Doc # 2018-7674 B: 2439 P: 0156
06/22/2018 11:25:45 AM Pg: 1 of Pgs: 1
Fee: $ 27.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

SEAL

PLC 5-444A

Doc's Container Storage

PUD 274

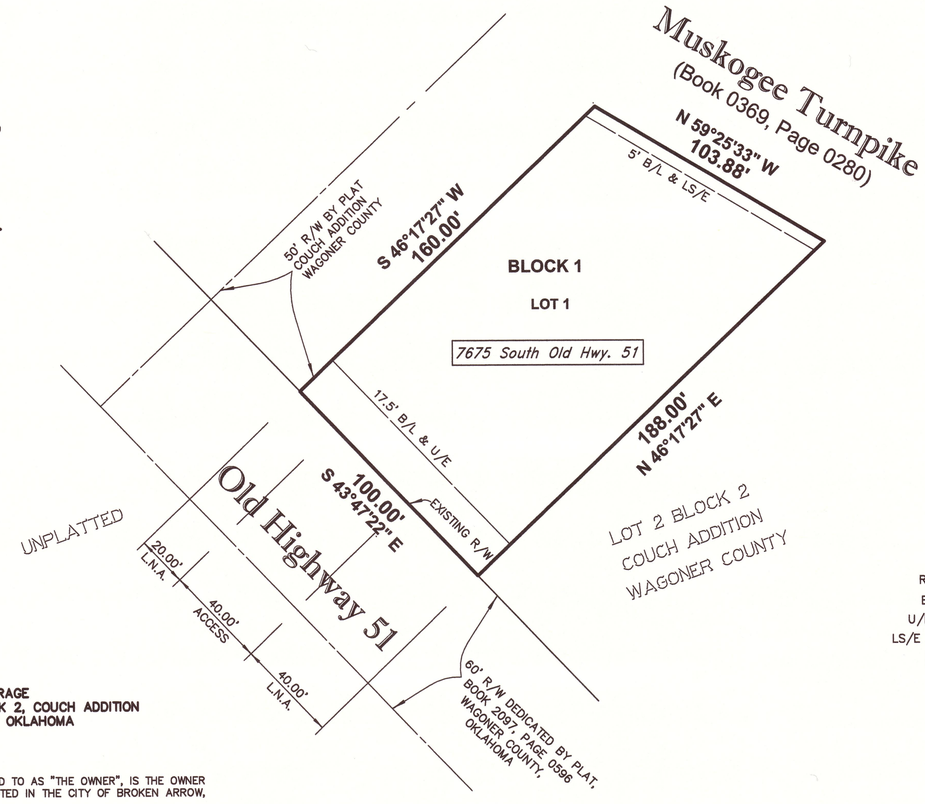
AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA
A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE
AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA
A REPLAT OF A PART OF LOT 1, BLOCK 2, COUCH ADDITION, WAGONER COUNTY,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

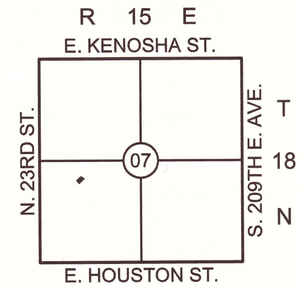
OWNER:
William D. Pruitt, Jr.

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@sbcglobal.net

SURVEYOR:
Atlas Land Office
C. A. No. 8060, EXPIRES 6/30/2019
Albert Jones III
202 South Main
Wagoner, Oklahoma 74467
Phone: (918) 485-9987
email: aj@atlaslandoffice.com

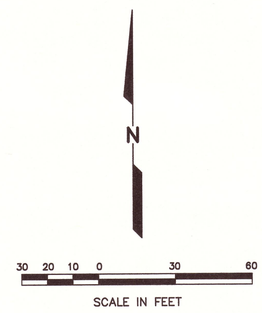




Location Map

SCALE: 1"=2000'

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
GROSS SUBDIVISION AREA 0.40 ACRES



Legend

R/W = RIGHT OF WAY	IPF = IRON PIN FOUND
B/L = BUILDING LINE	FH = FIRE HYDRANT
U/E = UTILITY EASEMENT	PP = POWER POLE
LS/E = LANDSCAPE EASEMENT	WM = WATER METER
2610 = ADDRESS	WV = WATER VALVE
	OE = OVERHEAD ELECTRIC

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 PART 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 FOLLOWING DESCRIBED REAL ESTATE SITUATED 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 SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, LESS AND EXCEPT THAT PART OF LOT 1, BLOCK 2, ACQUIRED BY CONDEMNATION BY THE OKLAHOMA TURNPIKE AUTHORITY, AS DESCRIBED IN CASE 14878, REPORT OF COMMISSIONERS, RECORDED IN BOOK 369, PAGE 280, IN THE OFFICE OF THE WAGONER COUNTY CLERK.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 2, COUCH ADDITION, A SUBDIVISION OF 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; THENCE N 43° 44' 22" W, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET, TO THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE N 46° 15' 38" E, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 160.00 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE MUSKOGEE TURNPIKE, SAID POINT BEING 140.00 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE S 59° 22' 54" E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 103.85 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE S 46° 15' 38" W, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 188.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.3994 ACRES / 17,400.00 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MAY 29, 2018 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 43° 44' 22" W ALONG THE SOUTHWESTERLY LINE OF BLOCK 2 OF SAID COUCH ADDITION.

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 REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND 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 RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY 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 OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN 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 SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING AND LANDSCAPING THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC SERVICES MAY BE LOCATED ALONG THE PERIMETER 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 CABLE; AND ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED 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 PEDESTALS 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 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 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.

3. 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.

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 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.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIERS OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE 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 ALTERED FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER OR SEWER MAIN, ALL GROUND LEVEL APPURTENANCES, 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 OR CONTRACTORS.

4. 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.

5. 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.

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 FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER 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 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 LANDSCAPING AND PAVING OCCASIONED BY 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 UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BROKEN ARROW, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

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 COMMISSION ON FEBRUARY 14, 2018 AND APPROVED BY THE COUNCIL OF 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 AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF THE OWNER, THE OWNER'S SUCCESSORS IN TITLE AND THE CITY OF BROKEN ARROW, OKLAHOMA;
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, 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 AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE AS HEREINAFTER 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 THE FOLLOWING:

MINIMUM LAND AREA:	12,000 S.F.
MINIMUM LOT FRONTAGE	100 FEET
MAXIMUM HEIGHT/STORIES:	30 FEET
MINIMUM BUILDING SETBACKS:	
FRONT	17.5 FEET
REAR	5.0 FEET
SIDE ABUTTING SAME DISTRICT	0 FEET
MAXIMUM FLOOR AREA RATIO	0.75 x GROSS AREA
SIGNAGE	PER ZONING CODE

LANDSCAPING: LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF BROKEN ARROW ZONING ORDINANCE EXCEPT AS FOLLOWS:

1. THE LANDSCAPE EDGE ALONG THE NORTHERLY (TURNPIKE) SIDE OF THE PROPERTY IS REDUCED FROM 10 FEET IN WIDTH TO 5 FEET IN WIDTH.

2. IN THE LANDSCAPE EDGE ALONG THE NORTHERLY (TURNPIKE) SIDE OF THE PROPERTY, AT LEAST ONE (1) MEDIUM TO LARGE EVERGREEN TREE AS LISTED IN THE ZONING ORDINANCE SHALL BE PLANTED PER 25 LINEAL FEET OF FRONTAGE. TREES MAY BE GROUPED TOGETHER OR SPACED.

3. IRRIGATION MAY BE PROVIDED EITHER IN ACCORDANCE WITH THE ZONING ORDINANCE OR WITH WATER BAGS.

4. THE LANDSCAPE FEATURES WITHIN THIS PROPERTY SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 5.2 OF THE ZONING ORDINANCE. ANY REQUIRED TREES THAT FAIL SHALL BE REPLACED IN ACCORDANCE WITH THE ZONING ORDINANCE.

SCREENING: AN EIGHT-FOOT (8') HIGH SCREENING FENCE SHALL BE PROVIDED ALONG THE NORTHERLY (TURNPIKE SIDE) PROPERTY LINE. THE EXISTING FENCE MAY BE USED; HOWEVER, OPAQUE SLATS SHALL BE INSTALLED IN THE FENCE. OPAQUE SCREENING IS NOT REQUIRED FOR THE REMAINING PERIMETER.

OUTDOOR STORAGE: NO OUTDOOR STORAGE IS PERMITTED

SIDEWALK: A SIDEWALK, 5-FEET IN WIDTH, SHALL BE INSTALLED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS ALONG OLD HIGHWAY 51.

SIGNAGE: THERE IS AN EXISTING HIGHWAY OUTDOOR ADVERTISING SIGN LOCATED ON THE PROPERTY.

1. THIS SIGN IS ALLOWED TO REMAIN UNDER SECTION 5.7.C.10.A OF THE ZONING ORDINANCE; HOWEVER, PER THE ZONING ORDINANCE, NO ADDITIONAL FREESTANDING SIGNS WILL BE ALLOWED ON THE PROPERTY WHILE THE HIGHWAY ADVERTISING SIGN REMAINS.

2. IN ADDITION, AS PER SECTION 8.1.A OF THE ZONING ORDINANCE, THE LEASE ASSOCIATED WITH THIS SIGN SHALL NOT BE EXTENDED OR RENEWED, AND THE SIGN SHALL BE REMOVED WITHIN SIX MONTHS OF THE CURRENT LEASE EXPIRING.

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 SECTION I., STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I. 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 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.

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 COMMISSION OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA.

D. 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 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 6th DAY OF JUNE, 2018.

William D Pruitt Jr
WILLIAM D. PRUITT, JR., OWNER

STATE OF OKLAHOMA)SS
COUNTY OF TULSA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 6th DAY OF June, 2018 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.

Sandra L Sanders
NOTARY PUBLIC

MY COMMISSION NUMBER: 02008226

SANDRA L. SANDERS NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA TULSA COUNTY

CERTIFICATE OF SURVEY

I, ALBERT JONES, III, 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 DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "DOC'S CONTAINER STORAGE", A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER 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 6TH DAY OF JUNE, 2018.

LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

REGISTERED PROFESSIONAL LAND SURVEYOR ALBERT JONES III 1580 OKLAHOMA

STATE OF OKLAHOMA)SS
COUNTY OF TULSA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 6th DAY OF JUNE, 2018, PERSONALLY APPEARED ALBERT JONES, III, TO ME 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.

Sandra L Sanders
NOTARY PUBLIC

MY COMMISSION NUMBER: 02008226

SANDRA L. SANDERS NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA TULSA COUNTY

APPROVED 5/1/2018 by the City Council of the City of Broken Arrow, Oklahoma.

Craig Thurmond
Mayor: Craig Thurmond

Lisa Blankford
Attest: City Clerk

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

CERTIFICATE OF COUNTY TREASURER

I, Dona Patten, TREASURER FOR THE COUNTY OF WAGONER, STATE OF OKLAHOMA, DO HEREBY STATE THAT ALL BACK TAXES HAVE BEEN PAID ON THE DESCRIBED PROPERTY and 2018 taxes

BY: Dona Patten
DATE: June 22, 2018 WAGONER COUNTY TREASURER

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.

CERTIFICATE OF WAGONER COUNTY CLERK
I, Lori Hendricks, the County Clerk of Wagoner County, here now state the subdivision called _____, has been filed into Wagoner County Records.

Lori Hendricks
Lori Hendricks, Wagoner County Clerk

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY OKLAHOMA

CASE NO. PT18-104

Doc's Container Storage
SHEET 1 OF 1
Date Prepared: JUNE 6, 2018

DETENTION DETERMINATION LETTER #DD041618-12

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By _____