

PLC 5 - 456A

PUD-276
CONDITIONAL FINAL PLAT
 OF
TIMBER RIDGE COTTAGES

Doc # 2019-16586 B: 2546 P: 0618
 12/13/2019 02:14:51 PM Pg: 3 of Pgs: 3
 Fee: \$ 58.00
 Lori Hendricks, Wagoner County Clerk
 Wagoner County - State of Oklahoma



OWNER
TIMBER RIDGE COTTAGES BROKEN ARROW, LP
 AN OKLAHOMA LIMITED PARTNERSHIP
 CONTACT: TAMMI CREASON
 2144 E. REPUBLIC ROAD, SUITE B300
 SPRINGFIELD, MO 65804
 PHONE: (417) 234-7841

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 DARIN L. RAIBOURN, PLS NO. 1637
 4045 NW 64TH STREET, SUITE 415
 OKLAHOMA CITY, OK 73116
 PHONE: (405) 246-9411
 C.A. #6429 EXP. 06/30/20

APPROVED 10/1/19 by the
 City Council of the City of
 Broken Arrow, Oklahoma

[Signature]
 Vice Mayor

Attest: City Clerk

A REPLAT OF A PORTION OF LOT 1, BLOCK 1, TEE TOWN GOLF RANCH,
 BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
 OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN
 BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

STORM WATER:
 STORM WATER WILL BE CONVEYED THROUGH THE PROPERTY VIA CURB AND GUTTER AND A PRIVATE
 STORM SEWER NETWORK OF PIPES AND STRUCTURES. DETENTION WILL BE PROVIDED IN THE NORTHEAST
 CORNER OF THE SITE AS SHOWN ON THE PUD PLAN.

- UTILITIES:**
- WATER
 - THERE IS AN EXISTING WAGONER COUNTY RURAL WATER DISTRICT #4 24" WATERMAIN ALONG S. 209TH AVE. THIS DEVELOPMENT WILL TAP ONTO THAT LINE FOR WATER SERVICE AND WILL EXTEND THROUGHOUT THE SITE WITH APPROPRIATE SIZE OF PRIVATE WATERLINES.
 - SANITARY SEWER
 - SEWER FLOWS FROM THIS PROJECT WILL TRAVEL VIA GRAVITY FLOW THROUGH A GRAVITY SEWER MAIN CONSTRUCTED AS PART OF THIS DEVELOPMENT. THE GRAVITY SEWER MAIN WILL CONNECT TO AN EXISTING CITY OF BROKEN ARROW MANHOLE, AND WILL BECOME PART OF THE CITY'S SEWER SYSTEM.
 - ELECTRIC, NATURAL GAS, OTHER PRIVATE UTILITIES
 - THESE UTILITIES MAY BE EXTENDED INTO THE SITE TO SERVE THIS DEVELOPMENT.

SITE PLAN REVIEW
 NO BUILDING PERMIT SHALL BE ISSUED FOR ANY BUILDING OR SIGN TO BE CONSTRUCTED WITHIN THIS DEVELOPMENT UNTIL A SITE PLAN AND DETAIL SIGN PLAN HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY OF BROKEN ARROW IN ACCORD WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND THE PROVISIONS OF THE BROKEN ARROW ZONING CODE.

ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS DEFINED UNDER EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN EASEMENTS AND UTILITIES WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED IN PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BROKEN ARROW ZONING CODE AND SHALL INURE TO THE BENEFIT OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND THE OWNERS OF THE LAND WITHIN "TIMBER RIDGE COTTAGES". IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN THE PLANNED UNIT DEVELOPMENT RESTRICTIONS, IT SHALL BE LAWFUL FOR THE CITY OF BROKEN ARROW, OKLAHOMA, OR ANY OWNER OF A PART OF THE LAND WITHIN "TIMBER RIDGE COTTAGES" 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. IN ANY JUDICIAL ACTION BROUGHT BY AN OWNER OF A PART OF THE LAND WITHIN "TIMBER RIDGE COTTAGES" WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT 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 AS HERINAFTER PROVIDED.

AMENDMENT

THE COVENANTS CONTAINED WITHIN EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED WITHIN THE PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PARTY THEREOF, BY AN ORDER, JUDGEMENT, 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 HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS 12 DAY OF December 2019.

TIMBER RIDGE COTTAGES BROKEN ARROW, LP, AN OKLAHOMA LIMITED PARTNERSHIP,
 BY: TIMBER RIDGE COTTAGES GP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY,
 ITS GENERAL PARTNER

BY: *[Signature]*
 TOM GIDEON, AUTHORIZED SIGNER

STATE OF Oklahoma)
 COUNTY OF Wagoner) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 12 DAY OF December 2019, PERSONALLY APPEARED TOM GIDEON, AUTHORIZED SIGNER OF TIMBER RIDGE COTTAGES GP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, GENERAL PARTNER FOR TIMBER RIDGE COTTAGES BROKEN ARROW, LP, AN OKLAHOMA LIMITED PARTNERSHIP, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF HIMSELF AND AS THE FREE AND VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES:

8-31-2022

[Signature]
 SARAH MCDANIEL
 NOTARY PUBLIC



LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, DARIN L. RAIBOURN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR WITHIN THE STATE OF OKLAHOMA, AND THE ANNEXED PLAT OF TIMBER RIDGE COTTAGES, AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA, CONSISTING OF THREE (3) SHEETS, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THIS 12th DAY OF December 2019.

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 41 (ELEVEN) SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.



[Signature]
 DARIN L. RAIBOURN
 PROFESSIONAL LAND SURVEYOR #1637



STATE OF Oklahoma)
 COUNTY OF Oklahoma) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 12th DAY OF December 2019, PERSONALLY APPEARED DARIN L. RAIBOURN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED AS A LICENSED PROFESSIONAL LAND SURVEYOR THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 THE DAY AND YEAR LAST ABOVE WRITTEN

MY COMMISSION EXPIRES:

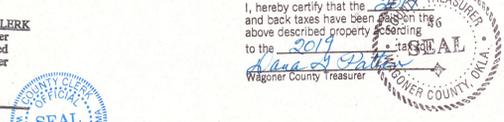
03-30-2021

[Signature]
 NOTARY PUBLIC



TREASURER CERTIFICATION

I, hereby certify that the 2019 TREASURER and back taxes have been paid on the above described property according to the 2019 State of Oklahoma Wagoner County Treasurer



CERTIFICATE OF WAGONER COUNTY CLERK
 I, Lori Hendricks, the County Clerk of Wagoner County, here now state the subdivision called Timber Ridge Cottages has been filed into Wagoner County Records.

[Signature]
 Lori Hendricks, Wagoner County Clerk



TIMBER RIDGE COTTAGES SHEET 3 OF 3



Civil & Environmental Consultants, Inc.
 4045 NW 64th Street - Suite 415 - Oklahoma City, OK 73116
 Ph: 405.246.9411
 www.cecinc.com C.A. #6429 EXP. 6/30/20

CASE NO. PT19-112

PL 12/11/2019 4:01 PM - LP 12/11/2019 4:01 PM - embourne - LP 12/11/2019 4:01 PM