

CONDITIONAL FINAL SUBDIVISION PLAT

Molded Products



2014-700 Book-2158 pg. 196  
6/16/2014 1:59 PM page 196 - 198  
Fees: \$72.00 Doc: \$0.00  
Lori Hendricks, County Clerk  
Wagoner County - State of Oklahoma

PLC5-419A

PLAT LEGEND

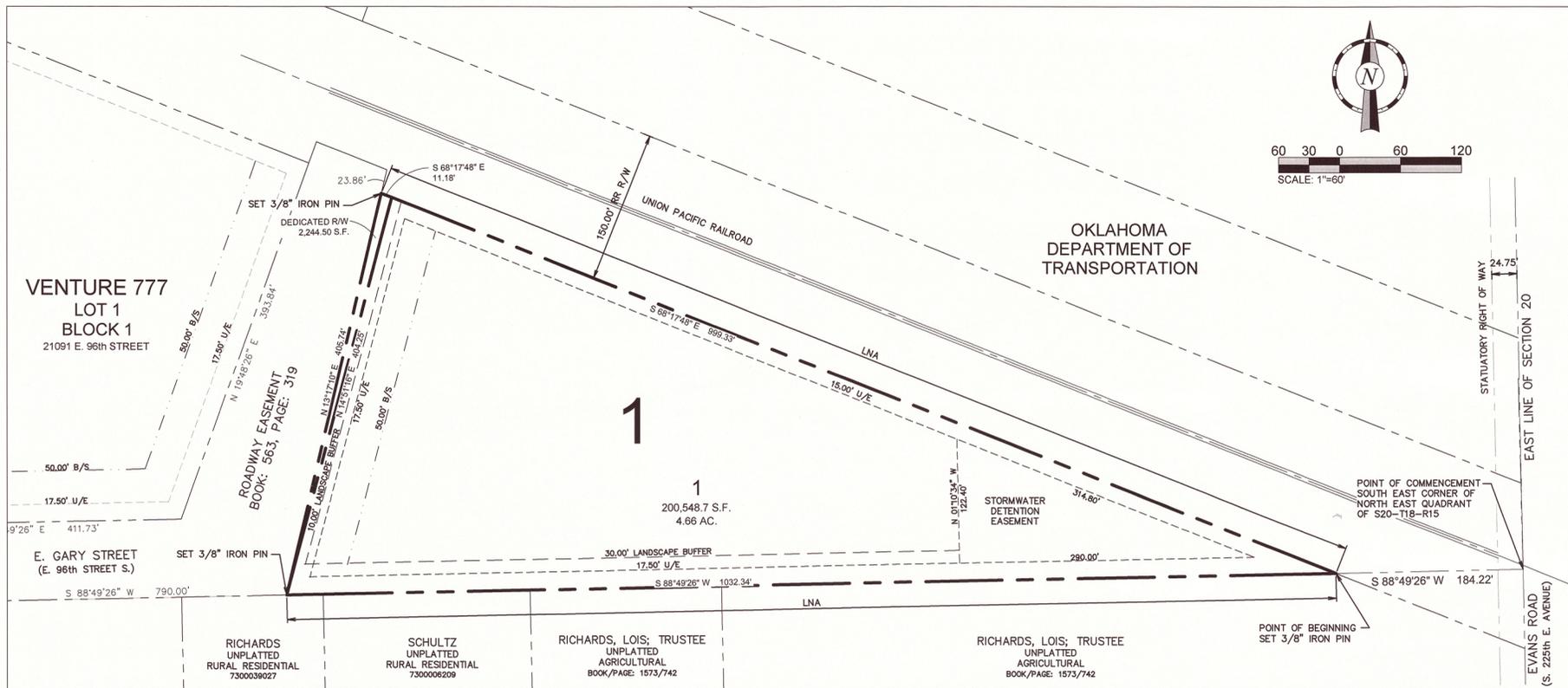
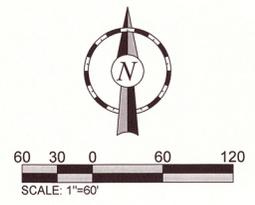
Table with 2 columns: Line Style and Description. Includes symbols for existing/propoed property lines, easement lines, building setbacks, and lot numbers.

PLANNED UNIT DEVELOPMENT (PUD) No. 221  
PART OF THE NE/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 15 EAST, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA.

OWNER: MOLDED PRODUCTS, INC.  
ALLEN CLONTS, OWNER  
11524 E. 58th STREET S.  
TULSA, OK 74146  
PHONE (918) 254-9061  
E-MAIL: ALLEN@MOLDEDPRODUCTSINC.COM

ENGINEER: IMPACT ENGINEERING AND PLANNING, PLC  
KEVIN VANOVER, P.E. NO. 20676  
OK C.A. No. 5798, EXPIRES 06/30/2015  
109 N. BIRCH STREET, SUITE 200  
OWASSO, OK 74055  
PHONE (918) 376-4294  
E-MAIL: KVANOVER@IMPACT-ENG.NET

SURVEYOR: D&S SURVEYING AND MAPPING, INC.  
DAVID LACY, P.L.S. NO. 1996  
OK C.A. No. 6876, EXPIRES 07/13/2014  
5919 E. 45th Street  
TULSA, OK 74135  
PHONE (918) 519-1873  
E-MAIL: LACY@SURVEYING@COX.NET



PLAT DATA  
SUBDIVISION CONTAINS 1 LOT ON 1 BLOCK  
TOTAL AREA 4.655 ACRES  
THE BASIS BEARING IS S 88°49'26" W ALONG THE SOUTH LINE OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 15 EAST.

ZONING REQUIREMENTS  
CURRENT ZONING: IL/PUD 221  
MIN. LOT FRONTAGE: 100.00'  
MIN. LOT AREA: 12,000 S.F.  
MIN. FRONT BUILDING SETBACK: 50.00'

PROPERTY ADDRESS  
9500 South 219th East Avenue  
Broken Arrow, OK 74014

ACKNOWLEDGEMENTS  
THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH ALL OF THE REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY AND THE CITY OF BROKEN ARROW

STATEMENT REGARDING MONUMENTATION OF THE CORNERS OF THIS PLAT:  
1/4 INCH IRON PINS HAVE BEEN SET AT THE CORNERS OF THIS PLAT IN CONFORMANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE RULES OF PROCEDURE 245-15-13 AS DEFINED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DETENTION DETERMINATION:  
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-122013-24. PROPOSED INCREASED IMPERVIOUS AREA FOR THIS SITE IS 71,092 SQUARE FEET.

APPROVED Jan 21, 2014 by the City Council of the City of Broken Arrow, Oklahoma  
Mayor  
Attest: City Clerk

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

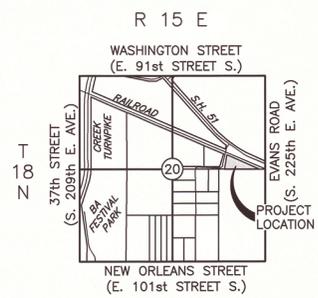
KNOW ALL MEN BY THESE PRESENTS  
MOLDED PRODUCTS, INC., HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN WAGONER COUNTY, STATE OF OKLAHOMA,  
A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE 15th & M., WAGONER COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE/4; THENCE N 88°49'26" W ALONG THE SOUTH LINE OF SAID NE/4 A DISTANCE OF 184.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°49'26" W ALONG SAID SOUTH LINE A DISTANCE OF 1032.34 FEET; THENCE N 131°10'10" E A DISTANCE OF 405.74 FEET TO THE SOUTHERLY LINE OF A RAILROAD R/W; THENCE S 68°17'48" E ALONG SAID R/W A DISTANCE OF 1010.51 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.655 ACRES, MORE OR LESS.  
AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, AND PLATTED INTO A SINGLE LOT AND BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNED THE SUBDIVISION AS "MOLDED PRODUCTS", A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "MOLDED PRODUCTS"). THE LOT DEPICTED UPON THE PLAT SHALL HEREINAFTER BE REFERRED TO COLLECTIVELY AS THE "LOT".

- SECTION 1. STREETS, EASEMENTS AND UTILITIES
- A. GENERAL UTILITY EASEMENTS  
THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT"; FOR THE 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 AND 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 EASEMENT FOR THE USES AND PURPOSES AFORESAID, PROVIDED FOREVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING 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 LOTS ARE INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OK AND/OR WAGONER COUNTY, OKLAHOMA AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE. SAID COVENANT STATES THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDINGS, STRUCTURE OR OTHER ABOVE OR BELOW-GROUND OBSTRUCTION MAY INTERFERE WITH THE USES AND PURPOSES OF THE EASEMENT. SAID COVENANT DOES PROHIBIT OBSTRUCTIONS WITHIN THE EASEMENTS HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.
- B. UNDERGROUND SERVICE  
1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS 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 THE EASEMENTS.

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 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.
3. EACH SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL 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, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH 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 THEIR AGENTS OR CONTRACTORS.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

ADDRESS DISCLAIMER:  
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

SURVEY BENCHMARK:  
ADS BA 25 (AERIAL DATA SYSTEM BROKEN ARROW 25)  
1988 NAVD DATUM SYSTEM  
NAD 83 HORIZONTAL



LOCATION MAP  
SCALE: 1"=2000'