



FINAL PLAT of REGENT CORNER - PUD 156

A Subdivision of the Northeast Quarter (NE/4), Section Three (3), Township Eighteen (18) North
Range Fourteen (14) East of the Indian Meridian, Tulsa County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: Steve Baker hereby certify that they are the record owners of, and the only persons, firm or corporation having title or interest in and to the land shown on the annexed Plat of REGENT CORNER - PUD 156 and that the Plat represents a correct survey of the above described property made with consent, and that we hereby dedicate to the Public use all the streets as shown on said annexed plat; that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Subscribed this 28th day of January, 2024.

STATE OF Oklahoma)
JSS:)
COUNTY OF Tulsa)

Before me, the undersigned, a Notary Public in and for said County and State, on this 28th day of January, 2024, personally appeared Steve Baker to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

Notary Public

My Commission Number is, 20002134.

My Commission Expires the 29th day of July, 2024.

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; SOUTH 1°11'22" EAST AND ALONG THE EAST LINE OF SAID SECTION 3 FOR A DISTANCE OF 716.54 FEET; THENCE SOUTH 88°48'38" WEST FOR A DISTANCE OF 60.72 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ELM PLACE AS PRESENTLY LOCATED; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES; THENCE SOUTH 7°23'05" WEST FOR A DISTANCE OF 62.25 FEET; THENCE SOUTH 31°05'41" WEST FOR A DISTANCE OF 401.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF U.S. HIGHWAY 51 AS PRESENTLY LOCATED; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING THREE (3) COURSES; NORTH 86°22'09" WEST FOR A DISTANCE OF 143.93 FEET; THENCE NORTH 74°56'45" WEST FOR A DISTANCE OF 301.04 FEET; THENCE NORTH 84°17'12" WEST FOR A DISTANCE OF 57.16 FEET; THENCE NORTH 1°11'22" WEST FOR A DISTANCE OF 373.39 FEET; THENCE NORTH 88°48'38" EAST FOR A DISTANCE OF 394.23 FEET; THENCE SOUTH 61°11'22" EAST FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 88°48'38" EAST FOR A DISTANCE OF 108.23 FEET TO THE POINT OF BEGINNING.

Containing 217,833.455± Sq. Ft. or 5.0008 Acres, more or less

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the City of Broken Arrow, Oklahoma, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the City of Broken Arrow, Oklahoma, this 31st day of July, 2023.

ATTEST: Curtis Ann
CITY CLERK



Debrau Spae
MAYOR

CERTIFICATE

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and that the tax records of said county show all taxes are paid for the year 2023. REGENT CORNER - PUD 156, in Tulsa County, Oklahoma and that the reg. County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed at Tulsa, Oklahoma, on this 28th day of January, 2024.

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$70,675.00 per trust receipt no.17562 to be applied to 2024 taxes. This certificate is NOT to be construed as payment of 2024 taxes in full but is given in order that this plat may be filed on record. 2024 taxes may exceed the amount of the security deposit.

Dated: 08/27/2024
John M. Edgerton
Tulsa County Treasurer
By: Carla Brown
Deputy

BONDED ABSTRACTOR'S CERTIFICATE
The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Tulsa County and State of Oklahoma, hereby certifies that the records of said county show that the Title to the land shown on the plat of REGENT CORNER - PUD 156, in addition to Tulsa County, Oklahoma is vested in REGENT BANK, on the 28th day of January, 2024, there are no objections pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land owners thereof, that the taxes are paid for the year of 2023 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Plat of REGENT CORNER - PUD 156, except mortgages, rights of way, easements and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 28th day of January, 2024.

BY: _____
Title

LEGEND

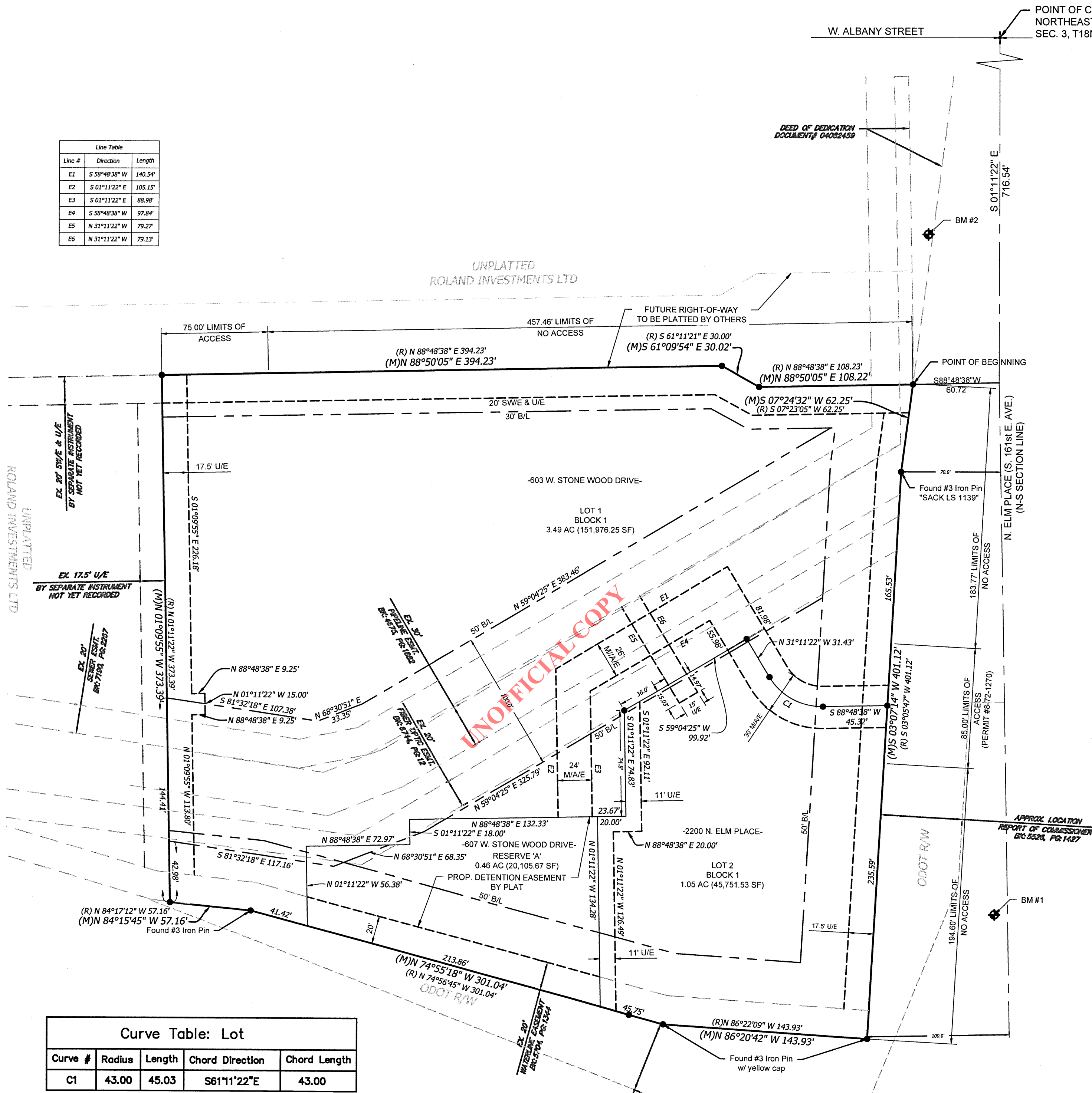
- Section Corner
- Quarter Corner
- Set 1/2" Iron Rod
- Set MAG Nail
- Benchmark
- Plat Boundary Line
- Lot Line (This Plat)
- Easement (This Plat)
- Building Limit Line (This Plat)
- Existing Lot Line
- Existing Easement
- Existing Building Limit Line
- U/E - Utility Easement
- B/L - Building Limit Line
- R/W - Right of Way
- M/A/E - Mutual Access Esmnt
- SW/E - Sidewalk Easement

NOTE: ALL MONUMENTS SET ARE CAPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"



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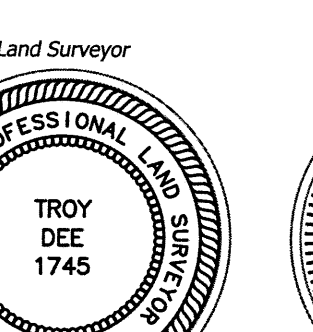
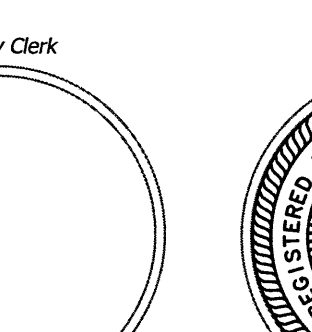
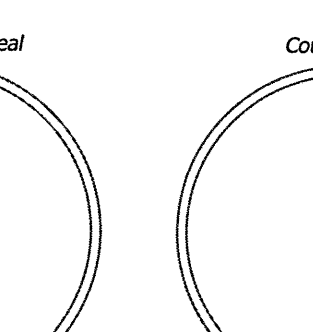
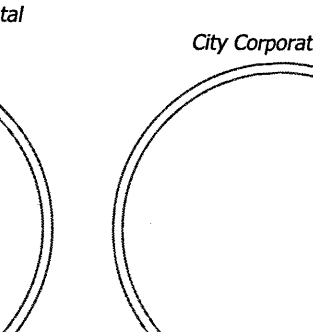
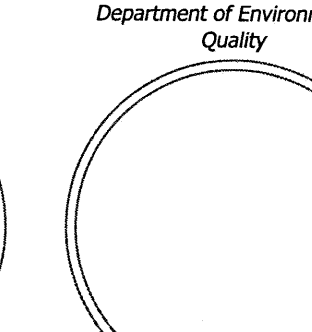
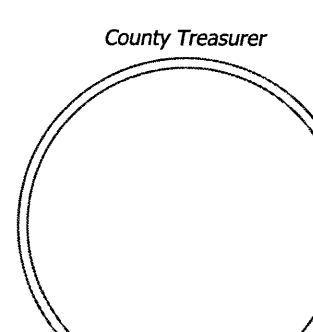
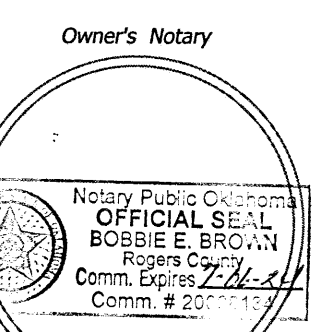
Line Table			
Line #	Direction	Length	
E1	S 58°48'38" W	140.54'	
E2	S 01°11'22" E	105.13'	
E3	S 01°11'22" E	88.89'	
E4	S 88°48'38" W	57.84'	
E5	N 31°11'22" W	79.37'	
E6	N 31°11'22" W	79.13'	



Curve Table: Lot				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	43.00	45.03	S61°11'22"E	43.00

BM #1
From point of commencement,
S 1°09'55" E 1091.77' to a point on Elm
Street, thence N 88d50'5" E 8.93' to a
MAG NAIL on the west side of the street.
N:397776.409
E:2619357.288
Z:802.485

BM #2
From point of commencement,
S 1°09'55" E 610.88' to a point on Elm
Street, thence S 88d50'5" W 48.15 to a
MAG NAIL on the west side of the street.
N:398256.404
E:2619308.296
Z:812.355



BASIS OF BEARING:
EAST LINE OF LOT 1 PER THE PLAT (S00°07'37"E).

ALL COORDINATES ARE BASED ON OKLAHOMA STATE
PLANE GRID NORTH 'NAD 83' AND REALIZATION ALL
ELEVATIONS ARE BASED ON NAVD 88

CITY OF BROKEN ARROW
DETENTION DETERMINATION LETTER - DD-020322-09

CONTACT LIST

OWNER'S REPRESENTATIVE
CONTACT: STEVE BAKER
REGENT BANK
7136 SOUTH YALE, SUITE 100
TULSA, OKLAHOMA 74136
EMAIL: SBAKER@BANKREGENT.COM

CIVIL ENGINEER
CEDAR CREEK CONSULTING
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
OK CA 5864
EXP: 06.30.18
CONTACT: JASON EMMETT, P.E. (24002)
PHONE: (405) 405.4622

ACCEPTANCE OF DEDICATION TULSA COUNTY

Be it resolved by the Board of Commissioners, The County of Tulsa, that the dedications shown on the attached plat of REGENT CORNER - PUD 156, are hereby approved.

Adopted by the Board of Commissioners, The County of Tulsa, This 28th day of January, 2024.

Chairman _____ Member _____ Member _____

ATTEST:

County Clerk

SURVEYOR'S CERTIFICATE

I, Troy Dee, a Licensed Professional Land Surveyor No. 1745 do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of REGENT CORNER - PUD 156, an addition to Tulsa County, Oklahoma, consisting of two sheets, represents a survey made under my supervision, and that the monuments shown thereon actually exist and their positions are correctly shown.

Troy Dee
Troy Dee
Licensed Professional Land Surveyor Oklahoma No. 1745 7304 NW 164th St., Suite #5,
Edmond, OK 73013
(405) 802-7883

STATE OF OKLAHOMA)
JSS:)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 6th day of December, 2023, personally appeared Troy Dee to me known to be the identical person who executed 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.

WITNESS my hand and notarial seal the day and year last above written,

Stephen Dwyane Quality
Notary Public

My Commission Number is, 20013172.

My Commission Expires the 23rd day of OCTOBER, 2024.

NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
- Monuments set for Lot Corners and the Road Center Line shall be as follows:
Paved surfaces - A Magnetic Nail with a Washer stamped "GOLDEN CA 7263"
Unpaved surfaces - A 1/2" Iron Rod with a Plastic Cap Stamped "GOLDEN CA 7263"
- The proposed roadways shown on this plat will adhere to the county standard road specifications.
- Said described property is located within an area having a Zone Designation "X" (unshaded) by FEMA, on Flood Insurance Rate Map No. 40143C0385M, dated 9/30/2016.
- There are no oil or gas wells, plugged or unplugged, on this site. Information obtained using Oklahoma Corporation Commission Well Data Finder.

0 25' 50' 100'
1" = 50'
U.S. Survey Feet

Prepared By

**GOLDEN
LAND SURVEYING**

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date = 6/30/2024
Telephone: (405) 802-7883 Email: troy@goldenls.com

BA PROJECT NUMBER: PR-000199-2023 Job No.21618 Sheet 1 Of 2

FINAL PLAT
of

REGENT CORNER - PUD 156

A Subdivision of the Northeast Quarter (NE/4), Section Three (3), Township Fourteen (18) North
Range Eighteen (14) East of the Indian Meridian, Tulsa County, Oklahoma

SECTION I. EASEMENT AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS 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 POLES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENTS FOR EACH OF SUCH FACILITIES AND 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, 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 THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR 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 OBSTRUCTION.

B. UNDERGROUND SERVICE

- 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-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.
- 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 AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICES 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 INSTALLATION OF SUCH A SERVICE CABLE OR GAS 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 AS 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.
- 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 EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR 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 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.
- 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 OF HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTED OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS FROM THE CONTOURS EXISTING UPON THE COMPLETION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, IF THE GROUND ELEVATIONS ARE ALTERED FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER OR SEWER MAIN, ALL GROUND LEVEL APERTURES, TO INCLUDE VALVE BOXES, FIRE HYDRANTS AND MANHOLES WILL BE ADJUSTED TO THE NEW GRADE BY THE OWNER OR AT THE OWNER'S EXPENSE.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATIONS OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.
- ANY PRIVATE STORM SEWER WITHIN THIS PLAT WILL NOT BE MAINTAINED BY THE CITY AND IS THE RESPONSIBILITY OF THE BUSINESS OWNERS ASSOCIATION.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF "REGENT CORNER" SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), 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 ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE BUSINESS OWNERS ASSOCIATION.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. STORM SEWER EASEMENT, AND RESERVE A

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF BROKEN ARROW, OKLAHOMA, THE OWNER HEREBY DEDICATES TO THE PUBLIC, AN HEREIN ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "SD/E" OR "STORM DRAINAGE EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING STORM SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT. MAINTENANCE RESPONSIBILITIES OF RESERVE "A" SHALL BE SET FORTH BY THE BUSINESS OWNERS ASSOCIATION. RESERVE "A" SHALL BE STRICTLY USED FOR DETENTION. ALL OTHER USES OTHER THAN STORMWATER DETENTION ARE PROHIBITED.

G. BUSINESS OWNERS ASSOCIATION

THE BUSINESS OWNERS ASSOCIATION SHALL BE PUT FORTH BY A REPRESENTEE OF REGENT BANK, AND SAID BUSINESS OWNERS ASSOCIATION SHALL MAINTAIN ALL PRIVATE SHARED UTILITIES, AND COMMON AREAS WITHIN THIS PLAT.

SECTION II. PLANNED UNIT DEVELOPMENT STANDARDS

WHEREAS, "REGENT CORNER" IS SUBMITTED AS PART OF "TRACT A" OF PLANNED UNIT DEVELOPMENT 156 (PUD #156) PURSUANT TO THE BROKEN ARROW ZONING ORDINANCES OF THE CITY OF BROKEN ARROW, OKAHOMA (THE "BROKEN ARROW ZONING CODE"); AND

WHEREAS, PUD #156 WAS APPROVED BY THE BROKEN ARROW PLANNING COMMISSION AND BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKAHOMA ON MARCH 21, 2005; AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THIS SUBDIVISION FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS IN TITLE AND THE CITY OF BROKEN ARROW, OKLAHOMA; AND AMENDMENTS THERETO; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO; AND

THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, BINDING UPON THE OWNER AND ITS SUCCESSORS IN TITLE AND ENFORCEABLE BY THE OWNER, ANY PERSON OWNING A LOT WITHIN "REGENT CORNER", AND BY THE CITY OF BROKEN ARROW, OKLAHOMA, AS HEREINAFTER SET FORTH.

PERMITTED USES: AS PERMITTED BY RIGHT WITHIN A C-5 DISTRICT BY EXCLUDING SEXUALLY ORIENTED BUSINESSES AND MINI-STORAGE

MAXIMUM FLOOR AREA RATIO: NO LIMITATION, PROVIDED THAT THE AGGREGATE COMMERCIAL FLOOR AREA OF THE PLANNED UNIT DEVELOPMENT DOES NOT EXCEED 2,529,311 SQ. FT,

MAXIMUM FLOOR AREA: GOVERNED BY PARKING AND OPEN SPACE REQUIREMENTS.

MAXIMUM BUILDING COVERAGE: GOVERNED BY PARKING AND OPEN SPACE REQUIREMENTS.

MAXIMUM BUILDING HEIGHT: NO LIMITATION

MINIMUM STREET FRONTAGE: NO LIMITATION

MINIMUM LOT SIZE; NO LIMITATION

MINIMUM BUILDING SETBACKS:

FROM ARTERIAL OR EXPRESSWAY RIGHT OF WAY WITH PARKING IN FRONT OF THE BUILDING	50 FT
FROM ARTERIAL STREET OR EXPRESSWAY RIGHT OF WAY WITH 20 FEET OF LANDSCAPED AREA PROVIDED ADJACENT TO THE RIGHT-OF-WAY AND NO PARKING IN FRONT OF THE BUILDING	20 FT
FROM PUBLIC OR PRIVATE COLLECTOR OR MINOR STREET RIGHT OF WAY	25 FT
FROM HIGH-PRESSURE PIPELINES: 50 FT FROM THE EDGE OF PIPELINE STRUCTURE EXISTING AT THE DATE OF THE RECORDING OF THE SUBDIVISION PLAT	
FROM REMAINING PERIMETER BOUNDARY OF THE PUD:	17.5 FT
FROM INTERNAL BOUNDARIES (PROVIDED BUILDING CODE REQUIREMENTS ARE MET)	0 FT

PARKING:

AS REQUIRED BY THE BROKEN ARROW ZONING ORDINANCE FOR THE APPLICABLE USE, EXCEPT THAT HOTEL/MOTEL USE SHALL REQUIRE 1.2 SPACES PER ROOM PLUS 1 SPACE PER 100 SQ. FT. OF ACCESSORY COMMERCIAL AREA INCLUDING BUT NOT LIMITED TO RESTAURANT, LOUNGE, AND CONFERENCE FACILITIES. AS A PART OF SITE PLAN REVIEW, A LESSER PARKING REQUIREMENT MAY BE APPROVED WHERE MULTIPLE USES MAY BE CONVENIENTLY ACCESSED FROM THE PROPOSED ONSITE PARKING AND A REDUCTION IN PARKING DEMAND CAN BE DEMONSTRATED AND/OR WHERE AVAILABLE PARKING IS PROVIDED OFFSITE.

EXTERIOR BUILDING MATERIAL:MASONRY EXTERIORS SHALL BE REQUIRED AS SET FORTH WITHIN THE BROKEN ARROW ZONING ORDINANCE

MINIMUM LANDSCAPED AREA: 10% OF NET LOT AREA, PROVIDED HOWEVER, THAT REQUIRED LANDSCAPED AREA MAY BE LOCATED WITHIN THE LOT AND/OR FROM AN OFF-SITE LOCATION.

OTHER BULK AND AREA REQUIREMENTS:AS PROVIDED WITHIN A C-5 DISTRICT

SIGNAGE:AS PROVIDED WITHIN THE BROKEN ARROW ZONING ORDINANCE

EXTERIOR LIGHTING:AS PROVIDED WITHIN THE BROKEN ARROW ZONING ORDINANCE

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION 1. EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHT PERTAINING THERETO. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE AND SHALL INURE TO THE BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND TO THE CITY OF BROKEN ARROW. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I OR II, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF BROKEN ARROW, TO MAINTAIN ANY ACTION AT LAW OF IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING AT ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND 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 HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF A MAJORITY OF THE LAND WITHIN THE SUBDIVISION AND WITH THE CONCURRENCE OF THE CITY OF BROKEN ARROW.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART 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.