

Deed of Dedication Oklahoma IOS Land Company

KNOW ALL BY THESE PRESENTS

OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION, HERBINATTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULISA COUNTY, STATE OF OKLAHOMA, TOWIT:

A TRACT OF LAKO THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHE BEHTEEN (18) MORTH, SWAKE COUNTEEN (14) EAST OF THE MOMAN BASE AND MESIDIAN, ACCORDING TO THE UNITED STATES COVERNMENT SURREY THEREOF, BEING MORTH FOR THE DESTRUCTION OF THE MORTH SURREY THEREOF, BEING MORTH FOR THE UNITED STATES COVERNMENT SURREY THEREOF, BEING MORTH.

COMMENDA IT THE SOUTHEAST COMER OF \$400 SECTION IZ THENCE SOUTH \$4 750 WEST ALONO THE SOUTHEAN USE OF \$400 SECTION IZ THE SOUTHEAN USE OF

SAID TRACT OF LAND CONTAINS 40,139 ACRES OR 1,748,457 SQUARE FEET, MORE OR LESS

AND HAS CAUSED THE ABOVE ESERGIBED TRACTICA LAND TO BE SURVEYED STAKED, PLATTED AND SUBSTYDED NTO 2,005 1,500CK, NI COKKORONITY WITH THE ACCOMPANYING PLAT, AND HAS ESSENIATED THE SUBDIMBLOW AS "DICLAHOMA IOS LAND COMPANY". A SUBDIMBLOW IN THE CITY OF BROXEN ARROW TLAS ACCOUNTY, CALAHOMA, MISERIAMETER RETERMED TO AS "CHLAHOMA, IOS LAND COMPANY" CRITTE "SUBDIMBLOW," IN

SECTION I. PUBLIC STREETS AND UTILITIES

PUBLIC STREETS AND UTILITY EASEMENTS

The authority Cort of the was seen previous the services of th

WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE DINNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANTARY SEIVER MAINS, AND STORM SEIVERS LOCATED ON THE DINNER'S LOT.

2. WHITHM UTLITY EASIDERIS EIPPICID ON THE ACCOMPANING PAT, THE ALTENTRY OF GRADE FROM THE CONTINUES INSTING JEDN COMPACTION OF THE INSTALLATION OF A PRICE OWNER MAIN, BANTHAY SEMPER MAIN OR STOOM SERVER OR MAY CONSTRUCTIVE AND AUTHOR YMPOLITY AND LOGGERIST OF THE CITY OF BROCEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANTIARY SEWER MAINS, AND STORM SENERS SHALL RECHIRED.

3. THE CITY OF BROYEN ARROW OVLAHOUN, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR PORTINARY MANTENANCE OF PUBLIC WATER SYSTEMS SANIFARY SEMER MANG, AND STORM SEMENS BUT THE OWNERS SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FIGLINES CAUSED OR NECESSITIANED BY ACTS OF THE OWNERS, OR THE DYNERS A DESIGNATION CONTRACTIONS.

I'HE CITY OF BROKEN ARROW, OKLAHAMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE REAFT OF ACCESS TO ALL UT INTY EMBLERIS, REPORTED ON
THE ACCOMPANING A LATT OR OTHERWISE PROVIDED FOR IT HIS DEED OF EPIDLOCATION, A OR HE PURPOSE OF INSTITULING, MANTANING, REMOTING OR
REPUACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEMER FACILITIES.

THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY IER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

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т — отвеждо лива ком на вмену от выстить, пывнуже мо семь тыслуком втемовы му высочно тупным на вменет в завелять на вменетам в температиру в поставителя и павеля от выправленые по семь выправленые по поставителя в поставителя в поставителя в поставителя в поставителя в поставителя по семь по поставителя в поставителя в

MUSESCADANO SERVIZ CALLES MO CAS SERVEZ LINES TO ALL STRUCTURES WITHIN THE SUBDIFICION MAY BE CATEMACD FROM THE REVISESS OF A CONTRACT OF A CO

SE SEMPLIE O DE ENCIPIE, TELEPONSE COME TELEDISMO NO OS SERVICE, THROUGH 115 AND ES PROTECTIONS SAMELY AL L'INESS HOME OF CONTROLLE PRODUCTION ON THE MAJOR OF CONTROLLE PRODUCTION ON THE MAJOR OF THE

THE COMERG OF ANY CUT SHALL BE RESERVABLE FOR THE PROTECTION OF THE MOMERG COUNTY BETWEEN THE SCLAFF. BETWEEN COUNTY BE SHALL BE RESERVED THE ALL BETWEEN THE SCHAFF. BETWEEN COUNTY BETWEEN THE ALL BETWEEN THE SCHAFF. BETWEEN COUNTY WERE ON THE WORK OF THE SCHAFF. BETWEEN COUNTY BETWEEN THE SCHAFF. BETWEEN THE SCHAFF.

THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

THE SUPPLIER OF GAS SERVICE THROUGH ITS ACENTS AND EMPLOYEES SHALL AT ALT TIMES HAVE THE RIGHT OF ACCESS TO ALL UTLITY EASEMENTS WAN ON THE PLAT OF AS OTHERWISE PROVIDED FOR ITHIS OEED OF EXECUTION FOR THE PURPOSE OF INSTALING, REMOVING, REPARING, OR LACKING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

HE OWNER OF AM (OT SHALL BE RESPONSEE FOR HE PROTECTION OF THE UNDERGROUND OAS FALITIES LOCATION HINN HE (OT AND SHALL BE SHALL B

THE COVENANTS SET FORTH IN THIS SUBSECTION SIMIL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOWER TO BE BOUND BY THESE COVENANTS.

LIMITS OF NO ACCESS

OWAN HEREN REMANDER HEATEN OF WHICH AN HORSE OF GENESIS FROM AN POPINO OF HE ROPERTY AUGUST IT DESTRUCTIONS THE HEATENE PROMISE REMANDER OF MITS OF MOTOR WHICH AND THE COMMINIONED AN WORLD HEATEN OF COLDESS AND REMANDERS

CECH LOT MIRM THE SUBDINSMY SMAL. RECEIR AND DOMB. IN AN HOUSETRACTED MANNER, THE STOPM AND SHOCK OF MIRES FROM LOTS AND DOMBANGE AMENG OF HIGHER ELEVATION, A OFF OWNERS SHALL CONSTRUCT OR PERSON TO DIE COURSTRUCT ANY FERMENC OR DIENCHEN DOMBEN MANNER AND ACROSS THE OWNERS LOT. THE FORECOMO CONTINUES SET FORTH IN MANNER WHICH DIENCH CONTINUES AND ACROSS THE OWNERS LOT. THE FORECOMO CONTINUES SET FORTH IN THIS PORMAGNEN SHALL ERE PORTICALED AND PREFETCH LOT OWNERS.

Oklahoma IOS Land Company Final Plat

A SUBDIVISION IN THE SWI4 OF THE SEI4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 14 EAST CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

PUD 001785-2024

TO SERVICE AND BY CONSTRUCTED AND MUNICIPAED MAD STREETS DESIGNATED BY AND THE CORRESPONDED TO THE SIGNATION OF THE CONSTRUCT OF THE CONSTRUCT

CERTIFICATE OF OCCUPANCY RESTRICTIONS

CERTIPACE OF COCEMANY FOR A BLUMO WITHIN THE SERVICION OF MALE SENSE BY THE CITY OF BROCKH ARROY MALVAMA, WITH STREAMED AND THE RECOVER PREVAILS SERVICION OF MALVAMA, WITH STREAMED AND THE RECOVER SERVICION OF MALVAMA WITH STREAMED AND THE RECOVER SERVICION OF MALVAMA WITH STREAMED AND THE SERVICION OF MALVAMA WITH STREAMED AND THE SERVICION OF MALVAMA WITH STREAMED AND THE SERVICION OF THE SER

RESERVE AREA "A AND B", STORMWATER DETENTION EASEMENT

STORMATED DETENTION PAILTIES SMAL BE CONSTRUCTED BY THE OWNER / DEVELOPEN MITHIN RESERVE AREAS 'X' AND 'E', THE STORMATER PENTRY ASSEMENT AREAS, ESSEMANTED ON THE ACCOMPANYING PAAT, ACCOMDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY REGICEN ARROW, DILAMOND.

A. RESERVE AREAS "A: AND "B", THE STORMWATER DETENTION EASEMENT AREA, SHALL BE KEPT FREE OF LITTER; AND,

8. RESERVE AREA "A" AND "B". THE STORMINATER DETENTION EASEMENT AREA, SHALL BE MOWED DURING EXCEEDING (FOUR) 4 WEEKS. SEASON AT INTERVALS NOT

4. In the graft the downst or residence kets An and by the consists shall be collected to whitely the streament are the problement and the collected that the coll IN THE DEBYT THE CONNER OF LIDT LBLOCK I ANDIOR THE OWNERS OF LID Z BLOCK I FAIL TO PROPERLY MANTAN THE DETENTION EASEMENT AREAS ARDIC PROVIDED. THE CONNER OF STORMARDAY OF ALMOND, OR ITS DESIGNATED CONTROLOR MAY BITEST HE STORMANTER DETENTION EASEMENT REAS AND PERFORM SUCH MANTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNERS OF RESIENCE "X" AND "S".

AN EIGHT IS, PCOT HEIGHT WOODEN SCREENNAS FEINZE SHALL BE RECUIRED ALONG THE MORTHERA'S BDES OF THE LOT 1 BLOCK 1 WHERE AUITTING BESTECHTIAL USE, COMPANICATION OF SUCH SCREENNAS FEINZH GENELAND STHALL BE N'ACCORDANCE WITH CITY ZONING CODE REQUIREMENTS. THE FENCE WILL BE N'ACCORDANCE WITH CITY ZONING CODE REQUIREMENTS. THE FENCE WILL BE N'ACCORDANCE WITH CITY ZONING CODE REQUIREMENTS. THE FENCE WILL BE

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS PART OR A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 001521-2024 AND AMENDED AS PUD-101785-2024) AS PROVIDED WITHIN THE BROXEN ARROW, OKLAHOMA, CITY CODE (BROXEN ARROW CODE), AND AMEREAS PUD NO. 201521-2024 NAS AFFRANTIVELY RECOMMENDED BY THE CITY OF BROKEN ARROW PLANNING COMMISSION ON JULY 11, 2024, AND APROVED BY THE BROKEN ARROW CITY COUNCI. ON AUGUST 5, 2024, AND APPROVED AS AMENDED AS PUD-101785-2024 NOVEMBER 21, 2024, AND

MAREAS, THE OMBRODERLOPED DISINES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROMOTION FOR AN ORDERLY DETECTIONERT AND TO MISURE ASSEDIATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNEROEVELOPEN, ITS SUCCESSORS AND ASSIONS, AND THE CITY OF BROXEN ARRAW, OCLAHOMA. WHEREAS, THE PLANED LINE DERECOMENT PROVISIONS OF THE BROKEN ARROW CODE REQUIRET THE ESTABLISHMENT OF COVENANTS OF RECOMMENDED TO AND EMPOREDULE BY THE CITY OF BROKEN ARROW, SHETRIGHT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLANCE WITH THE APPROVED PLANED WITH THE ELECTRICATE OF THE PLANED WITH THE PLANED WITH THE PLANED THE PLANED WITH THE P

HEREFORE, HE OWNEROXYELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUWING WITH THE LIAD AND SHALL BE BINDING UPON THE OWNEROENELOPER, ITS SUCCESSORS AND ASSIONS, AND SHALL BE ENFONCEMBLE AS HEREINATERS SET FORTH.

5 DEVELOPMENT STANDARDS FOR LOT 1 AND LOT 2

BUILDING AREA ASPHALT PARKING ROAD WAY PAVED DISTRIBUTION AREA SODILANDSCAPEDETENTION LAND AREA FOR LOT 1

PERMITTED USES: STORAGE YARD AS DEFINED IN THE BROKEN ARROW CODE WITH SUCH USE DISTRIBUTION OF COMPLETED RELOCATABLE BUILDINGS.

LAND AREA FOR LOT 2 17 36 ACRES/756,019 00 SF

LOT 2

LOWED BY RIGHT IN INDUSTRIAL

IN NO EVENT SHALL ANY OF THE FORECOING BE CONSTRUED TO MEAN THAT THE DETENTION AREA IN ANY RESERVE AREA SHALL BE LESS THAN REQUIRED THE BROKEN ARROW CODE, ALL FACADES OF BUILDINGS IN LOT 1 AND LOT 2 SHALL COURLY WITH THE BROKEN ARROW CODE.

RESERVES AREAS 'A' AND 'B' STORMWATER DETENTION EASEMENTS

RESERVE AREA "A"

RESERGE JAEA "X" STORMMETE DETENTION FAULTIES SHALL BE CONSTRUCTED BY THE DINNER (JESELDEER WITHIN THE TWO HUNDRED (200) FOOT STORMMETED DETENTION EASELIENT AREA DESIGNATED ON THE ACCOMPANYING PLAT, ACCORDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY OF BROIZEN AREAU, OLLANDAN.

RESERGE ASEA 'S STORMANTER DETENTION FACILITIES SHALL BE CONSTRUCTED BY THE OWNER DEVELOPER WITHIN THE TWO HIMDRED (200 FOOT STORMANTER DETENTION EASULENT AREA DESIGNATED ON THE ACCOMPANYING PLAT, ACCORDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY OF BROKEN ARROYD, CALAPOIN. RESERVE AREA 'A', THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF LOT 1 BLOCK 1

RESERVE AREA "B", THE STORMINATER DETENTION EASEMENT AREA WITHIN = LOT 2 BLOCK 1

ADDITIONAL LANDSCAPING REQUIREMENTS

RESERVE AREAS, Y. MAD '9 SHALL PACIDE ONE IN O DI FOOT CALIERI TREE PET HEIT (B) LINEAR EET AS A LANGACEE BESTEES BETTEE SETWES SERVE SERVE (B) LINEAR CET AS A LANGACEE SERVE SERVE ES CHARLES TO MEET HES COURSEAST, NACH LANGACE ALFERT RESES BAFFE SERVE ES CHARLES TO MEET HES COURSEAST, NACH LANGACE ALFERT RESES BAFFE SAFEL SHALL NOT BE AND ALLOWED IN THE BROCKEN ARROW COOK EDUCK BAFFER AREA SHALL NOT BE AND ALLOWED IN THE BROCKEN ARROW COOK BESTEEN AND ALLOWED COOK BAFFER AREA SHALL NOT BE AND ALLOWED TO THE BROCKEN ARROW COOK BESTEEN AND ALLOWED COOK BAFFER AREA SHALL NOT BE AND ALLOWED TO THE BROCKEN ARROW COOK BAFFER AND ALLOWED COOK BAFFER AREA SHALL NOT BE AND ALLOWED TO THE BROCKEN AND ALLOWED THE BROCKEN AND ALLOWED TO THE BROCKEN AND ALLOWED TH

2. LOT 1: NO PARKING SPACE SHALL BE LOCATED MORE THAN SEVENTY-FIVE (75) FEET FROM A LANDSCAPE AREA, FOR EVERY FIFTEEN (15) PARKING SPACES, ONE (1) CALIPER TREE MUST BE PLANTED. ALL NEW LANDSCAPING SHALL BE IRRIGATED BY AN UNDERGROUND RRIGATION SYSTEM.

CDT 2. FROM SIGHT THE THAT ANY STRUCTIBE OR PARKING LOTTS CONSTRUCTED ON LOT 2 AND THE PROPERTY TO THE EAST OF LOT 2 MAINTAINS, AS ESSIDENTIAL USE. THE OWNEROED FLOOPER OF LOT 2 MUST INSTALL A MINIMUM FIFTEEN (5)5-COT LANDSCAPE BLIFFER BETWEEN THE EASTESN PROPERTY SOUNDARY OF LOT 2 AND JAN'S TRUCTIBE OR PARKING AREA LOCK/TED WITHINLOT 2.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

THE RESTRICTIONS HEEDER SET FORT HARE CONSMITTS ON AN MITH HE LAND AND SHALL BE BROKK LIVEN HE CONNECT IS SCIESSIOS AND ASSISSA WHITEN THE PROMISENS OF SETTIME FRANCE TESTES AND THE TESTES AND EFFORT THE PROMISE OF THE PROFESSION OF THE PROFESSIO

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED AMENDMENT

CONEMAYS, CONTAINED WITHIN SECTION, I PUBLIC STREETS AND UTILITIES, MAY BE ARRODED OR TREMAINED AND THE WHETERS BEFORE OR TRY THE PERSONSI SPECIFIED IN SUBSECTION, I BY AWRITTEN METALBURST SINGER, DAY ACKNOWLEDGED BY THE OWNER OF THE 170 WHICH THE SUBJECT OR TREMAINTION IS TO BE APPLICULE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR TS SUCCESSORS AND THE CITY OF BURJECT OR TREMAINTION IS TO BE APPLICULE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR TS SUCCESSORS AND THE CITY OF BURJECT OR TREMAINTION IS TO BE APPLICULE. AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR TS SUCCESSORS AND THE CITY OF

SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HERBIN, OR ANY PART THEREOF, BY AN ORDER, JUDGIABNT, OR DECREE OF ANY COURT, OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HERBIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIONED OWNER

XXLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION

COUNTY OF TULSA) STATE OF OKLAHOMA DON HOUPT OKLAHOMA IOS LAND COMPANY, OWNER

THIS INSTRUMENT WAS ACKNOWLEDGED
AN OKLAHOMA CORPORATION. BEFORE ME THIS

OTARY PUBLIC

CERTIFICATE OF SURVEY

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

COUNTY OF TULSA) 88

THE FEMA FLOODPLAIN MAP 40143C0392L, MAP REVISED DATED 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X (UNSHADED)

ATER DETENTION ACCOMMODATIONS FOR EARE PROVIDED IN ACCORDANCE WITH DN DETERMINATION NO: DD-020224-09

PROJECT NO. PR-000629-2024

Final Plat
Oklahoma IOS Land Company
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