS" 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 AS ADOPTED.

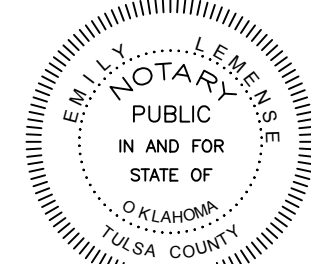


\_\_\_\_\_  
DEAN ROBINSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1146

STATE OF OKLAHOMA )  
                                  ) ss.  
COUNTY OF TULSA )

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY DEAN ROBINSON AS A REGISTERED PROFESSIONAL LAND SURVEYOR.

NOTARY PUBLIC



MY COMMISSION EXPIRES:  
AUGUST 14, 2019

COMMISSION NUMBER:  
15007563

APPROVED \_\_\_\_\_ by the City  
Council of the City of Broken Arrow,  
Oklahoma.

Mayor  
\_\_\_\_\_  
Attest: City Clerk

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CASE NO. XXX-XXX

DEVELOPMENT NO. XX-XXX

Preliminary Plat  
Kenosha-Elm Business Park  
Sheet 3 of 3  
Date Prepared: October 4, 2016