Tulsa County Clerk - EARLENE WILSON
Deed 02069819 Pgs 1 6757/2356-2354
Receipt # 585881 05/31/02 16:00:44
Fee 30.00

5620

Planned Unit Development No. 128

The Reserve at Battle Creek

An Addition to the City of Broken Arrow

Being a Replat of a part of "Green Country Villas" and a part of the E/2 of the NE/4 of Section 34, T-19-N, R-14-E, of the Indian Meridian, Tulsa County, State of Oklahoma

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid or collected by the current tax rolls. Security as required has been provided in the amount of $ 187.00 per trust receipt on 3282 as applied to # 302 taxes.

This certificate is NOT to be construed as payment of 302 taxes or the filing or entering of record of the plat or giving a order that this plat may be filed or record unless the fee has been paid or the amount of the security deposit.

3/31/02
Dennis Semler
Tulsa County Treasurer

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the forgoing is a true and correct copy of a like instrument now on file in my office.

Dated the 31 day of May 2002

EARLENE WILSON, Tulsa County Clerk

Deputy

APPROVED 11-5-01 by the City Council of the City of Broken Arrow, Oklahoma.

Mayor

Attest: City Clerk 5-8-02

OWNER / DEVELOPER

The Reserve at Battle Creek, L.L.C.
an Oklahoma limited liability company
1621 South Eucalyptus Avenue, Suite 211
Broken Arrow, OK 74012

918.394.1190

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
8209 East 63rd Place South
Tulsa, Oklahoma 74133

918 252 9691

CERTIFICATE OF AUTHORIZATION NO. 821
RENEWAL DATE: JUNE 30 2003

LOCATION MAP

TULSA COUNTY

R-14-E

WEST OMAHA STREET

NORTH ASPEN AVENUE

NORTH ELM PLACE

WEST ALBANY STREET

T 19 N

Section 34

164 Lots - 55.7100 Acres

NORTH

100 50 0 100 200 300

SCALE: 1" = 100 FEET

West Omaha Street (East 51st Street South)

North Elm Place (South 161st East Avenue) - Closed

GETTYSBURG

GREEN COUNTRY VILLAS

UNPLATTED

Backflow Preventer Valve Table

Detail "A" Fence and Landscape Easement and Sidewalk Easement

Detail "B" Sidewalk Easement for West Indianapolis Street and Building Line & Utility Easement for Lots 1 and 2, Block 9

Detail "C" Sidewalk Easement for West Helena Street

Typical Sidewalk Easement adjacent to Private Street & Utility Easement

House Addresses

Legend

Monument Notes

Lot Addresses

Benchmark

Basis of Bearings

Line Table

Curve Table

Curve Table

The Reserve at Battle Creek

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
P.U.D. No. 128

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, BATTLE CREEK, L.L.C., an Oklahoma limited liability company (hereinafter referred to as the "Developer"), is the owner of the following described real property situated in Tulsa County, State of Oklahoma, to-wit:

[illegible]

And does hereby dedicate to the public for use as such forever the streets, alleys and easements as shown on the accompanying plat, and does hereby grant to the City of Broken Arrow, Oklahoma, a municipal corporation, and to Public Service Company of Oklahoma, Southwestern Bell Telephone Company, Cox Cable Communications, Inc., and to any other public utility as may be designated by the City Engineer of the City of Broken Arrow, Oklahoma, the right to install, lay, maintain, operate, and remove all utility facilities in the easements shown on the accompanying plat, for the purpose of serving the subdivision and other property with utility service, together with the reasonable right of ingress and egress to and from said easements for the purpose of installing, maintaining, removing and using said facilities and for the purpose of reading meters and performing any other necessary activities in connection with the operation of said facilities.

The Developer does hereby impress all of the lots in the subdivision with the following restrictive covenants, which covenants shall run with the land and shall be binding upon the Developer, its successors and assigns, and all persons claiming under them, to-wit:

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. Public Streets and Dedication of Rights-of-Way

The streets shown on the accompanying plat are hereby dedicated to the use of the public, with the exact locations, widths and grades thereof being subject to the approval of the City Engineer of the City of Broken Arrow, Oklahoma. The Developer agrees to grade the streets in the subdivision to the full width of the dedication, including the construction of roadbeds, curbs, gutters, drainage structures and culverts as required by the City Engineer. Such grading, paving, curbing, guttering, drainage structures and culverts are to be completed in accordance with the specifications of the City of Broken Arrow, Oklahoma, and the cost thereof shall be paid by the Developer. The Developer shall also be responsible for the construction of sidewalks in accordance with the requirements of the Subdivision and Development Regulations of the City of Broken Arrow, Oklahoma. The Reserve at Battle Creek Homeowners Association shall be responsible for the maintenance of the streets in the subdivision after the same have been accepted by the City of Broken Arrow, Oklahoma. The Reserve at Battle Creek Homeowners Association shall also be responsible for the maintenance of the sidewalks in the subdivision.

B. Public Parks, Greenbelts, Lakes, Etc.

The Owners/Developer does hereby dedicate to the City of Broken Arrow, Oklahoma, for the use and benefit of the public, the following described tracts of land designated as Lake Area, Greenbelt Area, Park Area, Open Space, Detention Area, Trail Area, Pedestrian Access Area, Landscape Area, Entry Monument Area, Entry Feature Area, Entry Sign Area, Water Feature Area, Fountain Area, Gazebo Area, Pavilion Area, Recreational Area, Playground Area, Swimming Pool Area, Tennis Court Area, Basketball Court Area, Volleyball Court Area, Soccer Field Area, Ball Field Area, Golf Course Area, Clubhouse Area, Restroom Area, Maintenance Area, Equipment Storage Area, Parking Area, Bridge Area, Pedestrian Bridge Area, Boardwalk Area, Dock Area, Pier Area, Gazebo Area, Pavilion Area, Fountain Area, Sculpture Area, Monument Area, Sign Area, Flagpole Area, Lighting Area, Irrigation Area, Water Pump Area, Water Well Area, Water Tower Area, Water Storage Area, Water Treatment Area, Sewage Treatment Area, Sewage Pump Area, Sewage Lift Station Area, Sewage Storage