

TIMBER RIDGE BUSINESS PARK - AMENDED

PUD 000723-2023

DEED OF DEDICATION AND RESTRICTIVE COVENANTS
TOWALL MAIN BY PRESENS.
THAT THE SPESSORS.
THAT THE SPESSORS.
THAT THE SPESSORS OF THE CHARGE AND SHERRE HANGLTON, OF THE CHALCHARD DESCRIBED REAL ESTATE
SHERINATER REFREED TO AS THE CHARGEORD CHARGE AND THE CHARGE AND THE CHARGE STATE
SITUATION THE CITY OF SPECIAL SHOOW, MACANIER COMMYS STATE OF CHARGEM, TO WIT.

establinguo de l'Orsentin, dendre line de manche de l'activité serve l'activité serve dels de partier de l'acti Internation de l'activité de l

BEGINNING (P.O.B.) AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, TIMBER RIDGE BUSINESS PARK

THENCE SOTHERZIBE FOR A DISTANCE OF 1142.56 FEET TO THE MORTHEAST CORNER OF LOT 6, BLOCK 1 OF TIMBER RIDGE BUSINESS PARK, THENCE SMANGOZW FOR A DISTANCE OF GRAMO FEET TO THE MORTHWEST CORNER OF LOT 6, BLOCK 1 OF TMBER RIDGE BUSINESS PARK.

FOR A DISTANCE OF 433.17 FEET TO THE NORTHEAST CORNER OF RESERVE B' OF TIMBER RIDGE BUSINESS OF 226.03 FEET T THENCE ND1'20'04'W FOR A DISTANCE.
PARK:
THENCE NB8'40'32'E FOR A DIFFAVE. THENCE N89'40'32'E FOR A C PARK.

THENCE NORMOZE FOR A DISTANCE OF 394.50 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF TIMBER RIDGE BUSINESS PARK AND THE POINT OF BEGINNING.

ONNERSORIELOPERS MATE CAUSED THE ABONE DESCRIBED LANDS TO BE SURREYED. STAKED PLATED AND SUBDIMINED INTO TEN (10) LOTS AND THERE EJ BLOOKS IN CONFIDENT WITH THE ACCOUNTANTING PLAT, AND WAS DESTRANTED THE SENDINBON AS THREER RICCE BUSINESS PARK - AMERICED. A SENDINGROW IN THE CITY OF BROKEN ARROW. WASDINES COUNTY, STATE OF COLLARION.

The Consenses conversion of the Little Section of the Section of the Consenses of the Conse SECTION I. STREETS, EASEMENTS AND UTILITIES

1.1 PUBLIC STREETS AND GENERAL UTILITY EASEMENTS
THE OWNERS/DEVELOPERS DO HEREBY DEDICATE FOR

14.3) MARGAGO BENDER OF REAL RESIDENCE OF THE TOTAL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS
THE SUBDIVISION WERE RANGED AND SESSION OF THE PROSTRUCTURES WHICH MAY BE LOCATED ON ALL LOTS
THE SUBDIVISION OF REAL PROSTRUCTURES AND SESSION OF THE PROSTRUCTURES OF THE PROSTRUCTURE OF THE PROSTRU

11.2 The GOMEGO ESCULOTOR TO ALREADY READ NAME OF RESPONDED AND CONTRICTION OF THE MUSICIPATION OF CONTRICTION OF THE MUSICIPATION ACTIVITY WHICH A MUSICIPATION THE THE MUSICIPATION OF THE MUSICIPATION ACTIVITY WHICH AND THE THE SUBJECT OF THE MUSICIPATION OF THE MUSICIPATION ACTIVITY OF SUBJECT OF THE MUSICIPATION OF THE MU

WATER AND SEWER SERVICE.
1.3.1 THE CONDER OF THE CLUS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MANIS
LOCATED ON HIS OF THE ALS WINNEN THE GIPPETED UILTIN EXERBEITOR PASSA, FIT HE GROUND ELECTRONS ARE ALTERED FROW THE CONFORMS EDSTRON, DOY THE CONFICIENT OF THE INSTILLATION OF A PABLIC WATER OR SENIOR WAN ALL SOLDIOL ENTER THE CONFIDENCE OF THE CONFIGURATION OF THE PROPENTS AND MANHOLES WILL BE ADLISTED TO THE NEW GRACE BY THE CONFIDENCE OF AT THE CONFIGURES EDGENSE.

1.33 THE CITY OF BROKEN ARROW, ONCAVORAL, OR TTS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORGANAY MANTENANCE OF PELDATION TO THE OWNER VAMES OF THE OWNER. THE OWNER WAS CONTROLLED AND CONTROL OR WELLS WAS TO A THE OWNER, HIS ACRENTS OF CONTROLORS.

1.1.4 HEGTYO FROENCEN PROPOUNDATION OF RESERVORMS OF ACT ATTHESIS WAS REFUGED FOR THE DEED OF RESERVORMS FROM THE DEED OF WASHINGTON THE DEED OF WASHINGTON OF REPUGED FOR NAT HE DEED OF WASHINGTON OF REPUGED FOR NATIONAL OF WASHINGTON OF REPUGED ANY PORTION OF WASHINGTON BROWNER OR SENIOR FACILITIES.

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

USE CATEGORY

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPART OF EMANGER TO THE LANGUAGE WAS THE OWNER OF THE CASES AND THE OWNER OF THE CASES AND THE OWNER OF THE CASES AND THE C

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREA, THARER RIDGE BUSINESS PIAR - AMENGED WAS SUBMITTED AS A PLANKED INTO BRELOPIEST ITTLED PUD NO. 723)
AS PROVIDED WITH VALOUR LAND AND GOOD PURPOOR OF THE THY OF BROCKEN SKROW, VALOUR (ORDINAMER NO. 233) AS AMENDED AND ESTEND AS OF A WAY OF ZOOR HOW THAT WAS APPROVED TO SORDIAME THE WAS APPROVED TO SORDIAME TO WAS APPROVED TO SORDIAME TO WAS APPROVED TO SORDIAME TO WAS APPROVED BY THE CITY OF BROCKEN ARROW AT LOOKING LOOKING TO SORDIAM TO A SORDIAME.

WHEREAS, THE PLANKED UNIT DEPELCANDENT PROVISIONS OF THE BROCKE ARROW ZDAN'G ORDINANCE RECURIES STREAMSHARM OF COORDANTS OF RECORDS. IN ARROW, CALLAND STREAMSHARM OF RECORDS. IN THE CITY OF BROCKEN ARROW, CALLAND STREAMSHARM OF RECORD IN AND COMPLIANCE WITH THE APPROVED PLANKED WITD DETECTION.

WHEREAS, THE OWNERSENELE OPERS EISHESS TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDED FOR AN ORD DEMELONMENT, AND TO ENSURE A DEEDAME RESTRICTIONS FOR THE MATUAL BENEFIT OF THE OWNERSDEVELOPERS SUCCESSORS AND ASSISSA, AND THE CITY OF BROWEN ARROW, CALAMONK.

THERFORE THE CONMERCIPIES LOPERS DOES HERBY IMPOSE THE FOLLOWING RESTRICTIONS AND CONGRANTS WHICH BE CODEWAYS RUNNEN OWN THE LIMO AND SHALL BE REPINIOS UPON THE OWNERSORFIELD/PERS, ITS SUCCESSIONS, AND SHALL BE FANCED SHEED AND THE STEP CARTH. THE DEPLICAMENT OF THRERR RIDGE BUSINESS PARKANENGED SHALL BE SUBJECT TO THE PLANNED UNIT DEPELIAPPROVISIONS OF THE BROWNED ZANNE CODE. AS SUCH PROVISIONS EXISTED ON MAY 15, 2023, OR AS, SERSECUENTLY MEMORIA.

2.1 DEPLICAMENT STANDARDS -LOTS 2, MOJ LOF BLOCK 1, BLOCK 2, MUD BLOCK 3.

2.1.1 HE SUBLECT LOTS ARE REFORMATION THE PREVAIRANT OF DEVANOMENTAL QUARTY COBES, AND FULL REQ. CORRESPONDED, REFORMATION TO RECEIVE THE TO PERSON. SUBJECT LOTS SHALL BE GOVERNED BY THE CITY BROCKLEATURES OF THE LIDSTRICT, EXCEPT BENEFINATION CORP. AND THE USER AND DEVELOPMENT RECOLLATIONS OF THE LIDSTRICT, EXCEPT BENEFINATION TO THE WORLD AND THE USER AND DEVELOPMENT RECOLLATIONS OF THE LIDSTRICT, EXCEPT BENEFINATION OF THE LIDSTRICT, EXCEPT BY THE WORLD AND THE USER AND THE USE

SEE SECTION 2.4 2.1.2 PERMITTED USES: 2.1.3 MINIMUM BUILDING SETBACKS: FROM NORTH 45TH PLACE

2.14 PARKING: AS PROVIDED IN ACCORDANCE WITH 'SECTION 5.4 - OFF STREET PARKING AND LOADING" OF BROKEN ARROW ZONING ORDINANCE. FROM ABUTTING NON-RESIDENTIAL DISTRICT

2.1.5 BION STANDARD: AS PROVIDED IN ACCORDANCE WITH "SECTION 5.7 - SIGNS" OF THE CITY OF BROKEN ARRON ORDINANCE. 2.15 FEVGING ISGREENING, AN E-COT OPHOLE. SCREENING FENCE SHALL BE INSTALLED, IN ACCORDANCE WITH SELECT OF THE OFF BROWN ANNOT AND ORDHANCE, AND THE WEST OF SENGHEN AND ANNOT AND THE ADDITIONAL OF THE SECRET AND THE ABOUND AN WHERE ABUTHEN AND CULTURAL OF RESIDENTIAL ZONING.

THE SUBJECT LOTS SHALL BE GOVERNED BY THE CITY OF BROKEN ARROW ZONING ORD DEVELOPMENT REGULATIONS OF THE IL DISTRICT, EXCEPT AS HEREINAFTER MODIFIED: 22 DEVELOPMENT STANDARDS - PART OF LOT 1, BLOCK 1 (PER APPROVED PUD)
22.1 THE SUBJECT LOTS SHALL BE GOVERNED BY THE CITY OF BROKEN ARRO
DEVELOPMENT REGULATIONS OF THE LIDITARIT, EXCEPT AS HERBINA PROM INTERNAL STREET
SIDE YARD ABUTTING SAME DISTRICT
OFEET
SIDE YARD ABUTTING NON-RESIDENTIAL DISTRICT 20 FEET FROM NORTH 45TH PLACE - SIDE YARD FROM INTERNAL STREET 2.2.2 PERMITTED USES: 2.2.3 MINIMUM BUILDING SETBACKS:

AS PROVIDED IN ACCORDANCE WITH "SECTION 5.7 - SIGNS" OF THE CITY OF BROKEN ARROY AS PROVIDED IN ACCORDANCE WITH "SECTION 5.4 - OFF STREET PARKING AND LOADING". ZONING ORDINANCE. SIGN STANDARD:

FROM INTERNAL STREET SIDE VARD ABUTTING SAME DISTRICT SIDE VARD ABUTTING NON-RESIDENTIAL DISTRICT REAR YARD ABUTTING RESERVE 'B'

AS PROVIDED IN ACCORDANCE WITH "SECTION 5.7 - SIGNS" OF THE CITY OF BROKEN.
2.4 TABLE OF ALLOWED USES 2.3.4 PARKING:
AS PROVIDED IN ACCORDANCE WITH 'SECTION 5.4 - OFF
ARROW ZONING ORDINANCE. 2.3.5 SIGN STANDARD.

AUNICIPAL OR COMMUNITY RECREATION CENTER PUBLIC SAFETY FACILITY ER (INCLUDING ANY FACILITY WITH

EDUCATION

IUS AND PASSENGER TRAIN TERMINA UTILITY FACILITY, MAJOR JTILITY FACILITY, MINOR

ANIMAL PET SHOP RETAL ANIMAL TRAINING SCHOOL KENNEL VETERINARY CLINIC / ANIMAL HOSPITAL VICRO FOOD AND BEVERAGE PRODUCTION DFFICE, BUSINESS OR PROFESSIONAL RESEARCH LABORATORY €05

FITNESS AND RECREATIONAL SPORTS CENTER GENERAL INDOOR RECREATION MAJOR ENTERTAINMENT FACILITY

between land owners

GASOLINE SALES PARKING STRUCTURE VEHICLE SERVICE AND REPAIR, MAJOR VEHICLE SERVICE AND REPAIR, MINOR SOAT AND/OR RV STORAGE CAR WASH

GENERAL INDUSTRIAL SERVICE ASSEMBLY, LIGHT MANUFACTURING, LIGHT

BERTH WINGER CHARGE OF THE REF WEIGHT OF THE CHARGE OF A CHARGE OF A CHARGE OF A CHARGE OF THE CHARG The city does not get involved with disputes

Remove the dity as an enforce and it is land owners association if one will be created.

CONDITIONAL FINAL PLAT

TIMBER RIDGE BUSINESS PARK - AMENDED

PUD 000723-2023

IN WITNESS WHEREOF, KIRK AND SHERRI HAMILTON , HUSBAND AND WIFE, HAS EXECUTED THIS INSTRUMENT THIS DAY OF 2024.

The restriction on Research of Portin Med Decisions 10 per processing of the Restriction on Research o

- SECTIONALITY OF ANY RESTRICTION SET FORTH-HERBILL, OR ANY PART THEREOF, BY AN ORDER, ADDOMENT, ON DECKEE OF ANY COURT, ON THE WHISE SAME OF OWN TO MANATOR FOR THE OTHER RESTRICTIONS OR ANY PART THEREOF ANY EXPORT FOR THE PRESTRICTIONS OR ANY PART THEREOF ANY PROFIT FREEDY, WHISE THE PRESTRICTIONS OF ANY PART THEREOF ANY PROFIT FREEDY, WHISE SHALL REMAINS THE PRESTRICT.

CERTIFICATES OF OWNERSHIP

TIMBER WOLF EXCAVATING, LLC AN OKLAHOMA CORPORATION

YLER BARLOW, MANAGER

STATE OF OKLAHOMA

COUNTY OF TULSA

HIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS. IMBER WOLF EXCAVATING, LLC, AN OKLAHOMA LIMITED LIM NOTARY PUBLIC

COMMISSION EXPIRES: COMMISSION NUMBER: NITNESS WHEREOF, BLUE HOUSE MARKETING
HIS DAY OF 2024.

BLUE HOUSE MARKETING GROUP, INC AN OKLAHOMA CORPORATION

STATE OF OKLAHOMA COUNTY OF TULSA

HIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF MANAGER OF BLUE HOUSE MARKETING GROUP, INC., AN OKLAHOMA CORPORATION.

VY COMMISSION EXPIRES: COMMISSION NUMBER:

					correct all to				
K FICK HANLTON, OWNER SHEISH HANLTON, OWNER	YOUNOWEDOWENI	STATE OF ONLAHOUM) SS: COUNTY OF TILESA)	THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THS DAY OF 2004, BY ARK AND SHERRI HAMILTON AS HIGHMAND MPE.	NOTARY PUBLIC	INY COLAMISSION EXPIRES.	IN COMMANDER.	CERTIFICATE OF SURVEY	IN WEST PRESENT OF MULLOT ENGINE OUT. LITTLE OF A CLITICARE TO PRESENT AND ADDRESS TO WARRANT OF RECEIVED IN THE STATE OF MORE ADDRESS AND	

P03: Please

2025

STATE OF OKLAHOMA) COUNTY OF TULSA)

ZOZECE WET THE UNDERGRADA, AND AND YEAR OF A NATION CHAPTER, THE OFFICE THE O

MY COMMISSION EXPIRES: NOTARY PUBLIC

CERTIFICATE OF THE WAGONER COUNTY TREASURER

I DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR ______A HEREIN LISTED TO BE DESIGNATED "TIMBER RIDGE BUSINESS PARK - AMENDED".

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.