## ( LEGEND

### <u>SYMBOLS</u> SIP ● SET 3/8" IRON PIN YELLOW CAP STAMPED

- "CTA CA 973" FIP O FOUND IRON PIN
- MAG NAIL ● POWER POLE
- I EXISTING SIGN
- 🛛 EXISTING OIL WELL TREE

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WATER LINE

FLOW LINE/DITCH

- FH FIRE HYDRANT ASSEMBLY
  - WM WATER METER
    - L/E LANDSCAPE EASEMENT

SS MANITARY SEWER

□□□□□□□□ STORM SEWER PIPE

GM 🔺 GAS METER

WV M WATER VALVE

U/E UTILITY EASEMENT

### **LINEWORK**

RIGHT OF WAY LINE	POND/EDGE OF WATER
CURB AND GUTTER	= = = =
EASEMENT	PROPERTY LINE
EDGE OF ASPHALT	 BARBWIRE
EDGE OF GRAVEL	CHAIN LINK FENCE
EDGE OF CONCRETE	
	O

SECTION LINE	
PROPERTY LINE	
BARBWIRE	X
CHAIN LINK FENCE	
CABLE FENCE	X
PIPE FENCE	O

\_\_\_\_\_

LOT LINE  $\frown$ 

 $\overline{\phantom{a}}$ TREE CANOPY LINE

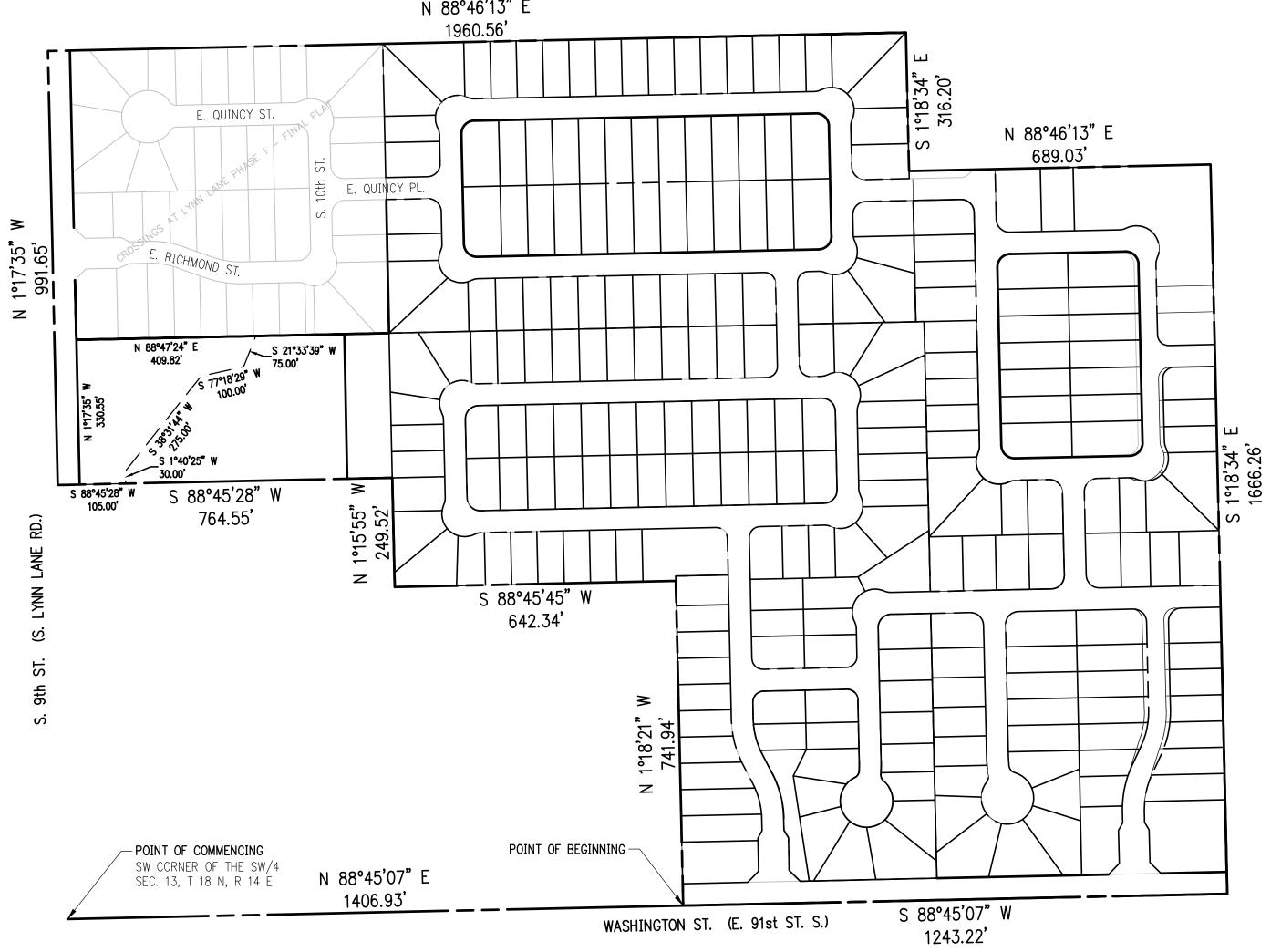


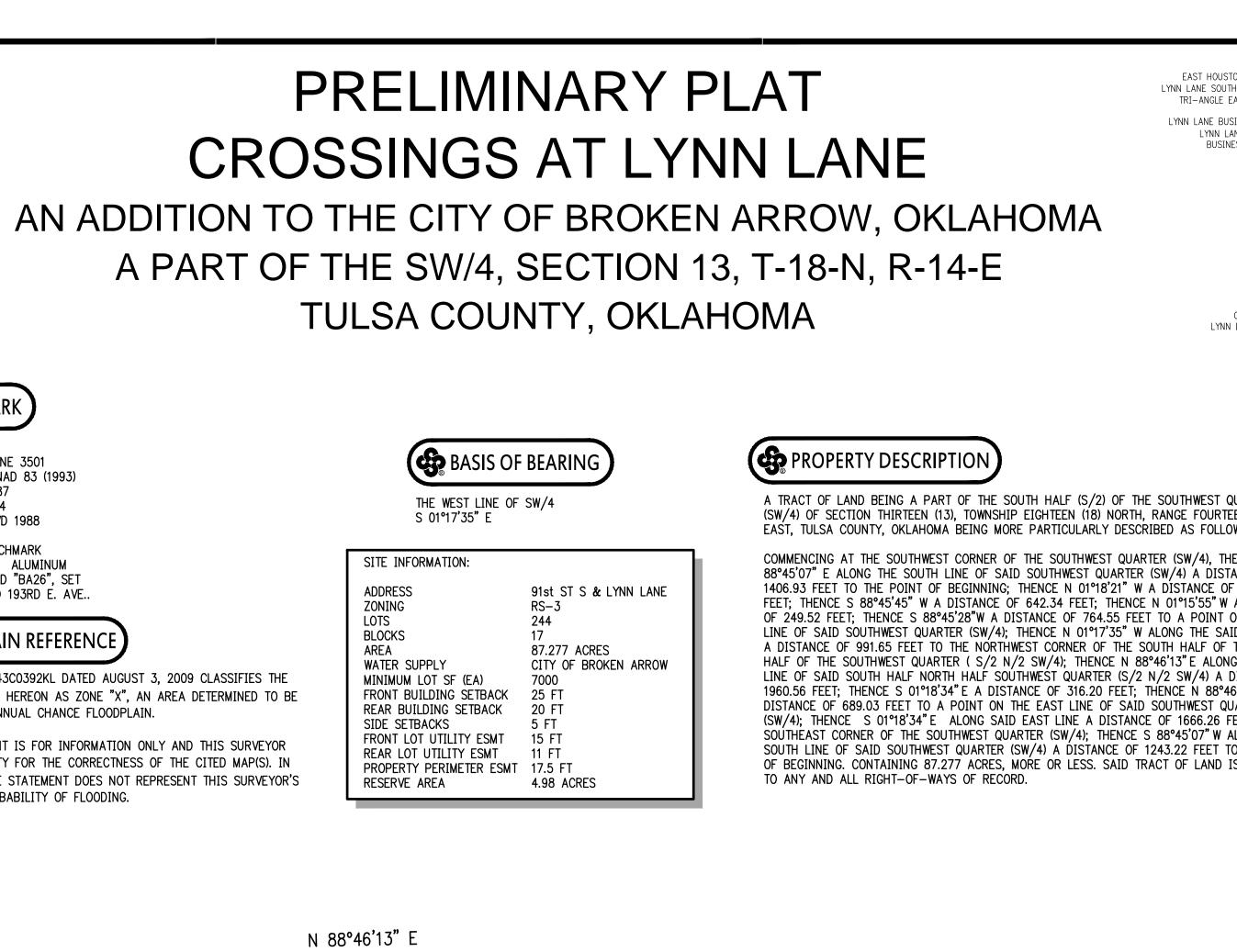
BA 26 OKLAHOMA NORTH ZONE 3501 HORIZONTAL DATUM NAD 83 (1993) NORTHING: 383229.887 EASTING: 2630291.884 VERTICAL DATUM NAVD 1988 ELEV. 670.307' DESCRIPTION OF BENCHMARK 5/8" REBAR- 1 1/2" ALUMINUM CAP- FLUSH-STAMPED "BA26", SET S.E. OF 91ST ST, AND 193RD E. AVE ..

## **( Contraction Reference**

FIRM PANEL NO. 40143C0392KL DATED AUGUST 3, 2009 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

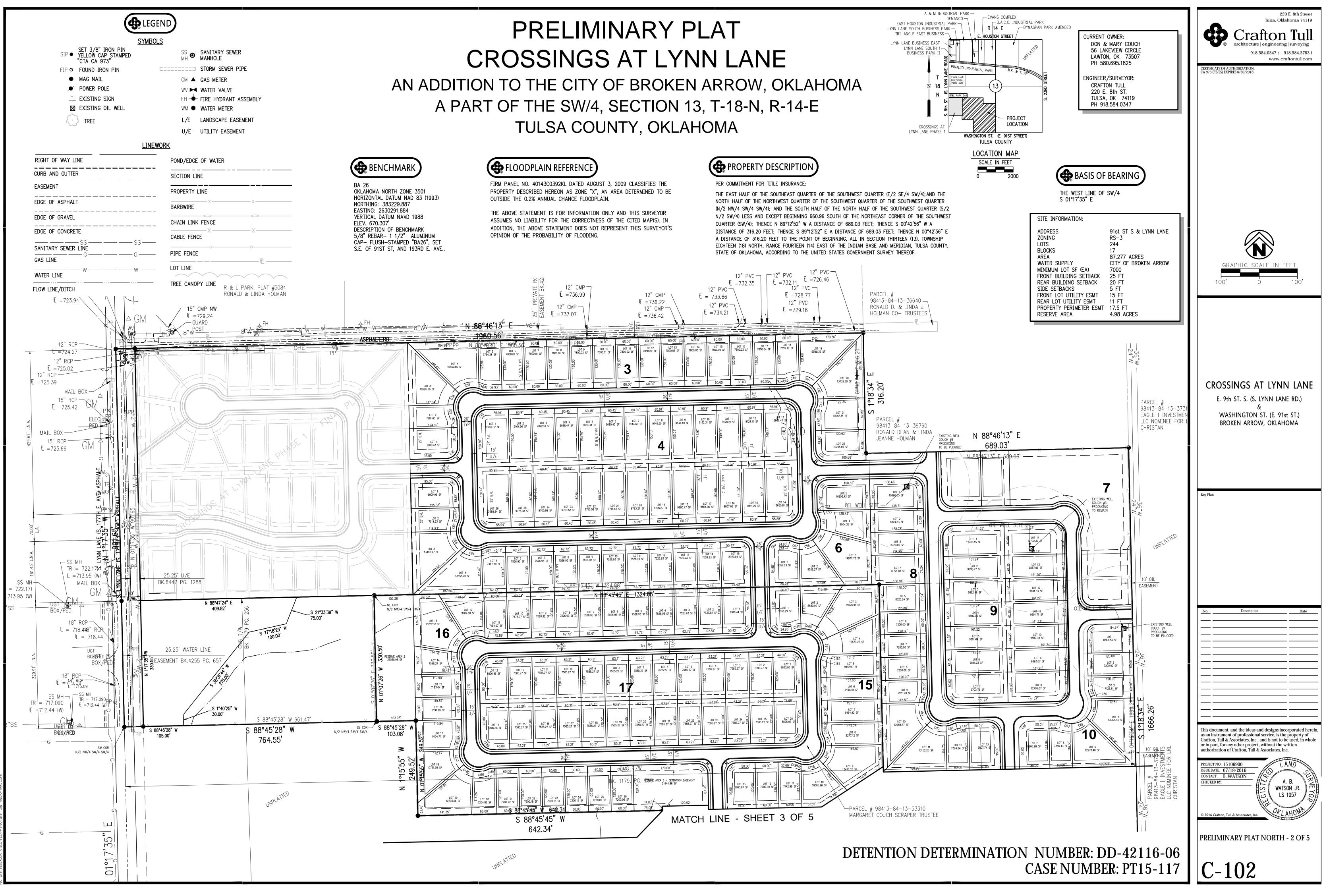
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.





DETENTION

A & M INDUSTRIAL PARK DEMANCO ON INDUSTRIAL PARK H BUSINESS PARK	220 E. 8th Street Tulsa, Oklahoma 74119
AST BUSINESS - CURRENT OWNER:	<b>Crafton Tull</b> architecture   engineering   surveying
PINALTO INDUSTRIAL PARK	918.584.0347 t 918.584.3783 f www.craftontull.com CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LS) EXPIRES 6/30/2018
N 18 N 18 N 18 N 20 End 13 N 20 End 2	
TULSA, OK 74119 PH 918.584.0347	
CROSSINGS AT LOCATION LANE PHASE 1 WASHINGTON ST. (E. 91ST STREET) TULSA COUNTY	
LOCATION MAP SCALE IN FEET	
0 2000	
UARTER	
EN (14) WS, TO-WIT; ENCE N	
ANCE OF 741.94 A DISTANCE	
ON THE WEST D WEST LINE THE NORTH G THE NORTH	GRAPHIC SCALE IN FEET
DISTANCE OF D'13" E A ARTER EET TO THE	200' 0 200'
LONG THE D THE POINT S SUBJECT	
	CROSSINGS AT LYNN LANE
	E. 9th ST. S. (S. LYNN LANE RD.) & WASHINGTON ST. (E. 91st ST.)
	BROKEN ARROW, OKLAHOMA
	Key Plan
	No. Description Date
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	PROJECT NO: 15106900 ISSUE DATE: 07/18/2016 CONTACT: B. WATSON CHECKED BY: A. B. WATSON JR.
	LS 1057 0
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DETERMINATION NUMBER: DD-42116-06	PRELIMINARY PLAT - 1 OF 5
CASE NUMBER: PT15-117	C-101



## ( LEGEND

SYMBOLS

## SIP • SET 3/8" IRON PIN YELLOW CAP STAMPED

- "CTA CA 973" FIP • FOUND IRON PIN
- MAG NAIL ● POWER POLE
- I EXISTING SIGN
- ☑ EXISTING OIL WELL TREE

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- - WM WATER METER
    - L/E LANDSCAPE EASEMENT U/E UTILITY EASEMENT

## LINEWORK

RIGHT OF WAY LINE	POND/EDGE OF WATER

SS MANITARY SEWER

□□□□□□□□ STORM SEWER PIPE

GM **GAS METER** 

WV M WATER VALVE

FH - FIRE HYDRANT ASSEMBLY

### SECTION LINE \_\_\_\_\_ PROPERTY LINE BARBWIRE CHAIN LINK FENCE CABLE FENCE PIPE FENCE

LOT LINE TREE CANOPY LINE

FLOW LINE/DITCH

CURB AND GUTTER

EDGE OF ASPHALT

EDGE OF GRAVEL

EDGE OF CONCRETE

SANITARY SEWER LINE

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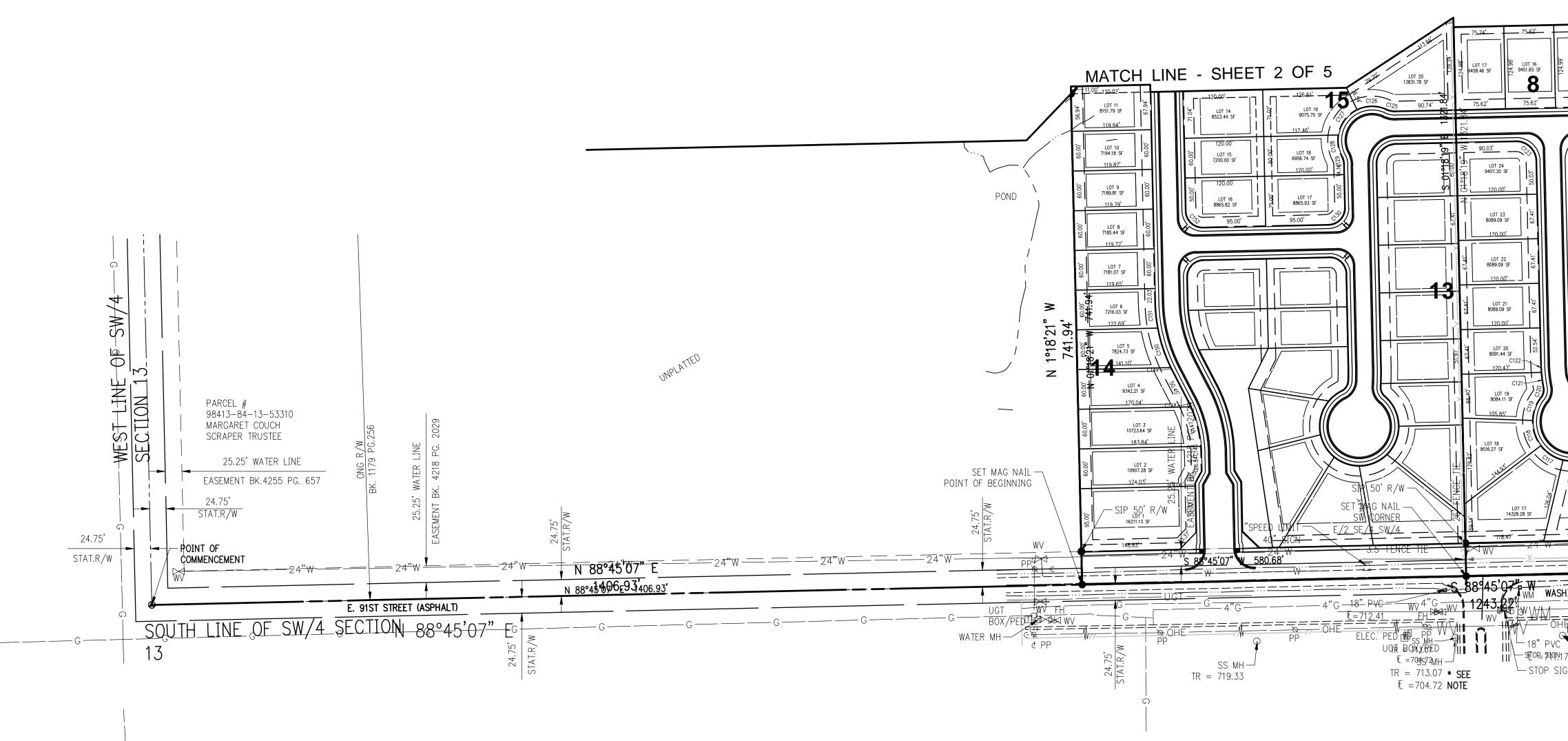
EASEMENT

GAS LINE

WATER LINE



BA 26 OKLAHOMA NORTH ZONE 3501 HORIZONTAL DATUM NAD 83 (1993) NORTHING: 383229.887 EASTING: 2630291.884 VERTICAL DATUM NAVD 1988 ELEV. 670.307' DESCRIPTION OF BENCHMARK 5/8" REBAR- 1 1/2" ALUMINUM CAP- FLUSH-STAMPED "BA26", SET S.E. OF 91ST ST, AND 193RD E. AVE.



## PRELIMINARY PLAT CROSSINGS AT LYNN LANE AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA A PART OF THE SW/4, SECTION 13, T-18-N, R-14-E TULSA COUNTY, OKLAHOMA

FLOODPLAIN REFERENCE

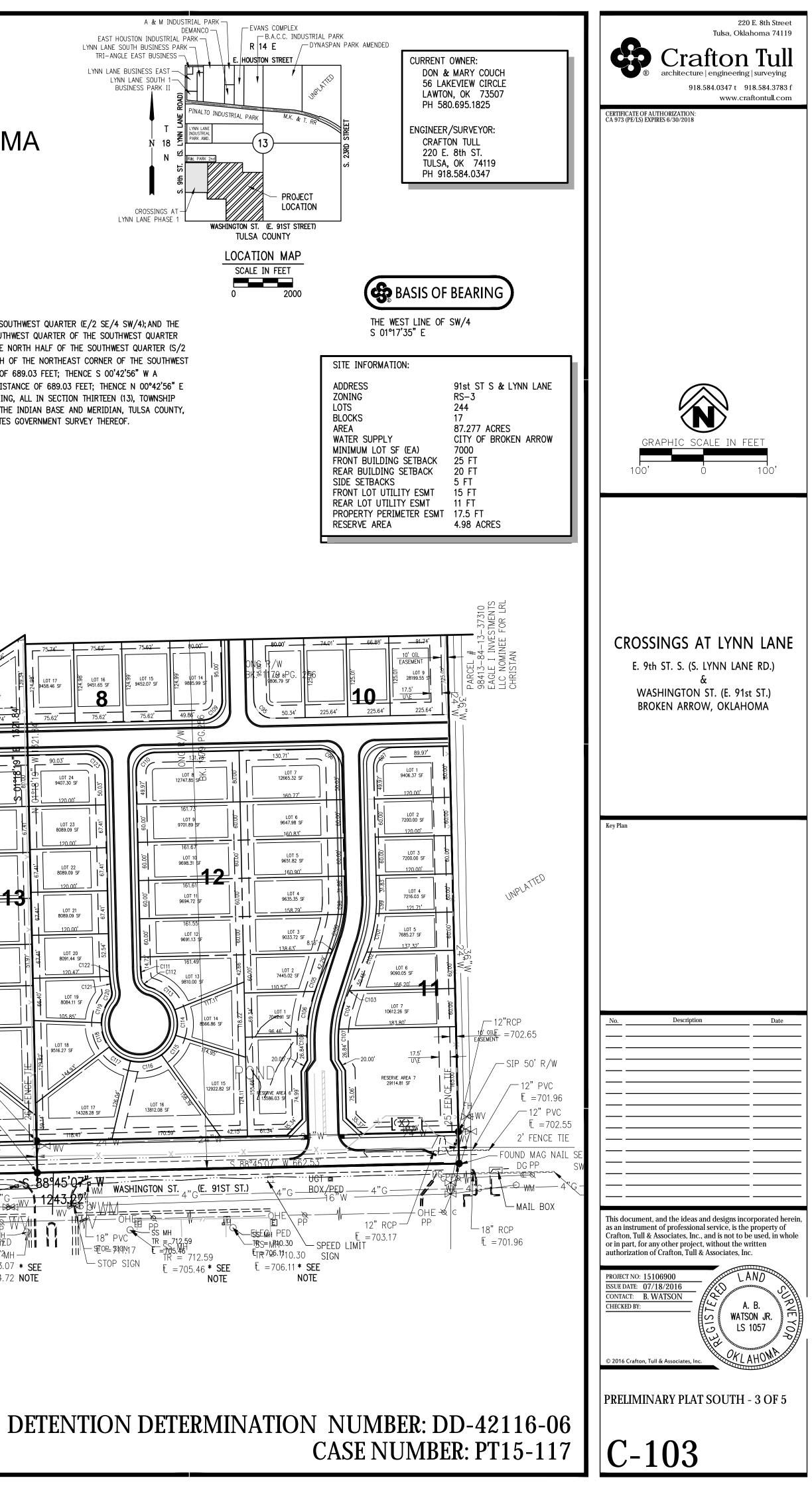
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PER COMMITMENT FOR TITLE INSURANCE

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 SE/4 SW/4); AND THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 NW/4 SW/4 SW/4); AND THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER (S/2 N/2 SW/4) LESS AND EXCEPT BEGINNING 660.96 SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE N 89°12'52" W A DISTANCE OF 689.03 FEET; THENCE S 00'42'56" W A DISTANCE OF 316.20 FEET; THENCE S 89°12'52" E A DISTANCE OF 689.03 FEET; THENCE N 00°42'56" E A DISTANCE OF 316.20 FEET TO THE POINT OF BEGINNING, ALL IN SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.



## PRELIMINARY PLAT CROSSINGS AT LYNN LANE AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA A PART OF THE SW/4, SECTION 13, T-18-N, R-14-E TULSA COUNTY, OKLAHOMA

CROSSINGS AT LYNN LANE DEED OF DEDICATION

#### PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED 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 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 RELAYING 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 HEREIN IMPOSES A RESTRICTIVE 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 THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED AND MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES. PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- 1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.
- 2. WITHIN THE UTILITY EASEMENT, AND DRAINAGE 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 THAT WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- 3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- 4. THE CITY OF BROKEN ARROW. OKLAHOMA. OR ITS SUCCESSORS. SHALL AT ALL TIMES HAVE 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, SANITARY SEWER OR STORM SEWER FACILITIES.
- 5. THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND.

#### PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOTS SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON THE LOT. IN THE EVENT THAT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, CABLE TELEVISION OR TELEPHONE SERVICE.

#### CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED BY THE CITY UNTIL AFTER COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY. ANY AND ALL CONSTRUCTION PURSUANT TO SUCH A BUILDING PERMIT BUT PRIOR TO THE CITY'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT WILL BE AT THE CONTRACTOR/BUILDER-INVESTOR'S OWN RISK.

#### UTILITY EASEMENT DEDICATION

THE DEDICATION OF STREET RIGHTS OF WAY AND UTILITY EASEMENTS TO THE PUBLIC, CONTAINED IN THIS SECTION, SHALL NOT TAKE EFFECT UNTIL THE FILING BY THE CITY OF BROKEN ARROW. OKLAHOMA IN THE TULSA COUNTY CLERK'S OFFICE OF A SEPARATE INSTRUMENT ENTITLED "FORMAL ACCEPTANCE" OR SIMILAR WORDING, FORMALLY ACCEPTING THE DEDICATIONS AND INFRASTRUCTURE. HOWEVER, THE RIGHTS AND USES OUTLINED HEREIN NECESSARY FOR THE INSTALLATION BY PRIVATE UTILITIES OF THEIR FACILITIES, I.E., ELECTRIC, GAS, TELEPHONE AND COMMUNICATION, ET. AL., EXCLUSIVE OF THOSE OWNED BY THE CITY OF BROKEN ARROW, SHALL BE IN EFFECT TO ALLOW ACCESS FOR SURVEYING, EXCAVATING FOR, CONSTRUCTION, OPERATING, AND MAINTAINING SUCH FACILITIES UNTIL THE CITY FILES ITS FORMAL ACCEPTANCE AND THESE RIGHTS AND USES ARE ASSUMED BY THE PUBLIC DEDICATION.

#### UNDERGROUND SERVICE

- 1. OVERHEAD POLES MAY BE LOCATED ALONG THE PERIMETER BOUNDARIES OF THE SUBDIVISION. AS NECESSARY. IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. 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 EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES SHOWN ON THE ATTACHED PLAT.
- 2. 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 SHOWN ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS. AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
- 3. 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 DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- 4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES. SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
- 5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC. TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

#### <u>GAS SERVICE</u>

- 1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING. REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- 2. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.
- 3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

#### OVERLAND DRAINAGE EASEMENTS

- 1. THE OWNER DOES HEREBY GRANT TO THE CITY OF BROKEN ARROW, OKLAHOMA AND ESTABLISH PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "ODE" OR "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
- 2. DRAINAGE FACILITIES CONSTRUCTED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BROKEN ARROW. OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- 3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE OVERLAND DRAINAGE EASEMENT AREAS NOR SHALL THERE BY ANY ALTERATION OF THE GRADES OR CONTOURS IN THE EASEMENT AREAS UNLESS APPROVED BY THE STORMWATER MANAGER OF THE CITY OF BROKEN ARROW, OKLAHOMA, PROVIDED, HOWEVER, THAT THE PLANTING OF TURF DOES NOT REQUIRE THE APPROVAL.
- 4. THE OVERLAND DRAINAGE EASEMENT AREAS AND FACILITIES LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT UPON WHICH THE DRAINAGE EASEMENT IS LOCATED AT HIS COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF BROKEN ARROW, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT OVER WHICH AN OVERLAND DRAINAGE EASEMENT IS LOCATED SHOULD FAIL TO PROPERLY MAINTAIN THE EASEMENT AREA AND FACILITIES LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT AREA, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS. THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OF THE OWNER. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

#### <u>SIDEWALKS</u>

#### 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 CRITERIA STANDARDS.

#### DETENTION EASEMENT

- 1. STORMWATER DETENTION FOR CROSSING AT LYNN LANE IS PROVIDED ONSITE, IN RESERVE AREAS.
- 2. DETENTION, AND OTHER DRAINAGE FACILITIES WITHIN THE DETENTION EASEMENT, SHALL BE MAINTAINED BY THE OWNER TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTION AND SILTATION. THE OWNERS SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREA, WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS;
  - a. THE DETENTION EASEMENT AREA SHALL BE KEPT FREE OF LITTER.
  - b. THE DETENTION EASEMENT AREA SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON

THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR

### **OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THE PRESENTS:

91st LYNN LANE, LLC, HEREINAFTER CALLED "OWNER" IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN TULSA COUNTY. OKLAHOMA. TO-WIT:

A TRACT OF LAND BEING A PART OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13). TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST. TULSA COUNTY. OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4). THENCE N 88°45'07" E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1406.93 FEET TO THE POINT OF BEGINNING; THENCE N 01°18'21" W A DISTANCE OF 741.94 FEET; THENCE S 88°45'45" W A DISTANCE OF 642.34 FEET; THENCE N 01°15'55" W A DISTANCE OF 249.52 FEET; THENCE S 88°45'28"W A DISTANCE OF 764.55 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE N 01°17'35" W ALONG THE SAID WEST LINE A DISTANCE OF 991.65 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER ( S/2 N/2 SW/4); THENCE N 88°46'13" E ALONG THE NORTH LINE OF SAID SOUTH HALF NORTH HALF SOUTHWEST QUARTER (S/2 N/2 SW/4) A DISTANCE OF 1960.56 FEET; THENCE S 01°18'34" E A DISTANCE OF 316.20 FEET; THENCE N 88°46'13" E A DISTANCE OF 689.03 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE S 01°18'34" E ALONG SAID EAST LINE A DISTANCE OF 1666.26 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE S 88°45'07" W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1243.22 FEET TO THE POINT OF BEGINNING. CONTAINING 87.277 ACRES, MORE OR LESS. SAID TRACT OF LAND IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS OF RECORD.

GROSS LAND AREA: 2.545.114.78 SF OR 58.43 ACRES LOT & STREET AREA: 1,951,468.22 SF OR 44.80 ACRES

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED. STAKED. PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO 176 LOTS IN THREE (3) BLOCKS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "CROSSINGS AT LYNN LANE", AN ADDITION IN THE CITY OF BROKEN ARROW, TULSA COUNTY. STATE OF OKLAHOMA.

IN WITNESS WHEREOF. THE UNDERSIGNED OWNER. HAVE CAUSED THIS CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015,

91st LYNN LANE, LLC

OWNER

#### NOTARY PUBLIC

STATE OF OKLAHOMA ) SS:

TULSA COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON \_\_, 2015, PERSONALLY APPEARED THIS DAY OF OWNER/DEVELOPER OF CROSSINGS AT LYNN LANE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AS ITS MANAGING MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN. MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

\_\_\_\_\_

NOTARY PUBLIC

#### SURVEYOR'S CERTIFICATE

I, A.B. WATSON, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE 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 "CROSSING AT LYNN LANE", 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.

A.B.	WATSON,	JR.	OK. PLS 1057



NOTARY PUBLIC

STATE OF OKLAHOMA ) SS: TULSA COUNTY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_ \_\_, 2015, PERSONALLY APPEARED A.B. WATSON, JR, SURVEYOR OF CROSSINGS AT LYNN LANE. TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN. MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA MAYOR ATTEST: CITY CLERK

NOTARY PUBLIC

## **DETENTION DETERMINATION NUMBER: DD-42116-06** CASE NUMBER: PT15-117

CERTIFICATE OF AU CA 973 (PE/LS) EXPI	architecture   engineering   surveying 918.584.0347 t 918.584.3783 f www.craftontull.com THORIZATION: IRES 6/30/2018
	INGS AT LYNN LANE
	& SHINGTON ST. (E. 91st ST.) KEN ARROW, OKLAHOMA
Key Plan	
<u>No.</u>	Description Date
as an instrument Crafton, Tull & A or in part, for an	and the ideas and designs incorporated here t of professional service, is the property of Associates, Inc., and is not to be used, in who by other project, without the written f Crafton, Tull & Associates, Inc.
	18/2016 VATSON
CHECKED BY:	A. B. WATSON JR. LS 1057
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220 E. 8th Street

			CURVE T	ABLE	
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C35	46.93'	29.66'	90°39'22"	S 44°02'09" W	42.18'
C36	14.30'	29.40'	27°52'10"	S 13°49'04" E	14.16'
C37	31.43'	51.78'	34°47'02"	S 10°21'38" E	30.95'
C38	33.89'	51.78'	37°30'16"	S 25°47'01" W	33.29'
C39	56.94'	51.78'	63°00'29"	S 76°02'23"W	54.11'
C40	7.37'	51.78'	8°09'35"	N 68°22'35" W	7.37'
C41	13.79'	29.34'	26°56'00"	N 77°45'47" W	13.67'
C42 C43	47.09'	30.00'	89°56'12"	N 43°40'31" E	42.40'
C43	14.51' 27.42'	31.00' 52.00'	26°49'23" 30°12'43"	S 75°58'48" W	14.38' 27.10'
C45	37.29'	52.00	41°05'09"	N 66°40'35" W	36.49'
C46	38.15'	52.00'	42°02'22"	N 25°06'50" W	37.30'
C47	26.01'	52.00'	28°39'20"	N 10°14'01" E	25.74'
C48	14.29'	31.00'	26°24'22"	N 11°21'30" E	14.16'
C49	47.09'	30.00'	89°56'12"	S 46°15'41" E	42.40'
C50	47.09'	30.00'	89°56'12"	N 46°15'41" W	42.40'
C51	47.16'	30.00'	90°03'49"	N 43°44'19" E	42.45'
C52	3.07'	31.00'	5°40'15"	N 4°07'42"W	3.07'
C53	11.04'	31.00'	20°24'18"	N 17°09'59" W	10.98'
C54	38.39'	52.00 <b>'</b>	42°18'19"	N 6°12'59" W	37.53'
C55	35.76'	52.00'	39°24'07"	N 34°38'14" E	35.06'
C56	37.55'	52.00'	41°22'18"	N 75°01'26" E	36.74'
C57	17.36'	52.00 <b>'</b>	19°07'43"	S 74°43'33" E	17.28'
C58	14.11'	31.00'	26°04'33"	S 78°12'01" E	13.99'
C59	47.23'	30.00'	90°11'36"	S 43°39'57" W	42.50'
C60	39.29'	25.00'	90°03'20"	N 43°44'05" E	35.37'
C61 C62	39.25' 14.01'	25.00' 31.00'	89°56'40" 25°53'52"	S 46°15'55" E N 75°46'58" E	35.34' 13.89'
C63	9.70'	52.00'	10°41'31"	N 68°10'47" E	9.69'
C64	48.73'	52.00	53°41'25"	S 79°37'45" E	46.96'
C65	47.09'	52.00'	51°52'54"	S 26°50'36" E	45.49'
C66	23.11'	52.00'	25°28'05"	S 11°49'53" W	22.92'
C67	14.00'	31.00'	25°52'07"	S 11°37'51" W	13.88'
C68	47.26'	30.00'	90°15'07"	S 46°10'01" E	42.52'
C69	47.08'	30.00'	89°55'12"	S 46°16'06" E	42.40'
C71	47.16'	30.00'	90°04'04"	N 43°43'43" E	42.45'
C76	47.09'	30.00'	89°55'46"	S 46°16'22" E	42.40'
C78	39.30'	25.00'	90°03'40"	N 43°43'17" E	35.37'
C79	14.11'	31.00'	26°04'54"	N 14°21'00" W	13.99'
C80	12.18'	52.00'	13°25'13"	N 20°40'51" W	12.15'
C81	52.94'	52.00'	58°19'42"	N 15°11'37" E	50.68'
C82	42.05'	52.00'	46°19'55"	N 67°31'25" E	40.91'
C83 C84	21.91' 14.11'	52.00' 31.00'	24°08'38" 26°04'54"	S 77°14'18" E	21.75 <b>'</b> 13.99 <b>'</b>
C85	47.16'	30.00'	90°03'40"	S 43°43'17" W	42.45'
C86	47.12'	30.00'	90°00'00"	N 43°45'07" E	42.43'
C87	47.12'	30.00'	90°00'00"	S 46°14'53" E	42.43'
C88	14.05'	31.00'	25°58'07"	N 75°46'03" E	13.93'
C89	20.04'	52.00'	22°05'05"	N 73°49'32" E	19.92'
C90	43.55'	52.00'	47°59'18"	S 71°08'16" E	42.29'
C91	53.13'	52.00'	58°32'13"	S 17°52'30" E	50.85'
C92	12.04'	52.00'	13°16'12"	S 18°01'42" W	12.02'
C93	14.05'	31.00'	25°58'07"	S 11°40'45" W	13.93'
C94	47.09'	30.00'	89°56'34"	N 46°16'36"W	42.41'
C95	46.78'	30.00'	89°20'33"	N 45°55'09" W	42.18'
C96	47.09'	30.00'	89°56'20"	S 46°16'43" E	42.40'
C97	47.16'	30.00'	90°03'40"	N 43°43'17" E	42.45'
C98	28.23'	183.00'	8°50'18"	S 3°06'36" W	28.20'
C99 C100	28.24' 55.43'	233.00' 183.00'	6°56'40" 17°21'17"	N 2°09'46" E	28.22' 55.22'
C100 C101	55.43 62.17'	183.00 233.00'	1/°211/ 15°17'13"	N 13°16'43" E	55.22 61.98 <b>'</b>
C101	16.11'	233.00	3°57'43"	N 22°54'10" E	16.11'

CURVE #	LENGTH	RADIUS			
			DELTA	CHORD DIRECTION	CHORD LEN
C103	0.01'	182.92'	0°00'14"	N 24°53'02" E	0.01'
C104	62.82'	183.00'	19°40'05"	N 15°02'45" E	62.51'
C105	23.98'	233.00'	5°53'48"	S 21°56'08" W	23.97'
C106	71.03'	233.00'	17°28'03"	S 10°15'12" W	70.76'
C107	20.83'	183.00 <b>'</b>	6°31'16"	N 1°57'05" E	20.82'
C108	11.50'	233.00'	2°49'44"	S 0°06'19" W	11.50'
C109	47.26'	30.00'	90°15'07"	S 43°52'41" W	42.52'
C109	47.09'	30.00'	89°56'40"	N 46°15'55" W	42.41'
C110	47.15'	30.00'	90°03'26"	N 43°43'24" E	42.45'
C111	17.52'	183.00'	5°29'06"	N 4°02'52"W	17.51'
C112	21.13'	18.00'	67°14'51"	N 40°24'50" W	19.93'
C113	54.65'	60.00'	52°11'20"	N 47°56'35" W	52.78 <b>'</b>
C114	41.09'	60.00'	39°14'10"	N 2°13'50" W	40.29'
C115	38.62'	60.00'	36°53'02"	N 35°49'46" E	37.96'
C116	51.42'	60.00'	49°05'54"	N 78°49'14" E	49.86'
C117	41.09'	60.00'	39°14'10"	S 57°00'44" E	40.29'
C118	41.09'	60.00'	39°14'10"	S 17°46'34" E	40.29'
C119	37.96'	60.00'	36°15'11"	S 19°58'07" W	37.33'
C120	15.31'	18.00'	48°44'34"	S 13°43'25" W	14.86'
C120	23.12'	233.00'	5°41'03"	S 7°48'20" E	23.11
C121	14.88'	233.00	3°39'30"	S 7°48 20 E	14.87'
C123	47.09'	30.00'	89°56'34"	S 46°16'36" E	42.41'
C125	14.07'	31.00'	26°00'46"	N 78°14'30" W	13.95'
C126	46.01'	52.00'	50°41'28"	S 89°25'09" W	44.52'
C127	49.77'	52.00'	54°50'11"	S 36°39'20" W	47.89'
C128	33.12'	52.00'	36°29'15"	S 9°00'24" E	32.56'
C129	14.07'	31.00'	26°00'46"	S 14°14'38" E	13.95'
C130	39.27'	25.00'	89°59'22"	S 43°45'26" W	35.35'
C146	10.79'	183.00'	3°22'42"	S 2°52'34" E	10.79'
C147	61.87'	183.00'	19°22'19"	S 14°15'04" E	61.58'
C148	11.00'	183.00'	3°26'34"	S 25°39'31" E	10.99'
C149	5.20'	233.00'	1°16'48"	S 26°44'24" E	5.20'
C150	62.97'	233.00'	15°29'05"	S 18°21'28" E	62.78'
C151	38.14'	233.00'	9°22'41"	S 5°55'35" E	38.09'
C152	39.27'	25.00'	90°00'38"	N 46°14'34" W	35.36'
C153	39.27'	25.00'	90°00'00"	N 43°45'45" E	35.36'
C154	14.06'	31.00'	25°58'59"	S 78°14'46" E	13.94'
C155	9.35'		10°18'19"	S 70°24'26" E	
		52.00'			9.34'
C156	51.35'	52.00'	56°34'45"	N 76°09'02" E	49.29'
C157	40.95'	52.00'	45°07'01"	N 25°18'09" E	39.90'
C158	27.21'	52.00'	29°59'06"	N 12°14'54" W	26.90'
C159	24.14'	41.12'	33°38'38"	N 8°48'53"W	23.80'
C160	47.12'	30.00'	90°00'00"	S 43°45'45" W	42.43'
C161	14.07'	31.00'	26°00'12"	N 11°45'51" E	13.95'
C162	6.93'	52.00'	7°37'55"	N 20°57'00" E	6.92'
C163	37.95'	52.00'	41°48'55"	N 3°46'25"W	37.11'
C164	30.56'	52.00'	33°40'13"	N 41°30'59"W	30.12'
C165	36.15'	52.00'	39°50'03"	N 78°16'07"W	35.43'
C166	17.28'	52.00'	19°02'05"	S 72°17'49" W	17.20'
C167	14.06'	31.00'	25°58'59"	S 75°46'16" W	13.94'
C168	47.12'	30.00'	89°59'15"	S 46°14'38" E	42.42'
C169	39.25'	25.00'	89°56'40"	N 46°15'55" W	35.34'
C170	39.23	25.00	90°03'20"	S 43°44'05" W	35.34
C170	14.08'	31.00'	26°01'23"	N 78°13'34" W	13.96'
C172	51.54'	52.00'	56°47'18"	S 86°23'29" W	49.46'
C173	44.61'	52.00'	49°09'16"	S 33°25'12" W	43.26'
C174	32.77'	52.00'	36°06'12"	S 9°12'32" E	32.23'
C175	14.08'	31.00'	26°01'23"	S 14°14'56" E	13.96'
C176	47.12'	30.00'	90°00'00"	N 43°45'45" E	42.43'
C178	14.85'	52.00'	16°21'47"	S 16°36'14" W	14.80'
C179	44.24'	52.00'	48°44'37"	S 15°56'58" E	42.92'

	CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGT
C181	39.84'	52.00'	43°53'40"	N 84°41'12" E	38.87 <b>'</b>
C182	14.08'	31.00'	26°01'23"	N 75°45'04" E	13.96'
C183	47.12'	30.00'	90°00'00"	N 46°14'15" W	42.43'
C184	39.27'	25.00'	90°00'00"	S 46°14'15" E	35.36'
C185	14.08'	31.00'	26°01'23"	S 11°46'26" W	13.96'

	220 E. 8th Street Tulsa, Oklahoma 74119
	Crafton Tull architecture   engineering   surveying 918.584.0347 t 918.584.3783 f
CERTIFICATE OF AU CA 973 (PE/LS) EXPI	
CROSS	INGS AT LYNN LANE
	ST. S. (S. LYNN LANE RD.)
	SHINGTON ST. (E. 91st ST.) KEN ARROW, OKLAHOMA
Key Plan	
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No.	Description Date
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PROJECT NO: 1510 ISSUE DATE: 07/1 CONTACT: B. W	
CHECKED BY:	A. B. USC WATSON JR. LS 1057
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5 OF 5	ARY PLAT CURVE TABLES -
C-1	.05

# DETENTION DETERMINATION NUMBER: DD-42116-06 CASE NUMBER: PT15-117