

CONDITIONAL FINAL PLAT FOR

# Doc's Container Storage

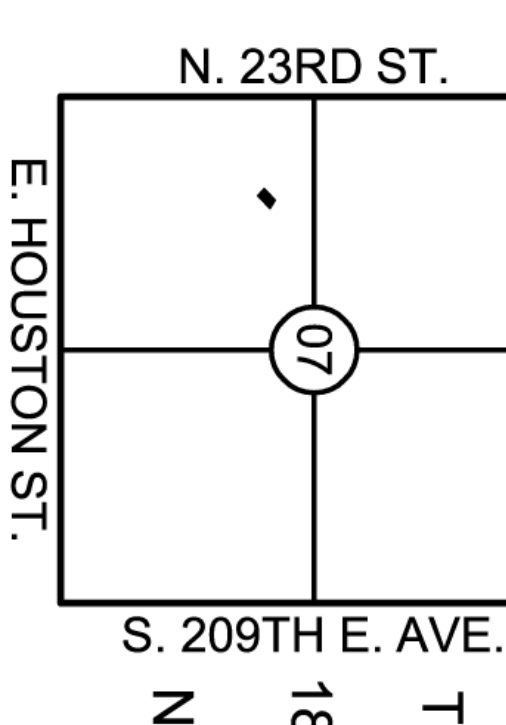
PUD 274

AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA  
A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),  
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE  
AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA  
A REPLAT OF LOT 1, BLOCK 2, COUCH ADDITION, WAGONER COUNTY, OKLAHOMA

**OWNER:**  
William D. Pruitt, Jr.  
13697 South 267th East Avenue  
Coweta, Oklahoma 74429  
Phone: (918) 520-2165  
email: docsdenny@aol.com

**ENGINEER:**  
Sanders Engineering, Inc.  
C.A. No. 2370, EXPIRATION DATE 6/30/2019  
11502 S. 66th E. Ave.  
Bixby, Oklahoma 74008  
Phone: (918) 296-5067  
Fax: (918) 296-5068  
Contact: Robert David Sanders, PE.  
email: rdsand1@sbcbjbdal.net

**SURVEYOR:**  
Atlas Land Office  
Randy Bradley, L.S.  
202 South Main  
Wagoner, Oklahoma 74467  
Phone: (918) 485-9987  
email: randy@atlaslandoffice.com



Location Map

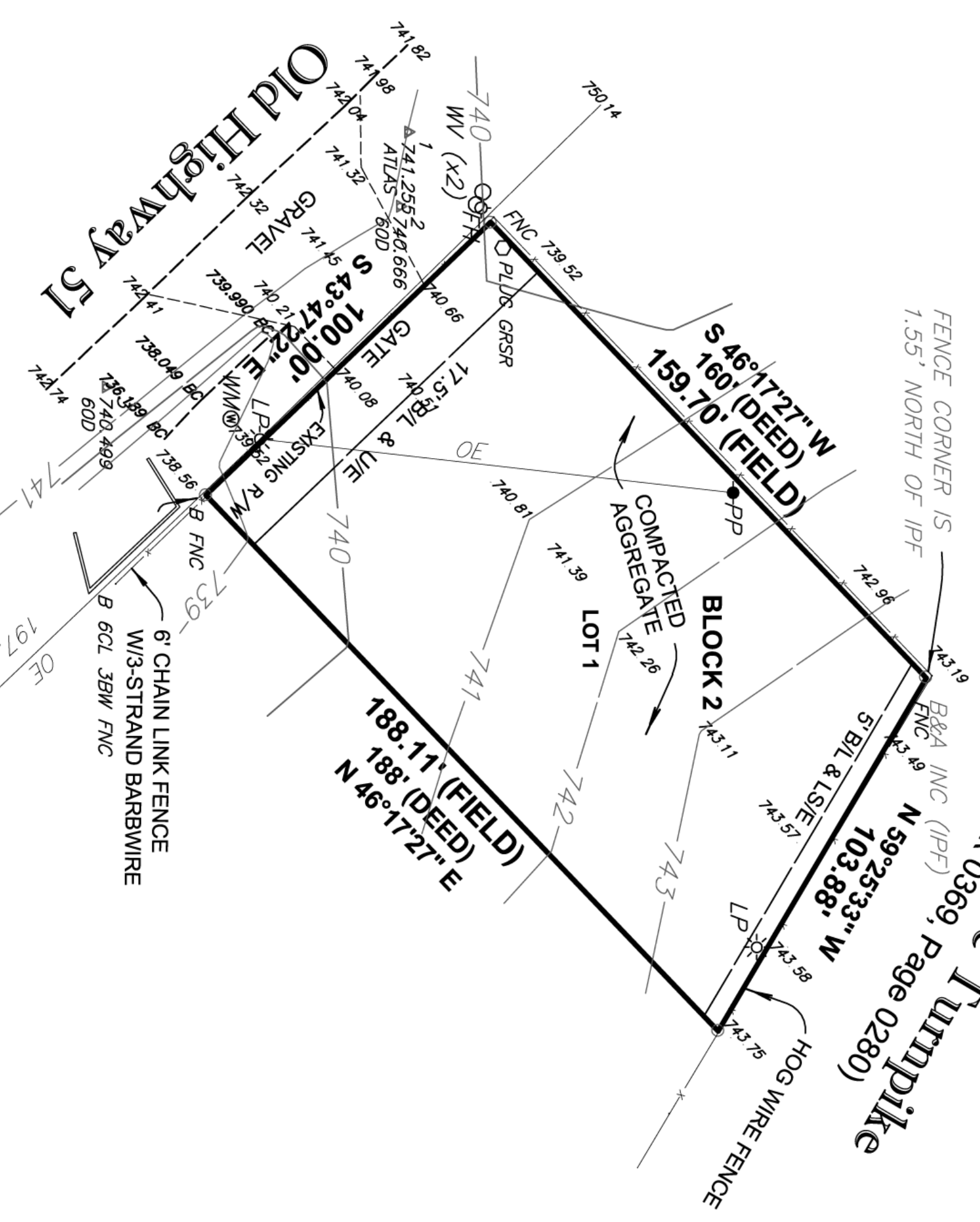
SCALE: 1"=2000'



**Legend**

- R/W = RIGHT OF WAY
- B/L = BUILDING LINE
- U/E = UTILITY EASEMENT
- LS/E = LANDSCAPE EASEMENT
- [2610] = ADDRESS

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



**DOC'S CONTAINER STORAGE  
A REPLAT OF LOT 1, BLOCK 2, COUCH ADDITION  
WAGONER COUNTY, STATE OF OKLAHOMA**

**DEED OF DEDICATION  
KNOW ALL MEN BY THESE PRESENTS:**

THAT WILLIAM D. PRUITT, JR., HEREINAFTER REFERRED TO AS "THE OWNER", IS THE OWNER OF THE PROPERTY DESCRIBED AND LOCATED IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

LOT 1, BLOCK 2, COUCH ADDITION, A SUBDIVISION OF A PART OF THE SW/4 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE ORIGINAL SURVEY OF SAID LOT 1, BLOCK 2, ACQUIRED BY CONDEMNATION BY THE OKLAHOMA TURNPIKE AUTHORITY AS DESCRIBED IN CASE 1487B, REPORT OF COMMISSIONERS, AND RECORDED IN BOOK 369, PAGE 280. SAID LOT CONTAINS 0.40 ACRES, MORE OR LESS. THE OWNER HAS CAUSED SAID LOT TO BE REPLATED AS TWO (2) LOTS IN ONE (1) BLOCK, IN CONFORMANCE WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "DOC'S CONTAINER STORAGE", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA.

**SECTION I. STREETS, EASEMENTS AND UTILITIES**

**A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS**  
THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REPAIRING, AND COMMUNICATION LINES, ELECTRIC POWER LINES, 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 THERETO, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS AND RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR 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 TO BE LOCATED UNDER THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE LOT OWNERS HEREBY AGREE TO BE BOUND HEREBY.

- B. ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE**  
1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC SERVICES MAY BE LOCATED ALONG THE PERMETER BOUNDARY OF THE SUBDIVISION, IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR WITHIN A UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND ELECTRIC AND OVERHEAD CABLE LINES. ALL SUCH LINES INCLUDING UNDERGROUND AND OVERHEAD CABLE LINES, SHALL BE INSTALLED IN ACCORDANCE WITH THE UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE FEEDSTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN EASEMENTWAYS.
- 2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE FEEDSTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED ON THE PLAT. UNDERGROUND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE FEEDSTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN EASEMENTWAYS.
- 3. THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES SO INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 4. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THEIR LOTS AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE, REPAIRS AND FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- 5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE LOT OWNERS AND THE OWNERS OF THE LOTS AGREE TO BE BOUND HEREBY.
- C. WATER AND SEWER SERVICE**  
1. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED THEREON.  
2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, IF THE GROUND ELEVATIONS ARE SUCH THAT THE WATER OR SEWER MAINS AND GROUND LEVELS WILL BE ADJUSTED TO INCLUDE VALVE BOXES, FIRE HYDRANTS AND MANHOLES WILL BE ADJUSTED TO THE NEW GRADE BY THE OWNER OR AT THE OWNER'S EXPENSE.  
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 OR LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, LOT OWNER, HIS AGENTS

- 4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO THE UTILITY EASEMENTS DEPICTED ON THE 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.
- 5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE LOT OWNERS AGREE TO BE BOUND HEREBY.

- D. SURFACE DRAINAGE**  
THE LOTS SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND SHALL BE RESPONSIBLE FOR THE NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE WATER LINE, SEWER LINE OR DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- E. PAVING AND LANDSCAPING WITHIN EASEMENTS**  
THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE WATER LINE, SEWER LINE OR DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

**SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS**  
WHEREAS DOC'S CONTAINER STORAGE WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT, DESIGNATED AS PUD-274, PURSUANT TO SECTION 6.4 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA;  
AND  
WHEREAS PUD-274 WAS RECOMMENDED FOR APPROVAL BY THE BROKEN ARROW PLANNING AND ZONING COMMISSION ON MARCH 6, 2018, AND APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA, ON MARCH 6, 2018, SUBJECT TO THIS PLAT;  
AND  
WHEREAS THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING MAXIMUM UNIT DENSITY FOR THE PLANNED UNIT DEVELOPMENT;  
AND  
WHEREAS THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE, AS AMENDED, ARE SUBJECT TO SECTION 6.4 OF THE ZONING ORDINANCE TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO;  
NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE AS HERINAFTER SET FORTH:  
THE DEVELOPMENT OF THE PROPERTY SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE AS SUCH PROVISIONS EXISTED ON MARCH 6, 2018.

- A. PERMITTED USE:** THE PERMITTED USE IS RESTRICTED TO METAL CONTAINER SELF-STORAGE UNITS.
- B. DEVELOPMENT STANDARDS:** THE DEVELOPMENT OF DOC'S CONTAINER STORAGE SHALL BE SUBJECT TO THE PROVISIONS OF PLANNED UNIT DEVELOPMENT NO. 274, INCLUDING BUT NOT LIMITED TO:
  - MINIMUM LAND AREA: 12,000 S.F.
  - MINIMUM LOT FRONTAGE: 100 FEET
  - MAXIMUM HEIGHT/STORIES: 30 FEET
  - MINIMUM BUILDING SETBACKS: 17.5 FEET
  - REAR SIDE ABUTTING SAME DISTRICT: 5.0 FEET
  - MAXIMUM FLOOR AREA RATIO: 0.75 X GROSS AREA
  - SIGNAGE: PER ZONING CODE

**SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY**

- A. ENFORCEMENT**  
THE RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE, AS AMENDED, AND THE ENFORCEMENT RIGHTS PERTAINING TO THEM. IF ANY PROVISION OF THIS DEED OF DEDICATION IS HELD TO BE UNLAWFUL OR UNENFORCEABLE FOR ANY REASON, IT SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- B. DURATION**  
THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL 20 YEARS AFTER THE DATE OF FILING OF RECORD, AND SHALL AUTOMATICALLY BE TERMINATED FROM THE DATE OF FILING OF RECORD, AND SHALL AUTOMATICALLY BE TERMINATED AS HERINAFTER PROVIDED.
- C. AMENDMENT**  
THE COVENANTS CONTAINED WITHIN SECTION I, STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OR ITS SUCCESSORS AND BY THE BROKEN ARROW PLANNING AND ZONING COMMISSION OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA.

**D. SEVERABILITY**  
IN VALIDATION 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 OF ANY PART HEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE OWNER HAS EXECUTED THIS INSTRUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WILLIAM D. PRUITT, JR., OWNER

STATE OF OKLAHOMA)  
COUNTY OF TULSA ) SS  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED TO ME WILLIAM D. PRUITT, JR., WHO IDENTIFIED HIMSELF AS THE OWNER OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT, AND HE EXECUTED THE SAME 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.

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

**CERTIFICATE OF SURVEY**

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CONDUCTED A CORRECTLY CONDUCTED SURVEY OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT, AND I HAVE CAUSED THE SAME TO BE PLATED AS SHOWN ON THIS PLAT DESIGNATED HEREIN AS "DOC'S CONTAINER STORAGE", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. \_\_\_\_\_

STATE OF OKLAHOMA)  
COUNTY OF TULSA ) SS  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED TO ME \_\_\_\_\_, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED 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.

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

**CERTIFICATE**

I hereby certify that all real estate taxes levied on this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$\_\_\_\_\_ to be held in trust for the payment of taxes on this certificate in accordance with the provisions of the Oklahoma Tax Code. This certificate is not to be construed as payment of 18 \_\_\_\_\_ taxes in full but is given in order that this plat may be filed on record. Taxes could exceed the amount of the security deposit.  
Dated: \_\_\_\_\_, 20\_\_\_\_.

APPROVED \_\_\_\_\_ by the City Council of the City of Broken Arrow, Oklahoma.  
Mayor: Craig Hummer  
Attest: City Clerk Mary "Liz" Bryce  
I, \_\_\_\_\_, Deputy City Clerk, do hereby certify that this instrument was duly recorded in the public records of the City of Broken Arrow, Oklahoma, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Deputy City Clerk  
Tulsa County Treasurer  
By: \_\_\_\_\_ Deputy