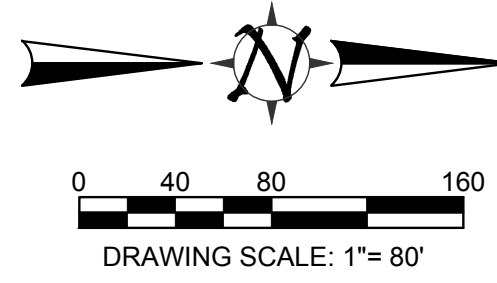
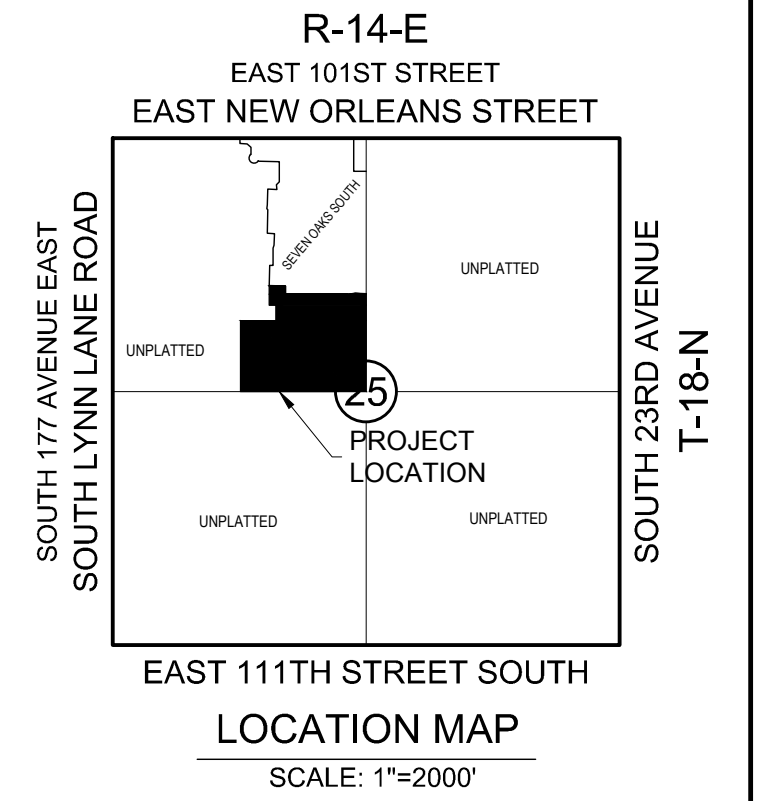


Seven Oaks South II

A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA BEING A PART OF THE E/2 NW/4 OF SECTION TWENTY-FIVE (25), TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.



DETENTION NOTE
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-9070747

OWNER/DEVELOPER
SEVEN OAKS SOUTH, LLC
6314 EAST 96TH STREET
TULSA, OKLAHOMA 74137
PHONE: 918.261.5200
ATTN: CHUCK RAMSAY

ENGINEER
AAB ENGINEERING, LLC
PO BOX 2136
SAND SPRINGS, OK 74063
OK CA#6318 EXP: JUNE 30,2016
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN@AABENG.COM

SURVEYOR
ATLAS LAND OFFICE, LLC
202 SOUTH MAIN STREET
WAGONER, OK 74467
PHONE: 918.485.9987
ATTN: ALBERT JONES III

LEGEND
B/L..... BUILDING LINE
LNA..... LIMITS OF NO ACCESS
POB..... POINT OF BEGINNING
POC..... POINT OF COMMENCEMENT
ROW..... RIGHT OF WAY
UE..... UTILITY EASEMENT
BK..... BOOK
PG..... PAGE
XXXXX..... ADDRESS

SUBDIVISION DATA
BENCHMARK
3" ALUMINUM CAP-FLUSH-SET IN CONCRETE STAMPED "TUL 4", SET WEST OF 23RD STREET AND APPROXIMATELY 0.10 MILES NORTH EAST FLORENCE STREET.
ELEV=633.40' (NAVD 1929)
BASIS OF BEARINGS
THE BASIS OF BEARING FOR SAID TRACT IS S 00°06'04" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS NINETY-TWO (92) LOTS IN SEVEN (7) BLOCKS AND ONE (1) RESERVE AREA (23.36 TOTAL ACRES)
BLOCK 1.....2.42 ACRES
BLOCK 2.....3.67 ACRES
BLOCK 3.....0.87 ACRES
BLOCK 4.....4.14 ACRES
BLOCK 5.....0.56 ACRES
BLOCK 6.....4.66 ACRES
BLOCK 7.....3.13 ACRES
RESERVE AREA "A".....3.91 ACRES

MONUMENTATION
ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1283" AT ALL CORNERS.
ADDRESSES
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.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS
I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.
Dated the _____ day of _____, 20____
EARLENE WILSON, Tulsa County Clerk
Deputy

WATER AND SEWER
ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BROKEN ARROW.

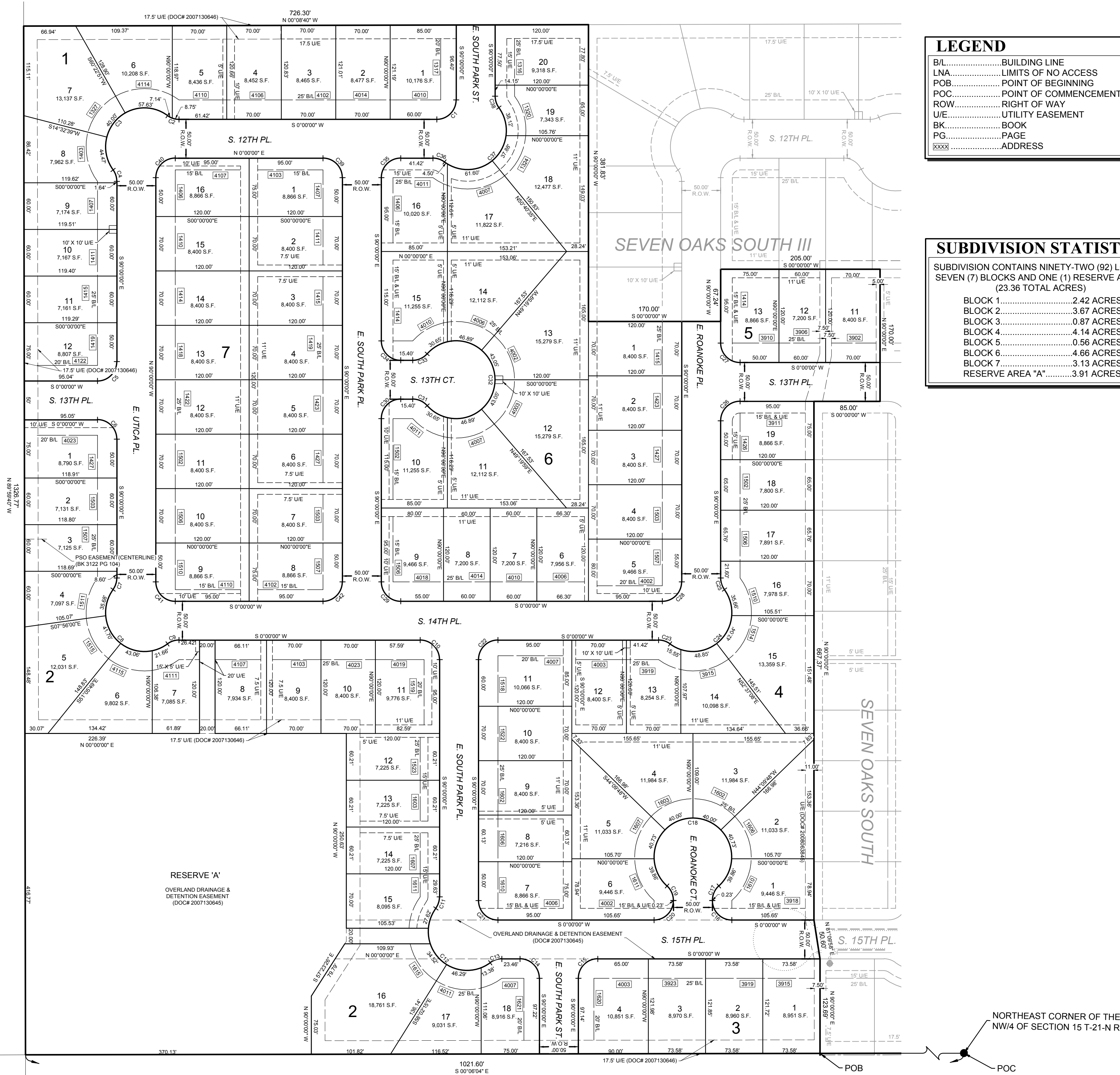
CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00'	39.27'
C2	36°24'54"	25.00'	15.89'
C3	162°49'48"	50.00'	142.10'
C4	36°24'54"	25.00'	15.89'
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	25.00'	39.27'
C7	36°24'54"	25.00'	15.89'
C8	162°49'48"	50.00'	142.10'
C9	36°24'54"	25.00'	15.89'
C10	90°00'00"	25.00'	39.27'
C11	36°24'54"	25.00'	15.89'
C12	162°49'48"	50.00'	142.10'
C13	36°24'54"	25.00'	15.89'
C14	90°00'00"	25.00'	39.27'
C15	90°00'00"	25.00'	39.27'
C16	90°00'00"	25.00'	39.27'
C17	48°11'23"	25.00'	21.03'
C18	276°22'46"	50.00'	241.19'
C19	48°11'23"	25.00'	21.03'
C20	90°00'00"	25.00'	39.27'
C21	90°00'00"	25.00'	39.27'
C22	90°00'00"	25.00'	39.27'
C23	36°24'54"	25.00'	15.89'
C24	162°49'48"	50.00'	142.10'
C25	36°24'54"	25.00'	15.89'
C26	90°00'00"	25.00'	39.27'
C27	90°00'00"	25.00'	39.27'
C28	90°00'00"	25.00'	39.27'
C29	90°00'00"	25.00'	39.27'
C30	90°00'00"	25.00'	39.27'
C31	48°11'23"	25.00'	21.03'
C32	276°22'46"	50.00'	241.19'
C33	48°11'23"	25.00'	21.03'
C34	90°00'00"	25.00'	39.27'
C35	90°00'00"	25.00'	39.27'
C36	36°24'54"	25.00'	15.89'
C37	162°49'48"	50.00'	142.10'
C38	36°24'54"	25.00'	15.89'
C39	90°00'00"	25.00'	39.27'
C40	90°00'00"	25.00'	39.27'
C41	90°00'00"	25.00'	39.27'
C42	90°00'00"	25.00'	39.27'

BACKFLOW PREVENTER VALVE TABLE

BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE ELEVATION	BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE ELEVATION	BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE ELEVATION
1	1	679.00*	A1 679.99	3	2	674.60	M 673.44	6	7	671.30*	D3 674.11
1	2	677.10	A1 679.99	3	3	673.20*	M 673.44	6	8	670.30	D3 674.11
1	3	676.00*	A1 679.99	3	4	671.60*	L 671.88	6	9	669.20*	D3 674.11
1	4	675.00	A 672.62	4	1	674.00*	P 675.03	6	10	673.40*	D3 674.11
1	5	674.30	A 672.62	4	2	674.40*	P 675.03	6	11	674.80*	D3 674.11
1	6	673.90	A 672.62	4	3	674.70	F1 673.33	6	12	675.50	D3 674.11
1	7	673.70	A 672.62	4	4	674.70	F1 673.33	6	13	675.50*	D4 678.70
1	8	673.40	C 670.25	4	5	674.40	E4 669.72	6	14	675.50*	G3 675.51
1	9	672.70	C 670.25	4	6	673.60	E4 669.72	6	15	675.30*	G3 675.51
1	10	672.10	C 670.25	4	7	668.10*	E4 669.72	6	16	678.40	G3 675.51
1	11	671.50	D 667.27	4	8	668.00*	E4 669.72	6	17	679.80	G3 675.51
1	12	670.80	D 667.27	4	9	668.00*	E4 669.72	6	18	680.30	D5 682.88
2	1	669.60	D 667.27	4	10	668.90*	E3 669.73	6	19	682.00*	B1 683.02
2	2	669.00	D 667.27	4	11	669.90*	E3 669.73	6	20	684.00*	B1 683.02
2	3	668.30	E 664.76	4	12	672.90*	F1 673.33	7	1	678.80	C5 673.05
2	4	668.00	E 664.76	4	13	673.80*	F1 673.33	7	2	675.60	C5 673.05
2	5	668.00	E 664.76	4	14	674.60	F1 673.33	7	3	674.50	C4 672.50
2	6	667.80	F 665.75	4	15	675.00*	Q 677.86	7	4	673.40	C4 672.50
2	7	667.10	F 665.75	4	16	675.50*	Q 677.86	7	5	672.30*	C4 672.50
2	8	667.10	F 665.75	4	17	676.00*	R 679.74	7	6	671.30*	C4 672.50
2	9	667.80	G 666.00	4	18	676.30*	R 679.74	7	7	669.90*	C3 668.81
2	10	668.50	G 666.00	4	19	677.00*	R 679.74	7	8	670.10	C3 668.81
2	11	669.30	H1 667.64	5	1	684.10*	U 693.41	7	9	668.80*	C3 668.81
2	12	668.20	H 666.67	5	2	684.00*	U 693.41	7	10	668.00*	C3 668.81
2	13	667.50*	H 666.67	5	3	683.00*	U 693.41	7	11	669.50*	C4 672.50
2	14	667.50*	H 666.67	5	1	679.80*	D4 678.70	7	12	670.20*	C4 672.50
2	15	668.50	H 666.67	6	2	678.10*	D4 678.70	7	13	670.90*	C4 672.50
2	16	669.40	I 665.50	6	3	676.50*	D4 678.70	7	14	671.50*	C4 672.50
2	17	669.50	K 668.25	6	4	675.60	E1 671.49	7	15	672.20*	C5 673.05
2	18	669.80*	L 671.88	6	5	674.90	E1 671.49	7	16	673.00*	C5 673.05
3	1	676.10	M 673.44	6	6	672.20*	D3 674.11				

FINISHED FLOOR ELEVATION SHALL BE 1'-0" ABOVE FINISHED PAD ELEVATION.
IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION 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, 1993.
*REQUIRES BACKFLOW PREVENTER VALVE.



AAB Engineering, LLC
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

Seven Oaks South II

A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA BEING A PART OF THE E/2 NW/4 OF SECTION TWENTY-FIVE (25), TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

OWNER/DEVELOPER

SEVEN OAKS SOUTH, LLC
6314 EAST 96TH STREET
TULSA, OKLAHOMA 74137
PHONE: 918.261.5200
ATTN: CHUCK RAMSAY

ENGINEER

AAB ENGINEERING, LLC
PO BOX 2136
SAND SPRINGS, OK 74063
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SURVEYOR

ATLAS LAND OFFICE, LLC
202 SOUTH MAIN STREET
WAGONER, OK 74467
PHONE: 918.485.9987
ATTN: ALBERT JONES III

KNOW ALL MEN BY THESE PRESENTS:

SEVEN OAKS SOUTH, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 25 SAID POINT BEING A MAG NAIL AS RECORDED IN THE RECORDS OF OKLAHOMA DEPARTMENT OF LIBRARIES AS THE N/4 CORNER OF SAID SECTION 25; THENCE S 00°06'04" E AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 1622.84 FEET, TO A POINT ON THE SOUTH LINE OF LOT 13, BLOCK 3, SEVEN OAKS SOUTH, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (PLAT NUMBER 6220) AS RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AND THE POINT OF BEGINNING, SAID POINT BEING N 90°00'00" W AND A DISTANCE OF 2.10 FEET FROM THE SOUTHEAST CORNER OF SAID SEVEN OAKS SOUTH AND A FOUND #3 DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 1283"; THENCE N 90°00'00" W AND ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 121.59 FEET TO A FOUND #3 DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 1283"; THENCE S 81°09'58" W AND ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 50.60 FEET TO A FOUND #3 DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 1283"; THENCE N 90°00'00" W AND ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 667.37 FEET TO A FOUND #3 DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 1283"; THENCE N 00°00'00" W AND ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 85.00 FEET TO A FOUND #3 DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 1283"; THENCE N 90°00'00" W AND ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 170.00 FEET TO A FOUND #3 DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 1283"; THENCE S 00°00'00" E A DISTANCE OF 205.00 FEET; THENCE N 90°00'00" E A DISTANCE OF 67.24 FEET; THENCE S 00°00'00" E A DISTANCE OF 170.00 FEET; THENCE S 90°00'00" W A DISTANCE OF 381.83 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4); THENCE S 00°08'40" E AND ALONG SAID WEST LINE A DISTANCE OF 726.30 FEET TO A FOUND DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "1483" SAID POINT BEING THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4); THENCE N 89°53'34" E AND ALONG THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) A DISTANCE OF 1323.52 FEET TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) AND A FOUND #3 DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "SACK"; THENCE N 00°06'04" W AND ALONG THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) A DISTANCE OF 1021.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,256,670.9607 SQUARE FEET/28.849 ACRES..

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 92 LOTS IN 7 BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "SEVEN OAKS SOUTH II", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "SEVEN OAKS SOUTH II" OR THE "SUBDIVISION").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "SEVEN OAKS SOUTH II."

SECTION I. PUBLIC STREET AND UTILITIES

A. PUBLIC STREET AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATED TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "USE" 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, MANHOLES 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 STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING 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 AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY 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 ACCOMPANY PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS 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 WHICH, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, 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, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE 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.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. STORMWATER DETENTION EASEMENTS

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BROKEN ARROW, OKLAHOMA.
- DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES 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 ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
- LANDSCAPING, APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.
- IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES 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 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 TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. RESERVATION OF RIGHTS AND COVENANT AS TO OBSTRUCTIONS

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 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 AND TO AREAS OUTSIDE OF THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER OF ANY LOT AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, 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 NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

F. CERTIFICATE OF OCCUPANCY RESTRICTIONS

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

G. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE 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 GAS FACILITIES, INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES 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 THE OWNER'S AGENTS OR CONTRACTORS.

- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

G. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

H. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH HARVARD AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE BROKEN ARROW PLANNING COMMISSION AND STAFF, 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 ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

I. SURFACE DRAINAGE

ALL LOTS WITHIN SEVEN OAKS SOUTH II 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. THE OWNER OF EACH LOT SHALL NOT CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY.

J. PRIVATE SERVICE EASEMENT

THE AREA DESIGNATED ON THE PLAT AS "PRIVATE SERVICE EASEMENT" OR "PSE" IS HEREBY DEDICATED FOR THE PURPOSES OF PRIVATE WATER AND SEWER SERVICES. THE OWNER OF ANY LOT WITHIN THE SUBDIVISION SHALL HAVE 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 PRIVATE SERVICE EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER OF ANY LOT AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND BY ANY LOT OWNER WITHIN THE SUBDIVISION, THAT WITHIN THE PRIVATE SERVICE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

J. 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 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, THE BUILDER OF EACH LOT SHALL CONSTRUCT THE REQUIRED SIDEWALK.

K. EASEMENT DEDICATIONS

THE DEDICATION OF UTILITY EASEMENTS, OTHERS EASEMENTS TO THE PUBLIC, CONTAINED IN THIS SECTION I, SHALL NOT TAKE EFFECT UNTIL A SEPARATE INSTRUMENT TITLED "FORMAL ACCEPTANCE" OR A SIMILAR INSTRUMENT, FORMALLY ACCEPTING THE DEDICATIONS AND INFRASTRUCTURE IS RECORDED BY THE CITY OF BROKEN ARROW ON BEHALF OF PUBLIC IN THE LAND RECORDS OF THE TULSA COUNTY CLERK'S OFFICE. HOWEVER, THE RIGHTS AND USES OUTLINED HEREIN, NECESSARY FOR THE INSTALLATION BY PRIVATE UTILITIES OF THEIR FACILITIES, I.E. ELECTRIC, GAS, TELEPHONE AND COMMUNICATION, ETC., EXCLUSIVE OF THOSE DEDICATED TO THE CITY OF BROKEN ARROW OR THE PUBLIC, SHALL BE IN EFFECT TO ALLOW ACCESS FOR SURVEYING, EXCAVATING, CONSTRUCTION, OPERATING, AND MAINTAINING SUCH FACILITIES UNTIL THE CITY FILES ITS FORMAL ACCEPTANCE AND THESE RIGHTS AND USES ARE SUBSUMED BY DEDICATION TO THE PUBLIC AND ACCEPTANCE BY THE CITY.

SECTION II. 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.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 30 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE BROKEN ARROW PLANNING COMMISSION AND STAFF, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA.

- 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 OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: SEVEN OAKS SOUTH, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2015.

SEVEN OAKS SOUTH, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
CHUCK RAMSAY, MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2015, BY CHUCK RAMSAY, MANAGER OF SEVEN OAKS SOUTH, LLC.



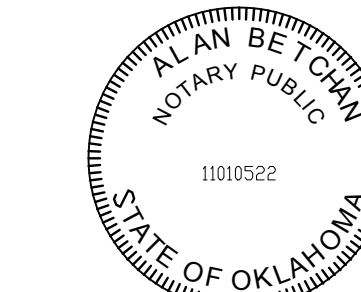
CERTIFICATE OF SURVEY

I, ERIC ROLLSTON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "SEVEN OAKS SOUTH II" AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED JOSHUA R. LAMB, 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 20, 2015
COMMISSION NUMBER: 11010522

SEVEN OAKS SOUTH II

Case No. PT08-106
Development No. 03-210
Sheet 2 of 2

Date Prepared: April 28, 2015