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PEAR & McC	S S S	Development.	(405) 840-7094 C.A. NUMBER 3949, EXPIRES UNE 30, 2003	יט פב פטטאט חבאבפו.
		10 GENERAL PROVISIONS	SMITH ROBERTS BALDISCHWILER, LLC 25 S. OKLAHOMA AVE., SUITE 400 OKLAHOMA CITY, OK. 73104	A. THE POREGOING COVENANTS AND RESTRICTIONS CONCERNING WATER AND SEMER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OR ITS SUCCESSOR, AND THE OWNER OF EACH LOT AGREES
		permitted between each lot and interior private drives. 2.7 Maintenance of internal circulation drives shall be the responsibility of the owner(s) of Lot 1 and Lot		3. THE CITY OF BROKEN ARROW, OR ITS SUCCESSORS, THROUGH THEIR PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS, RIGHTS-OF-WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, BELLOWING OF BELLOWING THE PURPOSE OF INSTALLING, MAINTAINING, BELLOWING THE PURPOSE OF INSTALLING, MAINTAINING, BELLOWING THE PURPOSE OF INSTALLING, MAINTAINING, BELLOWING, BELLOWING THE PURPOSE OF INSTALLING, MAINTAINING, BELLOWING THE PURPOSE OF INSTALLING
Class of		t spilt snall not create an additional access point along lucson street, clim ridge or the Hont. Cross access shall be permitted between each lot. Internal access and circulation shall be	MAIN STREET OMA CITY, OK 731	OF THE PUBLIC WATER MAINS AND PUBLIC SANTARY SEWER FACILITIES, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF EACH LOT OR ITS AGENTS OR CONTRACTORS.
2 Semple	ear last	s shall be offset by 125 feet or more. A lot created by a lot split shall have shared access from one or more access p	ENGINEER: SPEAR & McCALEB CO., INC.	OF GRADE RESTRICTIONS SHALL BE LIMITED TO EASEMENT AREAS. 2. THE CITY OF BROKEN ARROW, OR ITS SUCCESSORS, WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE
10 City of Br	nally appeared John Powers, to me known to Surveyor to the foregoing certificate as his	8.4 Access points on the south and west side of the frontage road shall be spaced at least 220 feet apart, centerline to centerline. Access points on the south and west side of the frontage road or the centerline of the access points on the south and west side of the frontage road or the centerline of the access	2716	1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND OF PUBLIC SANITARY SEWER FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GROUE IN EXCESS OF THREE FEET (3') FROM THE ORIGINAL CONTOURS OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN AND/OR PUBLIC SANITARY SEWER FACILITIES. SAID ALTERATION
	OF OKLAHOMA SS	8.1 Access to Materioo May PUD is as snown on the Master Development Flan and as runner described: 8.2 There shall be a maximum of four occess points from Tucson Street.	OWNER/DEVELOPER: WAL-MART STORES EAST INC.	DIVICE NEWFOR
	STATE OF OKI AHOMA)			5. THE FOREGOING COVENANTS AND RESTRICTIONS CONCERNING ELECTRIC, TELEPHONE AND CABLE TELEMISION FACILITIES SHALL BE ENFORCEABLE BY THE MARIOUS AND RESPECTIVE SUPPLIERS OF SUCH SERVICES AND THE DIMENTED OF EACH LOTE ACREES TO BE BOUND DEBETY.
	John Powers	Q.1 The reserve areas shall provide required detention for each lot within Waterloo Way PUD. The reserve areas shall include natural drainageway. Maintenance of the natural drainageway and reserve area shall be the responsibility of the owner(s) of Lot 1 and Lot 2.		OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES. THE RESPECTIVE COMPANIES WILL BE RESPONSIBLE FOR ORDINARY INSTALLATION AND MAINTENANCE OF THE SAID UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR EACH LOT OR HIS AGENT OR CONTRACTORS.
	quirements of Title	200 square feet **TENTON**		A. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION FACILITIES LOCATED ON HIS PROPERTY, AND SHALL PREVENT ALTERATIONS
YOR'S I	oord of	7.2 Required parking for lots within Waterloo Way PUD, except Lot 1 and Lot 2, shall be provided as required by ordinance, except as follows: 15 spaces per 1000 square feet for restaurant uses, or fraction thereof at a ratio of 3 spaces per additional 200 square feet	setback along internal circui	AGENTS AND EMPLEAS OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH THEIR PROPER AGENTS AND EMPLOYEES, SHALL AT TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS, RIGHTS-OF-WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, AMAYANINING, REMODING OR REPLACING ANY PORTION OF SAID UNDERGROUND FACILITIES SO
111.	\$ \$ \$	7.8 Parking for Lot 1 and Lot 2 shall be as required by ordinance.	 Minimum 15 foot width landscaping on frontage setback for Lots 3 and 4 shall be as follows: building setback along FIm Place and Tucson Street 	PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON SAID BUILDING, THE OWNER OR EACH LOT MAY GRANT ADDITIONAL EASEMENTS AS NEEDED.
1 1		of floor space, or fraction thereof at a ratio of 2 feet of open space for	tages as rollows: lings, structures, parking spaces, drive east 25 feet from Elm Place. Minimu lings and structures shall be permitte t-of-way. However, drives may be p	2. ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE MAY BE UNDERGROUND SERVICE LINES AND/OR CABLES TO ALL BUILDINGS PROVIDED THAT UPON THE INSTALLATION OF SUCH SERVICE LINE OR CABLE TO A PARTICULAR BUILDING, THE SUPPLIER OF SAID SERVICE SHALL THEREAFTER BE DEENED TO HAVE A DEFINITE, PERMANENT, EFFECTIVE AND EXCLUSIVE RICHT-OF-MAY EASEMENT ON SAID LOT, COVERING A FIVE FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUICH SERVICE LINE OR CABLE. EXTENDING FROM THE POLE. SERVICE
SURVE GUILLE G		cent of the net lot area. e bulk limitation (floor area ratio) of the C-2 P Way PUD. There shall be a minimum of 2000	nge on an internal circular created by a lot split. ng, structures and paved	IN THE EASEMENT AREAS RESERVED FOR GENERAL UTILITY SERVICES AND IN THE STREETS SHOWN ON THE ATTACHED PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SUCH EASEMENTS, RIGHTS-WAYS AND STREETS.
CTED	mmission expires:	6.2 The maximum building neight shall be 40 lest. 6.2 The maximum 33% coverage limitation of the C-2 Planned Shopping Center District shall not apply to Waterloo Way PUD. The maximum coverage of any building on any parcel of land shall not exceed	that provides access to a public street and (3) no additional access point is on g Tucson Street or Elm Place.	A ELECTRIC, TELETHONE AND CHELE TELEVISION SETHICES. 1. OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION MAY BE LOCATED.
FO	foregoing certificate as his free and volumers of the day and very series o	8.1 Maximum building height shall be 40 feet	Lot splits shall be permitted a	OF INGRESS AND EGRESS OVER, ACROSS AND ALONG ALL OF THE EASEMENT AREAS SHOWN ON THE PLAT, BOTH FOR THE PURPOSE OF FURNISHING SERVICES TO THE AREA INCLUDED WITHIN THE PLAT;
	Before me, the undersigned, a notary public in and for said county and state, on this 21st day of June. 2001. personally appeared Social Shannahan, to me known to be the identical person who subscribed his name as Owner	street. 8.6 All exterior lighting shall be located outside all utility easements.	Let to the property tenter before the und development regulations shall apply to an lots within this planned unit development, including lots that are smaller than 2.5 acres. Let the required access drives are permitted and encouraged.	SUCH FACILITIES INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND OTHER APPURITEMANCES THERETO, WITH RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS FOR THE USES AND PURPOSES AFORESAID: PROVIDED, HOWEVER, THAT THE UNIDERSIGNED OWNER HEREBY RESERVES THE RIGHT TO
ł	STATE OF Arkansis SS COUNTY OF Benton SS	A lighting plan	Minimum lot size shall be one-half acre. All lots shall have a minimum 100 tage onto a public street or a private drive that provides access to a public street.	EASEMENTS AS DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT, FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMONING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEMERS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC POWER LINES AND TRANSFORMERS CAS LINES AND WATER LINES TOGETHER WITH ALL FITTINGS AND FOLIPMENT FOR FACH OF
IER N		5.2 Maximum light pole height shall be 42 feet on Lot 1 and Lot 2. On all other lots, maximum light pole height shall be 16 feet.	DESIGN	SECTION 1. STREETS AND UTILITY EXSENDITS THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE FOREVER THE STREETS, RIGHTS-OF-WAY, AND UTILITY
		S. LIEMTING S.1 All exterior lights shall be designed so that no light extends beyond the exterior boundary of Waterloo Way PUD.	use regulations and development regulations of the C-2 Planned Shopping Coshall apply for the development of Waterloo Way PUD	
	Door of Joseph John John John John John John John Joh	square feet, calculated at a rate of 3 square feet of signage for every 1 lineal foot of front building wall. (2,100 square feet is total aggregate area of all wall signs.)	LATONS — The later the developme	SUBUNISION MATERILOO MAY, A SUBUNISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA. (WHEREVER THE WORD "ADDITION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "MATERI.OO WAY" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEMISE, WHEREVER THE WORD "CITY" APPEARS HEREIN THE CITY OF BROKEN ARROW, UNLESS APPEARS HEREIN THE CITY OF BROKEN ARROW, UNLESS
	As Owner, I hereby certify that I have caused the land described in this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on the plat. $O(S^{+}) = O(S^{+})$	be as shown on Exhibit D in PUD 126. Total wall signs feet, but shall not exceed 2100 square feet. (2,100 signs.)	or enocument of the ordinance approving this France Unit Developm. In cases of conflict between the provisions of the City Codes and visions of this Planned Unit Development, the provisions of this Plant t shall be deemed to supersede. If are as follows:	OF 46,7093 OCTOS MOTO OF 1055. AND TO BE SURVEYED, STAKED, AND PLATTED AND SUBL RAMITY MITH ACCOMPANNING PLAT, AND HAVE DESIGNATED
OWNE		igns shall be allowed within Waterloo Way PUD. No sign shall be located in	contained in the City of Broken Arrow's Planning and Zoning Code c	THENCE South 43°38'37" West a distance of 35.37 feet to the POINT OF BEGINNING;
ER	Benton County, State of Arkansas My Commission Expires 7/30/2010 Notary Public	maximum of 500 sq. feet for area described by existing Lot 2 maximum of 150 sq. feet for area described by existing Lot 3 maximum of 150 sq. feet for area described by existing Lot 4 maximum of 150 sq. feet for area described by existing Lot 5 maximum of 150 sq. feet for area described by existing Lot 6	The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development of Waterloo Way: Planning and zoning development of the Planned Unit Development of the ime of approval of this Planned Unit Development. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such	east, parallel with the east line of said Souti West a distance of 20.00 feet; East, parallel with the east line of said Souti
	NOTAF	al free standing signs shall be allowed on lots c te of free standing signs is limited as follows: 500 sq. feet for area described by existing Lot		North 89°14'07" East a distance of 178.9.
	ssistant Vice President of wat - Mart	private internal circulation drive. The sign setback requirement for collector streets shall not apply to the private internal circulation drive. However, setbacks shall apply to signs adjacent to frontage/ public road for signs on Lots 5 and 6.	J. THE FOREGOING COVENANTS AND RESTRICTIONS CONCERNING THE PUBLIC STORM SEWER SYSTEM SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OR ITS SUCCESSOR, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.	ent curve to the right having a rad 22°25'22" East a distance of 80.09 Tast a distance of 64.08 feet:
DTARY	NTY OF JULSA SS instrument was acknowledged before	naximum size of 100 square feet. A free standing sign located on a lot shall have a monument base or two-column support. Shall be setback a minimum of 18 feet from the property line adjacent to	2. THE CITY OF BROKEN ARROW, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE PUBLIC STORM SENER SYSTEM, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH SYSTEM CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF EACH LOT OR AGENTS OR CONTRACTORS.	East, continuing along said So East, a distance of 84.44 fee
	STATE OF THE ONE STATE OF THE ONE OF THE OF	monument base or two-column support signs for Lots 1 and 2 shall have a planter bo	EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO THE UTILITY EASEMENTS AND RESERVE AREAS FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING AND REPLACING ANY PORTION OF THE UNDERGROUND STORM SEWER SYSTEM.	pike Authority; South 86°39'15" East, along said Southerly
	on Deceme	reserve area as shown on the master development plan. The free standing sign along Elm Place for Lot 2 shall be located within the south half of the reserve area as shown on the master development plan. The Lot 1 free standing sign and the Lot 2 free standing sign along Elm Place shall have a minimum separation of 330 feet.	OF THE STATE OF OKLAHOMA PERTAINING THERETO. E. STORM SENIER 1. THE CITY OF BROKEN ARROW, OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND	South 88*36'59" West, parallel with
S	In witness whereof Darry Change has executed this instrument this for the second this instrument this second the second this instrument this second this instrument this second this instrument this second this instrument this second the second this instrument this second the second this instrument this second this instrument this second this sec	size standing signs shall have two-column support of uniform color and/or dec free standing sign along Elm Place for Lot 1 shall be located within the no	THE OMNER HEREBY RELINQUISHES RIGHT OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY MITHIN THE BOUNDS DESIGNATED ON THE ACCOMPANYING PLAT AS "LIMITS OF NO ACCESS" (LIM) EXCEPT AS MAY HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY THE CITY OF BROXEN ARROW. OR ITS SUCCESSORS OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS	•
	ot invalidate or affect any or and effect.	4.4 A business located on Lot 2 shall have a maximum of two free standing signs as follows: (1) setback from centerline of Elm Place a minimum of 120 feet; 25' maximum height; 150 sq. ft. maximum size (2) setback from centerline of Tucson Street a minimum of 120 feet; 25' maximum height; 150 sq. ft	SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OR ITS SUCCESSOR, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY. B. LIMITS OF NO ACCESS	01°23'01" West, a distance of 70.00 feet to the POINT OF BEGINNING.
, 0	estriction set forth herein,	addition to the above signs, there shall also be allowed a 14' high directional stive service center located near the northwest corner of Lat 1.	OR NECESSITATED BY ACTS OF THE OWNER OF EACH LOT OR ITS AGENTS OR CONTRACTORS. 3. THE FOREGOING COVENANTS AND RESTRICTIONS CONCERNING UNDERGROUND GAS FACILITIES	COMMENCING at the Southeast Corner of said Southeast Quarter (SE/4); THENCE South 88°36'59" West, along the south line of said Southeast Quarter (SE/4), a distance of 90.93' feet:
	Deputy Deputy	3 2 6	2. THE OWNER OF EACH LOI SMALL BE RESPONSIBLE FOR THE PROTECTION OF THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES. THE COMPANIES WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE UNDERGROUND FACILITIES, CHIEFE OF THE UNDERGROUND FACILITIES, CHIEFE OF THE OWNER OF EACH TOTAL FACILITIES.	A tract of land lying in the Southeast Quarter (SE/4) of Section Thirty—four (34), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, and more particularly described as follows:
COUN	Dennis Semler Tulo Tula County Treasurer	business located on Lot 1 shall have a maximum of two free standing signs as follows: ack from centerline of frontoge road a minimum of 90 feet; 25' maximum height; 165 st	PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY SUCH PORTION OF SAID UNDERGROUND FACILITIES SO INSTALLED BY THEM.	
ITY TR		4 SIGN REPULATIONS A.1 Signage shall comply with the C-2 regulations except as otherwise specified herein.	1. THE SUPPLIERS OF GAS SERVICE, THROUGH THEIR PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS, RIGHTS-OF-WAYS SHOWN ON SAID	THAT WAL-MART STORES EAST INC., AN ARKANSAS CORPORATION (HEREINAFTER "OWNER") IS THE OWNER OF THE REAL PROPERTY FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF BROKEN ARROW, TULSA
EASURER	taxes. Control of the construed as payment of 20 taxes in certificate is NOT to be construed as payment of 20 taxes in taxes may exceed the construed as payment of the security depc may be filed on record. 20 taxes may exceed the	\$7 Where possible existing trees shall be relocated. For each tree (4" caliper or larger) preserved by relocation within Waterloo Way PUD, the developer shall be given credit for two trees required by ordinance. Credit for tree relocation shall apply to all lots within Waterloo Way PUD. The relocated tree must be located within a required landscape area within Waterloo Way PUD.		KNOWN ALL MEN BY THESE PRESENTS:
	rolls. Security as required has been provided in the learning of the required has been provided in the learning of the required has been provided in the learning of the learn	3.0 Ten percent landscaping shall be provided for each development parcel. The amount of landscape area and the amount of land area shall be calculated and shown on the site plan submitted for each development parcel.	COUNTY, OKLAHOMA	BROKEN ARROW, IULSA
COUNTY	I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax	\$\mathbb{I}\$ For all other lots within Waterloo Way, the landscaped edge and interior landscape shall be as required by the landscaping ordinance, except as provided herein. \$\mathbb{I}\$ Sight-proof screening shall not be required along the west boundary.	ON 34, T-18-N, R-14-E, I.M.	THE SE/4
' CLERK	Dated the day or 20	3 -	126	PUD
	I, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the forgoing is a true and correct copy of a like instrument now on file in my office.	, and 10 three gallon shrubs shall be planted for every 50 lineal feet of frontage. Lot 1 and Lot 2, one 2" caliper tree shall be planted for every 15 parking spaces. located within the perimeter landscape areas for Lot 1 and Lot 2.	OO WAY	WATERL
	STATE OF OKLAHOMA) SS COUNTY OF TULSA)	3. Leadscare of Scheened 3.1 A landscaped edge shall be provided for Lot 1 and Lot 2 with minimum depth as shown on Exhibit C in PUD 126. Within the landscaped edge, one 2" caliper tree shall be planted for every 50 lineal feet of	PLA 1	FINAL