

CONDITIONAL FINAL PLAT

ATTIC STORAGE OF BROKEN ARROW

PUD - 284

Tract of Land That is Part of the West Half of the Southwest Quarter of the Creek Turnpike Right-of-Way in Section Thirty Four (34), Township Eighteen (18) North, Range Fourteen (14) East, City of Broken Arrow, Tulsa County, State of Oklahoma.

PROPERTY OWNER

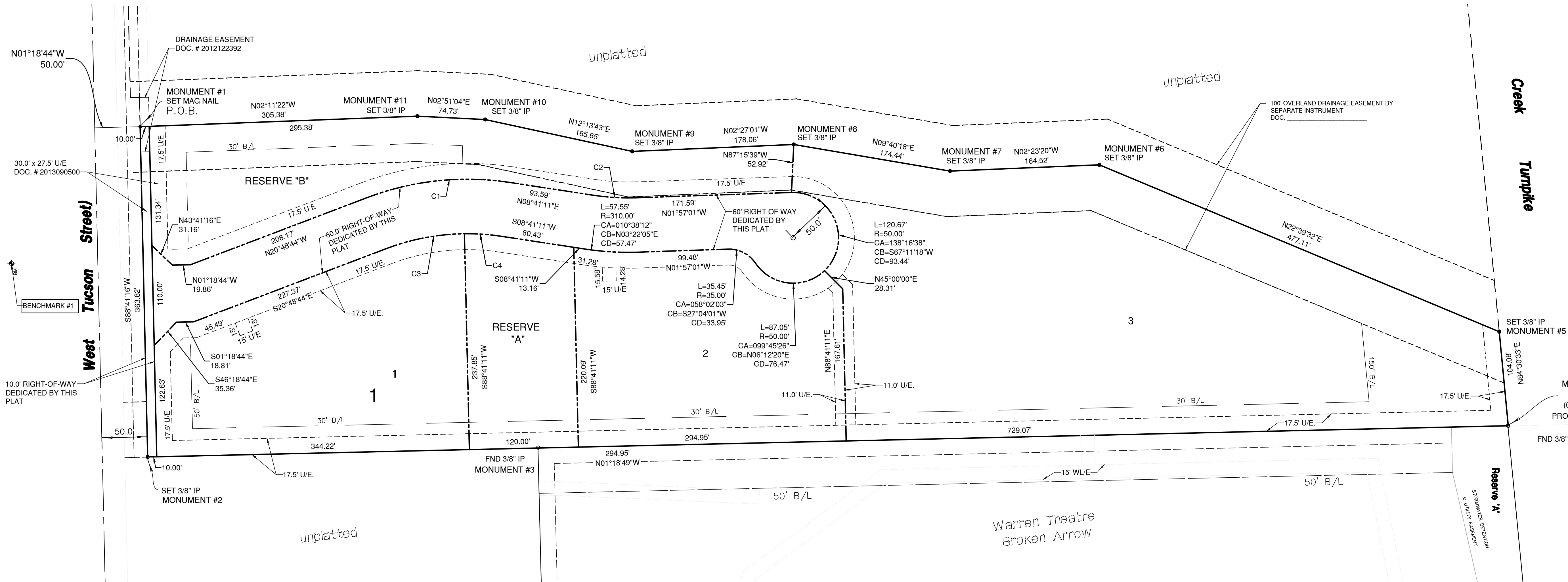
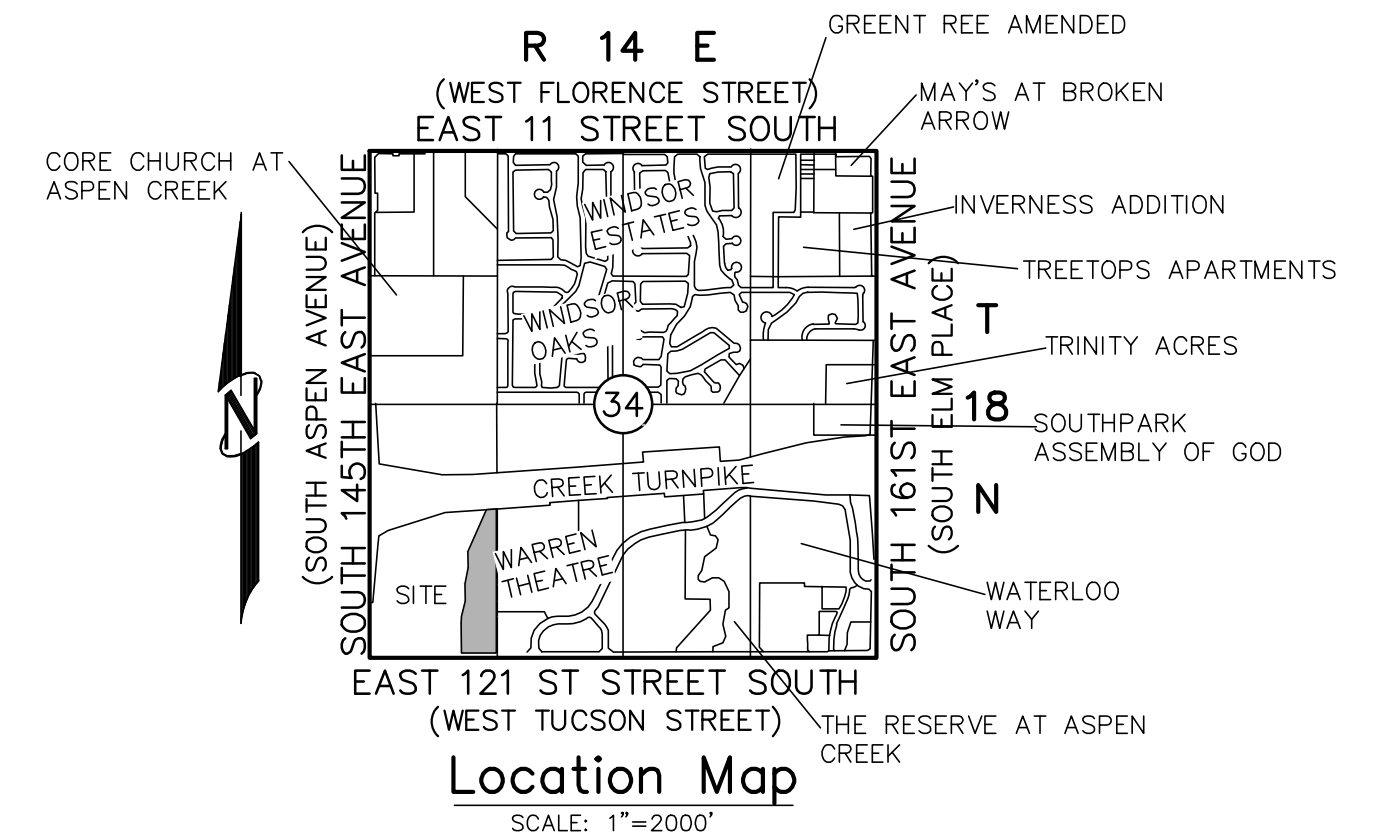
ATTIC STORAGE, BA, LLC
12150 E. 96th STREET NORTH
OWASSO, OK 74055
CONTACT: ROGERS STRICKLAND
(816) 223-3432
E-MAIL: rogers@stricklandconstruction.com

SURVEYOR

SISEMORE WEISZ & ASSOCIATES, INC.
6111 East 32nd Place
Tulsa, OK 74135
PH (918) 665-3600
E-mail: scollins@sw-assoc.com
CA No. 2421 Renewal: June 30, 2019

ENGINEER

KHOURY ENGINEERING, INC.
1435 East 41st Street
Tulsa, Oklahoma 74105
PH (918) 712-8768
E-mail: kenginc@khouryeng.com
CA No. 3751 Renewal: June 30, 2019



MONUMENTS DATA		
#	NORTHING	EASTING
1	367118.0838	2615742.0252
2	367126.4154	2616105.7505
3	367556.0824	2616095.8981
4	368624.2499	2616071.4046
5	368614.2907	2615967.8033
6	368174.0047	2615783.9988
7	368009.6277	2615790.8563
8	367837.6670	2615761.5500
9	367659.7698	2615769.1625
10	367497.8784	2615734.0757
11	367423.2409	2615730.3586

LOT SUMMARY

Lot 1: 66,008.33 SF (1.515 AC)
Lot 2: 59,812.14 SF (1.373 AC)
Lot 3: 177,392.15 SF (4.072 AC)
Reserve "A": 27,634.40 SF (0.634 AC)
Reserve "B": 58,394.48 SF (1.341 AC)
R.O.W. DEDICATION: 53,110.96 SF (1.219 AC)

BASIS OF BEARING

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF SECTION 34 AS NORTH 88°41'16" EAST. GRID BEARINGS AND THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

ADDRESSES

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

BENCHMARK

CHISELED SQUARE ON CURB. ELEV 660.64 (NAVD 88)
N= 366976.4110; E=2615892.9400

FLOOD NOTE

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40131C0450M, MAP EFFECTIVE: SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE X WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STORMWATER DISPOSITION NOTE

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD- 111618-42, DATED NOVEMBER 16, 2018

CURVE DATA					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	159.60'	310.00'	29°29'55"	S06°03'46"E	157.85'
C2	46.41'	250.00'	10°38'12"	N03°22'05"E	46.34'
C3	87.70'	250.00'	20°05'56"	N10°45'45"W	87.25'
C4	41.01'	250.00'	09°23'58"	N03°59'12"E	40.97'

APPROVED

BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA

Mayor

Attest: City Clerk

ATTIC STORAGE OF BROKEN ARROW, Tulsa County
CONDITIONAL FINAL PLAT - March 4 2019
Sheet 1 of 2

CASE # -----

DEED OF DEDICATION AND DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

ATTIC STORAGE, BA, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY (THE "OWNER") IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) LYING SOUTHERLY OF THE CREEK TURNPIKE RIGHT-OF-WAY IN SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH 88°41'16" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 34 FOR 956.72 FEET; THENCE NORTH 01°18'44" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST STREET SOUTH (WEST TUCSON STREET) AND THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 02°11'22" WEST FOR 305.38 FEET; THENCE NORTH 02°51'04" EAST FOR 74.73 FEET; THENCE NORTH 12°13'43" EAST FOR 165.65 FEET; THENCE NORTH 02°27'01" WEST FOR 178.06 FEET; THENCE NORTH 09°40'18" EAST FOR 174.44 FEET; THENCE NORTH 02°23'20" WEST FOR 164.52 FEET; THENCE NORTH 22°39'32" EAST FOR 477.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CREEK TURNPIKE; THENCE NORTH 84°30'33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 104.08 FEET TO A POINT; SAID POINT BEING NORTH 01°18'49" WEST A DISTANCE OF 0.39 FEET FROM THE NORTHWEST CORNER AND THE WESTERLY LINE OF WARREN THEATER BROKEN ARROW, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°18'49" EAST ALONG THE NORTHERLY EXTENSION OF SAID WESTERLY LINE, ALONG SAID WESTERLY LINE, AND A SOUTHERLY EXTENSION THEREOF, FOR 1498.23 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST STREET SOUTH (WEST TUCSON STREET); THENCE SOUTH 88°41'16" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING 50.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 34, FOR 353.82 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE OWNER HAS CAUSED THE SUBJECT PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS AND BLOCKS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "ATTIC STORAGE OF BROKEN ARROW", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (HEREINAFTER "THE "SUBDIVISION").

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHT-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT 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 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 AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVE 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. THE OWNER HEREIN IMPOSE A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND ITS RESPECTIVE SUCCESSORS IN TITLE TO THE SUBDIVISION 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 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 THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE BOUNDARY OF THE SUBDIVISION, IF LOCATED WITHIN A UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. 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 THE UTILITY EASEMENTS. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN 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 THE LOT, PROVIDED THAT UPON THE 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, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

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

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 WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICE, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, AND SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.

2. WITHIN THE UTILITY 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 SEWERS, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS OR STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, 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, HIS AGENTS OR CONTRACTORS.

4. 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 UNDERGROUND WATER MAINS, SANITARY SEWER, OR STORM SEWERS MAINS FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

1. 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.

2. 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 OWNERS AGENTS OR CONTRACTORS.

3. 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.

E. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

THE PLATTED 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. THE LOT OWNER SHALL NOT 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 E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND THE CITY OF BROKEN ARROW, OKLAHOMA.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO PUBLIC STREETS 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 CITY OF BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSOR, AND 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.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT 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 HOWEVER, THE CITY OF BROKEN ARROW, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED ALONG EAST TUCSON STREET, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE SIDEWALKS SHALL CONSTRUCT SIDEWAYS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS.

I. RESERVES "A" & "B" - STORMWATER DETENTION EASEMENT

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

2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE STORMWATER DETENTION EASEMENT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE STORMWATER DETENTION EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT UNLESS APPROVED BY THE CITY OF BROKEN ARROW.

4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER OF THE LOT, 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 OF THE LOT IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS NOT EXCEEDING FOUR WEEKS.
- 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 FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. LANDSCAPING, APPROVED BY THE CITY OF BROKEN ARROW, SHALL BE ALLOWED WITHIN THE STORMWATER DETENTION EASEMENT.

6. IN THE EVENT THE OWNER OF THE LOT 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 THE GRADE OR CONTOUR WITHIN THE DETENTION EASEMENT, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE OWNER OF THE LOT. IN THE EVENT THE OWNER OF THE LOT 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 WITHIN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PROPERTY PLATTED HEREBY AS ATTIC STORAGE OF BROKEN ARROW WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 284) AS PROVIDED WITHIN BROKEN ARROW ZONING CODE, AND

WHEREAS PUD NO. 284 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BROKEN ARROW PLANNING COMMISSION ON DECEMBER 20, 2018, AND APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA ON JANUARY 15, 2019.

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INJURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA.

THEREFORE, THE OWNER HEREBY IMPOSES THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

J. USE OF LAND

THE DEVELOPMENT OF ATTIC STORAGE SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS AND THE BROKEN ARROW ZONING CODE AS SUCH PROVISIONS EXISTED ON JANUARY 15, 2019

K. DEVELOPMENT AREA A STANDARDS

- 1. PERMITTED USES: AS PERMITTED WITHIN THE CH ZONING DISTRICTS.
- 2. MAXIMUM BUILDING FLOOR AREA : AS PERMITTED WITHIN THE CH ZONING DISTRICTS.
- 3. MAXIMUM BUILDING HEIGHT: AS PERMITTED WITHIN THE CH ZONING DISTRICTS
- 4. PARKING RATIO: AS REQUIRED BY THE APPLICABLE USE AS SET FORTH WITHIN THE BROKEN ARROW ZONING CODE, EXCEPT THAT PARKING SPACES WITHIN THE FENCED AREA WILL BE USED FOR EMPLOYEES AND FOR VEHICLES AWAITING REPAIRS. SPACE USED FOR VEHICLES AWAITING REPAIRS SHALL BE EXCLUDED FROM THE REQUIRED NUMBER OF PARKING SPACES.
- 5. MINIMUM BUILDING SETBACKS:
 - FROM R.O.W. LINE OF WEST TUCSON STREET50.0 FEET
 - FROM WEST BOUNDARY OF D.A. "A" 30.0 FEET
 - EAST BOUNDARY OF D.A. "A"..... 30.0 FEET
 - 0.0 FEET WHEN ABUTTING CH ZONING
 - NORTH BOUNDARY OF PUD 0.0 FEET
- 6. SIGNAGE: ONE FREESTANDING SIGN NOT EXCEEDING A HEIGHT OF 18-FT AND A PANEL SIZE NOT EXCEEDING 300 SQUARE FEET IS PERMITTED ALONG THE FRONTAGE OF THE LOT. THE SIGN SHALL HAVE A MONUMENT BASE MADE OF SIMILAR MATERIALS AS THE MAIN STRUCTURE/BUILDING ON THAT LOT. THE MINIMUM SIGN SETBACK SHALL BE COMPLY WITH THE CURRENT ZONING CODE.

C. DEVELOPMENT AREA B STANDARDS

- 1. PERMITTED USES: AS PERMITTED WITHIN THE IL ZONING DISTRICTS; EXCEPT THAT SEXUALLY ORIENTED BUSINESS SHALL NOT BE A PERMITTED USE.
- 2. MAXIMUM BUILDING FLOOR AREA : AS PERMITTED WITHIN THE IL ZONING DISTRICTS.
- 3. MAXIMUM BUILDING HEIGHT: AS PERMITTED WITHIN THE IL ZONING DISTRICTS
- 4. PARKING RATIO: AS REQUIRED BY THE APPLICABLE USE AS SET FORTH WITHIN THE BROKEN ARROW ZONING CODE.
- 5. MINIMUM BUILDING SETBACKS:
 - FROM CREEK TURNPIKE150.0 FEET
 - FROM WEST BOUNDARY OF D.A. "B" 50.0 FEET
 - EAST BOUNDARY OF PUD 30.0 FEET
 - NORTH BOUNDARY OF PUD 0.0 FEET
- 6. SIGNAGE: ONE FREESTANDING SIGN NOT EXCEEDING A HEIGHT OF 18-FT AND A PANEL SIZE NOT EXCEEDING 100 SQUARE FEET IS PERMITTED ALONG THE FRONTAGE OF THE LOT. THE SIGN SHALL HAVE A MONUMENT BASE MADE OF SIMILAR MATERIALS AS THE MAIN STRUCTURE/BUILDING ON THAT LOT. THE MINIMUM SIGN SETBACK SHALL BE COMPLY WITH THE CURRENT ZONING CODE.

D. LANDSCAPE AND SCREENING STANDARDS

THE ATTIC STORAGE LANDSCAPING PLAN WILL BE DESIGNED IN ACCORDANCE WITH THE BROKEN ARROW ZONING ORDINANCE EXCEPT AS NOTED HEREIN. ANY LANDSCAPE MATERIAL THAT FAILS SHALL BE REPLACED IN ACCORDANCE WITH SECTION 5.2 C.4 OF THE ZONING ORDINANCE.

THE WIDTH OF THE INTERNAL LANDSCAPED AREAS FOR DEVELOPMENT AREA B SHALL BE NO LESS THAN 10 FEET MEASURED FROM THE BACK OF PARKING LOT CURB TO THE LOT LINE.

THE MINI-STORAGE FACILITY SHALL BE COMPLETELY ENCLOSED WITH A MASONRY PERIMETER FENCEWALL. THE WALL CONSISTS OF METAL PANEL SCREENING WITH STUCCO FINISH ON EXTERIOR FACE. THE INTERIOR FACE WILL BE PAINTED TO MATCH THE BUILDING. AN ELEVATION FOR THE FENCE/WALL IS SHOWN IN EXHIBIT A.

THE WIDTH OF THE INTERNAL LANDSCAPED AREAS FOR DEVELOPMENT AREA A SHALL BE NO LESS THAN 10 FEET MEASURED FROM THE PARKING LOT BACK OF CURB TO THE LOT LINE. THE LANDSCAPE BUFFER ALONG WEST TUCSON STREET SHALL NOT BE LESS THAN 10 FEET IN WIDTH.

AT LEAST ONE (1) TREE SHALL BE PROVIDED PER 50 LINEAR FEET ALONG WEST TUCSON STREET. A MINIMUM OF 10 FEET WIDE LANDSCAPE EDGE IS REQUIRED ALONG WEST TUCSON STREET FRONTAGE. ALL TREES WILL BE SELECTED FROM THE APPROVED TREE LIST CONTAINED IN THE

BROKEN ARROW ZONING CODE; TREES REQUIRED BY CODE WILL BE PLANTED AT A MINIMUM SIZE OF 2 CALIPER. AT LEAST 50 PERCENT OF THE REQUIRED TREES WILL BE LARGE TREES AS IDENTIFIED IN THE ZONING ORDINANCE. SHRUBS REQUIRED BY CODE WILL BE PLANTED AT A MINIMUM 3-GALLON CONTAINER SIZE. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM, AND MAINTAINED PER REQUIREMENTS OF THE BROKEN ARROW ZONING ORDINANCE.

ALL MECHANICAL AND HVAC EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING CODE.

OUTDOOR REFUSE COLLECTION RECEPTACLES WILL NOT BE LOCATED WITHIN A REQUIRED SETBACK. EACH REFUSE COLLECTION RECEPTACLE SHALL BE SCREENED FROM VIEW ON ALL SIDES BY A DURABLE SIGHT-OBSCURING ENCLOSURE CONSISTING OF AN OPAQUE FENCE OR WALL OF BETWEEN SIX FEET (6') AND EIGHT FEET (8') IN HEIGHT. WHERE THE ACCESS TO THE ENCLOSURE IS VISIBLE FROM ADJACENT STREETS OR RESIDENTIAL PROPERTIES, THE ACCESS SHALL BE SCREENED WITH AN OPAQUE GATE.

E. ACCESS

THE MAIN ACCESS TO THE ATTIC STORAGE, B.A. PUD WILL BE FROM A NEW PUBLIC STREET THAT WILL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE CITY OF BROKEN ARROW STANDARDS. THE ACCESS WILL BEGIN ON WEST TUCSON STREET AS SHOWN ON EXHIBIT A. A SHARED MUTUAL ACCESS EASEMENT BETWEEN THE LOTS WILL BE INDICATED ON THE NEW PLAT. IN ORDER TO ALIGN THE PROPOSED STREET WITH EXISTING S. SYCAMORE AVENUE, THE SEPARATION BETWEEN THE CENTERLINE OF THE PROPOSED STREET AND THE EXISTING DRIVEWAY SERVING THE WARREN THEATER IS APPROXIMATELY 200 FEET. THIS DISTANCE IS LESS THAN 250 FEET AS REQUIRED BY THE CITY OF BROKEN ENGINEERING DESIGN CRITERIA.

F. EXTERIOR SITE LIGHTING

ALL EXTERIOR SITE LIGHTING SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF BROKEN ARROW REQUIREMENTS. BEFORE ANY EXTERIOR LIGHT POLE OR BUILDING WALL PACK IS INSTALLED, A PHOTOMETRIC STUDY SHALL BE SUBMITTED TO THE CITY OF BROKEN ARROW DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL.

G. EXTERIOR BUILDING MATERIALS

THE BUILDING FACADES FACING THE PUBLIC RIGHT-OF-WAYS, ESPECIALLY W. TUCSON STREET AS AN ARTERIAL STREET, SHALL BE FINISHED WITH MASONRY.

H. DETAILED SITE PLAN REVIEW

A DETAILED SITE PLAN IS REQUIRED FOR APPROVAL BY THE CITY OF BROKEN ARROW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON THIS DEVELOPMENT. THE APPLICANT SHALL SUBMIT THE SITE PLAN TO THE CITY AND SUPPLY ALL INFORMATION REQUIRED

SECTION III. 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 AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I. 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 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 CITY OF BROKEN ARROW, OKLAHOMA AND THE OWNER AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS. IF THE OWNER OR ITS RESPECTIVE SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR THE CITY OF BROKEN ARROW OR ANY OWNER OF ANY PART OF THE SUBDIVISION 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 TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW, IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY ANY OWNER OF ANY PART OF THE SUBDIVISION WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN SECTION II, AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. 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 HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, 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 SECTION II. 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.

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

IN WITNESS WHEREOF, THE OWNER HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF APRIL, 2019.

ATTIC STORAGE, BA, LLC
an Oklahoma Limited Liability Company

By _____
PETE KOURTIS, MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF APRIL, 2019, BY PETE KOURTIS AS MANAGER OF ATTIC STORAGE, BA, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

I, SHAWN A. COLLINS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "ATTIC STORAGE OF BROKEN ARROW", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

SHAWN A. COLLINS
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788



STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF APRIL, 2019, BY SHAWN COLLINS, AS A LICENSED LAND SURVEYOR.

NOTARY PUBLIC

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____