

Bixby Technical Advisory Committee Meeting Agenda



**Bixby Municipal Building
Conference Room
113 W Dawes Avenue, Bixby, Oklahoma**



Wednesday, August 6, 2025 | 10:00 A.M.

Technical Advisory Committee Members

David Segala - A.E.P.-P.S.O.
Jody Chester - A.E.P.-P.S.O.
Aaron Smith - A.E.P.-P.S.O.
Brett Ashlock - A.T.&T.
Kevin Bender - A.T.&T.
Kevin Wingard - SDT
Richard Gann - B.T.C. Broadband
Tony Gonzalez - B.T.C. Broadband
Susan Bevard - B.T.C. Broadband
Chad Jones - B.T.C. Broadband
Scott Lowry - B.T.C. Broadband
Woody Lowry - B.T.C. Broadband
Rob Miller - Bixby Public Schools
Lydia Wilson - Bixby Public Schools
Bea Aamodt - Bixby Public Works Director
Jim Harges, Construction Manager
Joey Wiedel - Interim City Manager
Gwen Plante - Project Manager
Heath Wright - Bixby Utilities & Water
Joe Sherrell - Bixby Fire Chief
Nicholas Flanary - Bixby Fire Marshal
Ryan King - Assistant Fire Marshal
Gladys Gill - City Planner I
Justin Rich - Cox
Loyda Mercado - Cox
Kadi Calfy - Cox

Matt Foreman - Cox
Christopher Long - Cox R.O.W. Agent
Marty Lademan - Creek County R.W.D. #2
Cynthia Hubbell - Creek County R.W.D. #2
Katherine Russell - East Central Electric
Ron Wolfe - East Central Electric (E.C.E.)
Caleb Brennecke - East Central Electric
Michael Beardsley - East Central Electric
Jeremy Hendrickson - ecoLINK
Rick McElhannon - ecoLINK
Steve Whitehouse - O.G. & E.
Dewayne Perry - O.G. & E.
Keith Melson - O.G. & E.
Quan Tran - O.G. & E.
Brandon Rainbolt - O.N.G.
Chandler Eidson - O.N.G.
Patrick Stone - O.N.G.
Bryant Cox - O.N.G.
Kris Mendoza - O.N.G.
Jeff Briggs - O.N.G.
Kym Cude - O.N.G.
Shannon Clemente - O.N.G.
Chance Marshall - O.N.G.
Chris Stobaugh - U.S.P.S. Bixby
Aaron Grodi - Windstream
Joel Ostrenga - Windstream

Call to Order

Introductions

Approval of Minutes

1. Review and approve minutes for the TAC meeting dated June 4, 2025.

Project Discussions

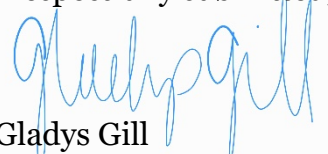
1. Utility Easement Closure (BXEC-25.03) for Lot 8, Block 7 in The Reserve at Harvard Ponds, located at 14410 S Gary Avenue, Bixby, OK 74008.

2. Discussion and review of the Final Plat for South County Industrial Park.
3. Discussion and review of the Preliminary Plat and PUD for Central Park on Mingo.
4. Discussion and review of the Preliminary Plat and PUD for Spartan Creek.
5. Discussion and review of the Preliminary Plat and Alley Closure/Vacation for the Bixby Performing Arts Center (PAC)

Adjournment

This Notice and Agenda were posted on the bulletin board on or before 10:00 a.m., August 5, 2025, at the Bixby Municipal Building located at 111 N Cabaniss Ave, Bixby, Oklahoma.

Respectfully submitted,



Gladys Gill
Assistant Planner

Persons who require a special accommodation to participate in this meeting should contact Shannon Duran, City Clerk, 111 North Cabaniss Ave Bixby, Oklahoma, 918-366-4430, or email SDuran@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) may contact Oklahoma Relay at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

Bixby Technical Advisory Committee Meeting Minutes

Conference Room

Dawes Building, 113 W Dawes Avenue, Bixby, Oklahoma

Wednesday, June 4, 2025 | 10:00 A.M.

Technical Advisory Committee Members

Members Present

Gwen Plante, City of Bixby
Bea Aamodt, City of Bixby
Donna Crawford, COB Consultant
Justin Clare, City of Bixby
Erik Dye, City of Bixby
Heath Wright, City of Bixby
Maddie Luster, City of Bixby
Gladys Gill, City of Bixby
Susan Bevard, BTC
Richard Gann, BTC

Members Present

Rob Miller, Bixby Schools
Matthew Campbell, ECE
Kathenne Russell, ECE
Klith Nelson, OGE

Others Present

Ryan McCarty, Select Design
Alan Betchan, AAB Engineering
Erik Enyart, Tanner Consulting
Kevin Maevers, Robson Comp.
Deborah Palinskee, Sisemore

Call to Order

- Gladys Gill, City of Bixby, called the meeting to order at 10:08 A.M.

Introductions

- All members present proceeded to introduce themselves.

Approval of Minutes

1. **Review and approve minutes for the TAC meeting dated May 7, 2025.**
 - Gladys Gill requested a motion to approve the minutes from the Technical Advisory Committee meeting held on May 7, 2025. Richard Gann from BTC made the motion to approve the minutes, and Gwen Plante seconded it.

Aye: All

Nay: None

Motion Carried

Project Discussions

1. **Discussion and review of the Preliminary Plat for Legends Reserve, 8.57 acres +/-, 27 lots in 3 blocks with 4 reserve areas for residential development.**

Gladys Gill, Assistant Planner for the City of Bixby, introduced Item 1 and invited utility representatives to share their comments.

- Bea Aamodt indicated that she would send her comments via email. Planning Consultant Donna Crawford requested that the phrase "sanitary sewer" be included in Section 1 of the

Deed of Dedication for clarity. Additionally, she emphasized the need to reference the correct Planned Unit Development (PUD) in Section 4.

- BTC asked if the development would have a gate. The applicant confirmed that only one gate will be installed off of Mingo Road.
- Gladys Gill asked that all reserve areas be addressed.

No further comments.

2. Discussion and review of the Preliminary Plat for Bixby Business Park (Abby's Business Park), 20.04 acres +/-, 3 lots in 1 block.

Gladys introduced Item 2 and invited utility representatives to share their comments.

- Bea Aamodt indicated that she would send her comments via email. Mrs. Gill asked that they correct the jurisdiction from "City of Broken Arrow" to "City of Bixby". She asked that the correct number of blocks be revised. Clarification as to whether stormwater maintenance is private or public.
- BTC asked if this development abuts the other industrial area, Deborah confirmed that it does.
- OGE has a three-phase line on the east side of Kimberly-Clark Place, which they can use to provide service.

No further comments.

3. Discussion and review of the Preliminary Plat for 141st and Lewis, 44.89 acres +/-, 149 lots in 12 blocks with 3 reserve areas for residential development.

Gladys introduced Item 3 and invited utility representatives to share their comments.

- Bea Aamodt mentioned that she had sent her comments via email. Alan Betchan from AAB stated that they already had approved plans since this is a resubmittal based on the originally approved Preliminary Plat. However, according to the latest comments from Public Works and Engineering, plans are in place to relocate the water hydrants. He also noted that Rural Water requested the relocation of water lines. Reserve areas will be maintained by HOA. No private streets, only private reserves, and the city will only enforce the maintenance of reserve areas, but not of HOA regulations. They will add "Phase I" to the plat.
- BTC asked how many homes are planned to be constructed. Mr. Betchan stated that it will be close to 500 as originally planned.
- OGE can serve the development, and so can PSO.
- Mrs. Gill asked that the reserve areas be addressed.
- Gwen Plante notified AAB that PFPI fees were still outstanding. Mr. Betchan stated that they will review what is due for Phase I of the development.

No further comments.

4. Discussion and review of the Final Plat for The Reserve at Cedar Ridge, 32.312 acres +/-, 30 lots in 4 blocks with 5 reserve areas for residential development.

Gladys introduced Item 4 and invited utility representatives to share their comments.

- Bea Aamodt indicated that she would send her comments via email. Mrs. Gill asked for clarification on whether the streets are public or private. Erik Enyart confirmed that the streets are private. Mrs. Gill also requested that the entrances and reserved areas be addressed.
- BTC had comments on the logistics of running fiber wire along the rear of the homes.
- Tanner Consulting would provide the PSO lighting plan as requested by Engineering. Erik Enyart asked if a waiver to reduce the utility easement in the rear could be submitted for consideration. Ms. Aamodt stated that they can submit a letter asking for a waiver.

No further comments.

5. Discussion and review of variance to allow the construction of a pool within the utility easement at the rear of 14410 S Gary Ave, Bixby, OK 74008.

Gladys introduced Item 5 and invited utility representatives to share their comments.

- Gladys Gill gave some additional background on the submitted request. Bea Aamodt stated that this case would not constitute a variance and would instead require closing the utility easement in the rear.

No further comments.

Adjournment

The meeting was adjourned at 11:01 AM.

Regular Agenda Item Commentary

Item Title

Utility Easement Closure (BXEC-25.03) for Lot 8, Block 7 in The Reserve at Harvard Ponds, located at 14410 S Gary Avenue, Bixby, OK 74008.

Initiator

Staff Information Source

Background

Exhibits

1. APP.EASEMENT BXEC-25.03_
2. Survey_Partial Closure of UE
3. Legal Description_Partial Closure of 11' Platted UE
4. PSO_UTILITY RELEASE BXEC-25.03
5. Windstream_UTILITY RELEASE BXEC-25.03
6. ONG_UTILITY RELEASE BXEC-25.03
7. BTC_UTILITY RELEASE BXEC-25.03
8. COX_UTILITY RELEASE BXEC-25.03

Key Issue

Council Action

Recommendation

Item No: 1.

Meeting Date

August 6, 2025

Meeting

20250806 Technical Advisory Committee Agenda



APPLICATION FOR CLOSINGS, VACATIONS OR ENCROACHMENTS

BX EC - 25.03

APPLICATION IS HEREBY MADE TO THE CITY OF BIXBY TO CONSIDER ONE OF THE FOLLOWING:

CHOOSE (1) CLOSURE: X ENCROACHMENT: VACATION:

CHOOSE (1) EASEMENT: X RIGHT OF WAY: PLAT:

Property Location: 14410 S GARY AVE, BIXBY OK 74008

Legal Description: THE RESERVE AT HARVARD POND, LOT 8, BLK 7

Parcel number: 57955-73-17-67320

Plat name* (if applicable):

*If unplatted: Attach legal description and electronic legal description in WORD format

Project Details (Include-purpose of project, why the request, new proposal, etc.):

CONSTRUCTION OF A POOL IN THE BACKYARD.

Applicant (Name & Company): BILLY LAW

Address: 14410 S GARY AVE

City: BIXBY State: OKLAHOMA Zip: 74008

Phone: 580-483-6663 Fax:

Email: jlwalker87@gmail.com

Property Owner(s) of Record: LAW, BILLY JOE

Address: 14410 S GARY AVE

City: BIXBY State: OKLAHOMA Zip: 74008

Phone: 580-483-6663 Fax:

Email: jlwalker87@gmail.com

SIGNATURE OF APPLICANT: DATE: 6-11-2025

(TYPE OR PRINT NAME OF APPLICANT SIGNING): BILLY LAW

CHECK BOX IF ATTACHING OWNER'S SIGNATURE AUTHORIZATION FORM

SIGNATURE OF PROPERTY OWNER(S): DATE: 6-11-2025

Billy Law
14410 S Gary Ave
Bixby, OK 74008

June 10, 2025

Bixby Public Works Authority
116 W. Needles Ave.
Bixby, OK 74008

To Whom It May Concern,

I'm writing to request the reduction and release of the utility easement located in the backyard of my property at 14410 S Gary Ave, Bixby, OK 74008. I'm requesting that the easement be reduced from 11 feet to 5 feet and closing 6 feet of it. I'm planning to build a swimming pool, but the current easement area limits where the pool can be placed.

I'd like to formally ask that the City review and consider closing or releasing this portion of the easement. I've attached a drawing showing the easement and the proposed pool location for reference.

Please let me know if you need anything else from me to move forward. I appreciate your time and help with this.

Sincerely,
Billy Law



After Recording return to:

14410 S GARY AVE
BIXBY, OK 74008
Mail Tax Statement:

Documentary Stamps: \$382.50

Purch Price:

WARRANTY DEED (OKLAHOMA STATUTORY FORM)

File No.: 19119718

That **Joseph Todd and Angie C. Calton, husband and wife**, party(ies) of the first part, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Billy Joe Law, a single person**, party(ies) of the second part, the following described real property and premises situated in Tulsa County, State of OK, to wit:

Lot Eight (8), Block Seven (7), THE RESERVE AT HARVARD PONDS, a Subdivision in the City of Bixby, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Property Address: **14410 South Gary Avenue, Bixby, OK 74008**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party(ies) of the second part, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Return to: **NATIONS TITLE of OKC**
5715 N. Western, Ste. G
Okla. City, OK 73118-1249

File#: 190K00451
(Tulsa Co.)

Signed and delivered this 17th day of April, 2019

[Signature]
Joseph Todd

[Signature]
Angie C. Calton

ACKNOWLEDGMENT – OKLAHOMA FORM

STATE OF Oklahoma }

} ss.

COUNTY OF Tulsa }

Before me, the undersigned, a Notary Public, in and for said County and State, on this 17th day of April, 2019 personally appeared **Joseph Todd and Angie C. Calton, husband and wife**, known to me to be the persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

[Signature]
NOTARY PUBLIC

UNOFFICIAL COPY



My Commission Expires:

Company: Nations Title Agency of Oklahoma, Inc.

Tax ID #: 57955 73 17 67320

File/Insured by: Nations Title Agency of Oklahoma, Inc./Old Republic Title Insurance Company

REGISTERED LAND SURVEYOR'S INSPECTION
 PLAT AND CERTIFICATE FOR MORTGAGE
 LOAN PURPOSE

COLLINS LAND SURVEYING, INC.

3340 W. 151st ST. S. - P.O. Box 250
 KIEFER, OK. 74041

OFFICE (918)321-9400 FAX (918)321-9404

J.O. NO.: 19-04-107

Customer: Nations Title Agency

Borrower: Law, Billy Joe
 190K00451

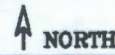
Plat No: 5822

B/L-Building Line
 U/E-Utility Emnt.
 F/E-Fence Emnt.

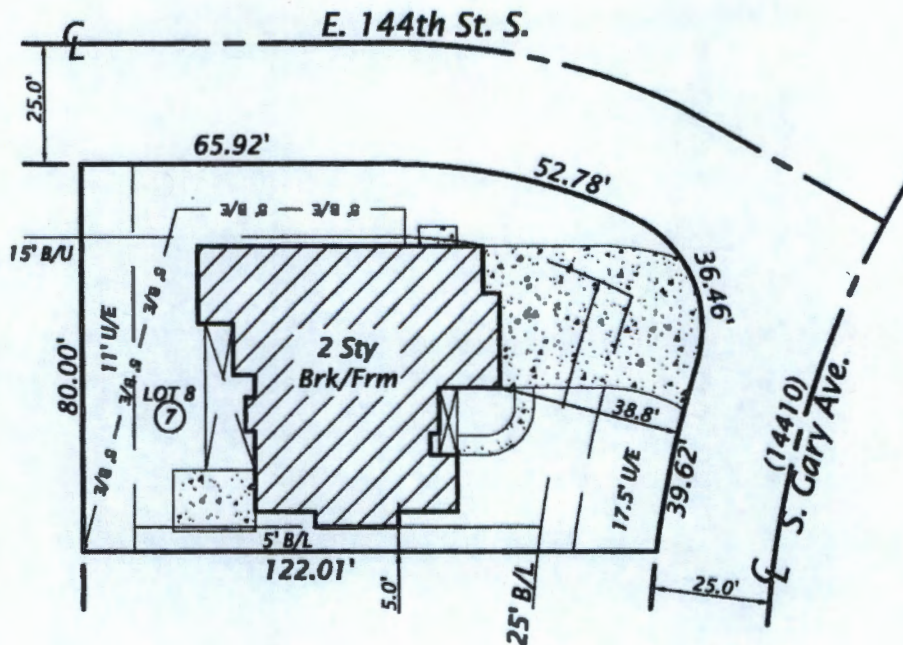
OB/L-Out Building Line
 SW/E-Sidewalk Emnt.
 R/W-Right of Way

D/E-Drainage Emnt.
 B/E-Buried Tele. & Elec. Cable Emnt.
 S/E-Service Entrance

SCALE: 1"=30'



SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#400207 0429L, DATED 10/16/2012.



THIS PLAT IS MADE FOR AND AT THE REQUEST OF:

Nations Title Agency / BOKF, NA DBA BANK OF OKLAHOMA

FOR MORTGAGE LOAN PURPOSES ONLY COVERING LEGAL DESCRIPTION AS PROVIDED

Lot Eight (8), Block Seven (7), THE RESERVE AT HARVARD PONDS, a Subdivision in the City of Bixby, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Property address: 14410 South Gary Avenue, Bixby, Oklahoma

SURVEYORS STATEMENT

COLLINS LAND SURVEYING INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. THAT UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE. CALL OKIE BEFORE DIGGING 1-(800)-522-6543.

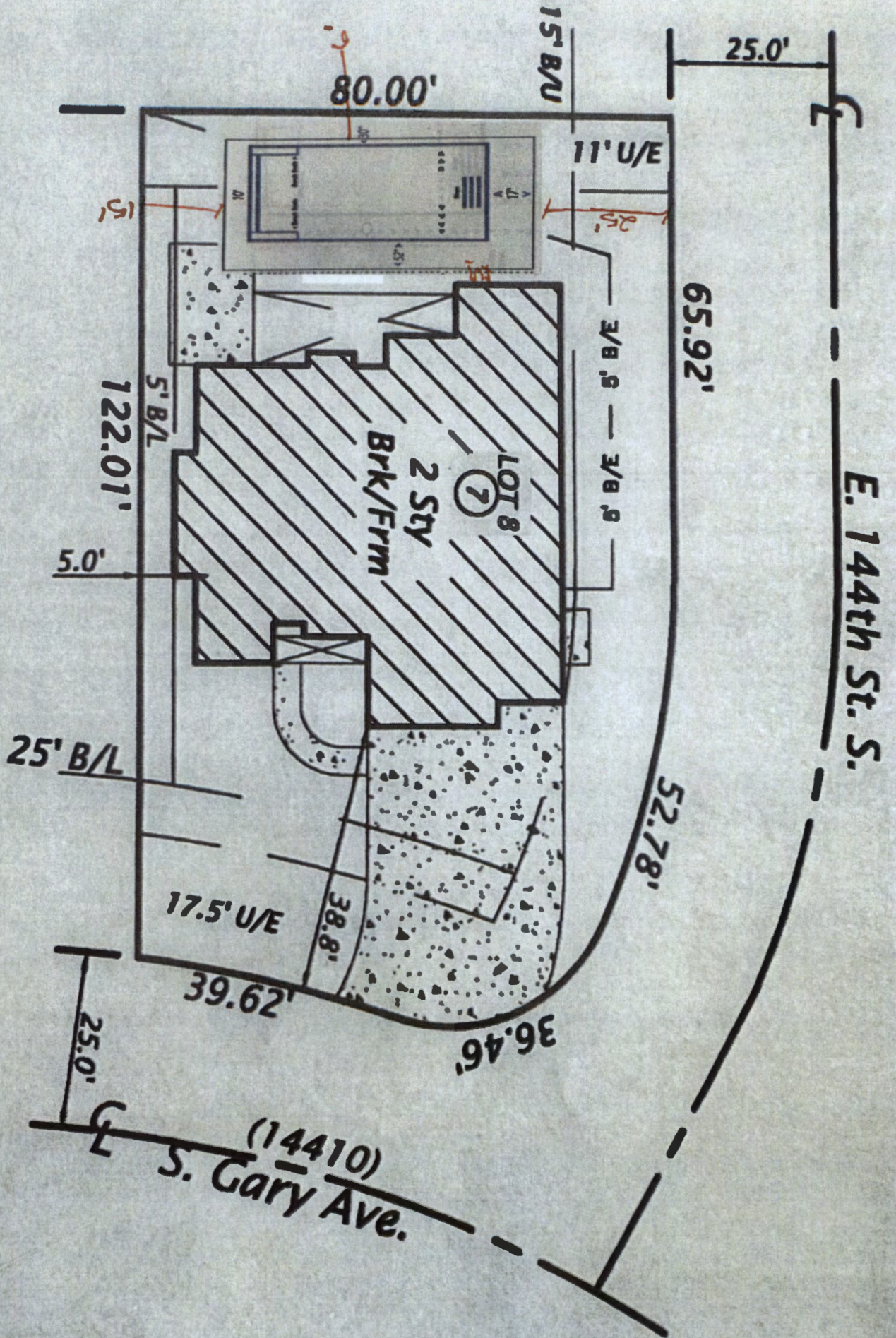
WITNESS MY HAND AND SEAL THIS DATE:
 FINAL; 04/17/2019



K.S. Collins

K.S. COLLINS
 OKLAHOMA REGISTERED
 LAND SURVEYOR NO. 1259
 CA#2656 EXPIRES: 06/30/2020





Proposed Pool Plan

Site Plan

Elevation Plan

Elevation Plan

Plumbing Plan

Electrical Plan

Details

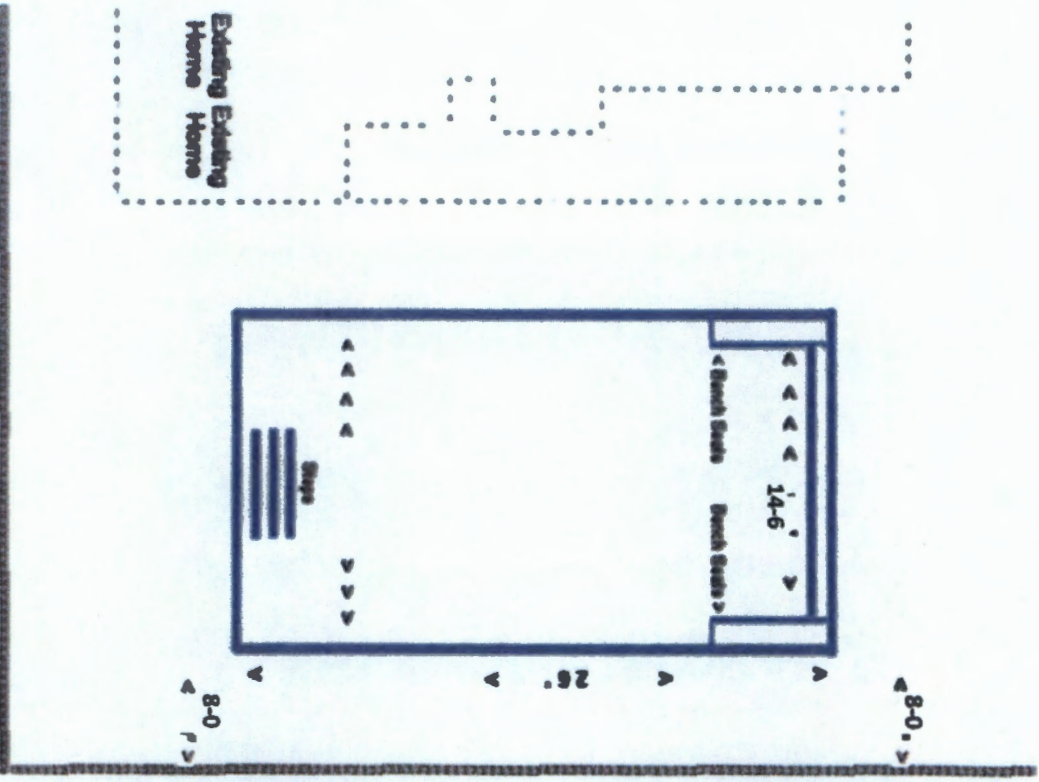
Drainage Plan

Plot Plan

Cover Page

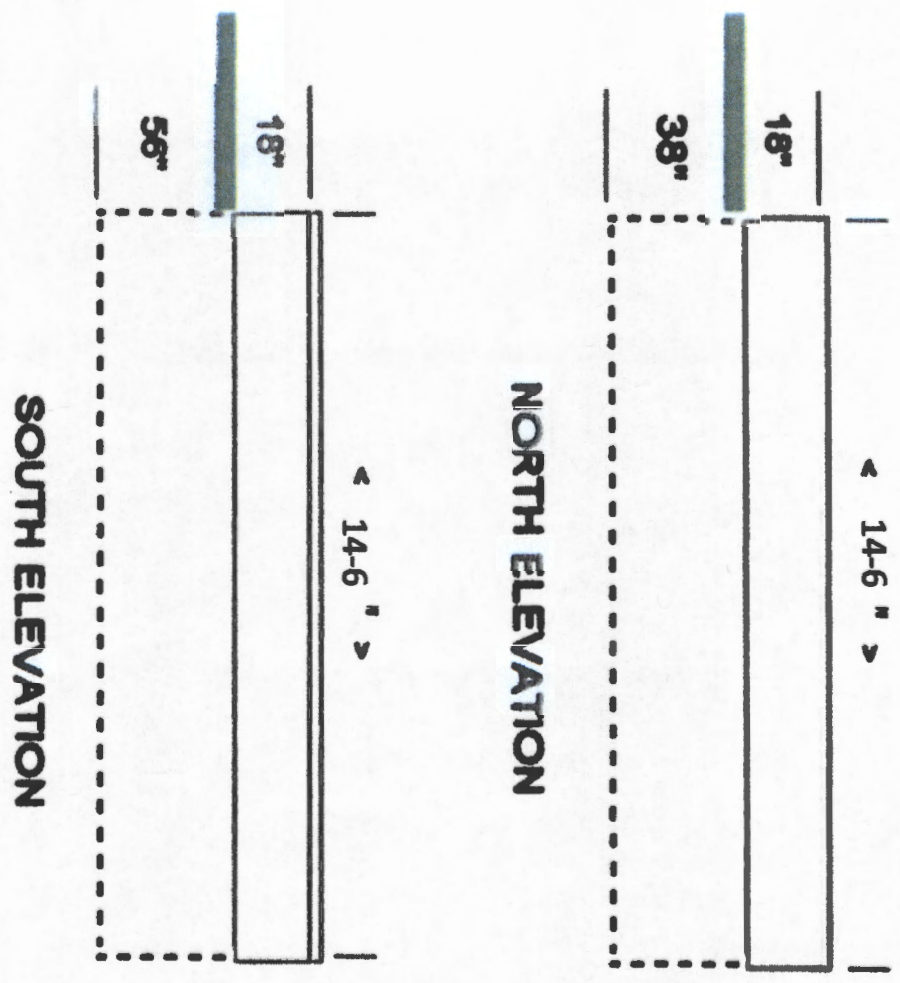
Bill Law

14410 S Gary Ave, Bixby



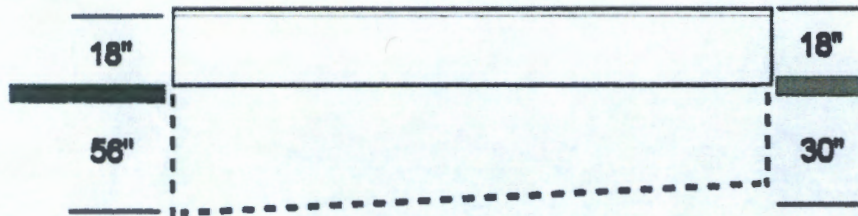
General Notes

- 10" thick slab with #4 rebar at 12" OC
 - 10" thick walls with #4 rebar at 12" OC
 - #4 rebar in corner at 12" OC in walls and slab
 - Wall height will extend approx. 18" above ground
 - Wall will cross bench seat around entire perimeter
 - Sidewalks will be 4" thick with #4 rebar @ 18" OC
 - Pool will be from 3'-6" to 6'-6" in depth
 - Pool Dimensions: 14'-6" x 28' out to out.
 - Pool will be more than 6'-0" from back fence to meet UE
 - All Concrete will be 4000 PSI (or greater)
 - Steps and Benches will utilize #4 rebar 12" OC
 - Corner bars will be utilized as necessary at all corners at 12" OC
 - Exterior wall of pool will be finished in Rock
 - Coping Rock/Concrete will be placed on top of exterior wall
 - Electrical will be completed by certified electrician
 - Proper water sealant will be utilized
 - One the box is built a sub contractor will be utilized to surface the pool
- Pool Equipment Notes**
- Pool equipment will be as recommended by local pool supplier
 - Minimum of 4 pool jets
 - Two drains will be placed in the deep end
 - One skimmer will be utilized
- Drainage**
- French Drains and Drain Inlets will be used as needed
 - See Drainage Plan

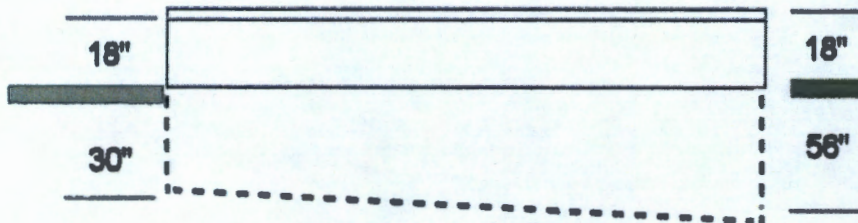


NOTES:
Depth of Pool

ELEVATIONS PLAN



EAST ELEVATION
Facing the back neighbor



WEST ELEVATION
Facing the House

NOTES:

Pool will be 18" above ground

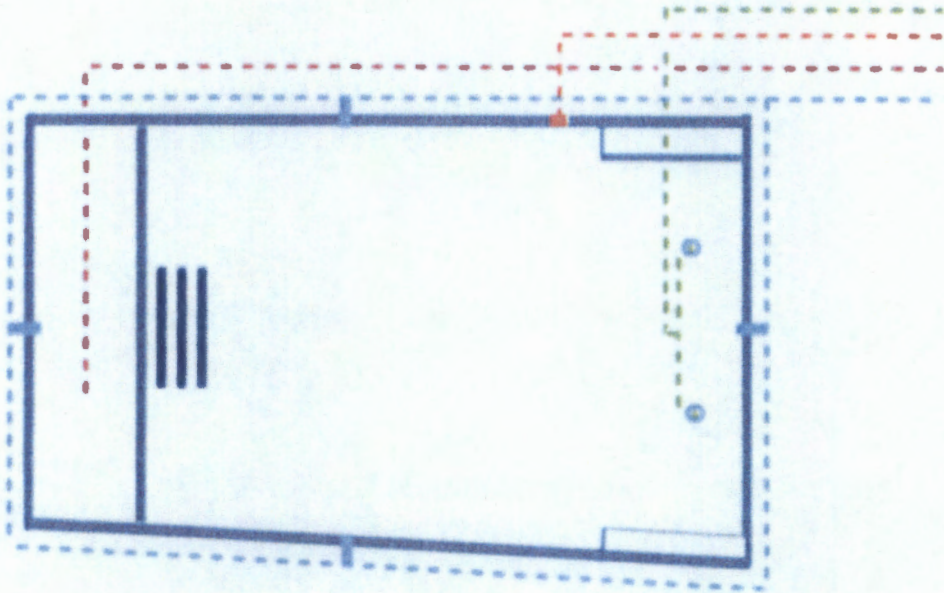
The 18" wall will be a perimeter bench

The above ground finish will be a mix of Cedar and Rock

Stone/Concrete Coping

Sidewalk and Landscaping around perimeter

Pool Equipment



- Skimmer Plumbing Line
- Drain Plumbing Lines
- Circulation Lines
- Tanning Area Bubbler Plumbing

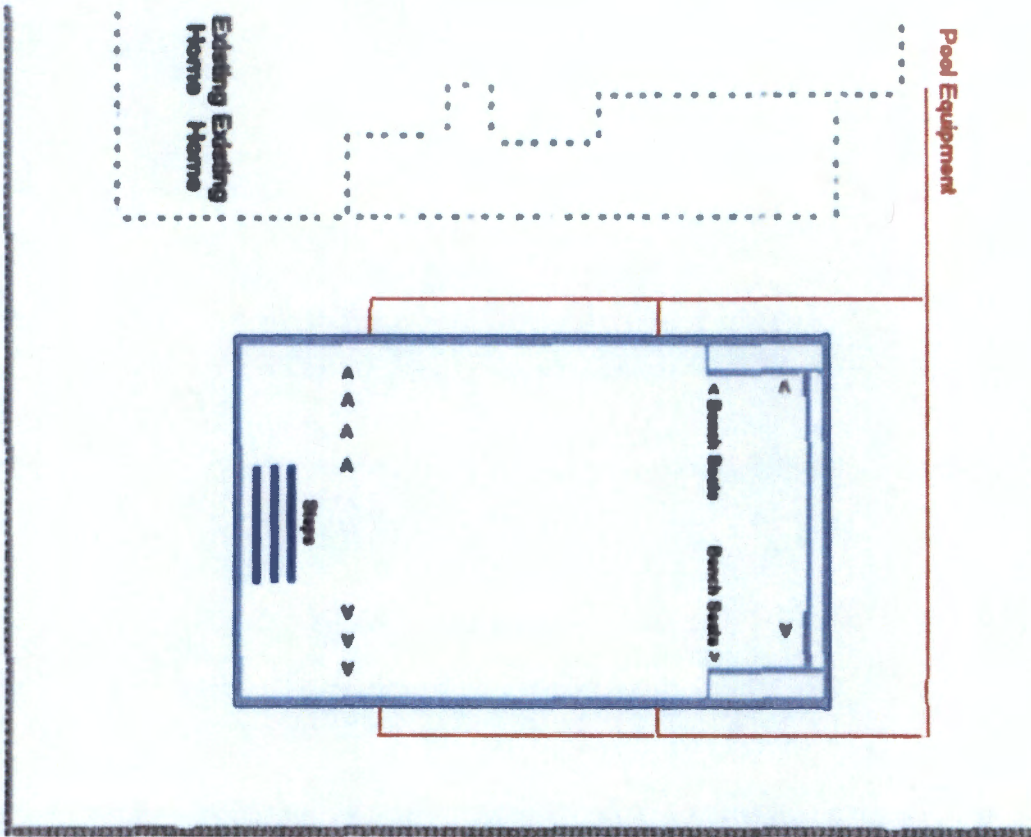
General Notes

1-1/2" Manholes will be utilized
Manifold system utilized for circulation jets

Pool Drain Design



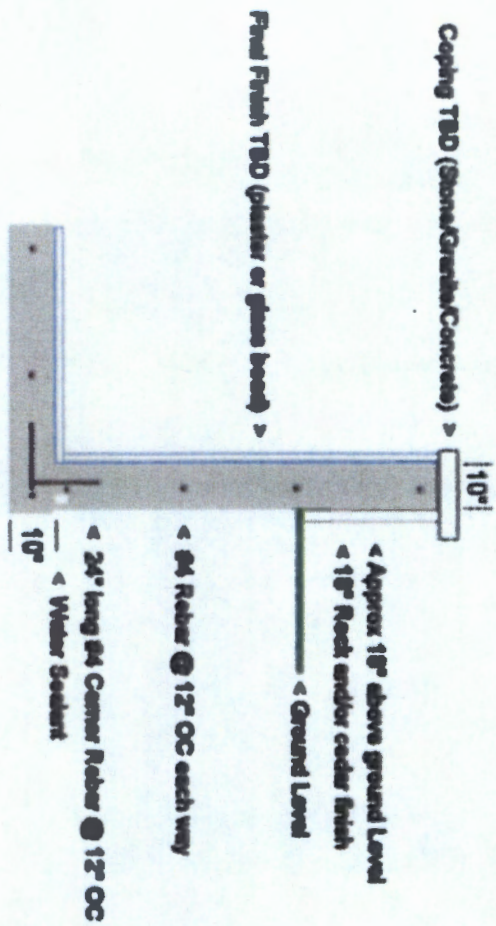
PLUMBING PLAN



General Notes

- A Breaker Box was placed on the rear of the Building with Fuses for a Swimming Pool
- Electrician will apply for the electrical permit and complete all electrical work.
- A pool light will be installed in the pool
- A light switch will be located inside the Building
- BB = Breaker Box
- Fuse sizes will be determined by

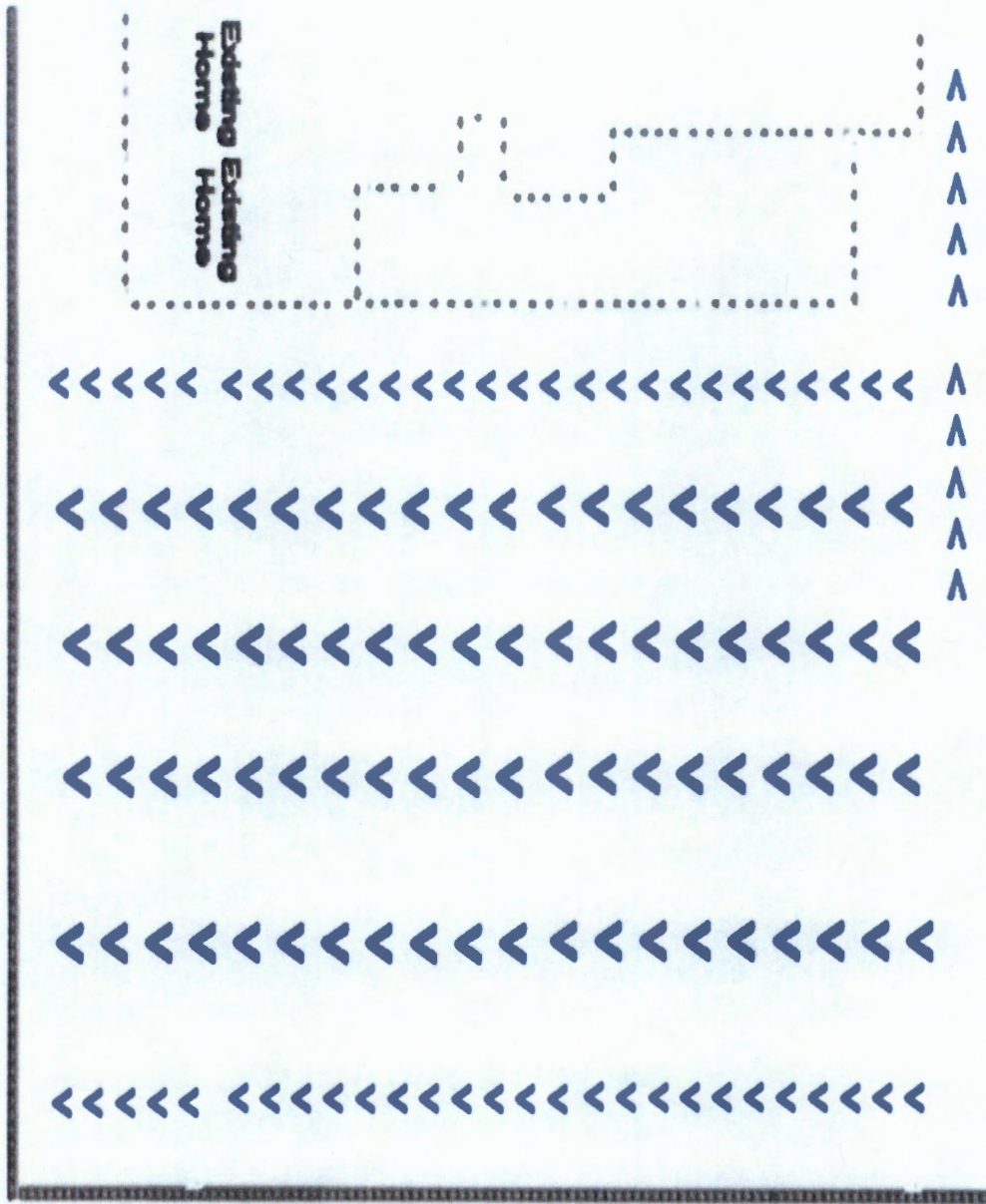
ELECTRICAL PLAN



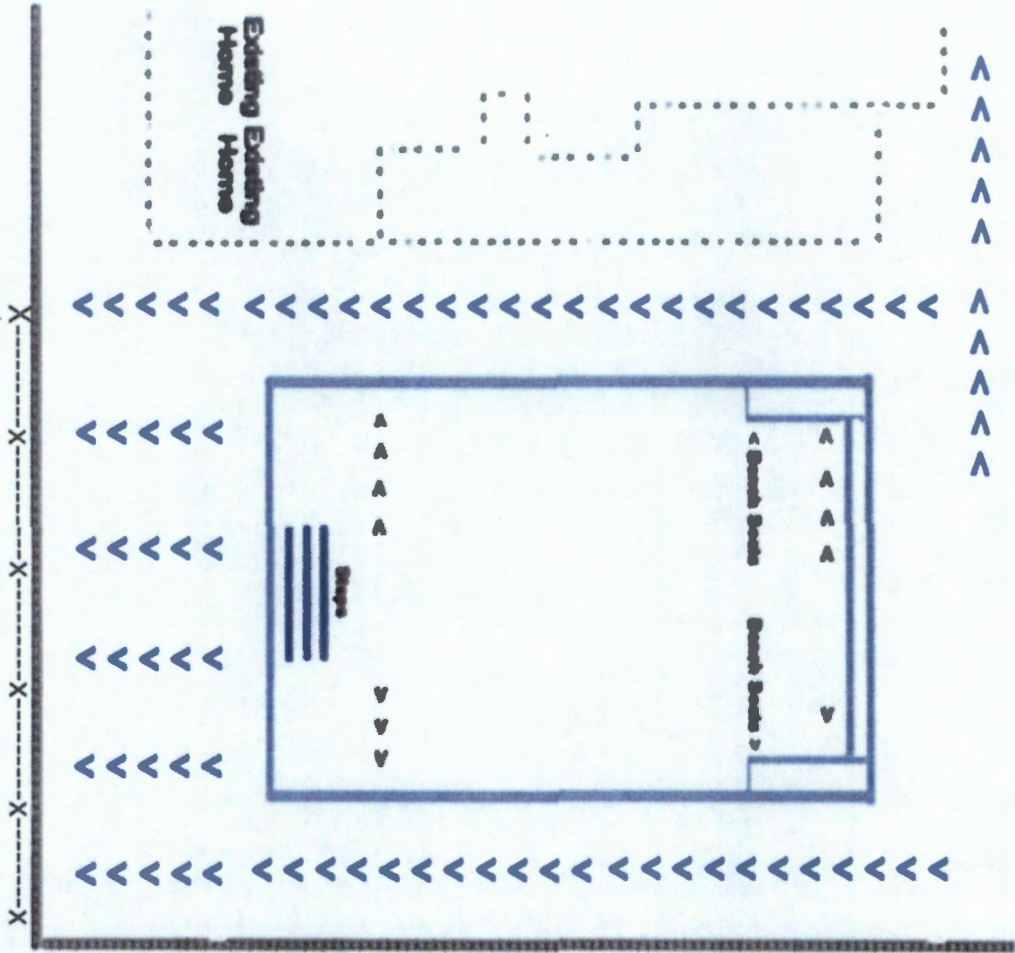
NOTES:

- 10" Concrete Floor w/ #4 rebar 12" OC
- 10" Concrete Walls w/ #4 rebar 12" OC
- Thickened floor at steps and benches
- Water Stop at wall and floor connection
- #4 rebar corners at 12" OC at wall/floor

WALL & FLOOR DETAIL



CURRENT DRAINAGE PLAN



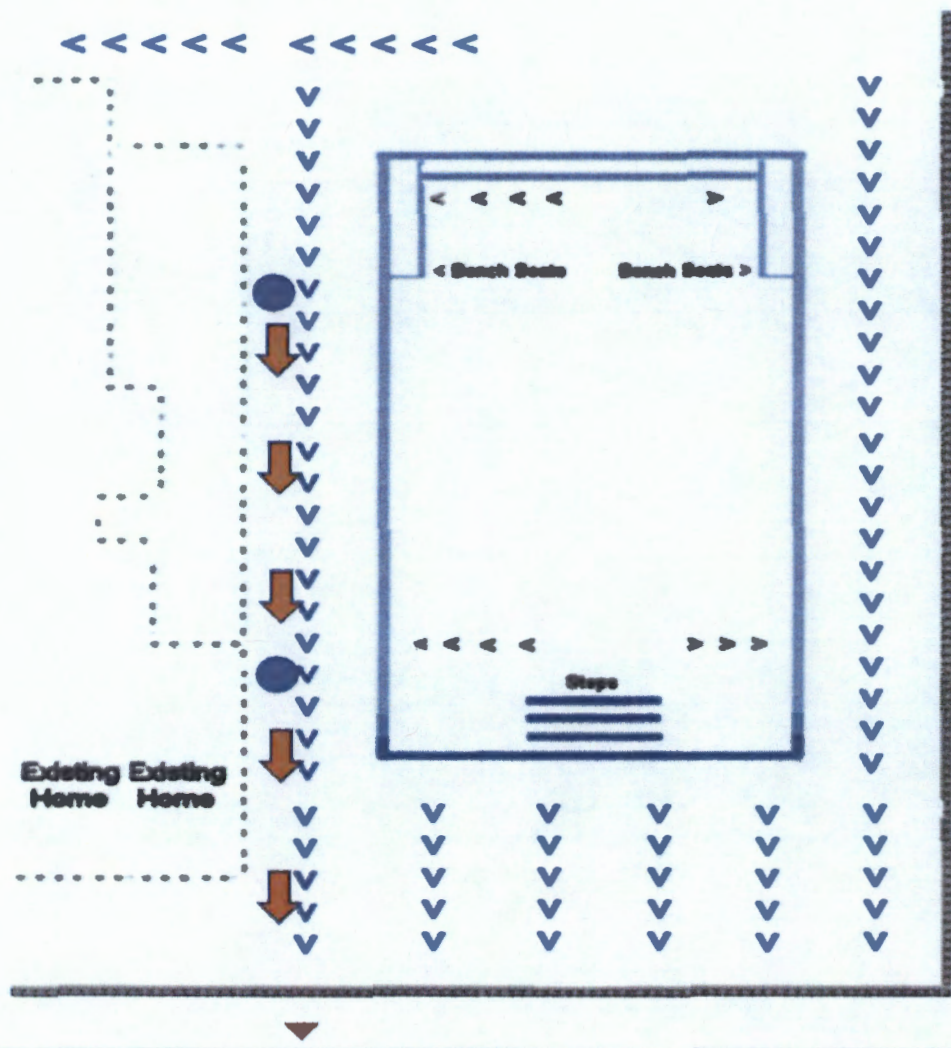
NOTES:

Water will drain to same locations

X ----- X Silt Fence

V - Maintains current Drainage

EROSION CONTROL PLAN



NOTES:

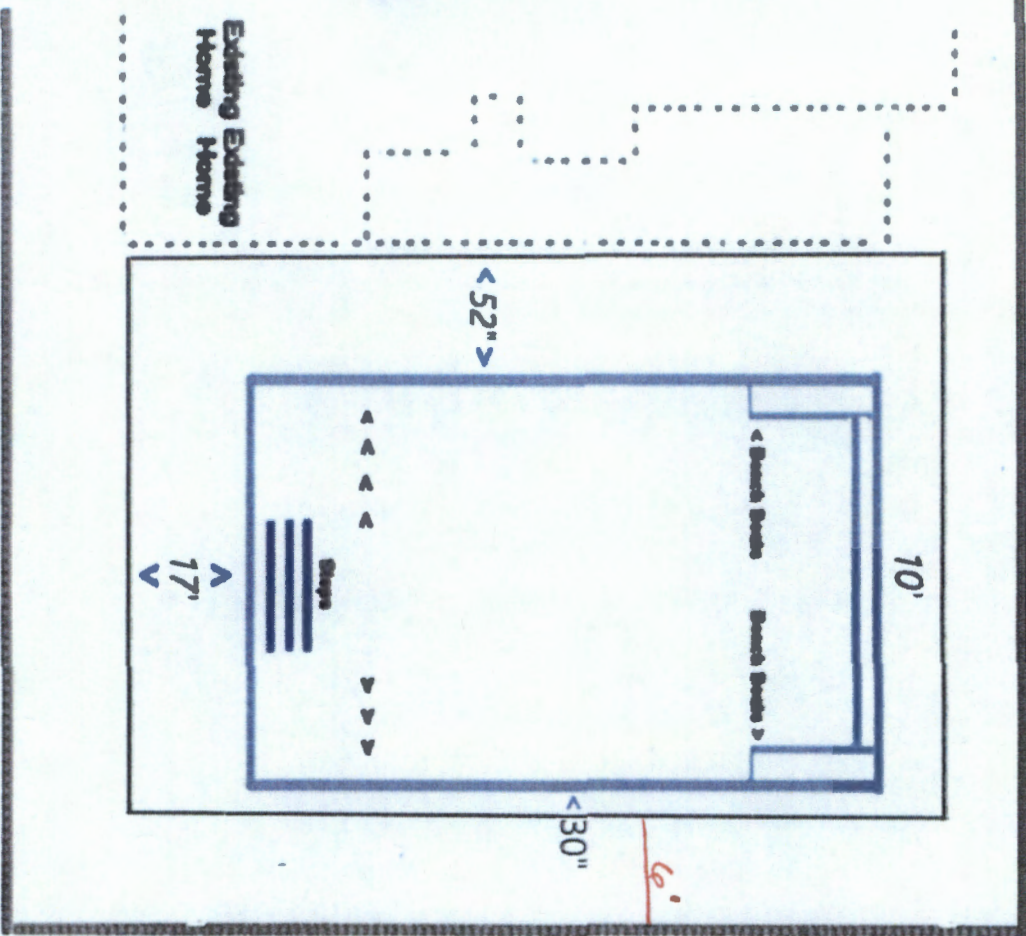
Water will drain to same locations

- Proposed Drains
- ➔ Existing Drain 4" Drain Tile

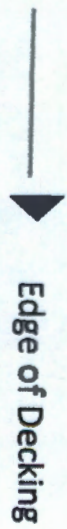
Note:

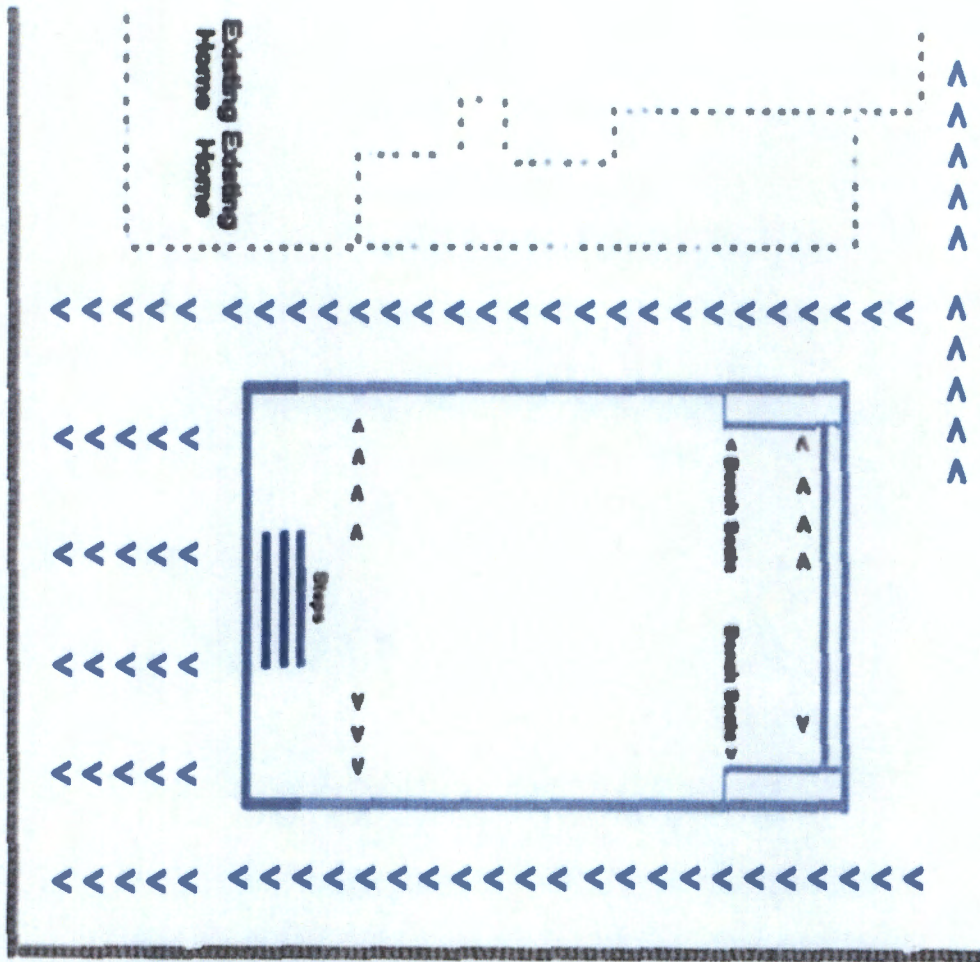
- 1) Three drains will be positioned between the Pool and the house. A 4" drain tile will carry this drainage water to an existing drain tile that releases into the street.
- 2) All other drain water will follow the same path as before construction.

PROPOSED DRAINAGE PLAN



Pool Decking Dimension





V - Maintains current Drainage

FINAL DRAINAGE PLAN

EXHIBIT A COVER SHEET

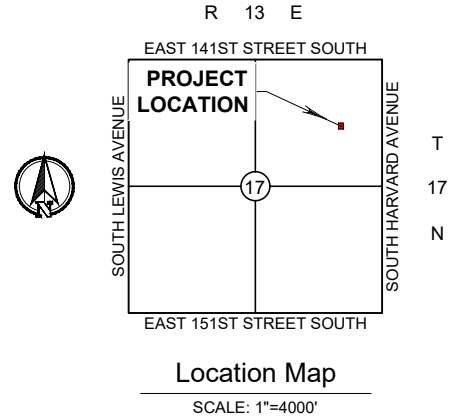
(PARTIAL CLOSURE OF 11' PLATTED UTILITY EASEMENT)

INDEX:

- SHEET 1 EXHIBIT A: COVER SHEET
- SHEET 2 EXHIBIT A1: EXHIBIT OF LEGAL DESCRIPTION OF PARTIAL CLOSURE OF 11' PLATTED UTILITY EASEMENT
- SHEET 3 EXHIBIT A2: LEGAL DESCRIPTION OF PARTIAL CLOSURE OF 11' PLATTED UTILITY EASEMENT

BASIS OF BEARINGS:

THE BASIS OF BEARING BEING N 89°48'20" E ALONG THE SOUTH LINE OF SAID LOT EIGHT (8), BLOCK SEVEN (7), RESERVE AT HARVARD PONDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AS PLAT NUMBER 5822 IN THE OFFICE OF THE TULSA COUNTY CLERK.



Legend	
B/L	BUILDING LINE
B/U	BUILDING / UTILITY EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
U/E	UTILITY EASEMENT
.....	PROPOSED EASEMENT CLOSURE

Line Information

Line No.	Length	Bearing
L1	5.00'	N 89°48'20" E
L2	6.00'	N 89°48'20" E
L3	65.00'	N 00°11'40" E
L4	6.00'	S 89°48'20" W
L5	65.00'	S 00°11'40" W

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSURES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



AJ

ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580



6.25.25

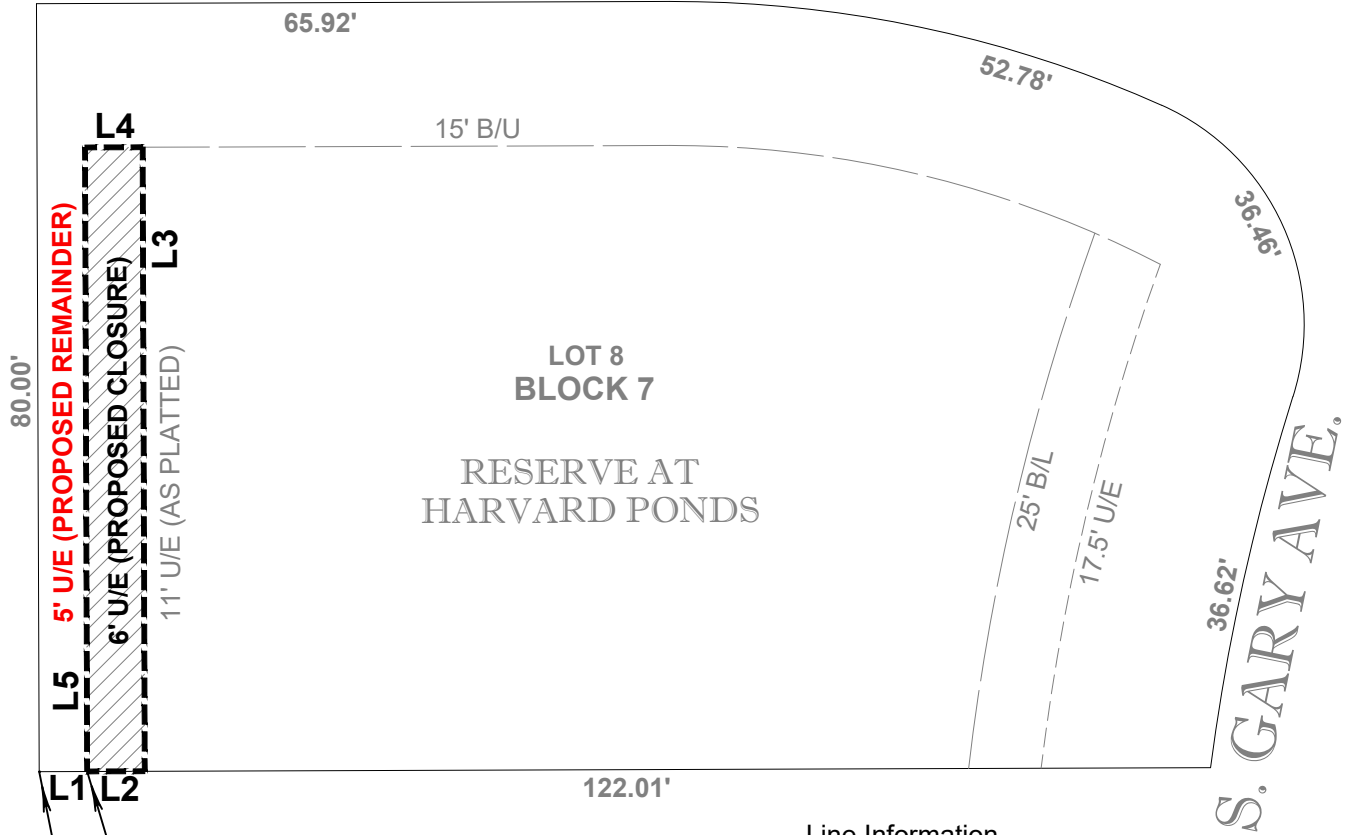
JOB NUMBER:	13115	FILE NUMBER:	1713.17	SHEET:	1 OF 3
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EXHIBIT A1

EXHIBIT OF LEGAL DESCRIPTION

(PARTIAL CLOSURE OF 11' PLATTED UTILITY EASEMENT)

E. 144th St. S.



80.00'

L5 5' U/E (PROPOSED REMAINDER)
L4 6' U/E (PROPOSED CLOSURE)
 L3
 11' U/E (AS PLATTED)

L1 L2

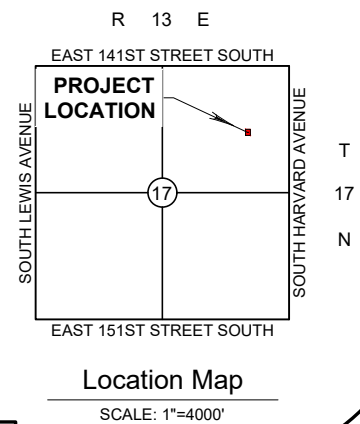
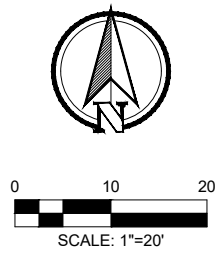
POB

POC
 SW CORNER LOT 8,
 BLOCK 7 RESERVE
 AT HARVARD PONDS

Line Information

Line No.	Length	Bearing
L1	5.00'	N 89°48'20" E
L2	6.00'	N 89°48'20" E
L3	65.00'	N 00°11'40" E
L4	6.00'	S 89°48'20" W
L5	65.00'	S 00°11'40" W

ATLAS LAND OFFICE
 202 SOUTH MAIN - WAGONER, OK 74467
 918.485.9987 C.A.#8060 EXP: 6-30-2026



JOB NUMBER:	13115	FILE NUMBER:	1713.17	SHEET:	2 OF 3
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EXHIBIT A2

LEGAL DESCRIPTION

(PARTIAL CLOSURE OF 11' PLATTED UTILITY EASEMENT)

A PART OF LOT EIGHT (8), BLOCK SEVEN (7), RESERVE AT HARVARD PONDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AS PLAT NUMBER 5822 IN THE OFFICE OF THE TULSA COUNTY CLERK.

DESCRIBED AS FOLLOWS:

THE EAST 6.00 FEET OF THE WEST 11.00 FEET OF THE SOUTH 65.00 FEET OF LOT EIGHT (8), BLOCK SEVEN (7), RESERVE AT HARVARD PONDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AS PLAT NUMBER 5822 IN THE OFFICE OF THE TULSA COUNTY CLERK.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT EIGHT (8), BLOCK SEVEN (7), RESERVE AT HARVARD PONDS; THENCE N 89°48'20" E, ALONG THE SOUTH LINE OF SAID LOT EIGHT (8) A DISTANCE OF 5.00 FEET, TO THE **POINT OF BEGINNING**; THENCE N 00°11'40" W PARALLEL TO AND 5.00 FEET EAST OF THE WEST LINE OF SAID LOT EIGHT (8) A DISTANCE OF 65.00 FEET; THENCE N 89°48'20" E PARALLEL TO AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT EIGHT (8) A DISTANCE OF 6.00 FEET; THENCE S 00°11'40" E PARALLEL TO AND 11.00 FEET EAST OF THE WEST LINE OF SAID LOT EIGHT (8) A DISTANCE OF 65.00 FEET, TO A POINT BEING ON THE SOUTH LINE OF SAID LOT EIGHT (8); THENCE S 89°48'20" W ALONG SAID SOUTH LINE A DISTANCE OF 6.00 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 390.00 SQUARE FEET / 0.01 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 25, 2025, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 89°48'20" E ALONG THE SOUTH LINE OF SAID LOT EIGHT (8), BLOCK SEVEN (7), RESERVE AT HARVARD PONDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AS PLAT NUMBER 5822 IN THE OFFICE OF THE TULSA COUNTY CLERK.



JOB NUMBER:	13115	FILE NUMBER:	1713.17	SHEET:	3 OF 3
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**LEGAL DESCRIPTION FOR
PARTIAL CLOSURE OF 11' PLATTED UTILITY EASEMENT**

A PART OF LOT EIGHT (8), BLOCK SEVEN (7), RESERVE AT HARVARD PONDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AS PLAT NUMBER 5822 IN THE OFFICE OF THE TULSA COUNTY CLERK.

DESCRIBED AS FOLLOWS:

THE EAST 6.00 FEET OF THE WEST 11.00 FEET OF THE SOUTH 65.00 FEET OF LOT EIGHT (8), BLOCK SEVEN (7), RESERVE AT HARVARD PONDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AS PLAT NUMBER 5822 IN THE OFFICE OF THE TULSA COUNTY CLERK.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT EIGHT (8), BLOCK SEVEN (7), RESERVE AT HARVARD PONDS; THENCE N 89°48'20" E, ALONG THE SOUTH LINE OF SAID LOT EIGHT (8) A DISTANCE OF 5.00 FEET, TO THE **POINT OF BEGINNING**; THENCE N 00°11'40" W PARALLEL TO AND 5.00 FEET EAST OF THE WEST LINE OF SAID LOT EIGHT (8) A DISTANCE OF 65.00 FEET; THENCE N 89°48'20" E PARALLEL TO AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT EIGHT (8) A DISTANCE OF 6.00 FEET; THENCE S 00°11'40" E PARALLEL TO AND 11.00 FEET EAST OF THE WEST LINE OF SAID LOT EIGHT (8) A DISTANCE OF 65.00 FEET, TO A POINT BEING ON THE SOUTH LINE OF SAID LOT EIGHT (8); THENCE S 89°48'20" W ALONG SAID SOUTH LINE A DISTANCE OF 6.00 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 390.00 SQUARE FEET / 0.01 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 25, 2025, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 89°48'20" E ALONG THE SOUTH LINE OF SAID LOT EIGHT (8), BLOCK SEVEN (7), RESERVE AT HARVARD PONDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AS PLAT NUMBER 5822 IN THE OFFICE OF THE TULSA COUNTY CLERK.

(PRINT NAME OF OWNER(S)
SIGNING):

APPLICATION FOR
CLOSINGS, VACATIONS AND/OR ENCROACHMENTS



UTILITY COMPANY REVIEW FOR:

CHOOSE (1) CLOSURE: _____ DEDICATION: _____ VACATION: _____

CHOOSE (1) EASEMENT: _____ RIGHT OF WAY: _____ PLAT: _____

Applicant (Name & Company): BILLY LAW

Phone: 580-483-6663 Email: jlwalker87@gmail.com

Property Location: 14410 S GARY AVE. BIXBY OK 74008

Legal Description: THE RESERVE AT HARVARD POND LOT 8 BLOCK 7
Subdivision Lot Block

Parcel number: 57955-73-17-67320

Plat name* (if applicable): _____

*If unplatted: Attach legal description and electronic legal description in WORD format

~~AEP/PSO: Nathan Schultz Signature: _____
Phone: _____ Comments: **PSO does not serve this subdivision**
Email: nsschultz@aep.com~~

Windstream: Bruce Sims Signature: _____
Phone: 501.679.6225 Comments: _____
Email: Bruce.Sims@windstream.com

ONG: Chandler Eidson Signature: _____
Phone: 918.831.8221 Comments: _____
Email: Chandler.Eidson@onegas.com

OG&E: Ben Loftis Signature: _____
Phone: _____ Comments: _____
Email: loftisb@oge.com

BTC: Richard Gann Signature: _____
Phone: 918.366.0253 Comments: _____
Email: rgann@mybtc.com

COX CABLE: Land Use Team Signature: _____
Phone: 833.850.0590 Comments: _____
Email: TULROW@cox.com

(PRINT NAME OF OWNER(S)
SIGNING):

APPLICATION FOR
CLOSINGS, VACATIONS AND/OR ENCROACHMENTS



UTILITY COMPANY REVIEW FOR:

CHOOSE (1) CLOSURE: _____ DEDICATION: _____ VACATION: _____

CHOOSE (1) EASEMENT: _____ RIGHT OF WAY: _____ PLAT: _____

Applicant (Name & Company): _____

Phone: _____ Email: _____

Property Location: _____

Legal Description: _____

Subdivision Lot Block


Parcel number: _____

Plat name* (if applicable): _____

***If unplatted: Attach legal description and electronic legal description in WORD format**

AEP/PSO: Nathan Schultz Signature: _____
Phone: _____ Comments: _____
Email: nsschultz@aep.com _____

Windstream: Bruce Sims Signature: _____
Phone: 501.679.6225 Comments: _____
Email: Bruce.Sims@windstream.com _____

ONG: Chandler Eidson Signature:  _____
Phone: 918.831.8221 Comments: _____
Email: Chandler.Eidson@onegas.com _____

OG&E: Ben Loftis Signature: _____
Phone: _____ Comments: _____
Email: loftisb@oge.com _____

BTC: Richard Gann Signature: _____
Phone: 918.366.0253 Comments: _____
Email: rgann@mybtc.com _____

COX CABLE: Land Use Team Signature: _____
Phone: 833.850.0590 Comments: _____
Email: TULROW@cox.com _____

(PRINT NAME OF OWNER(S)
SIGNING):

APPLICATION FOR
CLOSINGS, VACATIONS AND/OR ENCROACHMENTS



UTILITY COMPANY REVIEW FOR:

CHOOSE (1) CLOSURE: _____ DEDICATION: _____ VACATION: _____

CHOOSE (1) EASEMENT: _____ RIGHT OF WAY: _____ PLAT: _____

Applicant (Name & Company): BILLY LAW

Phone: 580-483-6663 Email: jlwalker87@gmail.com

Property Location: 14410 S GARY AVE, BIXBY OK 74008

Legal Description: THE RESERVE AT HARVARD POND LOT 8 BLOCK 7
Subdivision Lot Block

Parcel number: 57955-73-17-67320

Plat name* (if applicable): _____

***If unplatted: Attach legal description and electronic legal description in WORD format**

AEP/PSO: **Nathan Schultz** Signature: _____
Phone: _____ Comments: _____
Email: nsschultz@aep.com _____

Windstream: **Bruce Sims** Signature: _____
Phone: 501.679.6225 Comments: _____
Email: Bruce.Sims@windstream.com _____

ONG: **Chandler Eidson** Signature: _____
Phone: 918.831.8221 Comments: _____
Email: Chandler.Eidson@onegas.com _____

OG&E: **Ben Loftis** Signature: _____
Phone: _____ Comments: _____
Email: loftisb@oge.com _____

BTC: **Richard Gann** Signature: *Richard Gann*
Phone: 918.366.0253 Comments: _____
Email: rgann@mybtc.com _____

COX CABLE: **Land Use Team** Signature: _____
Phone: 833.850.0590 Comments: _____
Email: TULROW@cox.com _____

(PRINT NAME OF OWNER(S)
SIGNING):

APPLICATION FOR
CLOSINGS, VACATIONS AND/OR ENCROACHMENTS



UTILITY COMPANY REVIEW FOR:

CHOOSE (1) CLOSURE: _____ **DEDICATION:** _____ **VACATION:** _____

CHOOSE (1) EASEMENT: _____ **RIGHT OF WAY:** _____ **PLAT:** _____

Applicant (Name & Company): _____

Phone: _____ Email: _____

Property Location: _____

Legal Description: _____

Subdivision Lot Block

Parcel number: _____

Plat name* (if applicable): _____

***If unplatted: Attach legal description and electronic legal description in WORD format**

AEP/PSO: Nathan Schultz Signature: _____
Phone: _____ Comments: _____
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Phone: 918.831.8221 Comments: _____
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Phone: _____ Comments: _____
Email: loftisb@oge.com _____

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Phone: 918.366.0253 Comments: _____
Email: rgann@mybtc.com _____

COX CABLE: Land Use Team Signature: _____
Phone: 833.850.0590 Comments: _____
Email: TULROW@cox.com _____



June 12, 2025

City of Bixby
116 W. Needles Ave.
Bixby, OK 74008

Attn: Gladys Gill

RE: Revocable Permit –Letter of No Objection for 14410 S GARY AVE, BIXBY OK

Cox Communications has no objection to the City of Bixby granting a revocable permit to erect, construct, plant, install, and maintain installation of a pool that will encroach in the right-of-way or public easement for the property located at 14410 S GARY AVE, BIXBY OK. Please be advised that Cox Communications does have underground facilities in the vicinity; therefore, proceeding with caution is recommended and requested. If relocation of said facilities is necessary to accommodate your excavation or construction, Cox will provide a cost estimate upon request. A geographical depiction of our facilities is attached; however, this is not engineering scale and for the exact location of our facilities, Cox recommends calling in utility locates.

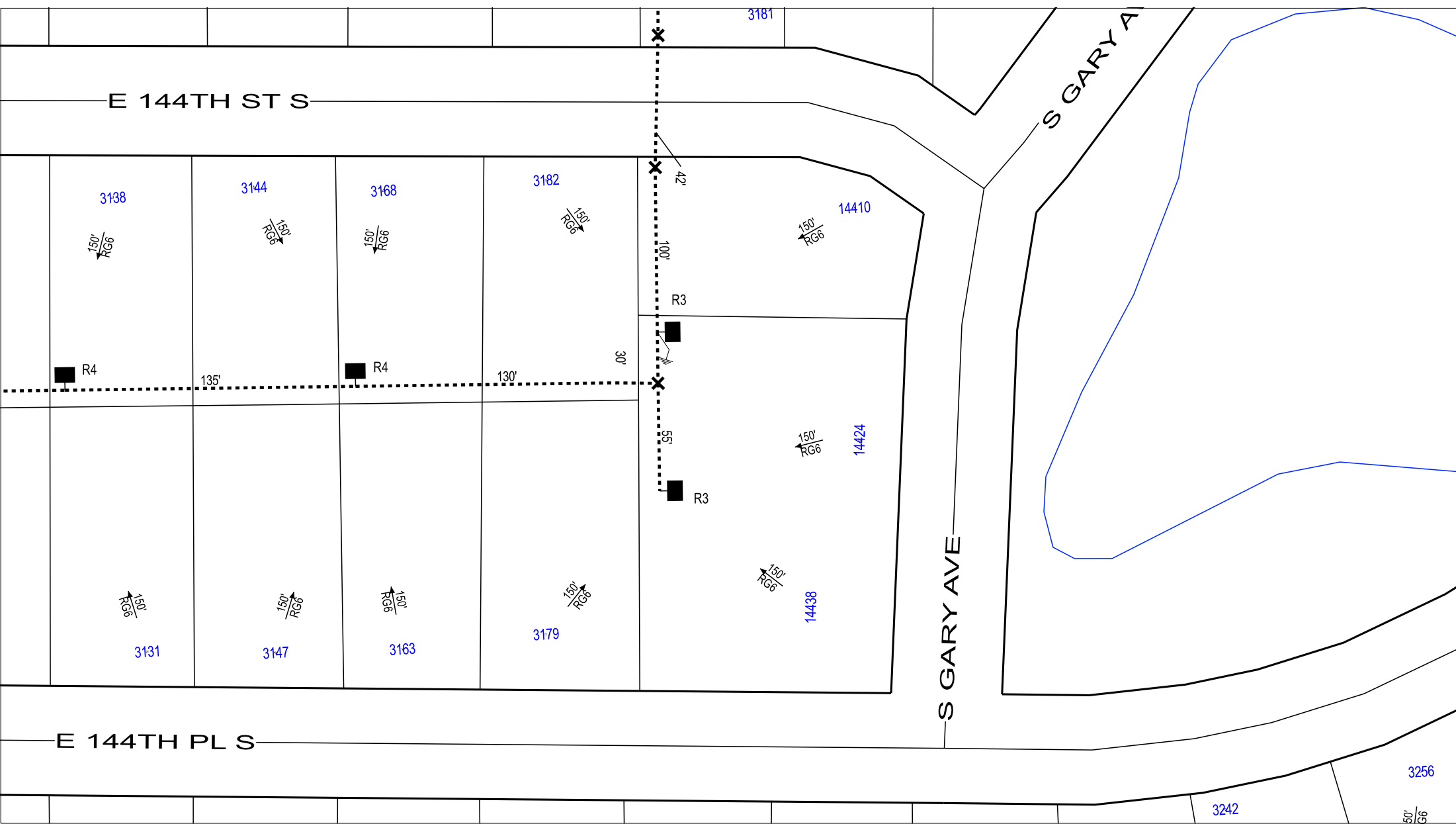
Prior to beginning any digging and/ or trenching activities, please call OKIE–ONE 1-800-522-6543 for exact location of our facilities. Cost to repair ANY Cox Communications facility damage caused during construction of this project will be the responsibility of the damaging party. If any future repairs are necessary, Cox Communications is not responsible for any damages to any structures placed on or in the utility easements.

If you have any questions or concerns, please feel free to contact our office at (918) 286-4686 or email TULROW@cox.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Hughes'.

Angela Hughes
Cox Communications
Land Use Agent
918-286-4686



Select a bitmap



Regular Agenda Item Commentary

Item Title

Discussion and review of the Final Plat for South County Industrial Park.

Initiator

Staff Information Source

Background

Exhibits

1. 2025.07.02 - South County Industrial Park (DRAFT FINAL PLAT #1)

Key Issue

Council Action

Recommendation

Item No: 2.

Meeting Date

August 6, 2025

Meeting

20250806 Technical Advisory Committee Agenda

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.95'	35.00'	91°35'28.23"	N 61°23'32" W	50.18'
C2	55.17'	35.00'	90°19'05.39"	N 27°39'12" E	49.63'
C3	355.51'	275.00'	74°04'11.49"	S 35°46'39" W	331.27'
C4	290.87'	225.00'	74°04'11.49"	S 35°46'39" W	271.04'
C5	55.35'	35.00'	90°36'14.86"	N 44°02'39" E	49.76'
C6	54.61'	35.00'	89°23'46.04"	N 45°57'20" W	49.24'
C7	62.25'	100.00'	35°39'59.86"	S 19°05'27" E	61.25'
C8	93.38'	150.00'	35°39'59.86"	N 19°05'27" W	91.87'
C9	54.61'	35.00'	89°23'46.04"	S 45°57'20" E	49.24'
C10	93.38'	150.00'	35°39'59.86"	S 19°05'27" E	91.87'
C11	62.25'	100.00'	35°39'59.86"	N 19°05'27" W	61.25'
C12	55.35'	35.00'	90°36'13.96"	N 44°02'40" E	49.76'
C13	45.66'	35.00'	74°44'32.92"	S 51°58'30" W	42.49'
C14	266.77'	60.00'	254°44'32.92"	S 38°01'30" E	95.37'

Line Table

LINE	BEARING	DISTANCE
L1	N 72°48'44" E	93.58'
L2	N 72°48'44" E	94.91'
L3	N 01°15'27" W	1104.82'
L4	N 01°15'27" W	1104.82'
L5	N 36°55'27" W	65.35'
L6	N 01°15'27" W	53.06'
L7	S 89°20'47" W	255.01'
L8	N 36°55'27" W	65.35'
L9	N 01°15'27" W	51.79'
L10	N 89°20'47" E	296.03'
L11	S 89°20'47" W	580.66'

Address Note

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

Owner / Developer

SOUTH COUNTY INDUSTRIAL PARK, LLC
802 WEST 91ST STREET
TULSA, OKLAHOMA 74135
PHONE: (918) 284-7552
MR. JAMES ROBERTS

Surveyor

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahalne@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2026

Planned Unit Development No. 12 (MAJOR AMENDMENT C)

South County Industrial Park

A RE-PLAT OF PART OF SITRIN CENTER ADDITION (PLAT NO. 2993), AN ADDITION TO THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

Subdivision Statistics

SUBDIVISION CONTAINS FOUR (4) LOTS IN THREE (3) BLOCKS AND ONE (1) RESERVE AREA
GROSS SUBDIVISION AREA: 2,969,261.5 SQUARE FEET OR 68.16 ACRES.

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

Monumentation

ALL LOT CORNERS SHOWN HEREON WERE SET USING A 3/8" x 1/8" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

Floodplain Data

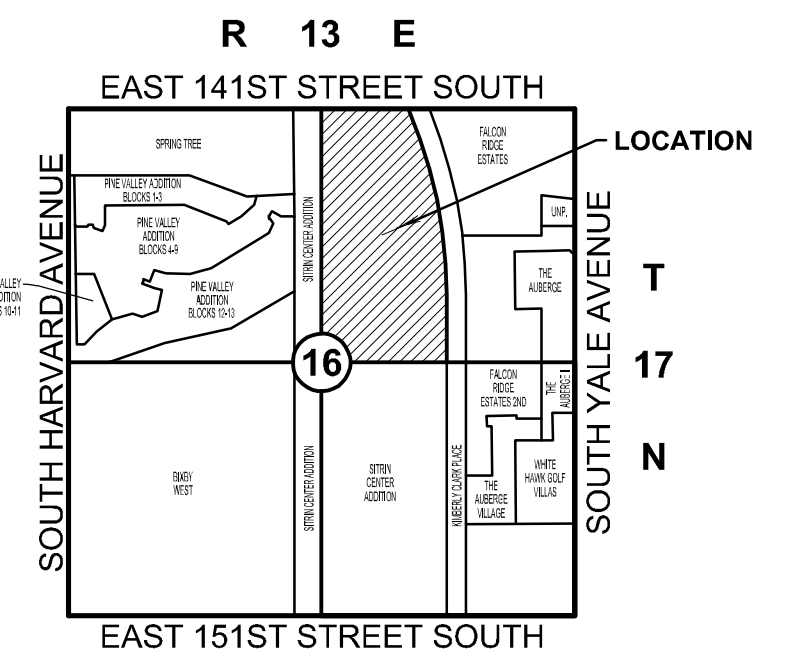
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C0433L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AND THE FLOODWAY WITH A BASE FLOOD ELEVATION OF VARYING FROM 619' TO 624.6' AS SHOWN HEREON.

Legend

- B/L - BUILDING SETBACK LINE
- L.N.A. - LIMITS OF NO ACCESS
- OD/E - OVERLAND DRAINAGE EASEMENT
- U/E - UTILITY EASEMENT
- 14500 - STREET ADDRESS

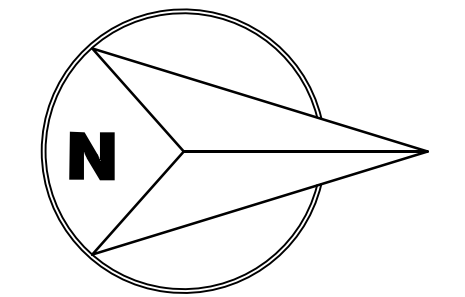
Hatch Legend

- = FEMA FLOODWAY
- = ZONE AE 1.0% CHANCE OF FLOOD



Location Map

SCALE: 1"=2000'



Scale: 1" = 100'

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE, DO HEREBY CERTIFY THAT THE FORGING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2025.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

FEMA ZONE AE
PANEL NO. 40143C0433L
EFFECTIVE DATE: 10/16/2012

FINAL PLAT
CERTIFICATE OF APPROVAL

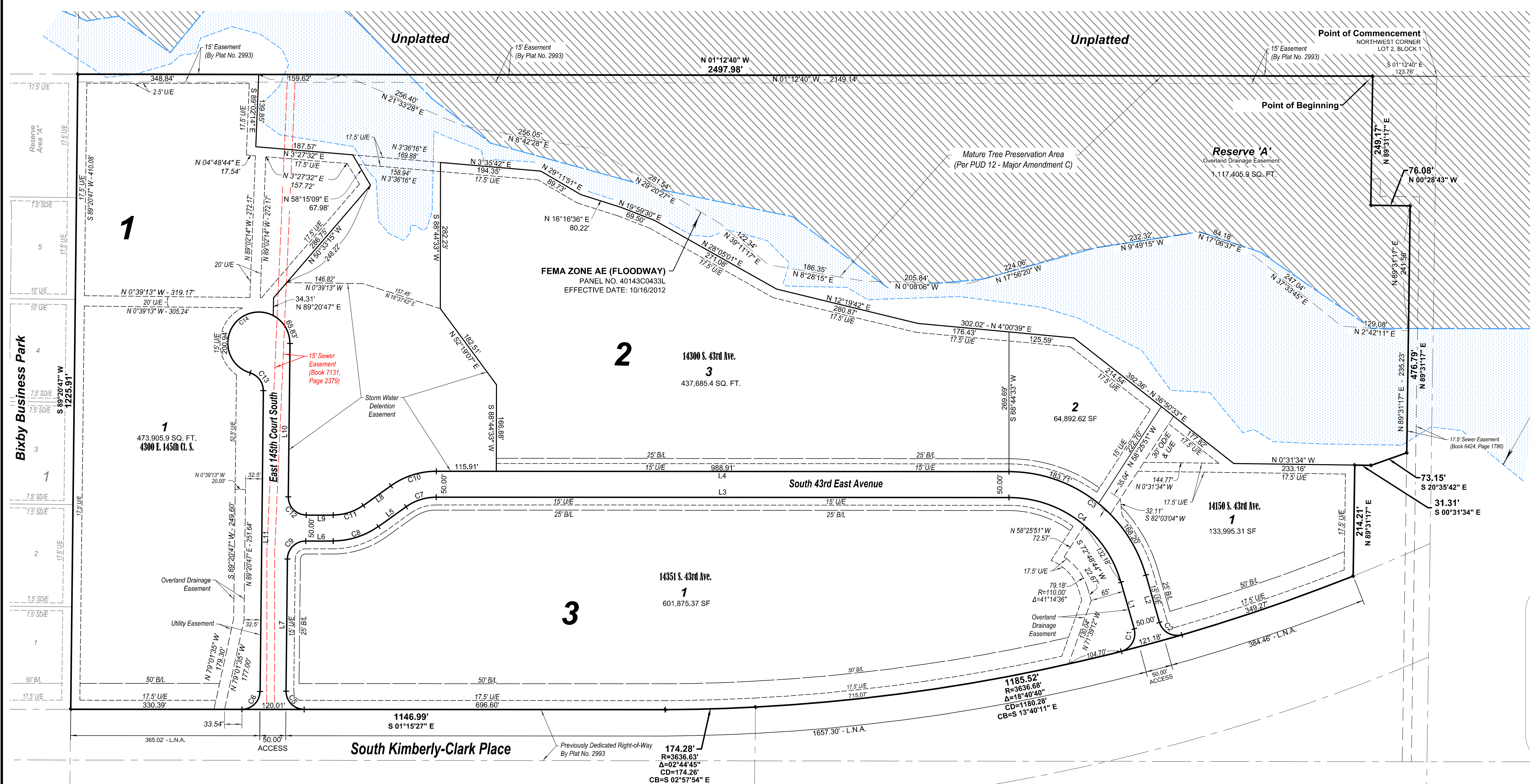
I hereby certify that this plat was approved by the City Council of the City of Bixby on _____, 2025.

on _____

MAYOR - VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

CITY MANAGER - CITY CLERK



**SOUTH COUNTY INDUSTRIAL PARK
DEED OF DEDICATION & RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

SOUTH COUNTY INDUSTRIAL PARK, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A RE-PLAT OF PART OF LOTS TWO (2) AND THREE (3), BLOCK ONE (1), SITRIN CENTER ADDITION, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 01°12'40" EAST ALONG THE WEST LINE THEREOF 123.76 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°31'17" EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 249.17 FEET; THENCE NORTH 00°28'43" WEST 76.08 FEET; THENCE NORTH 89°31'17" EAST 476.79 FEET; THENCE SOUTH 20°35'42" EAST 73.15 FEET; THENCE SOUTH 00°31'34" EAST 31.31 FEET; THENCE NORTH 89°31'17" EAST 214.21 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF KIMBERLY CLARK PLACE AND A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 3636.66 FEET, AN ARC LENGTH OF 1185.52 FEET, A CHORD BEARING OF SOUTH 13°40'11" EAST AND A CHORD LENGTH OF 1190.28 FEET TO THE SOUTH LINE OF SAID LOT 2 AND A POINT OF COMPOUND CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3636.63 FEET, AN ARC LENGTH OF 174.28 FEET, A CHORD BEARING OF SOUTH 02°57'54" EAST AND A CHORD LENGTH OF 174.26 FEET, THENCE SOUTH 01°15'27" EAST AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE 1146.99 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE¼) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST; THENCE SOUTH 89°20'47" WEST ALONG SAID SOUTH LINE 1225.91 FEET TO THE SOUTHWEST CORNER OF THE NE¼ OF SAID SECTION 16; THENCE NORTH 01°12'40" WEST ALONG THE WEST LINE THEREOF 2497.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,969,261.5 SQ. FEET OR 68.16 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF LOT 2, BLOCK 1, SITRIN CENTER ADDITION AS NORTH 89°31'17" EAST.

THE OWNER/DEVELOPER HAS CAUSED THE SUBDIVISION PARCEL TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND PUBLIC STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS 'SOUTH COUNTY INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. STREETS AND UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UE" OR "UTILITY EASEMENT", FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN TULSA COUNTY FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM 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 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 ALL UTILITY LINES, INCLUDING WATER LINES, EXCLUDING GAS LINES AND GAS SERVICE 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 SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY TULSA COUNTY, 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, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, 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 ALONG THE EASTERN PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS 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 EASEMENT WAYS.

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.

3. THE 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 EASEMENT WAYS 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 THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS 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 OF THE LOT 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 SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BIXBY, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.

4. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE 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 WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSE OF NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

2. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

3. THE FOREGOING COVENANTS CONCERNING UNDERGROUND GAS FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. RESERVE AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A STORM WATER DETENTION AND OVERLAND DRAINAGE EASEMENT AND IS RESERVED FOR

SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING INDUSTRIAL PARK PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, AS SET FORTH WITHIN SECTION III HEREOF.

G. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY, STATE OF OKLAHOMA AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, STATE OF OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "SOUTH COUNTY INDUSTRIAL PARK" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT NO. 12 (MAJOR AMENDMENT C), AS PROVIDED WITHIN THE PROVISIONS OF THE CITY OF BIXBY ZONING CODE PERTAINING TO PLANNED UNIT DEVELOPMENTS, AND

WHEREAS PUD NO. 12 (MAJOR AMENDMENT C) WAS AFFIRMATIVELY RECOMMENDED BY THE BIXBY PLANNING COMMISSION ON SEPTEMBER 18, 2023 AND APPROVED BY BIXBY CITY COUNCIL ON SEPTEMBER 25, 2023, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, STATE OF OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNER/DEVELOPER ESTABLISHED RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND CITY OF BIXBY, STATE OF OKLAHOMA, AND

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (SOUTH COUNTY INDUSTRIAL PARK), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA: 68.16 ACRES

SOUTH COUNTY INDUSTRIAL PARK NEIGHBORHOOD P.U.D. DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN SOUTH COUNTY INDUSTRIAL PARK.

PROHIBITED USES: THE FOLLOWING USES SHALL BE PROHIBITED BY THE PUD AND NOT ALLOWED ON THE PROPERTY:
(THERE ARE USE UNITS NOT IN A PERMITTED USE THAT ARE IDENTIFIED TO BE CLEAR THAT THEY CANNOT BE INTRODUCED AS AN ACCESSORY USE.)

- USE UNIT 13- MEDICAL MARIJUANA DISPENSARY (TO INCLUDE TRANSPORTING USE)
- USE UNIT 22- MEDICAL MARIJUANA RESEARCH FACILITY.
- USE UNIT 22A- MEDICAL MARIJUANA TESTING LABORATORY.
- USE UNIT 23- MEDICAL MARIJUANA WAREHOUSING AND WHOLESALING FACILITY; MEDICAL MARIJUANA GROW FACILITY; SEXUALLY ORIENTED BUSINESS AS DEFINED IN SECTION 11-7D-6 BIXBY ZONING CODE.

MINIMUM LOT AREA PER UNIT:	PER IL ZONE
MINIMUM WIDTH:	50 FEET
MINIMUM SETBACK FROM SIDE PROPERTY LINE:	10 FEET
MINIMUM SETBACK FROM DEVELOPMENT EAST PROPERTY LINE; (RESERVE AREA)	25 FEET
MINIMUM SETBACK FROM DEVELOPMENT NORTH PROPERTY LINE:	20 FEET
MINIMUM SETBACK FROM SOUTH PROPERTY LINE; (OFFICE ZONING)	25 FEET
MAXIMUM PERMITTED BUILDING HEIGHT:	40 FEET

A. SCREENING

PER IL - LIGHT INDUSTRIAL ZONING

B. LANDSCAPING

SUBMITTAL WITH THE REQUIRED SITE PLAN WILL BE AN EXTENSIVE LANDSCAPE PLAN. THE PLAN WILL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF BIXBY CODES. AN ADDITIONAL LANDSCAPE BUFFER IS PLANNED ALONG THE RIGHT OF WAY OF KIMBERLY CLARK PLACE. THIS IS DESIGNED TO PROTECT THE RESIDENTIAL USES ALONG THIS ROADWAY. THE PLAN WILL ALSO INCLUDE PROTECTION OF EXISTING TREES, IF POSSIBLE, AND INCORPORATE FEATURES THAT THAT AIDE IN PROTECTING ADJACENT RESIDENTIAL USE FROM THE ACTIVITIES ON THE SITE. THE APPLICANT SHALL SUBMIT A LANDSCAPING PLAN PREPARED BY A LANDSCAPE ARCHITECT THAT MAXIMIZES VISUAL AESTHETICS AND POSSIBLE SOUND IMPROVEMENT TECHNIQUES DIRECTED AT RESIDENTIAL PROPERTIES LOCATED EAST OF KIMBERLY CLARK PLACE. THE PUD CRITERIA ALLOWS THE LANDSCAPE PLAN TO UTILIZE THE RIGHT OF WAY OF KIMBERLY CLARK PLACE. THE LANDSCAPE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BIXBY PLANNING COMMISSION.

PRESERVATION OF MATURE TREES IS REQUIRED IN THE GREENBELT AREA ON THE WEST SIDE OF THE TRACT AND FURTHER DESCRIBED AS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN (FLOODWAY).

C. LIGHTING:

EXTERIOR AREA LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD AND AWAY FROM ANY ADJACENT RESIDENTIAL PROPERTIES. STREET AND PARKING LOT LIGHTING SHALL NOT EXCEED 15 FEET IN HEIGHT AND BE APPROVED BY CITY ENGINEER PRIOR TO INSTALLATION.

D. SIGNAGE:

- 1. GENERAL REQUIREMENTS:
 - a. THE DEVELOPMENT MAY PLACE TWO GROUND SIGN ALONG KIMBERLY CLARK PLACE AT EACH ENTRANCE TO THE DEVELOPMENT THAT INCORPORATES THE USES WITHIN THE DEVELOPMENT.
 - b. GROUND SIGNS ASSOCIATED WITH THE USES SHALL BE LIMITED 120 SQUARE FEET AND SHALL BE SUBMITTED TO CITY FOR APPEARANCE APPROVAL.
- 2. WALL OR CANOPY SIGNS WITHIN THE DEVELOPMENT SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF 1 SQUARE FOOT PER EACH LINEAL FOOT OF THE BUILDING WALL TO WHICH THE SIGN OR SIGNS ARE AFFIXED. WALL AND CANOPY SIGNS SHALL BE FURTHER RESTRICTED AS FOLLOWS:
 - a. A WALL OR CANOPY SIGN SHALL NOT EXTEND ABOVE THE TOP OF THE PARAPET OR BUILDING WALL ON WHICH IT IS LOCATED
- 3. DURING THE PERIOD OF CONSTRUCTION, BUT NOT EXCEEDING 24 MONTHS, A MAXIMUM OF ONE SIGN ADVERTISING THE CONSTRUCTION MAY BE ERRECTED ON THE KIMBERLY CLARK PLACE FRONTAGE OF THE DEVELOPMENT. THIS SIGN SHALL COMPLY WITH THE CITY OF BIXBY SIGN CODE FOR DISPLAY AREA ALLOWED.

E. PARKING:

PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE FOR THE USE BEING INSTALLED.

F. DRAINAGE AND UTILITIES:

ALL PUBLIC UTILITIES ARE AVAILABLE TO THE SITE AND SHALL BE ADDRESSED IN THE REQUIRED PLATTING REQUIREMENTS ASSOCIATED WITH THE REQUESTED ZONE CHANGE.

THE DEVELOPMENT WILL BE REQUIRED TO SUBMIT A DETAILED DRAINAGE PLAN TO THE CITY ENGINEER FOR REVIEW AND APPROVAL IN THE PLATTING PROCESS.

G. SITE PLAN REVIEW:

APPROVAL OF THE PUD ALSO REQUIRES THE SUBMITTAL OF BUILDING ELEVATIONS WITH A DETAILED SITE PLAN TO BE SUBMITTED WITH THE ASSOCIATED LOT SPLIT. THE REQUIRED PLATTING AS SPECIFIED IN THE ZONING CODE WILL BE ESTABLISHED WHEN THE SITE IS FIRST DEVELOPED. THE SITE PLAN REVIEW WILL INCORPORATE THE ELEVATION OF THE BUILDING AND LANDSCAPING PLANS.

SECTION III. PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION: A PROPERTY OWNERS' ASSOCIATION, KNOWN AS 'SOUTH COUNTY INDUSTRIAL PARK ASSOCIATION', AN OKLAHOMA NOT-FOR-PROFIT

CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 60 O.S. 1991, § 851, ET SEQ. TO MAINTAIN THE RESERVE AREA IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF SOUTH COUNTY INDUSTRIAL PARK ASSOCIATION (THE 'ASSOCIATION'), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE PROPERTY OWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORM WATER DETENTION FACILITIES AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SOUTH COUNTY INDUSTRIAL PARK AND THE BYLAWS OF THE ASSOCIATION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I, STREETS, EASEMENTS AND UTILITIES, AND SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I AND II, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN SOUTH COUNTY INDUSTRIAL PARK AND THE CITY OF BIXBY, STATE OF OKLAHOMA AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, STATE OF OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN SOUTH COUNTY INDUSTRIAL PARK SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY, STATE OF OKLAHOMA, ANY OWNER OF A LOT OR A PROPERTY OWNERS' ASSOCIATION FORMED FOR THIS 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 HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A PROPERTY OWNERS' ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF. THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND 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 HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, STREETS, EASEMENTS AND UTILITIES 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 CITY OF BIXBY, STATE OF OKLAHOMA, OR ITS SUCCESSORS. THE COVENANTS WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS AND APPROVAL BY THE CITY OF BIXBY, STATE OF OKLAHOMA. THE COVENANTS WITHIN SECTION II, PROPERTY OWNERS ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

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

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, SOUTH COUNTY INDUSTRIAL PARK, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2025.

SOUTH COUNTY INDUSTRIAL PARK, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY _____
JAMES ROBERTS, MANAGING MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED TO ME JAMES ROBERTS, MANAGING MANAGER OF SOUTH COUNTY INDUSTRIAL PARK, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF SOUTH COUNTY INDUSTRIAL PARK, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH.

S. ASHLEY MCCARTY
MY COMMISSION EXPIRES: 8/13/2026
MY COMMISSION NUMBER: 18008059



CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, 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 "SOUTH COUNTY INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

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 _____, 2025, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/23/2026
MY COMMISSION NUMBER: 14005589



Regular Agenda Item Commentary

Item Title

Discussion and review of the Preliminary Plat and PUD for Central Park on Mingo.

Initiator**Staff Information Source****Background****Exhibits**

1. Central Park on Mingo_Preliminary Plat
2. 25073_20250527_CITY_ALTA Survey
3. 25073_20250527_CITY_PUD

Key Issue**Council Action****Recommendation**

Item No: 3.

Meeting Date

August 6, 2025

Meeting

20250806 Technical Advisory Committee Agenda

Preliminary Plat

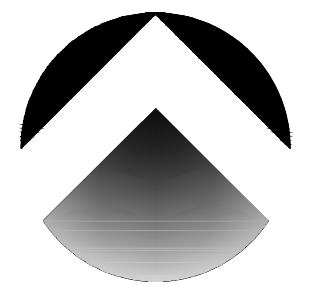
BXPUD-25.xx

Central Park ON MINGO

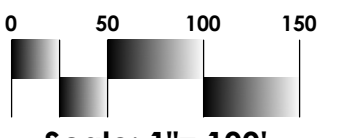
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION SIX (6),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

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



NORTH



Scale: 1"= 100'
Tanner Consulting

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOVT GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)

FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby, on _____

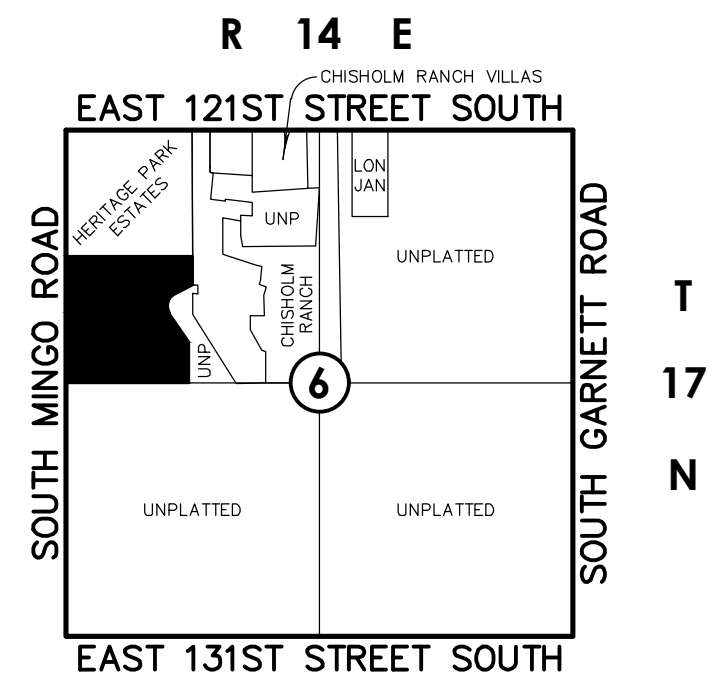
MAYOR-VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

CITY MANAGER-CITY CLERK



Central Park on Mingo
SHEET 1 OF 3



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:

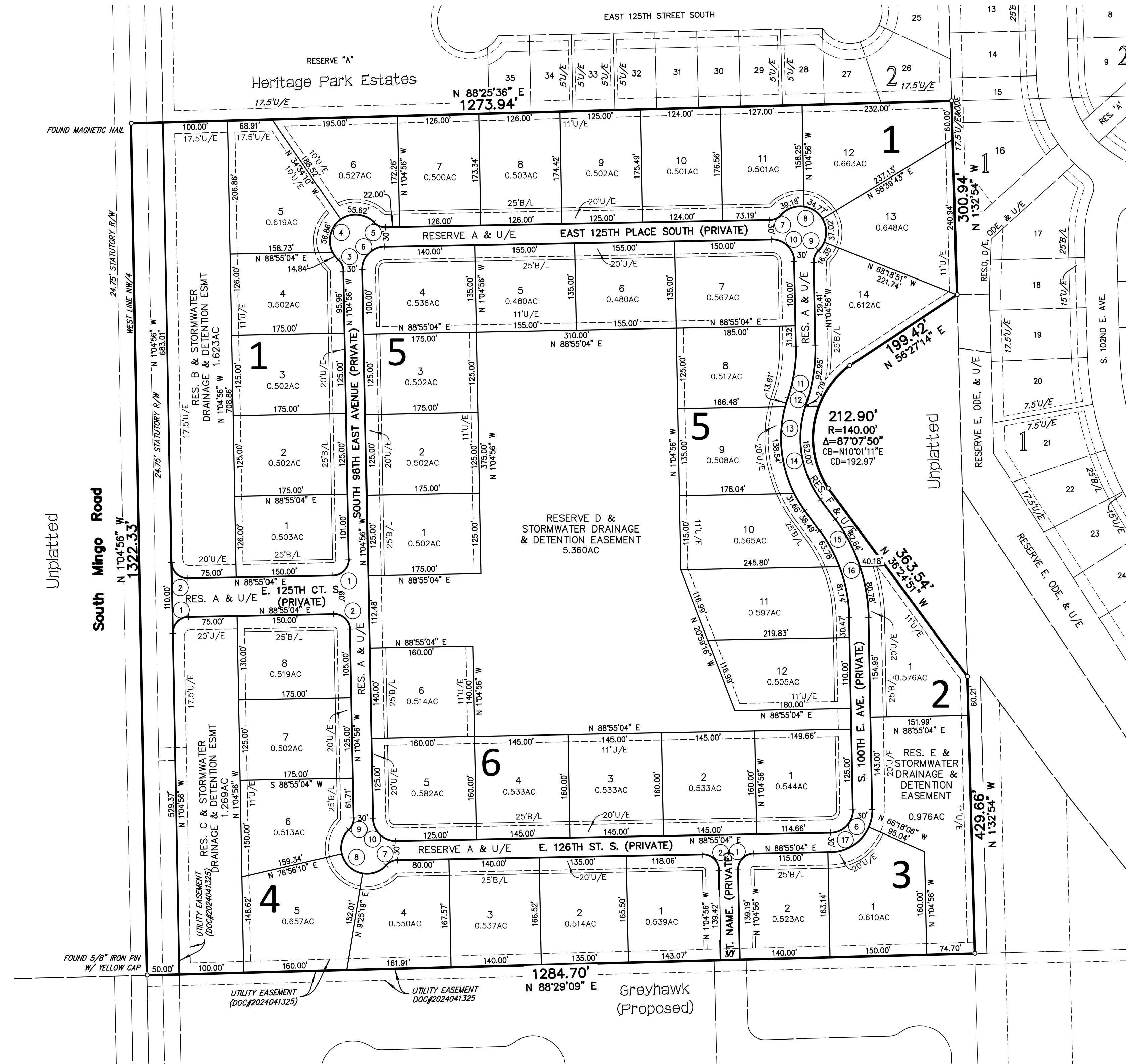
FORTY-THREE (43) LOTS
IN SIX (6) BLOCKS
WITH SIX (6) RESERVES
GROSS SUBDIVISION AREA: 37.002 ACRES

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- 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:
 - A. FOUND 5/8" IRON PIN WITH YELLOW CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 6;
 - B. FOUND 5/8" IRON PIN WITH YELLOW CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 6;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 01°04'56" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE 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.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH MINGO ROAD BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
- ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	39.27'	25.00'	90°00'00"	N43°55'04"E	35.36'
2	39.27'	25.00'	90°00'00"	N46°04'56"W	35.36'
3	20.15'	25.00'	46°11'13"	N24°10'32"W	19.61'
4	127.32'	40.00'	182°22'26"	N43°55'04"E	79.98'
5	20.15'	25.00'	46°11'13"	N67°59'19"W	19.61'
6	54.98'	35.00'	90°00'00"	N43°55'04"E	49.50'
7	20.15'	25.00'	46°11'13"	N65°49'28"E	19.61'
8	127.32'	40.00'	182°22'26"	N46°04'56"W	79.98'
9	20.15'	25.00'	46°11'13"	N22°00'41"E	19.61'
10	54.98'	35.00'	90°00'00"	N46°04'56"W	49.50'
11	82.43'	235.00'	20°05'47"	N8°57'58"E	82.00'
12	92.95'	265.00'	20°05'47"	N8°57'58"E	92.47'
13	183.81'	190.00'	55°25'42"	N8°42'00"W	176.72'
14	154.79'	160.00'	55°25'42"	N8°42'00"W	148.82'
15	144.91'	235.00'	35°19'55"	N18°44'53"W	142.63'
16	163.41'	265.00'	35°19'55"	N18°44'53"W	160.84'
17	102.10'	65.00'	90°00'00"	N43°55'04"E	91.92'



DATE OF PREPARATION: July 1, 2025

Preliminary Plat

BXPUD-25.xx

Central Park ON MINGO

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION SIX (6),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

SOONER DEVELOPMENT GROUP _____, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4), ALSO KNOWN AS GOVERNMENT LOT FIVE (5) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW/4 NW/4; THENCE NORTH 1°04'56" WEST AND ALONG THE WEST LINE OF THE SW/4 NW/4, FOR A DISTANCE OF 1,322.33 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°25'36" EAST AND ALONG THE NORTH LINE OF THE SW/4 NW/4, FOR A DISTANCE OF 1,273.94 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°32'54" EAST AND ALONG THE EAST LINE OF THE SW/4 NW/4, FOR A DISTANCE OF 300.94 FEET; THENCE SOUTH 56°27'14" WEST FOR A DISTANCE OF 199.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 140.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 53°35'06", WITH A CENTRAL ANGLE OF 87°07'50", WITH A CHORD BEARING AND DISTANCE OF SOUTH 10°01'11" WEST FOR 192.97 FEET, FOR AN ARC DISTANCE OF 212.90 FEET; THENCE SOUTH 36°24'51" EAST FOR A DISTANCE OF 363.54 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 1°32'54" EAST AND ALONG THE EAST LINE, FOR A DISTANCE OF 429.66 FEET TO THE SOUTHEAST CORNER OF THE SW/4 NW/4; THENCE SOUTH 88°29'08" WEST AND ALONG THE SOUTH LINE OF THE SW/4 NW/4, FOR A DISTANCE OF 1,284.70 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,611,791 SQUARE FEET OR 37.002 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:

- (A) 5/8" IRON PIN WITH YELLOW CAP FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 6;
 - (B) 5/8" IRON PIN WITH YELLOW CAP FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 6;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°04'56" WEST.

DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO BLOCKS, LOTS, RESERVE AREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "CENTRAL PARK ON MINGO", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND GENERAL UTILITY EASEMENTS

THE DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES FOR PUBLIC USE THE STREET "SOUTH MINGO ROAD" AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES 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 REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATERLINES, AND PUBLIC AND PRIVATE STORM SEWERS, 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, OVER, AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREET SOUTH MINGO ROAD, PROVIDED HOWEVER, DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, REPLACE, AND REMOVE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, REPLACING, AND REMOVING 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. DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT AND RESERVE AREA OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE STREETS AND 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 A STREET OR UTILITY EASEMENT SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY-PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, OR CUSTOMARY SCREENING FENCES OR WALLS.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE RIGHT-OF-WAY OF SOUTH MINGO ROAD AS DEDICATED BY THIS PLAT AND 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 ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND IN THE RIGHT-OF-WAY OF THE PUBLIC STREET SOUTH MINGO ROAD 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.

2. UNDERGROUND SERVICE CABLES AND LINES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL, TRANSFORMER, OR GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON A LOT OR RESERVE AREA, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON THE LOT OR RESERVE AREA, COVERING A FIVE (5) FOOT STRIP EXTENDING TWO AND ONE-HALF (2.5) FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER, OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED 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.

4. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THEIR RESPECTIVE UTILITY SERVICE FACILITIES BUT THE OWNER OF EACH LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY SERVICE FACILITIES LOCATED ON SUCH OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICE AND THE OWNERS OF EACH LOT AND RESERVE AREA AGREE TO BE BOUND HEREBY.

C. PUBLIC WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, PUBLIC STORM SEWER FACILITIES AND PRIVATE STORM SEWER FACILITIES LOCATED ON THEIR LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, PUBLIC STORM SEWER FACILITIES OR PRIVATE STORM SEWER FACILITIES. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER FACILITY, PUBLIC STORM SEWER FACILITY OR PRIVATE STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SUCH MAINS OR FACILITIES, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OR RESERVE AREA OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER FACILITY, PUBLIC STORM SEWER FACILITY OR PRIVATE STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, PUBLIC AND PRIVATE STORM SEWER INLETS, AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

2. NO PERMANENT FENCE, PERMANENT WALL, PERMANENT BUILDING, OR PERMANENT STRUCTURE WHICH WOULD CAUSE AN OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE UTILITY EASEMENT AREAS, AND ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, PRIVATE STORM SEWER SYSTEM OR PUBLIC STORM SEWER SYSTEM IS PROHIBITED.

3. THE CITY OF BIXBY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC STORM SEWER FACILITIES, BUT THE OWNER OF EACH LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

4. EXCEPT FOR THOSE PUBLIC STORM SEWER FACILITIES WITHIN THE PUBLIC STREET SOUTH MINGO ROAD AND WITHIN THE PERIMETER UTILITY EASEMENTS, OR AS OTHERWISE NOT IDENTIFIED AS "PRIVATE" ON THE CIVIL ENGINEERING CONSTRUCTION PLANS APPROVED BY AND ON FILE WITH THE CITY OF BIXBY, OKLAHOMA, ALL STORM SEWER FACILITIES WITHIN THE SUBDIVISION SHALL BE PRIVATE AND MAINTAINED BY THE LOT OR RESERVE AREA OWNER OR THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW).

5. THE CITY OF BIXBY OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS

DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, AND REPLACING ANY PORTION OF THE UNDERGROUND WATER, SANITARY SEWER, AND STORM SEWER FACILITIES.

6. ALL WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE MAINTAINED IN GOOD REPAIR BY THE UTILITY CONTRACTOR FOR THE TERM OF AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE MAINTENANCE BOND OF WHICH THE CITY OF BIXBY IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE DURING SAID TERM, THE DEVELOPER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

7. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. CONCERNING WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION WITHIN AND OUTSIDE OF THE SUBDIVISION. 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 SAID OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER, THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), AND BY THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR RESERVE AREA AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, PUBLIC OR PRIVATE STORM SEWER, NATURAL GAS, COMMUNICATION OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA, OR OTHER SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. STORMWATER DRAINAGE AND DETENTION EASEMENTS

1. THE DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL AND NON-EXCLUSIVE EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE & DETENTION EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. DRAINAGE, DETENTION, AND RETENTION FACILITIES LOCATED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF BIXBY, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, HVAC, POOL, OR OTHER BUILDING-RELATED EQUIPMENT, OR OTHER OBSTRUCTION (EXCEPTING THE PLANTING OF TURF) SHALL BE PLACED OR MAINTAINED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF BIXBY, OKLAHOMA, PROVIDED, HOWEVER, WHERE COINCIDENT WITH A UTILITY EASEMENT, CUSTOMARY ABOVE-GROUND UTILITY APPURTENANCES SHALL BE DEEMED NON-OBSTRUCTING AND SHALL BE PERMITTED.

4. DRAINAGE, DETENTION, AND RETENTION FACILITIES LOCATED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA CONTAINING THE EASEMENT TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES, REMOVAL OF OBSTRUCTIONS AND SILTATION, AND CUSTOMARY GROUNDS MAINTENANCE, IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA, AS SUBJECT TO THE EASEMENT, SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, THE UNAPPROVED ALTERATION OF GRADE, OR THE GENERAL LACK OF GROUNDS MAINTENANCE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER, AS SUBJECT TO THE EASEMENT. IN THE EVENT THE LOT OR RESERVE AREA OWNER, AS SUBJECT TO THE EASEMENT, SHOULD FAIL TO PAY THE COST OF MAINTENANCE, AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA, AS SUBJECT TO THE EASEMENT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION F. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT OR RESERVE AREA, AS SUBJECT TO THE EASEMENT, AGREES TO BE BOUND BY THESE COVENANTS.

SECTION II - RESERVE AREAS

A. PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, ALL RESERVE AREAS ARE HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING BUT NOT LIMITED TO PRIVATE STREETS; PRIVATE OVERLAND AND UNDERGROUND STORMWATER DRAINAGE, DETENTION, AND RETENTION; UTILITIES; OPEN SPACE; PRIVATE PARK; ENTRY AND SECURITY FEATURES; SIGNAGE; LANDSCAPING; IRRIGATION; LIGHTING; AND PRIVATE RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), FORMED PURSUANT TO SECTION IV HEREOF.

B. RESERVE A

1. RESERVE A, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE LOTS IN THE SUBDIVISION AND THE PUBLIC AND PRIVATE STREETS BORDERING THE SUBDIVISION, AND SHALL BE LIMITED TO USE FOR PRIVATE STREETS, FOR PROVIDING PRIVATE STORM SEWER FACILITIES TO CONTROL STORMWATER RUNOFF, FOR UTILITIES, AND FOR PROVIDING ENTRANCE SECURITY FACILITIES, ENTRY FEATURES, SIGNAGE, PERIMETER FENCES AND WALLS, LANDSCAPING, IRRIGATION, AND LIGHTING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), TO BE FORMED PURSUANT TO SECTION IV HEREOF, FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS OF THE SUBDIVISION.

2. THE DEVELOPER HEREBY GRANTS TO THE CITY OF BIXBY, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE A AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL VEHICLES AND EQUIPMENT.

3. THE DEVELOPER, FOR ITSELF AND ITS SUCCESSORS, HEREBY COVENANTS WITH THE CITY OF BIXBY, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF BIXBY, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, TO:

- CONSTRUCT AND MAINTAIN STREETS EXTENDING THE FULL LENGTH OF RESERVE A, AS DEPICTED ON THE ACCOMPANYING PLAT, AND MEETING OR EXCEEDING CITY OF BIXBY DESIGN STANDARDS FOR A MINOR LOCAL RESIDENTIAL PUBLIC STREET.
- SECURE INSPECTION BY THE CITY OF BIXBY, OKLAHOMA, OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF BIXBY, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF BIXBY, OKLAHOMA, DECLINES TO INSPECT THE PRIVATE STREETS, CERTIFICATION SHALL BE SECURED FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE CITY OF BIXBY, OKLAHOMA, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

4. THE DEVELOPER ACKNOWLEDGES, FOR ITSELF AND ITS SUCCESSORS IN TITLE, THAT THE CITY OF BIXBY, OKLAHOMA, SHALL HAVE NO DUTY TO MAINTAIN ANY OF THE PRIVATE STREETS WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF CONVEYANCE OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

5. RESERVE A, REGARDLESS WHETHER SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY DEDICATED BY THE DEVELOPER AS A UTILITY EASEMENT.

C. RESERVES B AND C

1. RESERVES B AND C, AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING PRIVATE OVERLAND AND UNDERGROUND STORMWATER DRAINAGE, DETENTION, AND RETENTION; ENTRY FEATURES, SIGNAGE, PERIMETER FENCES AND WALLS, LANDSCAPING, IRRIGATION, AND LIGHTING, AND UTILITIES, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), TO BE FORMED PURSUANT TO SECTION IV HEREOF.

2. RESERVES B AND C, REGARDLESS WHETHER SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED BY THE DEVELOPER AS STORMWATER DRAINAGE AND DETENTION EASEMENTS

D. RESERVES D AND E

1. RESERVES D AND E ARE HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING FOR PRIVATE OVERLAND AND UNDERGROUND STORMWATER DRAINAGE, DETENTION, AND RETENTION; UTILITIES; PRIVATE RECREATIONAL USES SUCH AS OPEN SPACE, SIDEWALKS, TRAILS, AND PRIVATE PARKS; SIGNAGE; FENCES AND WALLS; LANDSCAPING; IRRIGATION; LIGHTING, AND OTHER RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.

2. RESERVES D AND E, REGARDLESS WHETHER SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED BY THE DEVELOPER AS STORMWATER DRAINAGE AND DETENTION EASEMENTS.

E. RESERVE F

1. RESERVE F IS HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE PURPOSE OF PROVIDING A BUFFER FROM THE CITY OF BIXBY LEVEE AND DRAINAGE SYSTEM, THE EXCLUSION OF REGULATORY FLOODPLAIN AREAS FROM LOTS, AND FOR OTHER USES AS DETERMINED BY THE DEVELOPER OR SUBSEQUENT OWNER THEREOF AND AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.

DATE OF PREPARATION: July 1, 2025

Central Park on Mingo
SHEET 2 OF 3

Conditional Final Plat

BXPUD-25.xx

Central Park ON MINGO

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION SIX (6),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

SECTION II. RESERVE AREAS (CONTINUED)

F. MAINTENANCE

1. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF PRIVATE STREETS AND VARIOUS OTHER IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF. SAID OWNER SHALL BE THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW) AS PROVIDED IN SECTION VI HEREOF, UPON CONVEYANCE OF SUCH RESERVE AREA BY THE DEVELOPER TO THE HOMEOWNERS' ASSOCIATION. THE CITY OF BIXBY SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN ANY RESERVE AREA.

2. ALL COMMON SPACE WITHIN ALL RESERVE AREAS, INCLUDING ENTRY FEATURES AND AREAS OF GRASS, AND THE GRASS-COVERED AREAS OF THE ADJACENT PUBLIC STREET RIGHT-OF-WAY OF SOUTH MINGO ROAD, SHALL BE MAINTAINED AS TO SCHEDULE AND STANDARD OF CARE AS DETERMINED APPROPRIATE BY THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW). AT A MINIMUM, THE GRASS-COVERED AREAS OF THE RESERVE AREAS AND ADJACENT RIGHT-OF-WAY SHALL BE MOWED EVERY 7 - 10 DAYS DURING THE GROWING SEASON.

3. IN THE EVENT ANY RESERVE AREA OWNER SHOULD FAIL TO MAINTAIN SUCH RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), AS SET FORTH IN SECTION VI HEREOF, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE HOMEOWNERS' ASSOCIATION. IN THE EVENT THE RESERVE AREA OWNER SHOULD FAIL TO TIMELY PAY THE COSTS OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE BY AND RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN THE RESERVE AREA OWNER. ALTERNATIVELY, FOR ANY RESERVE AREA OWNED BY THE HOMEOWNERS' ASSOCIATION, THE CITY MAY FILE SAID LIEN AGAINST EACH OF THE LOTS WITHIN THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW), PROVIDED, HOWEVER, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT LOT'S PRO RATA PORTION OF THE COSTS; OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNERS' WATER BILLS, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY. A LIEN AS PROVIDED IMMEDIATELY ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

G. INDEMNIFICATION OF OWNER AND CITY

EACH LOT AND RESERVE AREA OWNER, RESIDENT, AND MEMBER OF THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW) AGREES TO HOLD HARMLESS THE DEVELOPER AND THE CITY OF BIXBY, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF BIXBY NOR THE DEVELOPER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE HOMEOWNERS' ASSOCIATION (AS DEFINED BELOW) OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE HOMEOWNERS' ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-25.02 ("CENTRAL PARK ON MINGO") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-25.02 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON _____, AND APPROVED BY THE BIXBY CITY COUNCIL ON _____, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. _____) APPROVED _____ WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY UPON ITS PASSAGE ON _____, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT (PUD) PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE DEVELOPER DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

NOW, THEREFORE, THE DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-25.02, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH

MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-25.02 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON MAY 27, 2025 (DATE OF PUD APPLICATION).

B. DEVELOPMENT STANDARDS

GROSS LAND AREA: 1,611,791 SF 37.002 AC
NET LAND AREA: 1,611,791 SF 37.002 AC

PERMITTED USES:

USE UNIT 1 AREA-WIDE USES BY RIGHT; USE UNIT 6 SINGLE-FAMILY DETACHED DWELLINGS AND CUSTOMARY ACCESSORY USES; USE UNIT 5 COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARK, PLAYGROUND, AND RECREATIONAL OPEN SPACE.

MAXIMUM NUMBER OF LOTS: 50
MINIMUM LOT WIDTH †: 105 FT
MINIMUM LOT SIZE: 20,000 SF
MINIMUM LAND AREA PER DWELLING UNIT: 9,600 SF **
MAXIMUM BUILDING HEIGHT: 3 STORIES AND 48 FT
ACCESSORY BUILDINGS: 35 FT
MINIMUM LIVABILITY SPACE: 4,500 SF ***

MINIMUM YARD SETBACKS:

FRONT YARD: 25 FEET
REAR YARD: 20 FEET
SIDE YARD (INTERIOR): 10 FT & 10 FT
SIDE YARD ABUTTING A STREET: 15 FT
GARAGE FACING SIDE YARD STREET: 20 FEET

MINIMUM DWELLING SIZE: 3,500 SF

FIRST FLOOR EXTERIOR MATERIALS: 100% MASONRY ***

MINIMUM TREE REQUIREMENTS:

1 TREE WITHIN THE FRONT YARD OF EACH LOT

OFF-STREET PARKING AND YARD COVERAGE:

A MINIMUM OF 2 OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD WIDTH OR AREA.

NEIGHBORHOOD AMENITIES:

15% MIN. COMMON OPEN SPACE, WALKING TRAILS, LANDSCAPED ENTRIES

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS-2.5 DISTRICT ON APPLICATION FILING DATE

LIVABILITY

† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.

* NOT USED.

** MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-71-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.

*** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.

**** MASONRY SHALL INCLUDE BRICK, NATURAL OR MANUFACTURED STONE, STUCCO, AND CEMENTITIOUS FIBER. MINIMUM MASONRY PERCENTAGE CALCULATIONS SHALL EXCLUDE WINDOWS, DOORS, DECORATIVE ACCENTS, AND BENEATH COVERED PATIOS AND PORCHES.

C. ACCESS AND CIRCULATION

THE DEVELOPMENT WILL HAVE A BOULEVARD-STYLE GATED ENTRANCE STREET CONNECTING TO SOUTH MINGO ROAD, AND A PRIVATE STUB STREET WILL CONNECT TO THE PROPOSED "GREYHAWK" STUB STREET TO THE SOUTH. REGARDLESS WHETHER THE "GREYHAWK" STUB STREET REMAINS PRIVATE, A GATE MAY BE INSTALLED BETWEEN THE STREETS IN THE ADJOINING NEIGHBORHOODS. THE DEVELOPMENT SHALL BE SERVED BY PRIVATE, GATED, MINOR RESIDENTIAL STREETS WHICH MAY HAVE REDUCED PRIVATE STREET RIGHT-OF-WAY WIDTHS. ALL GATES SERVING PRIVATE STREETS SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE.

IN LIEU OF INTERNAL SIDEWALKS, THE DEVELOPER WILL CONSTRUCT PAVED TRAILS AROUND THE INTERIOR POND, TO BE LOCATED IN A COMMON RESERVE AREA TO BE OWNED AND MAINTAINED BY THE MANDATORY HOA. THE 5' WIDE SIDEWALK ALONG MINGO WILL BE CONSTRUCTED BY THE DEVELOPER, AS REQUIRED BY CITY CODE.

D. SIGNS

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE AND OTHER AMENITY RELATED SIGNAGE SHALL BE PERMITTED WITHIN RESERVE AREAS OR EASEMENTS.

SECTION IV - HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, A NOT-FOR-PROFIT CORPORATE ENTITY, AN ASSOCIATION (THE "HOMEOWNERS' ASSOCIATION" OR "ASSOCIATION") COMPRISED OF ALL OWNERS OF LOTS WITHIN "CENTRAL PARK ON MINGO", WHICH ASSOCIATION IS ESTABLISHED AND FORMED (OR TO BE ESTABLISHED AND FORMED) FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, RESERVE AREAS, AND OTHER PROPERTY AND FACILITIES THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR THE PURPOSE OF ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THIS SUBDIVISION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST IN A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION AND MEMBERSHIP SHALL BE APURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS

EACH OWNER OF A LOT SUBSEQUENT TO THE DEVELOPER, BY ACCEPTANCE OF A DEED THEREOF, IS DEEMED TO COVENANT AND AGREES TO PAY THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE ASSOCIATION IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND FILED OF RECORD BY THE DEVELOPER. AN UNPAID ASSESSMENT, PROPERLY FILED, SHALL BECOME A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. ENFORCEMENT RIGHTS OF THE ASSOCIATION

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION V - ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY

A. ENFORCEMENT AND DURATION

THE RESTRICTIONS HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE DEVELOPER, ITS GRANTEEES, TRANSFERREES, SUCCESSORS, AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDING OF THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED. IF ANY LOT OWNER SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY OR ANY PERSONS OWNING A LOT WITHIN THE SUBDIVISION TO MAINTAIN AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT(S) TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT(S) OR TO RECOVER DAMAGES FOR SUCH VIOLATION(S).

B. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I STREETS, EASEMENTS, AND UTILITIES, SECTION II RESERVE AREAS, AND SECTION V ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR LOTS TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-25.02 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-25.02 UPON FILING OF RECORD AN ORDINANCE OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS WITHIN SECTION IV HOMEOWNERS' ASSOCIATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE DEVELOPER DURING SUCH PERIOD THAT THE DEVELOPER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION OR ALTERNATIVELY, THE COVENANTS WITHIN SECTION IV MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 75% OF THE LOTS WITHIN THE SUBDIVISION, PROVIDED HOWEVER, IN THE EVENT OF A CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS, THE INSTRUMENT EXECUTED BY THE DEVELOPER SHALL GOVERN. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

C. SEVERABILITY

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED HEREIN BY REFERENCE, SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE, OR PROVISIONS HEREIN CONTAINED SHALL NOT RENDER THE BALANCE OF THIS INSTRUMENT VOID, OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH PHRASE, CLAUSE, OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE DEVELOPER. THE FAILURE OF THE DEVELOPER OR ANY SUCCESSOR IN TITLE TO ENFORCE ANY RESTRICTION, COVENANT, OR CONDITION AT ANY TIME, OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY NOR A MODIFICATION OF THESE RESTRICTIONS, COVENANTS, OR CONDITIONS.

D. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH HEREIN, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF BIXBY ZONING CODE AS THE SAME EXISTED ON MAY 27, 2025 (DATE OF PUD APPLICATION), OR AS SUBSEQUENTLY AMENDED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2025.

SOONER DEVELOPMENT GROUP _____, LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY

FRONT: _____
THOMAS CONNELL CURRAN, MANAGER

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 _____, 2025, PERSONALLY APPEARED THOMAS CONNELL CURRAN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF SOONER DEVELOPMENT GROUP - CR RESERVE, LLC TO THE FOREGOING INSTRUMENT, AS ITS MANAGER, 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 SOONER DEVELOPMENT GROUP - CR RESERVE, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

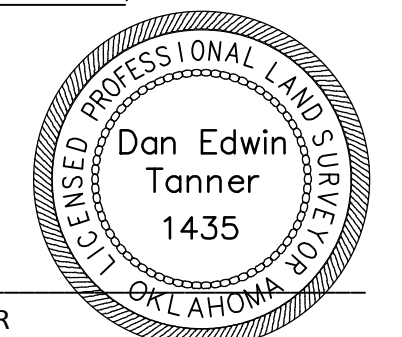
MY COMMISSION EXPIRES _____

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 DESIGNATED AS "CENTRAL PARK ON MINGO", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, 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 _____, 2025.



BY: _____

DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)

) SS

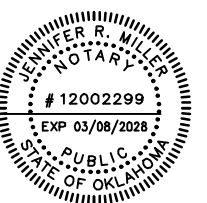
COUNTY OF TULSA)

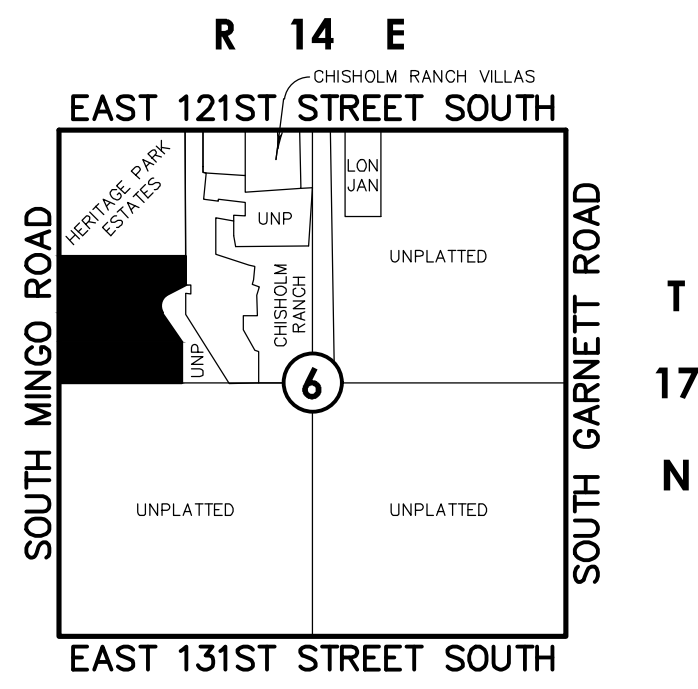
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 2025, PERSONALLY APPEARED TO ME DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2028

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____





Location Map
Scale: 1"= 200'

SUBDIVISION CONTAINS:
FORTY-THREE (43) LOTS
IN SIX (6) BLOCKS
WITH SIX (6) RESERVES
GROSS SUBDIVISION AREA: 37.002 ACRES

OWNER:
Sooner Development Group, LLC
CONTACT: GANT HINKLE
6122 South Memorial Drive
Tulsa, Oklahoma 74133
Phone: (918) 845-1682

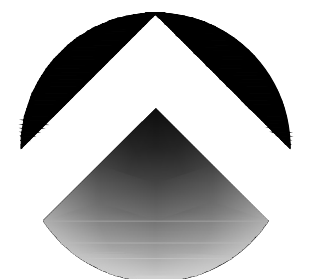
Conceptual Utility Plan

BXPUD-25.xx

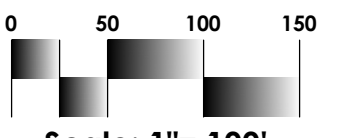
Central Park ON MINGO

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
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OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



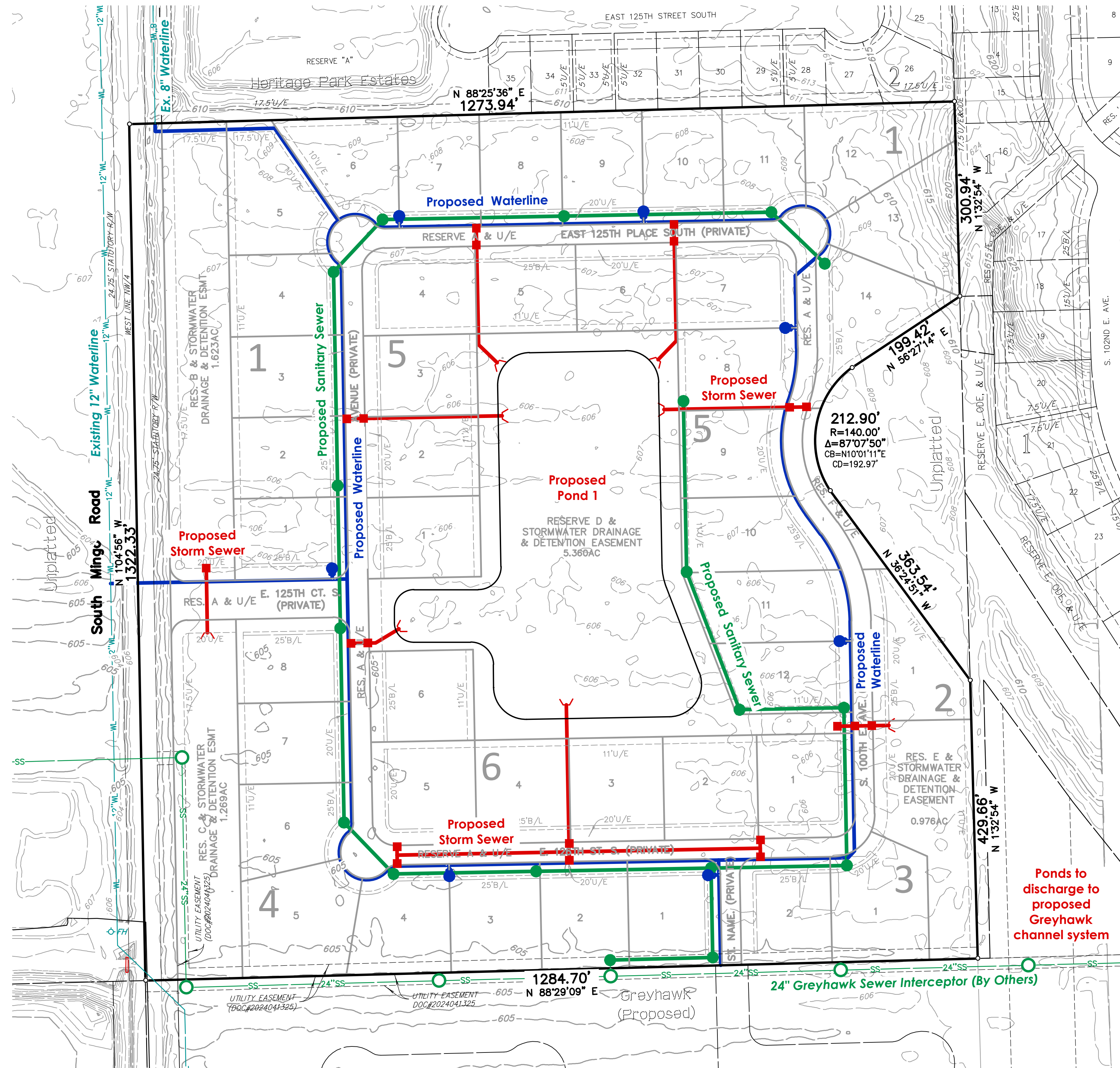
NORTH



Scale: 1"= 100'
Tanner Consulting

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOVT GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER INLET



Ponds to discharge to proposed Greyhawk channel system

DATE OF PREPARATION: July 1, 2025

Central Park on Mingo
SHEET 1 OF 1

Title Commitment Exceptions

- STATUTORY EASEMENT FOR ROADWAY PURPOSES ALONG ALL SECTION LINES. **AFFECTS AS SHOWN HEREON.**
- TERMS, CONDITIONS AND PROVISIONS OF ALL MUNICIPAL OR COUNTY RESOLUTIONS, ZONING, ORDINANCES, AND/OR ORDERS FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK, INCLUDING BUT NOT LIMITED TO ORDINANCE 2144 ESTABLISHING EXCESS CAPACITY FEE FOR SANITARY SEWER SYSTEM FILED 12/1/2014 DOC #2014107280 (184) AND SUBSEQUENT ORDINANCE 2486 CLARIFYING BOUNDARIES AND REPEALING ORDINANCE 2144 FILED 12/23/2024 DOC #2024106558. (204). **POSSIBLY AFFECTS SUBJECT TRACT IN BLANKET FORM. ORDINANCE 2486 MENTIONS SECTION 6, T17N R14E BUT DOES NOT INCLUDE THE EXHIBITS IT MENTIONS TO SHOW DRAINAGE BASIN BOUNDARIES.**
- TERMS, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT IN FAVOR OF THE CITY OF BIXBY FILED 5/23/2024 DOC #2024041325. (199) **AFFECTS AS SHOWN HEREON.**

Legal Description as Provided

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT A TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4) OF SAID SECTION 6; THENCE N 88°29'12" E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 1,303.86 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4); THENCE N 01°20'28" W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 429.66 FEET TO THE POINT OF BEGINNING;

THENCE N 36°12'25" W A DISTANCE OF 363.54 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET (CHORD BEARING: N 10°13'37" E) A DISTANCE OF 212.90 FEET; THENCE N 56°39'40" E A DISTANCE OF 199.42 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4); THENCE S 01°20'28" E ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) A DISTANCE OF 593.00 FEET TO THE POINT OF BEGINNING.

Surveyor's Description

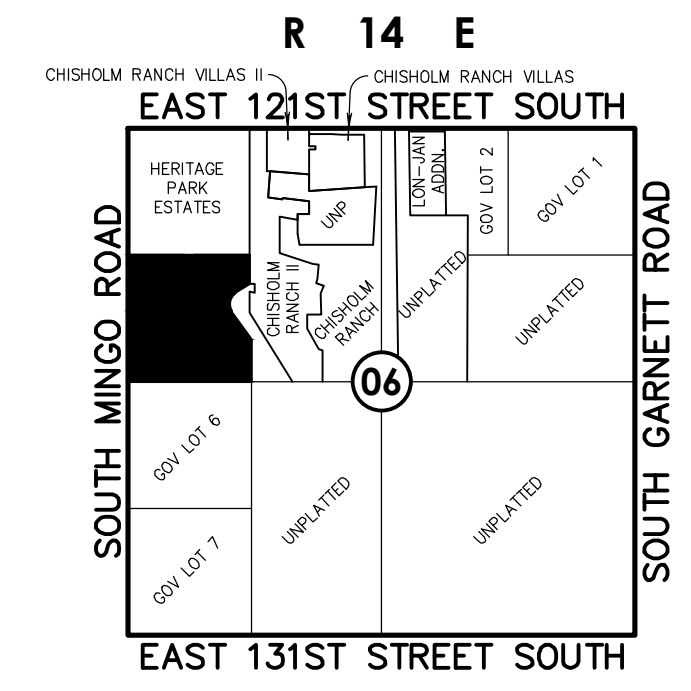
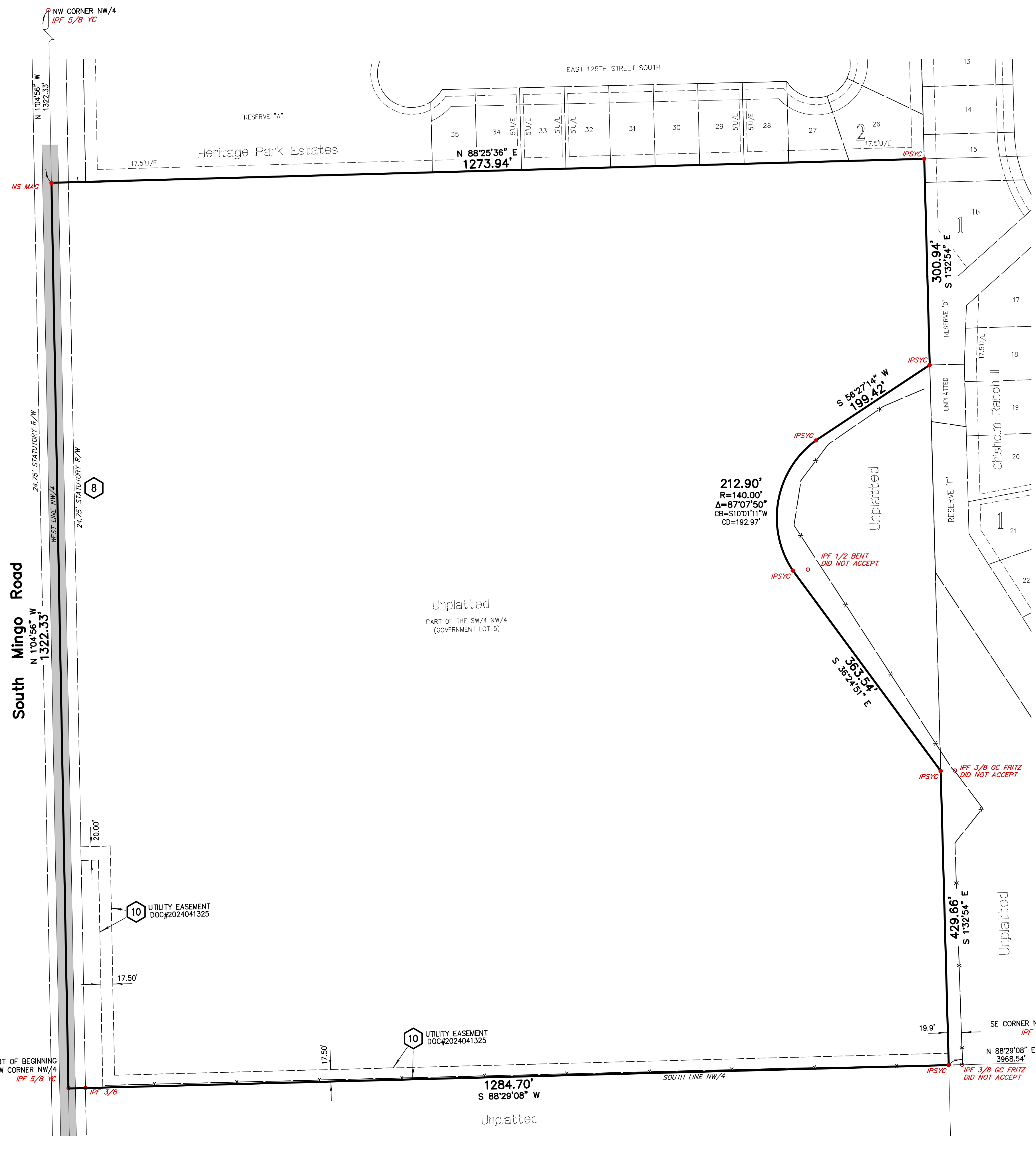
A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4), ALSO KNOWN AS GOVERNMENT LOT FIVE (5) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW/4 NW/4; THENCE NORTH 1°04'56" WEST AND ALONG THE WEST LINE OF THE SW/4 NW/4, FOR A DISTANCE OF 1322.33 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°25'36" EAST AND ALONG THE NORTH LINE OF THE SW/4 NW/4, FOR A DISTANCE OF 1273.94 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°32'54" EAST AND ALONG THE EAST LINE OF THE SW/4 NW/4, FOR A DISTANCE OF 300.94 FEET; THENCE SOUTH 56°27'14" WEST FOR A DISTANCE OF 199.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 140.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 87°07'50", WITH A CHORD BEARING AND DISTANCE OF SOUTH 10°01'11" WEST FOR 192.97 FEET, FOR AN ARC DISTANCE OF 212.90 FEET; THENCE SOUTH 36°24'51" EAST FOR A DISTANCE OF 363.54 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 1°32'54" EAST AND ALONG THE EAST LINE, FOR A DISTANCE OF 429.66 FEET TO THE SOUTHEAST CORNER OF THE SW/4 NW/4; THENCE SOUTH 88°29'08" WEST AND ALONG THE SOUTH LINE OF THE SW/4 NW/4, FOR A DISTANCE OF 1284.70 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,611,791 SQUARE FEET OR 37.002 ACRES.

Legend

BL	BUILDING LINE	PP	POWER POLE
BM	BENCHMARK	R/W	RIGHT OF WAY
CONC	CONCRETE	TPED	TELEPHONE PEDESTAL
ESMT	EASEMENT	UC	UNDERGROUND CABLE
DIP	DUCTILE IRON PIPE	UG	UNDERGROUND GAS LINE
FH	FIRE HYDRANT	UE	UNDERGROUND ELECTRIC
FO	FIBER OPTIC	UT	UNDERGROUND TELEPHONE
GC	GREEN CAP	U/E	UTILITY EASEMENT
IPF	IRON PIN FOUND	WL	WATERLINE
IPFC	IRON PIN FOUND WITH YELLOW CAP	WM	WATER METER
		WV	WATER VALVE
IPSYC	IRON PIN SET WITH YELLOW CAP	YC	YELLOW CAP
MKR	MARKER	YFMR	TRANSFORMER
NF	NAIL FOUND		
OE	OVERHEAD ELECTRIC		



Location Map
Scale: 1"= 2000'

Survey Notes

- ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED WITHIN COMPASS TITLE COMPANY, LLC, COMMITMENT FOR TITLE INSURANCE, EFFECTIVE DATE: APRIL 1ST, 2025, AT 7:00 A.M., ARE SHOWN OR NOTED HEREON.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED EXCLUSIVELY UPON OBSERVED EVIDENCE; THEREFORE ALL UTILITIES MAY NOT BE SHOWN. UNDERGROUND UTILITIES WERE LOCATED BY OKIE, TICKET NO. 25031811092235.
- THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- 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:
(1) 5/8" IRON PIN FOUND WITH YELLOW CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 6;
(2) 5/8" IRON PIN FOUND WITH YELLOW CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 6;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°04'56" WEST.
- SUBJECT TRACT, AS A WHOLE, CONTAINS 1,611,791 SQUARE FEET OR 37.002 ACRES.
- ALL IRON PINS SET ARE 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED "TANNER CA 2661" UNLESS OTHERWISE NOTED.
- SUBJECT TRACT IS LOCATED WITHIN UNSHADED ZONE X & SHADED ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NUMBER 40143C0451M, EFFECTIVE DATE: SEPTEMBER 12, 2024.
- SUBJECT TRACT CONTAINS NO EVIDENCE OF STRIPING OR PARKING AREAS.
- NO EVIDENCE OF EARTH MOVING WORK WAS OBSERVED ON SITE AT THE TIME OF SURVEY.
- ACCESS TO SUBJECT TRACT IS PROVIDED BY VIRTUE OF SOUTH MINGO ROAD, AS OBSERVED AT THE TIME OF SURVEY.

ALTA/NSPS Land Title Survey
Part of the SW/4 NW/4
(Government Lot 5)
Section 6 Township 17N Range 14E

City of Bixby, Tulsa County, Oklahoma

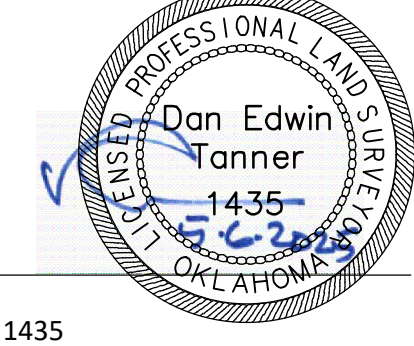
Surveyor's Statement

TO:
SOONER DEVELOPMENT GROUP, LLC
GARDEN TRAIL HOMES, INC.
COMPASS TITLE COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 5TH, 2025.

THAT THIS SURVEY IS TRUE AND ACCURATE, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 6TH DAY OF MAY, 2025.

BY: 
DAN E. TANNER, PLS
OKLAHOMA PLS NO. 1435

Central Park on Mingo

APPROXIMATELY 37 ACRES
LOCATED APPROXIMATELY 1/4 MILE SOUTH OF 121ST ST. S AND EAST OF S. MINGO RD.
CITY OF BIXBY, OKLAHOMA

MAY 2025



DEVELOPER:
SOONER DEVELOPMENT GROUP, LLC

APPLICANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.COM

CONSULTANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.COM



Tanner Consulting LLC

LANDSCAPE ARCHITECTURE | LAND PLANNING
CIVIL ENGINEERING | LAND SURVEYING | DRONE SERVICES
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539

Central Park on Mingo

Design & Intent Statement

Central Park on Mingo is a single-family residential Planned Unit Development (PUD) of approximately 37 acres located in the City of Bixby, Oklahoma. The development concept is for a large lot, single-family residential development served by gated, private streets. *This development concept is consistent with the City of Bixby's Comprehensive Plan and the proposed PUD meets the PUD requirements set forth within the Bixby Zoning Code.*

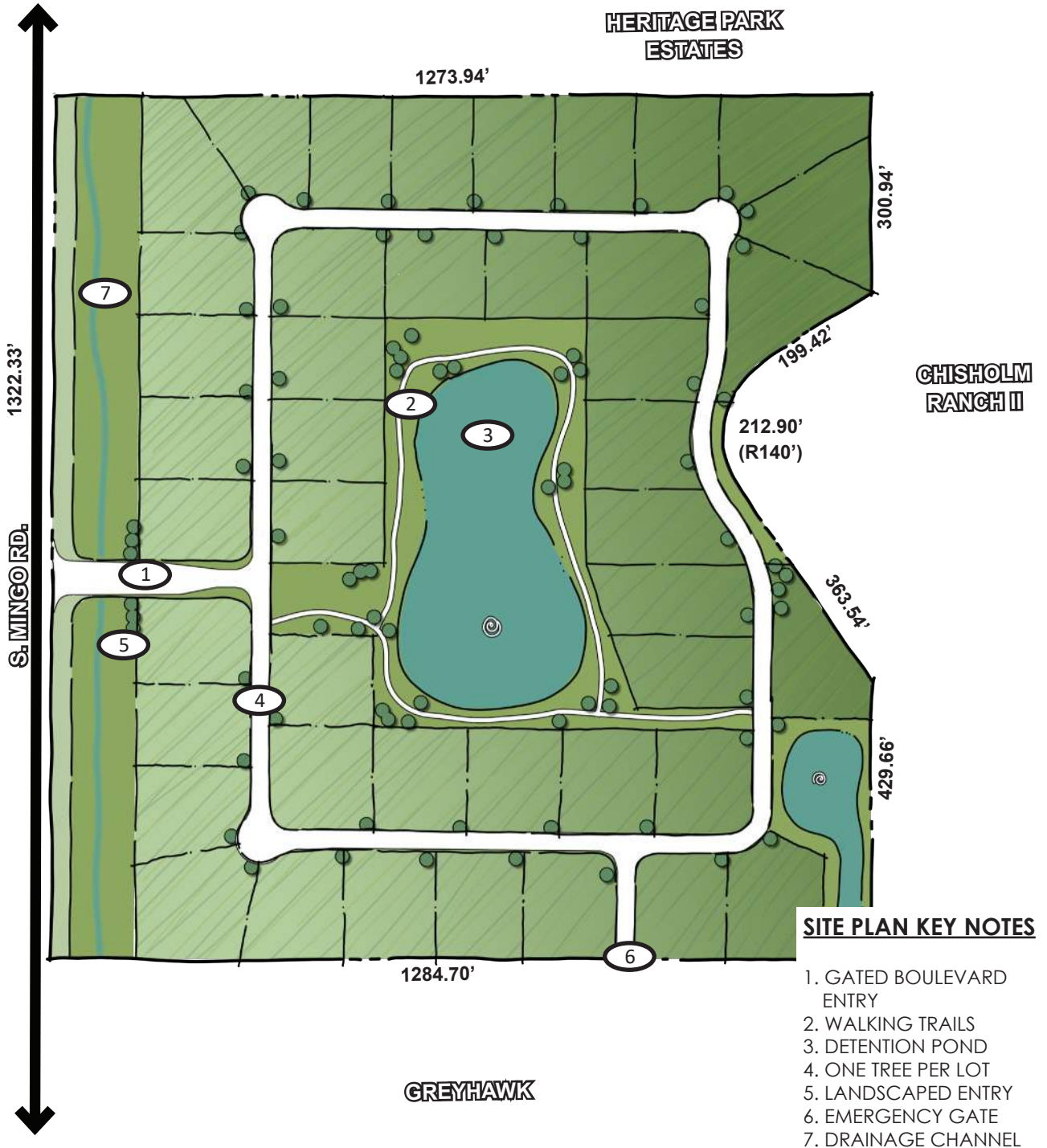
To facilitate this PUD, a companion application (BXZO _____) has been filed, which proposes to rezone the site from AG Agricultural to RS-2.5 Residential Single-Family, which is in accordance with the existing "Medium Density Residential" Future Land Use designation of the City of Bixby 2018 Comprehensive Plan Future Land Use map.

The PUD shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code at the time of application, except as otherwise specified herein.

Although Zoning Code Sections 11-7I-5.A.1. and 11-7B-4.A.1 Table 2 would permit at least 167 dwelling units with the proposed RS-2.5 underlying zoning, this PUD will restrict the development to 50 dwelling units.

Central Park on Mingo

Conceptual Development Plan



This plan is conceptual in nature and subject to adjustments during the platting and engineering process. Refer to survey for actual dimensions.

Central Park on Mingo

Development Standards

Gross Land Area:	1,611,791 SF	37.002 AC
Net Land Area:	1,611,791 SF	37.002 AC
Permitted Uses in This PUD:	Permitted Uses RS-2.5 District (By Right):	
Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.	Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings and customary accessory uses.	
Requirement:	This PUD:	RS-2.5 District:
Maximum Number of Lots:	50	167 *
Minimum Lot Width †:	105 FT	70 FT
Minimum Lot Size:	20,000 SF	8,500 SF
Minimum Land Area per Dwelling Unit:	9,600 SF **	9,600 SF
Maximum Building Height:	3 Stories and 48 FT Accessory Buildings 35 FT	3 Stories and 48 FT
Minimum Livability Space:	4,500 SF ***	4,500 SF
Minimum Yard Setbacks:		
Front Yard:	25 FT	30 FT
Rear Yard:	20 FT	25 FT
Side Yard (Interior):	10 FT & 10 FT	10 FT & 5 FT
Side Yard Abutting a Street:	15 FT	10 FT & 5 FT
Garage Facing Side Yard Street:	20 FT	10 FT & 5 FT
Minimum Dwelling Size:	3,500 SF	None
First Floor Exterior Materials:	100% masonry****	None
Minimum Tree Requirements:	1 tree within the front yard of each lot	None
Off-street Parking and Yard Coverage:	A minimum of 2 off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard width or area.	
Neighborhood Amenities:	15% min. common open space, walking trails, landscaped entries	None
Other Bulk and Area Requirements:	As required within the RS-2.5 District on application filing date	

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.
 * Per Zoning Code Sections 11-7I-5.A.1. and 11-7B-4.A.1 Table 2.
 ** Minimum land area per dwelling unit is satisfied by the proportion of maximum number of lots to gross land area as provided in Zoning Code Section 11-7I-5.A.1. Lots are therefore not subject to this requirement on an individual basis.
 *** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.
 **** Masonry shall include brick, natural or manufactured stone, stucco, and cementitious fiber. Minimum masonry percentage calculations shall exclude windows, doors, decorative accents, and beneath covered patios and porches.

Central Park on Mingo

ACCESS AND CIRCULATION

The development will have a boulevard-style gated entrance street connecting to South Mingo Road, and a private stub street will connect to the proposed "Greyhawk" stub street to the south. Regardless whether the "Greyhawk" stub street remains private, a gate may be installed between the streets in the adjoining neighborhoods. The development shall be served by private, gated, minor residential streets which may have reduced private street right-of-way widths. All gates serving private streets shall be designed according to the Fire Code adopted by the City of Bixby and be approved by the Bixby Fire Marshal during the platting stage.

In lieu of internal sidewalks, the developer will construct paved trails around the interior pond, to be located in a common reserve area to be owned and maintained by the mandatory HOA. The 5' wide sidewalk along Mingo will be constructed by the developer, as required by city code.

SIGNS

Residential subdivision entrance signage and other amenity related signage shall be permitted within reserve areas or easements.

ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY

The subject property is moderately sloped and drains slightly from north to south.

The site has been removed from the regulatory floodplain by the City of Bixby's Haikey Creek Flood Improvement Project, which was completed upon FEMA approval of the City's Letter Of Map Change/ Physical Map Revision request Case No. 20-06-3683P. The new map became effective in March, 2024. The site is now located within Shaded Zone X due to levee system constructed.

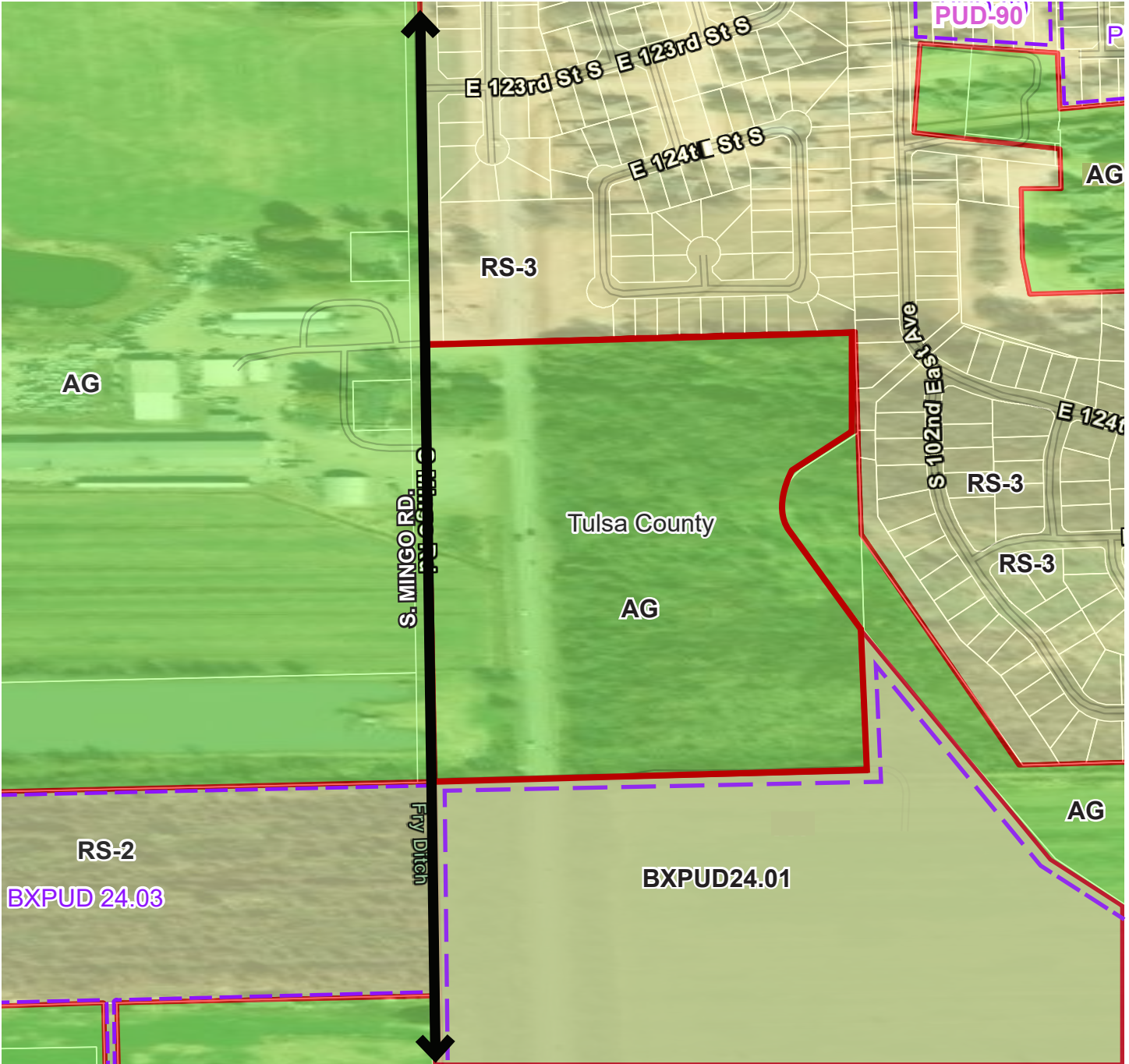
The USGS Soil Survey of Tulsa County, Oklahoma was used to help identify soils types within the project site. The site contains Osage Silty Clay, 0-1% slopes and Wynona silty clay loam, 0-1% slopes. A geotechnical report will be performed to recommend paving sections and subgrade design.

SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence and be phased and completed as market conditions permit.

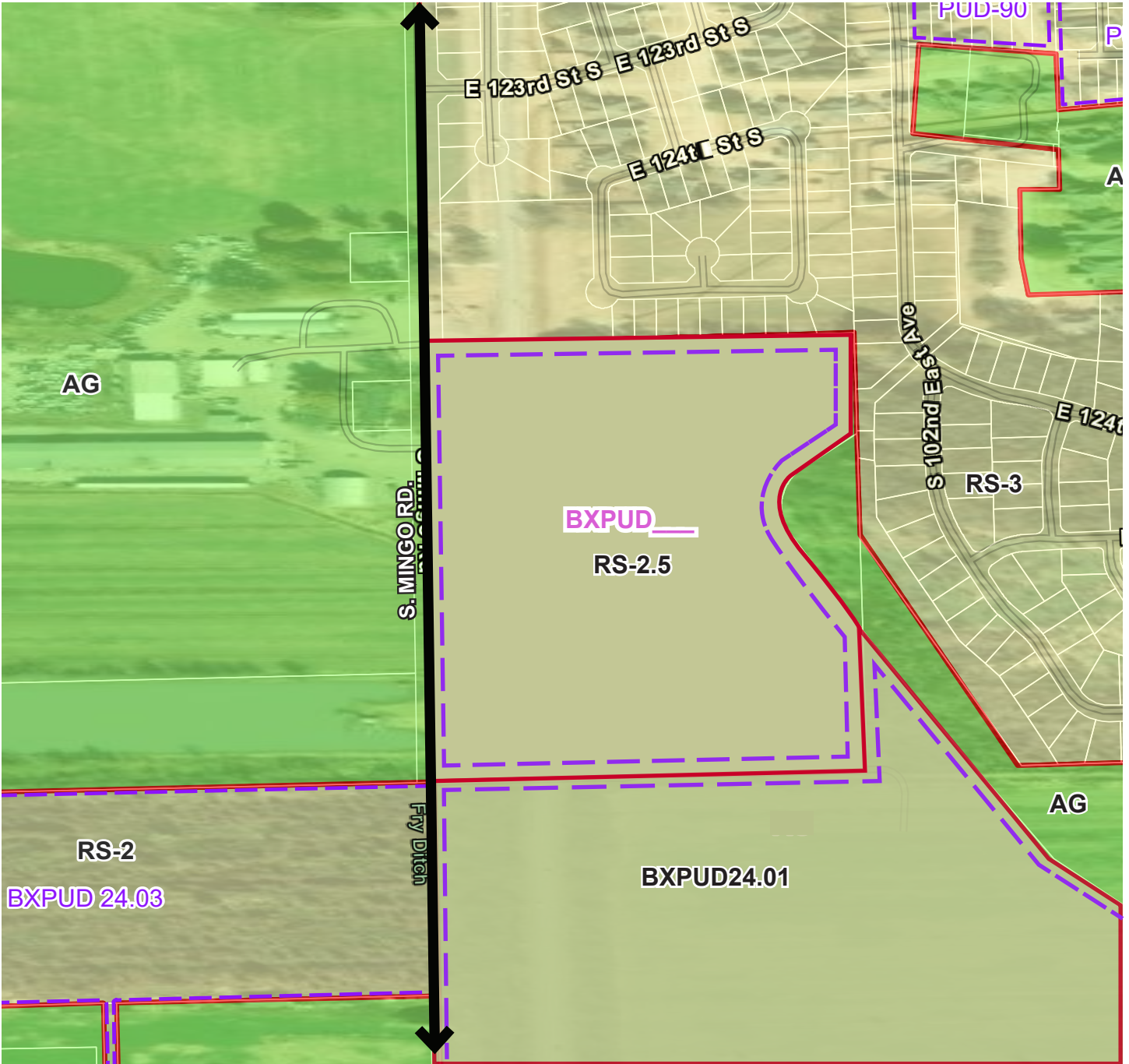
Central Park on Mingo

Existing Zoning Map



Central Park on Mingo


Proposed Zoning Map

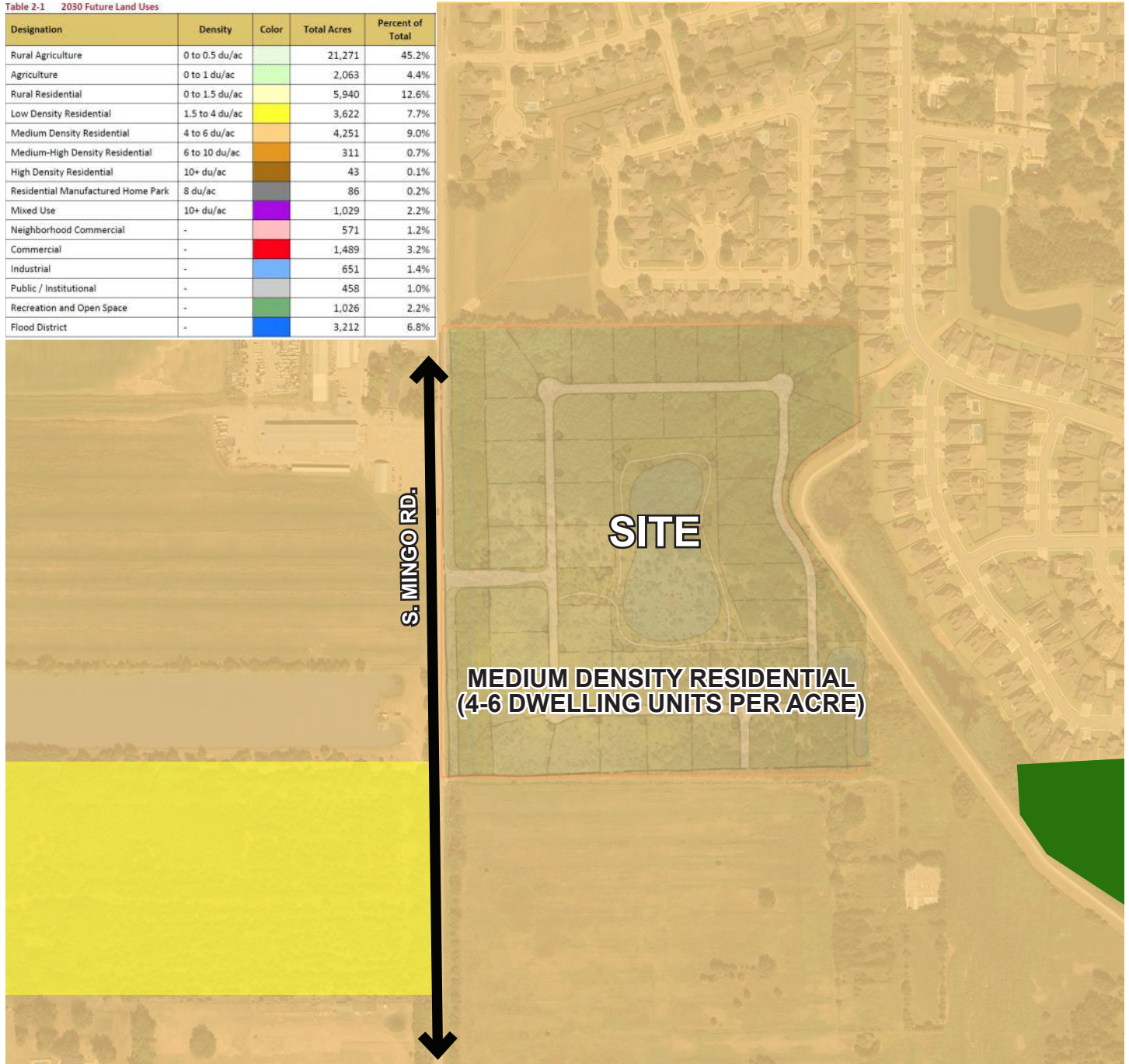


Central Park on Mingo

Comprehensive Plan

Table 2-1 2030 Future Land Uses

Designation	Density	Color	Total Acres	Percent of Total
Rural Agriculture	0 to 0.5 du/ac		21,271	45.2%
Agriculture	0 to 1 du/ac		2,063	4.4%
Rural Residential	0 to 1.5 du/ac		5,940	12.6%
Low Density Residential	1.5 to 4 du/ac		3,622	7.7%
Medium Density Residential	4 to 6 du/ac		4,251	9.0%
Medium-High Density Residential	6 to 10 du/ac		311	0.7%
High Density Residential	10+ du/ac		43	0.1%
Residential Manufactured Home Park	8 du/ac		86	0.2%
Mixed Use	10+ du/ac		1,029	2.2%
Neighborhood Commercial	-		571	1.2%
Commercial	-		1,489	3.2%
Industrial	-		651	1.4%
Public / Institutional	-		458	1.0%
Recreation and Open Space	-		1,026	2.2%
Flood District	-		3,212	6.8%



Central Park on Mingo

Property Description

AS PROVIDED:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT A TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4) OF SAID SECTION 6; THENCE N 88°29'12" E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 1,303.86 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4); THENCE N 01°20'28" W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 429.66 FEET TO THE POINT OF BEGINNING;

THENCE N 36°12'25" W A DISTANCE OF 363.54 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET (CHORD BEARING: N 10°13'37" E) A DISTANCE OF 212.90 FEET; THENCE N 56°39'40" E A DISTANCE OF 199.42 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4); THENCE S 01°20'28" E ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) A DISTANCE OF 593.00 FEET TO THE POINT OF BEGINNING.

Regular Agenda Item Commentary

Item Title

Discussion and review of the Preliminary Plat and PUD for Spartan Creek.

Initiator**Staff Information Source****Background****Exhibits**

1. Spartan Creek Preliminary Plat
2. Alta Survey Bixby Spartan Creek
3. Spartan Creek PUD Bixby OK

Key Issue**Council Action****Recommendation**

Item No: 4.

Meeting Date

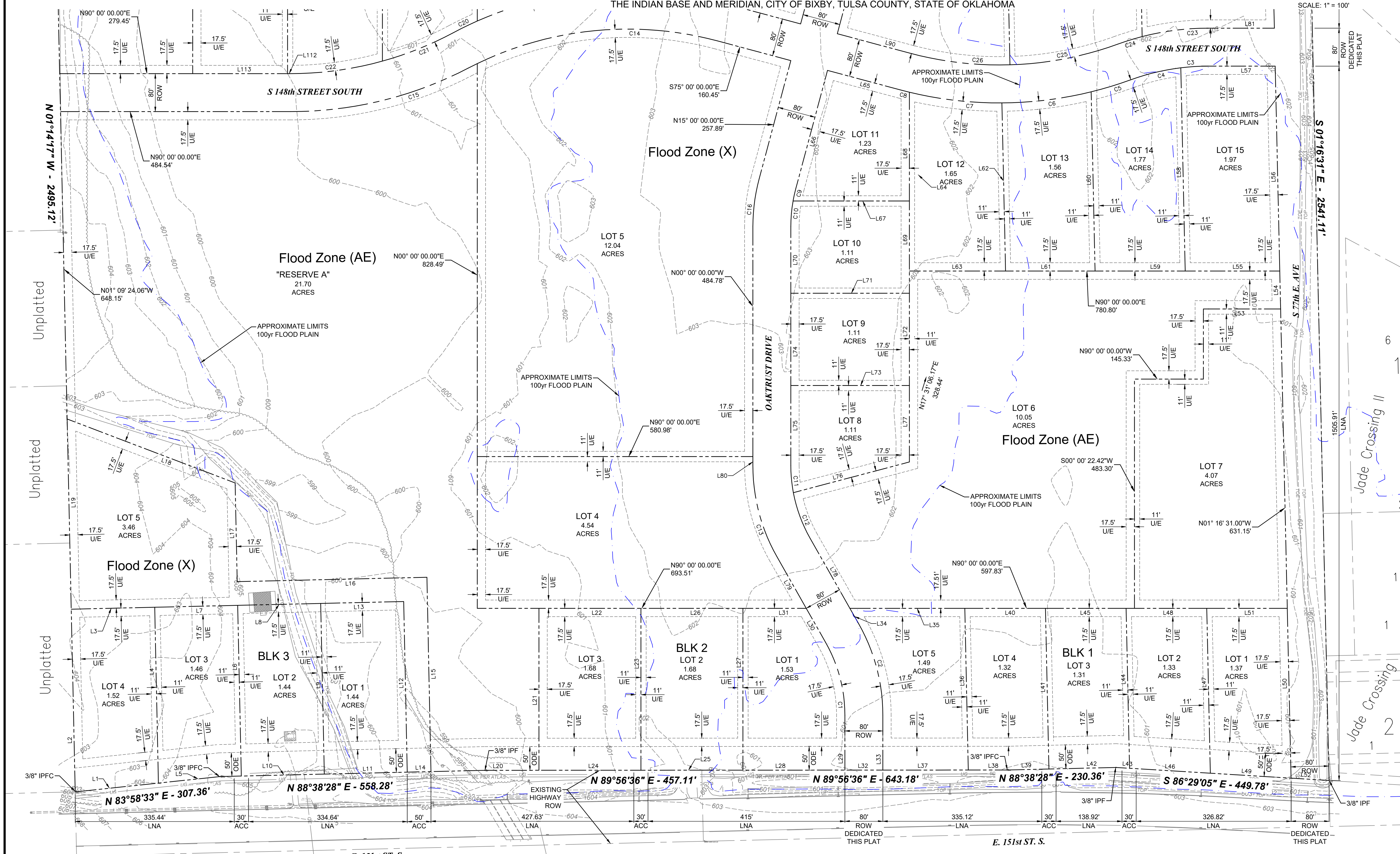
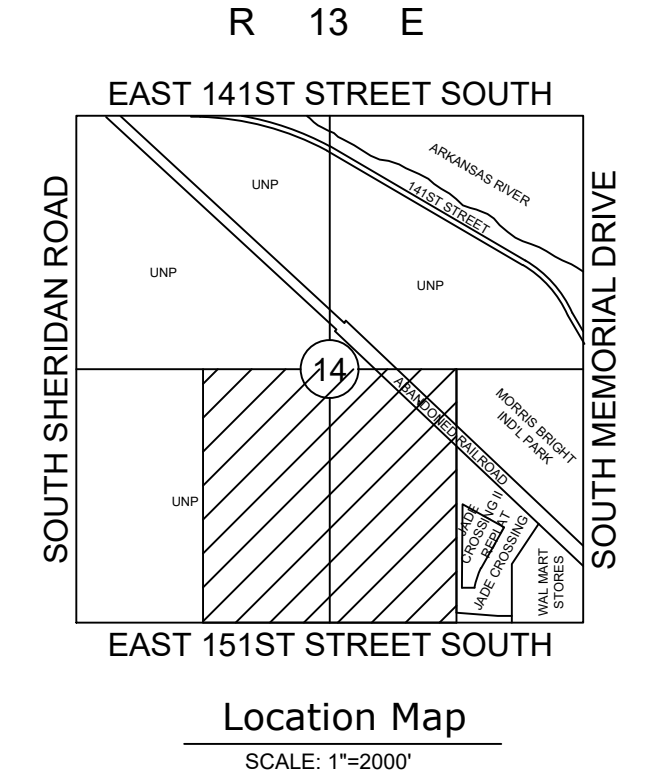
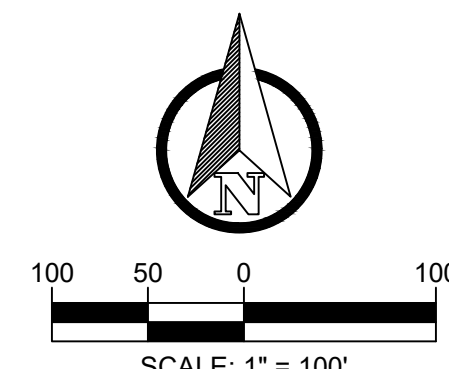
August 6, 2025

Meeting

20250806 Technical Advisory Committee Agenda

PRELIMINARY PLAT SPARTAN CREEK

EAST HALF (E/2) OF THE SOUTH WEST QUARTER (SW/4) AND THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



LEGAL DESCRIPTION

THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) AND THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LESS AND EXCEPT

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOURTEEN (14), THENCE N 01°16'23" W ALONG THE WEST LINE OF SAID WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) A DISTANCE OF 149.86 FEET; THENCE N 89°56'36" E A DISTANCE OF 643.18 FEET; THENCE N 88°38'28" E AND PARALLEL TO THE SOUTH LINE OF SAID WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) A DISTANCE OF 230.36 FEET; THENCE S 86°29'05" E A DISTANCE OF 449.78 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4); THENCE S 01°16'37" E ALONG SAID EAST LINE A DISTANCE OF 67.03 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4); THENCE S 88°38'28" W ALONG SAID SOUTH LINE A DISTANCE OF 1,321.61 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION FOURTEEN (14); THENCE S 88°38'28" W ALONG THE SOUTH LINE OF SAID EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1,321.62 FEET; THENCE N 01°16'01" W ALONG THE WEST LINE OF SAID EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) A DISTANCE OF 135.25 FEET; THENCE N 83°58'33" E A DISTANCE OF 307.36 FEET; THENCE N 88°38'28" E AND PARALLEL TO THE SOUTH LINE OF SAID EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) A DISTANCE OF 558.28 FEET; THENCE N 89°56'36" E A DISTANCE OF 457.11 FEET TO A POINT ON THE EAST LINE OF SAID EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4); THENCE S 01°16'30" E ALONG SAID EAST LINE A DISTANCE OF 149.86 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (8501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

NOTES

ALL STREET RIGHTS-OF-WAY ARE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

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

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BIXBY.

SUMMARY

SUBDIVISION CONTAINS FIFTY-FOUR (54) RESIDENTIAL LOTS IN BLOCKS FIVE (5) AND THREE (3), THIRTY EIGHT (38) COMMERCIAL LOTS AND TWO (2) RESERVE AREA FOR DETENTION

GROSS SUBDIVISION AREA: 151.045 ACRES, OR 6,579,510 SF.

LEGEND

B/L -- BUILDING SETBACK LINE
 ODE -- OVERLAND DRAINAGE EASEMENT
 U/E -- UTILITY EASEMENT
 ROW -- RIGHT OF WAY
 ACC -- ACCESS ALLOWED
 LNA -- LIMITS OF NO ACCESS
 ⚡ -- BENCH MARK
 IPF -- IRON PIN FOUND
 IPFC -- IRON PIN FOUND W/CAP

OWNER / DEVELOPER
 OAK TRUST DEVELOPMENT GROUP
 BRIAN DANIEL
 1219 E. 33rd STREET
 TULSA, OK 74105
 PH (918) 550-9178
 E-MAIL: brian@sedevdevelopmentgroup.com

SURVEYOR
 NATIVE PLAINS SURVEYING & MAPPING, LLC
 NATHANIEL J. REED, PLS
 5807 S. GARNETT RD. SUITE K
 TULSA, OKLAHOMA 74146
 PH (918) 234-7596
 E-mail: nathan@nativeplains.us
 CA No. 4916 Renewal: June 30, 2027

ENGINEER
 ROUTE 66 ENGINEERING, LLC
 5 SOUTH MAIN STREET
 SAPULPA, OK 74066
 PH (918) 248-1129
 E-mail: bcox@r66eng.com
 CA No. 8853 Renewal: June 30, 2026

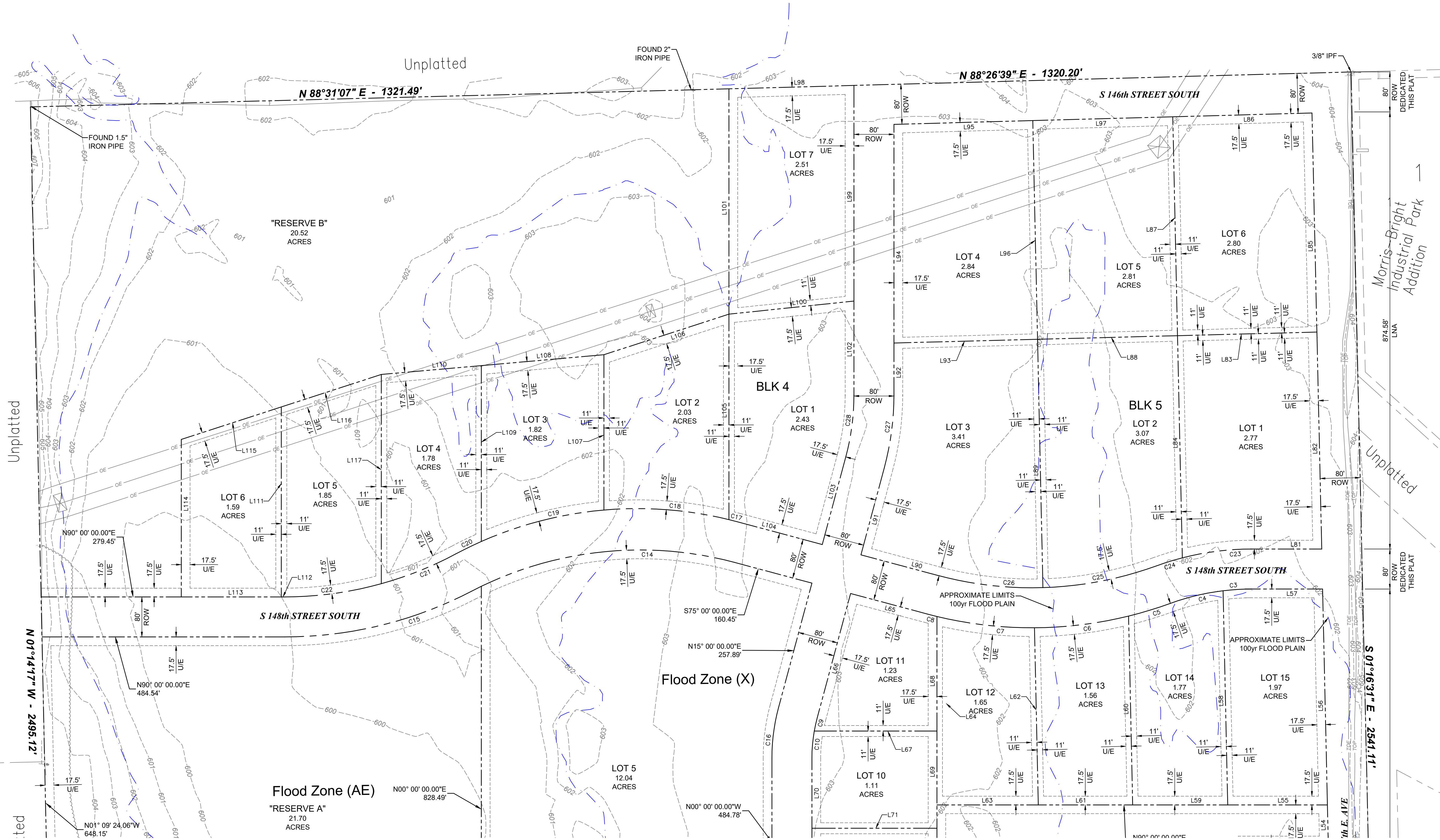
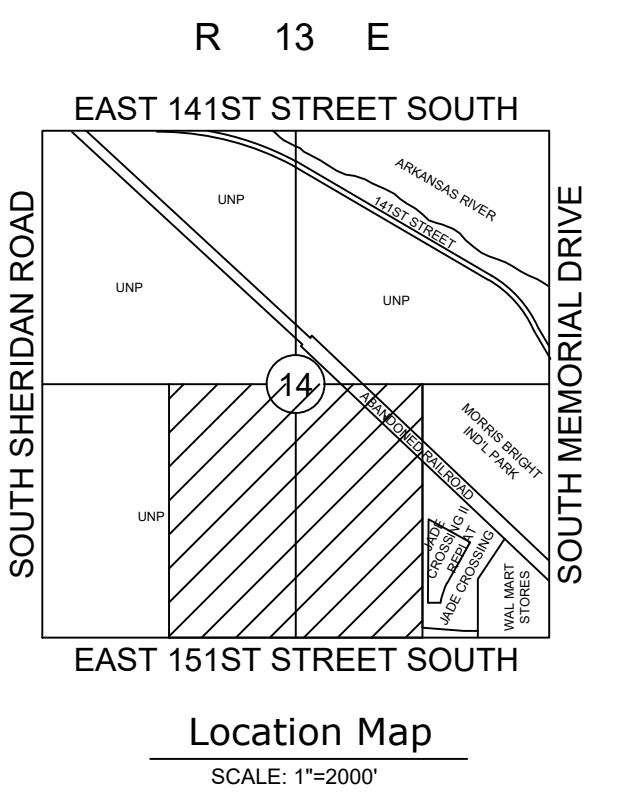
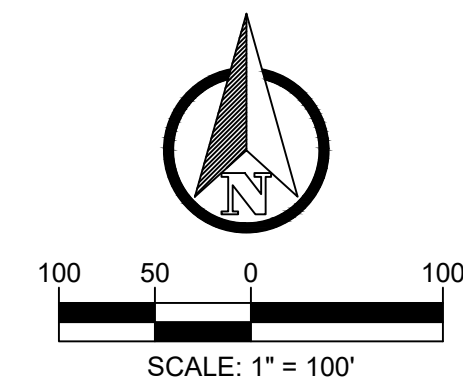
SURVEY DATE:
 SEPTEMBER 15, 2023

PLAT DATE:
 JULY 02, 2025

SPARTAN CREEK
 PRELIMINARY PLAT - JULY 02, 2025
 Sheet 1 of 4

PRELIMINARY PLAT SPARTAN CREEK

EAST HALF (E/2) OF THE SOUTH WEST QUARTER (SW/4) AND THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



SURVEY DATE:
SEPTEMBER 15, 2023

PLAT DATE:
JULY 02, 2025

SPARTAN CREEK
PRELIMINARY PLAT - JULY 02, 2025
Sheet 2 of 4

PRELIMINARY PLAT SPARTAN CREEK

EAST HALF (E/2) OF THE SOUTH WEST QUARTER (SW/4) AND THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	176.44'	N83° 57' 40.00"E
L2	385.26'	N01° 14' 17.00"W
L3	176.04'	S88° 40' 58.00"W
L4	370.74'	N01° 12' 19.00"W
L5	131.68'	N84° 04' 34.32"E
L6	359.94'	N01° 12' 19.00"W
L7	175.00'	S88° 40' 32.67"W
L8	174.99'	S88° 40' 58.00"W
L9	359.84'	N01° 12' 19.00"W
L10	174.99'	N88° 39' 00.00"E
L11	175.00'	N88° 39' 00.00"E
L12	359.74'	N01° 12' 19.00"W
L13	175.00'	S88° 40' 58.00"W
L14	50.00'	N88° 39' 00.00"E
L15	409.72'	N01° 12' 19.00"W
L16	399.99'	S88° 40' 58.00"W
L17	208.10'	N01° 12' 19.00"W
L18	378.96'	N69° 09' 49.84"W
L19	401.00'	N01° 14' 17.00"W
L20	113.86'	N89° 54' 32.48"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	341.42'	N00° 00' 00.00"E
L22	215.00'	N90° 00' 00.00"E
L23	341.30'	N00° 00' 00.00"E
L24	215.00'	N89° 58' 02.00"E
L25	215.00'	N89° 58' 02.00"E
L26	215.00'	N90° 00' 00.00"E
L27	341.18'	N00° 00' 00.00"E
L28	215.00'	N89° 58' 02.00"E
L29	115.73'	N00° 00' 00.00"W
L30	83.00'	N29° 36' 32.41"W
L31	133.51'	N90° 00' 00.00"E
L32	80.00'	N89° 58' 02.00"E
L33	115.68'	N00° 00' 00.00"W
L34	37.54'	N29° 36' 32.41"W
L35	242.20'	N90° 00' 00.00"E
L36	340.98'	N01° 14' 33.00"W
L37	180.12'	N89° 58' 02.00"E
L38	81.22'	N89° 58' 02.00"E
L39	88.80'	N88° 38' 59.00"E
L40	170.04'	N90° 00' 00.00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	338.84'	N01° 14' 33.00"W
L42	141.56'	N88° 38' 59.00"E
L43	28.54'	S86° 30' 00.00"E
L44	337.25'	N01° 14' 33.00"W
L45	170.04'	N90° 00' 00.00"E
L46	170.58'	S86° 30' 00.00"E
L47	347.67'	N01° 14' 33.00"W
L48	170.04'	N90° 00' 00.00"E
L49	170.50'	S86° 30' 00.00"E
L50	358.08'	N01° 16' 31.00"W
L51	169.75'	N90° 00' 00.00"E
L52	80.28'	S86° 30' 00.00"E
L53	162.73'	N89° 59' 41.71"W
L54	80.02'	N01° 16' 31.00"W
L55	199.38'	N90° 00' 00.00"W
L56	432.13'	N01° 16' 31.00"W
L57	155.31'	S89° 59' 32.18"E
L58	428.61'	N01° 14' 33.00"W
L59	190.04'	N90° 00' 00.00"W
L60	377.96'	N01° 14' 33.00"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	188.69'	N90° 00' 00.00"W
L62	354.54'	N01° 14' 33.00"W
L63	202.71'	N90° 00' 00.00"W
L64	347.95'	N06° 07' 33.72"W
L65	158.60'	S75° 00' 00.00"E
L66	257.89'	N15° 00' 00.00"E
L67	245.28'	N89° 59' 46.61"E
L68	229.27'	N00° 00' 00.00"E
L69	194.51'	N00° 00' 43.00"E
L70	140.45'	N00° 00' 00.00"W
L71	250.00'	N90° 00' 00.00"E
L72	194.51'	N00° 00' 00.00"E
L73	250.00'	N90° 00' 00.00"E
L74	194.51'	N00° 00' 00.00"W
L75	168.66'	N00° 00' 00.00"W
L76	253.07'	N75° 11' 43.79"E
L77	161.24'	N00° 00' 00.00"E
L78	170.16'	N29° 36' 32.41"W
L79	124.69'	N29° 36' 32.41"W
L80	18.84'	S00° 00' 00.00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L81	142.99'	N90° 00' 00.00"E
L82	434.15'	N01° 16' 31.00"W
L83	278.77'	S88° 31' 02.85"W
L84	444.63'	N01° 14' 33.00"W
L85	438.45'	N01° 16' 31.00"W
L86	278.52'	S88° 26' 39.00"W
L87	438.09'	N01° 14' 33.00"W
L88	280.00'	S88° 31' 02.85"W
L89	496.98'	N01° 14' 33.00"W
L90	158.60'	S75° 00' 00.00"E
L91	181.45'	N15° 00' 00.00"E
L92	106.21'	N00° 00' 00.00"E
L93	287.22'	S88° 31' 02.85"W
L94	437.52'	N00° 00' 00.00"E
L95	277.74'	S88° 26' 39.00"W
L96	437.73'	N01° 14' 33.00"W
L97	279.26'	S88° 26' 39.00"W
L98	250.09'	N88° 26' 39.00"E
L99	431.39'	N00° 00' 00.00"E
L100	251.38'	N83° 59' 52.31"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L101	450.78'	N00° 00' 00.00"E
L102	190.18'	N00° 00' 00.00"E
L103	181.45'	N15° 00' 00.00"E
L104	176.38'	S75° 00' 00.00"E
L105	411.03'	N00° 00' 00.00"E
L106	262.84'	S72° 01' 06.09"W
L107	310.70'	N00° 00' 00.00"E
L108	245.96'	N84° 55' 45.94"E
L109	351.92'	N00° 00' 00.00"E
L110	200.79'	N84° 55' 45.94"E
L111	380.14'	N00° 00' 00.00"E
L112	5.25'	N90° 00' 00.00"E
L113	200.00'	N90° 00' 00.00"E
L114	315.13'	N00° 00' 00.00"E
L115	210.30'	N71° 59' 41.17"E
L116	210.30'	N71° 59' 41.17"E
L117	418.64'	N00° 00' 00.00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	160.20'	310.00'	029°36'32"	158.42'	N14° 48' 16.21"W
C2	201.54'	390.00'	029°36'32"	199.31'	N14° 48' 16.21"W
C3	58.22'	479.00'	006°57'48"	58.18'	S86° 31' 05.83"W
C4	108.91'	479.00'	013°01'39"	108.68'	S76° 31' 22.36"W
C5	87.07'	809.00'	006°09'59"	87.02'	N73° 05' 32.43"E
C6	190.07'	809.00'	013°27'41"	189.64'	N82° 54' 22.44"E
C7	196.81'	809.00'	013°56'20"	196.33'	S83° 23' 38.37"E
C8	20.11'	809.00'	001°25'29"	20.11'	S75° 42' 44.26"E
C9	26.88'	310.00'	004°58'07"	26.87'	S12° 30' 56.36"W
C10	54.32'	310.00'	010°02'20"	54.25'	S05° 01' 10.07"W
C11	57.65'	310.00'	010°39'22"	57.57'	S05° 19' 40.77"E
C12	102.62'	310.00'	018°58'00"	102.15'	S20° 07' 32.31"E
C13	201.54'	390.00'	029°36'32"	199.31'	S14° 48' 16.21"E
C14	519.18'	729.00'	040°48'19"	508.28'	S84° 35' 50.52"W
C15	388.54'	809.00'	027°31'03"	384.82'	N76° 14' 28.25"E
C16	102.10'	390.00'	015°00'00"	101.81'	S07° 30' 00.00"W
C17	16.87'	771.00'	001°15'13"	16.87'	N75° 37' 36.72"W
C18	251.85'	771.00'	018°42'58"	250.74'	N85° 36' 42.46"W
C19	254.11'	771.00'	018°53'02"	252.96'	S75° 35' 17.87"W
C20	57.16'	771.00'	004°14'51"	57.14'	S64° 01' 21.49"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C21	160.40'	729.00'	012°36'23"	160.07'	N68° 12' 07.55"E
C22	197.15'	729.00'	015°29'41"	196.55'	N82° 15' 09.61"E
C23	141.01'	559.00'	014°27'11"	140.64'	S82° 46' 24.53"W
C24	54.03'	559.00'	005°32'16"	54.01'	S72° 46' 41.06"W
C25	232.31'	729.00'	018°15'31"	231.33'	N79° 08' 18.67"E
C26	212.89'	729.00'	016°43'56"	212.13'	S83° 21' 57.86"E
C27	146.35'	559.00'	015°00'00"	145.93'	N07° 30' 00.00"E
C28	125.40'	479.00'	015°00'00"	125.04'	N07° 30' 00.00"E

SURVEY DATE:
SEPTEMBER 15, 2023

PLAT DATE:
JULY 02, 2025

SPARTAN CREEK
PRELIMINARY PLAT - JULY 02, 2025
Sheet 3 of 4

PRELIMINARY PLAT SPARTAN CREEK

EAST HALF (E/2) OF THE SOUTH WEST QUARTER (SW/4) AND THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

OAK TRUST DEVELOPMENT GROUP, (THE "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) AND THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

LESS AND EXCEPT

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOURTEEN (14), THENCE N 01°16'23" W ALONG THE WEST LINE OF SAID WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) A DISTANCE OF 149.86 FEET; THENCE N 89°56'36" E A DISTANCE OF 643.18 FEET; THENCE N 88°38'28" E AND PARALLEL TO THE SOUTH LINE OF SAID WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) A DISTANCE OF 230.36 FEET; THENCE S 86°29'05" E A DISTANCE OF 449.78 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4); THENCE S 01°16'57" E ALONG SAID EAST LINE A DISTANCE OF 97.03 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4); THENCE S 88°38'28" W ALONG SAID SOUTH LINE A DISTANCE OF 1,321.61 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION FOURTEEN (14); THENCE S 88°38'28" W ALONG THE SOUTH LINE OF SAID EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1,321.62 FEET; THENCE N 01°16'01" W ALONG THE WEST LINE OF SAID EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) A DISTANCE OF 138.26 FEET; THENCE N 83°58'33" E A DISTANCE OF 307.36 FEET; THENCE N 88°38'28" E AND PARALLEL TO THE SOUTH LINE OF SAID EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) A DISTANCE OF 558.28 FEET; THENCE N 89°56'36" E A DISTANCE OF 457.11 FEET TO A POINT ON THE EAST LINE OF SAID EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4); THENCE S 01°16'30" E ALONG SAID EAST LINE A DISTANCE OF 149.86 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83)

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 6,579,510 SQUARE FEET OR 151.045 ACRES, MORE OR LESS.

AND HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, STAKED AND PLATTED IN CONFORMITY TO THE ATTACHED PLAT, WHICH IS HEREBY ADOPTED AS THE PLAT OF THE ABOVE LAND, UNDER THE NAME OF 'SPARTAN CREEK', AN ADDITION TO THE CITY OF BIXBY TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. STREETS, EASEMENTS, AND UTILITIES.

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE ROAD RIGHT OF WAYS DESIGNATED AS "ROW" OR "RIGHT OF WAY" FOR THE PURPOSE OF CONSTRUCTING NEW PUBLIC ROADS TO THE SPECIFICATIONS PER THE CITY OF BIXBY DESIGN CRITERIA.
- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UE" 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 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 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 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 BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT IS WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANY PLAT. NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION. PRIVATE SERVICE LINES AND PRIVATE STORM SEWER LINES MAY CROSS THE PUBLIC UTILITY EASEMENTS BUT NOT BE LOCATED IN THE EASEMENT AND RUN PARALLEL INSIDE THE EASEMENT. FRANCHISE UTILITIES DEFINED IN SECTION 1.2 MAY BE LOCATED IN THE PUBLIC UTILITY EASEMENTS.
- ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE. IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE, THE LOT IS SUBJECT TO THE FOLLOWING:
 - OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE 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 EASEMENT WAYS DEDICATED FOR THE GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAYS OF THE PUBLIC STREETS, AS DEPICTED ON THE ATTACHED PLAT. SERVICE PEDESTAL AND TRANSFORMERS, AS SOURCES OF SUPPLY OF SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENT-WAYS.
 - EXCEPT FOR BUILDINGS ON THE LOT DESCRIBED IN PARAGRAPH "A" ABOVE, WHICH MAY BE SERVED FROM OVERHEAD ELECTRIC SERVICE LINES, UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL BUILDINGS WHICH MAY BE LOCATED IN 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 BUILDING AS MAY BE LOCATED UPON SAID LOT; PROVIDED THAT UPON THAT THE INSTALLATION OF SUCH A SERVICE CABLE OR A GAS SERVICE LINE TO A PARTICULAR BUILDING, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR GAS LINE, EXTENDING FROM THE SERVICE PEDESTAL TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE BUILDING.
 - THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT TO THE SUBDIVISION OR 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 SERVICE FACILITIES SO INSTALLED BY IT.

- THE OWNER OF SPARTAN CREEK SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE LINES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE LINE FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF ASPEN RIDGE BUSINESS PARK WILL PAY FOR DAMAGE OR RELOCATION SO SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SUCH OWNER OF HIS AGENTS OR CONTRACTORS.

- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH "2" SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

- PSO'S EASEMENTS) RECORDED IN BOOK 3524, PAGE 4603 TO REMAIN IN FULL FORCE AND EFFECT. PSO'S EASEMENT(S) PRE-DATE THE RIGHT-OF-WAY DEDICATION IN THIS PLAT MAY PROHIBIT OR LIMIT CERTAIN USES OF PSO'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT PSO'S PRIOR WRITTEN CONSENT.

3. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- OWNER OF THE EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THEIR LOT.

- WITHIN THE UTILITY EASEMENTS AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER HIS AGENTS OR CONTRACTORS.

- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL 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 WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

- ALL PRIVATE STORM SEWER IS THE RESPONSIBILITY OF THE LOT OWNER.

- THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF THE LOTS AGREES TO BE BOUND.

4. OWNER RESPONSIBILITY WITHIN EASEMENTS.

THE OWNER OF THE SPARTAN CREEK SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON THE PLAT IN THE EVENT IT IS NECESSARY TO INSTALL, MAINTAIN, REPLACE OR REMOVE ANY UNDERGROUND WATER OR SEWER MAINS, ELECTRIC, GAS SERVICE LINES, CABLE TELEVISION, TELEPHONE SERVICE.

- LAND USE.
ALL CONSTRUCTION IS TO BE STRICTLY ACCORDING TO THE CITY OF BIXBY, OKLAHOMA, ZONING CODES, OR AS ALLOWED BY PUD #xxxx

- SIDEWALKS
SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF BIXBY ENGINEERING DESIGN STANDARDS, BY THE OWNER/DEVELOPER OF EACH LOT. SIDEWALKS WILL BE CONSTRUCTED AT THE TIME A BUILDING PERMIT IS ISSUED ON A LOT.

- LOT SURFACE DRAINAGE
EACH LOT 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 HIS LOT.

- BUILDING MATERIALS
BUILDING DESIGNS, FACADES AND MATERIALS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN ALL APPLICABLE CITY OF BIXBY ORDINANCES AND REGULATIONS OR AS ALLOWED BY PUD #xxxx.

- LANDSCAPED AREA AND SCREENING
ALL LANDSCAPING AND SCREENING SHALL MEET OR EXCEED THE REQUIREMENTS AND ORDINANCES OF THE CITY OF BIXBY.

- RESERVE AREAS
RESERVE "A" AND RESERVE "B" ARE AREAS DESIGNATED FOR REGIONAL DETENTION AND OVERLAND DRAINAGE FOR THE SPARTAN CREEK DEVELOPMENT AND SHALL BE MAINTAINED BY THE OWNER/DEVELOPER OR PROPERTY OWNER'S ASSOCIATION.

- MUTUAL ACCESS EASEMENTS
MUTUAL ACCESS EASEMENTS, DEPICTED AS "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE STREETS AND AREAS ADJACENT TO AND WITHIN THE "PROPERTY". SUCH EASEMENT SHALL BE FOR THE MUTUAL USE AND BENEFIT OF OWNERS OF LOTS WITHIN THE "PROPERTY", THEIR RESPECTIVE GUESTS, INVITEES, SUCCESSORS AND ASSIGNS, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE "PROPERTY".

- LIMITS OF NO ACCESS
THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO THE STREETS AS DEPICTED ON THIS PLAT AS "LIMITS OF NO ACCESS" (LNA). LIMITS OF ACCESS AND NO ACCESS MAY BE AMENDED OR RELEASED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSOR AND WITH THE APPROVAL OF THE CITY OF BIXBY.

- ACCESS AND CIRCULATION
PRIMARY ACCESS TO THE SITE SHALL BE PROVIDED THROUGH THE NEW ROADS SHOWN ON FACE OF PLAT AND ACCESS SHOWN ON FACE OF PLAT. FINAL PLANS FOR ACCESS WILL BE DETERMINED DURING THE PLATTING PROCESS.

SIDEWALKS ALONG STREETS SHALL BE CONSTRUCTED BY THE DEVELOPER OF EACH LOT AT THE TIME OF DEVELOPMENT AND IN ACCORDANCE WITH THE CITY OF BIXBY SUBDIVISION REGULATIONS.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I. WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, ANY OWNER OF A LOT AND THE PROPERTY OWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II., IT SHALL BE LAWFUL FOR THE CITY OF BIXBY, ANY OWNER OF A LOT OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE COVENANTS CONTAINED IN SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION III., IT SHALL BE LAWFUL FOR ANY OWNER OF A LOT OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. PRIOR TO THE COMMENCEMENT OF ANY ACTION PERTAINING TO THE COVENANTS CONTAINED IN SECTION III, THE PERSON INTENDING TO COMMENCE THE ACTION SHALL GIVE THE RECORD OWNER OF THE PROPERTY ON WHICH THE VIOLATION IS OR HAS OCCURRED WRITTEN NOTICE OF THE VIOLATION. IN THE EVENT REASONABLE EFFORTS TO CURE THE VIOLATION ARE COMMENCED WITHIN THIRTY (30) DAYS FROM RECEIPT OF NOTICE, NO JUDICIAL ACTION SHALL BE COMMENCED TO ENFORCE THE COVENANTS SO LONG AS THE EFFORTS TO CURE THE VIOLATION DILIGENTLY PROCEED TO COMPLETION IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW, IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY THE ASSOCIATION OR ANY LOT OWNER, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN SECTION II AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE HIS OR ITS REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. 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.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS AND UTILITIES 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 CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS 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 CITY OF BIXBY, OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE RESTRICTIONS AND COVENANTS WITHIN SECTION II SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) TO CONFORM TO AMENDMENTS TO BULK AND AREA REQUIREMENTS THAT MAY SUBSEQUENTLY BE APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, PURSUANT TO ITS REVIEW OF A MINOR AMENDMENT OF THE PUD, AND THE FILING OF A CERTIFIED COPY OF THE MINUTES OF THE CITY OF BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE CITY OF BIXBY. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED. THE COVENANTS CONTAINED WITHIN SECTION III. PRIVATE RESTRICTIONS AND COVENANTS HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 75% OF THE LOTS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERTY RECORDED.

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION.

OAK TRUST DEVELOPMENT GROUP LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY _____
BRIAN DANIEL, MANAGER

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 BY A _____ AS MANAGER OF AOS DEVELOPMENT A OKLAHOMA LIMITED LIABILITY COMPANY.

CERTIFICATE OF SURVEY

I, NATHANIEL J. REED, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS 'LEVEL ACRES', A SUBDIVISION IN THE CITY OF SKIATOOK, OSAGE COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE UPON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING ADOPTED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS ____ DAY OF _____, 2025

NATHANIEL J. REED
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1744

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 _____, 2025 PERSONALLY APPEARED NATHANIEL J. REED, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY 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.

SURVEY DATE:
SEPTEMBER 15, 2023

PLAT DATE:
JULY 02, 2025

SPARTAN CREEK
PRELIMINARY PLAT - JULY 02, 2025
Sheet 4 of 4

Schedule B-II Exceptions

- 10. RIGHT OF WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA...
11. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY...
12. REPORT OF COMMISSIONERS, CASE NO. CJ-95-00613...
13. RECORDED EASEMENT AS STATED IN THE AFFIDAVIT IN FAVOR OF SUNBELT RAILROAD HISTORICAL TRUST...
14. TERMS, CONDITIONS, AND PROVISIONS OF THE CITY OF BIXBY ORDINANCE NO. 2287...

Property Address

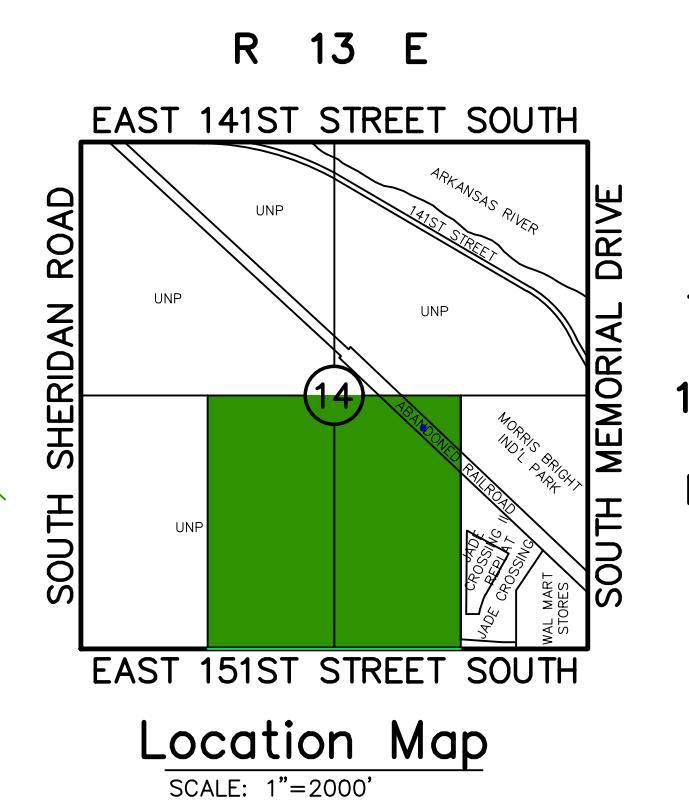
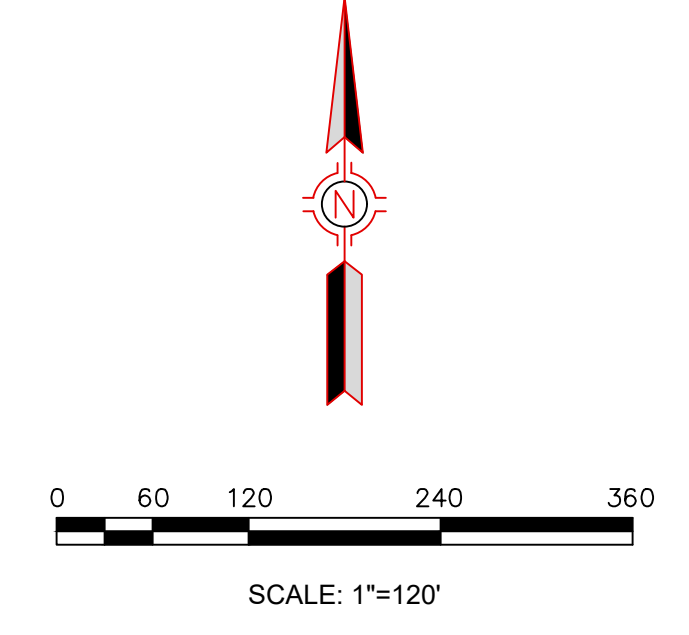
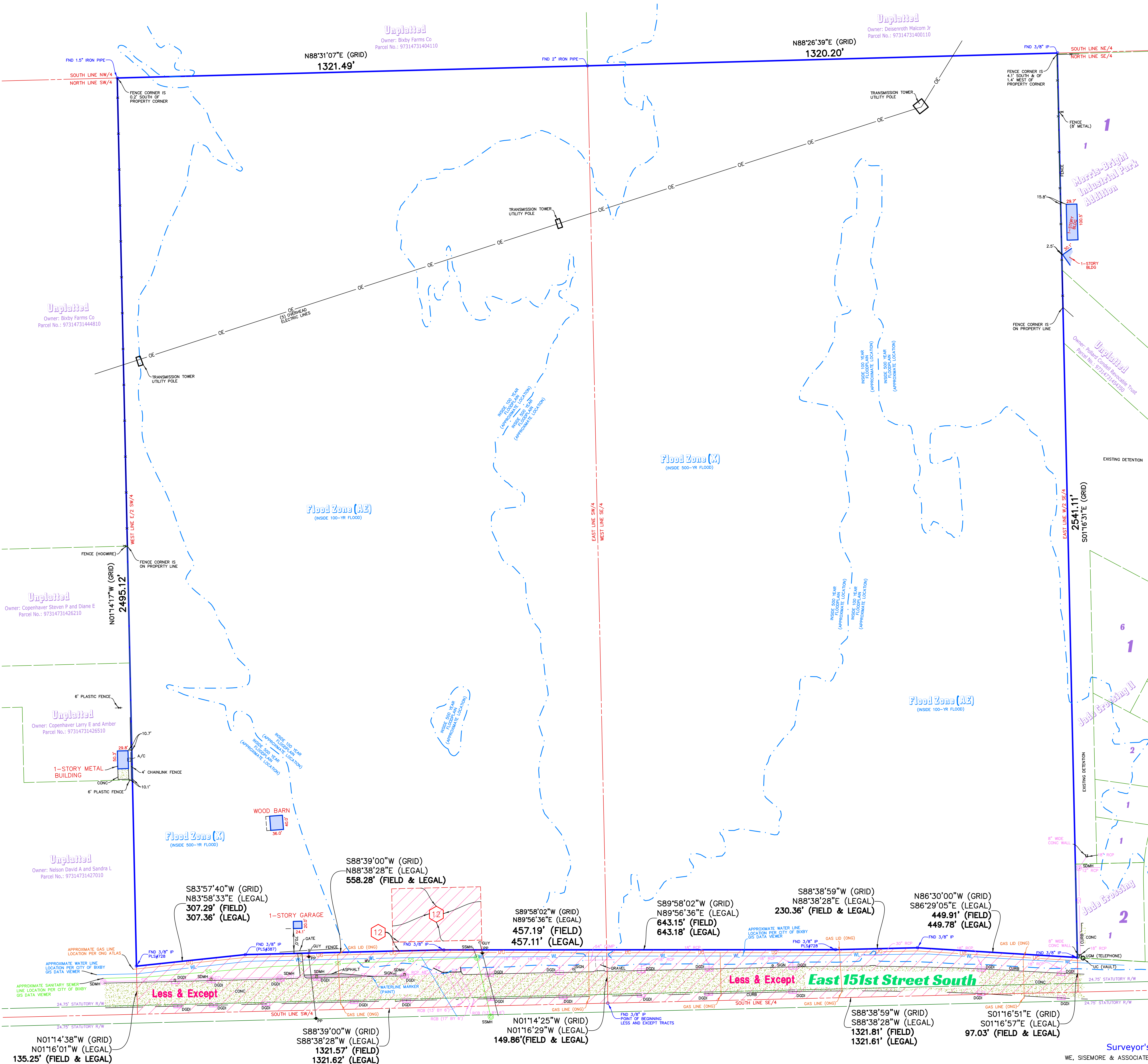
E. 151ST STREET S., BIXBY, OK 74008

Legal Description

THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) AND THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA...

Miscellaneous Notes

- A. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY...
B. THE PROPERTY DESCRIBED HEREON CONTAINS 151.045 ACRES...
C. THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS...
D. THE PROPERTY DESCRIBED HEREON CONTAINS A TOTAL OF NO STRIPPED PARKING SPACES...
E. THE PROPERTY DESCRIBED HEREON HAS ACCESS TO EAST 151ST STREET SOUTH...
F. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK...
G. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY...
H. 3/8" IRON PIN SET AT ALL PROPERTY CORNERS...
I. ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE...



Legend

- ACC ACCESS
A/C AIR CONDITIONER
AS AUTO SPRINKLER
BLDG BUILDING
B/L BOTTOM OF WALL
BW BOTTOM OF WALL
CA CENTRAL ANGLE
CB CHORD BEARING
CD CHORD DISTANCE
COMP CORRUGATED METAL PIPE
CL CENTERLINE
CO CONCRETE
COPED DOUBLE GRATE DRAIN INLET
DOP DOWNSPOUT
EM ELECTRIC METER
EPED ELECTRIC PEGBOARD
ESMT EASEMENT
FDG FIRE DIRECT CONNECTION
FF FINISH FLOOR
FH FIRE HYDRANT
FL FLOWLINE (INVERT)
FNC FENCE
FND FOUND
FPP FLAPSOLE
G GUTTER
G BRASS LIGHT
GM GAS METER
GDN GATE OPERATOR
GPO GUARD POST
GR GAS RISER
G/D GUY DOWN
GV GAS VALVE
IRR IRRIGATION CONTROL VALVE
IP IRON PIN
LMA LIMITS OF NO ACCESS
LP LIGHT POLE
M/A MUTUAL ACCESS EASEMENT
MB MAIL BOX
ML METAL LID
MW MONITOR WELL
O/C OVERHEAD CABLE
OE OVERHEAD ELECTRIC
OT OVERHEAD TELEPHONE
OU OVERHEAD UTILITIES
P POWER POLE
PPT POWER POLE W/ TRANSFORMER
PVC POLYVINYL CHLORIDE PIPE
RCB REINFORCED CONCRETE BOX
RCP REINFORCED CONCRETE PIPE
RR RAILROAD
R/W RIGHT-OF-WAY
SC SUPPORT COLUMN
SD STORM DRAIN
SDM STORM DRAIN MANHOLE
SDD SINGLE GRATE DRAIN INLET
SPR SPRINKLER HEAD
SS SANITARY SEWER
SSL SANITARY SEWER LAMPHOLE
SSM SANITARY SEWER MANHOLE
TOP TOP OF CURB
TOP TOP OF PAVING
TRP TRAFFIC SIGNAL
TRM TOP OF MANHOLE RIM
TRM TRAFFIC SIGNAL MANHOLE
TRSL TRAFFIC SIGNAL
TYP TYPICAL
ULC UNDERGROUND CABLE
ULG UNDERGROUND GAS LINE
ULIE UNDERGROUND ELECTRIC
ULM UNDERGROUND ELECTRIC MARKER
ULTE UNDERGROUND TELEPHONE
UTM UNDERGROUND TELEPHONE
WATERLINE
WM WATER METER
WMH WATER MANHOLE
WV WATER VALVE
WVW WATER WRENCH
X/MR TRANSFORMER
Y LEGAL BEARING/DISTANCE
Z PLAT BEARING/DISTANCE
G GRID BEARING

Surveyor's Certification

WE, SISEMORE & ASSOCIATES, INC. DO HEREBY CERTIFY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMERCIAL TITLE & ESROW SERVICES, INC SE DEVELOPMENT LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS...



SISEMORE & ASSOCIATES, INC. BY: SHAWN A. COLLINS PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1788 EMAIL: scollins@swo-ssoc.com

THIS PLAT OR MAP IS NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR... SISEMORE & ASSOCIATES, INC. DOES NOT RELEASE ANY INFORMATION...

Table with columns: REVISION, BY, DATE. Includes fields for FILE, ORDER, BOOK, DATE, SURVEY BY, DRAWN BY, CHECKED BY, SCALE.

ALTA/NSPS Land Title Survey Part of the S/2 of Section 14, T-17-N, R-13-E City of Bixby, Tulsa County, Oklahoma

SISEMORE & ASSOCIATES Surveying & Civil Engineering - Land Planning Phone: (918) 686-9800 6800 South Sheridan Road, Oklahoma City, Oklahoma 73109 C.A. No. 2421 www.sisemoreandassociates.com

Planned Unit Development PUD No. XXX

Submitted to:
City of Bixby
Oklahoma

June xx, 2025

Prepared By:

Draft for Review by
City of Bixby

RT66
ENGINEERING

Route 66 Engineering, LLC
5 S. Main Street, Sapulpa, OK 74066

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II. Development Standards	2
III. Circulation	4
IV. Topography, Soils, Drainage and Utilities	4
V. Site Plan Review	5
VI. Platting Requirements	5
VII. Expected Schedule of Development	5

EXHIBITS

- A. Concept Illustration
- B. Aerial Photograph and Adjacent Land Uses
- C. Circulation Plan
- D. Site Map, Topography, Drainage Concept and Existing and Proposed Utilities
- E. Zoning Map Detail Topographic Survey Legal Description

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City of Bixby

I. Development Concept

SE Development group is the developer for Spartan Creek of a 151 acre tract of land on the North side of 151st Street South and 0.25 miles West of Memorial Drive. The owner intends to develop the property as approximately thirty-eight (38) individual commercial lots and two (2) reserve areas.

The development is bordered on the east boundary by Jade Crossing currently zoned IL (Light Industrial) and bordered on the west by properties zoned AG (Agricultural). The development is currently zoned AG (Agricultural) and is being requested to be changed to CG-General Commercial.

As consistently encouraged by the Bixby Planning Commission and City Council policy, the PUD is submitted to permit development of the area subject to appropriate development standards including setbacks, landscaping, building design limitations and site plan review not typically imposed by re-zoning.

Spartan Creek consists of one (1) development area, as indicated on the Conceptual Site Plan Exhibit 'A'.

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City of Bixby

II. PUD Development Standards for all Area Lots

Gross Land Area	151 acres 6,579,510 sq.ft.
Net Land Area	108.55 acres 4,728,561 sq.ft.

Permitted Uses

Those uses permitted under proposed zoning as a matter of right in the CG Commercial General, such as professional and medical offices, retail, restaurants, convenience services, light industrial and uses customarily accessory to permitted uses.

Excluded Uses

Excluded uses include Sexually Oriented Business, Commercial Marijuana Grower, Medical Marijuana Dispensary, Medical Marijuana Education Facility, or Medical Marijuana Processing Facility as defined in the City of Bixby Code of Ordinance.

Maximum Building Floor Area

Commercial/light industrial	not to exceed .75 FAR
-----------------------------	-----------------------

Minimum Lot Frontage

All lots along Arterial Street Frontage or Mutual Access Easement	50 ft.
---	--------

Maximum Building Height

Commercial/Office	5 stories or 70 feet
Minimum Building Setbacks	
From the Right-of-Way of 151st Street South	50 ft.
From the East Boundary	25 ft.
From the West Boundary	25 ft.
Internal Lot Line Setbacks	5 ft.

Parking

Per City of Bixby Zoning Code per applicable use unit per each lot.

Spaces	
Width	Draft for Review by City of Bixby 9 ft.
Length	18 ft.

Signage

The height of signage in the shall be within the specifications laid forth in the City of Bixby Zoning Code. No sign permits shall be issued for signs within Spartan Creek until a detail sign plan has been approved by the Bixby Planning Commission.

Landscape

Each lot of Spartan Creek will meet or exceed the landscape requirements of the Bixby Zoning Code regulations and guidelines set. Plant materials chosen will utilize evergreen, flowering or deciduous plant materials that are appropriate for a sustainable landscape that will create year around interest.

An alternative plan may be approved by the Bixby Planning Commission if the Commission determines that the submitted plan is better than the required landscaping.

A Detailed Landscape Plan for each lot shall be approved by the Bixby Planning Commission prior to issuance of a building permit. In addition to meeting the City of Bixby Zoning Code, the Plan for each lot shall be determined at the time of the Detailed Landscape Plan.

Lighting

Lighting used to illuminate Spartan Creek will be a maximum height of 35 feet. All lighting shall be arranged to shield and direct light away from adjacent residential areas.

Trash, Mechanical and Equipment Areas

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or equipment provided by a franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level.

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III. Circulation

Spartan Creek will have access from East 151st Street South from 2 proposed drives. In addition, there will be public road Right-of Way dedicated for new public roads and will be designed and built following the Bixby Engineering design criteria, for access to all the proposed lots and to account for the possible extension of East 148th Street.

Sidewalks shall be connected to and continuous with existing sidewalks on abutting properties, shall be a minimum of four feet in width, shall be ADA compliant and shall be approved by the City Engineer.

Vehicular Paving used for circulation within the proposed City Road Right-of-Way will be approved by the City Engineer. The proposed access points to East 151st Street South will require the City Engineer and ODOT approval.

The Circulation Plan is illustrated on Exhibit 'C'.

IV. Topography, Drainage and Utilities

Topography: The highest point of the development is the southwest corner and naturally slopes to the south and. Elevations range from 601' to 605' MSL.

Drainage: Storm water will be drained to several catch basins throughout the site and be transported via storm sewer system off-site to an existing drainage area.

Utilities: All utilities are available in the immediate area and will be extended to the site with plans approved by the City of Bixby and private utility companies.

Site Map, Topography, Drainage Concept and Existing and Proposed Utilities are illustrated on Exhibit 'D'.

V. Site Plan Review

As part of this PUD, a detailed site plan shall be submitted to the Bixby Planning Commission and approved as being in compliance with the development concept and the development standards. Each commercial lot will also be required to submit a detailed site plan before a building permit will be issued. The Owner acknowledges that the standards for the Site Plans, Landscape Plans and Signage Plans as applied through the Detail Site Plan processes may exceed the minimum standards established by the current zoning code.

The Architectural Committee must review and approve all Detail Site Plans per the Zoning Code.

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City of Bixby

VI. Platting Requirement

As part of this PUD, no building permit shall be issued until the PUD site has been included within a subdivision plat submitted to and approved by the Bixby Planning Commission and the Council of the City of Bixby, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Bixby shall be a beneficiary thereof.

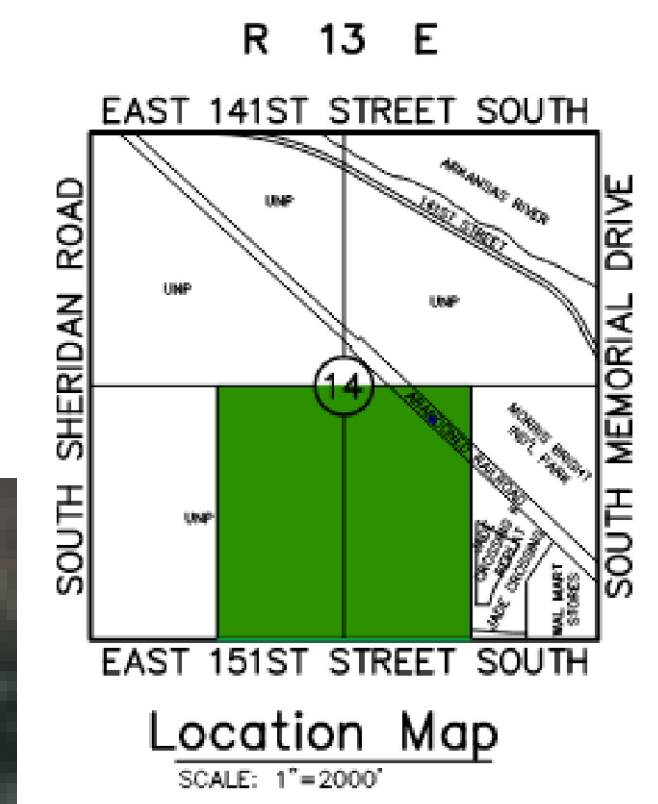
VII. Expected Schedule of Development

Construction will be underway in the Fall of 2025 and will continue following City approval of revised plans.

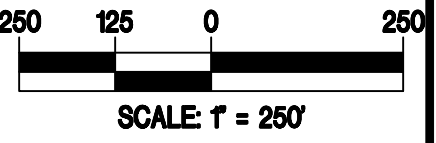
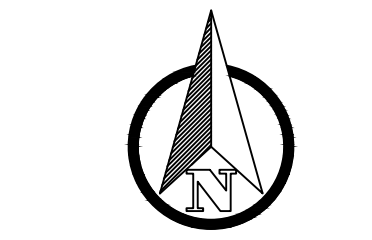
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City of Bixby

EXHIBIT "B"

Draft for Review by
City of Bixby



THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT



DATE	REVISION	BY

RT66
ENGINEERING
5 SOUTH MAIN STREET
SAPULPA, OK 74066

LAND USE MAP
SPARTAN CREEK
PART OF THE SW/4 AND THE SE/4 SEC. 14, T17N, R14E
BIXBY, OKLAHOMA

DRAWN BY: MM
APPV. BY: BC
DATE: 01/30/2025

SHEET **EXHIBIT-B**



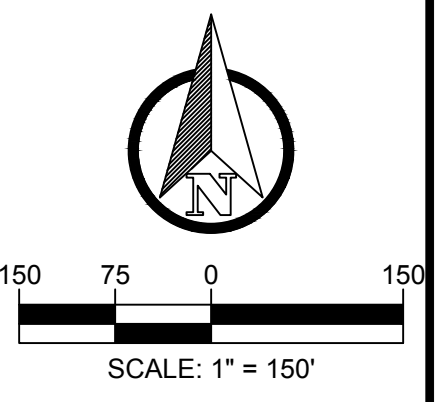
P:\SPARTAN CREEK\2025\CADD\SPARTAN CREEK ADJACENT LAND USE MAP.DWG
 PLOTTED: 01/30/2025 11:17:09 AM

EXHIBIT "C"

Draft for Review by
City of Bixby



THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT

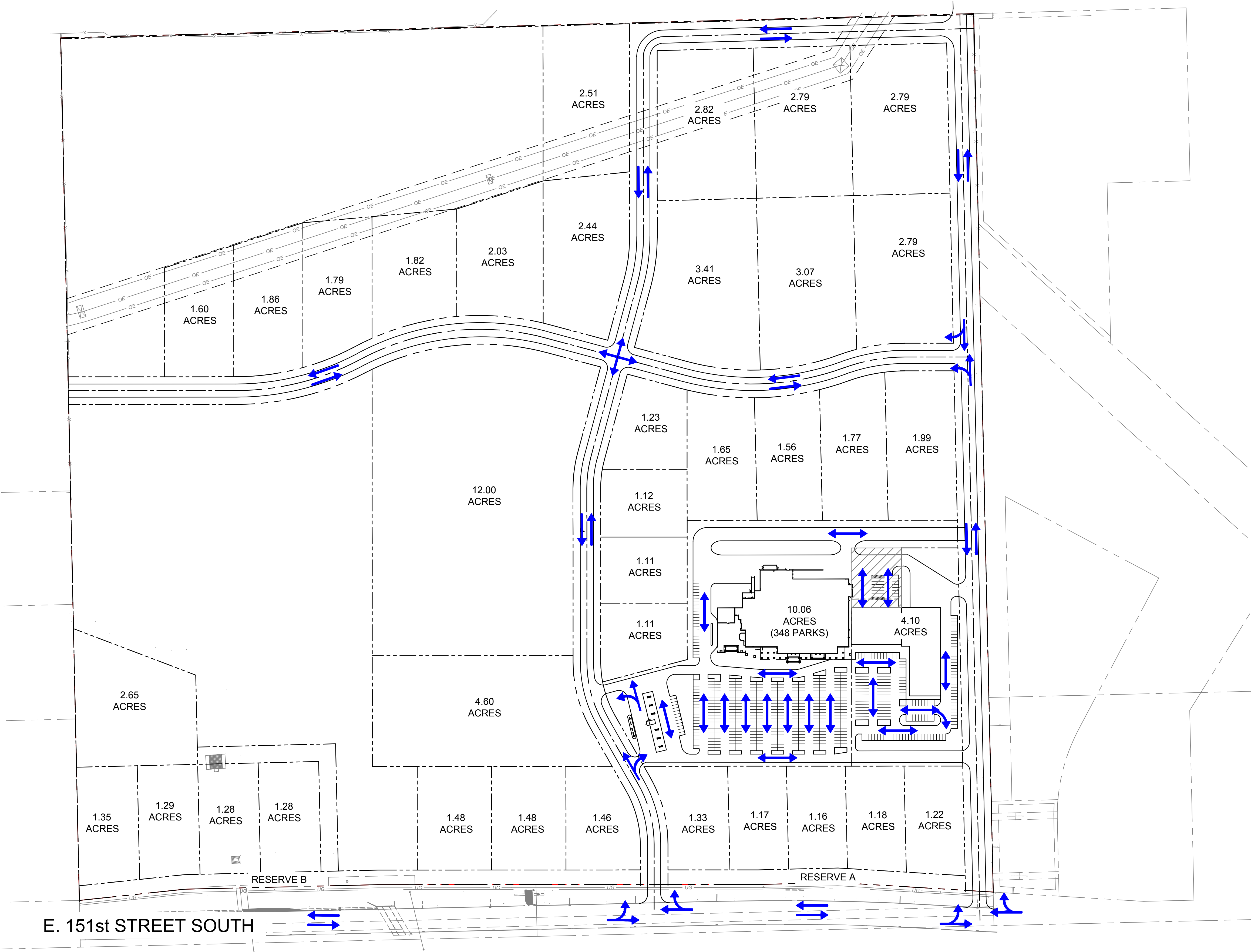


BY	REVISION	DATE

RT66
ENGINEERING
5 SOUTH MAIN STREET
SAPULPA, OK 74066

CIRCULATION MAP
SPARTAN CREEK
PART OF THE SW/4 AND THE SE/4 SEC. 14, T17N, R14E
BIXBY, OKLAHOMA

DRAWN BY: MM
APPV. BY: BC
DATE: 01/30/2025
SHEET **EXHIBIT-C**



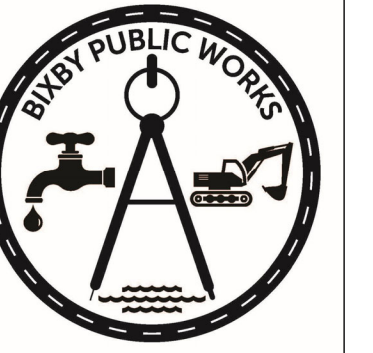
P:\SPARTAN CREEK\2025\SPARTAN CREEK CIRCULATION MAP.DWG
 P:\SPARTAN CREEK\2025\11-14-25.PLM



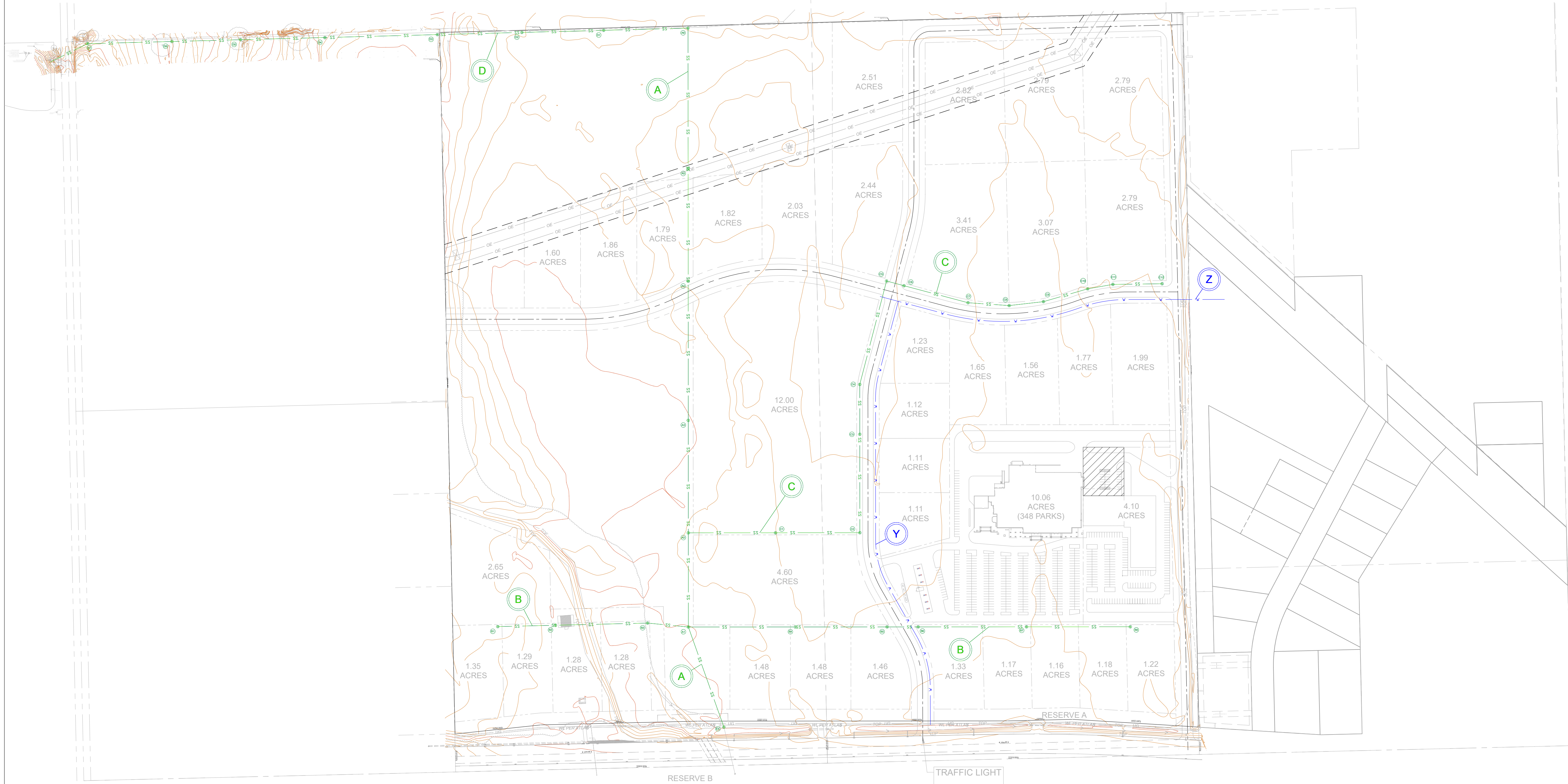
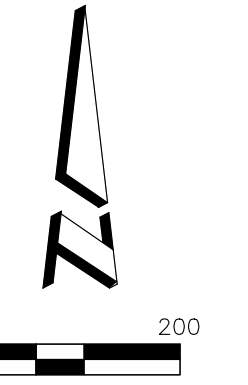
Know what's below.
Call before you dig.

EXHIBIT "D"

Draft for Review by
City of Bixby



CITY OF BIXBY
PUBLIC WORKS
DEPARTMENT
113 W DAWES AVE
BIXBY, OK 74008



REVISION HISTORY

NO. DATE

BID SET

6/01/2025
SD29-2501

DATE:

PROJECT NO:

DESIGNED BY:

DRAWN BY:

APPROVED BY:

VERT. SCALE:

SPARTAN CROSSING
UTILITY PLAN 2025

113 WEST DAWES AVENUE
BIXBY, OKLAHOMA 74008

SHEET NAME
UTILITY
SITE PLAN

SHEET
SITE01

EXHIBIT "E"

Draft for Review by
City of Bixby



T
17
N



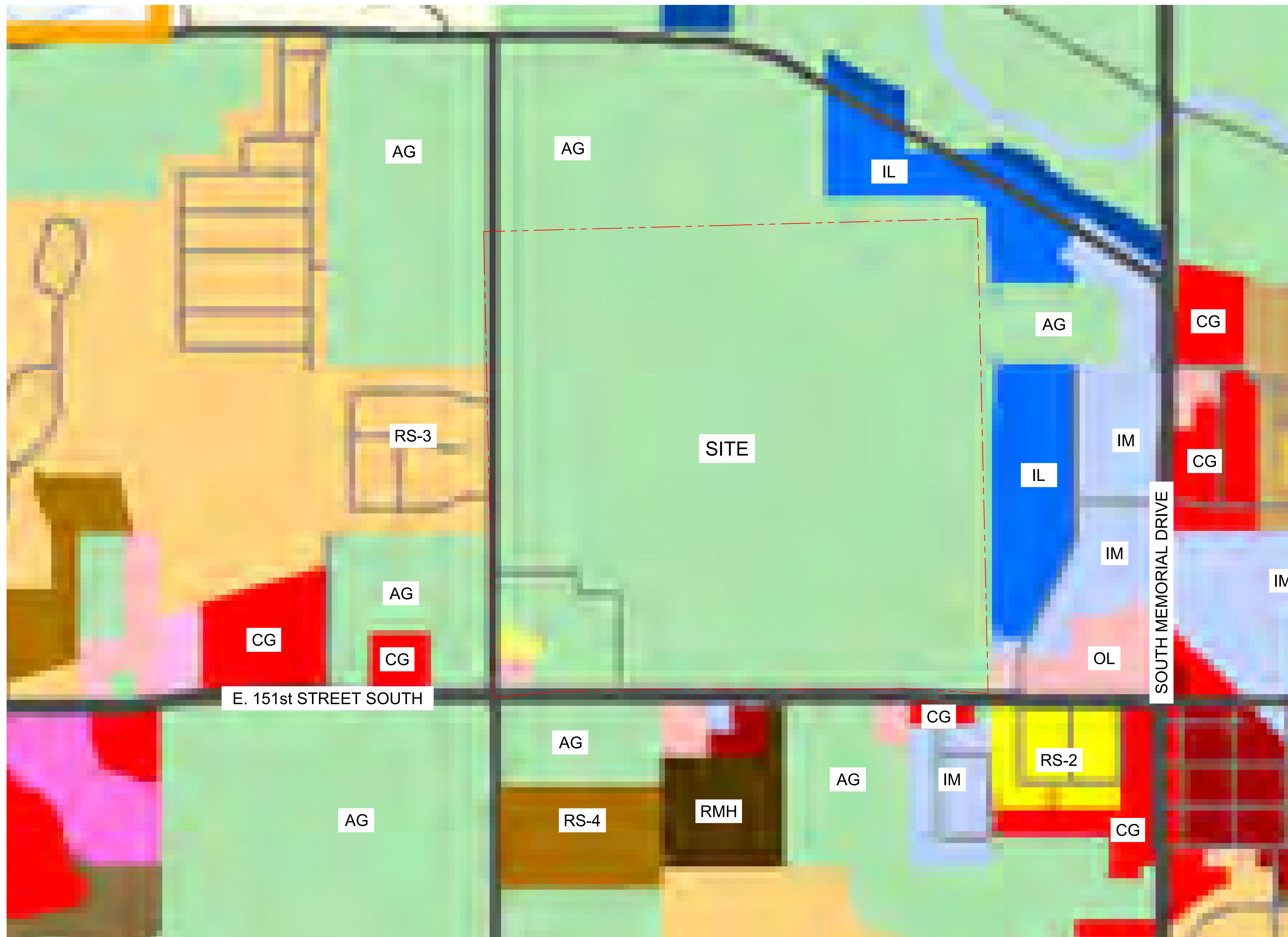
DATE	REVISION	BY

RT66
ENGINEERING
5 SOUTH MAIN STREET
SAPULPA, OK 74066

ZONING MAP
SPARTAN CREEK
PART OF THE SW/4 AND THE SE/4 SEC. 14, T17N, R14E
BIXBY, OKLAHOMA

DRAWN BY: MM
APPV. BY: BC
DATE: 01/30/2025

SHEET EXHIBIT-E



Schedule B-II Exceptions

- 10. RIGHT OF WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA...
11. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY...
12. REPORT OF COMMISSIONERS, CASE NO. CJ-95-00613...
13. RECORDED EASEMENT AS STATED IN THE AFFIDAVIT IN FAVOR OF SUNBELT RAILROAD...
14. TERMS, CONDITIONS, AND PROVISIONS OF THE CITY OF BIXBY ORDINANCE NO. 2287...

Property Address

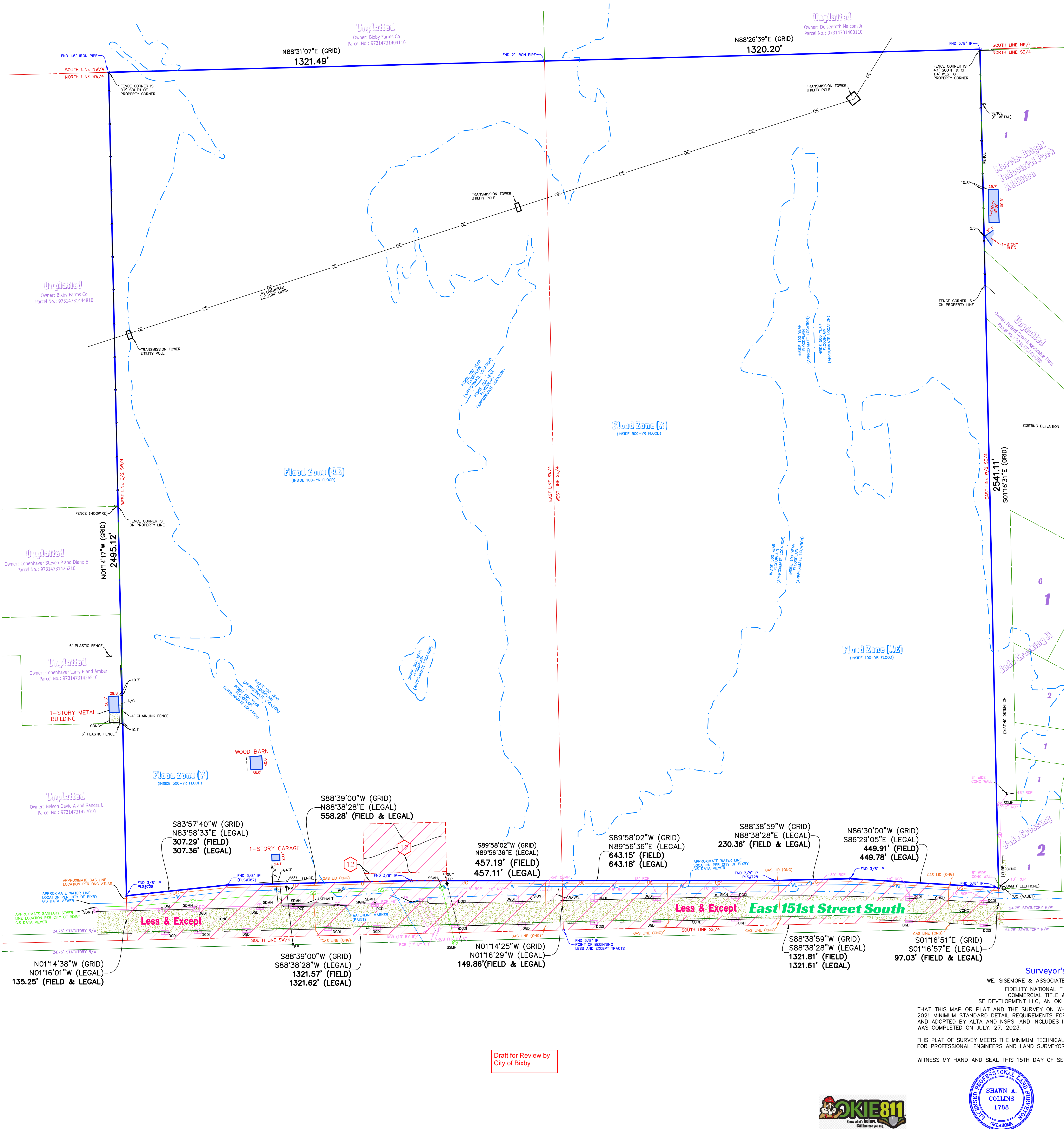
E. 151ST STREET S., BIXBY, OK 74008

Legal Description

THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) AND THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA...

Miscellaneous Notes

- A. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY...
B. THE PROPERTY DESCRIBED HEREON CONTAINS 151.045 ACRES...
C. THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS...
D. THE PROPERTY DESCRIBED HEREON CONTAINS A TOTAL OF NO STRIPPED PARKING SPACES...
E. THE PROPERTY DESCRIBED HEREON HAS ACCESS TO EAST 151ST STREET SOUTH...
F. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK...
G. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY...
H. 3/8" IRON PIN SET AT ALL PROPERTY CORNERS...
I. ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE...



Location Map showing the survey area within Range 13 East and Township 17 North. Includes a scale of 1"=2000' and a north arrow.

Legend listing various symbols and abbreviations used on the survey map, such as ACC for access, A/C for air conditioner, and BLDG for building.

Surveyor's Certification section containing the text: 'WE, SISEMORE & ASSOCIATES, INC. DO HEREBY CERTIFY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY...'

Professional Engineer seal for Shawn A. Collins, License No. 1788, State of Oklahoma. Includes the SISEMORE & ASSOCIATES, INC. logo and contact information.

THIS PLAT OF SURVEY... TO BE REPRODUCED, CHANGED OR COPIED... WITHOUT THE WRITTEN CONSENT OF SISEMORE & ASSOCIATES, INC.

Revision table with columns for REVISION, BY, and DATE. Includes a list of revisions for the survey.

Order and check information table with columns for FILE, ORDER, BOOK, and DATE.

ALTA/NSPS Land Title Survey Part of the S/2 of Section 14, T-17-N, R-13-E City of Bixby, Tulsa County, Oklahoma

SISEMORE & ASSOCIATES logo and contact information: Phone: (918) 686-9800, Fax: (918) 686-9800, Email: scollins@sisa-oc.com.

SHEET 1 OF 1

Regular Agenda Item Commentary

Item Title

Discussion and review of the Preliminary Plat and Alley Closure/Vacation for the Bixby Performing Arts Center (PAC)

Initiator**Staff Information Source****Background****Exhibits**

1. BIXBY PAC PRELIMINARY PLAT
2. BIXBY PAC ALLEY CLOSURE

Key Issue**Council Action****Recommendation**

Item No: 5.

Meeting Date

August 6, 2025

Meeting

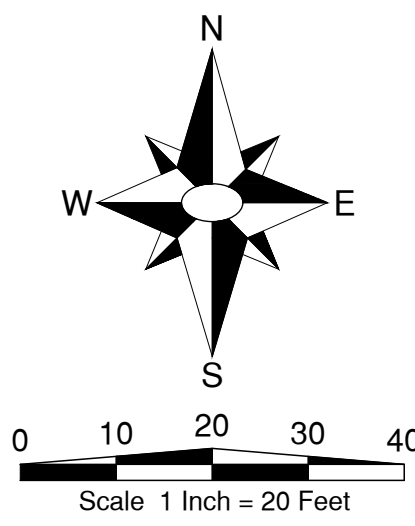
20250806 Technical Advisory Committee Agenda

Tulsa County Clerk
 Doc #
 Date
 Receipt

OWNER:
 City of Bixby
 116 W Needles,
 P.O. Box 70
 Bixby, OK 74008
 Phone: 918.366.4430

ENGINEER:
 Company
 Address
 Contact
 CA Number Exp Date

SURVEYOR:
 GEODECA, LLC
 Russell Muziko, PLS
 P.O. Box 33012
 Tulsa, Oklahoma 74153
 918.949.4064
 rmuziko@geodeca.com
 CA #5524 exp 6/30/2026



- LEGEND:**
- AC = AIR CONDITIONING UNIT
 - BBH = BASKETBALL HOOP
 - BM = BENCHMARK
 - CMP = CORRUGATED METAL PIPE
 - FH = FIRE HYDRANT
 - EM = ELECTRIC METER
 - GM = GAS METER
 - GR = GAS REGULATOR
 - GUY = GUY ANCHOR
 - GV = GAS VALVE
 - FL = FLOWLINE
 - PLL = PARKING LOT LIGHT
 - PP = POWER POLE
 - PPL = POWER POLE WITH LIGHT
 - RCP = REINFORCED CONCRETE PIPE
 - SSMH = SANITARY SEWER MANHOLE
 - TG = TOP OF GRATE
 - TH = THRESHOLD
 - TD = TELECOMMUNICATION PEDESTAL
 - TP = TELECOMMUNICATION POLE
 - TPD = TELECOMMUNICATION POLE WITH DROP
 - TR = TOP OF RIM
 - TS = TRAFFIC SIGN
 - TWP = TRAFFIC WARNING PAD
 - WM = WATER METER
 - WV = WATER VALVE
- G -- GAS LINE
 -- OE -- OVERHEAD ELECTRIC
 -- OT -- OVERHEAD TELECOMMUNICATION
 -- SS -- SANITARY SEWER
 -- ST -- STORM SEWER
 -- UE -- UNDERGROUND ELECTRIC
 -- UT -- UNDERGROUND TELECOMMUNICATION
 -- W -- WATERLINE
 -- X -- FENCE LINE

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls.

taxes may exceed the amount of the security deposit.

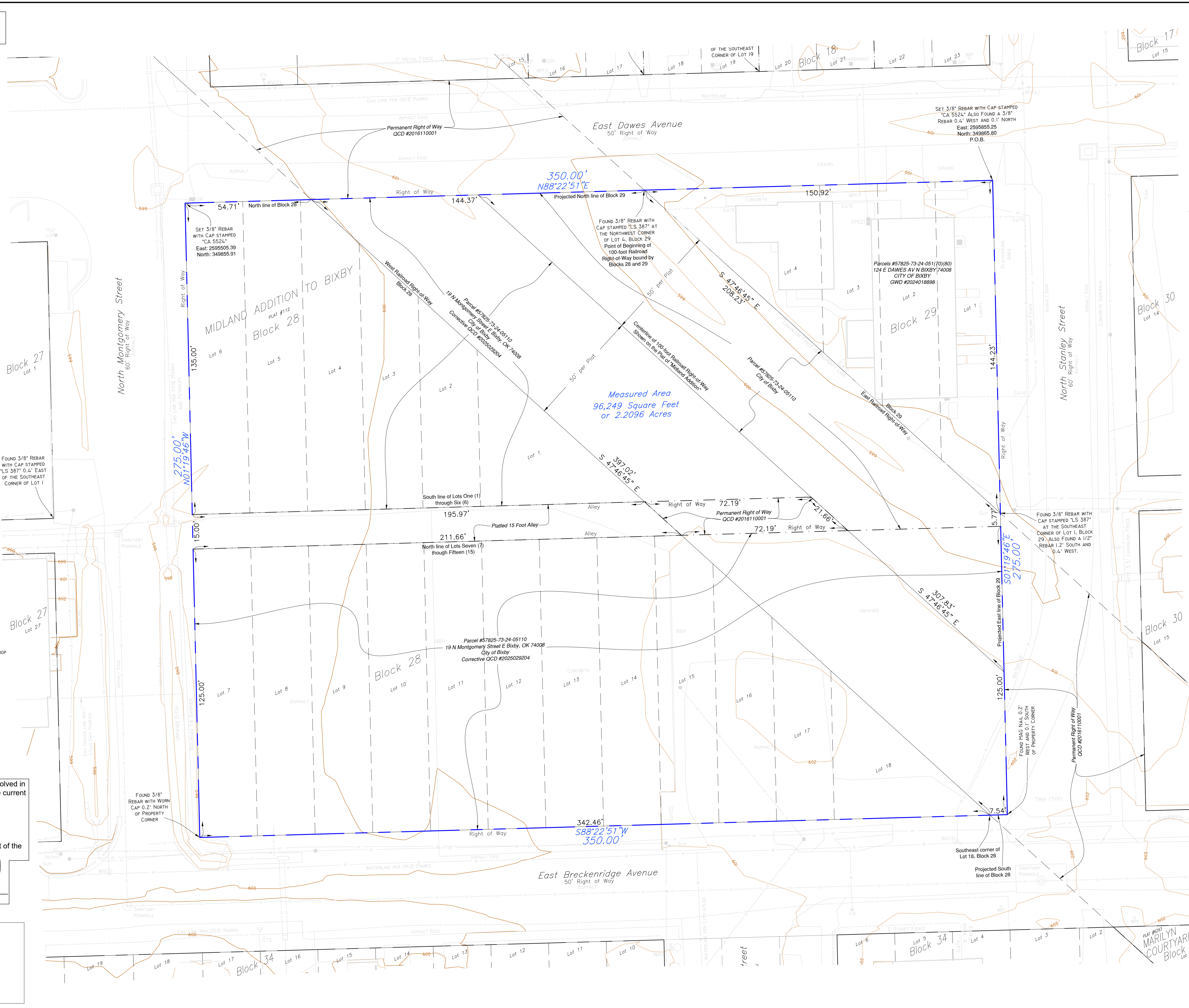
Dated

Tulsa County Treasurer
 By: Deputy

APPROVED
 by the City of Bixby City Council

Mayor

Attest: City Clerk

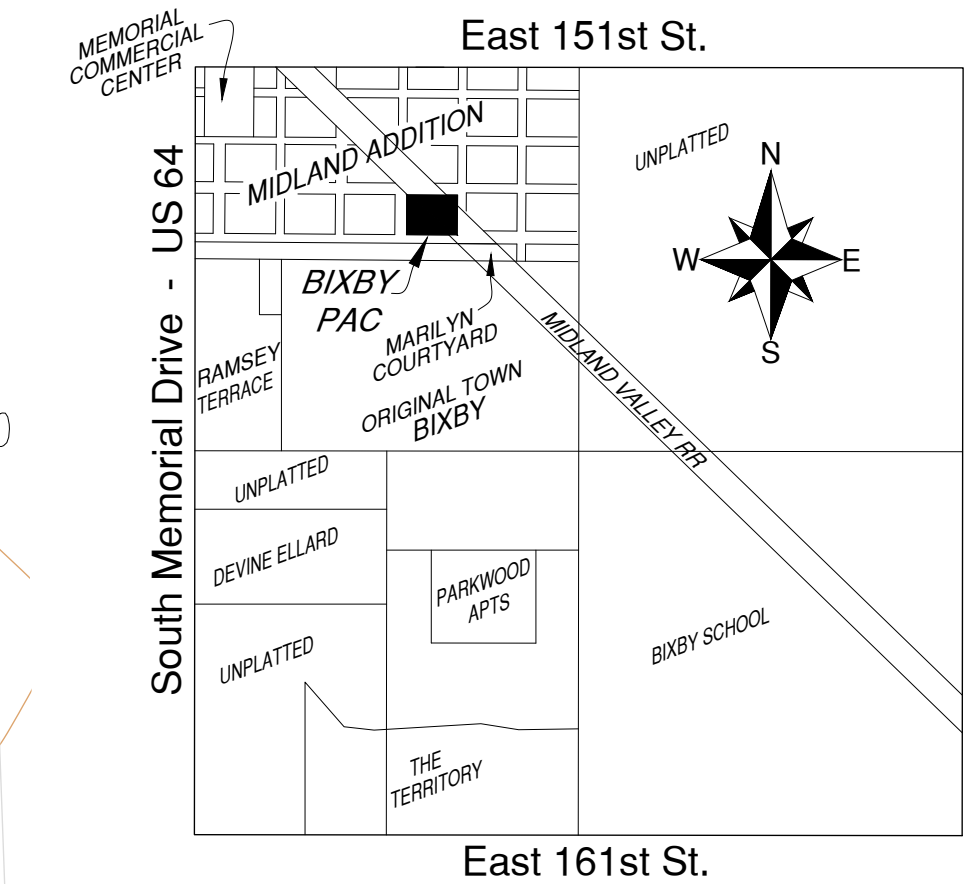


PRELIMINARY PLAT

BIXBY PAC

A Replat of Blocks 28 & 29, MIDLAND ADDITION and a part of the Midland Valley Railroad Right of Way, City of Bixby all being a part of the NW/4 of Section 24, T17N, R13E of the Indian Meridian Tulsa County, State of Oklahoma

Tulsa County
 Section 24, T-17-N, R-13-E



SUBDIVISION STATISTICS

1 BLOCKS, 1 LOT

Subdivision Gross Area: 96,249 Square Feet or 2.2096 Acres

ADDRESS: 124

Block	Lot	Address
1	1	124 East Dawes Avenue North 19 North Montgomery Street East

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal descriptions.

Monuments Found as shown or set with 3/8" rebar and cap or MAG Nail & Washer stamped "CA5524"

Horizontal Datum & Bearings based on the Oklahoma State Plane, Zone North NAD83 grid

Vertical Datum NAVD 1988

Subject Property wholly within Zone X (unshaded) per FIRM Map Panel No. 40143C0434L, Eff. October 16th, 2012.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS
BIXBY PAC

PRELIMINARY PLAT

BIXBY PAC

A Replat of Blocks 28 & 29, MIDLAND ADDITION and a part of the
Midland Valley Railroad Right of Way, City of Bixby
all being a part of the
NW/4 of Section 24, T17N, R13E of the Indian Meridian
Tulsa County, State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, The City of Bixby, is the sole owner in fee simple, hereinafter referred to as the "Developer" of the following described real property in Tulsa County, State of Oklahoma, (the "Property") to-wit;

A Tract of Land which is all of Lots One (1) through Eighteen (18) of Block Twenty-Eight (28) and Lots One (1) through Four (4) of Block Twenty-Nine (29) of MIDLAND ADDITION to the Town of Bixby, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof; AND all that part of a Platted 15 foot alley way between the South line of Lots One (1) through Six (6) and the North line of Lots Seven (7) through Fifteen (15) of Block Twenty-Eight (28) of MIDLAND ADDITION; AND all that part of a the 100-foot Railroad Right-of-Way bound and between Block Twenty-Eight (28) and Block Twenty-Nine (29) of MIDLAND ADDITION; Said Tract of Land more particularly described as follows:
Point of Beginning at the Northeast corner of Block Twenty-Nine (29) of MIDLAND ADDITION; thence S01°19'46"E a distance of 275.00 feet to a point of intersection of the extended East line of Block Twenty-Nine (29) and the extended South line of Block Twenty-Eight (28); thence S88°22'51"W a distance of 350.00 feet to the Southwest corner of Block Twenty-Eight (28); thence N01°19'46"W a distance of 275.00 feet to the Northwest corner of Block Twenty-Eight (28); thence N88°22'51"E a distance of 350.00 feet to the Point of Beginning.

having an area of 96249 Square Feet, 2.2096 Acres

and hereby certify that they have caused to be surveyed, staked and platted in conformity to the attached plat, which is hereby adopted as the plat of the above land, under the name of "BIXBY PAC", an addition to the City of Bixby, Tulsa County, State of Oklahoma.

SECTION I. STREETS, EASEMENTS, AND UTILITIES.

1. The Owner does hereby dedicate to the public the street rights-of-way as depicted on the accompanying plat. Additionally, the Owner does hereby dedicate 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, 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 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 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 area included in the plat. The Owner herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City of Bixby, Oklahoma, and by the supplier of any affected utility service, that is within the utility easements depicted on the accompany plat. No building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of an easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences that do not constitute an obstruction. Private service lines and private storm sewer lines may cross the public utility easements but not be located in the easement and run parallel inside the easement. Franchise utilities defined in section 1.2 may be located in the public utility easements.

2. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE.

In connection with the installation of underground electric, telephone, cable television and natural gas service, the lot is subject to the following:

a. Overhead pole lines for the supply of electric, telephone and cable television service 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 easement ways dedicated for the general utility services and in the rights-of-ways of the public streets, as depicted on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.

b. Underground service cables and gas service lines to all buildings which may be located in 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 building as may be located upon said lot: provided that upon that installation of such a service cable or a gas service line to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or gas line, extending from the service pedestal transformer or gas main to the service entrance on the building.

c. The supplier of gas service through its agents and employees shall at all times have the right of access to all Utility Easements shown on the plat or as otherwise provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service. The owner of any lot shall be responsible for the protection of the underground gas facilities located within the lot and shall prevent the alteration of grade or any other construction activity which would interfere with gas service. The supplier of gas service shall be responsible for the ordinary maintenance of its facilities, but the lot owner shall pay for damage or relocation of facilities caused or necessitated by acts of the lot owner, or the lot owner's agents or contractors. The covenants set forth in this subsection shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound by these covenants.

d. The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or 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 service facilities so installed by it.

e. The owner of "BIXBY PAC" shall be responsible for the protection of the underground electric, telephone, cable television or gas service lines located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or gas service line facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of "BIXBY PAC" will pay for damage or relocation so such facilities caused or necessitated by acts of such owner of his agents or contractors.

f. The foregoing covenants set forth in this paragraph "2" shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

4. OWNER RESPONSIBILITY WITHIN EASEMENTS

The owner of the BIXBY PAC shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the plat in the event it is necessary to install, maintain, replace or remove any underground water or sewer mains, electric, gas service lines, cable television, telephone service.

5. LAND USE

All construction is to be strictly according to the City of Bixby, Oklahoma, zoning codes.

6. SIDEWALKS

Sidewalks are required along streets designated by and in accordance with subdivision regulations. Required sidewalks shall be constructed in conformance with City of Bixby Engineering design standards, by the Owner/Developer. Sidewalks will be constructed at the time a building permit is issued on a lot. Sidewalks along street frontages in reserve areas need to be constructed with the streets.

7. LOT SURFACE DRAINAGE

Each lot 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 his lot.

8. BUILDING MATERIALS

Building designs, facades and materials shall comply with the minimum standards set forth in all applicable City of Bixby ordinances and regulations.

9. LANDSCAPED AREA AND SCREENING

All landscaping and screening shall meet or exceed the requirements and ordinances of the City of Bixby.

10. MUTUAL ACCESS EASEMENTS

Mutual access easements are required to be provided by all platted lots and lots created by future lot splits or re-plot for the purposes of permitting vehicular and pedestrian access to and from the streets and areas adjacent to and within the "Property". Such easement(s) shall be for the mutual use and benefit of owners of lots within the "Property", their respective guests, invitees, successors and assigns, and shall be appurtenant to each affected lot owner, provided governmental agencies and the suppliers of utility services shall have the reasonable use of such easements incidental to the provision of services to the lots within the "Property".

11. LIMITS OF NO ACCESS

The owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to the streets as depicted on this plat as "Limits of No Access" (LNA). Limits of access and no access may be amended or released by the Bixby Planning Commission, or its successor and with the approval of the City of Bixby.

SECTION II. RESERVE AREA DRAINAGE AND DETENTION EASEMENT

The owner does dedicate Reserve Areas, Overland Drainage and Detention Easement as designated on this plat for the purposes of permitting the flow conveyance, detention, discharge and perpetual drainage of stormwater runoff over and across property as designated on this Plat as approved by the City of Bixby. Detention and other drainage facilities constructed within said reserve, drainage and detention easement area shall be in accordance with standards and specifications approved by the City of Bixby. No fence, wall, building or other obstruction may be placed or maintained in the detention easement area nor shall there be any alteration of the grades or contours in such easement area unless approved by engineering and construction department of the city of Bixby. The Owner/Developer of BIXBY PAC is permitted to install landscaping, lighting, signage, and irrigation systems in Reserve. It is also expressly understood that the maintenance of Reserve, is the responsibility of the Owner/Developer of "BIXBY PAC". The City of Bixby shall have no liability for any damage to, including but, not limited to signage, lighting, landscaping, or irrigation systems within Reserve. The foregoing covenants set forth in this paragraph shall be enforceable by any affected lot owner and by the Bixby Development Authority.

3. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

a. Owner of the each Lot shall be responsible for the protection of the public water mains, sanitary sewer mains, and storm sewers located on their lot.

b. Within the utility easements areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main, sanitary sewer main, or storm sewer or any construction activity which would interfere with public water mains, sanitary sewer mains, and storm sewers shall be prohibited.

c. The City of Bixby, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public water mains, sanitary sewer mains, and storm sewers, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner his agents or contractors.

d. The City of Bixby, Oklahoma, or its successors, shall at all times have right of access to all 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 water, sanitary sewer or storm sewer facilities.

e. All private storm sewer is the responsibility of the lot owner.

f. The foregoing covenants set forth in the above paragraphs shall be enforceable by the City of Bixby, Oklahoma, or its successors, and the Owners of the Lots agrees to be bound.

SECTION III. TERM, AMENDMENT, AND ENFORCEMENT

1. The covenants and restrictions set forth herein shall be covenants which shall run with the land and which shall be binding upon and enforceable by the owner, its successors, grantees and assigns, by the beneficiaries of the covenants set forth with respect to such covenants only, for a period of twenty (20) years, at which time such covenants and restrictions shall be extended for successive periods of ten (10) years. The covenants and restrictions may be amended or modified at any time by the Bixby Development Authority.

2. Bixby Development Authority, reserves the right in its sole discretion and without joinder of any party to amend, revise or abolish any one or more of the above covenants and restrictions by instrument duly executed and acknowledged by Bixby Development Authority and filed in the office of the Tulsa County Clerk.

3. Invalidation of any restriction set forth herein, or any part thereof, by any order, judgment, or decree of any court or otherwise shall not invalidate or affect any of the other restrictions or any part thereof that's set forth herein which shall remain in full force and effect.

In Witness Whereof:

City of Bixby has executed this instrument on this ____ day of _____ 2025.

By: _____
Brad Girard, Mayor

STATE OF OKLAHOMA }
COUNTY OF TULSA }SS

This instrument was acknowledged before me on this ____ day of _____ 2025
By Brad Girard as Mayor

Notary Public

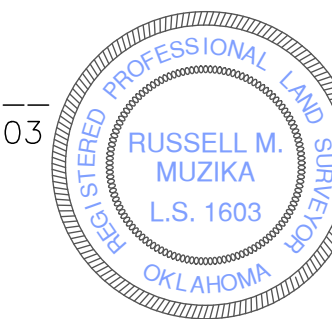
My Commission expires:

CERTIFICATE OF SURVEY

I, Russell M. Muzika, of GEODECA LLC, A Licensed Professional Land Surveyor in the State of Oklahoma do hereby certify that I have carefully and accurately surveyed, subdivision, and platted the tract of land described above and that the accompanying plat designated herein as "BIXBY PAC" an Addition to the City of Bixby, Tulsa 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 ____ Day of _____ 2025

Russell M. Muzika, PLS #1603
GEODECA LLC CA #5524,
Renewal June 30, 2026



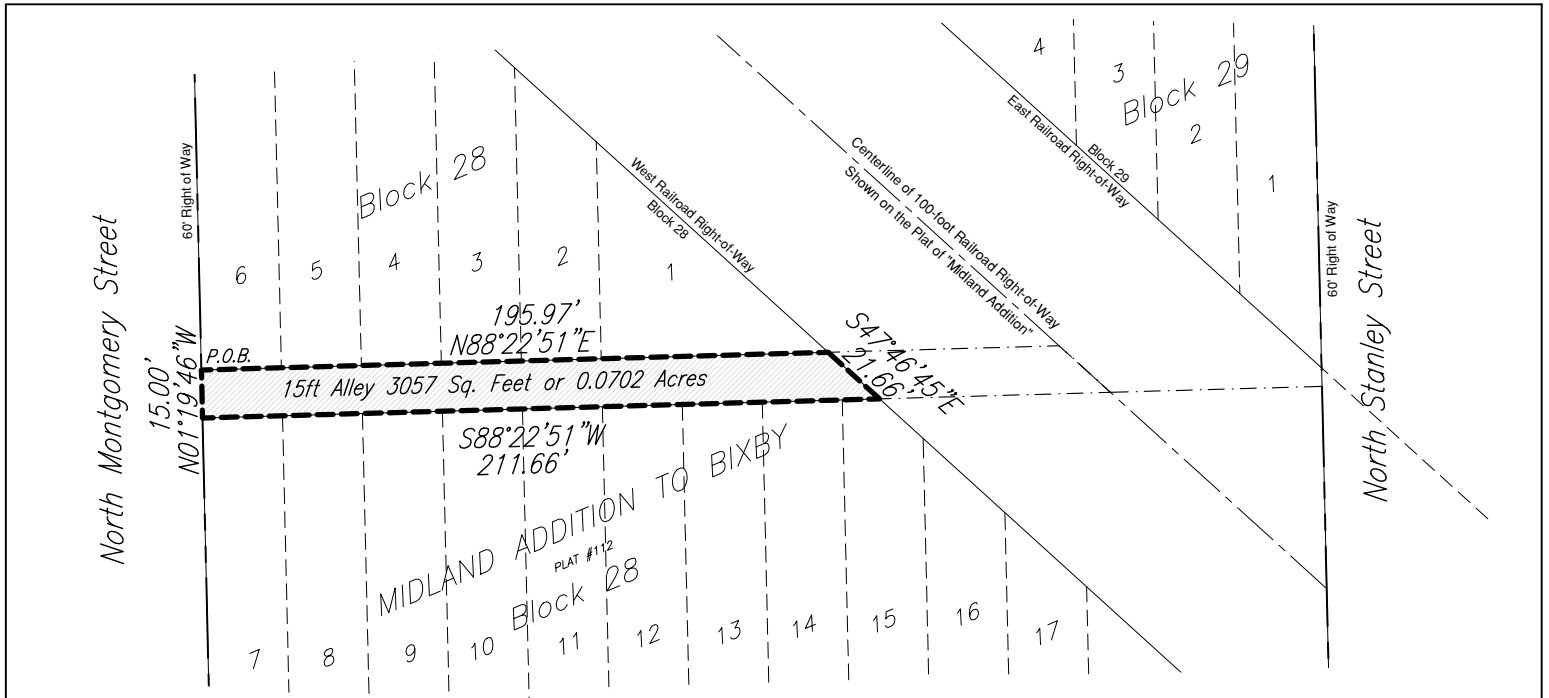
STATE OF OKLAHOMA }
COUNTY OF TULSA }SS

This instrument was acknowledged before me on this ____ day of _____ 2025

by Russell M. Muzika as a Professional Land Surveyor for GEODECA LLC

Notary Public

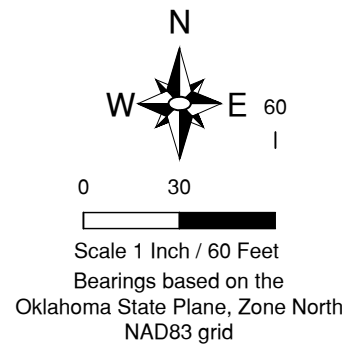
My Commission expires:



LEGAL DESCRIPTION:

A Tract of Land which is all that part of a Platted 15 foot alley way between the South line of Lots One (1) through Six (6) and the North line of Lots Seven (7) though Fifteen (15) of Block Twenty-Eight (28) of MIDLAND ADDITION to the Town of Bixby, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, being more particularly described as follows: Point of Beginning at the Southwest corner of Lot Six (6) of Block Twenty-Eight (28); thence along the South line of Lots One (1) through Six (6), N88°22'51"E a distance of 195.97 feet; thence along the Westerly line of the 100-foot Railroad Right-of-Way, S47°46'45"E a distance of 21.66 feet; thence along the the North line of Lots Seven (7) though Fifteen (15) of Block Twenty-Eight (28), S88°22'51"W a distance of 211.66 feet to the Northwest corner of Lot Seven (7) of Block Twenty-Eight (28); thence N01°19'46"W a distance of 15.00 feet to the Point of Beginning.

having an area of 3057 Square Feet, 0.0702 Acres



This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma. Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

Exhibit A
Page 1 of 1



GEODECA LLC
P.O.Box 33012, Tulsa, Ok. 74153
918 949 4064
CA # 5524 exp 6/30/2026

15ft Alley Closure & Vacation
Block 28 of "MIDLAND VALLEY ADDITION"
Date: July 2nd, 2025
Revision: 0
Project: # 2210086