### William OWNER: n D. Pruitt,

3697 South 267th East Avenue Coweta, Oklahoma 74429 Phone: (918) 520—2165 email: docsdenny@aol.com

ENGINEER:
ers Engineering, Inc.
5. 2370, EXPIRATION DATE 6/30/2019
1502 S. 66th E. Ave.
by, Oklahoma 74008
one: (918) 296—5067
ix: (918) 296—5068
Robert David Sanders, PE.
Robert David Sanders

### SURVEYOR: Atlas Land Office A No. 6752, EXPIRES 6/30/2018

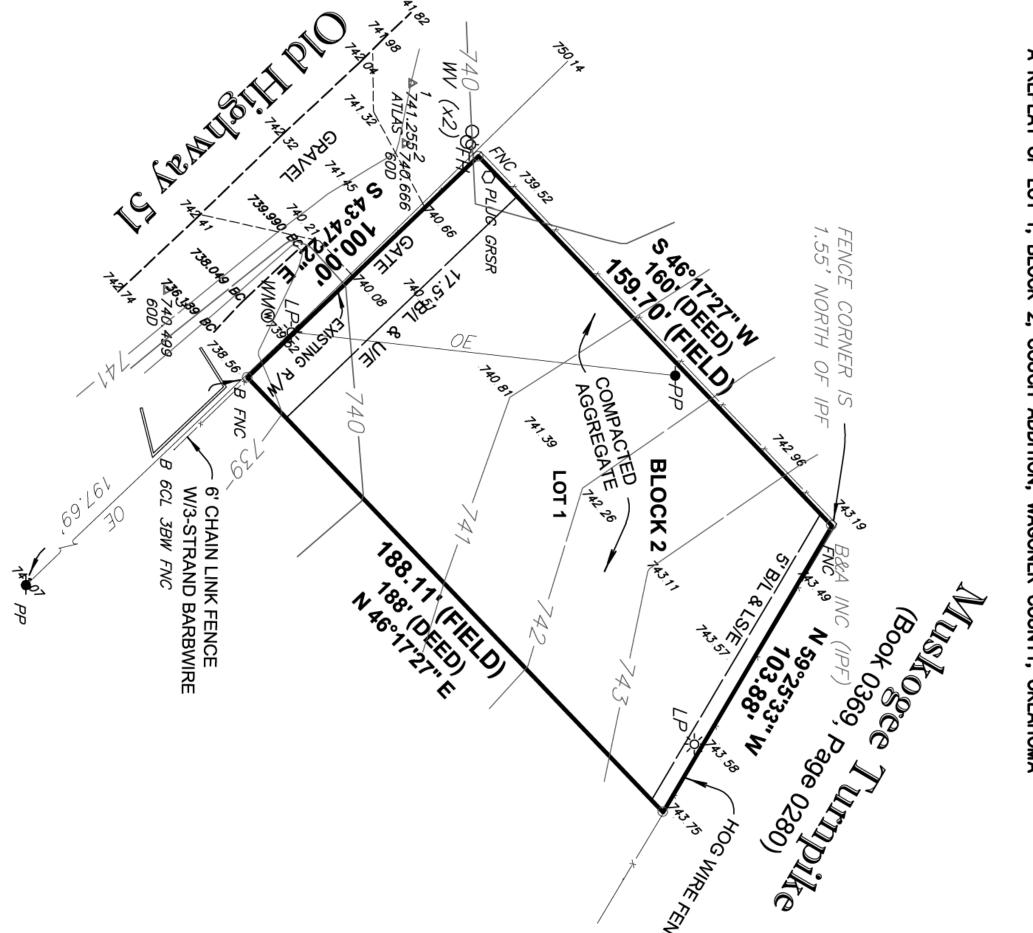
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Wagoner, Oklahoma 74467
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# ner

CONDITIONAL

PUD

ROW, OKLAHOMA ECTION SEVEN (7), JF THE INDIAN BASE HOMA COUNTY, OKLAHOMA



### N. 23RD ST. ocation 15 Map S. 209TH E. AVE. 3 Z $\dashv$

R/W = RIGHT OF WAY B/L = BUILDING LINE U/E = UTILITY EASEMENT E = LANDSCAPE EASEMEN 2610 = ADDRESS

THE ONNER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICIED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENTS AS DEPICIED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENTS FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPLANICA, AND/OR REPLANICA, AND/OR SEVERS, SANITER PUBLIC UTILITIES, INCLUDING STEPENONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, CAS LINES, WATER LINES AND EGRESS TO AND LIPON THE UNITED AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, CONDITIONS, PIECE, VALVES, METERS AND EGRESS TO AND LIPON THE UTILITY EASEMENTS FOR THE USES AND EGRESS TO AND LIPON THE UTILITY EASEMENTS FOR THE RIGHT OF INGRESS AND EGRESS TO AND LIPON THE UTILITY EASEMENTS FOR THE RUSH IN THE OWNER, DOESTALE, LAY WAS DEPLOYED WHERE A POPULATION OF A CROSS AND AND FOR SEWER, SERVICES THE REPORT OF ANY AND ELECTRIC OPERALIE. LAY AND RE—LAY WATER LINES AND EGRESS TO AND LIPON THE UTILITY EASEMENTS FOR THE AREA INCLUDED IN THE PLAT, FOR THE PURPOSE OF FUNCIONAL MAINTENANCE, OPERATION, LAYING AND RE—LAY WATER LINES AND EGRESS FOR THE RESERVED BY THE OTHER PURPOSE OF THE AREA INCLUDED IN THE PURPOSE OF A SETENCIFIC OVERHALT. WHICH COVERNANT SHALL BE ENFORCESHED BY THE OTHER PURPOSES A RESTRICTION AND SEASE BY THE OTHER PURPOSES A RESTRICTION AND LANDSCAPING THE SUBDINGS ON THE ACCOMPANYING PLAT.

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC SERVICES MAY BE LOCATED ALONG THE PERIMETER BOUNDARY OF THE SUBDINGSION, IF LOCATED BY UNIVERSOROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE DEVINE AND THE ACCOMPANYING PLAT. SERVICE PURPOSES AND SERVICE LINES TO ALL STRUCTURES WHICH MAY SEEDESTAL AND THE SUBDINGSON ALL SERVICE SHALL BE LOCATED UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH AND CONTREMENTAL OF A PARTICUL

- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS 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, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES SO INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE. 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 OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES, CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

- THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED THEREON.

  MITHIN THE DEPICTED UTILITY EASEMENT AREAS, IF THE GROUND ELEVATIONS ARE ALTERED FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER OR SEWER MAIN, ALL GROUND LEVEL APPURTENANCES, TO NCLUDE: VALVE BOXES, FIRE HYDRANTS AND MANHOLES WILL BE ADJUSTED TO THE NEW GRADE BY THE OWNER OR AT THE OWNER'S EXPENSE. HE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE Y THE SUPPLIERS OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ERVICE AND THE OWNERS OF THE LOTS AGREE TO BE BOUND HEREBY.

- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS 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 WATER OR SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR IT'S SUCCESSORS, AND THE LOT OWNERS AGREE TO BE BOUND HEREBY.

NOBSTRUCTED MANNER, THE STORM E AREAS OF HIGHER ELEVATION AND OWNER SHALL CONSTRUCT OR PERMIT DBSTRUCTIONS WHICH WOULD IMPAIR S OVER AND ACROSS THE LOT. THE AGRAPH D SHALL BE ENFORCEABLE OF BROKEN ARROW, OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS
HEREAS DOC'S CONTAINER STORAGE WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT,
ESIGNATED AS PUD-274, PURSUANT TO SECTION 6.4 OF THE ZONING ORDINANCE
F THE CITY OF BROKEN ARROW, OKLAHOMA;

REAS PUD-274 WAS RECOMMENDED FOR APPROVAL BY THE B MISSION ON FEBRUARY 14, 2018 AND APPROVED BY THE BROKEN ARROW, OKLAHOMA ON MARCH 6, 2018, SUBJECT RROW PLANNING L OF THE CITY PLAT;

REAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF THE OWNER, THE OWNER'S SUCCESSORS TITLE AND THE CITY OF BROKEN ARROW, OKLAHOMA;

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, OKLAHOMA SUFFICIENT 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 SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

THE DEVELOPMENT 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 THE FOLLOWING:

MINIMUM LOT FRONTAGE 12,000 S.F.
MINIMUM LAND AREA: 12,000 S.F.
MINIMUM LAND AREA: 17.5 FEET SIDE ABUTTING SAME DISTRICT 0 FEET SIDE ABUTTING SAME DISTRICT 0 FEET SIDE ABUTTING SAME DISTRICT 0 FEET

MAXIMUM FLOOR AREA RATIO 0.75 × GROSS AREA
SIGNAGE

## ENFORCEMI

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL 20 YEARS HENCE FROM THE DATE OF FILING OF RECORD, AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED. HE RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND SHALL BE INDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS F SECTION I., STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS ND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND WHETHER OR NOT THEREIN O STATED THE COVENANTS WITHIN SECTION I. SHALL INURE TO THE BENEFIT OF AND E ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

HE COVENANTS CONTAINED WITHIN SECTION I., STREETS, EASEMENTS AND UTILITIES, IAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ICKNOWLEDGED BY THE OWNER OR ITS SUCCESSORS AND BY THE BROKEN ARROW PLANNING COMMISSION OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, KLAHOMA.

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

HAS EXECU THIS INSTRU

COUNTY OF TULSA )

SEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ PERSONALLY APPEARED WILLIAM D. PRUITT, JR., TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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.

EGISTERED PROFES

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do	Attest: City Clerk: Mary "Liza" Bryce	Mayor: Craig Thurmond	APPROVED by the City Council of the City of Broken Arrow, Oklahoma.

hereby certify that the and correct copy of a li on file in my office.

Dated the \_\_\_\_\_ day of PAT KEY, Tulsa County C