

Conditional Final Plat

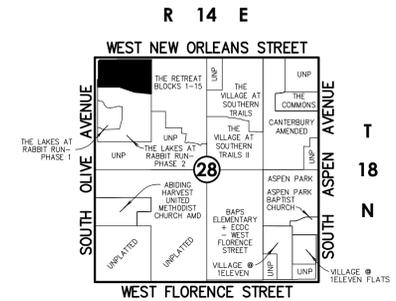
PUD-001815-2024

Southern Trails ON OLIVE

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/DEVELOPER: Perkins Development Corporation AN OKLAHOMA CORPORATION MARK PERKINS - PRESIDENT 1420 South Harvard Avenue Tulsa, OK 74112 Phone: (918) 812-8325

LEGEND table with symbols for Building Line, Book & Page, Chord Bearing, etc.

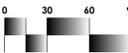


Location Map

Scale: 1" = 2000' SUBDIVISION CONTAINS: THREE (3) LOTS IN ONE (1) BLOCK GROSS SUBDIVISION AREA: 20.489 ACRES



NORTH



Scale: 1" = 60' Tanner Consulting

Benchmark 1

FOUND 3/8" IRON PIN IN ASPHALT AT THE NORTHWEST CORNER OF SECTION 28 (377497.21N, 2609265.04E)

ELEVATION = 685.42' (NAVD 88)

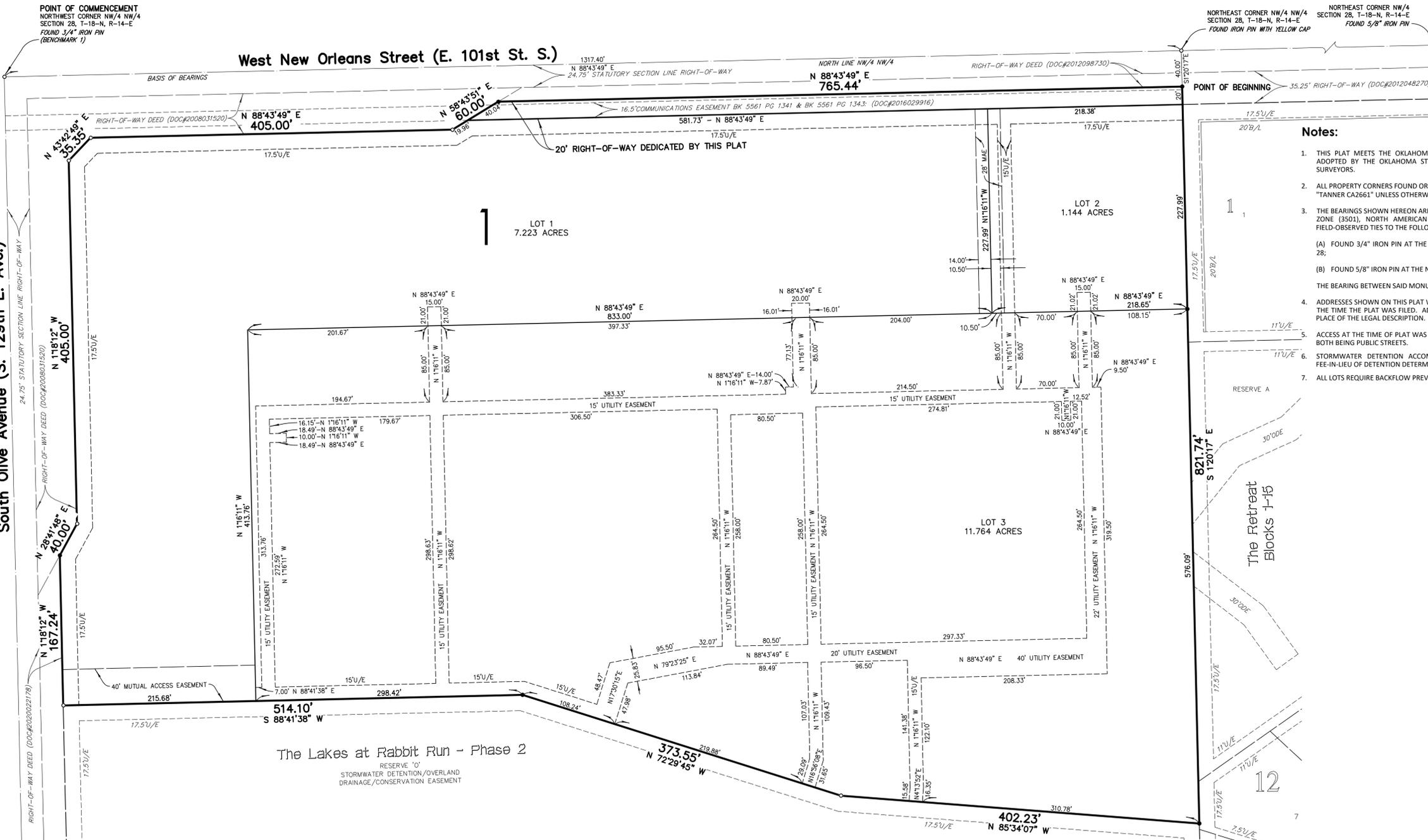
SURVEYOR/ENGINEER: Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435 OK CA NO. 2661, EXPIRES 6/30/2027 EMAIL: DAN@TANNERBAITSHOP.COM 5323 South Lewis Avenue Tulsa, Oklahoma 74105 Phone: (918) 745-9929

POINT OF COMMENCEMENT NORTHWEST CORNER NW/4 NW/4 SECTION 28, T-18-N, R-14-E FOUND 3/4" IRON PIN (BENCHMARK 1)

West New Orleans Street (E. 101st St. S.)

South Olive Avenue (S. 129th E. Ave.)



Notes:

- 1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING... 2. ALL PROPERTY CORNERS FOUND OR ARE SET 3/8" IRON REBAR WITH YELLOW CAP... 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM... 4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BROKEN ARROW... 5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY WEST NEW ORLEANS STREET AND BY SOUTH OLIVE AVENUE... 6. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH... 7. ALL LOTS REQUIRE BACKFLOW PREVENTION PER BROKEN ARROW CITY ORDINANCE.

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

Southern Trails on Olive PROJECT # PR-00089-2022 SHEET 1 OF 3

DATE OF PREPARATION: January 12, 2026

PA\2024\24\98\CIVIL\SHETS\24\98\FP.DWG, FPI, 1/12/2026 2:16:19 PM, KNURTON, H, TANNER CONSULTING, LLC, OK, CA, 2661 Exp: 6/30/2027

Conditional Final Plat

PUD-001815-2024

Southern Trails ON OLIVE

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

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 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, 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 NW/4 NW/4; THENCE NORTH 88°43'49" EAST AND ALONG THE NORTH LINE OF THE NW/4 NW/4, FOR A DISTANCE OF 1317.40 FEET TO THE NORTHEAST CORNER OF SAID NW/4 NW/4; THENCE SOUTH 1°20'17" EAST AND ALONG THE EAST LINE OF THE NW/4 NW/4, FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°20'17" EAST AND ALONG SAID EAST LINE OF THE NW/4 NW/4, FOR A DISTANCE OF 821.74 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 SAID 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 167.24 FEET; THENCE NORTH 28°41'48" EAST FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 1°18'12" WEST FOR A DISTANCE OF 405.00 FEET;

THENCE NORTH 43°42'49" EAST FOR A DISTANCE OF 35.35 FEET TO A POINT ON THE CURRENT SOUTH RIGHT-OF-WAY LINE OF WEST 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°43'51" EAST FOR A DISTANCE 60.00 FEET; THENCE NORTH 88°43'49" EAST FOR A DISTANCE OF 765.44 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 892,514 SQUARE FEET OR 20.489 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 "SOUTHERN TRAILS ON OLIVE", 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 "SOUTHERN TRAILS ON OLIVE" 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, GRANTEE, 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 STREETS, EASEMENTS, AND UTILITIES

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER 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 THE 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 (EAST 101ST STREET SOUTH) 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. 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, PUD-002316-2025 "THE ENCLAVE AT SOUTHERN TRAILS", A MINOR AMENDMENT OF PUD NUMBERS PUD-000126-2022 AND PUD-001815-2024, WAS APPROVED BY THE BROKEN ARROW PLANNING COMMISSION AUGUST 14, 2025; 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 ENSURE 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 ENSURE 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 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 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 IN SECTION 2.2.

2.1.2. DEVELOPMENT IN ACCORDANCE WITH PLANNED UNIT DEVELOPMENT:

THE DEVELOPMENT OF SOUTHERN TRAILS ON OLIVE 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.

2.2. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA A (LOT 1, LESS THE SOUTH 146.33 FEET THEREOF, AND LOT 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)	450,540 SQUARE FEET	10.343 ACRES
NET LAND AREA (PLAT):	332,870 SQUARE FEET	7.642 ACRES

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 SOUTH 146.33 FEET OF LOT 1, 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):	38,883 SQUARE FEET	0.893 ACRES
NET LAND AREA (PLAT):	31,566 SQUARE FEET	0.725 ACRES

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 *****

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.

Conditional Final Plat

PUD-001815-2024

Southern Trails ON OLIVE

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

DEED OF DEDICATION & RESTRICTIVE COVENANTS (CONTINUED)

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

**** 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)

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):	512,423 SQUARE FEET	11.764 ACRES
NET LAND AREA (PLAT):	512,423 SQUARE FEET	11.764 ACRES

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

2.4.6. 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.

2.5. ADDITIONAL DEVELOPMENT STANDARDS

2.5.1. LANDSCAPING AND SCREENING STANDARDS:

LANDSCAPING AND SCREENING WITHIN THE DEVELOPMENT SHALL MEET THE STANDARDS OF THE CITY OF BROKEN ARROW ZONING ORDINANCE IN EFFECT AS OF JULY 1, 2025. 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. THE LANDSCAPING UNITS REQUIRED BY ZONING ORDINANCE SECTION 4-3-6.C.1 MAY BE REDUCED BY 25% IF NECESSARY TO AVOID CONFLICTS WITH UTILITIES.

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.

2.5.2. 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.

2.5.3. 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.

2.5.4. 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.

2.5.5. 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.

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 CONSISTING OF ALL RECORD OWNERS OF FEE TITLE INTERESTS IN LOTS WITHIN "SOUTHERN TRAILS ON OLIVE" (THE "PROPERTY OWNERS' ASSOCIATION" OR "ASSOCIATION"), FOR THE LIMITED PURPOSE OF MAINTAINING AND ALLOCATING COSTS FOR SHARED PRIVATE INFRASTRUCTURE LOCATED WITHIN RECORDED EASEMENTS THAT SERVE MORE THAN ONE LOT. THE ASSOCIATION IS NOT A HOMEOWNER'S ASSOCIATION AND SHALL HAVE NO AUTHORITY OVER LAND USE, ARCHITECTURAL DESIGN, SIGNAGE, SITE PLANNING, OR OPERATIONAL MATTERS. ANY GOVERNANCE, VOTING, OR COST-ALLOCATION PROVISIONS OF THE ASSOCIATION SHALL BE SET FORTH IN A SEPARATE PROPERTY OWNER'S ASSOCIATION AGREEMENT AND NOT IN THIS DEED OF DEDICATION OR RESTRICTIVE COVENANTS.

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. 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 THIS DEED OF DEDICATION TO BE EXECUTED THIS _____ DAY OF _____, 2026.

PERKINS DEVELOPMENT CORPORATION
AN OKLAHOMA CORPORATION

BY _____
MARK PERKINS, PRESIDENT

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 _____, 2026, PERSONALLY APPEARED MARK PERKINS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AS PRESIDENT OF PERKINS DEVELOPMENT CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS 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 _____, 2026.

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 _____, 2026, 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

