



# City of Bixby Planning Commission Meeting Agenda

Chairman Jason Mohler  
Vice Chair Josh Nave  
Commissioner Tom Holland  
Commissioner Lance Whisman

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Monday, August 18, 2025

6:00 PM

Bixby Municipal Building  
111 N. Cabaniss Ave. Bixby,  
OK 74008

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## Call to Order

Chairman

## Roll Call

Secretary

## Oath of Office

- 1) Administer the Oath of Office to Eric Covey as a member of the Planning Commission.

## Consent Agenda

- 1) Consider and approve the minutes from the Planning Commission Meeting held on July 21, 2025.
- 2) Consider and approve the execution of an Addendum to the Boardwalk on Memorial Plat No. 5717 to amend Section II (C) - Development Standards.

## Public Hearing

- 1) Discussion, consideration, and possible action for Final Plat BXPT-23.17 FP, submitted for South County Industrial Park, a proposed industrial development located near the 14100 block of Kimberly-Clark Place.
- 2) Discussion, consideration, and possible vote to approve Preliminary Plat BXPT-25.06 for the Bixby Performing Arts Center, a proposed development located at 50 North Montgomery Street in Downtown Bixby.
- 3) Discussion, consideration, and possible vote to approve Rezone Case BXZO-25.06, a request to rezone approximately 37 acres from Agriculture (AG) to Residential

Single-Family (RS-2.5), for a proposed gated residential development referred to as Central Park on Mingo located approximately 1/4 mile south of East 121st Street South and east of South Mingo Road.

- 4) Discussion, consideration, and possible vote to approve Planned Unit Development Case BXPUD-25.02, which encompasses approximately 37 acres for a proposed gated residential development referred to as Central Park on Mingo, located approximately 1/4 mile south of East 121st Street South and east of South Mingo Road.
- 5) Discussion, consideration, and possible vote to approve a Preliminary Plat BXPT-25.05, submitted for Central Park on Mingo, a proposed gated residential development located approximately 1/4 mile south of East 121st Street South and east of South Mingo Road.
- 6) Discussion, consideration, and possible vote to approve Comprehensive Plan Amendment Case No. BXCP-25.02, pertaining to approximately 151 acres, to amend the land use designation from Industrial and Commercial to Commercial.
- 7) Discussion, consideration, and possible vote to approve Rezone Case BXZO-25.08, a request to rezone approximately 151 acres from Agriculture (AG) to Commercial General (CG), for a proposed commercial development referred to as Spartan Creek located approximately 1/4 mile west of South Memorial Drive and north of East 151st Street South.
- 8) Discussion, consideration, and possible vote to approve Planned Unit Development Case BXPUD-25.03, which encompasses approximately 151 acres for a proposed commercial development referred to as Spartan Creek, located approximately 1/4 mile west of South Memorial Drive and north of East 151st Street South.
- 9) Discussion, consideration, and possible vote to approve a Preliminary Plat BXPT-25.07, submitted for Spartan Creek, a proposed commercial development located approximately 1/4 mile west of South Memorial Drive and north of East 151st Street South.

## **New Business**

## **Adjournment**

### **Notice of Posting**

This Notice and Agenda was posted on the bulletin board on August 15, 2025, on or before 6:00 p.m., at City Hall, 111 N. Cabaniss Ave. Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill  
Assistant Planner I

### **For Special Accommodations**

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 111 N. Cabaniss Ave. Bixby, OK 74008, 918-366-4430 or via Email: SDuran@bixbyok.gov at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

Please Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

# Planning Commission Meeting Minutes

Bixby Municipal Building  
111 N Cabaniss Avenue  
Bixby, OK 74008  
July 21, 2025 at 6:00 PM

## Call to Order

Chairman Jason Mohler opened the Planning Commission meeting at 6:05 PM.

## Roll Call

Acting Secretary Gwen Plante called the roll, and the following were present:

### Members Present

Jason Mohler, Chairman  
Josh Nave, Vice Chair  
Tom Holland, Commissioner  
Lance Whisman, Commissioner

### Staff Present

John Hammons, City Attorney  
Gwen Plante, Acting Secretary  
Bea Aamodt, Public Works Director

## Oath of Office

### Administer the Oath of Office to Lance Whisman as a member of the Planning Commission.

Oath executed by Commissioner Lance Whisman

### Administer the Oath of Office to Josh Nave as a member of the Planning Commission.

Oath executed by Commissioner Josh Nave

### Administer the Oath of Office to Tom Holland as a member of the Planning Commission.

Oath executed by Commissioner Tom Holland

## Consent Agenda

### Consider and approve the minutes of the June 16, 2025, Planning Commission Meeting.

Chairman Mohler called for a motion to approve the minutes from the July 21, 2025, meeting of the Planning Commission. Commissioner Holland made the motion to approve, which was seconded by



Commissioner Whisman. The vote results were as follows:

Motion carried: 4-0

Ayes: Holland, Whisman, Nave, Mohler

Nays: 0

## **Public Hearing**

### **Discussion and possible action regarding the incorporation of the Greyhawk Interceptor Sewer Basin into the City's Excess Capacity Fee Structure.**

Chairman Jason Mohler introduced Item 1 on the agenda for discussion and consideration.

Staff presented the proposal to incorporate the Greyhawk Interceptor Sewer Basin into the City's existing Excess Capacity Fee Structure. This inclusion ensures that developments benefiting from the basin's capacity contribute proportionally to the infrastructure costs. Staff outlined the existing fee structure, the engineering basis for including the basin, and the anticipated revenue and growth implications. It was noted that the incorporation aligns with the City's long-term capital improvement and growth management strategies.

No public comments were made.

Chairman Mohler called for a motion to approve incorporating the Greyhawk Interceptor Sewer Basin into the City's Excess Capacity Fee Structure. Vice Chair Nave made the motion to approve, which was seconded by Commissioner Holland. The vote results were as follows:

Motion carried: 4-0

Ayes: Nave, Holland, Whisman, Mohler

Nays: 0

### **Discussion, consideration, and possible action for Final Plat BXPT-22.17 FP, submitted for The Reserve at Cedar Ridge, a proposed private residential development located approximately half a mile east of South Mingo Road, near the 10500 block of East 121st Street South.**

Chairman Jason Mohler introduced Item 2 on the agenda for discussion and consideration.

Staff presented the Final Plat for The Reserve at Cedar Ridge, noting that the proposed plat is consistent with the approved PUD and Preliminary Plat. All technical review comments have been addressed, and any required documentation have been submitted.

Commissioners asked whether the Public Works Director approved the waiver requested by the applicant regarding the utility easement (U/E). Ms. Aamodt indicated that she had no objections, and staff confirmed compliance with city codes.

No public comments were made.

Chairman Mohler called for a motion to approve the Final Plat BXPT-22.17 FP for The Reserve at Cedar Ridge with staff comments. Vice Chair Nave made the motion to approve, which was seconded by Commissioner Whisman. The vote results were as follows:

Motion carried: 4-0

Ayes: Nave, Whisman, Holland, Mohler

Nays: 0

**Discussion, consideration, and possible action on Rezone Case BXZO-25.07, a request to rezone property located at 12105 S. Memorial Drive, Bixby, Oklahoma, from Commercial Shopping (CS) to Commercial Heavy (CH) for Fix Auto.**

Chairman Jason Mohler introduced Item 3 and 4 on the agenda for discussion and consideration.

Staff presented the request, noting the applicant's intent to operate an automotive repair and painting facility under the Fix Auto brand. Rezoning from CS to CH is necessary to accommodate the heavier commercial use, and the Specific Use Permit is required for automotive painting per Use Unit 25 in the CH District. Staff reviewed compatibility with surrounding land uses, zoning classifications, and compliance with the Comprehensive Plan. Conditions for the SUP, such as compliance with environmental regulations for paint operations, were discussed.

Chairman Mohler asked the applicant to approach to answer any questions. The applicant provided additional background information regarding his request. The applicant addressed mitigation measures, including enclosed paint booths, ventilation controls, and compliance with any standards. Discussion ensued.

No public comments were made.

Clarification was needed regarding whether the SUP remained with the land or with the owner. The City Attorney requested that the commission defer this item until clarification was provided. Chairman Mohler then moved on to item 5.

After discussing and voting on item 5, the Commission continued to discuss items 3 and 4, particularly the SUP. Discussion ensued between the City Attorney and the Commission.

Chairman Mohler called for a motion on Rezone Case BXZO-25.07. Commissioner Holland made the motion to deny, which was seconded by Commissioner Whisman. The vote results were as follows:

Motion of no recommendation: 2-2

Ayes: Holland, Whisman, Nave, Mohler

Nays: 0

**Discussion, consideration and possible action on a Specific Use Permit (BXSUP-25.01) to allow Use Unit 25 (Automotive Painting) in the CH**

**(Commercial Heavy) District for property located at 12105 S Memorial Drive, Bixby, Oklahoma.**

Chairman Mohler called for a motion on Specific Use Permit BXSUP-25.01. Commissioner Holland made the motion to deny, which was seconded by Commissioner Whisman. The vote results were as follows:

Motion of no recommendation: 2-2

Ayes: Holland, Whisman, Nave, Mohler

Nays: 0

**Discussion, consideration, and possible action on the first Major Amendment (MA.01) to Planned Unit Development BXPUD-24.08, for a proposed residential development referred to as Bixby Meadows II, encompassing approximately 125.9 acres, located at the northeast corner of East 161st Street South and South Harvard Avenue.**

Chairman Jason Mohler introduced Item 5 on the agenda for discussion and consideration.

Staff presented the proposed Major Amendment to BXPUD-24.08, explaining that the change would reduce the minimum square footage requirement to 2,000 sq. ft. in order to accommodate additional design options. Questions were raised regarding the 100% masonry and the potential use of cementitious board on porches and patios.

No public comments were made.

Vice Chair Nave made a motion to approve BXPUD-24.08, incorporating staff comments and specifying 100% masonry coverage, excluding cementitious board, for all areas except windows and structural elements under porches and patios. Motion seconded by Commissioner Whisman. The vote results were as follows:

Motion carried: 4-0

Ayes: Nave, Whisman, Holland, Mohler

Nays: 0

Chairman Mohler went back to item 3 for further discussion.

**Discussion, consideration, and possible action on the second Major Amendment (MA.02) to Planned Unit Development PUD-31, for a proposed development referred to as Bricktown Square, encompassing approximately 5.32 acres, located at 12409 S Memorial Drive, Bixby, Oklahoma.**

Chairman Jason Mohler introduced Item 6 on the agenda for discussion and consideration.

Staff presented the request for the second Major Amendment to PUD-31. The amendment seeks to remove the existing residential restriction from the approved Planned Unit Development. The

applicant provided an overview of the project and rationale for the change, noting market conditions and alignment with current development goals for the site. The applicant gave additional background.

Chairman Mohler requested a discussion regarding the Site Plan. The applicant confirmed that screening would be incorporated in accordance with the code. Commissioner Holland inquired about the signage and questioned why the monument signs needed to be 25 feet tall. The applicant explained that this height is necessary due to the trees on the property.

No public comments were made.

Vice Chair Nave made a motion to approve the second Major Amendment (MA.02) to PUD-31 with staff comments. Commissioner Holland seconded the motion. The vote results were as follows:

Motion carried: 4-0

Ayes: Nave, Holland, Whisman, Mohler

Nays: 0

## **New Business**

No New Business to discuss.

## **Adjournment**

The meeting was adjourned at 7:51 PM.



**ADDENDUM TO THE BOARDWALK ON MEMORIAL PLAT  
(Amendment to Section II(C) – Use Restrictions)**

This Addendum to Plat (the “Addendum”) is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by CCWOF1D LLC, a Delaware limited liability company (“Development Area B Owner”), amends that certain plat entitled *The Boardwalk on Memorial*, recorded on August 19, 2003, in the official records of Tulsa County, Oklahoma as Plat No. 5717, Document No. 03124410, in Book 7103, Page 1689 (the “Plat”) attached hereto as Exhibit A.

**RECITALS**

WHEREAS, the Plat includes a Deed of Dedication and Restrictive Covenants governing the real property described therein; and

WHEREAS, Section II(C) of the Plat includes certain use restrictions (the “Use Restrictions”); and

WHEREAS, Development Area B Owner, the City of Bixby, and the Bixby Planning Commission desire to amend said Use Restrictions to permit development otherwise prohibited under the original language.

**AMENDMENT**

NOW, THEREFORE, pursuant to applicable law and with the consent of all required signatories, including the Development Area B Owner, the City of Bixby, and the Bixby Planning Commission, the parties hereby amend and restate the Plat as follows to remove the Use Restrictions:

Section II(C) – Development Standards - Development Area B is hereby amended and restated in its entirety to read as follows:

“Development Area B being part of Lot 1 and graphically depicted on the accompanying plat shall be subject to the following restrictions and limitations:

None.”

This Addendum may be executed in multiple counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. This Addendum shall be recorded in the official records of Tulsa County, Oklahoma, and shall be binding upon and inure to the benefit of all current and future owners of the real property subject to the Plat.

*(Signature Pages to Follow)*

**IN WITNESS WHEREOF**, the undersigned have executed this Addendum as of the date first written above.

**DEVELOPMENT AREA B OWNER:**

**CCWOF1D LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: Austin J. Osborne

Title: CEO

STATE OF IDAHO

COUNTY OF ADA

On \_\_\_\_\_, before me, \_\_\_\_\_,  
Notary Public, personally appeared \_\_\_\_\_,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person whose name is subscribed to the within instrument and acknowledged to me that he  
executed the same in his authorized capacity on behalf of the entity, and that by his  
signature on the instrument, the entity upon behalf of which the person acted executed the  
instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
(SEAL)

Notary Public

**CITY OF BIXBY:**

**City of Bixby**

By: \_\_\_\_\_

Name:

Title:

STATE OF OKLAHOMA

COUNTY OF TULSA

On \_\_\_\_\_, before me, \_\_\_\_\_,  
Notary Public, personally appeared \_\_\_\_\_,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
duly authorized representative of the City of Bixby, and acknowledged that he/she executed  
the same on behalf of the City, and that by his/her signature, the City executed the  
instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
(SEAL)

Notary Public



**BIXBY PLANNING COMMISSION:**

**Bixby Planning Commission**

By: \_\_\_\_\_

Name:

Title:

STATE OF OKLAHOMA

COUNTY OF TULSA

On \_\_\_\_\_, before me, \_\_\_\_\_,  
Notary Public, personally appeared \_\_\_\_\_,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
duly authorized representative of the Bixby Planning Commission, and acknowledged that  
he/she executed the same on behalf of the Commission, and that by his/her signature, the  
Planning Commission executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
(SEAL)

Notary Public

**Exhibit A**

**Plat**

[Please see attached.]



CITY OF BIXBY  
111 N Cabaniss Ave  
Bixby, OK 74008  
(918) 366-4430

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## STAFF REPORT

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**TO:** Planning Commission  
**FROM:** Gladys Gill, Planner  
**DATE:** August 18, 2025  
**NAME:** South County Industrial Park  
**CASE(S):** **FINAL PLAT** | BXPT-23.17 FP  
**LOCATION:** Near the 14100 block of Kimberly-Clark Place  
**EXISTING ZONING:** Industrial Light (IL)  
**PROPOSED ZONING:** N/A  
**STR:** Section 16, Township 17N, Range 13E  
**APPLICANT:** Select Design

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### REQUEST:

The applicant requests approval of a Final Plat for *South County Industrial Park*, a replat of part of Lots 2 and 3, Block 1, Sitrin Center Addition. The proposed subdivision contains four (4) lots, three (3) blocks, and one (1) reserve area. The plat implements development standards established in Planned Unit Development No. 12, Major Amendment C, as approved by City Council on September 25, 2023.

## Site Stats:

**Minimum Lot Area:** Per IL district

**Minimum Width:** 50 feet

**Setbacks:**

- Side property line – 10 feet
- East property line (Reserve area) – 25 feet
- North property line – 20 feet
- South property line (adjacent to office zoning) – 25 feet

**Maximum Height:** 40 feet

**Prohibited Uses:** Medical marijuana uses (dispensary, research, testing, warehousing, grow), and sexually oriented businesses as defined by Bixby Zoning Code.

## Site Design Requirements:

- **Screening:** Per IL district requirements and PUD
- **Landscaping:** Enhanced landscape buffer along Kimberly Clark Place, tree preservation in floodway/greenbelt, landscape plan by licensed Landscape Architect required with site plan review
- **Lighting:** Shielded, downward-directed fixtures; max height 15 ft for street and parking lot lights; City Engineer approval required prior to installation
- **Signage:**
  - Two ground signs along Kimberly Clark Place (max 120 sq. ft. each)
  - Wall/canopy signs limited to 1 sq. ft. per linear ft. of building wall, subject to height and placement restrictions
- **Parking:** As required per Zoning Code based on specific use

## Abutting Zoning; Use:

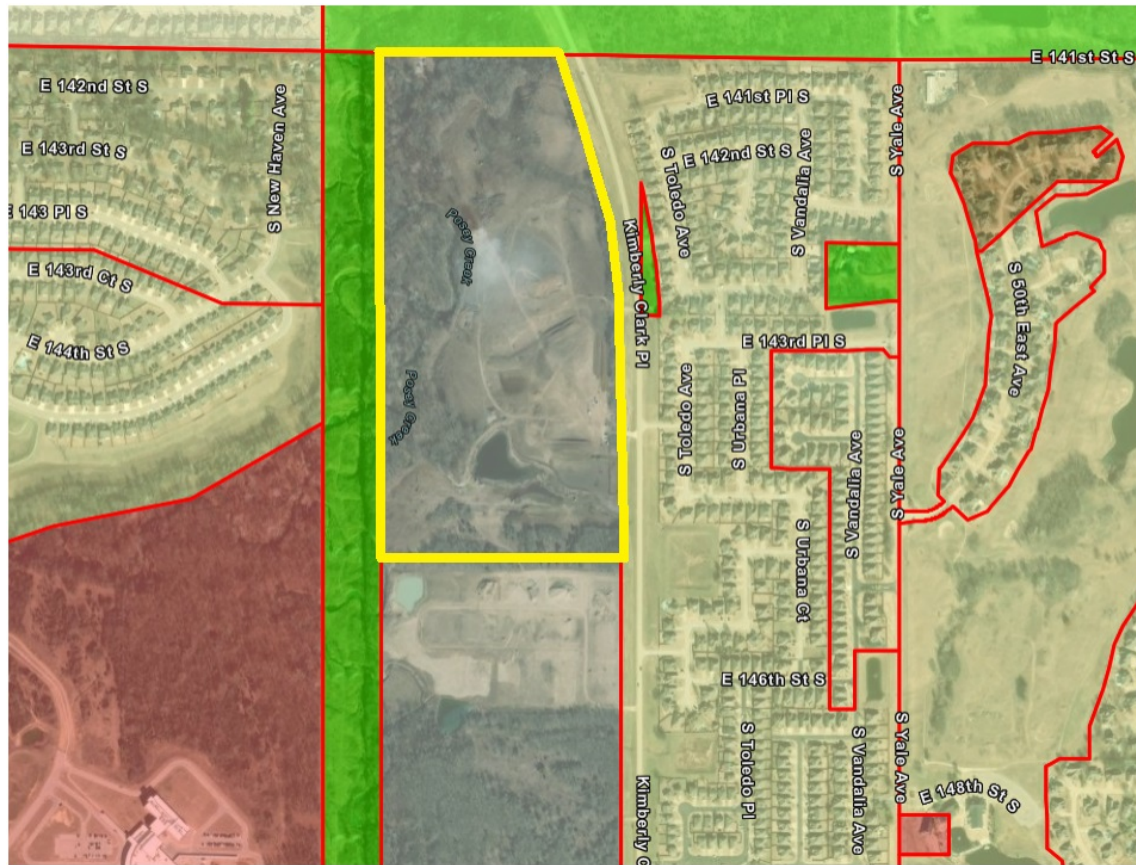
North: (AG) Agriculture: Vacant

East: (RS-3) Residential Single-Family Dwellings: Falcon Ridge Estates

South: (IL) Industrial Light: Bixby Business Park

West: (AG) Agriculture, (RS-1) Residential Single-Family Dwellings: Springtree

**Figure 1:** City of Bixby Zoning Map



**Public Comments:** Plats are not subject to public advertising, and at the time of writing, no public comments have been received.

**Engineering Review Comments:** See attached Engineering Memo dated July 24, 2025.

#### **Staff Comments**

Staff has reviewed the conditional final plat and finds it consistent with the previously approved Planned Unit Development (PUD-12 Major Amendment C) for South County Industrial Park.

Staff has no objection of the South County Industrial Park Final Plat (PUD-12, Major Amendment C), subject to the following conditions:

- Compliance with all City Engineer and Fire Marshal requirements prior to filing of the plat.
- Landscape plan approval concurrent with site plan review.

**Figures:** Figure 1: City of Bixby Zoning Map

**Attachments:** Conditional Final Plat with Deed of Dedication  
Engineering Memo dated July 24, 2025



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: ahalie@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 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

Floodplain Data

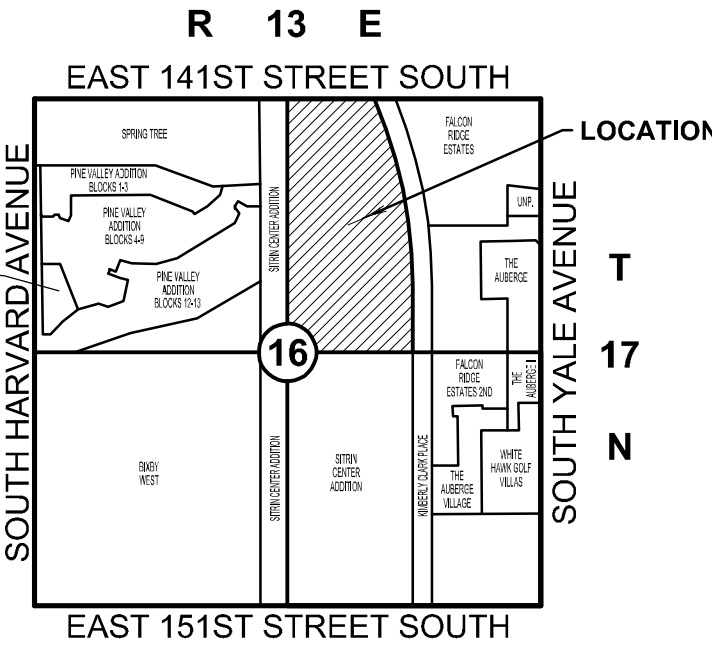
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C0433L- OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN), 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

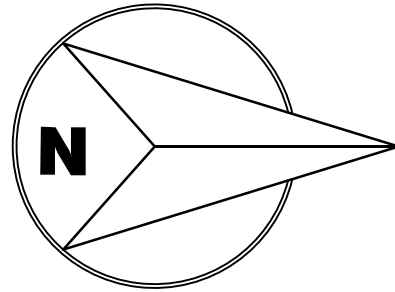
Hatch Legend

= FEMA FLOODWAY  
 = ZONE AE  
1.0% CHANCE OF FLOOD

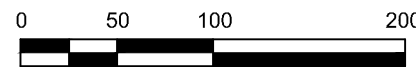


Location Map

SCALE: 1"=200'



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 FORGOING 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

**DRAFT FINAL**  
COUNTY TREASURER STAMP  
**PLAT #1**



**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°1'24"0" 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 1180.28 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°1'15"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°1'24"0" 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 ABOVE 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, ERECTED, 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**

- 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.
- 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.
- 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.
- 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.
- 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**

- 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.
- 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.
- 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.
- 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.
- 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**

- 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.
- 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 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**

- GENERAL REQUIREMENTS:
  - THE DEVELOPMENT MAY PLACE TWO GROUND SIGN ALONG KIMBERLY CLARK PLACE AT EACH ENTRANCE TO THE DEVELOPMENT THAT INCORPORATES THE USES WITHIN THE DEVELOPMENT.
  - GROUND SIGNS ASSOCIATED WITH THE USES SHALL BE LIMITED 120 SQUARE FEET AND SHALL BE SUBMITTED TO CITY FOR APPEARANCE APPROVAL.
- 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 WALL OR CANOPY SIGN SHALL NOT EXTEND ABOVE THE TOP OF THE PARAPET OR BUILDING WALL ON WHICH IT IS LOCATED
- DURING THE PERIOD OF CONSTRUCTION, BUT NOT EXCEEDING 24 MONTHS, A MAXIMUM OF ONE SIGN ADVERTISING THE CONSTRUCTION MAY BE ERECTED 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 80 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 III, 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 #6848, 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





# CITY OF BIXBY

P.O. Box 70  
116 W. Needles Ave.  
BIXBY, OK 74008  
(918) 366-4430  
(918) 366-6373 (fax)

**To:** Aaron Hale, Engineered by Design  
Ryan McCarty, Select Design

**From:** Bea Aamodt, PW Director/City Engineer

**CC:** Public Works  
File

**Date:** July 24, 2025

**Re:** South County Industrial Park – Drainage Report dated October 16, 2024

---

This review is a follow-up to the comments provided on the Drainage Report dated the June 25, 2024. The design concept is the same for both Reports:

1. One (1) conventionally analyzed stormwater detention pond
2. One (1) overflow that is to be constructed below existing flood elevations, receiving flow from both the site and from Posey Creek into their “Compensatory Storage” pond

In order to model Overbank Storage, a simple volume calculation is not sufficient to demonstrate flow attenuation within the “Compensatory Storage” area. Instead, a Storage-Discharge (Modified Puls) routing method is required. A summary of this approach is described in the Tulsa Drainage Manual, Section 607.3.1:

*The storage-discharge relationship for a routing reach can be defined by calculating the storage volume (acre-feet) in the reach for each discharge that passes through the reach from low flow to beyond the highest flow that will be studied. This can be accomplished by hydraulic analysis of the reach for a range of discharges with HEC-RAS or HEC-2. Care should be taken to include the non-conveyance portions of all the cross sections, such as ineffective flow areas.*

*In addition to the storage-discharge relationship for a routing reach, the number of routing “subreaches” must also be determined for use in the HEC-HMS model. The number of subreaches is determined by comparing the hydrograph travel time to the computational interval:*

$$\text{Subreaches} = \frac{K}{\Delta t}$$

*Where: K = Average Travel Time, in minutes*

*$\Delta t$  = Computational Time Interval, in minutes*

*The K value is reported as the “Trvl Tme Avg” variable in the HEC-RAS summary table for the reach. The computational time interval,  $\Delta t$ , is defined in the Control Specifications section of the HEC-HMS model.*



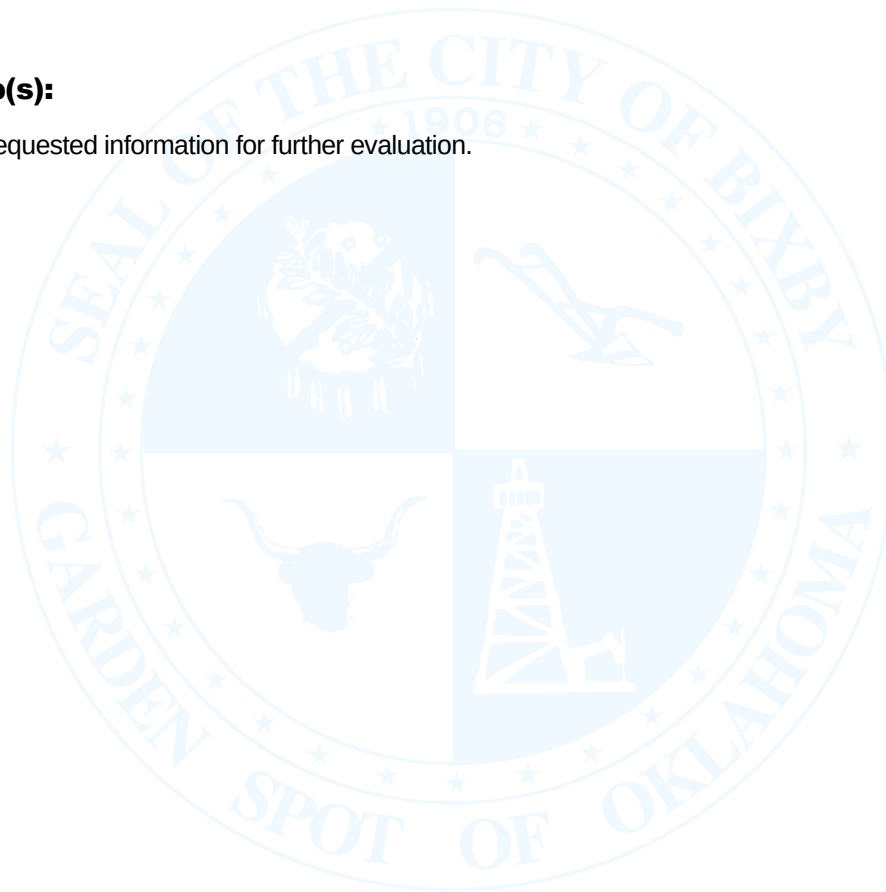
From the data provided, it appears that only HEC-HMS and HY-8 (culvert analysis software) were used to model the drainage facilities. A HEC-RAS model verifying the Storage-Discharge characteristics of the “Compensatory Storage” was not provided.

Additional modeling information is needed to fully evaluate the “Compensatory Storage” area.

1. While adding floodplain storage can be used to lower flood elevations within a region, it does not necessarily follow that flow rates are reduced to downstream properties.
2. Further modeling is required to verify the flow reductions attributed to the “Compensatory Storage” pond as it relates to Posey Creek.
3. A HEC-RAS model is required to incorporate the Compensatory Storage into the HEC-HMS model.

**Next Step(s):**

- Submit requested information for further evaluation.



**East 146<sup>th</sup> Street South**  
**and**  
**South Kimberly Clark Place**  
**Bixby Oklahoma**

Planned Unit Development Number 12 Major Amendment C

Industrial and Services Park with restricted uses

**SOUTH COUNTY INDUSTRIAL  
PARK**



🔔 Bell Land Use LLC  
918-902-0462

Jim Roberts, Principal  
South County Industrial Park and  
Industrial Developers of Oklahoma (IDO)

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EXHIBIT 'A'  
LEGAL DESCRIPTION

TRACT A

A TRACT OF LAND THAT IS A PORTION OF LOT (2), BLOCK ONE (1), SITRIN CENTER ADDITION, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2993, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE S 01°12'20" E, A DISTANCE OF 1298.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 89°25'40" E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 1218.15 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH YALE PLACE; THENCE N 04°19'15" W A DISTANCE OF 0.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 1337.80 FEET, A RADIUS OF 3636.68 FEET, A CHORD BEARING OF N 14°51'36" W AND A CHORD LENGTH OF 1330.27 FEET, SAID CURVE BEING ALONG THE WEST LINE OF SAID YALE PLACE; THENCE N 25°23'54" W A DISTANCE OF 8.96 FEET TO A POINT THAT IS THE INTERSECTION OF SAID WEST LINE OF YALE PLACE AND THE NORTH LINE OF SAID LOT 2; THENCE S 89°30'23" W ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 900.44 FEET TO THE POINT OF BEGINNING.

AND

TRACT B:

A TRACT OF LAND THAT IS A PORTION OF LOT THREE (3), BLOCK ONE (1), SITRIN CENTER ADDITION, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2993, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE S 01°12'20" E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 1323.58 FEET; THENCE N 89°20'58" E, A DISTANCE OF 1223.81 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH YALE PLACE; THENCE N 01°13'14" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1125.25 FEET TO A POINT OF CURVE; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 196.81 FEET, A RADIUS OF 3636.68 FEET, A CHORD BEARING OF N 02°46'16" W AND A CHORD LENGTH OF 196.79 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE S 89°25' 40" W ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 1218.15 FEET TO THE POINT OF BEGINNING.

## **I. Executive Summary**

Industrial Developers of Oklahoma (IDO) deliver unrivaled expertise in development, property management and leasing throughout Oklahoma. Through years of developing a trusted reputation as the premier industrial developer in Oklahoma, IDO is well positioned to assist with the development of buildings which surpass the needs of its clients.

Since 1991, principals of IDO have focused exclusively on the development of state-of-the-art industrial facilities. With over 75 years of collective real estate experience and a portfolio of buildings approaching one billion dollars, no other development group in Oklahoma can match the track record and experience of IDO.

Unlike the typical merchant developer, IDO approaches each project with the intent of holding the facility as a long-term investment. Consequently, each project is engineered and constructed beyond standards typically adhered to for warehouse/R&D facilities. Our design, development practices and follow-up ensure that our clients enjoy the long-term benefits of buildings developed by IDO.

The subject property is designated Industrial by the Bixby Comprehensive Plan and is currently Zoned IL – PUD 12. The Planned Unit Development is a replacement PUD that is being submitted to create a maximum development flexibility condition that allows for ease of lot creation, development standards for employment-based manufacturing users and those service users that are important to the manufacturers and the community, development standards that are in compliance with the City of Bixby 151<sup>st</sup> Street Appearance Overlay, and to restrict certain uses that would be inappropriate for the site.



## II. Development Text

The subject property is not in the Corridor Appearance Review District. The district is specified to be an area six hundred feet (600') from center 151st Street at Memorial West to Bixby city limits.

The developer does want to institute a variation of the Corridor Appearance review standards and guidelines to achieve aesthetically pleasing and environmentally sensitive development and maintain a consistent look with areas in the district. These standards shall include landscaping, building material selection, structural design and color scheme provisions, sound reduction methods, improved air quality, and to provide attractive sites for industrial development to the benefit of the city's visitors and residents. The minimum development standards and exceptions are as follows:

- A. All sides of administrative buildings shall be 100% masonry to include brick, stucco, tilt up concrete, or similar masonry like product, stone, or some combination thereof. The manufacturing/warehousing buildings shall be finished in a product that resembles a masonry product.
- B. The development will establish a plat with four lots that will allow a lot split to three parcels to be approved by the review of the planning staff for each lot upon verification of compliance to the subdivision regulations. See section related to Plat and Lot Splits.
- C. The development must submit building elevations with a site plan, legal description and a surveyor's lot split exhibit with each proposed building.
- D. With the site plan submittal will be an extensive landscape plan. This plan will include protection of existing trees, if possible, and incorporate features that that aide in protecting nearby residential uses from the activities on the site. Protection of existing trees shall include the preservation of mature trees in greenbelt reserve areas.
- E. The City Planner may refer a proposed structure to the City Council for approval if determined to be of exceptional character, iconic, or potentially offensive.

The majority of the land area within the development will be dedicated for employment-based manufacturing type users. It is recognized that certain industrial style service users are important to the manufacturers and to the community. These businesses usually require less space and require more parking area to accommodate a small retail component. It is important that the service businesses be located appropriately not to cause interference to larger type industrial uses. The development may have service type users which can be located as a single tenant in a building or multiple tenants in a single building. The service tenant will be limited to no more than 25% of the space they occupied can be used for retail sales of their product.

Maximum development of the site is expected to be approximately 12 lots. The initial plat will be submitted with 4 lots strategically located to allow future development through a Lot Split program. A parcel located on the west side of the development will be created as a reserve area with requirements associated with the floodplain that is located in this area of the development.

Recognizing that users of the site will require specific sizes and criteria, each lot will be allowed to be divided into three parcels with the submittal of a legal description and surveyor's lot split exhibit. The Planning Staff will be authorized to approve the lot split upon verification of compliance to the subdivision regulations. For example, each lot shall have direct access to City Water and Sewer and easement to Storm water and meet the minimum standards of the IL Light Industrial Zoning District.



The development standards of the Planned Unit Development will specify permitted uses that are allowed within the property and will specify several uses that are not allowed.

The land Areas of the development are as follows:

|                             | Square Footage | Acres        |
|-----------------------------|----------------|--------------|
| 80' ROW                     | 271,746        | 6.24         |
| Lot Area                    | 2,462,917      | 56.54        |
| Land Conservancy/Floodplain | <u>626,974</u> | <u>14.39</u> |
| Total                       | 3,361,638      | 77.1         |

### III. Development Standards

The Property will be Zoned IL (Light Industrial)

#### *Permitted Uses:*

All uses allowed by right in the Use Unit 22, Use Unit 22A, Use Unit 23, and Use Unit 25 except as defined below.

#### *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     |

*Screening:*

Per IL Light Industrial Zoning

*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 aid 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. The area will be identified as a Reserve Area. This area will be allowed for Direct Drainage to the area creeks to help facilitate the removal of storm water to the river prior to the introduction of storm water from upstream properties. The area of mature tree preservation is identified by the following metes and bounds legal description and as further shown on Exhibit F. Tree Preservation/Reserve Area is described as:

A TRACT OF LAND IS A PORTION OF LOT TWO (2), BLOCK ONE (1), SITRIN CENTER ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2993, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°12'40" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1298.58 FEET TO THE SOUTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 00°12'40" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 814.71 FEET; THENCE NORTH 21°33'28" EAST A DISTANCE OF 256.40 FEET; THENCE NORTH 08°42'28" EAST A DISTANCE OF 256.05 FEET; THENCE NORTH 29°20'27" EAST A DISTANCE OF 281.54 FEET; THENCE NORTH 39°11'17" EAST A DISTANCE OF 122.34 FEET; THENCE NORTH 08°28'15" EAST A DISTANCE OF 186.35 FEET; THENCE NORTH 00°08'06" WEST A DISTANCE OF 205.84 FEET; THENCE NORTH 17°56'20" WEST A DISTANCE OF 224.06 FEET; THENCE NORTH 09°49'15" WEST A DISTANCE OF 272.29 FEET; THENCE NORTH 37°33'45" EAST A DISTANCE OF 298.85 FEET; THENCE NORTH 02°42'11" EAST A DISTANCE OF 176.83 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89°31'17" WEST ALONG THE NORTH LINE OF LOT 2 A DISTANCE OF 494.96 FEET TO THE POINT OF BEGINNING.

### *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.

## **IV. 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.
  - b. On lots with frontage to Kimberly Clark Road wall signs will be prohibited from facing Kimberly Clark Road. All wall signage shall be intended for view from the internal streets of the subdivision.
3. During the period of construction, but not exceeding 24 months, a maximum of one sign advertising the construction may be erected on the Kimberly Clark Place frontage of the development. This sign shall comply with the City of Bixby Sign Code for display area allowed.

## **V. Parking**

Parking Spaces shall comply with the requirements of the Zoning Code for the use being installed.

## **VI. 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.

**VII. Existing Zoning and Comprehensive Plan**

The subject property is designated as Industrial by the Bixby Comprehensive Plan. The Property is currently zoned IL PUD - 12.

**VIII. Site Plan Review**

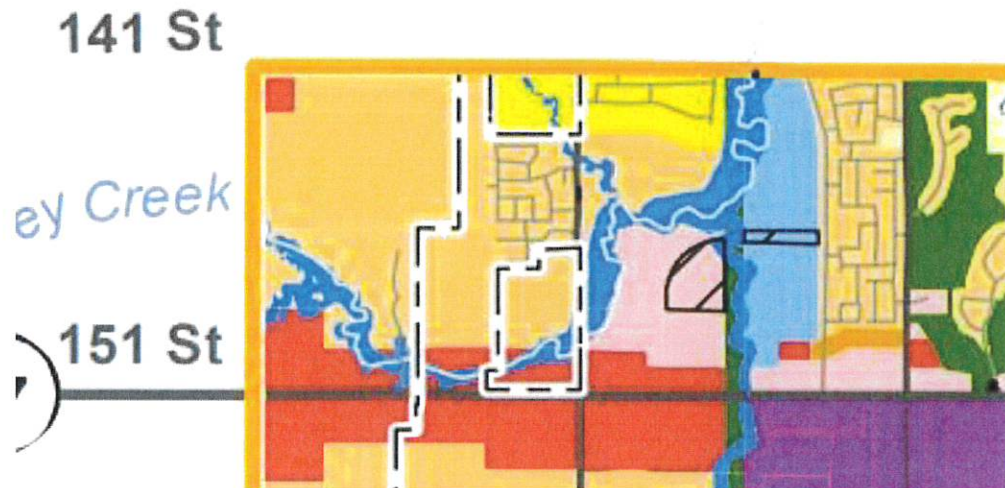
Approval of the PUD also requires the submittal of building elevations with a detailed site plan to be submitted with the associated Lot Split. The required Platting as specified in the Zoning Code will be established when the site is first developed. The site plan review will incorporate the elevation of the building and Landscaping plans. The site, elevation, and Landscaping plan are subject to the review and approval of the Bixby Planning Commission.



# EXHIBIT 'A'

## Bixby Comp Plan

### Subject Area



#### Legend

##### Future Land Use

|  |                                    |
|--|------------------------------------|
|  | Rural Agriculture (Unincorporated) |
|  | Agricultural                       |
|  | Rural Residential                  |
|  | Low Density Residential            |
|  | Medium Density Residential         |
|  | Medium-High Density Residential    |
|  | High Density Residential           |
|  | Mixed Use                          |
|  | Residential Manufactured Home Park |

##### Density (du/ac.)

|         |
|---------|
| 0 - 0.5 |
| 0 - 1   |
| 0 - 1.5 |
| 1.5 - 4 |
| 4 - 6   |
| 6 - 10  |
| 10 +    |
| 10 +    |
| 8       |

##### Future Land Use

|  |                           |
|--|---------------------------|
|  | Neighborhood Commercial   |
|  | Commercial                |
|  | Industrial                |
|  | Public/Institutional      |
|  | Recreation and Open Space |
|  | Flood District            |
|  | Water                     |

|  |                    |
|--|--------------------|
|  | City Owned Parcels |
|  | Bixby Fenceline    |
|  | Bixby City Limit   |
|  | County             |
|  | Highway            |
|  | Major Street       |
|  | Local Street       |
|  | Railroad           |

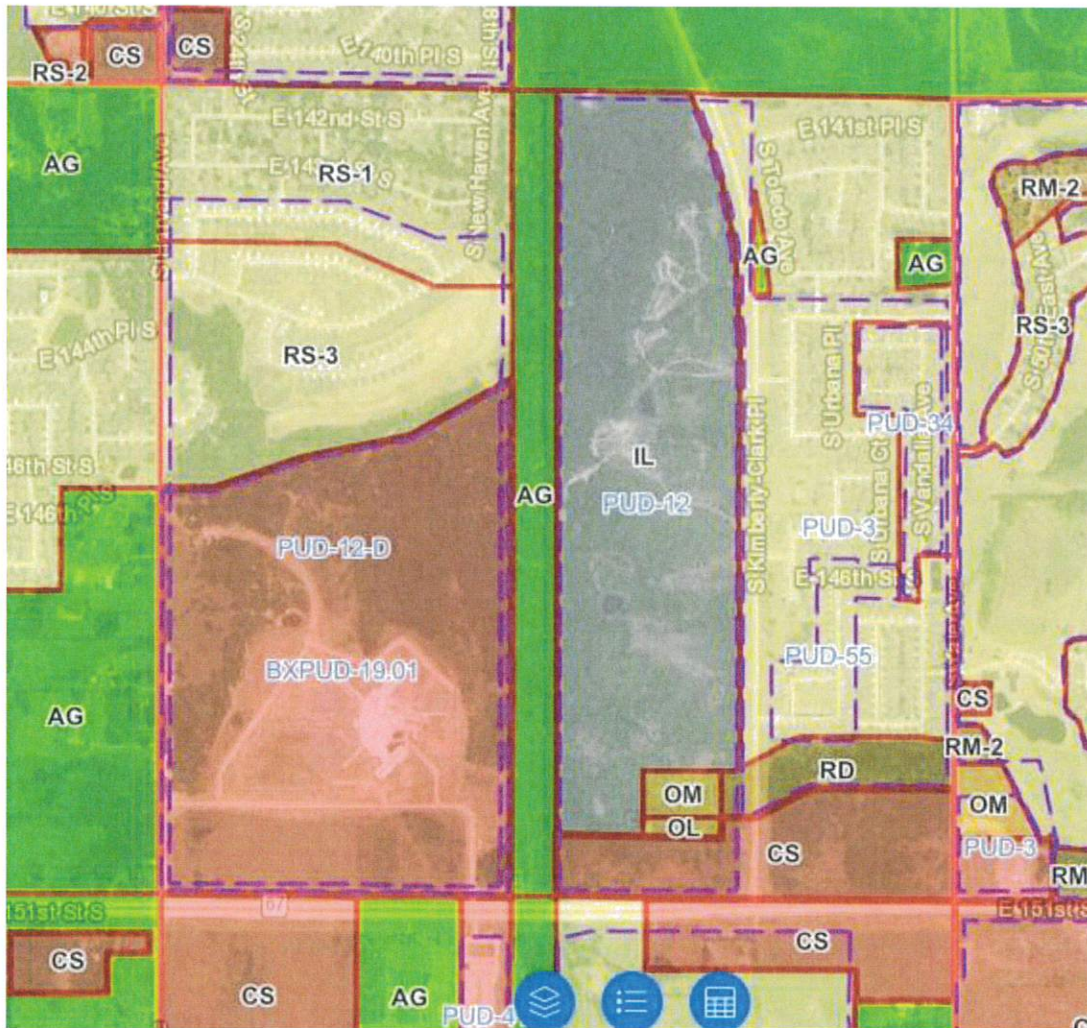
**BIXBY 2030** *our Vision. our Future.*

EXHIBIT 'B'  
Aerial Photo of Site





# EXHIBIT 'C' CURRENT ZONING



# EXHIBIT D SITE PLAN AND FLOODPLAIN

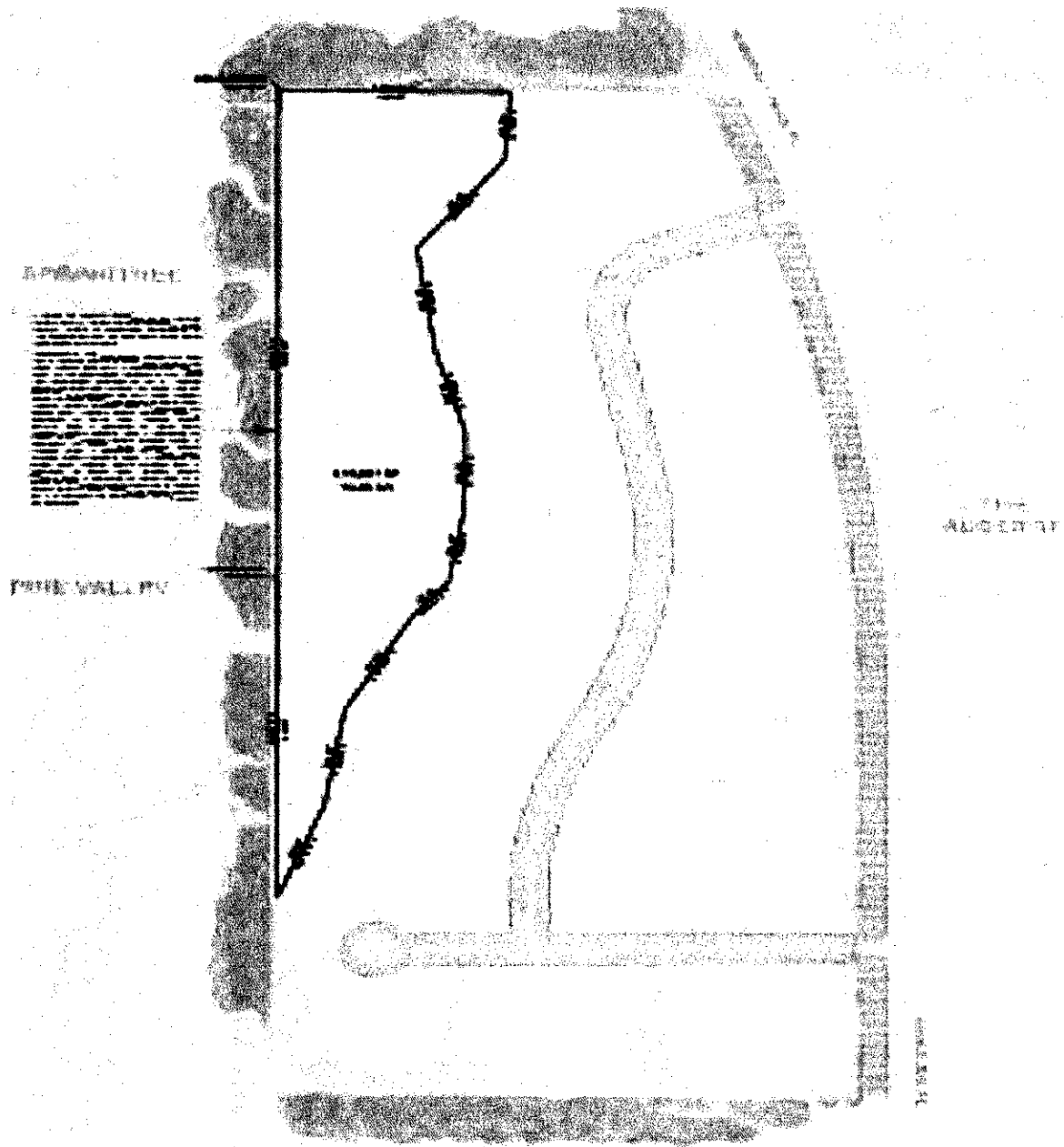




EXHIBIT E  
FEMA FIRM MAP



# EXHIBIT F TREE PRESERVATION RESERVE AREA





**TABLE 1. BULK AND AREA REQUIREMENTS IN INDUSTRIAL DISTRICTS**

|                                                                                                                                                                                                                                                                                                        | Districts |     |     |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----|-----|-----|
|                                                                                                                                                                                                                                                                                                        | IR        | IL  | IM  | IH  |
| Frontage (minimum feet):                                                                                                                                                                                                                                                                               |           |     |     |     |
| Arterial                                                                                                                                                                                                                                                                                               | 200       | 150 | 200 | 200 |
| Not an arterial                                                                                                                                                                                                                                                                                        | 200       | 50  | 50  | 50  |
| Floor area ratio (maximum)                                                                                                                                                                                                                                                                             | 0.50      | n/a | n/a | n/a |
| Setback from centerline of abutting street (minimum feet): Measured from centerline of abutting street; add to the distance designated in the column to the right ½ of the right-of-way width designated on the major street plan or 25 feet if the street is not designated on the major street plan: |           |     |     |     |
| Arterial                                                                                                                                                                                                                                                                                               | 50        | 50  | 50  | 50  |
| Not an arterial                                                                                                                                                                                                                                                                                        | 50        | 25  | 25  | 25  |
| Setback from abutting AG, R or O district boundary lines (minimum feet)                                                                                                                                                                                                                                | 50        | 75  | 75  | 75  |
| Building height (maximum feet)                                                                                                                                                                                                                                                                         | 26        | 26  | 26  | 26  |



CITY OF BIXBY  
111 N Cabaniss Ave  
Bixby, OK 74008  
(918) 366-4430

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## STAFF REPORT

---

**TO:** Planning Commssion

**FROM:** Gladys Gill, Assistan Planner

**DATE:** August 18, 2025

**NAME:** Bixby Performaing Arts Center

**CASE(S):** **PRELIMINARY PLAT** | BXPT-25.06

**LOCATION:** 50 N Montgomery Street in Downtown Bixby

**EXISTING ZONING:** (CH) Commercial Heavy

**PROPOSED ZONING:** N/A

**STR:** Section 24, Township 17N, Range 13E

**APPLICANT:** City of Bixby

---

### REQUEST:

The applicant, the City of Bixby, is requesting approval of a preliminary plat for BIXBY PAC, which consists of a replat of two existing blocks (28 and 29) of the Midland Addition, along with vacation of a platted 15-foot alley and incorporation of a portion of the Midland Valley Railroad right-of-way. The property totals 2.2096 acres.

The project consolidates the existing parcels and alley into one block and one lot to support redevelopment and formalize property boundaries in accordance with current subdivision regulations. The plat reflects the closure and vacation of the alley as approved under a separate process and incorporates updated easements and dedications.

## **Dedications & Easements**

The plat dedicates the following:

1. Street Rights-of-Way: As depicted on the plat.
2. Utility Easements: For installation and maintenance of public utilities, including water, sanitary sewer, storm sewer, electric, gas, telecommunications, and cable.
3. Drainage & Detention Easements: Reserve areas for stormwater conveyance and detention, to be maintained by the Owner/Developer.
4. Mutual Access Easements: To allow vehicular and pedestrian access between platted lots and adjacent properties.
5. Sidewalk Requirements: Sidewalks to be installed per City engineering standards at time of building permit issuance.

## **Vacation of Alley:**

As part of this platting action, the platted 15-foot alley between Lots 1–6 and Lots 7–15, Block 28, Midland Addition, will be vacated before the Final Plat is recorded. The vacated area, totaling 0.0702 acres (3,057 sq. ft.), is incorporated into the plat boundaries.

## **Public Comments:**

Plats are not subject to public advertising, and no public comments were received at the time of writing.

## **Engineering Review Comments:**

No comments received at this time.

## **Staff Comments:**

The plat meets the requirements of the Bixby Subdivision Regulations, including survey standards, dedications, and legal descriptions. The replat resolves historical lot and alley configurations, ensuring a single legal lot for future improvements.

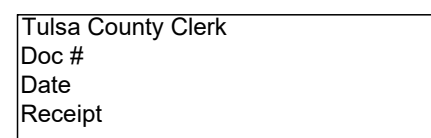
Public utilities are adequately addressed, with easements shown in accordance with City and franchise utility requirements. The alley vacation will be processed separately, but is reflected in the plat boundary. As mentioned, the vacation will take place before the approval of the Final Plat.

Staff has reviewed the preliminary plat in coordination with the Technical Advisory Committee (TAC). Minor technical corrections to labels and dedications may be required prior to final plat submittal.

**Attachments:**

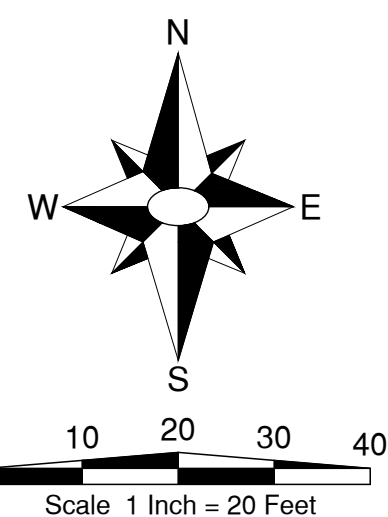
1. Preliminary Plat with Deed of Dedication
2. Alley Closure Survey





ENGINEER:  
Company  
Address  
Contact  
CA Number Exp Date

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



LEGEND:

|     |   |                                  |
|-----|---|----------------------------------|
| AC  | = | AIR CONDITIONING UNIT            |
| BBH | = | BASKETBALL HOOP                  |
| BM  | = | BENCHMARK                        |
| CH  | = | CORRUGATED METAL PIPE            |
| FM  | = | FIRE HYDRANT                     |
| EM  | = | ELECTRIC METER                   |
| GS  | = | GAS METER                        |
| GR  | = | GAS REGULATOR                    |
| GUY | = | GUY ANCHOR                       |
| GV  | = | GAS VALVE                        |
| FL  | = | FLOWLINE                         |
| PLL | = | PARKING LOT LIGHT                |
| PP  | = | POWER POLE                       |
| RPL | = | POWER POLE WITH LIGHT            |
| RCM | = | REINFORCED CONCRETE PIPE         |
| SSH | = | SANITARY SEWER MANHOLE           |
| TH  | = | TOP OF GRADE                     |
| TS  | = | THRESHOLD                        |
| TPD | = | TELECOMMUNICATION PEDESTAL       |
| TP  | = | TELECOMMUNICATION POLE           |
| TPD | = | TELECOMMUNICATION POLE WITH DROP |
| TR  | = | TOP OF RIM                       |
| TS  | = | TRAFFIC SIGN                     |
| TWP | = | TRAFFIC WARNING PAD              |
| WM  | = | WATER METER                      |
| WW  | = | 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

Mayo

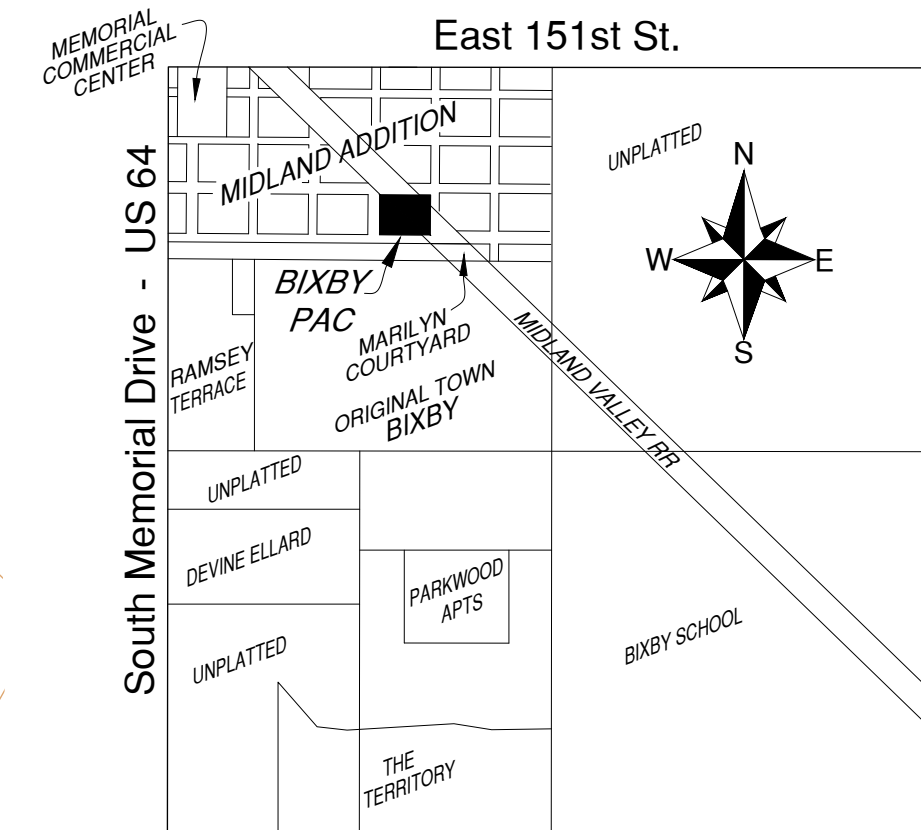
Attest: City Clerk

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  
East 151st St.



### 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<br>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.

BIXBY PAC  
SHEET 1 OF 2  
ED: 06/19/2025 : 2PM



DEED OF DEDICATION AND RESTRICTIVE COVENANTS  
BIXBY PAC

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) though 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 I.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 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.

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 of 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.

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

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

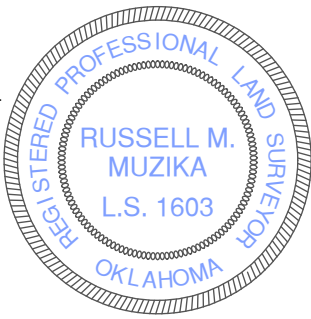
\_\_\_\_\_  
Notary Public  
My Commission expires:

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:







CITY OF BIXBY  
111 N Cabaniss Ave  
Bixby, OK 74008  
(918) 366-4430

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## STAFF REPORT

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**TO:** Planning Commission

**FROM:** Gladys Gill, Assistant Planner

**DATE:** August 18, 2025

**NAME:** Central Park on Mingo

**CASE(S):** **RE-ZONE** | BXZO-25.06 - Residential Single-family (RS-2.5)  
**PLANNED UNIT DEVELOPMENT** | BXPUD-25.02  
**PRELIMINARY PLAT** | BXPT-25.05

**LOCATION:** Approximately 1/4 mile south of East 121st Street and east of South Mingo Road.

**EXISTING ZONING:** Agriculture (AG)

**PROPOSED ZONING:** Residential Single-Family (RS-2.5) with PUD

**STR:** Section 6, Township 17N, Range 14E

**APPLICANT:** Tanner Consulting, LLC

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**REQUEST:** The applicant is requesting approval to rezone (BXZO-25.06) property from Agricultural (AG) to Residential Single-Family (RS-2.5). This includes a Planned Unit Development (BXPUD-25.02) and a Preliminary Plat (BXPT-25.05) for a single-family residential project called Central Park on Mingo.

**BACKGROUND:** Central Park on Mingo is a 37.002-acre site that is currently undeveloped and zoned for agriculture (AG). The proposal is to develop this site into a gated single-family residential community consisting of a total of 50 lots. The subdivision will have private streets that adhere to enhanced development standards, exceeding the minimum requirements of the RS-2.5 zoning classification.

## SURROUNDING ZONING AND LAND USE:

|        |                                                                      |
|--------|----------------------------------------------------------------------|
| North: | (RS-3) Residential Single-Family: Heritage Park Estates              |
| South: | (RS-2) Residential Single-Family: Greyhawk with PUD                  |
| East:  | (RS-3) Residential Single-Family: Chisholm Ranch II                  |
| West:  | (AG) Agriculture: Green Acre Sod Farms and Arrowhead Truck Equipment |

**Figure 1:** Existing zoning for surrounding areas.



COMPREHENSIVE PLAN:

The City of Bixby's 2030 Comprehensive Plan designates the area for Medium-Density Residential use. The proposed development aligns with this plan, as it features lower-than-maximum density, large lot sizes, and private streets, all of which are in keeping with the character of nearby residential neighborhoods. Therefore, this development will not require an amendment to the comprehensive plan.

Figure 2: Comprehensive Plan 2030 Future Land Use Designation

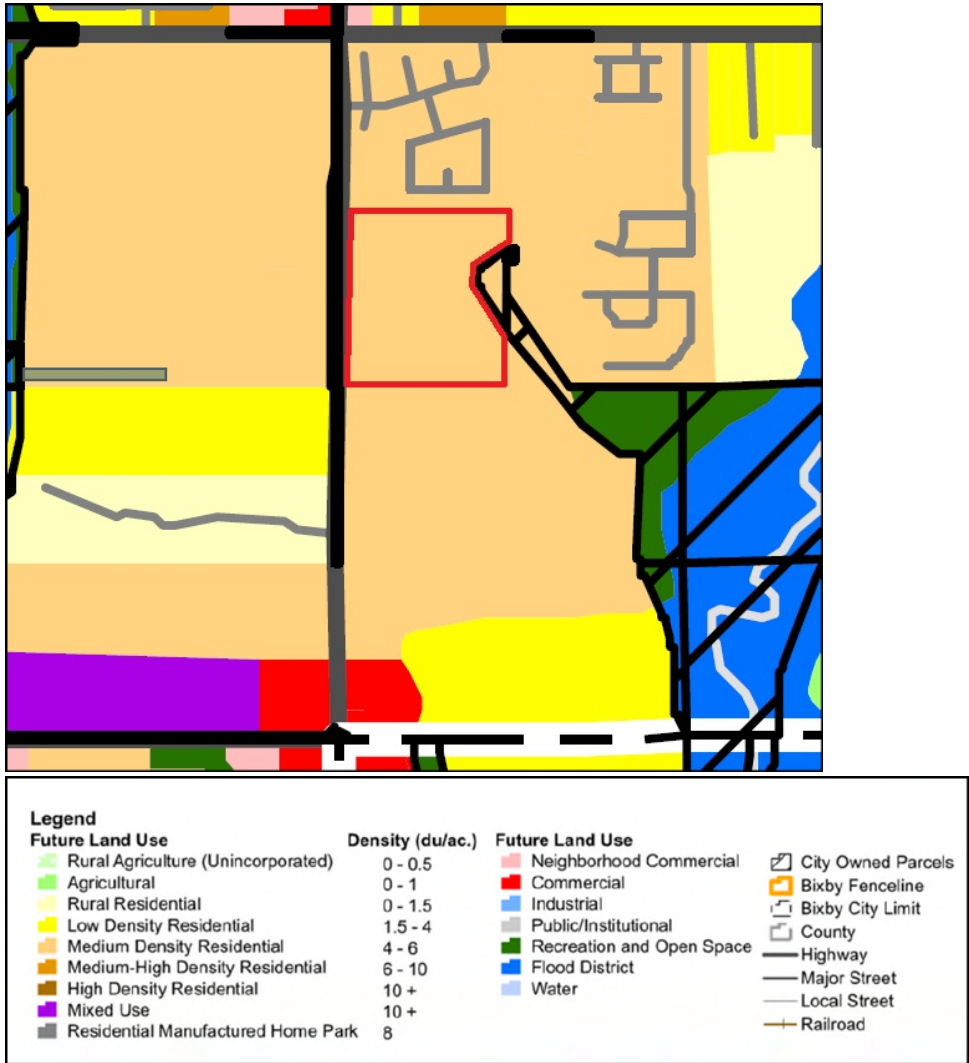


Figure 3: Snip from our 2030 Future Land Use Designation

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Medium Density Residential</b> | <p>The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character.</p> <p><i>Density: 4 to 6 du/ac</i></p> <p><i>Zoning: RS-2, RS-2.5, RS-3</i></p> |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## DEVELOPMENT STANDARDS

Land Area: 37.002 Acres

|                                     | City Code (RS-2)     | PUD                                               |
|-------------------------------------|----------------------|---------------------------------------------------|
| Minimum Dwelling Size               | None                 | 3,500 SF                                          |
| Maximum Number of Dwelling Units    | 164                  | 50                                                |
| Minimum Lot Width                   | 70 feet              | 105 feet                                          |
| Minimum Lot Area                    | 8,500 SF             | 20,000 SF                                         |
| Minimum Land Area per Dwelling Unit | 9,600 SF             | 9,600 SF                                          |
| Maximum Building Height             | 3 Stories or 48 feet | 3 Stories or 48 feet*<br>Accessory Bldgs: 35 feet |
| Minimum Building Setbacks           |                      |                                                   |
| Front Yard                          | 30 feet              | 25 feet                                           |
| Rear Yard                           | 25 feet              | 20 feet                                           |
| Interior Side Yard                  | 10 feet & 5 feet     | 10 feet & 10 feet                                 |
| Side Yard Abutting a Street         | 10 feet & 5 feet     | 15 feet                                           |
| Garage Facing Side Yard Street      | 10 feet & 5 feet     | 20 feet                                           |

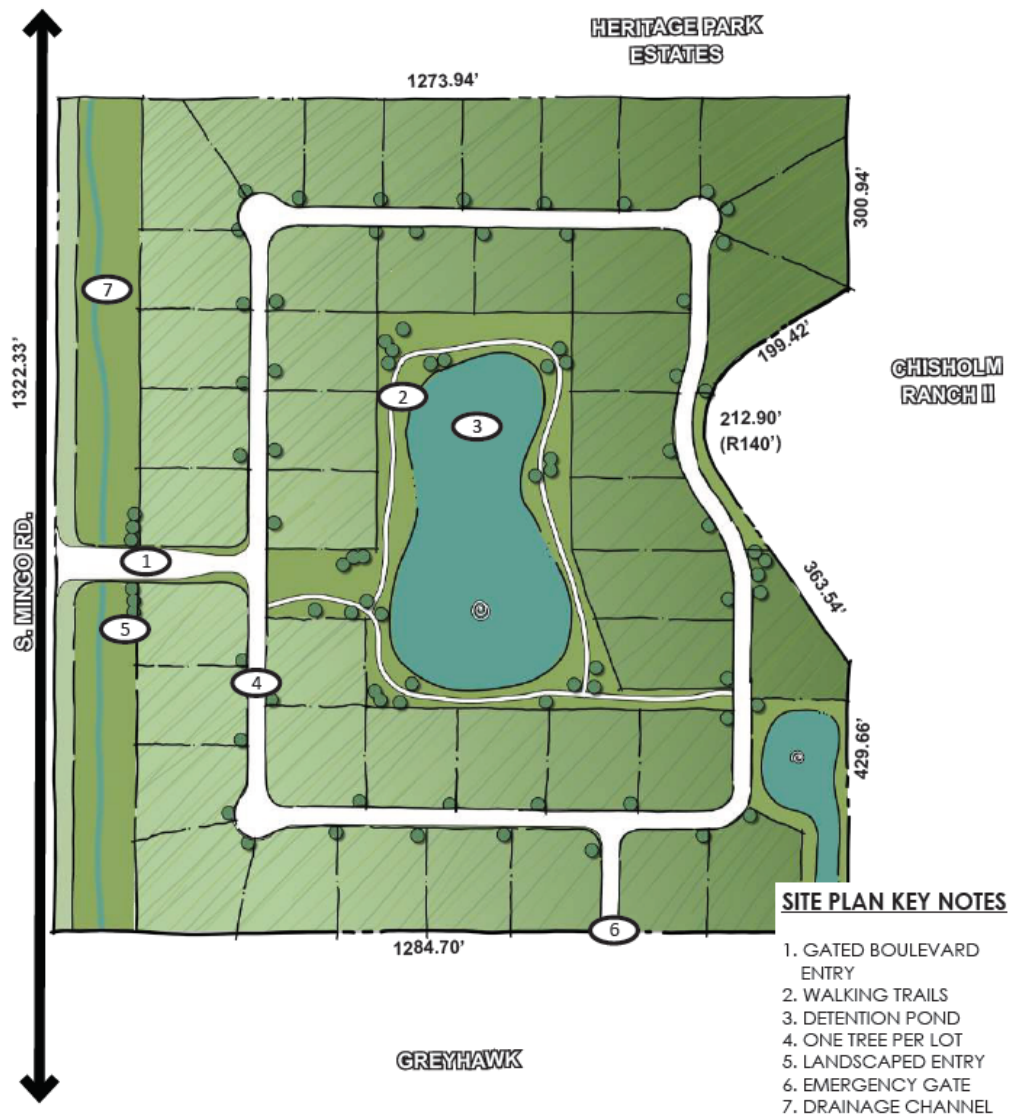
### Other Features:

- Private streets with a gated entry.
- The first floor will be made of 100% masonry such as brick, stone (natural or manufactured), stucco, or cement fiber board. When calculating the percentage of masonry, areas such as windows, doors, decorative trim, or surfaces under covered patios and porches should not be included.
- Neighborhood amenities (shared across the entire PUD)
  - Minimum of 15% open space
  - Walking trails, landscaped entries
  - Mandatory HOA for maintenance of reserves, streets, and common areas

## ACCESS & CIRCULATION

- Primary access: Boulevard-style gated entrance from South Mingo Road.
- Secondary access: Private stub connection to Greyhawk subdivision to the south (potential gated separation).
- Internal circulation: Private, minor residential streets with reduced ROW widths.
- Pedestrian facilities: Paved walking trails around the interior pond in lieu of internal sidewalks; 5-foot sidewalk along Mingo per city code.

**Figure 4:** Conceptual Site Plan



## UTILITIES AND STORMWATER

- Public water and sanitary sewer connections available; all utility improvements to meet City standards.
- Drainage improvements will include detention facilities in common reserve areas maintained by the HOA.
- The site has been removed from the regulatory floodplain via FEMA-approved map revision, effective March 2024.

## PUBLIC INPUT:

After the public notice and publication on July 22, 2025, a concerned citizen raised issues regarding flooding and drainage on her property adjacent to the proposed development.

## ENGINEERING COMMENTS:

Please review the engineering comments and how they were addressed based on the June 30, 2025, review memo and the response letter from Tanner dated July 1, 2025.

## STAFF COMMENTS:

The proposed development aligns with the Comprehensive Plan designations and surrounding land uses, meeting the intent of the RS-2.5 zoning district. It offers larger lot sizes and architectural standards that exceed the minimum code requirements.

Staff has no objections to approving the Rezone, PUD, and Preliminary Plat. However, Staff's comments are contingent upon this approval and are subject to the following conditions:

- Compliance with all platting requirements prior to the issuance of building permits.
- Final engineering plans for utility and drainage improvements shall be reviewed and approved by a certified Engineer.
- Development shall be in substantial conformance with the submitted PUD text, including architectural design concepts, access points, and private amenities.
- All development activities conducted under this PUD shall comply with the recommendations outlined by the Bixby Fire Marshal, Engineer, and City Attorney.

## FIGURES:

- Figure 1: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation
- Figure 3: Snip from 2030 Future Land Use Designation
- Figure 4: Conceptual Site Plan

## ATTACHMENTS:

- Attachment 1: PUD Text dated May 2025
- Attachment 2: Engineer Memo dated June 30, 2025
- Attachment 3: Response letter from Tanner dated July 1, 2025
- Attachment 4: Preliminary Plat and Deed of Dedication



# 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

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## 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.*

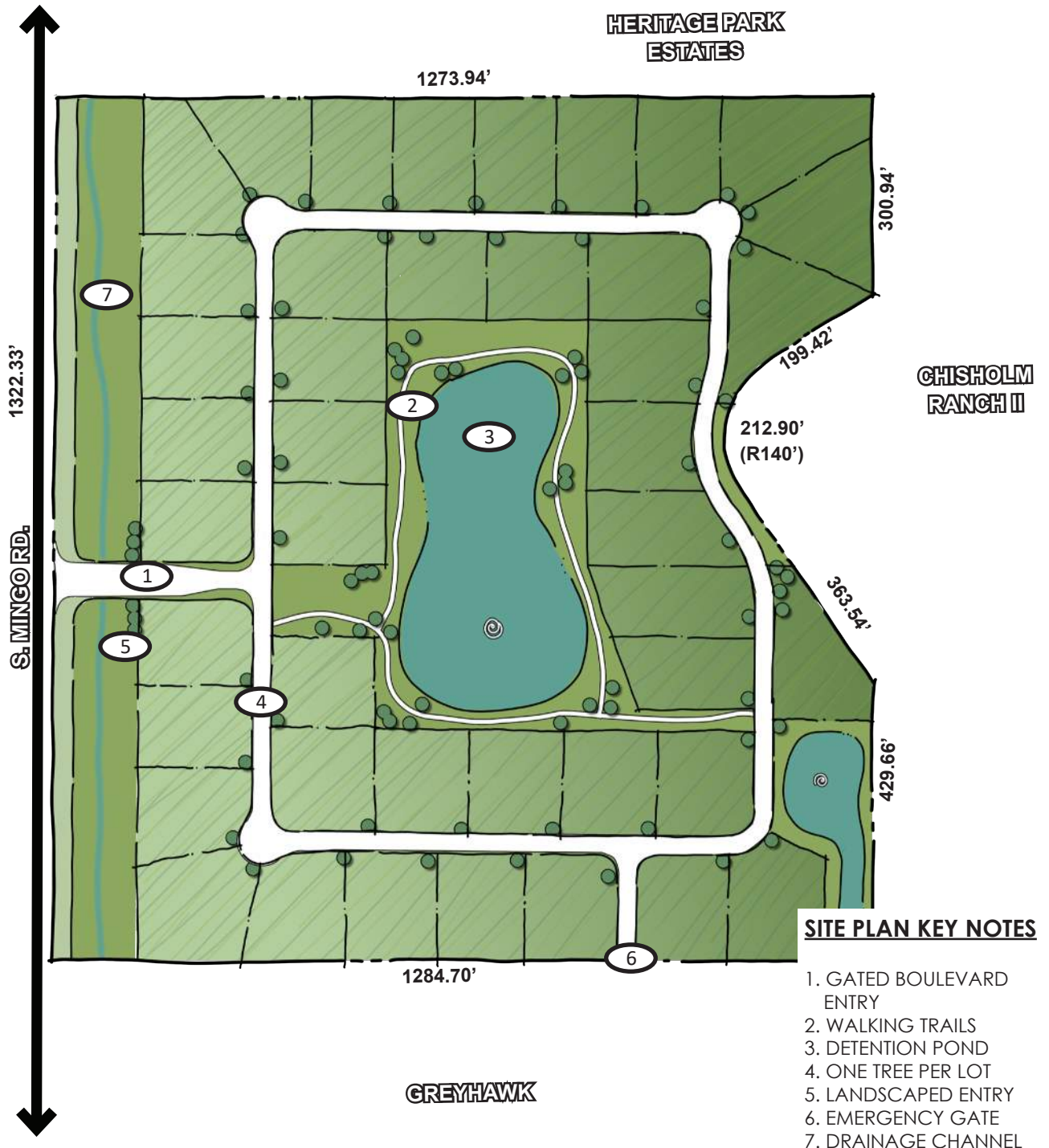
To facilitate this PUD, a companion application (BXZO\_\_\_\_\_) has been filed, which proposes to rezone the site from AG Agricultural to RS-2.5 Residential Single-Family, which is in accordance with the existing "Medium Density Residential" Future Land Use designation of the City of Bixby 2018 Comprehensive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

|                                                                                                                                                                                                                    |                                                                                                                                                        |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Gross Land Area:</b>                                                                                                                                                                                            | 1,611,791 SF                                                                                                                                           | 37.002 AC               |
| <b>Net Land Area:</b>                                                                                                                                                                                              | 1,611,791 SF                                                                                                                                           | 37.002 AC               |
| <b>Permitted Uses in This PUD:</b>                                                                                                                                                                                 | <b>Permitted Uses RS-2.5 District (By Right):</b>                                                                                                      |                         |
| 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.                                           |                         |
| <b>Requirement:</b>                                                                                                                                                                                                | <b>This PUD:</b>                                                                                                                                       | <b>RS-2.5 District:</b> |
| <b>Maximum Number of Lots:</b>                                                                                                                                                                                     | 50                                                                                                                                                     | 167 *                   |
| <b>Minimum Lot Width †:</b>                                                                                                                                                                                        | 105 FT                                                                                                                                                 | 70 FT                   |
| <b>Minimum Lot Size:</b>                                                                                                                                                                                           | 20,000 SF                                                                                                                                              | 8,500 SF                |
| <b>Minimum Land Area per Dwelling Unit:</b>                                                                                                                                                                        | 9,600 SF **                                                                                                                                            | 9,600 SF                |
| <b>Maximum Building Height:</b>                                                                                                                                                                                    | 3 Stories and 48 FT<br>Accessory Buildings 35 FT                                                                                                       | 3 Stories and 48 FT     |
| <b>Minimum Livability Space:</b>                                                                                                                                                                                   | 4,500 SF ***                                                                                                                                           | 4,500 SF                |
| <b>Minimum Yard Setbacks:</b>                                                                                                                                                                                      |                                                                                                                                                        |                         |
| 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            |
| <b>Minimum Dwelling Size:</b>                                                                                                                                                                                      | 3,500 SF                                                                                                                                               | None                    |
| <b>First Floor Exterior Materials:</b>                                                                                                                                                                             | 100% masonry****                                                                                                                                       | None                    |
| <b>Minimum Tree Requirements:</b>                                                                                                                                                                                  | 1 tree within the front yard of each lot                                                                                                               | None                    |
| <b>Off-street Parking and Yard Coverage:</b>                                                                                                                                                                       | 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. |                         |
| <b>Neighborhood Amenities:</b>                                                                                                                                                                                     | 15% min. common open space, walking trails, landscaped entries                                                                                         | None                    |
| <b>Other Bulk and Area Requirements:</b>                                                                                                                                                                           | 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

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## *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.

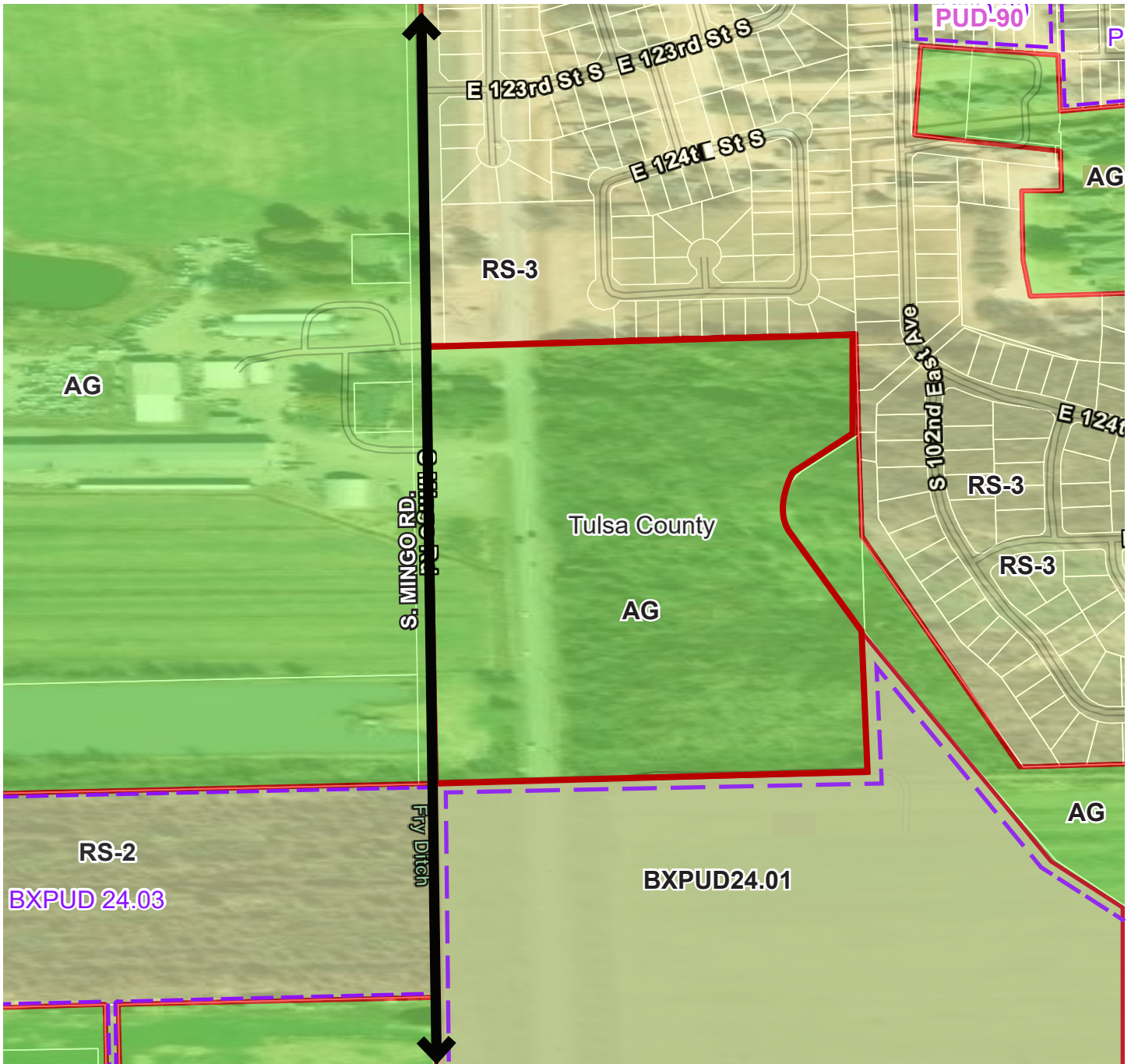
## *SCHEDULE OF DEVELOPMENT*

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



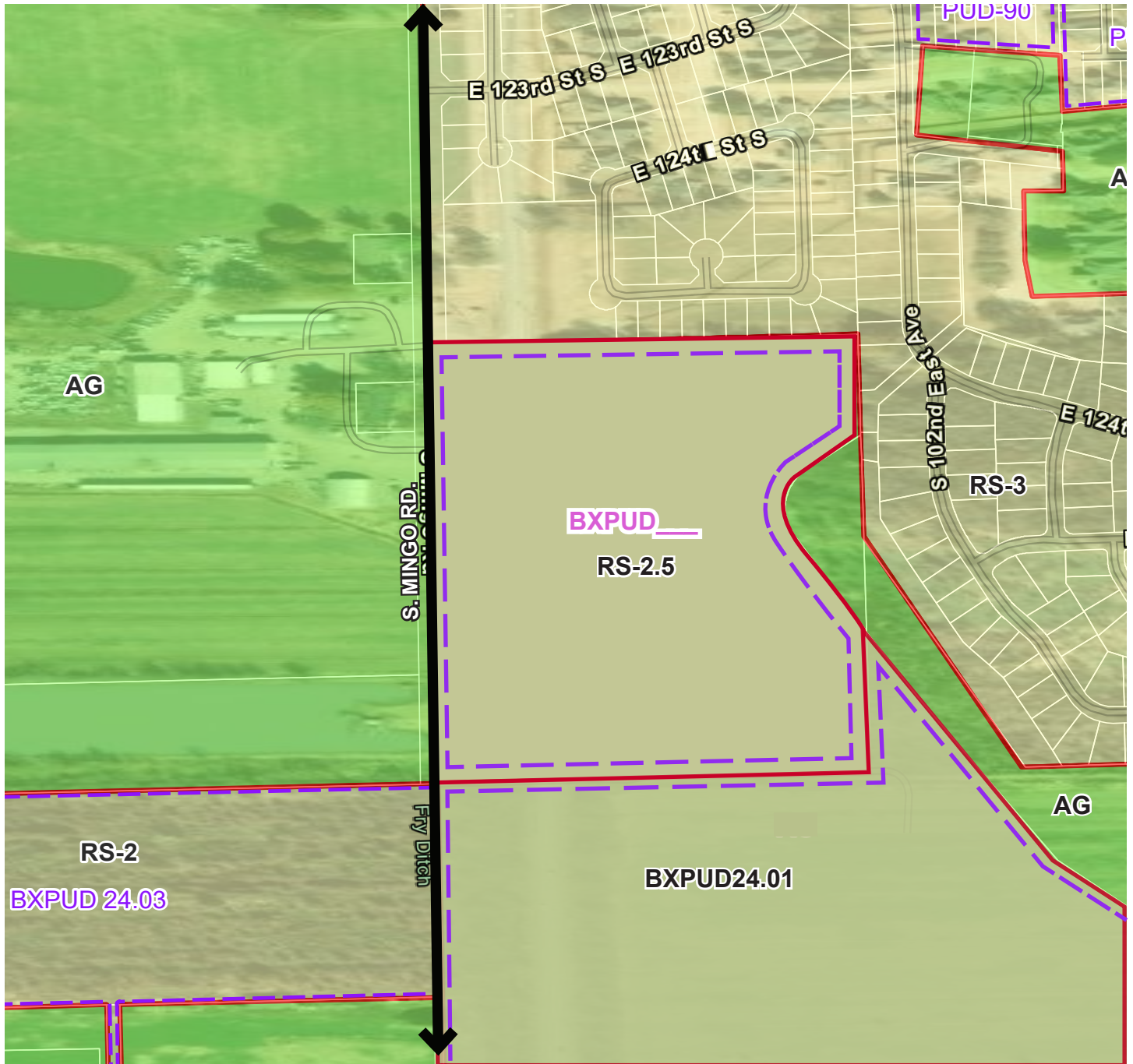
# Central Park on Mingo

## Existing Zoning Map



# Central Park on Mingo

## Proposed Zoning Map



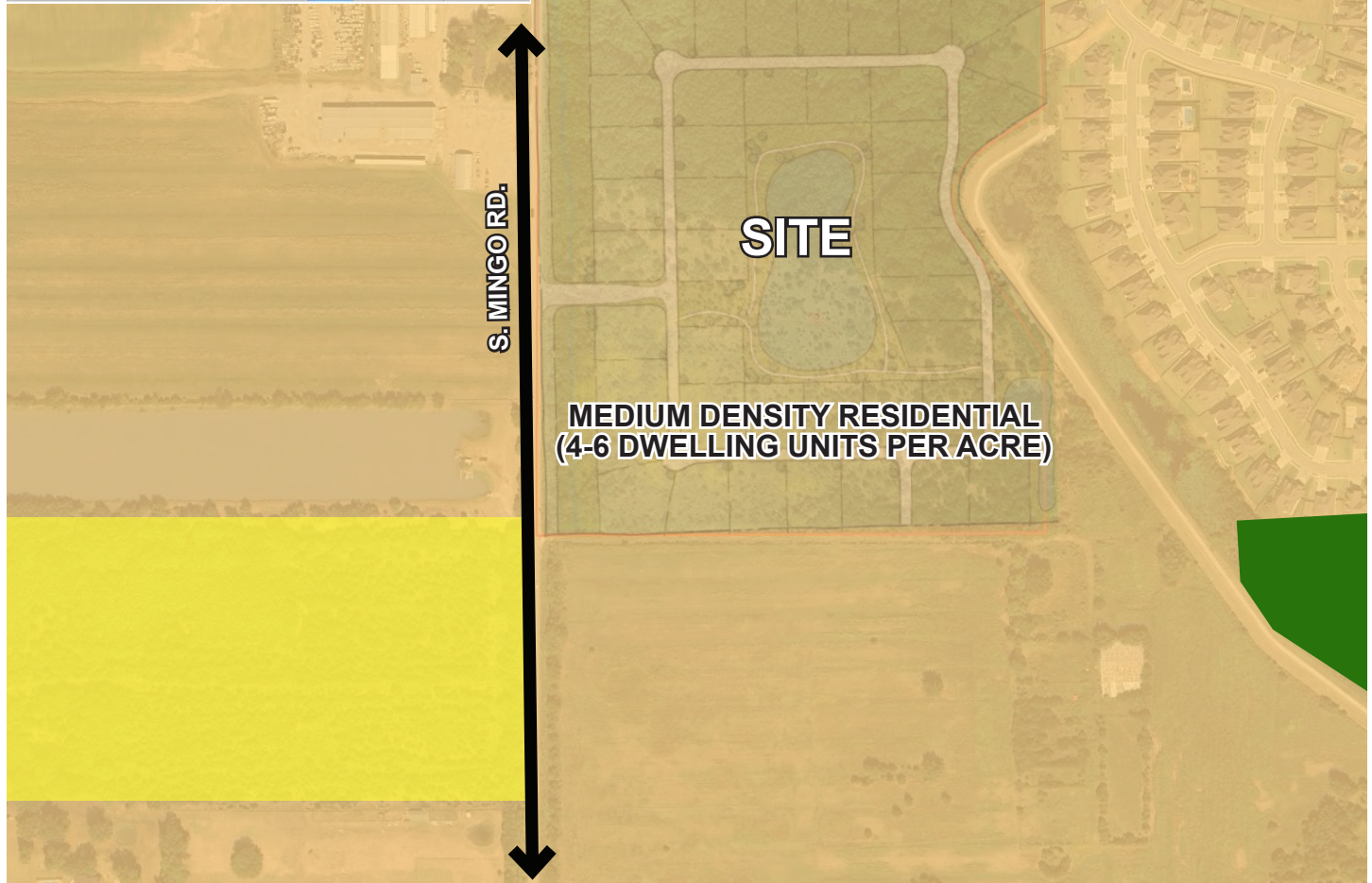


# Central Park on Mingo

## 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

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## 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.



# Public Works – Engineering Memo

**To:** Gladys Gill, Planning Department  
Megan Pasco, Tanner Consulting

**From:** Bea Aamodt, Public Works Director/City Engineer

**CC:** Public Works  
City Manager  
File

**Date:** June 30, 2025

**Re:** Central Park on Mingo: PUD

| Conceptual Site Plan Comments:                                                                                                                                                                                                                                                                                                              | Ref: | Revision<br>(Y or N) | Description: |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------|--------------|
| 1. The plan does not include any outside trail connections – i.e. to the system connections included in Chisholm Ranch                                                                                                                                                                                                                      | p. 2 |                      |              |
| <b>Access and Circulation Comments</b>                                                                                                                                                                                                                                                                                                      |      |                      |              |
| 2. Adjacent roadway improvements on Mingo may be required to ensure access during rainfall events that inundate Mingo Road.                                                                                                                                                                                                                 | n/a  |                      |              |
| <b>Utility Comments</b>                                                                                                                                                                                                                                                                                                                     |      |                      |              |
| 3. No Utility information was provided with the PUD documents. The Greyhawk and Heritage Park sanitary sewer lines were not referenced.                                                                                                                                                                                                     | n/a  |                      |              |
| <b>Drainage Comments</b>                                                                                                                                                                                                                                                                                                                    |      |                      |              |
| 4. The extension of the Haikey Creek Diversion Channel that was included in the Greyhawk project is <u>not</u> included with this project. Only a central detention facility is indicated.                                                                                                                                                  | p. 2 |                      |              |
| 5. The capacity of the ditches along Mingo are insufficient to handle upstream runoff, resulting in roadway flooding in this area. This plan appears to be maintaining flows in the Mingo ditches rather than transferring stormwater to an extension of the Haikey Creek Diversion channel, where sufficient conveyance has been provided. | p. 2 |                      |              |

## Next Step(s):

- Prepare Preliminary Plat and Utility/Drainage Plans.
- Reconsider drainage approach

July 1, 2025  
City of Bixby  
116 W. Needles Ave.  
Bixby, OK 74008

**Re: 25073 Central Park on Mingo PUD Engineering Comments**

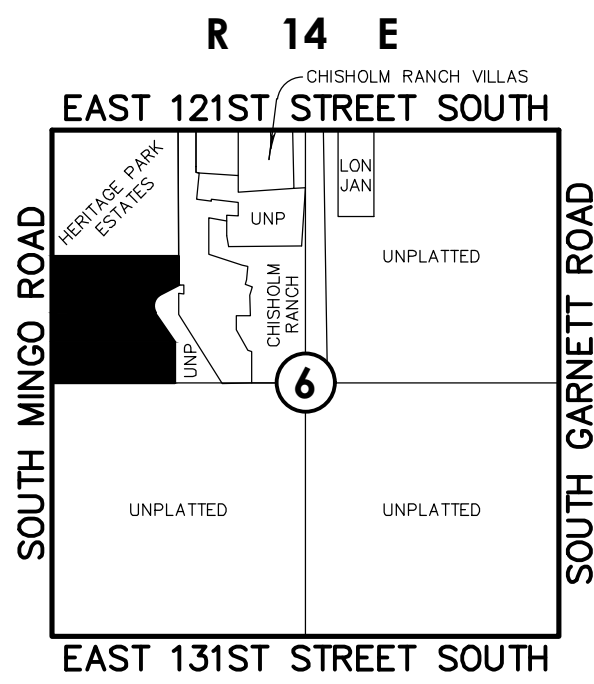
The comments provided on June 30, 2025 regarding the PUD for Central Park on Mingo have been received and reviewed. Responses to the comments may be found below.

1. *The plan does not include any outside trail connections – i.e to the system connections included in Chisholm Ranch*  
**Response:** At the time of preparing the PUD, no adopted trail plans were available. Please provide the adopted City of Bixby Master Trail Plan for this area. If required by code and the PUD is approved, trails will be shown on the preliminary plat.
2. *Adjacent roadway improvements on Mingo may be required to ensure access during rainfall events that inundate Mingo Road.*  
**Response:** ROW will be dedicated along Mingo according to the Major Street & Highway Plan to account for future public roadway improvements. Arterial street improvements by a private developer are not required by city code.
3. *No Utility information was provided with the PUD documents. The Greyhawk and Heritage Park sanitary sewer lines were not referenced.*  
**Response:** City of Bixby water and sewer has been extended to this site. If the PUD and proposed land use is approved, a conceptual utility plan will be provided with the preliminary plat for city review prior to engineering.
4. *The extension of the Haikey Creek Diversion Channel that was included in the Greyhawk project is not included with this project. Only a central detention facility is indicated.*  
**Response:** In addition to ROW dedication for Mingo, the conceptual site plan shows an additional reserve area for an improved channel along Mingo. This reserve area is approximately 100' wide. Continued coordination with the engineering firm working on the proposed Greyhawk project will be required if the PUD is approved.
5. *The capacity of the ditches along Mingo are insufficient to handle upstream runoff, resulting in roadway flooding in this area. This plan appears to be maintaining flows in the Mingo ditches rather than transferring stormwater to an extension of the Haikey Creek Diversion channel, where sufficient conveyance has been provided.*  
**Response:** In addition to ROW dedication for Mingo, the conceptual site plan shows an additional reserve area for an improved channel along Mingo. This reserve area is approximately 100' wide. Continued coordination with the engineering firm working on the proposed Greyhawk project will be required if the PUD is approved. A meeting with city staff and both engineering consultants would be beneficial, pending PUD approval.

After review, please do not hesitate to contact me by phone at (918) 745-9929 or by email at [mpasco@tannerbaitshop.com](mailto:mpasco@tannerbaitshop.com) if there are any questions or concerns.

Respectfully,

Megan Pasco, PE



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:
  - FOUND 5/8" IRON PIN WITH YELLOW CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 6;
  - 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'       |

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

Preliminary Plat

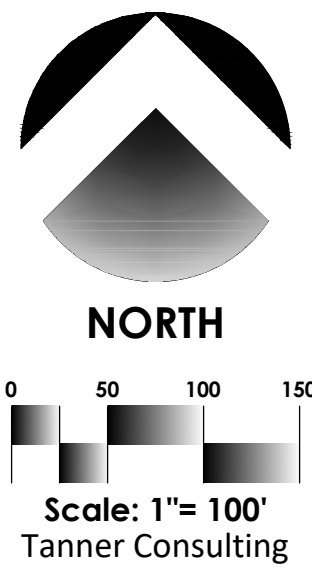
BXPUD-25.xx

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



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

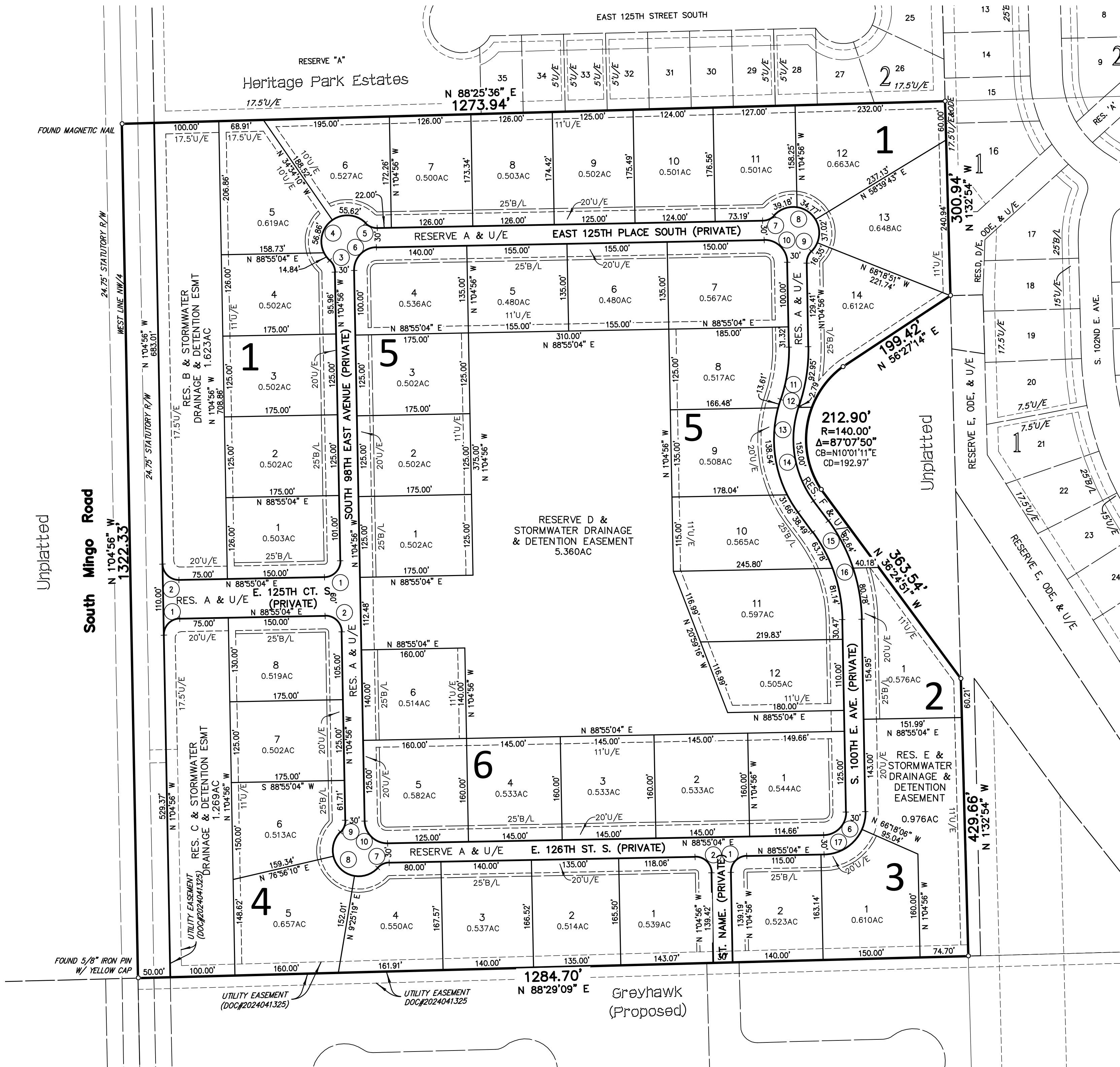
I hereby certify that this plat was approved  
by the City Council of the City of Bixby.

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





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 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.



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 HEREIN, 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 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.

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 APPURTENANT 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 THEREFOR, 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 GRANTEES, TRANSFEREES, 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 \_\_\_\_\_, 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

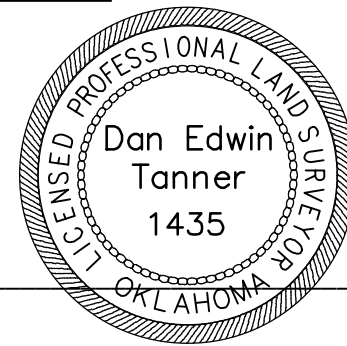
NOTARY PUBLIC

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

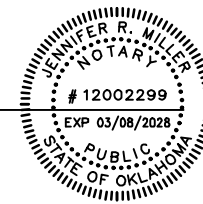
COUNTY OF TULSA )

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

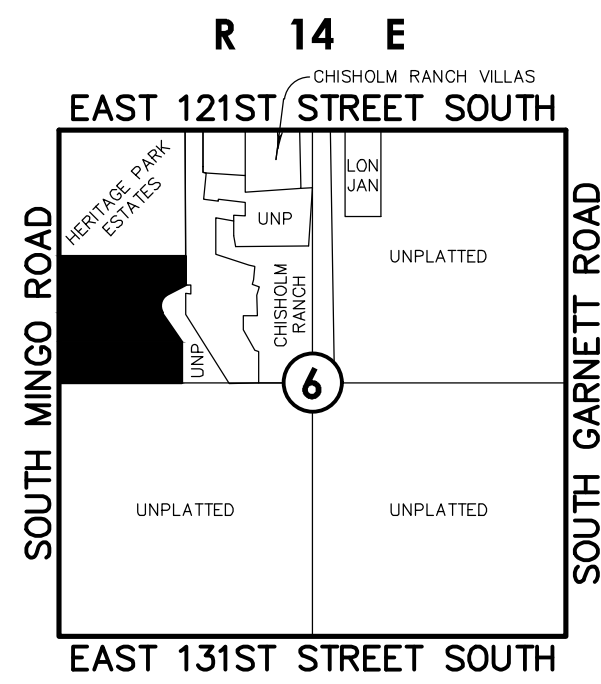
NOTARY PUBLIC



DATE OF PREPARATION: July 1, 2025

Central Park on Mingo  
SHEET 3 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

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

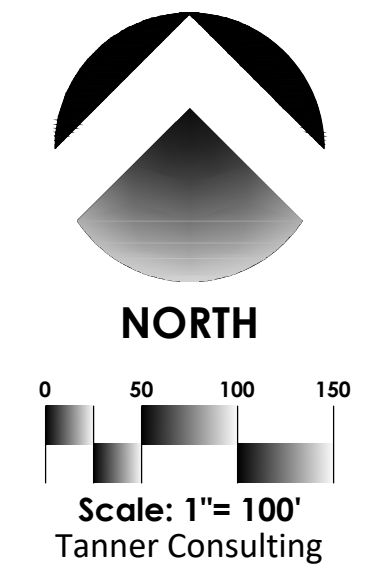
# Conceptual Utility Plan

BXPUD-25.xx

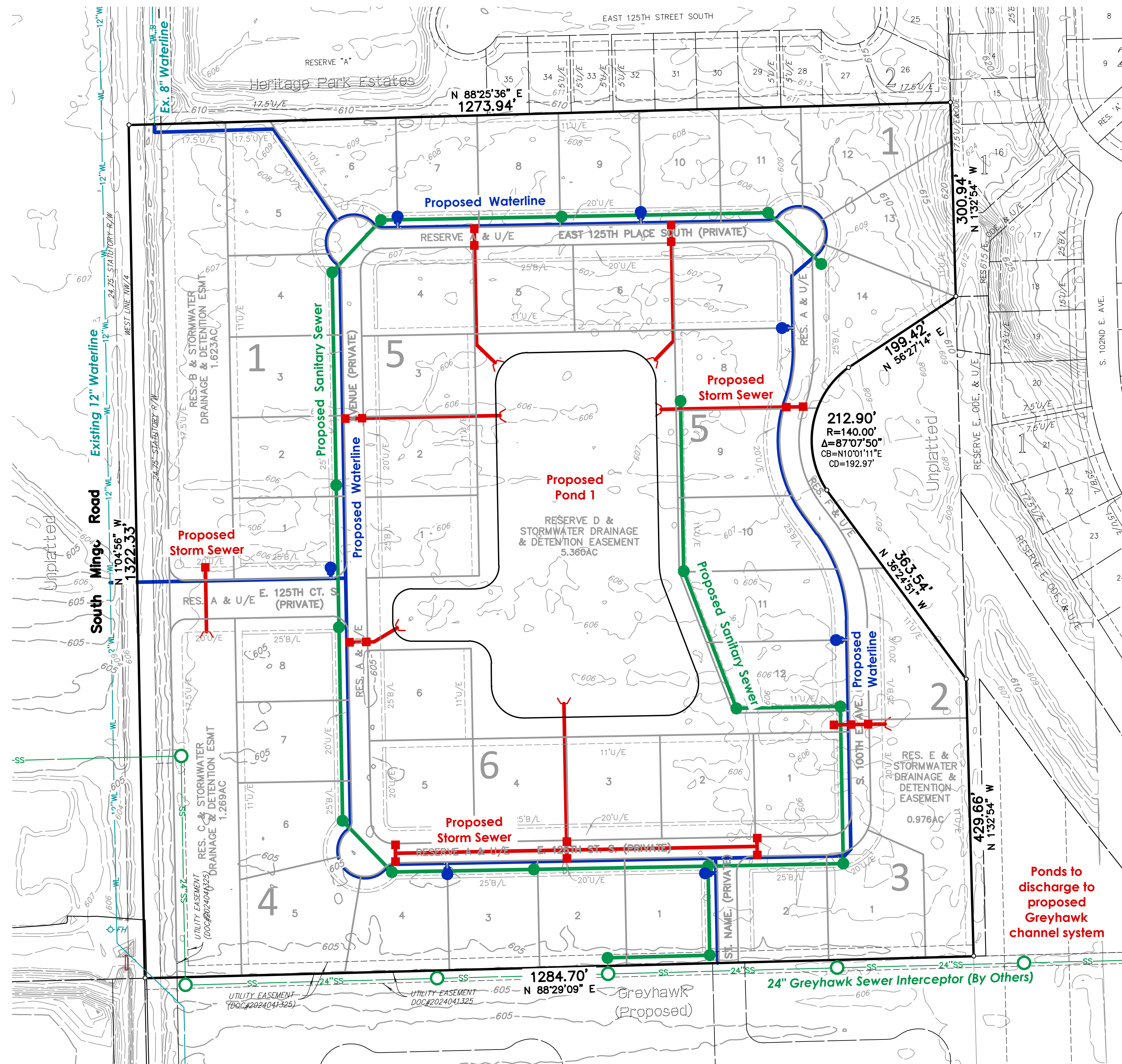
## Central Park ON MINGO

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.**  
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



| 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       |



DATE OF PREPARATION: July 1, 2025

**Central Park on Mingo**  
SHEET 1 OF 1





CITY OF BIXBY  
111 N Cabaniss Ave  
Bixby, OK 74008  
(918) 366-4430

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## STAFF REPORT

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**TO:** Planning Commission

**FROM:** Gladys Gill, Assistant Planner

**DATE:** August 18, 2025

**NAME:** Spartan Creek

**CASE(S):** **COMPREHENSIVE PLAN AMENDMENT | BXCP-25.02**  
**RE-ZONE | BXZO-25.08 – (CG) General Commercial.**  
**PLANNED UNIT DEVELOPMENT | BXPUD-25.03**  
**PRELIMINARY PLAT | BXPT-25.07**

**LOCATION:** Approximately 151 acres on the north side of East 151st Street South, 0.25 miles west of South Memorial Drive

**EXISTING ZONING:** Agriculture (AG)

**PROPOSED ZONING:** General Commercial (GC) with PUD

**STR:** Section 6, Township 17N, Range 14E

**APPLICANT:** SE Development Group / Oak Trust Development Group

---

**REQUEST:** The applicant, SE Development Group, on behalf of Oak Trust Development Group, requests approval of a Comprehensive Plan Amendment, a Rezoning from AG (Agricultural) to CG (Commercial General) with a Planned Unit Development (PUD) overlay, and a Preliminary Plat for a proposed development known as Spartan Creek.

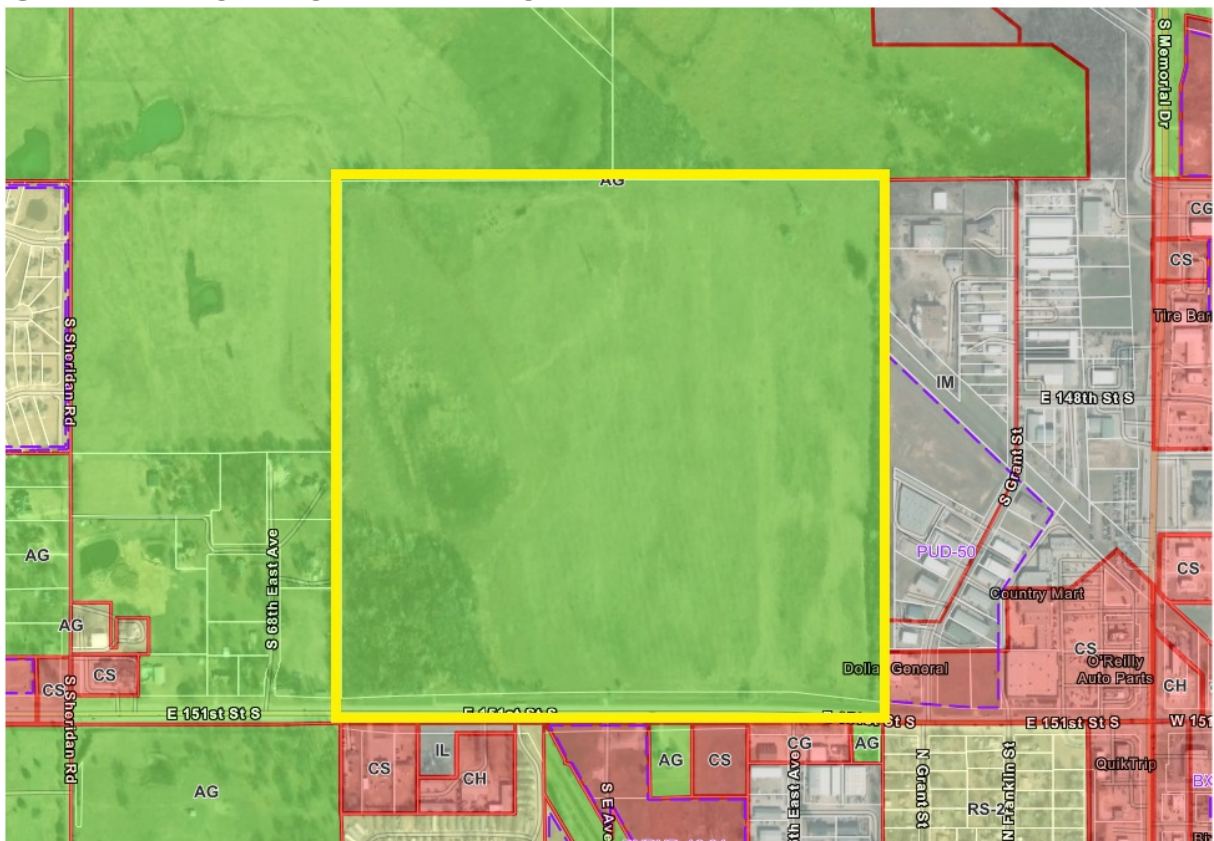
**BACKGROUND:** The subject property consists of approximately 151 acres, located north of East 151st Street South and approximately one-quarter mile west of South Memorial Drive. The proposed subdivision includes thirty-eight (38) commercial lots and two (2) reserve areas designated for stormwater detention and common areas. The PUD is intended to establish development standards for land use, access, signage, landscaping, and site plan review, ensuring a cohesive and higher-quality commercial development than would be permitted under straight CG zoning.

## SURROUNDING ZONING AND LAND USE:

|        |                                                                                                                                 |
|--------|---------------------------------------------------------------------------------------------------------------------------------|
| North: | (AG) Agriculture                                                                                                                |
| South: | (IL) Industrial, (CS) Commercial Shopping, (CH) Commercial High, (RMH) Residential Manufactured Home Park, and (AG) Agriculture |
| East:  | (IL) Industrial and (CS) Commercial Shopping                                                                                    |
| West:  | (AG) Agriculture                                                                                                                |

The proposed CG with PUD serves as a transition between existing industrial and agricultural uses and the growing commercial corridor along 151st Street.

**Figure 1:** Existing zoning for surrounding areas.

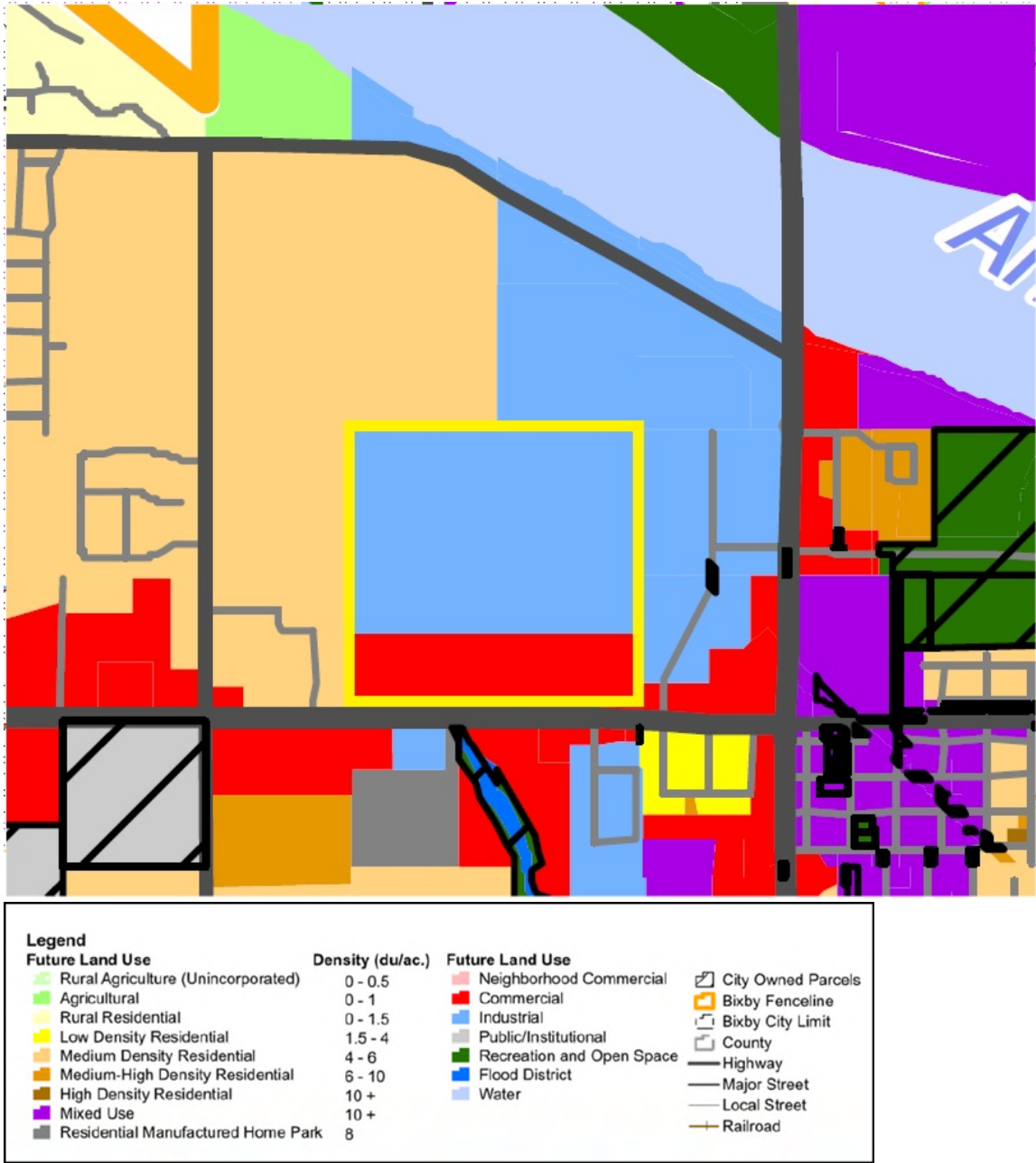




**COMPREHENSIVE PLAN:**

The City of Bixby’s 2030 Comprehensive Plan currently designates this area for Commercial and Industrial use. The proposed minor amendment seeks to align the designation with Commercial General. As a result, this development will require an amendment to the Comprehensive Plan.

**Figure 2:** Comprehensive Plan 2030 Future Land Use Designation



**Figure 3:** Snip from our 2030 Future Land Use Designation

|                   |  |                                                                                                                                                                                                                                                                                                                             |
|-------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Commercial</b> |  | The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.<br><i>Zoning: CG, OM</i>                |
| <b>Industrial</b> |  | The Industrial designation denotes areas where manufacturing operations, warehousing, and research and development facilities are permitted. Uses within this designation shall have direct vehicular access to major arterials and should be sufficiently buffered from residential uses.<br><i>Zoning: CH, IL, IM, ST</i> |

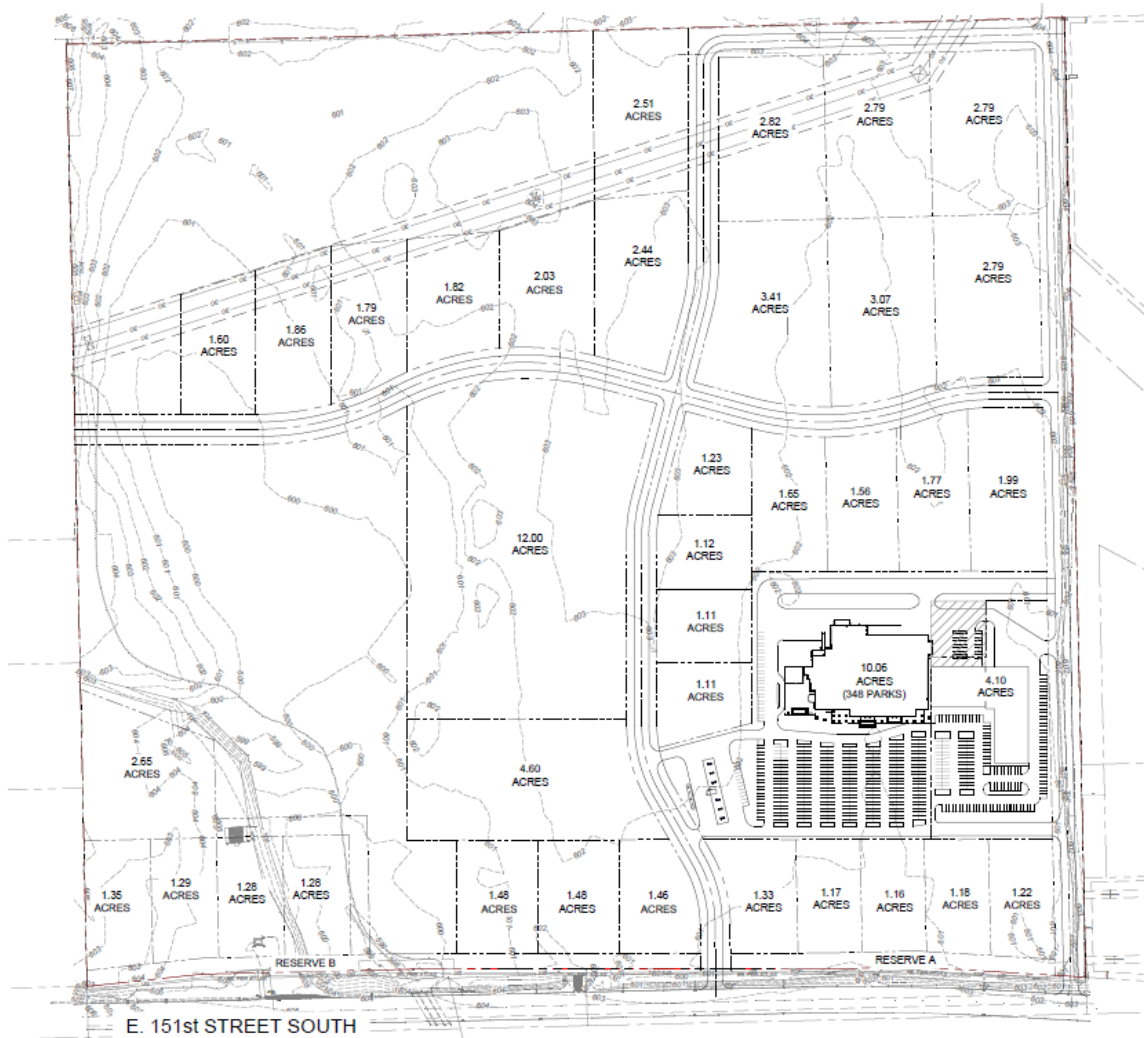
### DEVELOPMENT STANDARDS

- Total Gross Area: 151 acres (Net: 108.55 acres).
- Permitted Uses: All uses allowed under CG, including professional offices, medical, retail, restaurants, convenience services, and light industrial.
- Floor Area Ratio: Max 0.75 FAR.
- Building Height: Up to 5 stories / 70 feet.
- Setbacks:
  - 50 ft. from 151st Street ROW.
  - 25 ft. east and west boundaries.
  - 10 ft. internal lot lines.
- Signage: Requires Planning Commission approval of a detailed sign plan; up to three multi-tenant signs permitted.
- Landscaping: Must meet or exceed Bixby Code; detailed landscape plans required at site plan stage.
- Lighting: Max 20 ft. height; shielded to protect adjacent residential uses.

### ACCESS & CIRCULATION

- Four proposed access drives along East 151st Street South.
- Extension of East 148th Street through the subdivision.
- Sidewalks are required to be ADA-compliant and continuous with existing systems.
- All circulation and paving projects are subject to approval by the City Engineer and ODOT.

**Figure 4: Conceptual Site Plan**



## UTILITIES AND STORMWATER

- All utilities available in the area; extensions will be reviewed by City and franchise utility providers.
- Stormwater to be collected via catch basins and conveyed to off-site drainage areas. Detention reserves included.
- Overland drainage, utility easements, and access easements provided per plat.
- Portions of the site are identified within FEMA Zone AE and Zone X; engineering plans will address mitigation.

**PUBLIC INPUT:**

After the public notice and publication on July 25, 2025, no public comments were received.

**ENGINEERING COMMENTS:**

At the time of preparing this report, I did not receive any comments or feedback from the City Engineer; however, they have been in communication with the applicant.

**STAFF COMMENTS:**

The requested Comprehensive Plan Amendment, Rezoning with PUD overlay, and Preliminary Plat are consistent with the City's long-term planning objectives for the 151st Street corridor. While the 2030 Comprehensive Plan currently designates this area as Commercial and Industrial, the amendment to designate the entire property as Commercial aligns with the City's Economic Development goals, which anticipate a nationally recognized grocery anchor, supporting retail, restaurants, and related commercial services.

The PUD ensures that development standards such as access management, signage, landscaping, building setbacks, and site plan review will be applied at a higher standard than would be required by straight zoning. This will help achieve a cohesive development pattern while addressing traffic circulation, stormwater detention, and utility extensions in coordination with the City Engineer, ODOT, and franchise utility providers.

Staff notes the importance of continued coordination with engineering staff to confirm stormwater detention capacity and FEMA floodplain compliance, as well as access management measures along East 151st Street South. A detailed signage plan, landscape plan, and site plans will be required at future stages of review.

Staff has no objections to approving the Comprehensive Plan Amendment, Rezone, PUD, and Preliminary Plat. However, Staff's comments are contingent upon this approval and are subject to the following conditions:

- Approval of detailed signage, landscaping, and site plans by the Planning Commission prior to issuance of building permits.
- Engineering approval of stormwater detention design, floodplain compliance, and utility extensions.
- ODOT and City Engineer approval of access improvements and traffic control measures along East 151st Street South.
- Submission and approval of a Final Plat by the Planning Commission and City Council must be recorded with the County Clerk prior to the release of any building permits.
- Continued adherence to the Economic Development Agreement (February 12, 2025) to ensure consistency between zoning entitlements and the City's economic development commitments. Any amendments to the agreement must be approved by City Council.



## **FIGURES:**

- Figure 1: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation
- Figure 3: Snip from 2030 Future Land Use Designation
- Figure 4: Conceptual Site Plan

## **ATTACHMENTS:**

- Attachment 1: PUD Text dated July 2025
- Attachment 2: Preliminary Plat and Deed of Dedication

# Planned Unit Development BX PUD No. XXX

---

Submitted to:  
**City of Bixby**  
**Oklahoma**

July 02, 2025

Prepared By:

**RT66**  
ENGINEERING

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

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### Exhibits

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

## **I. Development Concept**

SE Development group is the developer for Spartan Creek of a 151 acre tract of land on the North side of 151<sup>st</sup> Street South and 0.25 miles West of Memorial Drive. The owner intends to develop the property as 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 change 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, is indicated on the Conceptual Site Plan Exhibit 'A'.



## **II. BXPUD Development Standards for all Area Lots**

|                        |                               |
|------------------------|-------------------------------|
| <b>Gross Land Area</b> | 151 acres<br>6,579,510 sq.ft. |
|------------------------|-------------------------------|

|                      |                                  |
|----------------------|----------------------------------|
| <b>Net Land Area</b> | 108.55 acres<br>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.

### **Maximum Building Floor Area**

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

### **Minimum Lot Frontage**

|                                                                      |        |
|----------------------------------------------------------------------|--------|
| All lots along Arterial Street Frontage or<br>Mutual Access Easement | 50 ft. |
|----------------------------------------------------------------------|--------|

### **Maximum Building Height**

|                   |                      |
|-------------------|----------------------|
| Commercial/Office | 5 stories or 70 feet |
|-------------------|----------------------|

### **Minimum Building Setbacks**

|                                                         |        |
|---------------------------------------------------------|--------|
| From the Right-of-Way of 151 <sup>st</sup> Street south | 50 ft. |
| From the East Boundary                                  | 25 ft. |
| From West Boundary                                      | 25 ft. |
| From East Boundary                                      | 25 ft. |
| Internal Lot Line Setbacks                              | 10 ft. |

### **Parking**

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

### **Signage**

All signage shall meet City of Bixby Zoning Code with the exception of three (3) multiple tenant signs placed within the development. These multi-tenant signs will allow for the placement of business signage of businesses not located within the property on which the sign occupies.

The height of all signage 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 20 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.

### **III. Access and Circulation**

Spartan Creek will have access from East 151<sup>st</sup> Street South through four proposed drives as well as 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 extension of East 148<sup>th</sup> 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 151<sup>st</sup> 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 north 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.

## **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**

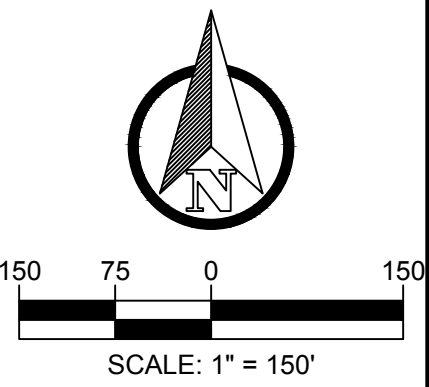
Construction will be underway in the Summer of 2025 and will continue following City approval of revised plans. Construction is expected to be complete by late Summer of 2026.



EXHIBIT "A"



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

OVERALL SITE PLAN  
SPARTAN CREEK  
PART OF THE SW¼ AND THE SE¼ SEC. 14, T17N, R14E  
BIXBY, OKLAHOMA

|           |            |
|-----------|------------|
| DRAWN BY: | MM         |
| APPR. BY: | BC         |
| DATE:     | 01/30/2025 |
| SHEET     | EXHIBIT-A  |

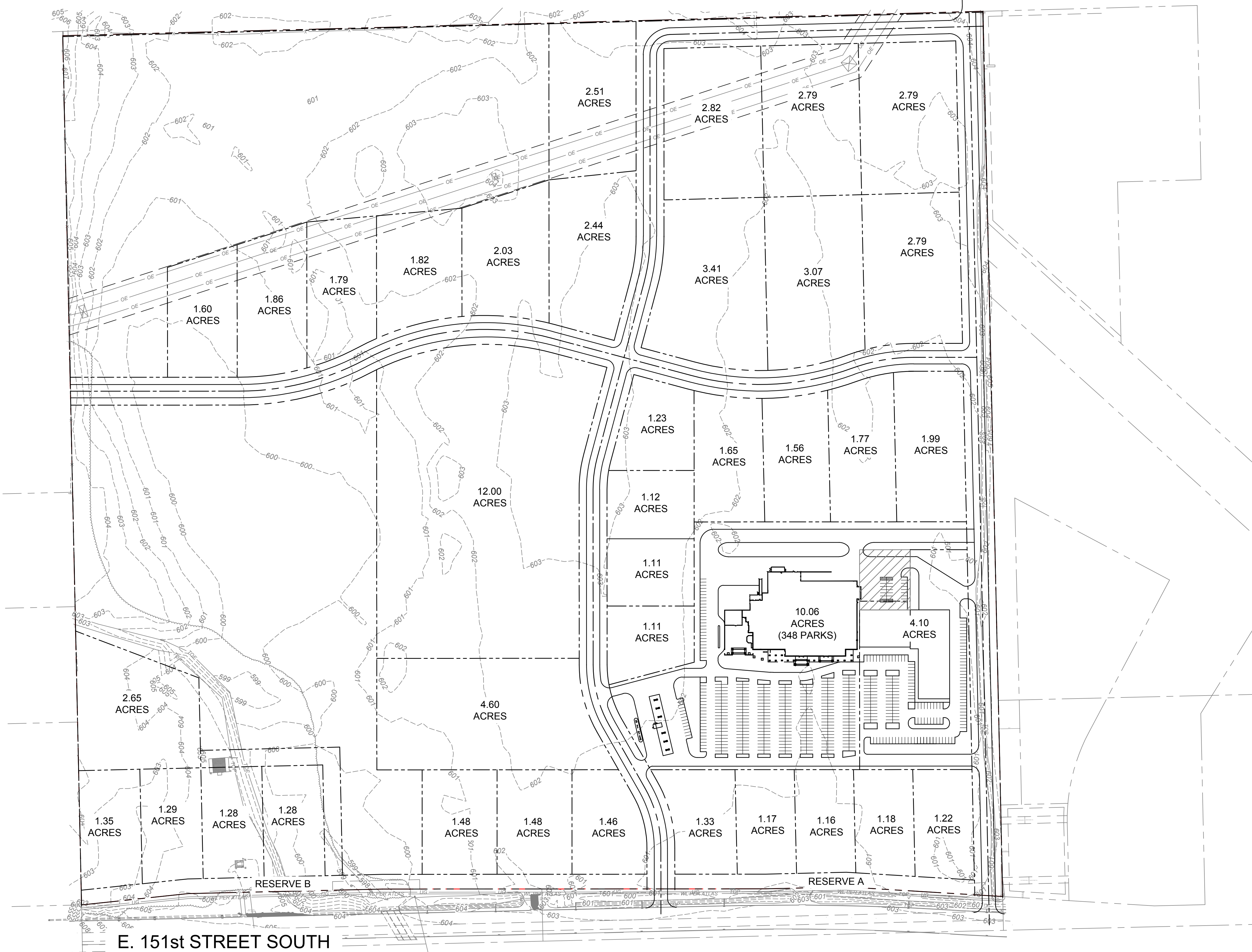
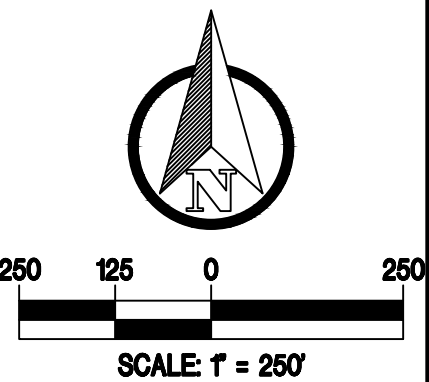




EXHIBIT "B"



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



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**RT66**  
ENGINEERING  
5 SOUTH MAIN STREET  
SAPULPA, OK 74066

**LAND USE MAP**

SPARTAN CREEK  
PART OF THE SW¼ AND THE SE¼ SEC. 14, T17N, R14E  
BIXBY, OKLAHOMA

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

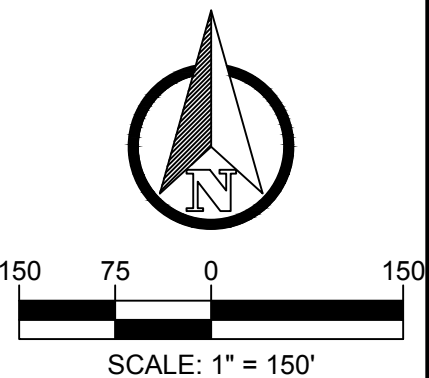
SHEET **EXHIBIT-B**



# EXHIBIT "C"



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

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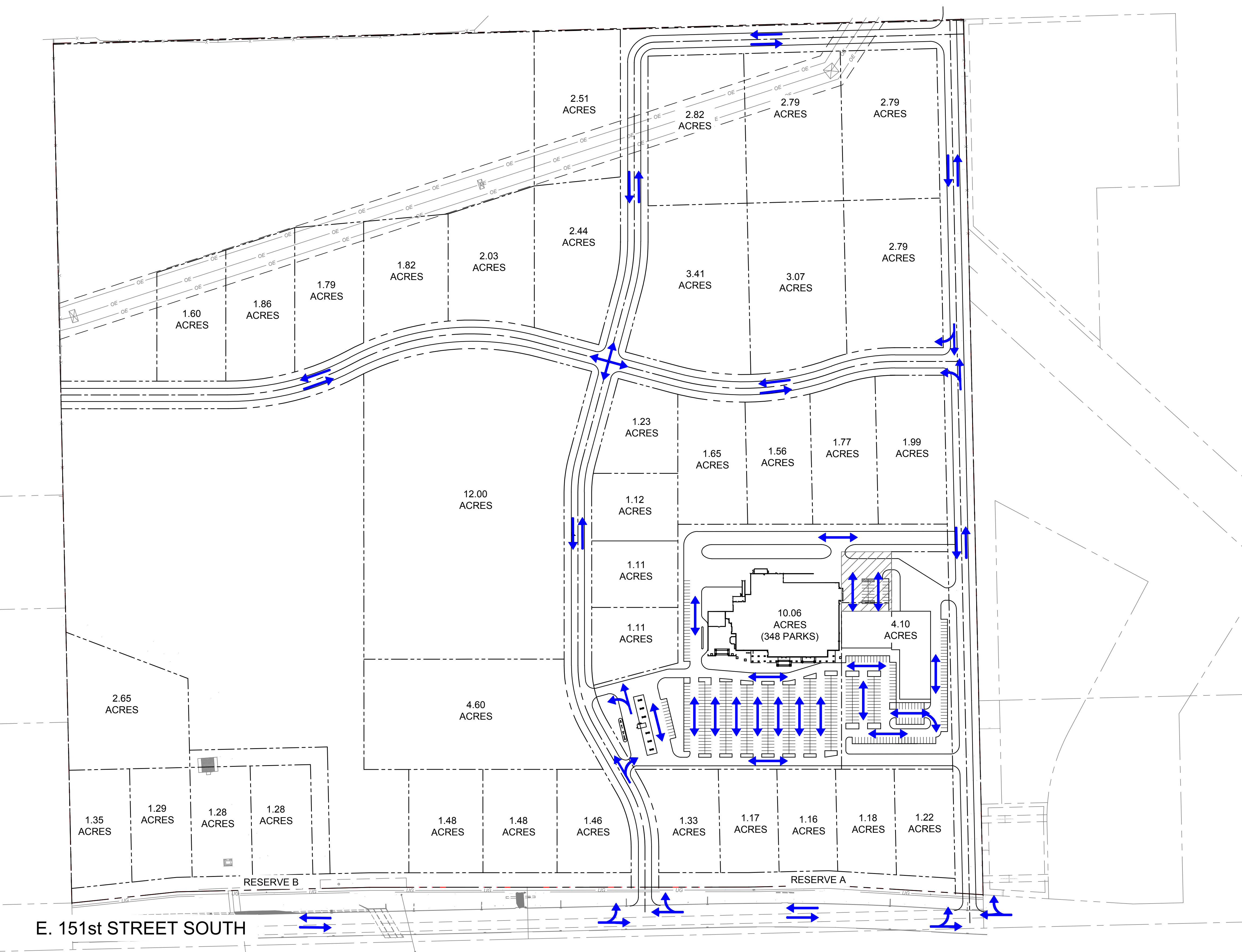
**RT66**  
**ENGINEERING**  
5 SOUTH MAIN STREET  
SAPULPA, OK 74066

## 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:     | 01/20/2025 |

SHEET EXHIBIT-C



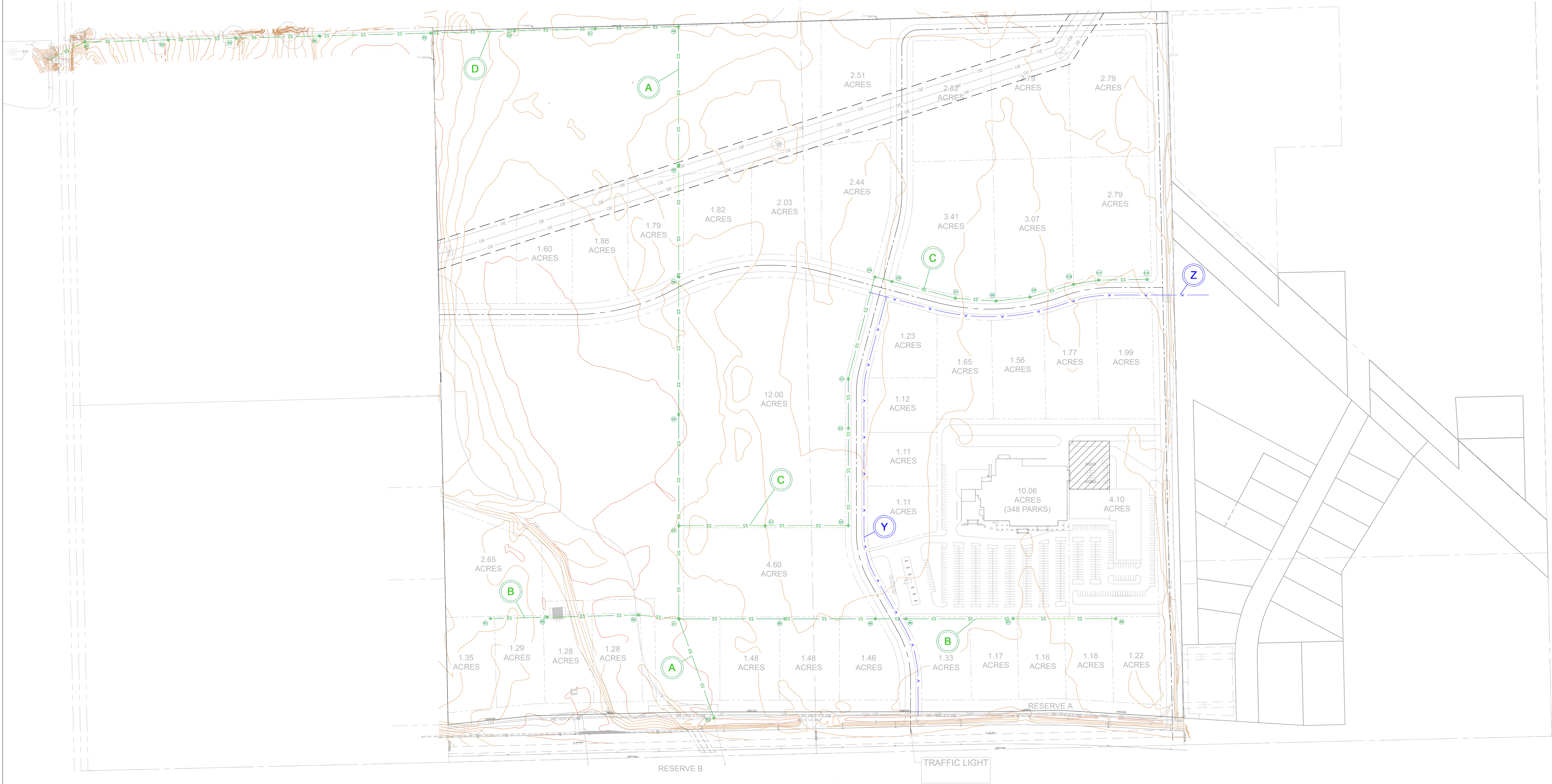
Printed: 6/13/2025 1:14:56 PM  
P:\SPARTAN CREEK\02-CAD\ISHEET\SPARTAN CREEK CIRCULATION MAP.DWG



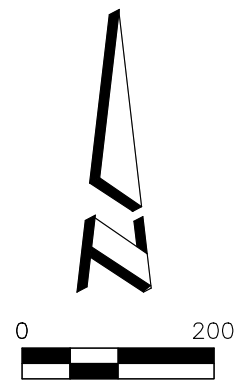


Know what's below.  
Call before you dig.

EXHIBIT "D"



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



| SUBMITTAL: | DATE: | PROJECT NO: | DESIGNED BY: | DRAWN BY: | APPROVED BY: | VERT. SCALE: | BID SET | REVISION HISTORY |      |
|------------|-------|-------------|--------------|-----------|--------------|--------------|---------|------------------|------|
|            |       |             |              |           |              |              |         | NO.              | DATE |
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SPARTAN CROSSING  
UTILITY PLAN 2025

113 WEST DAWES AVENUE  
BIXBY, OKLAHOMA 74008

SHEET NAME  
UTILITY  
SITE PLAN

SHEET  
SITE01



# EXHIBIT "E"



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

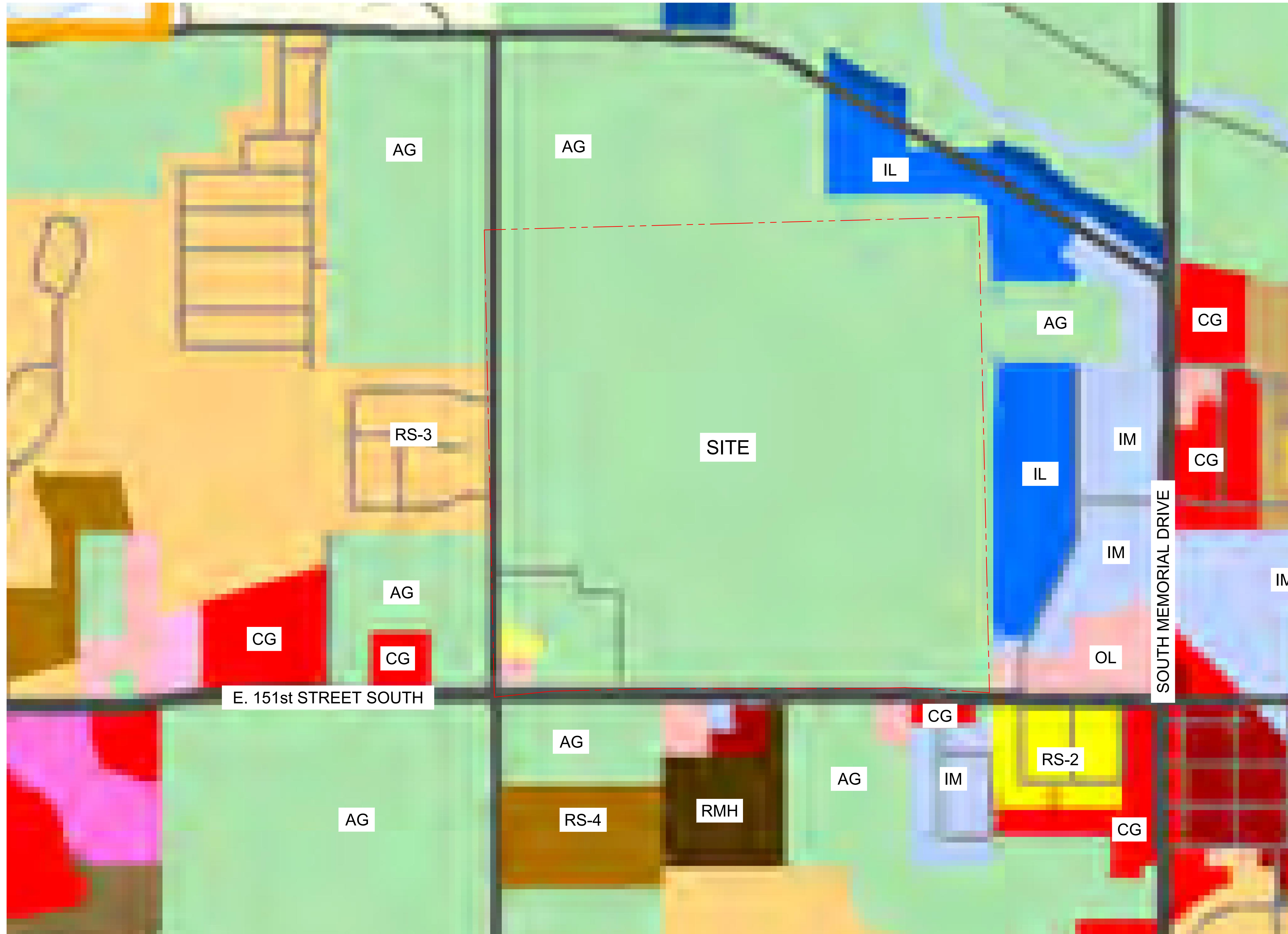
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# ZONING MAP

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 |

EXHIBIT-E





10. RIGHT OF WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED DECEMBER 14, 1964, FILED DECEMBER 18, 1964, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 3524 AT PAGE 526. (AFFECTS ALL OF THE SUBJECT PROPERTY.)

11. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, A DIVISION OF OKEOK INC., A DELAWARE CORPORATION, DATED MARCH 15, 1982, FILED MARCH 29, 1982, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 4603 AT PAGE 821. (DOES NOT AFFECT THE SUBJECT PROPERTY.)

12 REPORT OF COMMISSIONERS, CASE NO. CU-95-00613 IN THE DISTRICT COURT OF TULSA COUNTY, IN FAVOR OF DEPARTMENT OF TRANSPORTATION OF THE STATE OF OKLAHOMA, DATED MARCH 28, 1995, FILED MAY 11, 1995, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN BOOK 5712 AT PAGE 1344. (BOOK 5712, PAGE 1349, DOES NOT AFFECT THE SUBJECT PROPERTY, TEMPORARY EASEMENT DENOTED THEREIN HAS EXPIRED, SHOWN IN HATCHING. BOOK 5712 PAGE 1348, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON, NOT HATCHED.)

13. RECORDED EASEMENT AS STATED IN THE AFFIDAVIT IN FAVOR OF SUNBELT RAILROAD HISTORICAL TRUST, DATED FEBRUARY 21, 2007, FILED FEBRUARY 23, 2007, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK IN 2007019339. (DOES NOT AFFECT THE SUBJECT PROPERTY.)

14. TERMS, CONDITIONS, AND PROVISIONS OF THE CITY OF BIXBY ORDINANCE NO. 2297, DATED MARCH 9, 2020, FILED MARCH 26, 2020, AND RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK AS DOCUMENT NO. 2020027723. (ALL OF THE PROPERTY DESCRIBED HEREON IS SUBJECT TO SAID ORDINANCE.)

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

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.

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°16'29" 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 643.19 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 1,321.61 FEET; THENCE S 89°56'36" E A DISTANCE OF 49.78 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.

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 83°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°38'33" E A DISTANCE OF 307.36 FEET; THENCE N 83°38'28" E AND A PARALLEL TO THE SOUTHWEST CORNER OF SAID EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) A DISTANCE OF 558.28 FEET; THENCE S 83°38'28" W ALONG THE SOUTH LINE OF SAID EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) A DISTANCE OF 149.86 FEET TO THE POINT OF BEGINNING.

A. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY, "OKIE" REQUEST OR FROM EXISTING ATLAS SHEETS. WE CANNOT CERTIFY THAT ALL EXISTING UTILITIES, IN SERVICE OR ABANDONED, ARE SHOWN HEREON. FURTHERMORE, WE CANNOT CERTIFY THAT THE UTILITIES SHOWN HEREON ARE IN THEIR EXACT LOCATION, BUT HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. CALL "OKIE" (1-800-522-6543) 48 HOURS PRIOR TO DIGGING.

B. THE PROPERTY DESCRIBED HEREON CONTAINS 151.045 ACRES, OR 6,579,510 SQUARE FEET.

C. THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. (NORTH ZONE 3501)

D. THE PROPERTY DESCRIBED HEREON CONTAINS A TOTAL OF NO STRIPED PARKING SPACES NONE OF WHICH ARE DESIGNATED AS HANDICAPPED.

E. THE PROPERTY DESCRIBED HEREON HAS ACCESS TO EAST 151ST STREET SOUTH.

F. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.

G. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0434L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS PORTIONS OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (AE) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN, ZONE (X-SHADED), WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN. (PER: <https://msc.fema.gov/portof/>)

H. 3/8" IRON PIN SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

I. ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 23-0320SW, WITH A COMMITMENT DATE OF AUGUST 01, 2023 ARE SHOWN OR NOTED HEREON.



**Unplatted**  
Owner: Copenhagen Larry E &  
Parcel No.: 9731473142

**Unplatted**  
Owner: Nelson David A and S  
Parcel No.: 97314731427

N01°14'38"W (G  
N01°16'01"W (LE  
135.25' (FIELD & LE

S88°39'00"W (GRID)  
N88°38'28"E (LEGAL)  
558.28' (FIELD & LEGAL)

S89°58'02"W (GRID)  
N89°56'36"E (LEGAL)  
457.19' (FIELD)  
457.11' (LEGAL)

S88°38'59"W (GRID)  
N88°38'28"E (LEGAL)  
36' (FIELD & LEGAL)

86°30'00"W (GRID)  
86°29'05"E (LEGAL)  
449.91' (FIELD)  
449.78' (LEGAL)

S88°38'59"W (GRID)  
S88°38'28"W (LEGAL)  
1321.81' (FIELD)  
1321.61' (LEGAL)

S01°16'51"E (GRID)  
S01°16'57"E (LEGAL)  
**97.03' (FIELD & LEGAL)**

WE, SISEMORE & ASSOCIATES, INC. DO HEREBY CERTIFY TO:  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMERCIAL TITLE & ESCROW SERVICES, INC  
DEVELOPMENT LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

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, 8 & 16 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON JULY, 27, 2023.

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 15TH DAY OF SEPTEMBER, 2023.

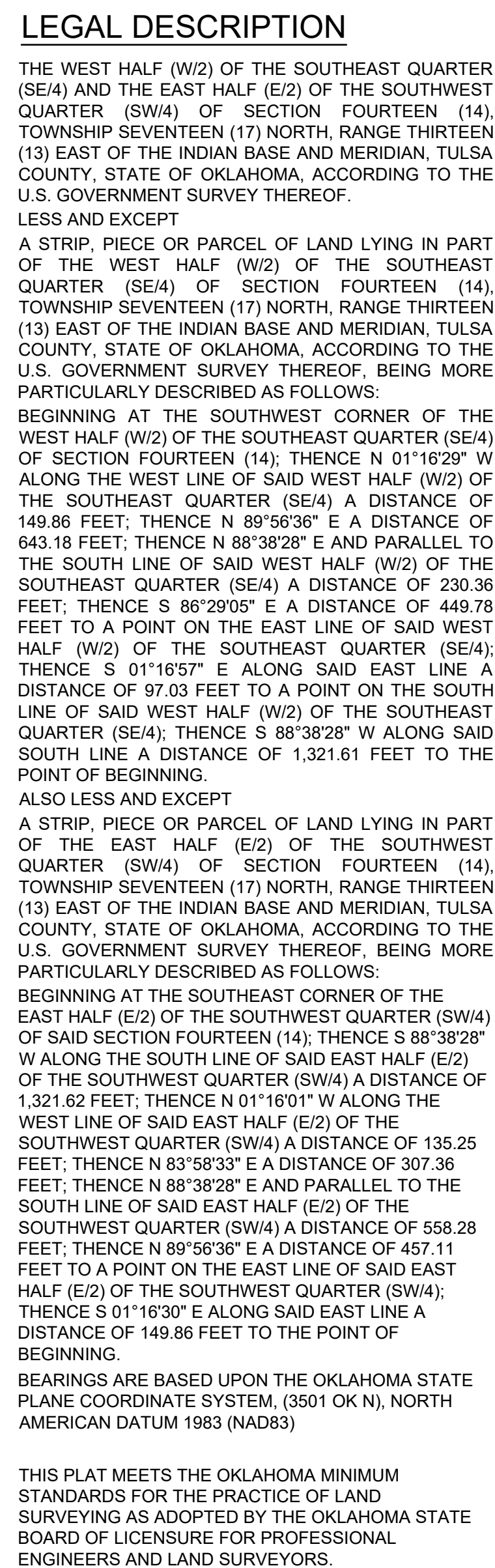
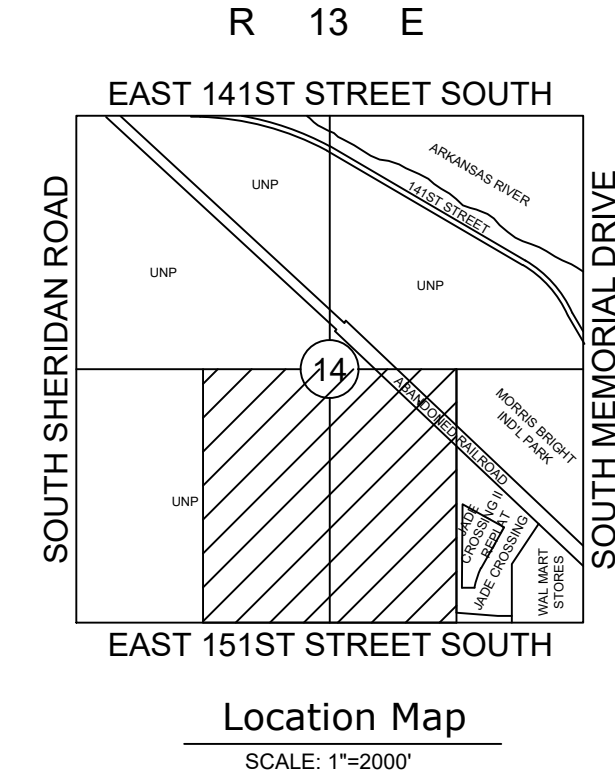
SISEMORE & ASSOCIATES, INC.

BY: \_\_\_\_\_  
SHAWN A. COLLINS  
PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1788  
EMAIL: scollins@sw-assoc.com

[illegible]



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

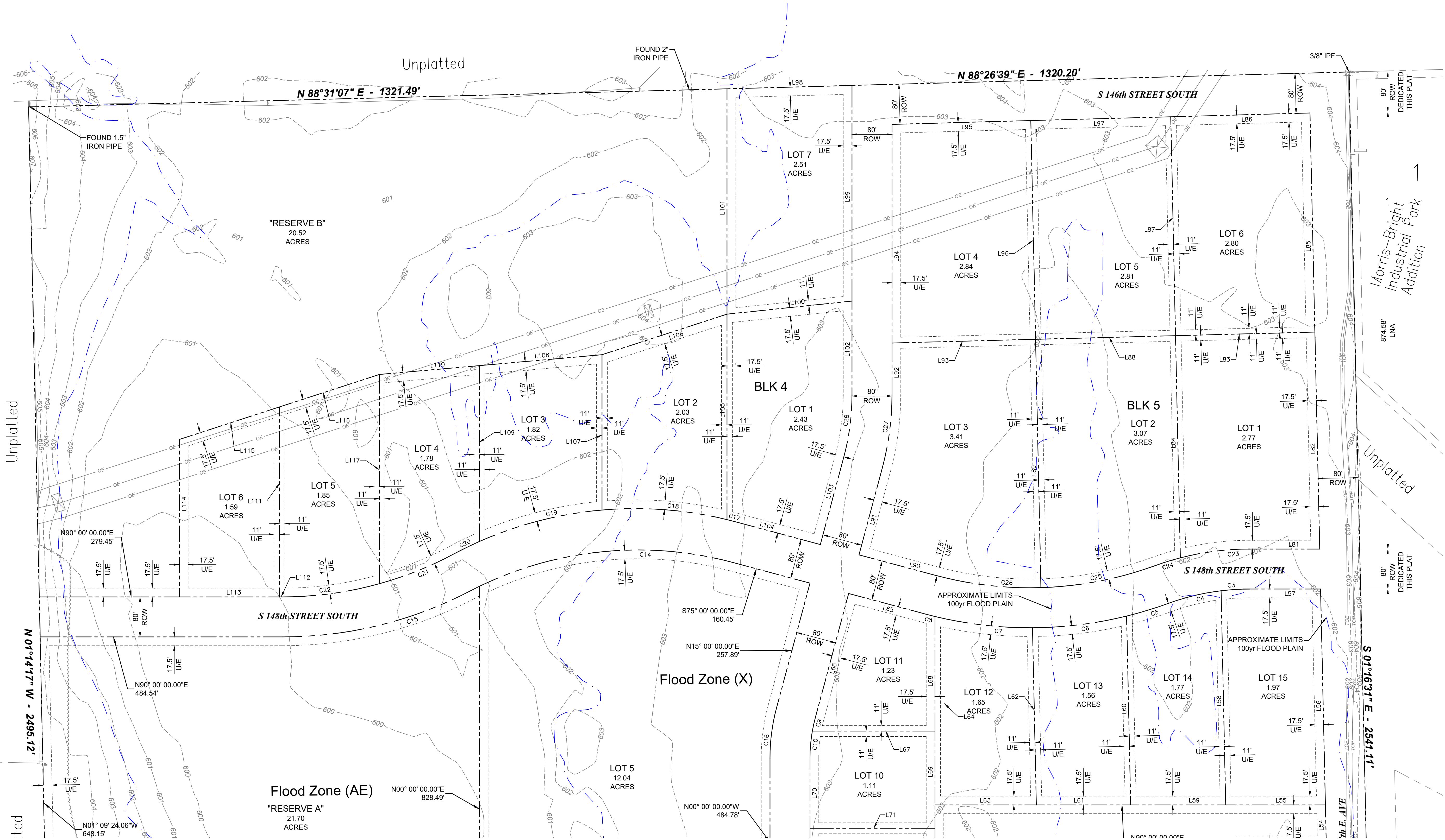
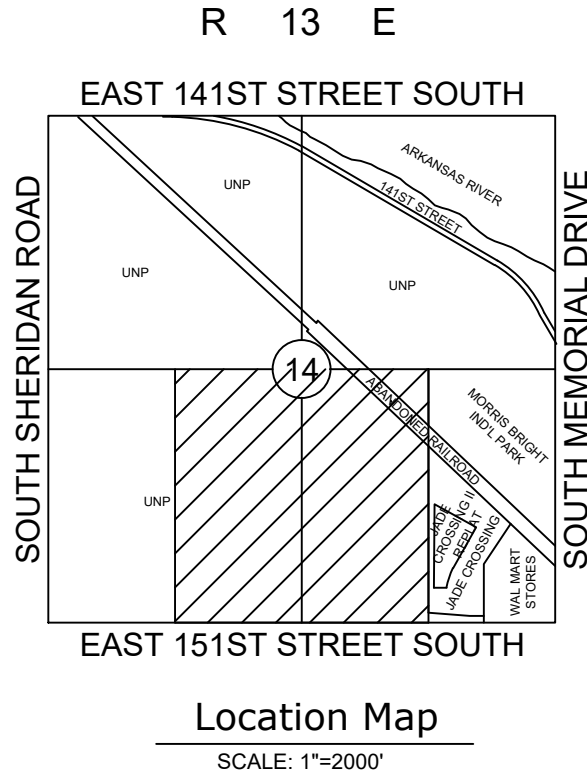
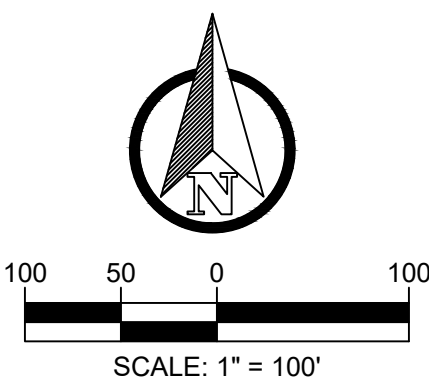


## Sheet 1 of 4



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



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°16'29" 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 135.26 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 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, 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 ENFORCEBLE 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.
- 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 ON 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  
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