

OWNER/DEVELOPER

2301 N 9TH ST SUITE A BROKEN ARROW, OK 74105 PHONE: 918.451.8144 ATTN: STEVE BROWN

COMMUNICATION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY 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 THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR COMMUNICATION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

- CONTRACTORS.
- THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- WATER, SANITARY SEWER AND STORM SEWER SERVICE С
 - SPECIFICALLY ENFORCE THIS PROVISION.
 - CONTRACTORS.
- CONTRACTORS.
- SHALL HAVE SIMILAR RIGHT OF ACCESS.

- RESERVE A
- FROM THE SUBDIVISION.
- ARROW, OKLAHOMA.
- BROKEN ARROW, OKLAHOMA.
- ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- YEARLY. RESERVE A.

NOW ALL MEN BY THESE PRESENTS

BROWN & PERKINS, LLC, AN OKLAHOMA CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER". IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW. TULSA COUNTY, STATE OF OKLAHOMA:

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION THIRTY-FIVE (35), THENCE NORTH 88°40'18" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 2643.29 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 01°26'08" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 1322.10 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) AND THE POINT OF BEGINNING; THENCE SOUTH 01°26'08" EAST ALONG THE EAST LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) AND THE WEST LINE OF COUNTRY LANE ESTATES III, A DISTANCE OF 203.79 FEET; THENCE SOUTH 42°20'26" WEST, A DISTANCE OF 810.20 FEET; THENCE SOUTH 53°28'49" WEST, A DISTANCE OF 309.12 FEET TO THE EASTERNMOST LINE OF CROWN VILLAGE AT ELM RIDGE; THENCE ALONG THE EASTERN AND NORTHERN LINES THEREOF FOR THE NEXT FOUR CALLS; THENCE NORTH 01°17'45" WEST, A DISTANCE OF 235.26 FEET; THENCE SOUTH 88°43'07" WEST, A DISTANCE OF 298.38 FEET THENCE NORTH 01°17'13" WEST, A DISTANCE OF 280.06 FEET; THENCE SOUTH 88°45'20" WEST, A DISTANCE OF 464.36 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N. ELM AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CHORD BEARING OF NORTH 12°02'12" WEST, A CHORD DISTANCE OF 449.03 FEET, AN ARC DISTANCE OF 454.30 FEET; THENCE ON A CURVE TO THE LEFT. HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 69°05'22" EAST, A CHORD DISTANCE OF 33.40 FEET. AN ARC DISTANCE OF 36.58 FEET; THENCE NORTH 68°59'28" EAST, A DISTANCE OF 49.50 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET; A CHORD BEARING OF NORTH 78°50'07" EAST, A CHORD DISTANCE OF 39.32 FEET. AN ARC DISTANCE OF 39.52 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4); THENCE NORTH 88°40'47" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1541.24 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 937,278 SQUARE FEET / 21.52 ACRES MORE OR LESS

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS, TWO (2) BLOCKS AND ONE (1) RESERVE AREA IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "CENTENNIAL CROSSING" A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA. (THE "SUBDIVISION")

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS.

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. <u>PUBLIC STREETS AND GENERAL UTILITY EASEMENTS</u>

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN THE CITY OF BROKEN ARROW 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 ALL UTILITY LINES, INCLUDING WATER LINES AND SEWER LINES, EXCLUDING GAS LINES AND GAS SERVICE 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 SERVICE, SEWER SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. 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, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

UTILITY LINES AND SERVICE Β.

- 1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES AND OTHER COMMUNICATION SERVICES MAY BE LOCATED ALONG THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION. OTHERWISE, ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS AND IN THE RIGHTS-OF-WAY FOR PUBLIC STREETS AS DEPICTED BY THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- 2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- 3. THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES AND OTHER

CONDITIONAL FINAL PLAT

Centennial Crossing

PUD NO. 266 - A

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 14 EAST IBM., TULSA COUNTY, STATE OF OKLAHOMA

BROWN & PERKINS, LLC

4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR COMMUNICATION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR

5. 5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER COMMUNICATION SERVICE AND

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 THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORM SEWER.

2. WITHIN THE UTILITY 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, STORM SEWER OR DRAINAGE WAYS, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS. SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED. THE CITY OF BROKEN ARROW. INTER ALIA. MAY

3. THE CITY OF BROKEN ARROW OR ITS SUCCESSORS AS THE PROVIDER, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR

4. THE CITY OF BROKEN ARROW. OR ITS SUCCESSORS AS THE PROVIDER. SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS. BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER. HIS AGENTS OR

5. 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 STORM WATER FACILITIES. THE CITY OF BROKEN ARROW SHALL HAVE SUCH RIGHT OF ACCESS FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF POTABLE WATER FACILITIES. ITS SUCCESSOR UTILITY OR MUNICIPALITY PROVIDING WATER SERVICE SHALL HAVE SIMILAR RIGHT OF ACCESS. THE CITY OF BROKEN ARROW SHALL HAVE SUCH RIGHT OF ACCESS FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF SANITARY SEWER FACILITIES. ITS SUCCESSOR UTILITY OR MUNICIPALITY PROVIDING SEWER SERVICE

6. WHERE WATER LINES ARE INSTALLED WITHIN A UTILITY EASEMENT. THAT PORTION OF THE UTILITY EASEMENT IS FOR THE USE OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS. THE UTILITY EASEMENTS DEDICATED HEREIN FOR THE PURPOSE OF PROVIDING POTABLE WATER ARE DEDICATED TO THE CITY OF BROKEN ARROW. OR ITS SUCCESSORS OR ASSIGNS. AS THE EXCLUSIVE PROVIDER OF POTABLE WATER TO THE SUBDIVISION. THE CITY OF BROKEN ARROW, GAS, ELECTRIC, COMMUNICATION, CABLE, SOLID WASTE MANAGEMENT, AND OTHER PROVIDERS OF UTILITIES, OTHER THAN POTABLE WATER, MAY ALSO USE SAID EASEMENTS.

7. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, TULSA COUNTY, THE CITY OF TULSA SEWER, THEIR SUCCESSORS, OR ANY UTILITY PROVIDER OF SERVICES AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE A FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF

2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE A SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN RESERVE A NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF

4. RESERVE A SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN

a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.

b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED. c. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.

d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE

5. LANDSCAPING, APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA, SHALL BE ALLOWED WITHIN

6. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN RESERVE A OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, 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

ENGINEER/SURVEYOR

AAB ENGINEERING LLC CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020 PO BOX 2136 SAND SPRINGS, OK 74063 PHONE: 918.514.4283 FAX: 918.514.4288 EMAIL: ALAN @ AABENG.COM

STATEMENT OF COSTS, THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE BROKEN ARROW COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY WITHIN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER. SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE 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.

GAS SERVICE

- 1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.
- 2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.
- 3. THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, 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 SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.
- 5. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE. PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- 6. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION E SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

SURFACE DRAINAGE AND LOT GRADING RESTRICTION

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, BY THE OWNER/DEVELOPER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

Η. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH 161ST EAST AVE. WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE BROKEN ARROW AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW.

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 SHALL CONSTRUCT REQUIRED SIDEWALKS WITHIN ANY RESERVE AREAS, COMMON AREAS AND ALONG ARTERIAL STREET FRONTAGES OF ABUTTING LOTS HAVING ACCESS ONTO MINOR STREETS. WHERE SIDEWALKS ARE NOT CONSTRUCTED BY THE OWNER/DEVELOPER, THE BUILDER OF A RESIDENCE ON EACH LOT SHALL CONSTRUCT THE REQUIRED SIDEWALK.

MINIMUM BUILDING SETBACKS AND YARDS

- 1. NO BUILDING SHALL BE LOCATED NEARER TO THE RIGHT OF WAY OF AN ADJOINING PUBLIC STREET THAN THE BUILDING LINE DEPICTED ON THE ACCOMPANYING PLAT.
- 2. NO BUILDING, WHETHER PRINCIPAL OR ACCESSORY, SHALL ENCROACH UPON ANY UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT.

K. <u>CERTIFICATE OF OCCUPANCY RESTRICTIONS</u>

NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE CITY OF BROKEN ARROW UNTIL COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY OF BROKEN ARROW. ANY AND ALL CONSTRUCTION PURSUANT TO ANY BUILDING PERMIT, BUT PRIOR TO THE CITY OF BROKEN ARROW'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT, SHALL BE AT THE OWNER/DEVELOPER'S, CONTRACTOR'S/BUILDER'S OR INVESTOR'S OWN RISK.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. PLANNED UNIT DEVELOPMENT RESTRICTIONS

CENTENNIAL CROSSING WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT, DESIGNATED AS PUD-266 PURSUANT TO SECTION 3. ARTICLE VII OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW. OKLAHOMA, (ORDINANCE NO. 1560) AS AMENDED AND EXISTED ON FEBRUARY 07, 2019 (HEREINAFTER REFERRED TO AS THE "BROKEN ARROW ZONING ORDINANCE"). PUD-266 WAS APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA, ON JANUARY 16, 2018, AND MINOR AMENDMENT 266-A WAS APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 13, 2020; AND WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA. SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO; AND WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF THE OWNER, THE OWNERS SUCCESSORS IN TITLE, AND THE CITY OF BROKEN ARROW OKLAHOMA, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

DEVELOPMENT AREA A (BLOCK 1)

OPTION 1

DEVELOPER SHALL CONFORM TO THE STANDARDS OF OPTION 1 OR OPTION 2.

PERMITTED USES MULTI-FAMILY DWELLINGS AND USES CUSTOMARILY ACCESSORY THERETO, HOWEVER, NO MORE THAN TWO UNITS MAY BE ATTACHED 16.36 ACRES FOR PUD-266 NET LAND AREA MAXIMUM NUMBER OF DWELLING UNITS 285, ALL LOCATED ON THE LOT MAXIMUM LIVABILITY OPEN SPACE PER UNIT 1,200 SF 3 STORIES IN HEIGHT EXCEPT BUILDINGS LOCATED MAXIMUM BUILDING HEIGHT WITHIN 100' OF THE NORTH, EAST AND WEST BOUNDARIES SHALL BE LIMITED TO 2 STORIES. MINIMUM BUILDING SETBACKS FROM ELM PLACE 50 FEET FROM OTHER R.O.W. 35 FEET 25 FEET OTHER BOUNDARIES MAXIMUM BUILDING LENGTH 200 FEET MINIMUM SEPARATION BETWEEN BUILDINGS 20 FEET MINIMUM OFF STREET PARKING 1.5 PER SINGLE BEDROOM UNIT 2 PER TWO AND THREE BEDROOM UNIT MAXIMUM BUILDING COVERAGE 30%

BUILDING DESIGN REQUIREMENTS

EXTERIOR WALLS WITHIN 150' OF THE NORTH OR WEST BOUNDARY OF THE DEVELOPMENT AREA SHALL HAVE A MINIMUM MASONRY FINISH OF NOT LESS THAN 65% OF BRICK OR MASONRY ROCK FOR PERIMETER FACING WALLS. ALL OTHER WALLS SHALL BE CONSTRUCTED OF NOT LESS THAN 25% OF BRICK OR MASONRY ROCK. ALL PERCENTAGE MEASUREMENTS ARE EXCLUDING WINDOWS AND DOORS.

SITE DESIGN REQUIREMENTS

PARKING LOTS MAY EXCEED THE 500' MAXIMUM LENGTH AS SET OUT IN THE BROKEN ARROW ZONING CODE.

LANDSCAPE CONCEPT & REQUIREMENTS

LANDSCAPING AND SCREENING WITHIN THE DEVELOPMENT SHALL MEET THE STANDARDS OF THE CITY OF BROKEN ARROW ZONING ORDINANCE EXCEPT THAT THE REQUIRED LANDSCAPE EDGE ALONG THE SOUTHERN BOUNDARY OF DEVELOPMENT AREA A AND THE NORTHERN AND EASTERN BOUNDARY OF DEVELOPMENT AREA B SHALL BE REDUCED FROM 35' TO 25'. IN ADDITION, THE LANDSCAPE ISLANDS REQUIRED BY SECTION 5.2.B.1.c.II MAY BE REPLACED BY STRIPED ACCESS AISLES LOCATED NEXT TO WALKWAYS THAT CONNECT TO BREEZEWAYS. LANDSCAPE MATERIALS OTHERWISE REQUIRED AT THE ISLANDS SHALL BE LOCATED THROUGHOUT THE PROJECT.

OWNER/DEVELOPER

BROWN & PERKINS, LLC 2301 N 9TH ST SUITE A BROKEN ARROW, OK 74105 PHONE: 918.451.8144 ATTN: STEVE BROWN

	OPTION 2			MINIMUM BUILDING SETBACKS FROM R.O.W. WITH NO PARKING
	PERMITTED USES	MULTI-FAMILY DWELLINGS AND USES CUSTOMARILY ACCESSORY THERETO, HOWEVER, NO MORE THAN TWO UNITS MAY BE ATTACHED		FROM R.O.W. WITH PARKING OTHER BOUNDARIES
	NET LAND AREA	16.36 ACRES FOR PUD-266A		MAXIMUM BUILDING LENGTH
	MAXIMUM NUMBER OF DWELLING UNITS	175, ALL LOCATED ON THE LOT		MINIMUM SEPARATION BETWEEN BUILDINGS
	MAXIMUM LIVABILITY OPEN SPACE PER UNIT	1,200 SF		MINIMUM OFF STREET PARKING
	MAXIMUM BUILDING HEIGHT	ONE STORY/ 35 FEET		
				MAXIMUM BUILDING COVERAGE
	MINIMUM BUILDING SETBACKS			
	FROM ELM PLACE	50 FEET		BUILDING DESIGN REQUIREMENTS
	FROM OTHER R.O.W.	35 FEET		EXTERIOR WALLS WITHIN 100' OF THE WEST E
	OTHER BOUNDARIES	25 FEET		DEVELOPMENT AREA SHALL HAVE A MINIMUM MASONRY ROCK FOR PERIMETER FACING WA
	MAXIMUM BUILDING LENGTH	200 FEET		NOT LESS THAN 25% OF BRICK OR MASONRY WINDOWS AND DOORS.
	MINIMUM SEPARATION BETWEEN BUILDINGS	5 FEET		
			D.	LANDSCAPE AND SCREENING STANDARDS
	MINIMUM OFF STREET PARKING	1.5 PER SINGLE BEDROOM UNIT		THIS PUD SHALL BE DEVELOPED IN ACCORDA
		2 PER TWO AND THREE BEDROOM UNIT		ARROW ZONING ORDINANCE, EXCEPT AS HE THE REQUIRED LANDSCAPE EDGE ALONG T
	MAXIMUM BUILDING COVERAGE	30%		NORTHERN AND EASTERN BOUNDARY OF D ADDITION, THE LANDSCAPE ISLANDS REQU ACCESS AISLES LOCATED NEXT TO THE
	BUILDING DESIGN REQUIREMENTS			MATERIALS OTHERWISE REQUIRED AT THE IS
	100% MASONRY (WHICH INCLUDES CEMENT FIBER MATERIAL) TO THE FIRST-FLOOR TOP PLATE. BUILDINGS WITH A SIDE ELEVATION IMMEDIATELY ABUTTING A PUBLIC STREET RIGHT-OF-WAY WITH A DECORATIVE METAL FENCE SHALL CONTAIN AT LEAST 30% BRICK OR STONE. MANUFACTURED MASONRY PRODUCTS PROVIDING A VISUAL SIMILAR APPEARANCE MANY BE SUBSTITUTED FOR NATURAL BRICK OR STONE.		E.	ACCESS AND CIRCULATION ACCESS TO DEVELOPMENT AREA A WILL BE ROAD EXTENSION ALONG THE NORTHERN BE MOVEMENTS AND DUE TO THE LIMITED FROI SEPARATION WILL NOT BE REQUIRED. EAS ACCORDING TO THE CITY OF BROKEN AF CONSTRUCTED IN ACCORDANCE WITH CITY
	SITE DESIGN REQUIREMENTS ONE DIRECT ACCESS POINT TO ELM AVENUE (THERE WILL NOT BE ANY BREAKS IN THE EXISTING MEDIAN) AND TWO ACCESS POINTS TO A NEW PUBLIC STREET PROVIDED.)			
				WILL BE CONSTRUCTED BY THE DEVELOPER WHERE THE EXTENSION DIRECTLY ABUTS THE
	LANDSCAPE CONCEPT & REQUIREMENTS			OF THE SIDEWALK WILL BE CONSTRUCTED A THE PROPOSED DETENTION FACILITY SHA
	EACH UNIT WILL HAVE A PRIVATE, FENCED BACKYARD. A TOTAL OF 238 3" CALIPER TREES WILL BE CAREFULLY LOCATED ACROSS THE SITE ALONG WITH 3 SHRUBS (3 GALLON) PER UNIT.			EASTERN SIDE OF THE PROPERTY FOR PEDE STAFF.
	MAINTENANCE RESPONSIBILITY		E	
	ALL BUILDING, DRIVES, FENCING, LANDSCAPING, AND UTILITIES SHALL BE MAINTAINED BY ONE PROPERTY OWNER		г.	UTILITIES AND DRAINAGE THE CITY OF BROKEN ARROW WILL PROVIDE PROPERTY. A WATER SYSTEM WILL BE CONSTR WATERLINE ALONG N. ELM PLACE (S. 161ST E. J SANITARY SEWER WILL BE EXTENDED FROM TH
	LOT SPLITS DEVELOPMENT AREA A WILL BE DEVELOPED AS ONE CONTINUOUS DEVELOPMENT ON ONE LOT WITH NO LOT SPLITS.			THE DEVELOPMENT. A "REGIONAL" DETENTION F UNDEVELOPED LAND AND EXTEND ONTO THE BR FRANCHISE UTILITIES WILL ALSO SERVE THE ELECTRICITY.
	SIDEWALKS			
	CONSTRUCTED BY THE DEVELOPER ALONG THE EXTENSION DIRECTLY ABUTS THE BROKEN ARRO	DIVISION REGULATIONS. IN ADDITION, A SIDEWALK WILL BE SIDE OF THE PROPOSED ROAD EXTENSION WHERE THE DW PUBLIC SCHOOL PROPERTY. SIDEWALK WILL BE EXTENSION ALONG THE NORTH PROPERTY LINE.	G.	LIGHTING SITE LIGHTING SHALL CONFORM TO THE STA THE EXCEPTION THAT LIGHT POLES WILL RIGHTS-OF-WAY. A NOTE SHALL BE PLACI
C.	DEVELOPMENT AREA B (BLOCK 2)			OWNER(S) ASSUME ALL LIABILITY AND REPLA PLACED IN UTILITY EASEMENTS." ALL WALL LIGHT DOWNWARD.
	PERMITTED USES	MULTI-FAMILY DWELLINGS AND USES CUSTOMARILY ACCESSORY THERETO	H.	<u>SITE PLAN REVIEW</u> NO BUILDING PERMIT SHALL BE ISSUED UNT
	NET LAND AREA	3.28 ACRES FOR PUD-266		SUBMITTED AND APPROVED BY THE CIT RESTRICTIONS.
	MAXIMUM NUMBER OF DWELLING UNITS	35	I.	SIGNAGE
	MAXIMUM LIVABILITY OPEN SPACE PER UNIT	1,200 SF		ALL FREESTANDING SIGNS WILL HAVE A MOI PRINCIPLE BUILDING.
	MAXIMUM BUILDING HEIGHT	3 STORIES IN HEIGHT EXCEPT BUILDINGS LOCATED WITHIN 100' OF THE EAST BOUNDARY SHALL BE LIMITED TO 2 STORIES		

CONDITIONAL FINAL PLAT

Centennial Crossing

PUD NO. 266 -A

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 14 EAST IBM., TULSA COUNTY, STATE OF OKLAHOMA

35 FEET

75 FEET

25 FEET

160 FEET

20 FEET

30%

ENGINEER/SURVEYOR

AAB ENGINEERING LLC CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020 PO BOX 2136 SAND SPRINGS, OK 74063 PHONE: 918.514.4283 FAX: 918.514.4288 EMAIL: ALAN @ AABENG.COM

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHA UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEF ENFORCEABLE BY THE CITY OF TULSA OKLAHOMA. IN ANY JUDICIAL ACTION BROUGHT TO COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PAR THE EQUITABLE PROCEEDINGS HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

2 PER TWO AND THREE BEDROOM UNIT

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLES TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

B. <u>DURATION</u>

THE COVENANTS CONTAINED WITHIN SECTION I. UTILITIES, MAY BE AMENDED OR TERMINATE BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND T AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROF PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOMA. THE PR ANY INSTRUMENT AMENDING OR TERMINATING THE RESTRICTIONS OR COVENANTS SHALL UPON AND AFTER THE INSTRUMENT IS RECORDED IN THE OFFICE OF THE TULSA COUNTY CLEF

D. <u>SEVERABILITY</u>

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDE OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY O RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FUI EFFECT.

00' OF THE WEST BOUNDARY OR 50' OF THE NORTH BOUNDARY OF THE L HAVE A MINIMUM MASONRY FINISH OF NOT LESS THAN 65% OF BRICK OR METER FACING WALLS. ALL OTHER EXTERIOR WALLS SHALL BE CONSTRUCTED OF RICK OR MASONRY ROCK. ALL PERCENTAGE MEASUREMENTS ARE EXCLUDING

1.5 PER SINGLE BEDROOM UNIT

STANDARDS

OPED IN ACCORDANCE WITH THE LANDSCAPING PROVISIONS OF THE BROKEN CE, EXCEPT AS HEREINAFTER MODIFIED:

E EDGE ALONG THE SOUTHERN BOUNDARY OF DEVELOPMENT AREA A AND THE BOUNDARY OF DEVELOPMENT AREA B SHALL BE REDUCED FROM 35' TO 25'. IN E ISLANDS REQUIRED BY SECTION 5.2.B.1.C.II MAY BE REPLACED BY STRIPED NEXT TO THE WALKWAYS THAT CONNECT TO BREEZEWAYS. LANDSCAPE EQUIRED AT THE ISLANDS SHALL BE LOCATED THROUGHOUT THE PROJECT.

AREA A WILL BE VIA A SINGLE CURB CUT ON N. ELM PLACE AND THE PROPOSED THE NORTHERN BOUNDARY. WITH THE RAISED MEDIAN RESTRICTING LEFT TURN THE LIMITED FRONTAGE AVAILABLE ALONG N. ELM PLACE A 250' MINIMUM DRIVE REQUIRED. EAST OF THAT CONNECTION THE ROAD WILL BE CONSTRUCTED OF BROKEN ARROW ENGINEERING DESIGN CRITERIA. SIDEWALKS WILL BE DANCE WITH CITY OF BROKEN ARROW SUBDIVISION REGULATIONS. A SIDEWALK THE DEVELOPER ALONG THE NORTH SIDE OF THE PROPOSED ROAD EXTENSION RECTLY ABUTS THE BROKEN ARROW PUBLIC SCHOOLS PROPERTY. THIS PORTION CONSTRUCTED AT THE SAME TIME AS THE ROAD EXTENSION. THE LAYOUT OF ON FACILITY SHALL ALLOW FOR ADDITIONAL SIDEWALK ACCESS ALONG THE PERTY FOR PEDESTRIAN USE. THIS LAYOUT SHALL BE COORDINATED WITH CITY

OW WILL PROVIDE WATER, SANITARY SEWER, AND STORM SEWER SERVICE TO THE EM WILL BE CONSTRUCTED WITH DEVELOPMENT AREA A THAT WILL CONNECT TO THE 10" PLACE (S. 161ST E. AVE.) TO A PROPOSED WATER EXTENSION ALONG THE BOULEVARD. XTENDED FROM THE EXISTING LINE ALONG THE NORTHERN BOUNDARY THROUGHOUT ONAL" DETENTION FACILITY WILL BE CONSTRUCTED AT THE NORTHEAST CORNER OF THE TEND ONTO THE BROKEN ARROW SCHOOL PROPERTY.

ALSO SERVE THE PROJECT WITH COMMUNICATIONS, NATURAL GAS, AND

FORM TO THE STANDARDS OF CITY OF BROKEN ARROW ZONING ORDINANCE WITH GHT POLES WILL BE ALLOWED WITHIN UTILITY EASEMENTS ABUTTING STREET SHALL BE PLACED ON THE FACE OF THE SITE PLAN STATING: "PROPERTY ABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO LIGHT POLES 1ENTS." ALL WALL-PAK LIGHTING SHALL BE EQUIPPED WITH SHIELD TO DIRECT

L BE ISSUED UNTIL A DETAILED SITE PLAN AND A DETAILED LANDSCAPE PLAN IS /ED BY THE CITY OF BROKEN ARROW AS CONFORMING TO THESE PUD

WILL HAVE A MONUMENT TYPE BASE OF THE SAME MASONRY MATERIAL AS THE

	IN WITNESS WHEREOF: BROWN & PERKINS, LLC, HAS EXECUTED THIS INSTRUMENT THIS DAY OF , 2020.
LL BE BINDING UTILITIES, ARE WHETHER OR TT OF, AND BE ENFORCE THE RTY INITIATING	, 2020. BROWN & PERKINS, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY
	BY:
20	STATE OF OKLAHOMA
SS	STATE OF OKLAHOMA)) SS COUNTY OF TULSA)
D AT ANY TIME O WHICH THE POLITAN AREA ROVISIONS OF BE EFFECTIVE RK.	THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF, 2020, BY STEVE BROWN, AS MANAGER OF BROWN & PERKINS, LLC
ER, JUDGMENT, DF THE OTHER LL FORCE AND	NOTARY PUBLIC MY COMMISSION EXPIRES: COMMISSION NUMBER:
	CERTIFICATE OF SURVEY I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "CENTENNIAL CROSSING" A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND 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.
	JAY BISSELL REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1318
	STATE OF OKLAHOMA)) SS. COUNTY OF TULSA)
	BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS DAY OF, 2020, PERSONALLY APPEARED JAY BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.
	NOTARY PUBLIC MY COMMISSION EXPIRES: NOVEMBER 25, 2023
	Centennial Crossing

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