

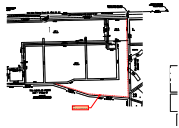
# Preliminary Plat Checklist

[1] FP1 (19)



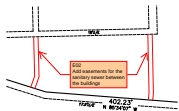
**Page Label:** [1] FP1  
**Author:** jdickeson

U01  
The sanitary will need to be revised to remove the acute angle where the new line connects with the existing line.



**Page Label:** [1] FP1  
**Author:** jdickeson

E01  
Add an 11' perimeter U/E



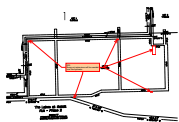
**Page Label:** [1] FP1  
**Author:** jdickeson

E02  
Add easements for the sanitary sewer between the buildings



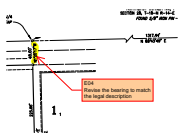
**Page Label:** [1] FP1  
**Author:** jdickeson

E02  
Bump out extensions will be needed over the hydrants.



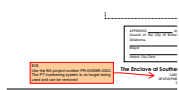
**Page Label:** [1] FP1  
**Author:** jdickeson

E03  
Bump out extensions will be needed over the hydrants.



**Page Label:** [1] FP1  
**Author:** jdickeson

E04  
Revise the bearing to match the legal description



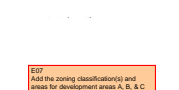
**Page Label:** [1] FP1  
**Author:** jdickeson

E05  
Use the BA project number PR-000089-2022.  
The PT numbering system is no longer being used and can be removed



**Page Label:** [1] FP1  
**Author:** jdickeson

E06  
Add the firm panel number, effective date and zone X identification



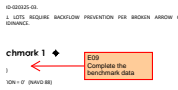
**Page Label:** [1] FP1  
**Author:** jdickeson

E07  
Add the zoning classification(s) and areas for development areas A, B, & C



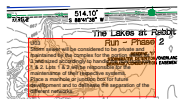
**Page Label:** [1] FP1  
**Author:** jdickeson

E08  
Recommend increasing the MAE to be wide enough to cover the pavement from Back of Curb to Back of Curb and include the curb returns.



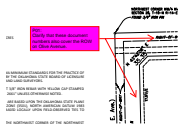
**Page Label:** [1] FP1  
**Author:** jdickeson

E09  
Complete the benchmark data



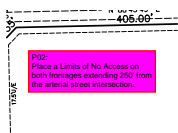
**Page Label:** [1] FP1  
**Author:** jdickeson

U03  
Storm sewer will be considered to be private and maintained by the complex for the portion within lot 3 and sized accordingly to handle the flow from lots 1 & 2. Lots 1 & 2 will be responsible for the maintenance of their respective systems. Place a manhole or junction box for future development and to delineate the separation of the different networks.



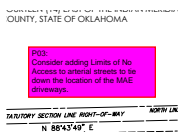
**Page Label:** [1] FP1  
**Author:** Amanda

P01:  
Clarify that these document numbers also cover the ROW on Olive Avenue.



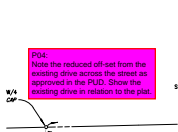
**Page Label:** [1] FP1  
**Author:** Amanda

P02:  
Place a Limits of No Access on both frontages extending 250' from the arterial street intersection.



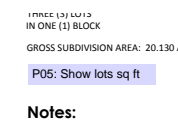
**Page Label:** [1] FP1  
**Author:** Amanda

P03:  
Consider adding Limits of No Access to arterial streets to tie down the location of the MAE driveways.



**Page Label:** [1] FP1  
**Author:** Amanda

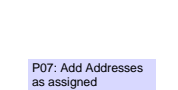
P04:  
Note the reduced off-set from the existing drive across the street as approved in the PUD. Show the existing drive in relation to the plat.



**Page Label:** [1] FP1  
**Author:** Amanda

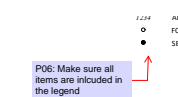
P05: Show lots sq ft

Notes:



**Page Label:** [1] FP1  
**Author:** Amanda

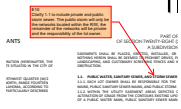
P07: Add Addresses as assigned



**Page Label:** [1] FP1  
**Author:** Amanda

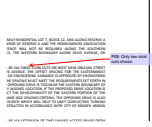
P06: Make sure all items are included in the legend

[1] FP2 (2)



**Page Label:** [1] FP2  
**Author:** jdickeson

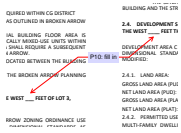
E10  
Clarify 1.1 to include private and public storm sewer. The public storm will only be the networks located within the R/W, the remainder of the networks will be private and the responsibility of the lot owner.



**Page Label:** [1] FP2  
**Author:** Amanda

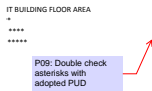
P08: Only two total cuts shown

[1] FP3 (2)



**Page Label:** [1] FP3  
**Author:** Amanda

P10: fill in



**Page Label:** [1] FP3  
**Author:** Amanda

P09: Double check asterisks with adopted PUD

# Preliminary Plat

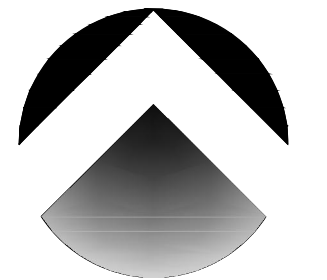
PUD-001815-2024

# The Enclave AT SOUTHERN TRAILS

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4)  
OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:  
**Perkins Development Corporation**  
CONTACT: MARK PERKINS  
EMAIL: MARK@THEPERKINSFIRM.COM  
P.O. Box 1527  
Tulsa, Oklahoma 74101-1527  
Phone: (918) 724-5990

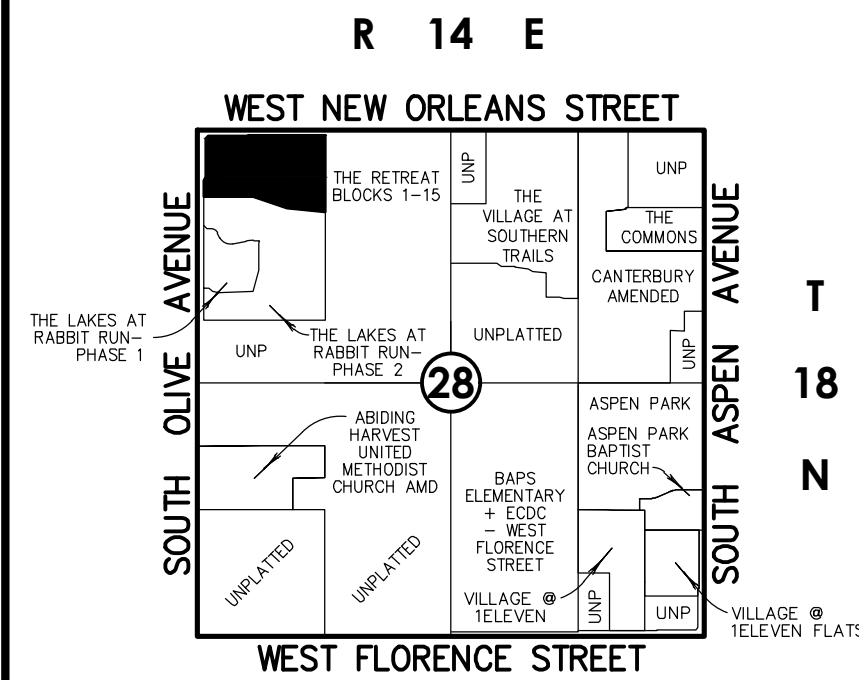
SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.L.S. NO. 1435  
OK CA NO. 2661, EXPIRES 6/30/2025  
EMAIL: DAN@TANNERBAITSHOP.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929



**NORTH**  
0 40 80 120  
Scale: 1"= 80'  
Tanner Consulting

**LEGEND**

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOV/T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
MAE	MUTUAL ACCESS EASEMENT
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)



**Location Map**  
Scale: 1"= 2000'

**SUBDIVISION CONTAINS:**  
THREE (3) LOTS  
IN ONE (1) BLOCK  
GROSS SUBDIVISION AREA: 20.130 ACRES  
P05: Show lots sq ft

**Notes:**

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA 2661" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - (a) FOUND 3/4" IRON PIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 28;
  - (b) FOUND 5/8" IRON PIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 28;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°43'49" EAST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BROKEN ARROW AND WERE 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.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY WEST NEW ORLEANS STREET AND BY SOUTH OLIVE AVENUE, BOTH BEING PUBLIC STREETS.
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-020325-03.
- ALL LOTS REQUIRE BACKFLOW PREVENTION PER BROKEN ARROW CITY ORDINANCE.

**Benchmark 1**

TBD.  
(ON, OE)  
ELEVATION = 0' (NAVD 88)

E09  
Complete the benchmark data

E06  
Add the firm panel number, effective date and zone X identification

E07  
Add the zoning classification(s) and areas for development areas A, B, & C

P01:  
Clarify that these document numbers also cover the ROW on Olive Avenue.

P02:  
Place a Limits of No Access on both frontages extending 250' from the arterial street intersection.

P03:  
Consider adding Limits of No Access to arterial streets to tie down the location of the MAE driveways.

P04:  
Note the reduced off-set from the existing drive across the street as approved in the PUD. Show the existing drive in relation to the plat.

E04  
Revise the bearing to match the legal description

E08  
Recommend increasing the MAE to be wide enough to cover the pavement from Back of Curb to Back of Curb and include the curb returns.

P06: Make sure all items are included in the legend

P07: Add Addresses as assigned

E03  
Bump out extensions will be needed over the hydrants.

E02  
Add easements for the sanitary sewer between the buildings

E01  
Add an 11' perimeter U/E

APPROVED \_\_\_\_\_ by the City Council of the City of Broken Arrow, Oklahoma.  
Mayor \_\_\_\_\_  
Attest: City Clerk \_\_\_\_\_

E05  
Use the BA project number PR-000089-2022. The PT numbering system is no longer being used and can be removed

**The Enclave at Southern Trails**  
CASE NO. PT TBD  
DEVELOPMENT NO. TBD  
SHEET 1 OF 3



# Preliminary Plat

PUD-001815-2024

# The Enclave

## AT SOUTHERN TRAILS

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

E10  
Clarify 1.1 to include private and public storm sewer. The public storm will only be the networks located within the R/W, the remainder of the networks will be private and the responsibility of the lot owner.

### DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT PERKINS DEVELOPMENT CORPORATION, AN OKLAHOMA CORPORATION (HEREINAFTER, THE "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4) OF SECTION TWENTY-EIGHT (28), 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 NORTHWEST CORNER OF SAID W/2 NW/4; THENCE NORTH 88°43'49" EAST AND ALONG THE NORTH LINE OF THE W/2 NW/4, FOR A DISTANCE OF 1317.40 FEET TO THE NORTHEAST CORNER OF SAID W/2 NW/4; THENCE SOUTH 1°20'17" EAST AND ALONG THE EAST LINE OF THE W/2 NW/4, FOR A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF "THE RETREAT BLOCKS 1-15", A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7065), SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 1°20'17" EAST AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 801.74 FEET TO THE NORTHEAST CORNER OF RESERVE "O", "THE LAKES AT RABBIT RUN - PHASE 2", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7022); THENCE ALONG THE NORTH LINE OF RESERVE "O" FOR THE FOLLOWING THREE (3) COURSES:

NORTH 85°34'07" WEST FOR A DISTANCE OF 402.23 FEET; THENCE NORTH 72°29'45" WEST FOR A DISTANCE OF 373.55 FEET; THENCE SOUTH 88°41'38" WEST FOR A DISTANCE OF 514.10 FEET TO A POINT THE CURRENT EAST RIGHT-OF-WAY LINE OF SOUTH OLIVE AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES:

NORTH 1°18'12" WEST FOR A DISTANCE OF 167.19 FEET; THENCE NORTH 28°42'02" EAST FOR A DISTANCE OF 40.06 FEET; THENCE NORTH 5°18'12" WEST FOR A DISTANCE OF 405.00 FEET;

THENCE NORTH 43°42'06" EAST FOR A DISTANCE OF 35.35 FEET TO A POINT ON THE CURRENT SOUTH RIGHT-OF-WAY LINE OF EAST NEW ORLEANS STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°43'49" EAST FOR A DISTANCE OF 405.00 FEET; THENCE NORTH 58°38'23" EAST FOR A DISTANCE 19.92 FEET; THENCE NORTH 88°43'49" EAST FOR A DISTANCE OF 800.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 876,848 SQUARE FEET OR 20.130 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- 3/4" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 28;
- 5/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 28;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°43'49" EAST.

AND THAT THE OWNER HAS CAUSED THE ABOVE-DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED, PLATTED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO THREE (3) LOTS IN ONE (1) BLOCK, ALL AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "THE ENCLAVE AT SOUTHERN TRAILS". A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (WHEREVER THE WORD "SUBDIVISION" APPEARS HEREIN) THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "THE ENCLAVE AT SOUTHERN TRAILS" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF BROKEN ARROW, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.)

NOW, THEREFORE, THE OWNER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS, GRANTEEES, AND ASSIGNS, AND THE BENEFICIARIES OF THE COVENANTS AS SET FORTH HEREIN, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

### SECTION I. PUBLIC EASEMENTS AND UTILITIES

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS 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, ELECTRIC POWER LINES AND TRANSFORMERS, COMMUNICATION LINES, GAS LINES, AND WATERLINES, 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, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, AND REPAIR OR REPLACE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREBY 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 THE UTILITY

EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, SIDEWALKS, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

#### 1.1. PUBLIC WATER, SANITARY SEWER, AND STORM SEWER SERVICE

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

1.1.2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN, OR PUBLIC STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, OR PUBLIC STORM SEWERS, SHALL BE PROHIBITED.

1.1.3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND PUBLIC STORM SEWERS, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

1.1.4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, 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 UNDERGROUND PUBLIC WATER, PUBLIC SANITARY SEWER, OR PUBLIC STORM SEWER FACILITIES.

1.1.5. THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.1. SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND EACH LOT OWNER AGREES TO BE BOUND HEREBY.

#### 1.2. PAVING AND LANDSCAPING WITHIN EASEMENTS

EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND PUBLIC WATER, PUBLIC SANITARY SEWER, PUBLIC STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

#### 1.3. UNDERGROUND SERVICE

1.3.1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

1.3.2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE 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 RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

1.3.3. THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE 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, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

1.3.4. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON SAID OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

1.3.5. THE COVENANTS SET FORTH IN THIS SECTION 1.3. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT OWNER AGREES TO BE BOUND HEREBY.

#### 1.4. SURFACE DRAINAGE

ALL LOTS SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION WITHIN AND OUTSIDE OF THE SUBDIVISION, AND NO OWNER WITHIN THE SUBDIVISION 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 THE OWNER'S LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.4. SHALL BE ENFORCEABLE BY EACH LOT OWNER.

#### 1.5. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND IN CONFORMANCE WITH THE CITY OF BROKEN ARROW ENGINEERING DESIGN CRITERIA MANUAL STANDARDS. PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, THE OWNER OF THE PARTICULAR LOT SHALL CONSTRUCT, AND THEREAFTER MAINTAIN, A SIDEWALK WITHIN THOSE PORTIONS OF THE STREET RIGHTS-OF-WAY OF WEST NEW ORLEANS STREET AND SOUTH OLIVE AVENUE (SOUTH 129TH EAST AVENUE) EXTENDING ALONG THE FULL PUBLIC STREET FRONTAGE ADJACENT TO THE OWNER'S LOT. SIDEWALKS SHALL BE CONTINUOUS WITH ADJOINING SIDEWALKS.

#### 1.6. ACCESS RESTRICTIONS

THE OWNERS HEREBY RELINQUISH RIGHT OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY WITHIN THE BOUNDS DESIGNATED ON THE ACCOMPANYING PLAT AS "LIMITS OF NO ACCESS" OR "LNA" EXCEPT AS MAY HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY THE AFFECTED LOT OWNER AND THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE FOREGOING COVENANT CONCERNING "LIMITS OF NO ACCESS" SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OR ITS SUCCESSORS, AND EACH LOT OWNER AGREES TO BE BOUND HEREBY.

#### 1.7. MUTUAL ACCESS EASEMENTS

THE OWNER DOES HEREBY ESTABLISH NONEXCLUSIVE, PERPETUAL EASEMENTS, DEPICTED AS "MUTUAL ACCESS EASEMENT" OR "MAE" ON THE ACCOMPANYING PLAT, FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS WITHIN THE SUBDIVISION ADJACENT THERETO. SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF OWNERS OF LOTS WITHIN THE SUBDIVISION, THEIR RESPECTIVE GUESTS, INVITEES, SUCCESSORS AND ASSIGNS, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT.

### SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PROPERTY COMPRISING ENCLAVE AT SOUTHERN TRAILS WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. PUD-001815-2024 "THE ENCLAVE AT SOUTHERN TRAILS"), BEING A MAJOR AMENDMENT OF PUD-000126-2022 "THE ENCLAVE AT SOUTHERN TRAILS", ALL AS PROVIDED WITHIN THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA, AS THE SAME EXISTED ON OCTOBER 14, 2024 (DATE OF APPLICATION FILING); AND

WHEREAS, PUD-000126-2022 WAS RECOMMENDED UPON BY THE BROKEN ARROW PLANNING COMMISSION IN 2022 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW ON JANUARY 3, 2023; AND

WHEREAS, PUD-001815-2024 "THE ENCLAVE AT SOUTHERN TRAILS", A MAJOR AMENDMENT OF PUD-000126-2022, WAS RECOMMENDED FOR APPROVAL BY THE BROKEN ARROW PLANNING COMMISSION NOVEMBER 21, 2024 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW ON DECEMBER 17, 2024; 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, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND

WHEREAS, THE OWNERS DESIRE TO ESTABLISH COVENANTS OF RECORD FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE COMPLIANCE WITH PUD NO. PUD-001815-2024 FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW.

NOW, THEREFORE, THE OWNERS DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

#### 2.1. GENERAL DEVELOPMENT STANDARDS

##### 2.1.1. FINAL DEVELOPMENT AREA BOUNDARIES:

PUD NO. PUD-001815-2024 DID NOT ESTABLISH THE BOUNDARY BETWEEN DEVELOPMENT AREAS "A", "B", AND "C". ALTHOUGH DESCRIBED IN SECTION III. OF THE PUD, FOR PURPOSES OF PUD-001815-2024, THE LAND AREAS OF THE DEVELOPMENT AREAS WERE APPROXIMATE AND THE LAND AREAS AND THE BOUNDARY BETWEEN SUCH DEVELOPMENT AREAS WERE TO BE ESTABLISHED UPON PLATTING; PROVIDED, HOWEVER, IN NO EVENT SHALL THE OVERALL RESIDENTIAL DENSITY, AS MEASURED BY MAXIMUM DWELLING UNITS WITHIN DEVELOPMENT AREA "C", NOR NONRESIDENTIAL INTENSITY, AS MEASURED BY MAXIMUM AGGREGATE NONRESIDENTIAL BUILDING FLOOR AREA WITHIN DEVELOPMENT AREAS "A", "B", AND "C", EXCEED THE ORIGINAL NUMBERS AS PROVIDED WITHIN THE PUD.

THEREFORE, DEVELOPMENT AREA BOUNDARIES AND AREAS ARE HEREBY ESTABLISHED BY THIS PUD SUBDIVISION PLAT AS FOLLOWS: LOT ONE (1) AND LOT TWO (2) OF BLOCK ONE (1) SHALL COMPRISE THE NET LAND AREA OF DEVELOPMENT AREA "A"; LOT THREE (3), BLOCK 1, SHALL COMPRISE THE GROSS LAND AREA OF DEVELOPMENT AREAS "B" AND "C".

##### 2.1.2. DEVELOPMENT IN ACCORDANCE WITH PLANNED UNIT DEVELOPMENT:

THE DEVELOPMENT OF THE ENCLAVE AT SOUTHERN TRAILS SHALL BE SUBJECT TO PUD NO. PUD-001815-2024 AND THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE AS SUCH PROVISIONS EXISTED ON OCTOBER 14, 2024 (DATE OF APPLICATION FILING), OR AS MAY BE SUBSEQUENTLY AMENDED.

##### 2.1.3. LANDSCAPING AND SCREENING STANDARDS:

LANDSCAPING AND SCREENING WITHIN THE DEVELOPMENT SHALL MEET THE STANDARDS OF THE CITY OF BROKEN ARROW ZONING ORDINANCE. IN ADDITION, A LANDSCAPE BUFFER 30' IN WIDTH SHALL BE REQUIRED ALONG THE EAST PROPERTY LINE, AND A LANDSCAPE BUFFER 10' IN WIDTH SHALL BE REQUIRED ALONG THE SOUTH PROPERTY LINE. WITHIN THIS BUFFER, ONE MEDIUM TO LARGER EVERGREEN TREE SHALL BE PLANTED FOR EVERY 30 LINEAR FEET OF LANDSCAPE EDGE AND 10 MEDIUM SHRUBS (3 GALLONS AT TIME OF PLANTING AND 6-10 FEET IN HEIGHT FULL GROWN) SHALL BE PLANTED FOR EVERY 50 LINEAR FEET OF LANDSCAPED EDGE. PATIOS MAY ENCROACH ON THIS LANDSCAPE BUFFER UP TO 5 FEET AND SIDEWALKS AND TRAILS SHALL NOT BE EXCLUDED FROM THE WIDTH CALCULATION. IN LIEU OF LANDSCAPE BUFFERS INTERNAL TO THE SITE, RESIDENTIAL YARDS ADJOINING COMMERCIAL DEVELOPMENT AREAS WILL BE LANDSCAPED WITH AT LEAST ONE (1) TREE PER DWELLING UNIT ALONG THE COMMON BOUNDARY LINE. LANDSCAPING TREES MAY BE CLUSTERED AT LANDSCAPED NODES.

THE EASTERN BOUNDARY IS SHARED WITH COMMERCIAL LOT 1, BLOCK 1, OPEN SPACE RESERVE A, AND PART OF THE WESTERLY LINE OF SINGLE-FAMILY RESIDENTIAL LOT 7, BLOCK 12, ALL IN "THE RETREAT." SCREENING IS NOT NECESSARY BETWEEN COMMERCIAL LOTS. THE EASTERNMOST DWELLING UNITS ARE DESIGNED TO FACE OPEN SPACE RESERVE A. HOWEVER, A SCREENING FENCE WOULD BLOCK THE VIEW OF THE OPEN SPACE. THEREFORE, A SCREENING FENCE WITH A MINIMUM 6 FEET IN HEIGHT WILL BE PROVIDED ALONG THE EASTERN BOUNDARY OF THE PROPERTY COMMON

WITH THE WESTERLY LINE OF SINGLE-FAMILY RESIDENTIAL LOT 7, BLOCK 12, AND ALONG RESERVE A UNLESS WAIVED IN WRITING BY THE OWNER OF RESERVE A AND THE HOMEOWNERS ASSOCIATION FOR "THE RETREAT." A SCREENING FENCE WILL NOT BE REQUIRED ALONG THE SOUTHERN BOUNDARY ABUTTING THE GREENSPACE, THE WESTERN BOUNDARY ALONG OLIVE AVENUE, OR INTERNAL TO THE SITE.

##### 2.1.4. STREET DESIGN AND ACCESS:

ACCESS TO DEVELOPMENT AREA A WILL BE VIA THREE CURB CUTS ON WEST NEW ORLEANS STREET AND TWO CURB CUTS ON SOUTH OLIVE AVENUE. THE OFFSET SPACING FOR THE EASTERNMOST DRIVE MAY BE REDUCED TO 100 FEET IF AN ENGINEERING VARIANCE IS APPROVED BY ENGINEERING & CONSTRUCTION. IF NOT APPROVED, THE SPACING MUST MEET THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE. THE EXISTING OPPOSING DRIVE IS TOO NEAR THE EASTERN BOUNDARY OF THE TRACT TO PROVIDE AN ADEQUATELY ALIGNED LOCATION. IF THE PROPOSED DRIVE LOCATION IS SHIFTED FURTHER WEST IT WILL RESTRICT THE DEVELOPABILITY OF THE EASTERN PORTION OF THE COMMERCIAL TRACT OR VIOLATE THE SAME SIDE SPACING CRITERIA. THE OPPOSING DRIVE IS ALSO A SECONDARY ACCESS POINT FOR THE CHURCH WHICH WILL HELP TO LIMIT CONFLICTING TURNING MOVEMENTS. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BROKEN ARROW SUBDIVISION REGULATIONS.

ACCESS TO DEVELOPMENT AREA C WILL BE VIA EXTENSION OF TWO SHARED ACCESS DRIVES FROM WEST NEW ORLEANS STREET AND THE SOUTHERN ACCESS DRIVE FROM SOUTH OLIVE AVENUE. CONNECTIVITY WITHIN THE OVERALL SITE LAYOUT WILL BE PROVIDED VIA MUTUAL ACCESS EASEMENTS. THIS LAYOUT SHALL BE COORDINATED WITH CITY STAFF.

##### 2.1.5. UTILITIES:

THE CITY OF BROKEN ARROW WILL PROVIDE WATER, SANITARY SEWER, AND STORM SEWER SERVICE TO THE PROPERTY. DOMESTIC WATER SERVICE AND FIRE PROTECTION FOR THE SITE WILL BE PROVIDED VIA CONNECTION TO EXISTING WATERLINES ALONG NEW ORLEANS STREET AND OLIVE AVENUE. SANITARY SEWER WILL BE EXTENDED FROM EXISTING LINES ALONG THE SITE BOUNDARY THROUGHOUT THE DEVELOPMENT. A DETENTION FACILITY HAS BEEN CONSTRUCTED SOUTH OF THE PUD BOUNDARY AS PART OF THE LAKES AT RABBIT RUN. THE DETENTION VOLUME WAS SIZED TO ACCOMMODATE UNDETAINED RUNOFF FROM THIS PUD AREA. ALL DRAINAGE INFRASTRUCTURE SHALL CONFORM TO CITY CODE REQUIREMENTS AND THE DETENTION DETERMINATION AND DESIGN STANDARDS AND THE LAYOUT AND DESIGN SHALL BE COORDINATED THROUGH CITY STAFF.

FRANCHISE UTILITIES WILL ALSO SERVE THE PROJECT WITH COMMUNICATIONS, NATURAL GAS, AND ELECTRICITY. WE ANTICIPATE UNDERGROUND SERVICES THROUGHOUT THE DEVELOPMENT.

##### 2.1.6. STREETS:

MULTIFAMILY BUILDING AND SITE DESIGN STANDARDS:  
DUE TO THE UNIQUE, LOW-DENSITY TOWNHOUSE-STYLE MULTIFAMILY RESIDENTIAL DEVELOPMENT PROPOSED FOR DEVELOPMENT AREA C, CERTAIN DESIGN ELEMENTS BENEFIT FROM A RELAXATION OF BROKEN ARROW ZONING ORDINANCE SECTION 5.5.C.

BUILDINGS SHALL HAVE A MINIMUM SEPARATION OF 10 FEET FROM ALL FRONT, SIDE AND REAR WALLS.

THERE IS NO LIMIT TO THE NUMBER OF BUILDINGS CONTINUOUSLY ON THE SAME BUILDING LINE.

BUILDINGS SHALL BE ARRANGED SO THAT THE FRONTS OF THE BUILDINGS ARE SET TO THE FRONT OR BACK OF EACH ADJACENT FRONT BUILDING LINE BY AT LEAST THIRTY FEET (30') OR MORE.

PARKING LOTS SHALL BE NO MORE THAN FIVE HUNDRED FEET (500') IN LENGTH WITHOUT AN OFFSET CHANGE IN DIRECTION OF THIRTY FEET (30') OR MORE, CENTERLINE TO CENTERLINE, OR AN INTERSECTION WITH ANOTHER CENTERLINE. OFF-STREET PARKING SHALL OTHERWISE MEET THE REQUIREMENTS OF THE BROKEN ARROW ZONING ORDINANCE.

THE MAXIMUM LENGTH OF ANY MULTI-FAMILY BUILDING SHALL BE 250'.

EACH FAÇADE GREATER THAN 180' IN LENGTH, MEASURED HORIZONTALLY, SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES HAVING A DEPTH OF AT LEAST TEN PERCENT (10%) OF THE LENGTH OF THE FAÇADE, AND EXTENDING AT LEAST TWENTY PERCENT (20%) OF THE LENGTH OF THE FAÇADE. NO FAÇADE SHALL EXCEED FIFTY HORIZONTAL FEET (50') UNLESS INTERRUPTED BY WALL PLACE PROJECTIONS OR RECESSES HAVING A DEPTH OF AT LEAST 1/3'.

ALL STANDARD DWELLING UNITS WILL HAVE THEIR OWN ENCLOSED GARAGE, PROVIDING COVERED, ENCLOSED, AND SECURE STORAGE AREAS FOR BICYCLES AND OTHER BELONGINGS THAT TYPICALLY CANNOT BE ACCOMMODATED WITHIN INDIVIDUAL DWELLING UNITS. LIVE WORK UNITS ARE CURRENTLY DESIGNED TO BE SERVED BY CARPORTS. THEREFORE, NO SPECIAL STORAGE BUILDINGS ARE PROPOSED FOR INDIVIDUAL TENANT USE.

PLATTING AND DETAILED SITE PLAN REVIEW:

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY STRUCTURE UNTIL A DETAILED SITE PLAN INCLUDING LANDSCAPING AND BUILDING ELEVATIONS IS SUBMITTED TO AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION AND CITY COUNCIL AS IN CONFORMANCE WITH THE STANDARDS AND DEVELOPMENT CONCEPT OF THIS PUD. THE SITE PLAN SHALL BE CONSIDERED IN A PUBLIC HEARING AND APPROPRIATE NOTICES SHALL BE MAILED TO THE SURROUNDING PROPERTY THE PLANNING COMMISSION AND/OR CITY COUNCIL SPECIFICALLY RESERVES THE RIGHT TO REQUIRE UP TO 100% MASONRY ON ANY FAÇADE WITHIN THE DEVELOPMENT.

P08: Only two total cuts shown



# Preliminary Plat

# The Enclave

## AT SOUTHERN TRAILS

PUD-001815-2024

### DEED OF DEDICATION & RESTRICTIVE COVENANTS (CONTINUED)

#### SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

##### 2.2. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA A (LOTS 1 AND 2 OF BLOCK 1)

DEVELOPMENT AREA A SHALL BE GOVERNED BY THE BROKEN ARROW ZONING ORDINANCE USE AND DIMENSIONAL STANDARDS AS ESTABLISHED BY THE CG DISTRICT EXCEPT AS HEREINAFTER MODIFIED:

2.2.1. LAND AREA:		
GROSS LAND AREA (PUD):	460,944 SQUARE FEET	10.582 ACRES
NET LAND AREA (PUD):	343,274 SQUARE FEET	7,880 ACRES
GROSS LAND AREA (PLAT):		
NET LAND AREA (PLAT):		

2.2.2. PERMITTED USES:  
USES PERMITTED AS A MATTER OF RIGHT IN THE CG DISTRICT (EXCEPT AS SPECIFIED BELOW); THE FOLLOWING USES ALLOWED BY SPECIFIC USE PERMIT SHALL ALSO BE ALLOWED BY RIGHT: MICRO FOOD AND BEVERAGE PRODUCTION\*; AND USES CUSTOMARILY ACCESSORY TO USES PERMITTED HEREIN, PROVIDED THAT EACH USE MEETS THE MINIMUM STANDARDS OF SECTION 3.3 OF THE ZONING ORDINANCE. EXCLUDED USES: MEDICAL MARIJUANA DISPENSARIES, PAWN SHOPS, BAIL BONDING, AND CHECK CASHER/PAYDAY LENDERS (DEFINED AS AN ESTABLISHMENT THAT IS SUBSTANTIALLY IN THE BUSINESS OF CHARGING A FEE TO CASH A CHECK AND/OR NEGOTIATING, ARRANGING, AIDING, OR ASSISTING A CONSUMER IN PROCURING PAYDAY LOANS).

2.2.3. MAXIMUM LOT AND BUILDING COVERAGE:	N/A
2.2.4. MAXIMUM FLOOR AREA:	295,481 **
2.2.5. MAXIMUM BUILDING HEIGHT:	52 FEET OR 3 STORIES
2.2.6. MINIMUM LOT FRONTAGE AND MINIMUM LOT WIDTH: 100 FT	
2.2.7. MINIMUM BUILDING SETBACKS:	
FROM ARTERIAL STREET RIGHT-OF-WAY:	50 FT ***
FROM DEVELOPMENT AREAS B AND C BOUNDARIES:	10 FT
FROM EAST PUD BOUNDARY:	0 FT
FROM ALL OTHER BOUNDARIES:	0 FT

2.2.8. MINIMUM AND MAXIMUM PARKING RATIOS:  
AS PER BROKEN ARROW ZONING ORDINANCE \*\*\*\*

2.2.9. OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN CG DISTRICT  
\* USE IS SUBJECT TO ADDITIONAL DEVELOPMENT STANDARDS AS OUTLINED IN BROKEN ARROW ZONING ORDINANCE SECTION 3.2.

\*\* AN INITIAL TRANSFER OF 4,520 SF OF NONRESIDENTIAL BUILDING FLOOR AREA IS TRANSFERRED BY THIS AMENDMENT TO COVER THE SIX (6) VERTICALLY MIXED-USE UNITS WITHIN DEVELOPMENT AREA B; ANY FUTURE TRANSFERS OF FLOOR AREA SHALL REQUIRE A SUBSEQUENT AMENDMENT OR AS OTHERWISE REQUIRED BY THE CITY OF BROKEN ARROW.  
\*\*\* THE SETBACK IS REDUCED TO 25 FT WHERE NO PARKING IS LOCATED BETWEEN THE BUILDING AND THE STREET.  
\*\*\*\* MINIMUM AND MAXIMUM PARKING MAY BE MODIFIED BY THE BROKEN ARROW PLANNING COMMISSION UPON APPROVAL OF A PUD MINOR AMENDMENT.

##### 2.3. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA B (THE WEST FEET OF LOT 3, BLOCK 1)

DEVELOPMENT AREA B SHALL BE GOVERNED BY THE BROKEN ARROW ZONING ORDINANCE USE STANDARDS AS ESTABLISHED BY THE CM DISTRICT AND THE DIMENSIONAL STANDARDS AS ESTABLISHED BY THE RM DISTRICT EXCEPT AS HEREINAFTER MODIFIED:

2.3.1. LAND AREA:		
GROSS LAND AREA (PUD):	40,539 SQUARE FEET	0.931 ACRES
NET LAND AREA (PUD):	33,225 SQUARE FEET	0.763 ACRES
GROSS LAND AREA (PLAT):		
NET LAND AREA (PLAT):		

2.3.2. PERMITTED USES:  
MULTI-FAMILY DWELLINGS; VERTICALLY MIXED-USE BUILDINGS INCLUDING SECOND-FLOOR DWELLING UNITS AND GROUND FLOOR NONRESIDENTIAL USES LIMITED TO THE FOLLOWING USES: CATERING SERVICE, MICRO FOOD AND BEVERAGE PRODUCTION (SUBJECT TO ZONING ORD. SECTION 3.2), BUSINESS OR PROFESSIONAL OFFICES, FITNESS AND RECREATIONAL SPORTS CENTER, ART GALLERY OR STUDIO, GENERAL PERSONAL SERVICES, INSTRUCTIONAL SERVICES, GENERAL RETAIL (BUT EXCLUDING PAWN SHOPS), AND MAKERSPACES (DEFINED AS FACILITIES FOR SMALL-SCALE, CRAFT PRODUCTION, THAT PRODUCE OR MAKE ITEMS THAT BY THEIR NATURE, ARE DESIGNED OR MADE BY AN ARTIST OR CRAFTSMAN BY USING HAND SKILLS); NEIGHBORHOOD COMMUNITY PLAYFIELDS AND PARKS, INCLUDING CLUBHOUSES, POOLS, AND SIMILAR NEIGHBORHOOD AMENITIES; MINOR UTILITY FACILITIES; AND USES CUSTOMARILY ACCESSORY TO USES PERMITTED HEREIN, PROVIDED THAT EACH USE MEETS THE MINIMUM STANDARDS OF SECTION 3.3 OF THE ZONING ORDINANCE. NO MORE THAN 4 DWELLING UNITS SHALL BE ATTACHED UNLESS IN A ROWHOUSE\* TYPE OF CONFIGURATION.

2.3.3. MAXIMUM NUMBER OF DWELLING UNITS:	6
2.3.4. MINIMUM LOT WIDTH:	100 FT
2.3.5. MINIMUM LOT FRONTAGE:	100 FT
2.3.6. MINIMUM LOT AREA:	2,300 SF PER DWELLING UNIT
2.3.7. MINIMUM LAND AREA PER DWELLING UNIT:	2,200 SF **
2.3.8. MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT ***
2.3.9. MINIMUM OFF-STREET PARKING:	
1.5 PER SINGLE BEDROOM DWELLING UNIT	
2 PER TWO OR MORE BEDROOMS DWELLING UNIT	
1 ADDITIONAL PER EACH 750 SF OF VERTICALLY MIXED-USE UNIT BUILDING FLOOR AREA	
2.3.10. MAXIMUM LOT AND BUILDING COVERAGE:	60% ****
2.3.11. MINIMUM LIVABILITY OPEN SPACE PER DU:	1,200 SF *****
2.3.12. MAXIMUM NONRESIDENTIAL BUILDING FLOOR AREA: 4,520 SF *****	

P09: Double check asterisks with adopted PUD

2.3.13. MINIMUM YARD SETBACKS:		
FROM ARTERIAL STREET RIGHT-OF-WAY:	75 FT *****	
FROM DEVELOPMENT AREA A:	10 FT	
FROM DEVELOPMENT AREA C:	5 FT	
FROM SOUTH PUD BOUNDARY:	20 FT	
2.3.14. OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RM DISTRICT		

\* A ROWHOUSE IS DEFINED BY A SERIES OF ATTACHED DWELLING UNITS WHERE ALL VERTICAL STORIES OF A UNIT ARE INHABITED BY A SINGLE FAMILY.  
\*\* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF DWELLING UNITS TO GROSS LAND AREA AS PROVIDED IN SECTION 4.1.E.1.B. OF THE BROKEN ARROW ZONING ORDINANCE. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.  
\*\*\* ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.  
\*\*\*\* MAXIMUM AGGREGATE LOT COVERAGE BY BUILDINGS, PARKING, AND DRIVES IS LIMITED TO THE LESSER OF 60% OR THAT AMOUNT NECESSARY TO MEET MINIMUM LIVABILITY OPEN SPACE REQUIREMENTS. LIVABILITY OPEN SPACE, DEFINED AS OPEN SPACE NOT UTILIZED FOR PARKING OR DRIVES, AND INCLUDING SIDEWALKS AND TRAILS, MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 4.1.E.1.D. OF THE BROKEN ARROW ZONING ORDINANCE.  
\*\*\*\*\* AN INITIAL TRANSFER OF 4,520 SF OF NONRESIDENTIAL BUILDING FLOOR AREA IS TRANSFERRED FROM DEVELOPMENT AREA A TO THIS DEVELOPMENT AREA B BY THIS AMENDMENT TO COVER THE SIX (6) VERTICALLY MIXED-USE UNITS WITHIN DEVELOPMENT AREA B; ANY FUTURE TRANSFERS OF FLOOR AREA SHALL REQUIRE A SUBSEQUENT AMENDMENT OR AS OTHERWISE REQUIRED BY THE CITY OF BROKEN ARROW.  
\*\*\*\*\* THE SETBACK IS REDUCED TO 35 FT WHERE NO PARKING IS LOCATED BETWEEN THE BUILDING AND THE STREET

##### 2.4. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA C (LOT 3, BLOCK 1, LESS AND EXCEPT THE WEST FEET THEREOF)

DEVELOPMENT AREA C SHALL BE GOVERNED BY THE BROKEN ARROW ZONING ORDINANCE USE AND DIMENSIONAL STANDARDS AS ESTABLISHED BY THE RM DISTRICT EXCEPT AS HEREINAFTER MODIFIED:

2.4.1. LAND AREA:		
GROSS LAND AREA (PUD):	500,424 SQUARE FEET	11.488 ACRES
NET LAND AREA (PUD):	500,424 SQUARE FEET	11.488 ACRES
GROSS LAND AREA (PLAT):		
NET LAND AREA (PLAT):		

2.4.2. PERMITTED USES:  
MULTI-FAMILY DWELLINGS; NEIGHBORHOOD COMMUNITY PLAYFIELDS AND PARKS, INCLUDING CLUBHOUSES, POOLS, AND SIMILAR NEIGHBORHOOD AMENITIES; MINOR UTILITY FACILITIES; AND USES CUSTOMARILY ACCESSORY TO USES PERMITTED HEREIN, PROVIDED THAT EACH USE MEETS THE MINIMUM STANDARDS OF SECTION 3.3 OF THE ZONING ORDINANCE. NO MORE THAN 4 DWELLING UNITS SHALL BE ATTACHED UNLESS IN A ROWHOUSE\* TYPE OF CONFIGURATION.

2.4.3. MAXIMUM NUMBER OF DWELLING UNITS:	154	
2.4.4. MINIMUM LOT WIDTH:	200 FT	
2.4.5. MINIMUM LOT FRONTAGE:	100 FT	
2.4.6. MINIMUM LOT AREA:	2,300 SF PER DWELLING UNIT	
2.4.7. MINIMUM LAND AREA PER DWELLING UNIT:	2,200 SF **	
2.4.8. MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT ***	
2.4.9. MINIMUM OFF-STREET PARKING:		
1.5 PER SINGLE BEDROOM DWELLING UNIT		
2 PER TWO OR MORE BEDROOMS DWELLING UNIT		
2.4.10. MAXIMUM LOT AND BUILDING COVERAGE:	60% ****	
2.4.11. MINIMUM LIVABILITY OPEN SPACE PER DU:	1,200 SF *****	
2.4.12. MINIMUM YARD SETBACKS:		
FROM ARTERIAL STREET RIGHT-OF-WAY:	75 FT *****	
FROM DEVELOPMENT AREAS A AND B:	10 FT	
FROM EAST PUD BOUNDARY:	15 FT	
FROM SOUTH PUD BOUNDARY:	20 FT	
2.4.13. OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RM DISTRICT		

\* A ROWHOUSE IS DEFINED BY A SERIES OF ATTACHED DWELLING UNITS WHERE ALL VERTICAL STORIES OF A UNIT ARE INHABITED BY A SINGLE FAMILY.  
\*\* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF DWELLING UNITS TO GROSS LAND AREA AS PROVIDED IN SECTION 4.1.E.1.B. OF THE BROKEN ARROW ZONING ORDINANCE. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.  
\*\*\* ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.  
\*\*\*\* MAXIMUM AGGREGATE LOT COVERAGE BY BUILDINGS, PARKING, AND DRIVES IS LIMITED TO THE LESSER OF 60% OR THAT AMOUNT NECESSARY TO MEET MINIMUM LIVABILITY OPEN SPACE REQUIREMENTS. LIVABILITY OPEN SPACE, DEFINED AS OPEN SPACE NOT UTILIZED FOR PARKING OR DRIVES, AND INCLUDING SIDEWALKS AND TRAILS, MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 4.1.E.1.D. OF THE BROKEN ARROW ZONING ORDINANCE.  
\*\*\*\*\* THE SETBACK IS REDUCED TO 35 FT WHERE NO PARKING IS LOCATED BETWEEN THE BUILDING AND THE STREET.

#### SECTION III. PROPERTY OWNERS' ASSOCIATION

3.1. FORMATION  
THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF RESIDENTIAL AND NONRESIDENTIAL LOTS WITHIN "THE ENCLAVE AT SOUTHERN TRAILS" (THE "PROPERTY OWNERS' ASSOCIATION" OR "ASSOCIATION"). A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED OR TO BE ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE PRIVATE MUTUAL ACCESS DRIVES AND PRIVATE STORM SEWERS, AND ANY OTHER COMMON AREA EASEMENTS, PROPERTY, AND FACILITIES THAT ARE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION AND ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER RESIDENTIAL AND/OR NONRESIDENTIAL SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION.

3.2. PRIVATE RESTRICTIONS AND COVENANTS  
FOR THE BENEFIT OF THE ASSOCIATION AND OF ALL OWNERS WITHIN THE SUBDIVISION, THE OWNERS SHALL ESTABLISH AN ARCHITECTURAL REVIEW COMMITTEE AND VARIOUS PRIVATE RESTRICTIONS AND COVENANTS FOR THE PURPOSE OF PROVIDING ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN. SAID PRIVATE RESTRICTIONS AND COVENANTS SHALL BE FILED OF RECORD WITH THE TULSA COUNTY CLERK, SHALL BE APPLICABLE TO THE LOTS WITHIN THE SUBDIVISION, AND SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS FURTHER STATED IN SAID FILED DOCUMENT.

3.3. MEMBERSHIP  
EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST IN A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, ALL AS GOVERNED BY THE ASSOCIATION'S ARTICLES OF INCORPORATION AND AS DESCRIBED IN THE SUBDIVISION'S SEPARATE COVENANTS, CONDITIONS AND RESTRICTIONS FILED AFTER THIS PLAT. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE RIGHTS, RESPONSIBILITIES, ASSESSMENTS, AND OTHER MEMBERSHIP PARTICULARS, AND THE MEMBERSHIP ITSELF MAY BE SUBSIDIVED BY SUBSEQUENT DOCUMENT, SUCH AS BETWEEN THE OWNERS OF NONRESIDENTIAL AND RESIDENTIAL LOTS WITHIN THE SUBDIVISION.

3.4. ASSESSMENT  
THE OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF PRIVATE MUTUAL ACCESS DRIVES AND ANY OTHER COMMON AREA EASEMENTS, PROPERTY, AND FACILITIES THAT, FROM TIME TO TIME, ARE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, TO BE ESTABLISHED BY THE ASSOCIATION IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE.

3.5. ASSOCIATION TO BE BENEFICIARY  
WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

#### SECTION IV. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

4.1. ENFORCEMENT  
THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, AND SECTION IV. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I., II., AND IV., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I., II., OR IV., IT SHALL BE LAWFUL FOR THE CITY OF BROKEN ARROW OR ANY OWNER OF LAND WITHIN 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 SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE PROVISIONS OF SECTION III. PROPERTY OWNERS' ASSOCIATION SHALL BE ENFORCEABLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, ANY OWNER OF A LOT WITHIN THE SUBDIVISION, AND THE ASSOCIATION. 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.

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 OR TERMINATION  
THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC EASEMENTS AND UTILITIES AND SECTION IV. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY 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 OWNERS OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION II. SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD NO. PUD-001815-2024 BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS, AND RECORDING OF A COPY OF THE MINUTES OF THE BROKEN ARROW PLANNING COMMISSION OR ITS SUCCESSORS WITH THE TULSA COUNTY CLERK. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS 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.

IN WITNESS WHEREOF, PERKINS DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PERKINS DEVELOPMENT CORPORATION  
AN OKLAHOMA CORPORATION

By \_\_\_\_\_  
[NAME], [TITLE]

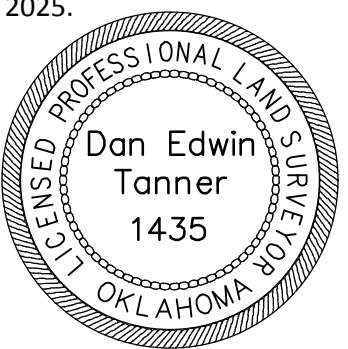
STATE OF OKLAHOMA )  
) SS  
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED [NAME], TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AS [TITLE] OF PERKINS DEVELOPMENT CORPORATION, AND ACKNOWLEDGED TO ME THAT \_\_\_\_\_ EXECUTED THE SAME AS \_\_\_\_\_ FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF PERKINS DEVELOPMENT CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

CERTIFICATE OF SURVEY  
I, DAN E. TANNER, 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 HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.  
WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.



By: \_\_\_\_\_  
DAN E. TANNER  
LICENSED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1435

STATE OF OKLAHOMA )  
) SS  
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, 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.



03/08/2028  
MY COMMISSION EXPIRES \_\_\_\_\_ JENNIFER MILLER, NOTARY PUBLIC



# Conceptual Utility Plan

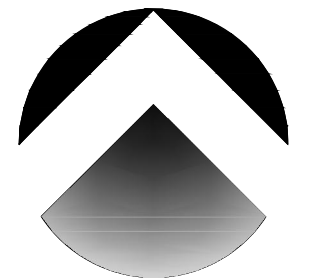
PUD-001815-2024

# The Enclave AT SOUTHERN TRAILS

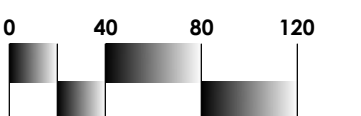
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4)  
OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**

DAN E. TANNER, P.L.S. NO. 1435  
OK CA NO. 2661, EXPIRES 6/30/2025  
EMAIL: DAN@TANNERBAITSHOP.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929

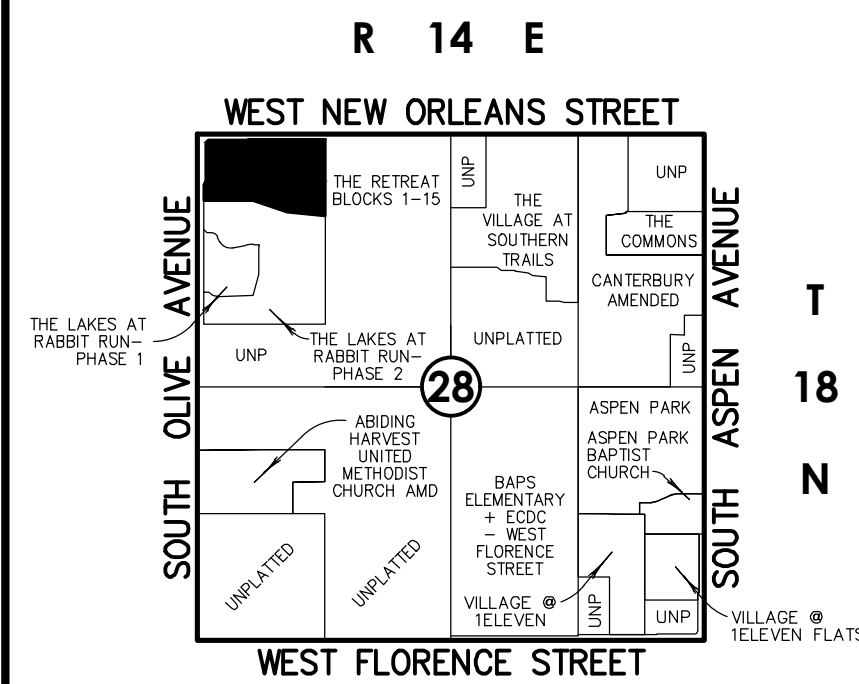


NORTH



Scale: 1"= 80'  
Tanner Consulting

OWNER:  
**Perkins Development Corporation**  
CONTACT: MARK PERKINS  
EMAIL: MARK@THEPERKINSFIRM.COM  
P.O. Box 1527  
Tulsa, Oklahoma 74101-1527  
Phone: (918) 724-5990



**Location Map**  
Scale: 1"= 2000'

**SUBDIVISION CONTAINS:**

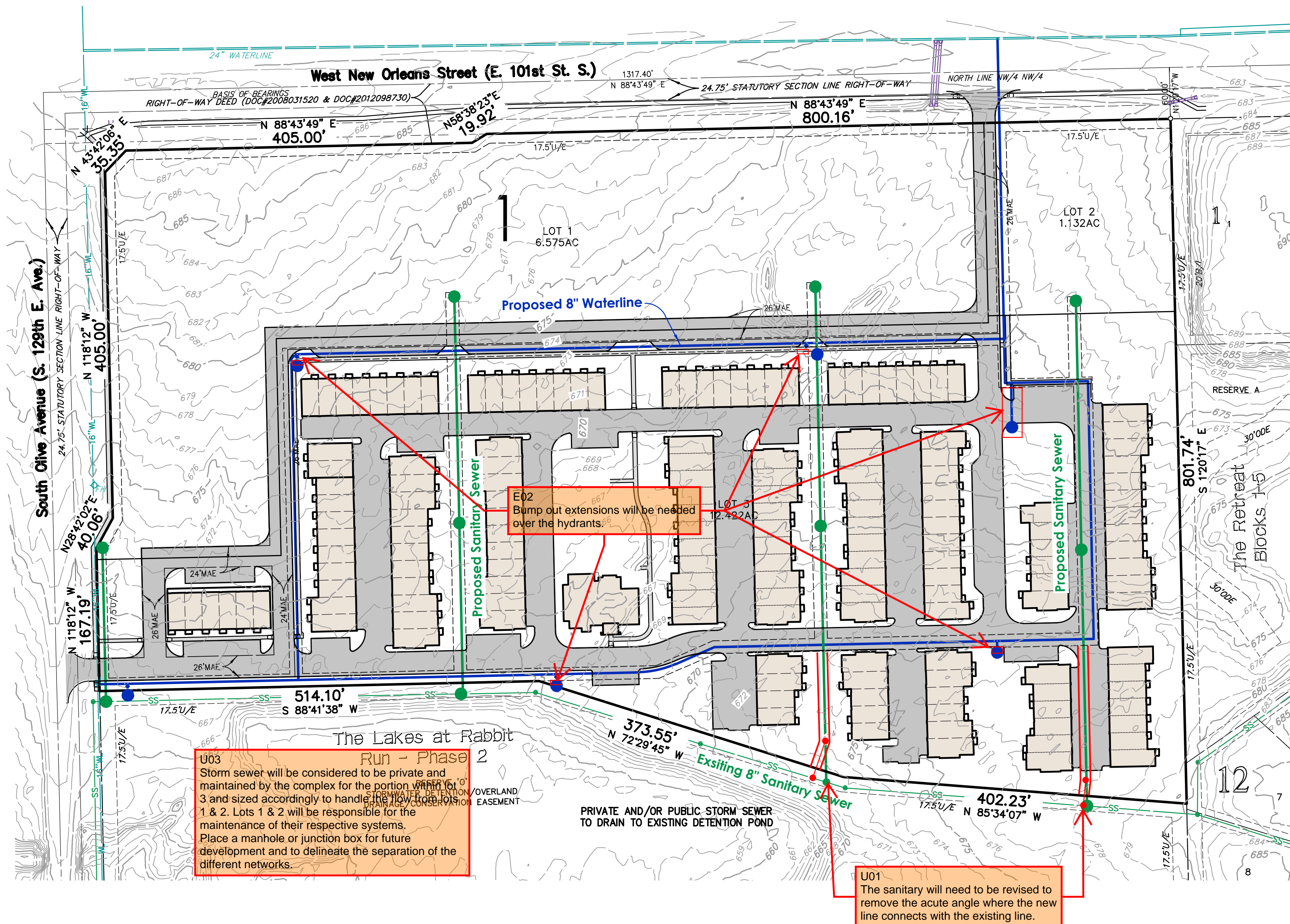
THREE (3) LOTS  
IN ONE (1) BLOCK  
GROSS SUBDIVISION AREA: 20.130 ACRES

**Notes:**

- THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA 2661" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - FOUND 3/4" IRON PIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 28;
  - FOUND 5/8" IRON PIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 28;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°43'49" EAST.
- ADDRESSES SHOWN ON THIS PLAN WERE PROVIDED BY THE CITY OF BROKEN ARROW AND WERE ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY WEST NEW ORLEANS STREET AND BY SOUTH OLIVE AVENUE, BOTH BEING PUBLIC STREETS.
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-020325-03.
- ALL LOTS REQUIRE BACKFLOW PREVENTION PER BROKEN ARROW CITY ORDINANCE.

**Benchmark 1**

TBD.  
(ON, OE)  
ELEVATION = 0' (NAVD 88)



**U03**  
Storm sewer will be considered to be private and maintained by the complex for the portion within Lot 3 and sized accordingly to handle the flow from lots 1 & 2. Lots 1 & 2 will be responsible for the maintenance of their respective systems. Place a manhole or junction box for future development and to delineate the separation of the different networks.

**U01**  
The sanitary will need to be revised to remove the acute angle where the new line connects with the existing line.

**LEGEND**

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- F/E FENCE EASEMENT
- GOV'T GOVERNMENT
- LNA LIMITS OF NO ACCESS
- PDE PRIVATE DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- STORM SEWER INLET
- FIRE HYDRANT
- SEWER MANHOLE

APPROVED \_\_\_\_\_ by the City Council of the City of Broken Arrow, Oklahoma.  
Mayor \_\_\_\_\_  
Attest: City Clerk \_\_\_\_\_

**The Enclave at Southern Trails**  
CASE NO. PT TBD  
DEVELOPMENT NO. TBD  
SHEET 1 OF 1