

PRELIMINARY PLAT TIMBER RIDGE BUSINESS PARK - AMENDED

A RESUBDIVISION OF LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BLOCK 1, TIMBER RIDGE BUSINESS PARK, BEING A PART OF THE W/2 OF THE NE/4 OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

PUD 000723-2023

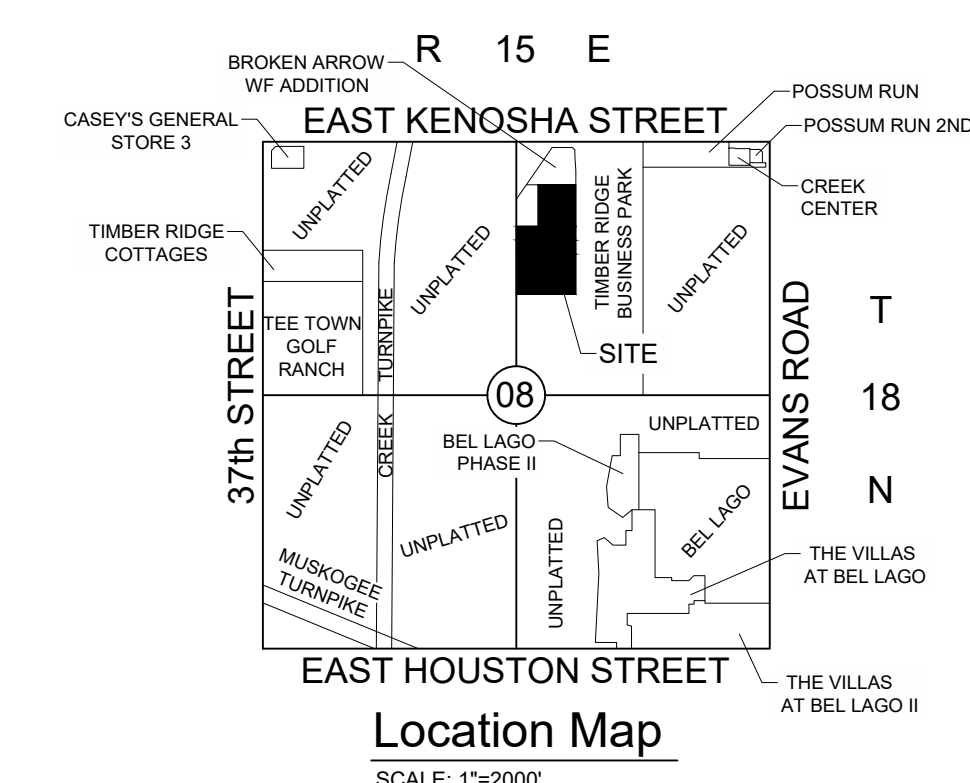
OWNERS:
Timber Wolf Excavating, LLC
520 North 45th Place
Broken Arrow, Oklahoma, 74014
CONTACT: TYLER BARLOW

Kirk & Sherri Hamilton
8112 South Winwood Lane
Broken Arrow, Oklahoma, 74014
CONTACT: KIRK OR SHERRI HAMILTON

Blue House Marketing Group, Inc.
520 West Main Street
Broken Arrow, Oklahoma, 74014
CONTACT: DANIELLE COCKRELL

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
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OK CA NO. 1460, EXPIRES 6/30/2023
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CURVE TABLE					
CURVE #	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD BEARING (CB)	CHORD DISTANCE (CD)
C1	39.22'	25.00'	89°52'45"	S43°44'09"W	35.32'
C2	27.68'	135.00'	11°44'50"	S04°40'12"W	27.63'
C3	15.38'	75.00'	11°44'50"	N04°40'12"E	15.35'
C4	20.50'	100.00'	11°44'50"	S04°40'12"W	20.47'
C5	25.63'	125.00'	11°44'50"	N04°40'12"E	25.58'
C6	39.32'	25.00'	90°07'15"	S46°15'51"E	35.39'
C7	39.22'	25.00'	89°52'45"	N43°44'09"E	35.32'
C8	39.32'	25.00'	90°07'15"	S46°15'51"E	35.39'
C9	39.22'	25.00'	89°52'45"	S43°44'09"W	35.32'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	17.04'	S 01°12'13" E
L2	59.72'	S 88°47'47" W
L3	42.00'	N 01°19'28" W
L4	17.60'	S 88°47'47" W
L5	17.61'	N 88°47'47" E
L6	42.00'	N 01°19'28" W
L7	60.03'	N 88°47'47" E
L8	16.96'	S 01°12'13" E

Lot Area Table (Block 1)		
Lot #	Area	(ACRE)
1	26,557.64	0.61
2	25,793.33	0.59
3	43,249.97	0.99
4	42,463.38	0.97
5	42,436.33	0.97
6	49,776.89	1.14

Lot Area Table (Block 2)		
Lot #	Area	(ACRE)
1	24,067.81	0.55
2	21,811.58	0.50
3	37,978.62	0.87
4	38,030.11	0.87
5	23,195.57	0.53
6	23,936.87	0.55

Lot Area Table (Block 3)		
Lot #	Area	(ACRE)
1	26,583.25	0.61
2	25,783.67	0.59
3	25,783.66	0.59
4	33,475.10	0.77

LEGEND
B/L = BUILDING SETBACK
BK = BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
ESMT. = EASEMENT
U/E = UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
~XXXX~ = ADDRESS

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS SIXTEEN (16) LOT IN THREE (3) BLOCKS.
SUBDIVISION CONTAINS 611,038 SF (14.03 ACRES)

MONUMENTATION
3/8" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BENCHMARK
3/8" IRON PIN IN PAVEMENT AT CENTERLINE OF NORTH 45TH PLACE
R/W EAST OF LOT 10, BLOCK 1, TIMBER RIDGE BUSINESS PARK
NORTHING=393561.69
EASTING=2638589.47
ELEV=652.04

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.
VERTICAL DATUM NAVD 1988

ADDRESS NOTE
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.

FLOODPLAIN NOTE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 40145C0115J, WITH A MAP REVISION DATE OF SEPTEMBER 30, 2016, FOR WAGONER COUNTY, OKLAHOMA AND INCORPORATED AREAS SHOWS NO FLOODPLAIN ON SUBJECT PROPERTY.

DATE OF SURVEYOR'S LAST SITE VISIT:
DECEMBER 8, 2022

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO.: DD050123-28

BACKFLOW PREVENTER NOTE
"ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER." BROKEN ARROW ORDINANCE NO. 3527, SECTION 24303, ADOPTED MAY 15, 2018.
ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma,

Mayor _____

Attest: City Clerk _____

ORIG SIZE:24"x36"

PLOT:5/19/23

\\civl-server\projects\24\0256 Timber Ridge Industrial Subdivision\Draw\PRODUCTION\PLAT\24\0256 DOD.dwg

PRELIMINARY PLAT

TIMBER RIDGE BUSINESS PARK - AMENDED

PUD 000723-2023

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT TIMBER WOLF EXCAVATING, LLC, KIRK AND SHERRI HAMILTON, AND BLUE HOUSE MARKETING GROUP INCORPORATED HEREINAFTER REFERRED TO AS THE "OWNERS/DEVELOPERS" ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, TO WIT:

TIMBER RIDGE BUSINESS PARK LOTS 7, 8, 9, AND 10, BLOCK 1.

OWNERS/DEVELOPERS HAVE CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO SIXTEEN (16) LOTS AND THREE (3) BLOCKS IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAVE DESIGNATED THE SUBDIVISION AS 'TIMBER RIDGE BUSINESS PARK - AMENDED', A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

SECTION I: STREETS, EASEMENTS AND UTILITIES

1.1 PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNERS/DEVELOPERS DO HEREBY DEDICATE FOR PUBLIC USE THE STREET AS DEPICTED ON THE ACCOMPANYING PLAT: AND DO FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENT OR "UIE", 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 AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERE TO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNERS/DEVELOPERS 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 THE PUBLIC STREET AND 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 OWNERS/DEVELOPERS HEREIN IMPOSE A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNERS/DEVELOPERS 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 SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING AND LANDSCAPING OR OTHER SIMILAR IMPROVEMENTS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

1.2 UNDERGROUND SERVICE

1.2.1 OVERHEAD POLES MAY BE LOCATED IN THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS. 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 EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT. THE OWNERS/DEVELOPERS DO HEREBY RESTRICT THE UTILITY EASEMENTS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT TO A SINGLE SUPPLIER OF ELECTRICAL SERVICE.

1.2.2 ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING 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 SAID EASEMENT.

1.2.3 UNDERGROUND SERVICE CABLES AND GAS SERVICE 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 THE INSTALLATION OF SUCH 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 RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

1.2.4 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 SUCH EASEMENTS SHOWN ON THE PLAT TO 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 RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

1.2.5 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 SUCH OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE

1.3 WATER AND SEWER SERVICE

1.3.1 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON HIS LOT.

1.3.2 WITHIN THE DEPICTED UTILITY EASEMENT AREA, 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

1.3.3 THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

1.3.4 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 THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.

1.3.5 THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION 1.3 SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.4 SURFACE DRAINAGE

THE LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM 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 THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1.4 SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

1.5 PAVING AND LANDSCAPING WITHIN EASEMENTS

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

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "TIMBER RIDGE BUSINESS PARK - AMENDED" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (TITLED PUD NO. 723) AS PROVIDED WITHIN SECTION 6.4 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA (ORDINANCE NO. 2931) AS AMENDED AND EXISTING ON MAY 16, 2023 (HEREINAFTER THE "BROKEN ARROW ZONING ORDINANCE"), WHICH PUD NO. 723 WAS APPROVED BY THE BROKEN ARROW PLANNING COMMISSION ON APRIL 27, 2023 AND APPROVED BY THE CITY OF BROKEN ARROW CITY COUNCIL, ON MAY 16, 2023; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING 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 OWNERS/DEVELOPERS DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDED FOR AN ORDERLY DEVELOPMENT AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS/DEVELOPERS, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA;

THEREFORE, THE OWNERS/DEVELOPERS DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS/DEVELOPERS, ITS SUCCESSOR AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH:

THE DEVELOPMENT OF "TIMBER RIDGE BUSINESS PARK-AMENDED" SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE AS SUCH PROVISIONS EXISTED ON MAY 16, 2023, OR AS MAY BE SUBSEQUENTLY AMENDED.

2.1 DEVELOPMENT STANDARDS - LOTS 4, 5, AND 6/BLOCK 1, BLOCK 2, AND BLOCK 3

2.1.1 THE SUBJECT LOTS ARE REGULATED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) AND WILL REQUIRE DEQ APPROVAL BEFORE ANY DEVELOPMENT IS POSSIBLE. SUBJECT LOTS SHALL BE GOVERNED BY THE CITY OF BROKEN ARROW ZONING ORDINANCE AND THE USE AND DEVELOPMENT REGULATIONS OF THE IL DISTRICT, EXCEPT AS HEREINAFTER MODIFIED.

2.1.2 PERMITTED USES: SEE SECTION 2.4

2.1.3 MINIMUM BUILDING SETBACKS:

FROM NORTH 45TH PLACE	30 FEET
FROM INTERNAL STREET	25 FEET
ABUTTING SAME DISTRICT	0 FEET
FROM ABUTTING NON-RESIDENTIAL DISTRICT	20 FEET

2.1.4 PARKING: AS PROVIDED IN ACCORDANCE WITH "SECTION 5.4 - OFF STREET PARKING AND LOADING" OF THE CITY OF BROKEN ARROW ZONING ORDINANCE.

2.1.5 SIGN STANDARD: AS PROVIDED IN ACCORDANCE WITH "SECTION 5.7 - SIGNS" OF THE CITY OF BROKEN ARROW ZONING ORDINANCE.

2.1.6 FENCING / SCREENING: AN 8-FOOT OPAQUE, SCREENING FENCE SHALL BE INSTALLED, IN ACCORDANCE WITH SECTION 5.2.E.2.C OF THE CITY OF BROKEN ARROW ZONING ORDINANCE, ALONG THE WEST BOUNDARY OF LOTS 4, 5, AND 6/BLOCK 1 AND LOT 4/BLOCK 3 WHERE ABUTTING AGRICULTURAL OR RESIDENTIAL ZONING.

2.2 DEVELOPMENT STANDARDS - LOTS 1 AND 2/BLOCK 1

2.2.1 THE SUBJECT LOTS SHALL BE GOVERNED BY THE CITY OF BROKEN ARROW ZONING ORDINANCE AND THE USE AND DEVELOPMENT REGULATIONS OF THE IL DISTRICT, EXCEPT AS HEREINAFTER MODIFIED:

2.2.2 PERMITTED USES: SEE SECTION 2.4

2.2.3 MINIMUM BUILDING SETBACKS:

FROM NORTH 45TH PLACE - SIDE YARD	25 FEET
FROM INTERNAL STREET	25 FEET
SIDE YARD ABUTTING SAME DISTRICT	0 FEET
SIDE YARD ABUTTING NON-RESIDENTIAL DISTRICT	20 FEET
REAR YARD	20 FEET

PARKING:

AS PROVIDED IN ACCORDANCE WITH "SECTION 5.4 - OFF STREET PARKING AND LOADING" OF THE CITY OF BROKEN ARROW ZONING ORDINANCE.

SIGN STANDARD:

AS PROVIDED IN ACCORDANCE WITH "SECTION 5.7 - SIGNS" OF THE CITY OF BROKEN ARROW ZONING ORDINANCE.

2.3 DEVELOPMENT STANDARDS - LOT 3/BLOCK 1

2.3.1 THE SUBJECT LOT SHALL BE GOVERNED BY THE CITY OF BROKEN ARROW ZONING ORDINANCE AND THE USE AND DEVELOPMENT REGULATIONS OF THE IL DISTRICT, EXCEPT AS HEREINAFTER MODIFIED:

2.3.2 PERMITTED USES: SEE SECTION 2.4

2.3.3 MINIMUM BUILDING SETBACKS:

FROM INTERNAL STREET	20 FEET
SIDE YARD ABUTTING SAME DISTRICT	0 FEET
SIDE YARD ABUTTING NON-RESIDENTIAL DISTRICT	20 FEET
REAR YARD ABUTTING RESERVE 'B'	0 FEET

2.3.4 PARKING:

AS PROVIDED IN ACCORDANCE WITH "SECTION 5.4 - OFF STREET PARKING AND LOADING" OF THE CITY OF BROKEN ARROW ZONING ORDINANCE.

2.3.5 SIGN STANDARD:

AS PROVIDED IN ACCORDANCE WITH "SECTION 5.7 - SIGNS" OF THE CITY OF BROKEN ARROW ZONING ORDINANCE.

2.4 TABLE OF ALLOWED USES

USE CATEGORY	USE TYPE
COMMUNITY SERVICE	GOVERNMENT ADMINISTRATION AND CIVIC BUILDINGS MUNICIPAL OR COMMUNITY RECREATION CENTER PUBLIC SAFETY FACILITY
EDUCATION	TRADE SCHOOL
PARKS AND OPEN SPACE	COMMUNITY PLAYFIELDS AND PARKS
TELECOMMUNICATION FACILITY	TOWER (INCLUDING ANY FACILITY WITH TOWER) BROADCASTING OR RECORDING STUDIO, (NO TOWER) TRANSMITTING STATION (NO TOWER)
TRANSPORTATION ON FACILITY	BUS AND PASSENGER TRAIN TERMINAL HELIPORT

UTILITY	UTILITY FACILITY, MAJOR UTILITY FACILITY, MINOR
ANIMAL SALES AND SERVICES	ANIMAL PET SHOP RETAIL ANIMAL TRAINING SCHOOL KENNEL VETERINARY CLINIC / ANIMAL HOSPITAL
FOOD AND BEVERAGE SERVICE	MICRO FOOD AND BEVERAGE PRODUCTION
OFFICE	OFFICE, BUSINESS OR PROFESSIONAL RESEARCH LABORATORY
RECREATION AND ENTERTAINMENT, INDOOR	FITNESS AND RECREATIONAL SPORTS CENTER GENERAL INDOOR RECREATION MAJOR ENTERTAINMENT FACILITY
PERSONAL SERVICES	DRY CLEANING AND LAUNDRY SERVICE
VEHICLES AND EQUIPMENT	BOAT AND/OR RV STORAGE CAR WASH GASOLINE SALES PARKING STRUCTURE VEHICLE SERVICE AND REPAIR, MAJOR VEHICLE SERVICE AND REPAIR, MINOR
INDUSTRIAL SERVICE	GENERAL INDUSTRIAL SERVICE
MANUFACTURING AND PRODUCTION	ASSEMBLY, LIGHT MANUFACTURING, LIGHT
WAREHOUSE AND FREIGHT MOVEMENT	MINI-STORAGE MOTOR FREIGHT TERMINAL OFFICE WAREHOUSE STORAGE YARD WAREHOUSE WHOLESALE ESTABLISHMENT
WASTE AND SALVAGE	RECYCLING CENTER (OUTDOOR AND INDOOR)

SECTION III: PROPERTY OWNER ASSOCIATION

3.1 MEMBERSHIP IN TIMBER RIDGE BUSINESS PARK PROPERTY OWNERS' ASSOCIATION, INC.

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT WITHIN "TIMBER RIDGE BUSINESS PARK - AMENDED" SHALL BE A MEMBER OF "TIMBER RIDGE BUSINESS PARK PROPERTY OWNERS' ASSOCIATION, INC.". A NONPROFIT CORPORATE ENTITY (HEREIN REFERRED TO AS THE "ASSOCIATION"), MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

4.1 ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS/DEVELOPERS, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS AND UTILITIES ARE SET FOR THE 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 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 BUSINESS PARK-AMENDED". IF THE UNDERSIGNED OWNERS/DEVELOPERS, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II., IT SHALL BE LAWFUL FOR THE CITY OF BROKEN ARROW, OKLAHOMA, OR ANY OWNER OF A PART OF THE LAND WITHIN "TIMBER RIDGE BUSINESS PARK-AMENDED" 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 BUSINESS PARK - AMENDED" 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.

4.2 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.

4.3 AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. 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. 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.

4.4 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.

\\civil-server\projects\24\0256 Timber Ridge Industrial Subdivision\Drawings\PRODUCTION\PLAT\24\0256 DOD.dwg PLOT:5/19/23 ORIG SIZE:24"x36"

PRELIMINARY PLAT

TIMBER RIDGE BUSINESS PARK - AMENDED

PUD 000723-2023

CERTIFICATES OF OWNERSHIP

IN WITNESS WHEREOF, TIMBER WOLF EXCAVATING, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

TIMBER WOLF EXCAVATING, LLC
AN OKLAHOMA CORPORATION

TYLER BARLOW, MANAGER

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY TYLER BARLOW, AS MANAGER OF TIMBER WOLF EXCAVATING, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

[SEAL]

IN WITNESS WHEREOF, BLUE HOUSE MARKETING GROUP, INC., AN OKLAHOMA CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

BLUE HOUSE MARKETING GROUP, INC
AN OKLAHOMA CORPORATION

DANIELLE COCKRELL, MANAGER

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY DANIELLE COCKRELL, AS MANAGER OF BLUE HOUSE MARKETING GROUP, INC., AN OKLAHOMA CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

[SEAL]

IN WITNESS WHEREOF, KIRK AND SHERRI HAMILTON , HUSBAND AND WIFE, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

KIRK HAMILTON, OWNER

SHERRI HAMILTON, OWNER

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY KIRK AND SHERRI HAMILTON AS HUSBAND AND WIFE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

[SEAL]

CERTIFICATE OF SURVEY

I, R. WADE BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, 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 TIMBER RIDGE BUSINESS PARK - AMENDED, A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2023.



R. WADE BENNETT
LICENSED PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2023, PERSONALLY APPEARED R. WADE BENNETT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

[SEAL]

CERTIFICATE OF THE WAGONER COUNTY TREASURER

I DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR ____ AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED "TIMBER RIDGE BUSINESS PARK - AMENDED".

SIGNED: _____ DATE: _____
WAGONER COUNTY TREASURER

CERTIFICATE OF THE WAGONER COUNTY CLERK

I, WAGONER COUNTY CLERK, DO HERE NOW STATE THAT THE SUBDIVISION CALLED "TIMBER RIDGE BUSINESS PARK - AMENDED" HAS BEEN FILED INTO THE WAGONER COUNTY RECORDS.

SIGNED: _____ DATE: _____
WAGONER COUNTY CLERK

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma,

Mayor

Attest: City Clerk

CONCEPTUAL IMPROVEMENTS PLAN

TIMBER RIDGE BUSINESS PARK - AMENDED

A RESUBDIVISION OF LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BLOCK 1, TIMBER RIDGE BUSINESS PARK, BEING A PART OF THE W/2 OF THE NE/4 OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

PUD 000723-2023

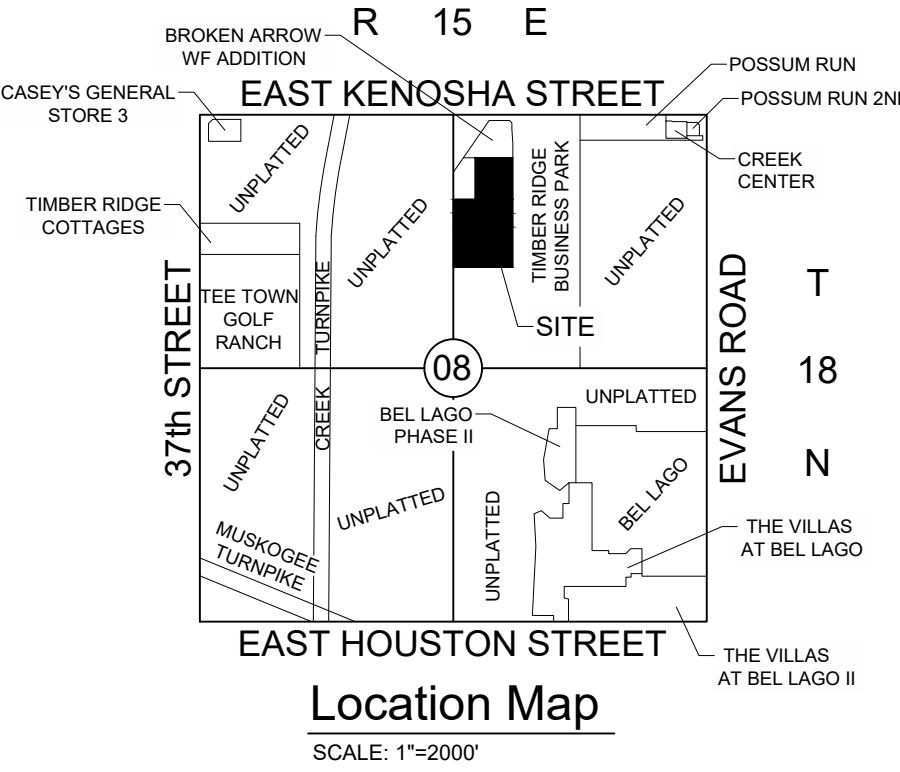
OWNERS:
Timber Wolf Excavating, LLC
520 North 45th Place
Broken Arrow, Oklahoma, 74014
CONTACT: TYLER BARLOW

Kirk & Sherri Hamilton
8112 South Winwood Lane
Broken Arrow, Oklahoma, 74014
CONTACT: KIRK OR SHERRI HAMILTON

Blue House Marketing Group, Inc.
520 West Main Street
Broken Arrow, Oklahoma, 74014
CONTACT: DANIELLE COCKRELL

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2023
A. NICOLE WATTS, P.E.
nicole.watts@wallace.design

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2023
R. WADE BENNETT, PLS 1556
wade.bennett@wallace.design



- LEGEND**
- B/L = BUILDING SETBACK
 - BK. = BOOK
 - PG. = PAGE
 - R/W = RIGHT-OF-WAY
 - ESMT. = EASEMENT
 - U/E = UTILITY EASEMENT
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER

STORMWATER DETENTION ACCOMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO.: DD050123-28

BACKFLOW PREVENTER NOTE

ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER. BROKEN ARROW ORDINANCE NO. 3527, SECTION 24303, ADOPTED MAY 15, 2018.
ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.