



City of Bixby Planning Commission Meeting Agenda

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

Monday, October 20, 2025

6:00 PM

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

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes from the Planning Commission Meeting held on September 15, 2025.

Public Hearing

- 1) Request to recommend approval to the Bixby City Council of Ordinance No. 2535, amending Ordinance No. 2297, providing for modifications to the City of Bixby Tax Increment Financing District No. 1 ("TIF District No. 1") by: (1) extending the duration of the District from twenty (20) years to twenty-five (25) years; (2) authorizing the Bixby Public Works Authority, or its assigns, to install interior roads, water lines, storm sewer lines, sanitary sewer lines, and related public infrastructure to be reimbursed by the developers; and (3) allowing eligible reimbursement of expenses necessary for the operation of a grocery store, including heating and air systems, cold storage lockers, fire suppression, and related improvements.
- 2) Request to recommend approval to the Bixby City Council of Ordinance No. 2536, amending the Bixby City Code, Title 11, Zoning Regulations, Chapter 5, Amendments, by revising Section 11-5-2, "Policy on Zoning Map Amendments," to allow the City Council to consider Comprehensive Plan Land Use Map amendments of any quality at any time

- 3) Request to recommend approval to the Bixby City Council of Ordinance No. 2537, amending the Bixby City Code, Title 11, Zoning Regulations, Chapter 5, Amendments, by revising Section 11-5-4, "Zoning Map Amendments," to allow the City Council to reconsider a previously denied rezoning application prior to the one-year waiting period.
- 4) Request to recommend approval to the Bixby City Council of Resolution No. 2025-25, amending the Comprehensive Plan Future Land Use Map for the City of Bixby, Oklahoma, to change all proposed future residential land use designations to Rural Residential only.
- 5) Discussion, consideration, and possible action on a Specific Use Permit, case number BXSUP-25.02, to permit Use Unit 9, Manufactured Home Dwelling, within the Agriculture (AG) zoning district for an unplatted property located on the north side of East 141st Street, approximately 500 feet east of South Sheridan Road within the City of Bixby, Oklahoma.
- 6) Discussion, consideration, and possible action on the first Minor Amendment to Planned Unit Development, case number BXPUD-24.01-MI.01, for Greyhawk, located near the northeast corner of East 131st Street South and South Mingo Road, City of Bixby, Oklahoma.
- 7) Discussion, consideration, and possible action for Preliminary Plat, case number BXPT-25.08, submitted for Bixby Plains, a proposed residential development located on the south side of East 161st Street, approximately 660 feet east of South Riverview Drive in the City of Bixby.
- 8) Discussion, consideration, and possible action for Preliminary Plat, case number BXPT-19.15 Phase I, Blocks 1-6, submitted for Prescott Hill, a proposed residential development located a quarter mile south of East 151st Street and East Yale Avenue, City of Bixby, Oklahoma.
- 9) Discussion, consideration, and possible action for Preliminary Plat, case number BXPT-19.14, submitted for Yale Village of Bixby, a proposed commercial development located near the 8500-block of East 151st Street, City of Bixby, Oklahoma.

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of October 17, 2025, on or before 6:00 p.m., at City Hall, 116 W. Needles Ave., Bixby, Oklahoma.

Respectfully Submitted

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 111 N Cabaniss Avenue, Bixby, Oklahoma, 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 and TDD telephone 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 Ave.,
Bixby, OK 74008
September 15, 2025, at 6:00 PM

Call to Order

Chairman Jason Mohler opened the Planning Commission meeting at 6:02 PM.

Roll Call

Secretary Gladys Gill called the roll, and the following were present:

Members Present

Jason Mohler, Chairman
Josh Nave, Vice Chair
Tom Holland, Commissioner
Erik Covey, Commissioner

Staff Present

John Hammons, City Attorney
Gladys Gill, Secretary

Consent Agenda

Consider and approve the minutes from the Planning Commission Meeting held on August 18, 2025.

Consider and approve the execution of an Addendum to the Boardwalk on Memorial Plat No. 5717 to amend Section II (C) - Development Standards.

Chairman Mohler asked if any members of the Board had questions regarding the Consent Agenda items.

Commissioner Holland requested clarification on Item 2. City Attorney John Hammons provided background information and confirmed that the action would correct a clerical (scribe's) error. No further questions or comments were presented.

Chairman Mohler then called for a motion to approve both Item 1 and Item 2 on the Consent Agenda. Vice Chair Nave moved to approve, with Commissioner Holland seconding the motion. The vote was taken with the following results:

Ayes: Nave, Holland, Covey, Mohler
Nays: None

Motion carried 4-0.

Public Hearing

Discussion, consideration, and possible action for Final Plat BXPT-23.17 FP, including a Landscaping Plan for the overall development, submitted for South County Industrial Park, a proposed industrial development located near the 14100 block of Kimberly-Clark Place.

Chairman Mohler introduced Item 1 on the agenda for discussion. Mrs. Gill presented her staff report for Item 1, explaining that the landscaping plan was for the overall development and noting that several design options were included for review.

Commissioner Nave asked if any residents were signed up to speak on the item. There were none.

Commissioner Holland emphasized the importance of ensuring that the landscaping plan is consistent with the approved preliminary plat. Mrs. Gill acknowledged this and noted that additional screening would be needed, particularly along the east side of the property.

A discussion followed regarding the number and placement of trees, specifically whether the proposed landscaping would provide adequate screening. Mrs. Gill stated that the applicant intends to preserve much of the existing vegetation and supplement it with additional plantings where needed. The Board agreed with this approach.

With no public or further comments from the board, Commissioner Nave made a motion to approve the Final Plat and landscaping plan, seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Nave, Holland, Covey, Mohler

Nays: None

Motion carried 4–0.

Discussion, consideration, and possible action to approve a Lot Split, Case Number BMLS-25.02, for a property located on the south side of East 161st Street, approximately 660 feet east of South Riverview Drive in the City of Bixby.

Chairman Mohler introduced Item 2 on the agenda for discussion. Mrs. Gill presented her staff report for Item 2, then stated that the request was for a simple lot split. She explained that staff recommends approval of the lot split and supports maintaining the existing RS-2 and RS-3 zoning designations.

The applicant, Tanner Consulting, was present to answer any questions. Eric Enyart with Tanner Consulting confirmed that the proposed lot split will allow for appropriate access to future phases of the development.

There were no public comments and no additional comments from the Board.

Chairman Mohler asked for a motion on Item 2. Commissioner Holland made a motion to approve the lot split, seconded by Chairman Mohler. The vote was taken with the following results:

Ayes: Holland, Mohler, Covey, Nave

Nays: None

Motion carried 4–0.

Discussion, consideration, and possible action to approve a Lot Split, Case Number BXLS-25.04, for Chick-fil-A North located at 10437 S Memorial Drive in the City of Bixby.

Chairman Mohler introduced Item 3 on the agenda for discussion. Gladys Gill presented her staff report for Item 3 and Item 4. Mrs. Gill explained that it was being brought before the Planning Commission because it involves a commercial lot. She also noted that Chick-fil-A plans to expand its parking lot and reconfigure the drive-thru layout. The proposal includes splitting the lot to the north and east to accommodate the new configuration.

Vice Chair Nave asked whether a Planned Unit Development (PUD) was in place for the property. Mrs. Gill confirmed that the proposed lot expansion and landscaping plan is in accordance with the PUD. She explained that the existing building located behind the restaurant will be demolished to allow for the expanded parking area, which will improve traffic flow and enhance fire access compliance. Mrs. Gill also noted that landscaping will be required throughout the site in accordance with City standards and PUD.

There were no public comments and no additional comments from the Board.

Chairman Mohler asked for a motion on Item 3. Chairman Mohler made a motion to approve the lot split, seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Mohler, Holland, Covey, Nave

Nays: None

Motion carried 4–0

Discussion, consideration, and possible action to approve a Lot Combo, Case Number BXLC-25.04 for Chick-fil-A North located at 10437 S Memorial Drive in the City of Bixby.

Chairman Mohler asked for a motion on Item 4. Chairman Mohler made a motion to approve the lot combo, seconded by Commissioner Holland. The vote was taken with the following results:

Ayes: Mohler, Holland, Covey, Nave

Nays: None

Motion carried 4–0

Discussion, consideration, and possible action to approve a Site Plan, Case Number BXSP-25.01, for an Ice Vending Machine to be located on the Northwest Corner of East 131st Street and South Memorial Drive.

Chairman Mohler introduced Item 5 on the agenda for discussion. Mrs. Gill presented her staff report for Item 5.

City Attorney John Hammons advised the Board and Staff that, pursuant to Ordinance No. 2091, adopted in 2012, site plans are not required to be presented to the Planning Commission for approval, as such approvals are vested with City staff. Vice Chair Nave requested that staff take the Board's comments into consideration when reviewing future site plans. Commissioner Holland wanted it noted that traffic in the area would need to be addressed.

Commissioner Holland made a motion to deny the item; however, the motion failed for lack of a second.

No action was taken.

New Business

No new business to discuss

Adjournment

Adjournment called at 6:44 PM.

Chairman or Vice Chair

Recording Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BIXBY, OKLAHOMA, AMENDING THE BIXBY CITY CODE, TITLE 11, ZONING REGULATIONS; CHAPTER 5, AMENDMENTS, BY AMENDING SECTION 11-5-2, POLICY ON ZONING MAP AMENDMENTS, BY ALLOWING THE CITY COUNCIL TO CONSIDER COMPREHENSIVE PLAN LAND USE MAP AMENDMENTS OF ANY QUALITY AT ANY TIME; REPEALING SECTION 7-2-12; PROVIDING FOR SEVERABILITY, CODIFICATION, REPEALER, AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, AS FOLLOWS:

SECTION 1. AMENDATORY. Chapter 5 of Title 11 of the Bixby City Code is hereby amended to read as follows:

Section 11-5-2. Policy on Zoning Map Amendments

It is the policy of the city that in the consideration of proposed amendments to this title that amendments will be adopted to recognize changes in the comprehensive plan, to correct error or to recognize changed and changing conditions in a particular area or in the jurisdictional area generally.

Zoning map amendments (rezonings) shall not conflict with the comprehensive land plan use map; any rezoning applications which would be contrary to the comprehensive plan land use map must be proceeded along with a request to amend the land use map and a PUD in order to be accepted and considered. ~~Comprehensive plan land use map amendments shall be limited to two (2) per year, unless otherwise granted prior approval by the city council.~~

Amendments to the comprehensive plan land use map may be considered by the city council at any time without limitation for the quality, character, magnitude, or extent of the amendment or amendments. For the purposes of this paragraph, it is irrelevant whether the proposed amendment or amendments would, either together or in the singular, have been considered a "minor" or "major" amendment under previous law. The city council may consider an unlimited number of amendments to comprehensive plan land use map within any given period of time, and no temporal restriction shall apply whatsoever which might operate to prevent the city council from considering and approving such amendments as it, in sole discretion, determines best. All amendments to the comprehensive plan land use map shall be adopted by resolution and need only a simple majority of the city council to be approved.

Within areas designated "corridor" and "commercial area" or "vacant, agricultural, rural residences, and open land" on the comprehensive plan land use map, it is city

policy to require that a planned unit development (PUD) application be processed along with any application for rezoning to commercial, provided, however, that the city council may waive this requirement upon finding of sufficient good cause.

SECTION 3. CODIFICATION. The City Clerk is hereby directed to enter the added section into the appropriate place in the Bixby City Code of Bixby, Oklahoma, as authorized and approved by this Ordinance.

SECTION 4. SEVERABILITY. If any provision, paragraph, word, section of article of this Ordinance is invalidated by any court of competent jurisdiction, the remaining provisions, Paragraphs, words, sections and chapters shall not be affected and shall continue in full force and effect.

SECTION 5. REPEALER. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of such inconsistency or conflict.

PASSED AND APPROVED in an open meeting of the Bixby City Council and **PASSED** by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this ____ day of _____ 2025.

CITY OF BIXBY, OKLAHOMA

MAYOR

SECTION 6. EMERGENCY CLAUSE. Because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health, and safety, by reason whereof a second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

PASSED AND APPROVED in an open meeting of the Bixby City Council by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this ____ day of _____ 2025.

CITY OF BIXBY, OKLAHOMA

MAYOR

ATTEST:

SHANNON DURAN, City Clerk

APPROVED AS TO FORM AND LEGALITY this ____ day of _____ 2025.

JOHN TYLER HAMMONS, City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BIXBY, OKLAHOMA, AMENDING THE BIXBY CITY CODE, TITLE 11, ZONING REGULATIONS; CHAPTER 5, AMENDMENTS, BY AMENDING SECTION 11-5-4, ZONING MAP AMENDMENTS, BY ALLOWING THE CITY COUNCIL TO RECONSIDER A PREVIOUSLY DENIED REZONING PRIOR TO 1-YEAR; PROVIDING FOR SEVERABILITY, CODIFICATION, REPEALER, AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, AS FOLLOWS:

SECTION 1. AMENDATORY. Chapter 5 of Title 11 of the Bixby City Code is hereby amended to read as follows:

Section 11-5-4. Zoning Map Amendments.

A. Initiated By Application:

1. Any person, corporation, partnership, association or combination thereof, having a legal or equitable interest in or to real property, may file an application for a change in the zoning classification of such property by amendment of the zoning map. An application shall be filed with the planning commission, shall be in such form and content as the planning commission may establish, and shall be accompanied by payment of a fee according to the fee schedule adopted or authorized by the city council. The applicant shall also pay all public notice fees and costs pursuant to the fee schedule adopted or authorized by the city council.
2. An application shall be filed with the planning commission at least thirty (30) days prior to the date of public hearing and shall be set for public hearing, provided the planning commission, upon written request, may set the matter for an early public hearing for cause shown.

B. Planning Commission Action: The planning commission shall give twenty (20) days' notice of a public hearing on a proposed map amendment by publication in a newspaper of general circulation. In addition, twenty (20) days' notice of public hearing shall be given by posting a sign on the property sought to be rezoned. The notice shall contain:

1. Date, time and place of public hearing.
2. Legal description of the property and the street address or approximate location of the property.
3. Present zoning district classification of the property and the proposed zoning district classification, provided:
 - a. Notice of a proposed RM-2 rezoning shall confer jurisdiction on the planning commission and city council to consider and act upon RM-2, RM-1, RD, RS-3, RS-2.5, RS-2, RS-1 and RE, or

combinations thereof, in the disposition of the application, and in like manner, notice of any R district, including RMH, shall confer jurisdiction to consider any less dense R district, except RMH.

- b. Notice of a proposed CH rezoning shall confer jurisdiction on the planning commission and city council to consider and act upon CH, CG, CS, OM, and OL, or combinations thereof, in the disposition of the application, and in like manner, notice of any C district shall confer jurisdiction to consider any less intense C district or any O district, and notice of any O district shall confer jurisdiction to consider any less intense O district.
- c. Notice of a proposed IH rezoning shall confer jurisdiction on the planning commission and city council to consider and act upon IH, IM and IL, or combinations thereof, in the disposition of the application, and in like manner, notice of any I district shall confer jurisdiction to consider any less intense I district.
- d. Specific notice of a proposed AG or RMH district shall be required to confer jurisdiction on the planning commission and city council to consider such AG or RMH districts.

C. Notice Required:

- 1. The planning commission shall give notice of public hearing on any proposed zoning change as follows:

- a. At least twenty (20) days' notice of the date, time and place of the hearing by publication in a newspaper of general circulation in the city. Said notice shall include a map of the area to be affected which indicates street names or numbers, streams or other significant landmarks in said area.
- b. By posting of the affected property at least twenty (20) days before the date of the hearing. The notice shall state:
 - 1) The date, time and place of public hearing;
 - 2) Who will conduct the public hearing;
 - 3) The present and desired zoning classifications;
 - 4) The proposed use of the property; and
 - 5) Other information as may be necessary to provide adequate and timely public notice.

c.

- 1) Twenty (20) days' notice by mailing written notice to all owners of real property included in the proposed change and all owners of real property within a three hundred foot (300') radius of the exterior boundary of the property included in the proposed change. The notice shall contain:
 - a) The legal description of the property and the street address or approximate location in the city;
 - b) The present zoning of the property and the zoning sought by the applicant; and

- c) The date, time and place of the public hearing.
 - 2) Provided that, if the city proposes zoning reclassifications in order to revise its comprehensive plan or official map or to identify areas which require specific land use development due to topography, floodplain, drainage, historic preservation and blighted areas, mailing of notice as above provided shall not be required and notice shall be given at least twenty (20) days before the date of the hearing by publication as above provided and by posting on designated properties within the area affected by the proposed zoning reclassification. The sign and the lettering thereon shall be of sufficient size so as to be clearly visible and legible from the public street or streets toward which it faces and shall state:
 - a) The date, time and place of public hearing;
 - b) Who will conduct the public hearing;
 - c) The desired zoning classification;
 - d) The proposed use of the property; and
 - e) Other information as may be necessary to provide adequate and timely public notice.
2. Notice of rezoning shall confer jurisdiction:
- a. Notice of the proposed RM-3 rezoning shall confer jurisdiction on the planning commission and city council to consider and act upon RM-3, RM-2, RM-1, RD, RS-4 inactive, RS-3, RS-2, RS-1, RT and RE, or combination thereof, in the disposition of the application, and in like manner, notice of any R district, including RMH, shall confer jurisdiction to consider any less dense R district, except RMH.
 - b. Notice of a proposed CH rezoning shall confer jurisdiction on the planning commission and city council to consider and act upon CH, CG, CS, OM and OL, or combination thereof, in the disposition of the application, and in like manner, notice of any C district shall confer jurisdiction to consider any less intense C district, any O district and notice of any O district shall confer jurisdiction to consider any less intense O district.
 - c. Notice of a proposed IH rezoning shall confer jurisdiction on the planning commission and city council to consider and act upon IH, IM, IL, IR and the combinations thereof in the disposition of the application, and in like manner, notice of any I district shall confer jurisdiction to consider any less intense I district.
 - d. Specific notice of a proposed AG, PUD or RMH district shall be required to confer jurisdiction on the planning commission to consider such AG, PUD or RMH district.

- e. Notice of the proposed rezoning shall confer jurisdiction on the planning commission and city council to consider and act upon any reconsideration and subsequent passage of any contemplated zoning change as authorized by paragraph (E)(5) hereof.

D. Planning Commission Action On Zoning Map Amendments:

1. After notice and public hearing, the planning commission shall vote to:
 - a. Recommend to the city council that the application be approved as submitted, or as amended, or be approved subject to modification; or
 - b. Recommend to the city council that the application be denied.
2. An application recommended for approval, or approval subject to modification, shall be transmitted, with the report and recommendation of the planning commission, to the city council within sixty (60) days from the date of the planning commission action.
3. An application recommended for denial shall not be considered further unless the applicant, within fifteen (15) days from the date of the planning commission action, files a written request with the city clerk for a hearing by the city council. The request for hearing shall be accompanied by the payment of a fee in such amount as established by resolution of the city council. Upon notice of such request, the planning commission shall forthwith transmit the application and its report and recommendations to the city council.
4. In the event the planning commission arrives at a tie vote, the application shall be transmitted with a report and notation of the tie vote to the city council within sixty (60) days from the date of the planning commission action.

E. City Council Action On Zoning Map Amendment:

1. On all applications submitted to the city council from the planning commission recommending approval, approval subject to modification, or denial on appeal, the city council shall hold a hearing and shall approve, deny or further amend or modify said application.
2. On all applications recommending denial, submitted to the city council on appeal, the city council shall hold a hearing and shall affirm or reverse the planning commission's recommendation. In the event that the city council reverses the planning commission's recommendation, the city council may place the requested change, modification or amendment to the zoning map on the agenda for the next regular meeting of the city council for further amendment or modification. If the change, modification or amendment is so placed on the agenda for the next regular meeting of the city council, the procedure set out in subsection E.1. of this section shall govern the proceedings.
3. Prior to the adoption and publication of a rezoning ordinance, the applicant shall remit to the office of the city clerk the payment necessary

to cover the cost of the ordinance publication. The city clerk shall not cause the ordinance to be published prior to such payment.

4. Should the request for a rezoning be denied by the city council, no application for the same zoning classification of the subject tract of land or any part of the tract shall be accepted for public hearing for one (1) year for the same zoning after the date of the action of the city council.
5. The foregoing notwithstanding, any member of the city council voting with the prevailing side of denied rezoning application may request sooner reconsideration of such a denied rezoning. Such request for reconsideration shall be considered by the city council as a separate item prior to any reconsideration of the rezoning application, provided, the reconsideration item and action item on the rezoning application may be heard at the same meeting. It shall be out of order for the city council to consider any of previously denied rezoning application which has not received an affirmative vote to reconsider.

SECTION 3. CODIFICATION. The City Clerk is hereby directed to enter the added section into the appropriate place in the Bixby City Code of Bixby, Oklahoma, as authorized and approved by this Ordinance.

SECTION 4. SEVERABILITY. If any provision, paragraph, word, section of article of this Ordinance is invalidated by any court of competent jurisdiction, the remaining provisions, Paragraphs, words, sections and chapters shall not be affected and shall continue in full force and effect.

SECTION 5. REPEALER. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of such inconsistency or conflict.

PASSED AND APPROVED in an open meeting of the Bixby City Council and **PASSED** by an affirmative majority vote of the entire membership of the City Council, to-wit: _____-YES, _____-NO, _____-ABSTAINING, _____-ABSENT, on this _____ day of _____ 2025.

CITY OF BIXBY, OKLAHOMA

MAYOR

SECTION 6. EMERGENCY CLAUSE. Because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health, and safety, by reason whereof a second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

PASSED AND APPROVED in an open meeting of the Bixby City Council by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the City Council, to-wit: _____-YES, _____-NO, _____-ABSTAINING, _____-ABSENT, on this _____day of _____ 2025.

CITY OF BIXBY, OKLAHOMA

MAYOR

ATTEST:

SHANNON DURAN, City Clerk

APPROVED AS TO FORM AND LEGALITY this _____day of _____ 2025.

JOHN TYLER HAMMONS, City Attorney

RESOLUTION NO. _____

**A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE PLAN
FUTURE LAND USE MAP FOR THE CITY OF BIXBY, OKLAHOMA, CHANGING ALL
PROPOSED FUTURE RESIDENTIAL LAND USAGE TO RURAL RESIDENTIAL ONLY.**

WHEREAS, the City Planning Commission and the City Council have adopted the Bixby 2030 Comprehensive Plan; and

WHEREAS, the Bixby 2030 Comprehensive Plan functions as the comprehensive plan and future land use map for the City in consideration of matters affecting the orderly urbanization of the community; and

WHEREAS, the Bixby 2030 Comprehensive Plan recognizes that changes may occur in the community which may cause the necessity of amending said plan; and,

WHEREAS, a public hearing has been held on October 20, 2025, before the City Planning Commission on this resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, THAT:

SECTION 1. POLICY. The Bixby City Council desires to preserve the historic character of the City by protecting the established community character through the promotion of large-lot detached residential developments with superior access to the natural environment. Such development ensures relatively low density while still maintaining sufficient access to schools, parks, and other open spaces to maintain the quality of life.

In accordance with the foregoing, the future land usage designation of all land depicted on the future land use map within the Bixby 2030 Comprehensive Plan currently designated as “Low Density Residential”, “Medium Density Residential”, “Medium-High Density Residential,” “High Density Residential”, or “Residential Manufactured Home Park” shall be changed to “Rural Residential”. City staff are directed to update the future land use map in accordance with the changes approved herein.

Because the future land use map contained within the Bixby 2030 Comprehensive Plan concerns the future usage of land only, no zoning classification currently in effect as of the adoption of this resolution shall be altered or affected by the provisions hereof and shall continue their current zoning classification as depicted on the Bixby Zoning Map unless and until the zoning designation thereof is lawfully changed. Zoning map changes shall be process solely through the procedure identified in the Bixby City Code.

SECTION 2. SEVERABILITY. If any provision, paragraph, word, section of article of this Ordinance is invalidated by any court of competent jurisdiction, the remaining provisions,

Paragraphs, words, sections and chapters shall not be affected and shall continue in full force and effect.

SECTION 3. REPEALER. All other resolutions and parts of other resolutions inconsistent or conflicting with any part of this resolution are hereby repealed to the extent of such inconsistency or conflict.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective immediately upon final passage and approval by the City Council, provided, this resolution shall be null and void and of no effect whatsoever until the effective date of Ordinance No. _____.

PASSED AND APPROVED in an open meeting of the Bixby City Council and **PASSED** by an affirmative majority vote of the entire membership of the City Council, to-wit: _____-YES, _____-NO, _____-ABSTAINING, _____-ABSENT, on this _____ day of _____ 2025.

CITY OF BIXBY, OKLAHOMA

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND LEGALITY this _____ day of _____ 2025.

CITY ATTORNEY



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

STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Planner

DATE: October 15, 2025

NAME: Volentine SUP

CASE(S): **SPECIFIC USE PERMIT (SUP) | BXSUP-25.02**

LOCATION: North side of East 141st Street, approximately 500 feet east of South Sheridan Road

EXISTING ZONING: Agriculture (AG)

PROPOSED ZONING: Agriculture (AG) with SUP

STR: Section 11, Township 17N, Range 13E

APPLICANT: Kendra Volentine

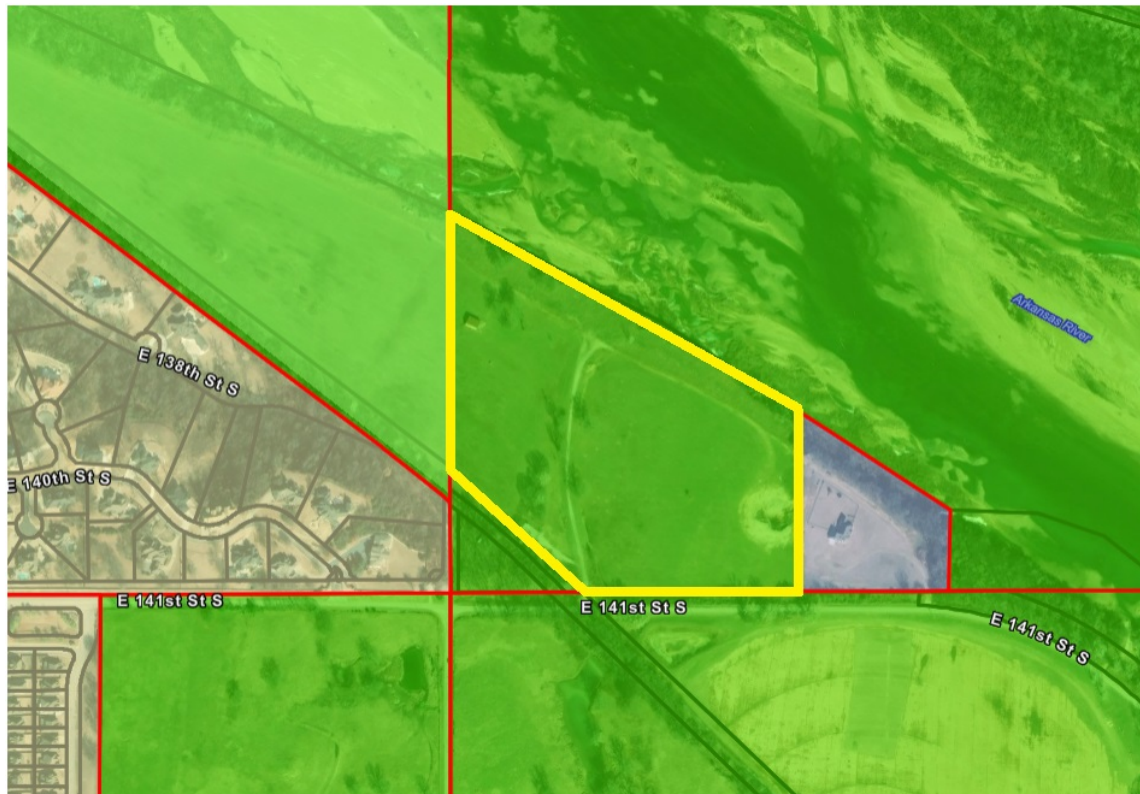
REQUEST: The applicant is requesting approval of a Specific Use Permit (SUP) to allow a Manufactured Home Dwelling (Use Unit 9) within the AG (Agricultural District).

According to Section 11-9-9 of the Bixby Zoning Code, a Manufactured Home Dwelling is defined as a detached residence designed for long-term occupancy that is constructed off-site and transported to its location for placement on a permanent foundation. Within the AG District, Use Unit 9 is only permitted through the issuance of a Specific Use Permit authorized by the City Council, following recommendation from the Planning Commission.

SURROUNDING ZONING AND LAND USE:

North: (AG) Agriculture: Arkansas River
South: (AG) Agriculture: Unplatted (Vacant)
East: (FD) Flood District: Unplatted (Single-Family Dwelling)
West: (AG) Agriculture: Unplatted (Vacant); (RE) Residential Estates: Eagle Rock

Figure 1: Existing zoning for surrounding areas.



ZONING ANALYSIS:

A. Use Unit Classification

Per Bixby Code §11-9-9, Use Unit 9 includes Manufactured Home Dwellings, which are permitted only in certain districts and require Specific Use Permit approval in AG zoning.

B. Development Compatibility

The surrounding area consists primarily of low-density residential and agricultural uses. The proposed Manufactured Home Dwelling is consistent with the general residential character of the area and will not introduce land use conflicts.

C. Access and Infrastructure

The site will take access from E. 141st Street S., a public roadway. All utility connections shall meet City of Bixby and relevant utility provider standards.

D. Flood Zone

The property is located within Flood Zone AE, and the applicant has submitted an elevation certificate in compliance with FEMA and City floodplain development requirements (see attachment 1). This certificate confirms that the proposed structure will meet the required Base Flood Elevation (BFE) prior to construction permit issuance.

PUBLIC INPUT:

In accordance with State law and City regulations, notice of the public hearing was published in the Tulsa World on September 26, 2025, and mailed to all property owners within 300 feet of the subject property boundary. I did have one board member from a nearby subdivision reach out to inquire about the proposed SUP.

STAFF COMMENTS:

Staff recommends approval of the Specific Use Permit (BXSUP-25.02), subject to the following conditions:

- The applicant shall obtain all necessary building and utility permits prior to installation.
- Any significant change in use or site configuration shall require further review and approval by the City.

FIGURES:

Figure 1: Existing Zoning

ATTACHMENTS:

Attachment 1: Elevation Certificate

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>David L. Volentine</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>East 141st Street South</u>		Company NAIC Number: _____
City: <u>Bixby</u> State: <u>OK</u> ZIP Code: <u>74008</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>A portion of Section 11, Township 17 North, Range 12 East, Indian Meridian, as described in</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>35.962031</u> Long. <u>-95.903418</u> Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84		
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>0</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>0</u> sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>0</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>0</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>Bixby, City of</u>		B1.b. NFIP Community Identification Number: <u>400207</u>
B2. County Name: <u>Tulsa</u>	B3. State: <u>OK</u>	B4. Map/Panel No.: <u>40143C0434</u> B5. Suffix: <u>L</u>
B6. FIRM Index Date: <u>09/12/2024</u>		B7. FIRM Panel Effective/Revised Date: <u>10/16/2012</u>
B8. Flood Zone(s): <u>AE</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>604.9</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☒ FIS ☐ FIRM ☐ Community Determined ☐ Other: _____		
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No		

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>East 141st Street South</u>	FOR INSURANCE COMPANY USE
City: <u>Bixby</u> State: <u>OK</u> ZIP Code: <u>74008</u>	Policy Number: _____ Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: ADS 589 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | 606.9 | ☒ feet | ☐ meters |
| b) Top of the next higher floor (see Instructions): | N/A | ☐ feet | ☐ meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | N/A | ☐ feet | ☐ meters |
| d) Attached garage (top of slab): | N/A | ☐ feet | ☐ meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | N/A | ☐ feet | ☐ meters |
| f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished | 604.3 | ☒ feet | ☐ meters |
| g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished | 604.7 | ☒ feet | ☐ meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | N/A | ☐ feet | ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments and describe in the Comments area.

Certifier's Name: John Libby License Number: PLS 1806

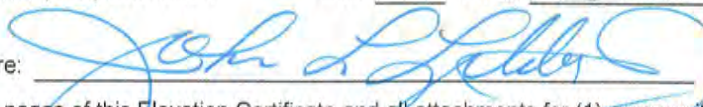
Title: President

Company Name: White Surveying Company

Address: 9936 East 55th Place

City: Tulsa State: OK ZIP Code: 74146

Telephone: (918) 663-6924 Ext.: _____ Email: john@whitesurvey.com

Signature:  Date: 09/25/2025

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
 A3: Trustee's Quit-Claim Deed recorded as Document No. 2020094452 in the Office of the Clerk, Tulsa County, Oklahoma
 B10: FIS Profile Arkansas River. (Annotated FIS Profile and FIRMette attached)
 C2: ADS 589. 5/8" rebar 1-1/2" aluminum cap. NAVD 1988 elevation 626.544' (Control Data Sheet attached)
 C2e: N/A; C2h: N/A



ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: East 141st Street South	FOR INSURANCE COMPANY USE
City: Bixby State: OK ZIP Code: 74008	Policy Number: _____
	Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>East 141st Street South</u>	FOR INSURANCE COMPANY USE
City: <u>Bixby</u> State: <u>OK</u> ZIP Code: <u>74008</u>	Policy Number: _____ Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: East 141st Street South	FOR INSURANCE COMPANY USE
City: <u>Bixby</u> State: <u>OK</u> ZIP Code: <u>74008</u>	Policy Number: _____ Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
 floor (include above-grade floors only for buildings with
 crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next _____ ☐ feet ☐ meters ☐ above the LAG
 higher floor (i.e., the floor above basement, crawlspace, or
 enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?
☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
East 141st Street South

City: Bixby State: OK ZIP Code: 74008

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Looking West Across Proposed Build Site

Clear Photo One



Photo Two

Photo Two Caption: Looking South Across Proposed Build Site

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
East 141st Street South

City: Bixby State: OK ZIP Code: 74008

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

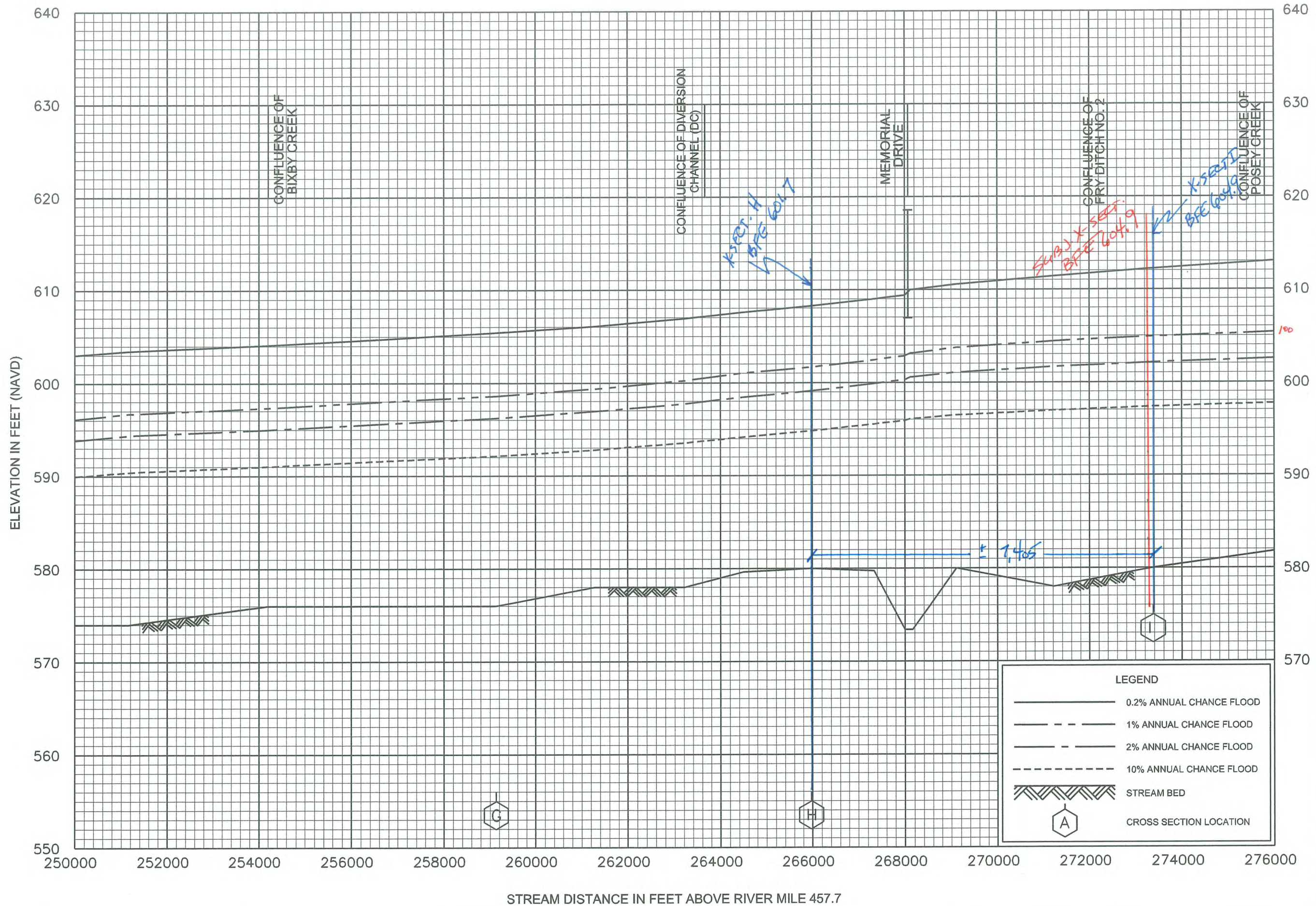
Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four



FLOOD PROFILES

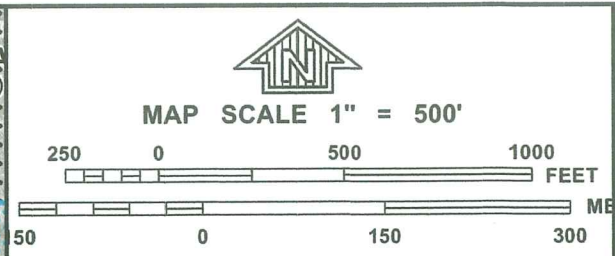
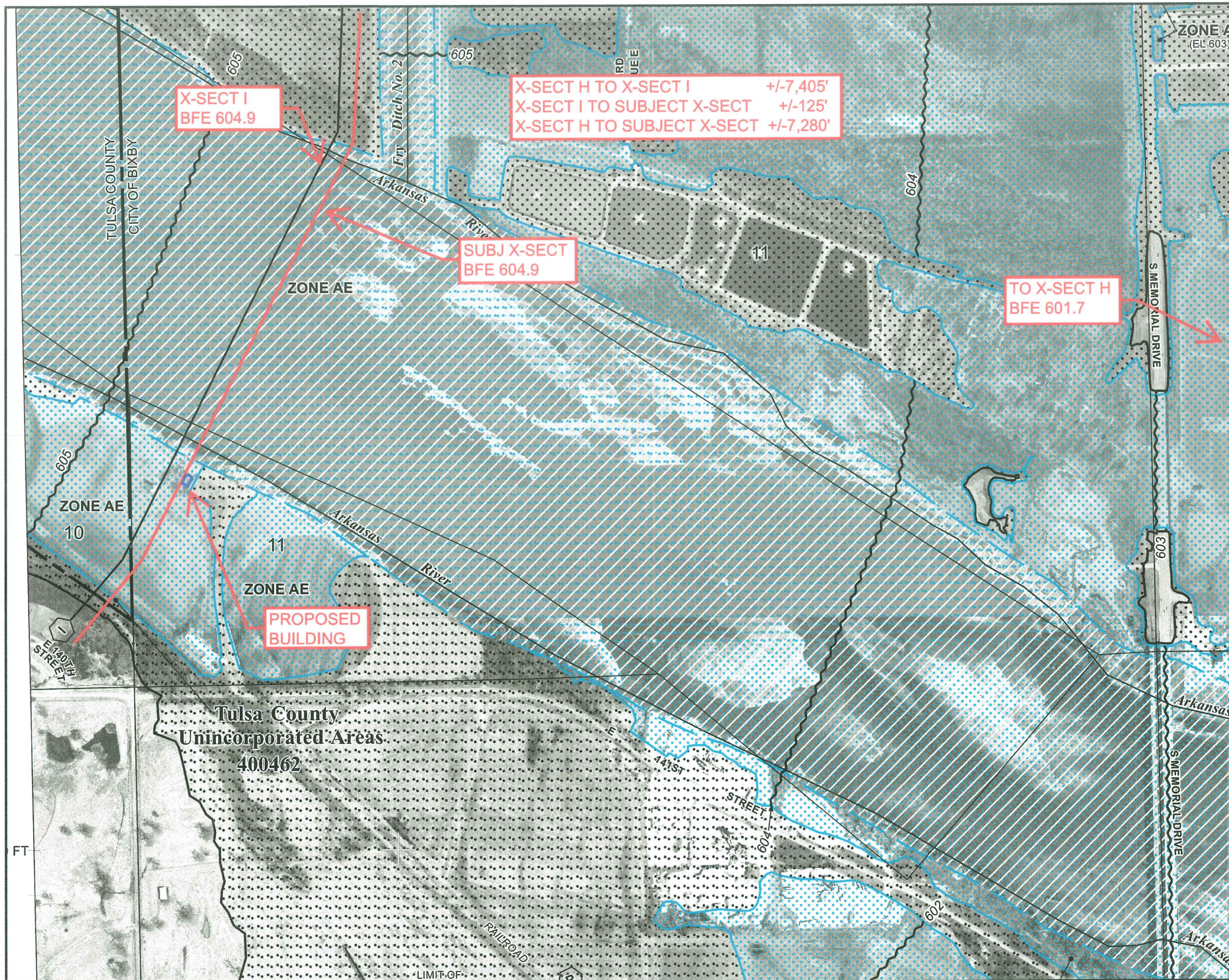
ARKANSAS RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

TULSA COUNTY, OK

AND INCORPORATED AREAS

010P



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0434L

FIRM

FLOOD INSURANCE RATE MAP

TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS

PANEL 434 OF 530
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BIXBY, CITY OF	400207	0434	L
TULSA, CITY OF	405381	0434	L
TULSA COUNTY	400462	0434	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER

40143C0434L

MAP REVISED

OCTOBER 16, 2012

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

CONTROL DATA					
Station Name: 589		Date: JULY, 2008		Adjusted Horizontal Control Data	
Monument Type: 5/8" REBAR- 1 1/2" ALUMINUM CAP			Order: FIRST		Survey Method: GPS ☒ TRAV ☐ OTHER ☐
City: TULSA		County: TULSA		State: OK	
Surveyor: E. SEATON		Prepared by: AERIAL DATA SERVICE			
Project Name: TULSA COUNTY					
Distances & Directions To Prominent & Reference Marks					
Reference Point	Direction	Distance (feet)			
TO CENTERLINE	NORTH	71.5'			
TO SIGN POST	NORTH	14.60'			
TO FENCE	WEST	14.70'			
Azimuth Mark	Grid Azimuth	Distance			
Description of Points: 5/8" REBAR 1 1/2" ALUMINUM CAP-FLUSH-STAMPED "589", SET S.W. OF 141ST ST, AND SHERIDAN AVE.					
Firm Name: AERIAL DATA SERVICE, INC. 8301 E. 51ST, SUITE 100 TULSA, OKLAHOMA 74145					
NAD83(1993) Grid Data		Coordinates (U. S. Survey Feet)		Plane Azimuth Angle (Convergence)	
State: OKLA. Zone: NORTH Code: 3501		N 355711.492 E 2588612.915		001°14'11.911"	
NAD 83 Grid Data		Coordinates (U. S. Survey Feet)		Plane Azimuth Angle (Convergence)	
State: Zone: Code:		N E			
Metric Conversion Factor: 3.28083333333					
Geodetic Data		Position NAD83 (1993) ☒		ELEV(FEET)	
		Latitude 35°57'31.67805"		North NAVD 1988	
		Longitude 95°54'16.26752"		West 626.544'	
Field Sketch:					



Assessor

General Information

Account Number	R97311731101250
Situs Address	E 141 ST S BIXBY 74008
Owner Name	VOLENTINE, DAVID L
Owner Mailing Address	PO BOX 3 RYE, CO 810690003
Land Area	28.06 acres / 1,222,294 sq ft
Market Value	\$13,414
Last Year's Taxes	\$169.05
Legal Description	Subdivision: UNPLATTED (97311) Legal: PRT GOV LT 8 BEG SECR GOV LT 8 TH W812 NW690 N965 TO SLY BK RIV SELY1515 S687.1 POB LESS 1.03 TO COUNTY SEC 11 17 13 28.06ACS Section: 11 Township: 17 Range: 13



R97311731101250 (07/2021)

Tax Information

	2023	2024	2025
Fair Cash Value	\$11,406	\$11,406	\$13,414
Taxable Value	\$11,406	\$11,406	\$11,748
Assessment Ratio			
Gross Assessed	\$1,255	\$1,255	\$1,292
Exemptions	\$0	\$0	\$0
Net Assessed	\$1,255	\$1,255	\$1,292
Tax Rate	BI-4A	BI-4A	BI-4A
Tax Rate Mills	139.900000	134.700000	134.700000
Estimated Taxes	\$176	\$169	\$174
Notice of Value Date (if changed from prev yr)	3/29/2023	3/29/2023	3/25/2025

Values

	2023	2024	2025
Land Value	\$8,406	\$8,406	\$5,895
Improvement Value	\$3,000	\$3,000	\$7,519
Fair Cash (Market) Value	\$11,406	\$11,406	\$13,414

Exemptions

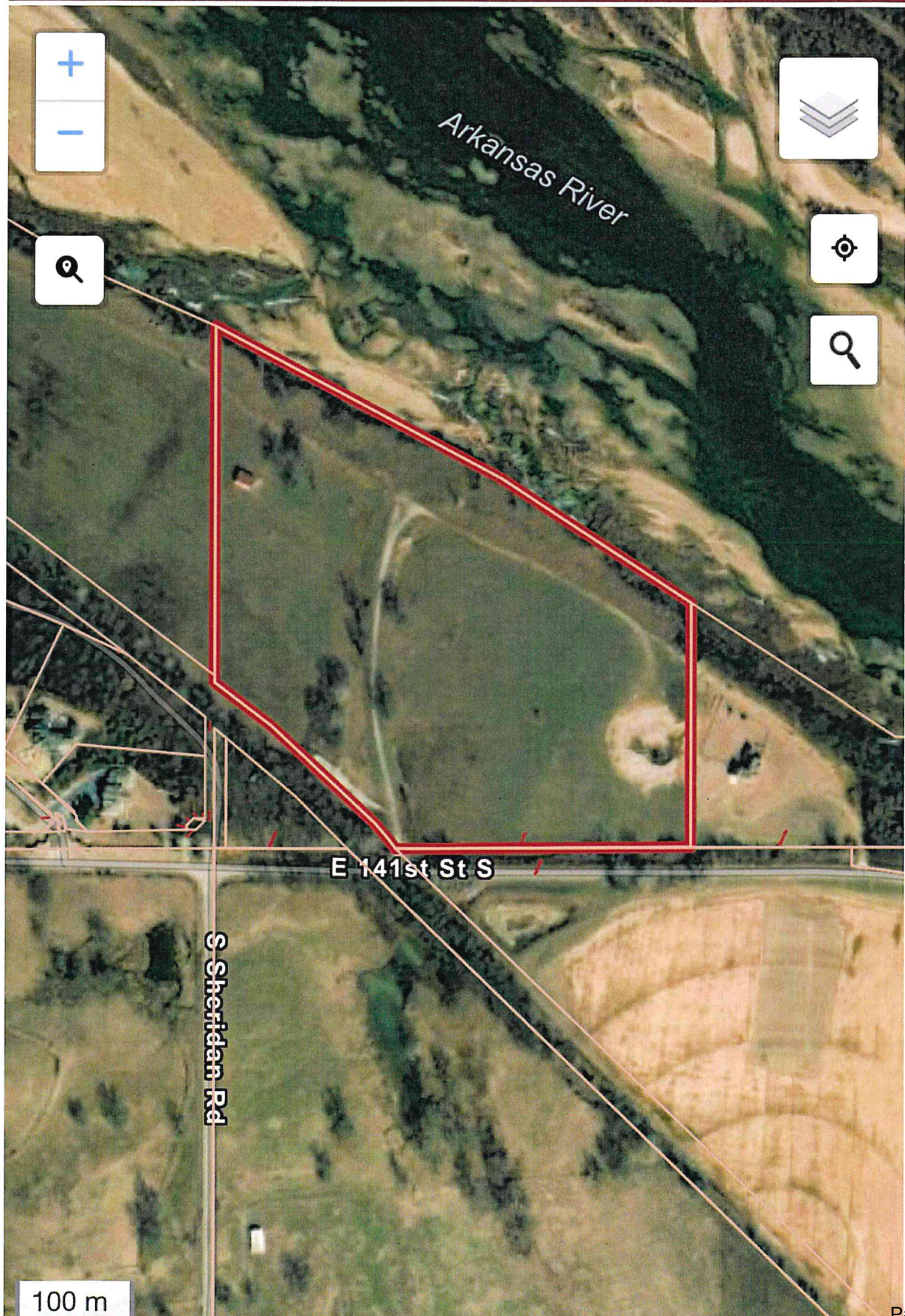
	2023	2024	2025
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

Current Improvements

Tax Year	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
Imp #	Foundation	Exterior			Use		HVAC Type
2025	Out Building	1980	1,920 SF	1.00	8	0.00	
2.00					Shed - Utility		None

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
9/11/2020	VOLENTINE, RAYMOND C TRUST, C/O RAYMOND C & PATTY J VOLENTINE TTEES; VOLE ET AL	VOLENTINE, DAVID L	\$0	Quit Claim Deed	2020094452





AFFIDAVIT OF PUBLICATION

Tulsa World
315 S. Boulder Ave. , Tulsa, OK 74103
(918) 582-0921

I, Yuade Moore, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Tulsa World, a publication that is a "legal newspaper" as that phrase is defined for the city of Tulsa, for the County of Tulsa, in the state of Oklahoma, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Sep 26, 2025

Notice ID: 36bAN8dvrKOJTUnYiMNC

Notice Name: BXSUP-25.02; Volentine

Publication Fee: \$58.78

I state under penalty of perjury under the laws of Oklahoma that the foregoing is true and correct.

Yuade Moore

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 09/26/2025

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma,
September 26, 2025

CITY OF BIXBY
PLANNING COMMISSION MEETING
PUBLIC NOTICE

Notice is hereby given that the Bixby Planning Commission will hold a Public Hearing on Monday, October 20, 2025, at 6:00 P.M. in the City Council Chambers of the Bixby Municipal Building, 111 North Cabaniss Avenue, Bixby, Oklahoma.

The purpose of the hearing is to consider the following application:
• Specific Use Permit (SUP) – Case No. BXSUP-25.02

Property Location: North side of East 141st Street, approximately 500 feet east of South Sheridan Road

Current Zoning: Agricultural (AG)

Proposed Zoning: Agricultural (AG) with Specific Use Permit

The applicant seeks approval of a Specific Use Permit (BXSUP-25.02) to allow a Manufactured Home Dwelling (Use Unit 9) on AG-zoned land, more particularly described as follows:

Legal Description (abbreviated):

PRT GOV LT 8 BEG SECR GOV LT 8 TH W812 NW690 N965 TO SLY BK RIV
SELY1515 S687.1 POB LESS 1.03 TO COUNTY SEC 11 17 13 28.06ACS

Section 11, Township 17 North, Range 13 East, Tulsa County, Oklahoma.

All persons interested may appear at the time and place above and be heard in support of or in opposition to the request.

DATE: Monday, October 20, 2025, at 6:00 P.M.

FOR MORE INFORMATION CONTACT:

PLANNING DEPARTMENT

P.O. BOX 70, BIXBY, OK 74008

CALL (918) 366-4430 OR VISIT www.bixbyok.gov

Reference Case Number: BXSUP-25.02; Volentine



COL-TUL-103396



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

STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: October 20, 2025

NAME: Greyhawk

CASE(S): **PLANNED UNIT DEVELOPMENT** | BXPUD-24.01 MI.01 – Minor Amendment No. 1

LOCATION: Approximately 2,000 feet North of 131st and South Mingo Road and 2,000 feet East of 131st and South Mingo Road.

EXISTING ZONING: Residential Single-Family (RS-2) with Planned Unit Development (BXPUD-24.01)

PROPOSED ZONING: No proposed change

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

APPLICANT: Select Design

REQUEST: The applicant requests approval of Minor Amendment No. 1 to the Greyhawk Planned Unit Development (BXPUD-24.01). Minor Amendment No. 1 (dated October 10, 2025) proposes refinements to the PUD text and exhibits to reflect current engineering coordination, amenity design updates, and timing adjustments.

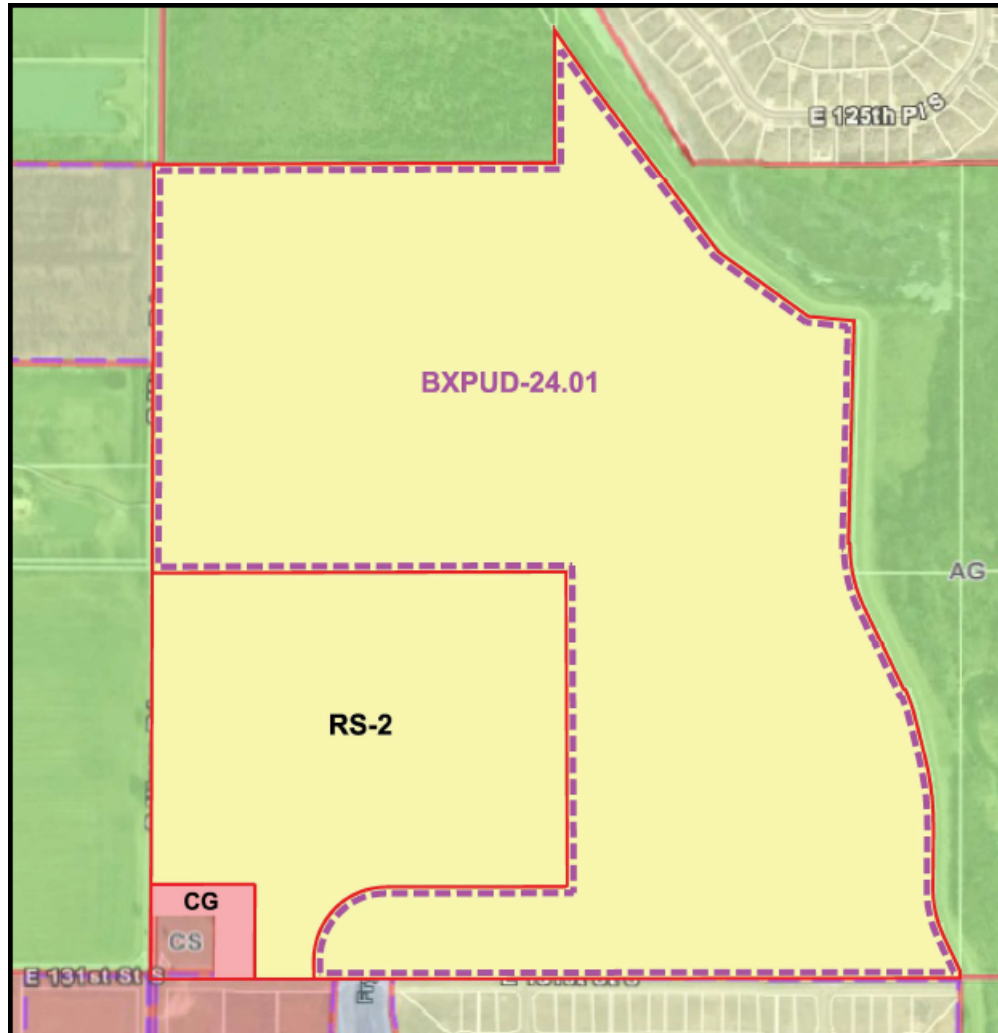
BACKGROUND: The original PUD approved by City Council on February 26, 2024, established a 105-acre single-family neighborhood divided into three Development Areas (A, B, and C) overlying the RS-2 zoning district.

The development remains consistent with the Medium Density Residential designation of the Bixby Comprehensive Plan (4–6 du/ac) and continues to include extensive open space, trails, and neighborhood amenities.

SURROUNDING ZONING AND LAND USE:

North: (RS-2.5) Residential Single-Family: Central Park on Mingo
South: (CS) Commercial Shopping and (RS-3) Residential Single Family: Rowan Grove (BXPUD-20.02)
East: (AG) Agriculture: Vacant, (RS-2) Single-Family (BXPUD-24.03)
West: (AG) Agriculture: Single-Family Dwellings, (RS-1) Residential Single-Family: Vacant, and (RS-2) Residential Single-Family: Vacant

Figure 1: Existing zoning for surrounding areas.



SUMMARY OF PROPOSED AMENDMENT

Minor Amendment #1 refines and clarifies the approved PUD text and graphics without altering the permitted uses, density, setbacks, or general development concept. The updates include:

1. Enhanced Amenity Descriptions – explicitly identifies a clubhouse with a water park and sports courts. No other changes to the previously proposed amenities.
2. Clarifications – corrects internal cross-references and terminology for private vs public streets, emergency access, and levee fencing.
3. Construction Schedule Update – adjusts project timeline to reflect current development status (Winter 2025 start, Fall 2026 completion).
4. Formatting & Exhibit Updates – refreshed maps and titles for clarity.

No changes were made to lot dimensions, density, or zoning conditions.

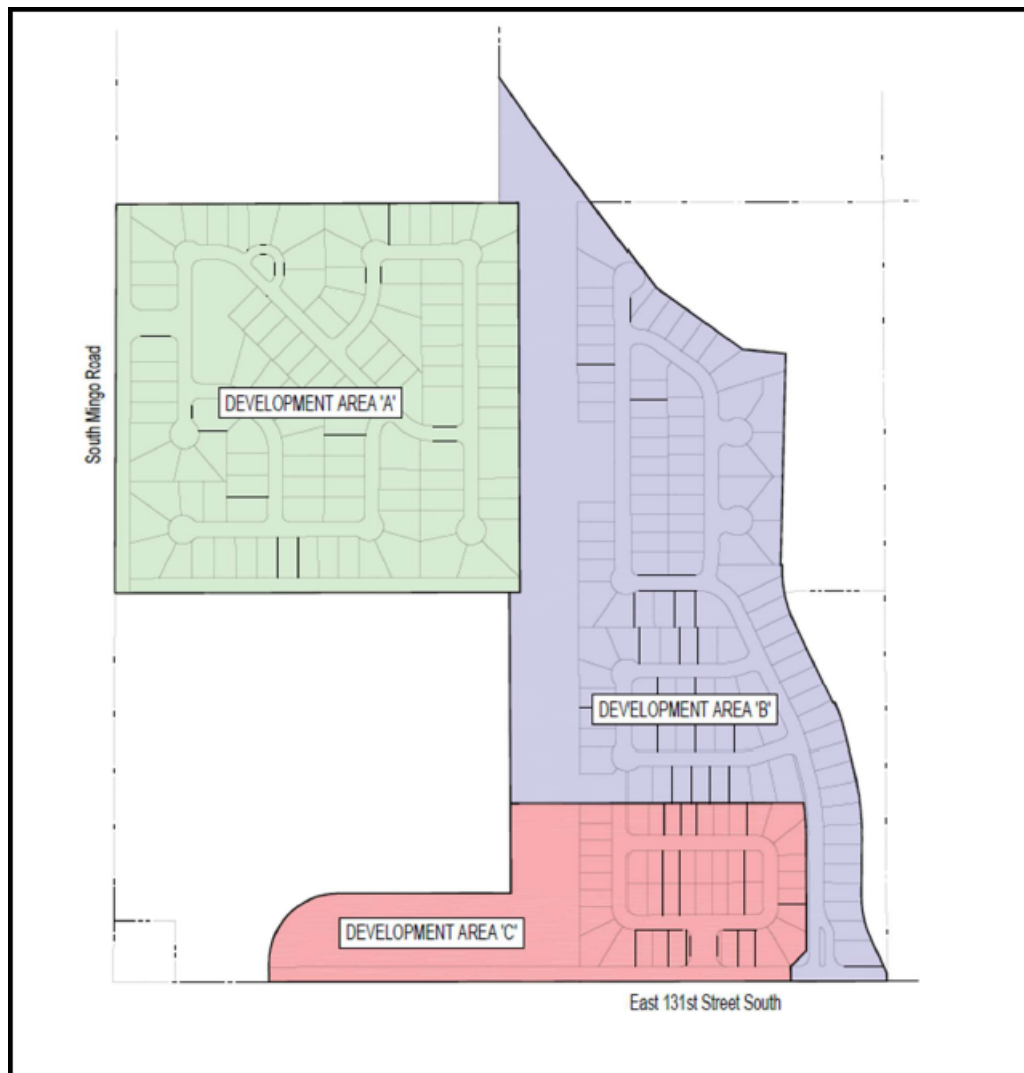
COMPARATIVE SUMMARY TABLE

Element	Approved PUD (Feb 2024)	Minor Amendment #1 (Oct 2025)	Change
Total Acreage	105.41 ac	105.41 ac	No change
Underlying Zoning	RS-2	RS-2	No change
Development Areas (A/B/C)	Same acreage and layout	Same acreage and layout	No change
Lot Counts / Density	A – 125 lots; B – 150 lots; C – 50 lots	Same	No change
Dwelling Size Minimums	A – 2,700 / 3,100 sf; B – 2,200 / 2,600 sf; C – 1,800 sf	Same	No change
Height / Setbacks	A & B – 48 ft max, C – 36 ft	Same	No change
Access / Streets	Private streets in A & C; Public in B	Private streets in C; Public in A and B	Development area A will have public streets
Fencing along the levee	Required before the sale of lots; no vehicular access	Retained; clarified “prior to sale of any homes abutting levee”	Minor wording
Amenities	Pool + clubhouse, pavilion, pond, jogging trail, open space	“clubhouse with water park,” and added “sports courts”	“pool” changed to “water park” and removed pavilion
Landscaping / Screening	20’ buffer south of Area A; 8’ berm + 6’ fence + 200 trees west of drainage	20’ buffer south of Area A; 8’ berm + 6’ fence + 200 trees west of drainage	Removed
Signage	Up to 3 entry signs (64 sf each) + 16 sf internal signs	Same	No change
Construction Schedule	Start Summer 2024, completion Fall 2025	Revised to Winter 2025 start, Fall 2026 completion	Updated timeline
Formatting / Organization	16 pages, dated Feb 2024	16 pages, dated Oct 2025; adds clearer section titles, replaces several exhibit labels	Administrative cleanup

ACCESS & CIRCULATION

- Development Area A (public): The primary entrance for Development Area A shall be from the west (South Mingo Road), and a secondary emergency vehicle access (or public street) located at the easterly boundary of Development Area A. Interior vehicular access shall be derived from the primary entrance location with public streets (26 feet in width) throughout. The original PUD designated Development Area A as private, but this minor amendment would make it public.
- Development Area B (public): The primary entrance for Development Area B shall be from the south (East 131st Street South), and a secondary emergency vehicle access shall be located in the northwesterly portion of Development Area B. Interior vehicular access shall be derived from the primary entrance location with public streets (26 feet in width) throughout.
- Development Area C (private): The primary gated entrance for Development Area C shall be from the south (East 131st Street South), and a secondary emergency vehicle access located in the northwest corner of Development Area C. Interior vehicular access shall be derived from the primary entrance location with private streets (26 feet in width) throughout.

Figure 2: Development Areas



PUBLIC INPUT:

Following the public notice and publication on September 16, 2025, no public comments have been submitted as of the time this report was prepared. The publication was initially published as a major amendment; however, the applicant decided to submit a minor amendment instead after notice had gone out.

ENGINEERING COMMENTS:

No comments were received at the time this report was prepared.

STAFF COMMENTS:

The proposed amendment is minor in scope, meeting the definition under the Bixby Zoning Code for a PUD Minor Amendment. The revisions:

- Do not increase density or intensity of use.
- Do not alter boundaries of the PUD.
- Do not materially affect traffic generation or public improvements.
- Maintain compatibility with adjacent RS-1, RS-3, and AG districts.

The development continues to provide a high-quality residential environment with significant open space, architectural controls, and recreational amenities, consistent with the intent of the RS-2 District and the City's Comprehensive Plan.

Staff recommends approval of Minor Amendment #1 to the Greyhawk Planned Unit Development (BXPUD-24.01), subject to the following standard conditions:

1. The applicant shall submit revised exhibits consistent with the Minor Amendment #1 text and Planning Commission approval.
2. Final plats shall incorporate all PUD standards and note the PUD ordinance number.
3. Compliance with all other City of Bixby Codes and regulations at the time of permitting.

FIGURES:

Figure 1: Existing Zoning
Figure 2: Development Areas

ATTACHMENTS:

Attachment 1: PUD text dated October 10, 2025
Attachment 2: Approved PUD text dated February 14, 2024

Planned Unit Development

BXPUD-24.01

Minor Amendment #1

GREYHAWK

Single-Family Residential

105 ACRES

NORTHEAST CORNER OF E 131ST ST S AND S MINGO ROAD

BIXBY, OKLAHOMA

October 10, 2025

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I. Development Concept

Greyhawk is a 105-acre single family residential neighborhood in the City of Bixby, Tulsa County, Oklahoma. The project is located on the east side of South Mingo Road and the north side of East 131st Street South. This Planned Unit Development is an overlay covering the RS-2 zoning district and will follow RS-2 dimensional and density standards except as amended by this Planned Unit Development.

Adjacent to the property are multiple land uses and zoning classifications, as follows:

EAST:	City of Bixby/Haikey Creek – AG
NORTH:	Chisholm Ranch – RS-3
WEST:	Unplatted/Residential – RS-1/AG
SOUTH:	Rowan Grove – RS-3

A master property owners association will be formed for the neighborhood and dues established for the maintenance of common areas and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development. Greyhawk is a professionally planned neighborhood with a community ~~pool~~ **water park** and clubhouse, ~~pavilion areas~~ **sports courts**, and passive neighborhood amenities associated with the detention facilities and drainage features including fountains/aerators, new tree plantings, jogging trails, and substantial green space for the enjoyment of the residents in Greyhawk.

Legal Description

A TRACT OF LAND SITUATED IN THE WEST HALF (W/2) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17), RANGE FOURTEEN (14) EAST, COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4); THENCE SOUTH 88°36'37" WEST 2101.12 FEET; THENCE NORTH 01°23'23" WEST 65.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 369.14 FEET, A CHORD BEARING OF NORTH 43°36'42" EAST AND A CHORD DISTANCE OF 332.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°36'37" EAST 589.97 FEET; THENCE NORTH 01°32'45" WEST 1023.88 FEET; THENCE SOUTH 88°32'56" WEST 1345.84 FEET; THENCE NORTH 01°04'34" WEST 1322.45 FEET; THENCE NORTH 88°29'13" EAST 1303.86 FEET; THENCE NORTH 01°20'25" WEST 429.57 FEET; THENCE SOUTH 36°11'52" EAST 233.14 FEET; THENCE SOUTH 38°26'24" EAST 297.53 FEET; THENCE SOUTH 38°26'22" EAST 364.67 FEET; THENCE SOUTH 55°46'24" EAST 359.17 FEET; THENCE SOUTH 85°50'09" EAST 149.11 FEET; THENCE SOUTH 00°09'05" WEST 718.38 FEET; THENCE SOUTH 89°50'55" EAST 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 440.18 FEET, AN ARC LENGTH OF 91.01 FEET, A CHORD BEARING OF SOUTH 05°48'03" EAST AND A CHORD DISTANCE OF 90.85 FEET; THENCE ALONG A CURVE CONTINUING TO THE LEFT HAVING A RADIUS OF 116.80 FEET, AN ARC LENGTH OF 116.80 FEET, A CHORD BEARING OF SOUTH 19°18'32" EAST AND A CHORD DISTANCE OF 116.46 FEET; THENCE SOUTH 26°54'38" EAST 303.16 FEET; THENCE NORTH 63°05'22" EAST 5.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 92.53 FEET, A CHORD BEARING OF SOUTH 21°12'37" EAST AND A CHORD DISTANCE OF 92.38 FEET; THENCE SOUTH 15°30'35" EAST 131.67 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 248.29 FEET, A CHORD BEARING OF SOUTH 08°08'20" EAST AND A CHORD DISTANCE OF 247.61 FEET; THENCE SOUTH 00°46'05" EAST 191.34 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, AN ARC LENGTH OF 147.39 FEET, A CHORD BEARING OF SOUTH 13°22'20" EAST AND A CHORD DISTANCE OF 146.20 FEET; THENCE SOUTH 25°58'35" EAST 135.32 FEET; THENCE SOUTH 01°36'09" EAST 24.75 FEET TO THE POINT OF BEGINNING.

EXHIBIT A
VICINITY MAP

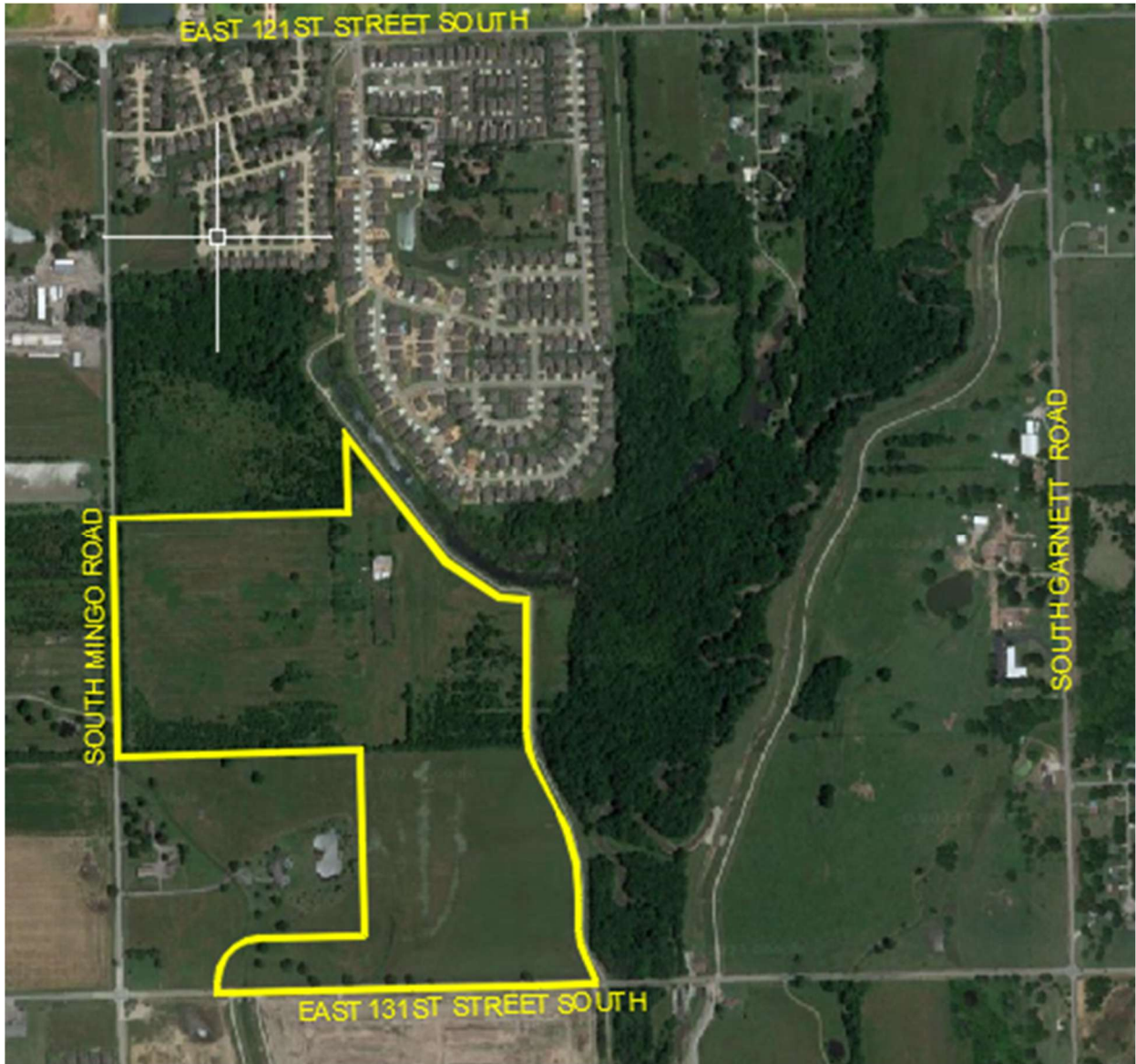


EXHIBIT B
AERIAL PHOTO



DEVELOPMENT AREA 'A'
COMMUNITY PARK
DETENTION FACILITY
STOCKED FISHING POND

GATED ENTRY
W/ KEYPAD

ASPHALT JOGGING TRAIL
ALONG DRAINAGE CHANNEL

DEVELOPMENT AREA 'B'
COMMUNITY PARK
CLUBHOUSE W/ WATER PARK
SPORTS COURTS
PARKING AREA W/ ADA ACCESS

ASPHALT JOGGING TRAIL
ALONG DRAINAGE CHANNEL

PEDESTRIAN CIRCULATION
VIA STREET SIDEWALK SYSTEM

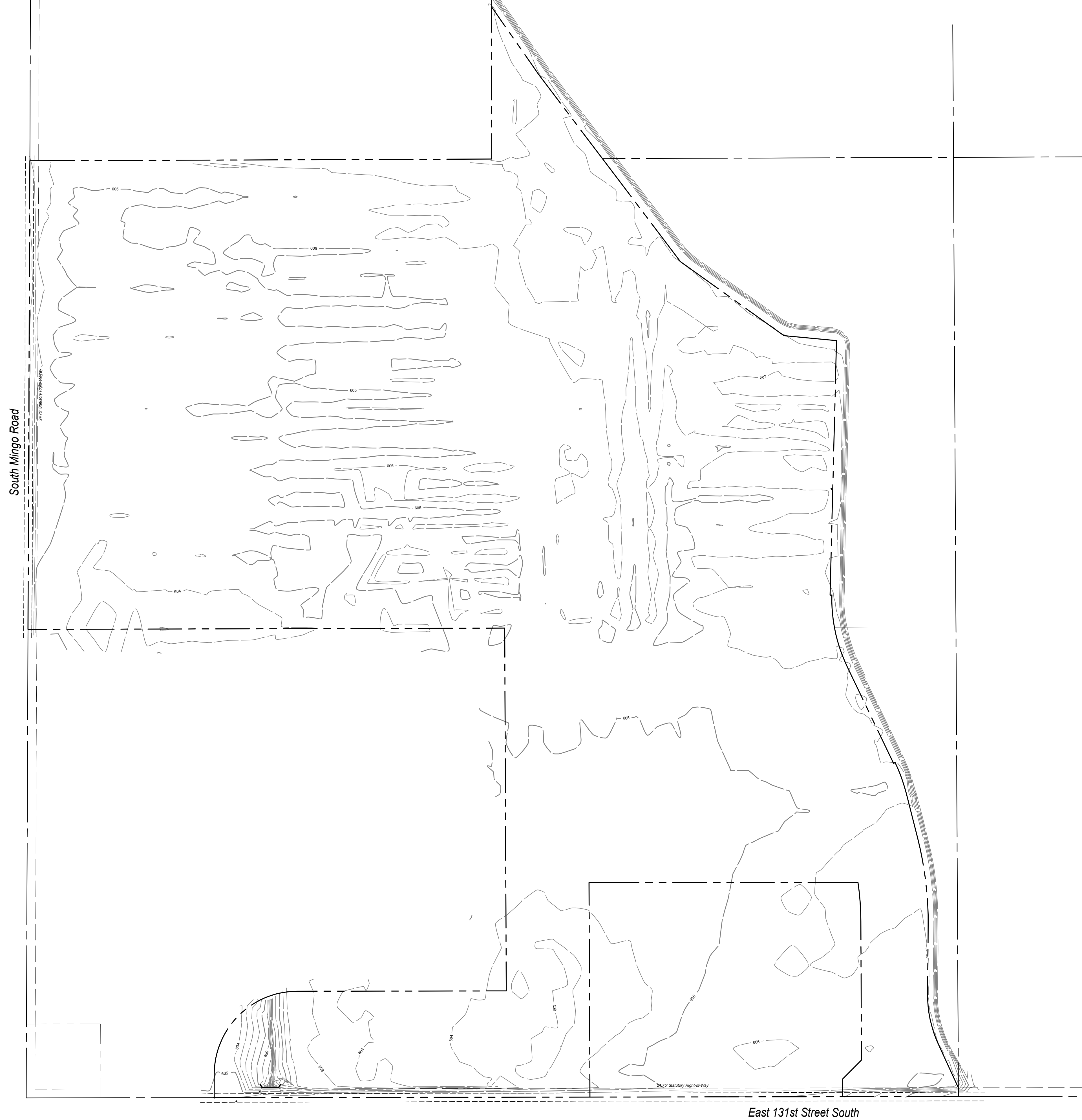
GATED ENTRY
W/ KEYPAD

DEVELOPMENT AREA 'C'
COMMUNITY PARK
CLUBHOUSE

EXHIBIT C

CONCEPTUAL SITE PLAN

NOTE: SITE GEOMETRY, STREET PATTERNS, LOT CONFIGURATIONS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN. FOR THE PURPOSES OF SITE PLAN REVIEW REQUIREMENTS, THE APPROVED FINAL PLAT SHALL CONSTITUTE THE REQUIRED DETAILED SITE PLAN.



South Mingo Road

East 131st Street South

EXHIBIT D

SITE TOPOGRAPHY

EXHIBIT E
CURRENT ZONING MAP

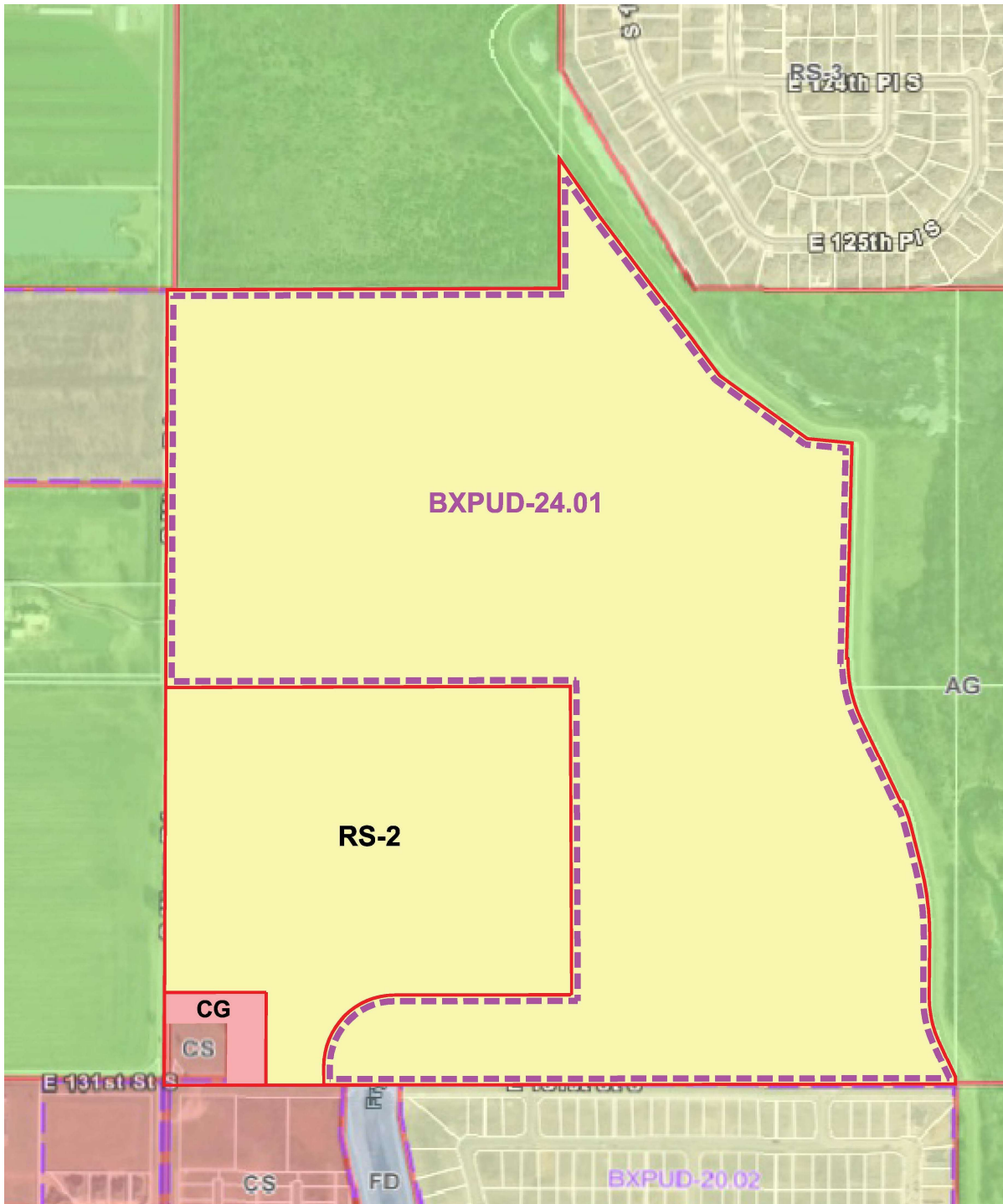


EXHIBIT F

BIXBY COMPREHENSIVE PLAN

MEDIUM DENSITY RESIDENTIAL

Density: 4 to 6 du/ac

Zoning: RS-2, RS-2.5, RS-3

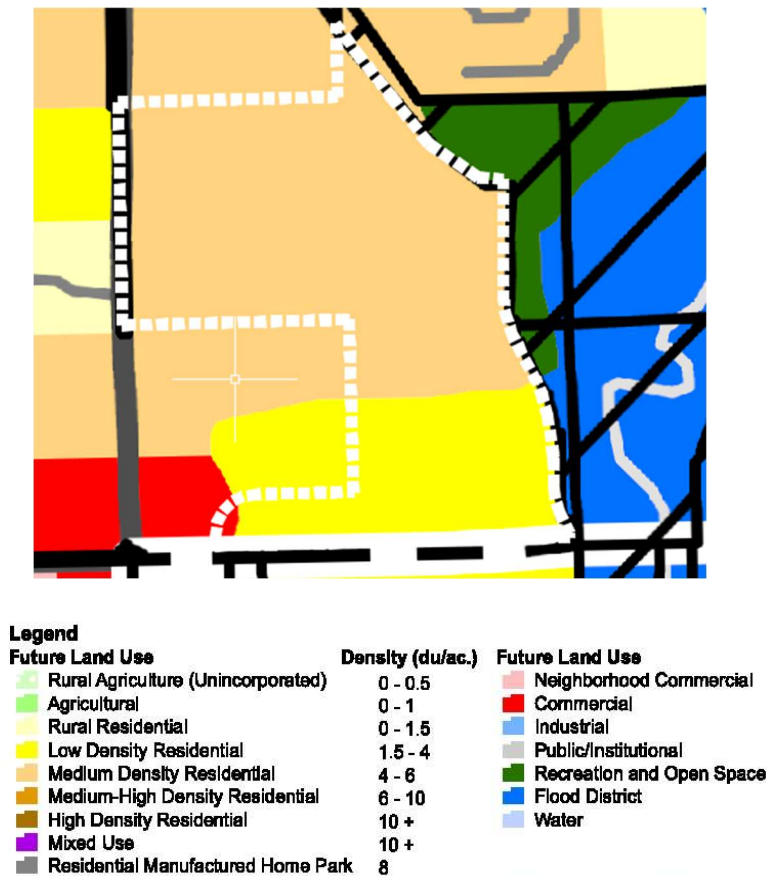
The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character.

LOW DENSITY RESIDENTIAL

Density: 1.5 to 4 du/ac

Zoning: RE, RS-1, RS-2

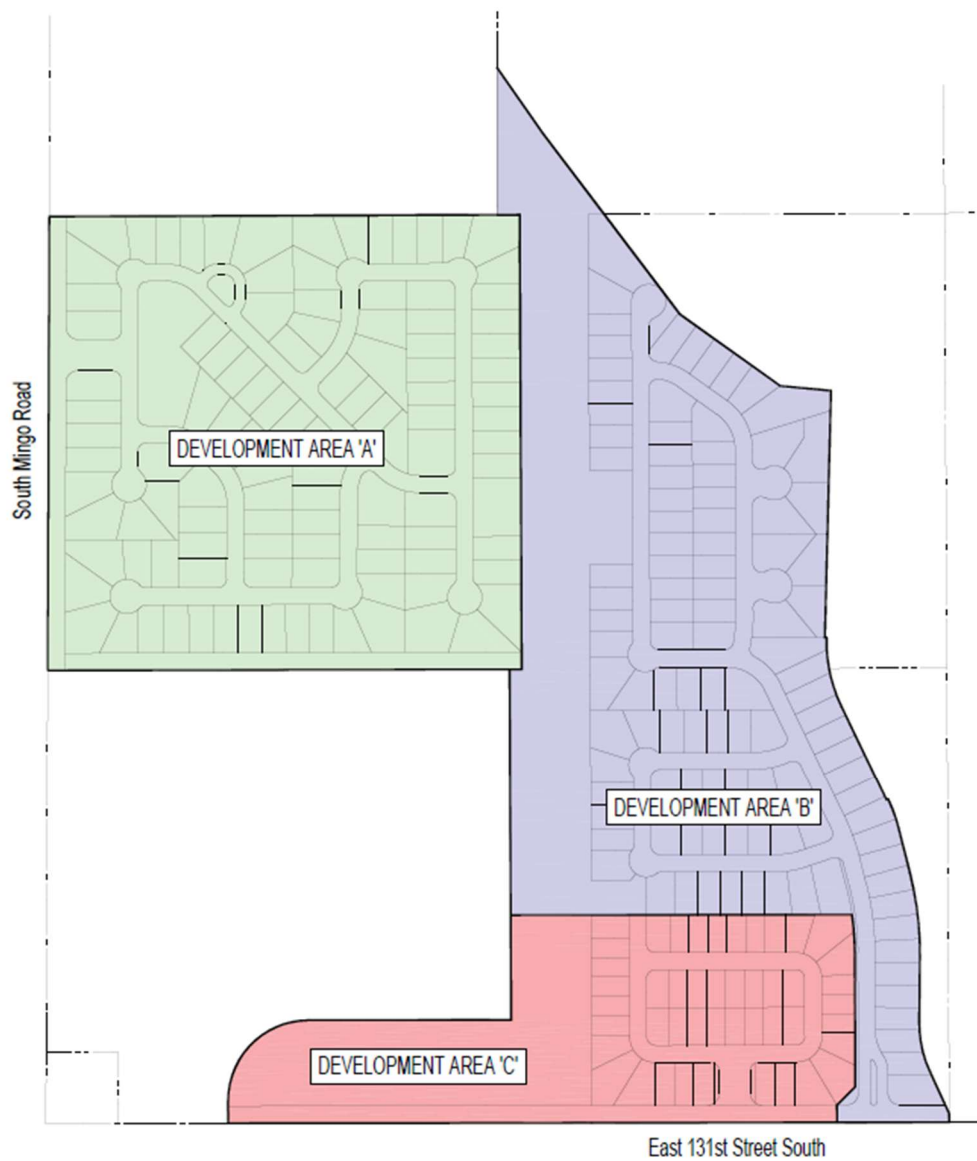
The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character.



II. Development Standards

DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Single-Family Residential	1,819,895.88	41.78	40	RS-2
B	Single-Family Residential	1,929,888.30	44.30	42	RS-2
C	Single-Family Residential	841,804.71	19.32	18	RS-2
TOTAL		4,591,588.89	105.41	100	



DEVELOPMENT AREA - A

Land Area: 41.78 Acres

Permitted Uses: All uses allowed by right in the RS-2 zoning district, specifically including Use Unit 6 – Single Family Dwelling, and customary accessory uses, facilities and amenities to the permitted principal uses.

Residential lot density calculation:

Maximum dwelling units allowed in RS-2 zoning district (1,819,896 / 10,875 square feet): 167

Maximum dwelling units (residential lots) allowed in Development Area A: 125

Minimum lot width (at building setback line): 70 feet *

* Lots with cul-de-sac or radial “knuckle” frontage may have a minimum width of 40 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: 9,800 square feet

Minimum land area per dwelling unit: 10,875 square feet

Minimum size of dwelling unit:.....Single Story: 2,700 square feet
.....Two Story: 3,100 square feet

Maximum structure height: 48 feet

Maximum number of stories: 2

Minimum Off-Street Parking: Three (3) enclosed off-street parking spaces per dwelling unit

Front yard building setback: 25 feet

Rear yard building setback: 20 feet

Side yard (corner lot) building setback: 15 feet

Rear yards abutting an arterial street : 85 feet from centerline

All other side yards: 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

DEVELOPMENT AREA - B

Land Area: 44.30 Acres

Permitted Uses: All uses allowed by right in the RS-2 zoning district, specifically including Use Unit 6 – Single Family Dwelling and customary accessory uses, facilities and amenities to the permitted principal uses.

Residential lot density calculation:

Maximum dwelling units allowed in RS-2 zoning district (1,929,888 / 10,875 square feet): 177

Maximum dwelling units (residential lots) allowed in Development Area B: 150

Minimum lot width (at building setback line): 65 feet *

* Lots with cul-de-sac or radial “knuckle” frontage may have a minimum width of 40 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: 8,125 square feet

Minimum land area per dwelling unit: 10,875 square feet

Minimum size of dwelling unit:.....Single Story: 2,200 square feet
.....Two Story: 2,600 square feet

Maximum structure height: 48 feet

Maximum number of stories: 2

Minimum Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Front yard building setback: 25 feet

Rear yard building setback: 20 feet

Side yard (corner lot) building setback: 15 feet

Rear yards abutting an arterial street : 85 feet from centerline

All other side yards: 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

DEVELOPMENT AREA - C

Land Area: 19.32 Acres

Permitted Uses: All uses allowed by right in the RS-2 zoning district, specifically including Use Unit 6 – Single Family Dwelling and customary accessory uses, facilities and amenities to the permitted principal uses.

Residential lot density calculation:

Maximum dwelling units allowed in RS-2 zoning district (841,805 / 10,875 square feet): 77

Maximum dwelling units (residential lots) allowed in Development Area C: 50

Minimum lot width (at building setback line): 55 feet

Minimum lot area: 6,050 square feet

Minimum land area per dwelling unit: 10,875 square feet

Minimum size of dwelling unit:.....Single Story: 1,800 square feet

Maximum structure height: 36 feet

Maximum number of stories: 1

Minimum Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Front yard building setback: 20 feet

Rear yard building setback: 20 feet

Side yard (corner lot) building setback: 10 feet

Rear yards abutting an arterial street : 85 feet from centerline

All other side yards: 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

III. General Provisions

Building Materials

The exterior walls of the first floor (up to the top of the first floor plate line) of a dwelling shall be 100% masonry or stone; provided that the area of all windows, doors, other openings, and covered porches located on said exterior walls shall be excluded in the determination of the area of the exterior walls.

Landscaping and Screening

~~Along the south boundary of Development Area A, a minimum twenty-foot (20') wide landscape buffer shall be preserved or planted.~~

~~Along the western side of the southerly half of the drainage channel, a screening and landscape buffer shall be installed. The buffer shall include, at a minimum, an eight foot (8') tall earthen berm, a six foot (6') tall wooden screening fence with masonry columns, and a minimum of two hundred (200) trees.~~

~~Prior to the sale of any lots homes, Developer shall install a uniform fence along the shared eastern boundary of Development Area "B" and existing levee owned by the City of Bixby. No vehicular access shall be permitted from the residential lots to the levee.~~

Prior to the sale of any homes abutting the existing levee owned by the City of Bixby, Developer shall install a uniform fence along the shared eastern boundary of Development Area B and the western boundary of the existing levee owned by the City of Bixby. No vehicular access shall be permitted from the residential lots to the levee.

The details and location of the screening and landscaping buffers are shown on the Conceptual Site Plan.

Signage

An entry identification sign shall be permitted at each primary street entrance of the project (for a total of three (3) entry identification signs) with a maximum of 64 square feet of display signage surface per sign. Additional signage for amenities within the project will be allowed with a maximum of 16 square feet per sign.

Access and Circulation

Development Area – A: ~~There shall be one (1) gated~~ The primary entrance for Development Area A shall be from the west (South Mingo Road) and a secondary emergency vehicle access (or public street) located at the easterly boundary of Development Area A. Interior vehicular access shall be derived from the primary entrance location with ~~private~~ public streets (26 feet in width) throughout.

Development Area – B: The primary entrance for Development Area B shall be from the south (East 131st Street South) and a secondary emergency vehicle access located in the northwesterly portion of Development Area B. Interior vehicular access shall be derived from the primary entrance location with public streets (26 feet in width) throughout.

Development Area – C: The primary gated entrance for Development Area C shall be from the south (East 131st Street South) and a secondary emergency vehicle access located in the northwest corner of Development Area C. Interior vehicular access shall be derived from the primary entrance location with private streets (26 feet in width) throughout.

Topography and Existing Soils

The property consists of pastureland with elevations ranging from 608 to 594 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site. Existing soils consist of the following:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
45	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	90.0	87.0%
48	Radley silt loam, 0 to 1 percent slopes, frequently flooded	3.1	3.0%
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	10.3	9.9%
Totals for Area of Interest		103.4	100.0%

Utilities and Drainage

Most utilities are available around the project boundary. An offsite sanitary sewer main extension will be required to serve the project. Storm water drainage will be collected by an underground storm sewer system, and detention / drainage channels will be addressed within designated reserve areas in accordance with the City of Bixby development regulations. Domestic and irrigation water service will be provided by the City of Bixby.

Amenities

- ~~Community pool with clubhouse~~
- ~~Pavilion area with BBQ grills~~
- Clubhouse with water park
- Sports courts
- Neighborhood pond with fountains / aerators
- New tree planting and professional landscaping
- Substantial green space / reserve areas
- Stocked fishing pond
- Jogging trails
- Parks and open space
- Gated Private Streets (Development Area A and C only)

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the Bixby Planning Commission and the Bixby City Council and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Bixby shall be a beneficiary thereof.

IV. Anticipated Construction Schedule

The anticipated construction schedule for Greyhawk is scheduled to begin in the ~~summer of 2024~~ **winter of 2025** and is expected to be complete and ready for lot sales in the fall of ~~2025~~ **2026**.



Planned Unit Development

BXPUD-24.01

GREYHAWK

Single-Family Residential

105 ACRES

NORTHEAST CORNER OF E 131ST ST S AND S MINGO ROAD

BIXBY, OKLAHOMA

February 14, 2024

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I. Development Concept

Greyhawk is a 105-acre single family residential neighborhood in the City of Bixby, Tulsa County, Oklahoma. The project is located on the east side of South Mingo Road and the north side of East 131st Street South. This Planned Unit Development is an overlay covering the RS-2 zoning district and will follow RS-2 dimensional and density standards except as amended by this Planned Unit Development.

Adjacent to the property are multiple land uses and zoning classifications, as follows:

EAST:	City of Bixby/Haikey Creek – AG
NORTH:	Chisholm Ranch – RS-3
WEST:	Unplatted/Residential – RS-1/AG
SOUTH:	Rowan Grove – RS-3

A master property owners association will be formed for the neighborhood and dues established for the maintenance of common areas and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development. Greyhawk is a professionally planned neighborhood with a community pool and clubhouse, pavilion areas and passive neighborhood amenities associated with the detention facilities and drainage features including fountains/aerators, new tree plantings, jogging trails, and substantial green space for the enjoyment of the residents in Greyhawk.

Legal Description

A TRACT OF LAND SITUATED IN THE WEST HALF (W/2) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17), RANGE FOURTEEN (14) EAST, COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4); THENCE SOUTH 88°36'37" WEST 2101.12 FEET; THENCE NORTH 01°23'23" WEST 65.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 369.14 FEET, A CHORD BEARING OF NORTH 43°36'42" EAST AND A CHORD DISTANCE OF 332.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°36'37" EAST 589.97 FEET; THENCE NORTH 01°32'45" WEST 1023.88 FEET; THENCE SOUTH 88°32'56" WEST 1345.84 FEET; THENCE NORTH 01°04'34" WEST 1322.45 FEET; THENCE NORTH 88°29'13" EAST 1303.86 FEET; THENCE NORTH 01°20'25" WEST 429.57 FEET; THENCE SOUTH 36°11'52" EAST 233.14 FEET; THENCE SOUTH 38°26'24" EAST 297.53 FEET; THENCE SOUTH 38°26'22" EAST 364.67 FEET; THENCE SOUTH 55°46'24" EAST 359.17 FEET; THENCE SOUTH 85°50'09" EAST 149.11 FEET; THENCE SOUTH 00°09'05" WEST 718.38 FEET; THENCE SOUTH 89°50'55" EAST 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 440.18 FEET, AN ARC LENGTH OF 91.01 FEET, A CHORD BEARING OF SOUTH 05°48'03" EAST AND A CHORD DISTANCE OF 90.85 FEET; THENCE ALONG A CURVE CONTINUING TO THE LEFT HAVING A RADIUS OF 116.80 FEET, AN ARC LENGTH OF 116.80 FEET, A CHORD BEARING OF SOUTH 19°18'32" EAST AND A CHORD DISTANCE OF 116.46 FEET; THENCE SOUTH 26°54'38" EAST 303.16 FEET; THENCE NORTH 63°05'22" EAST 5.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 92.53 FEET, A CHORD BEARING OF SOUTH 21°12'37" EAST AND A CHORD DISTANCE OF 92.38 FEET; THENCE SOUTH 15°30'35" EAST 131.67 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 248.29 FEET, A CHORD BEARING OF SOUTH 08°08'20" EAST AND A CHORD DISTANCE OF 247.61 FEET; THENCE SOUTH 00°46'05" EAST 191.34 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, AN ARC LENGTH OF 147.39 FEET, A CHORD BEARING OF SOUTH 13°22'20" EAST AND A CHORD DISTANCE OF 146.20 FEET; THENCE SOUTH 25°58'35" EAST 135.32 FEET; THENCE SOUTH 01°36'09" EAST 24.75 FEET TO THE POINT OF BEGINNING.

EXHIBIT A
VICINITY MAP



EXHIBIT B
AERIAL PHOTO



DEVELOPMENT AREA 'A'
COMMUNITY PARK
DETENTION FACILITY
PAVILION W/ PARKING AREA
PICNIC TABLES / BBQ GRILLS
STOCKED FISHING POND

GATED ENTRY
W/ KEYPAD

Tree Preservation Area
20' WIDE ALONG SOUTH LINE OF DEVELOPMENT AREA 'A'

Landscape & Screening Buffer
8' TALL EARTHEN BERM (VIEWING FROM THE WEST)
6' TALL SCREENING FENCE W/ MASONRY COLUMNS
200 TREES TO BE PLANTED AS SHOWN

ASPHALT JOGGING TRAIL
ALONG DRAINAGE CHANNEL

DEVELOPMENT AREA 'B'
COMMUNITY PARK
CLUBHOUSE & FITNESS GYM
SWIMMING POOL
PARKING AREA W/ ADA ACCESS

ASPHALT JOGGING TRAIL
ALONG DRAINAGE CHANNEL

PEDESTRIAN CIRCULATION
VIA STREET SIDEWALK SYSTEM

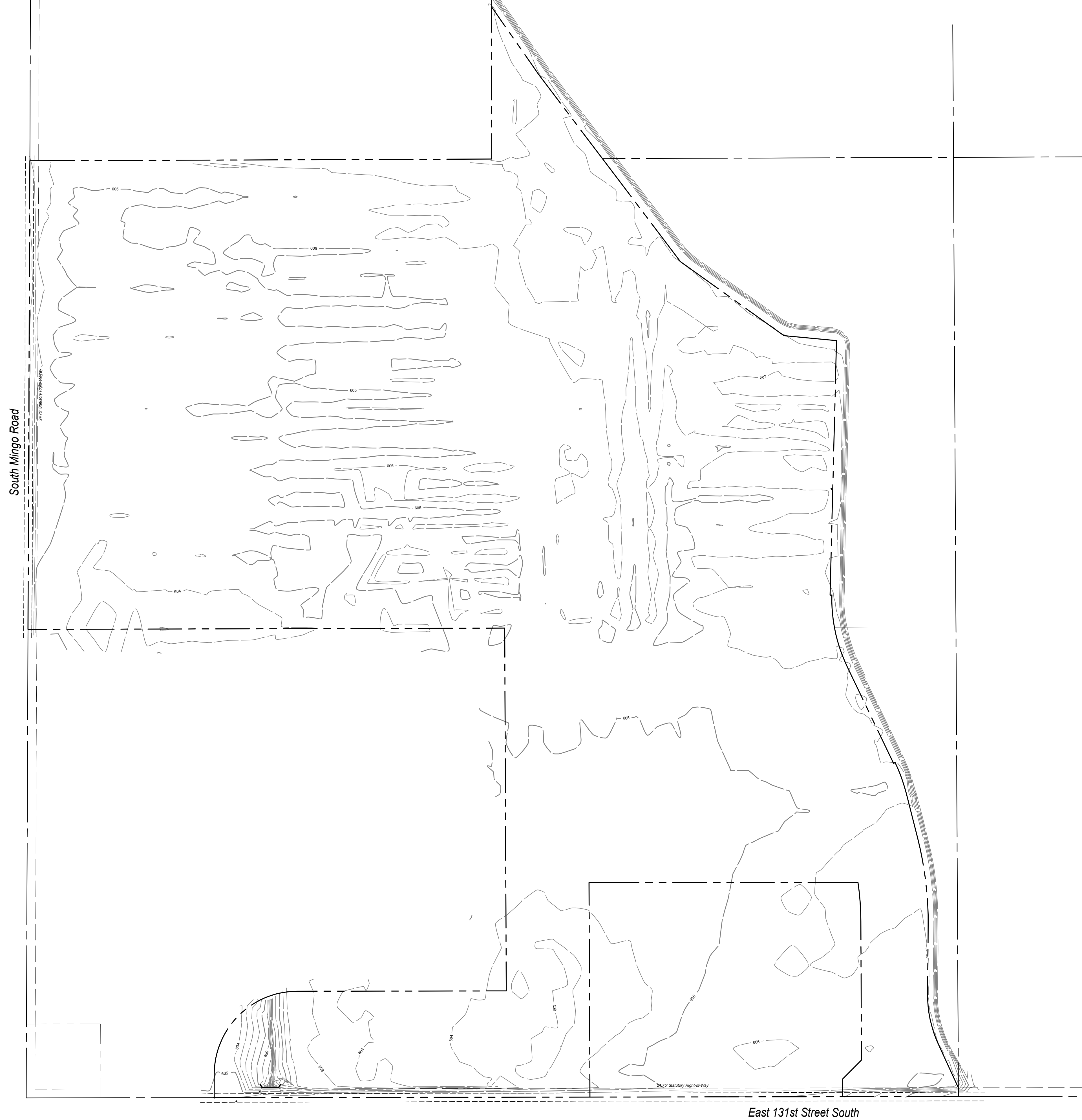
GATED ENTRY
W/ KEYPAD

DEVELOPMENT AREA 'C'
COMMUNITY PARK
CLUBHOUSE

EXHIBIT C

CONCEPTUAL SITE PLAN

NOTE: SITE GEOMETRY, STREET PATTERNS, LOT CONFIGURATIONS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN. FOR THE PURPOSES OF SITE PLAN REVIEW REQUIREMENTS, THE APPROVED FINAL PLAT SHALL CONSTITUTE THE REQUIRED DETAILED SITE PLAN.



South Mingo Road

East 131st Street South

EXHIBIT D

SITE TOPOGRAPHY

EXHIBIT E
CURRENT ZONING MAP

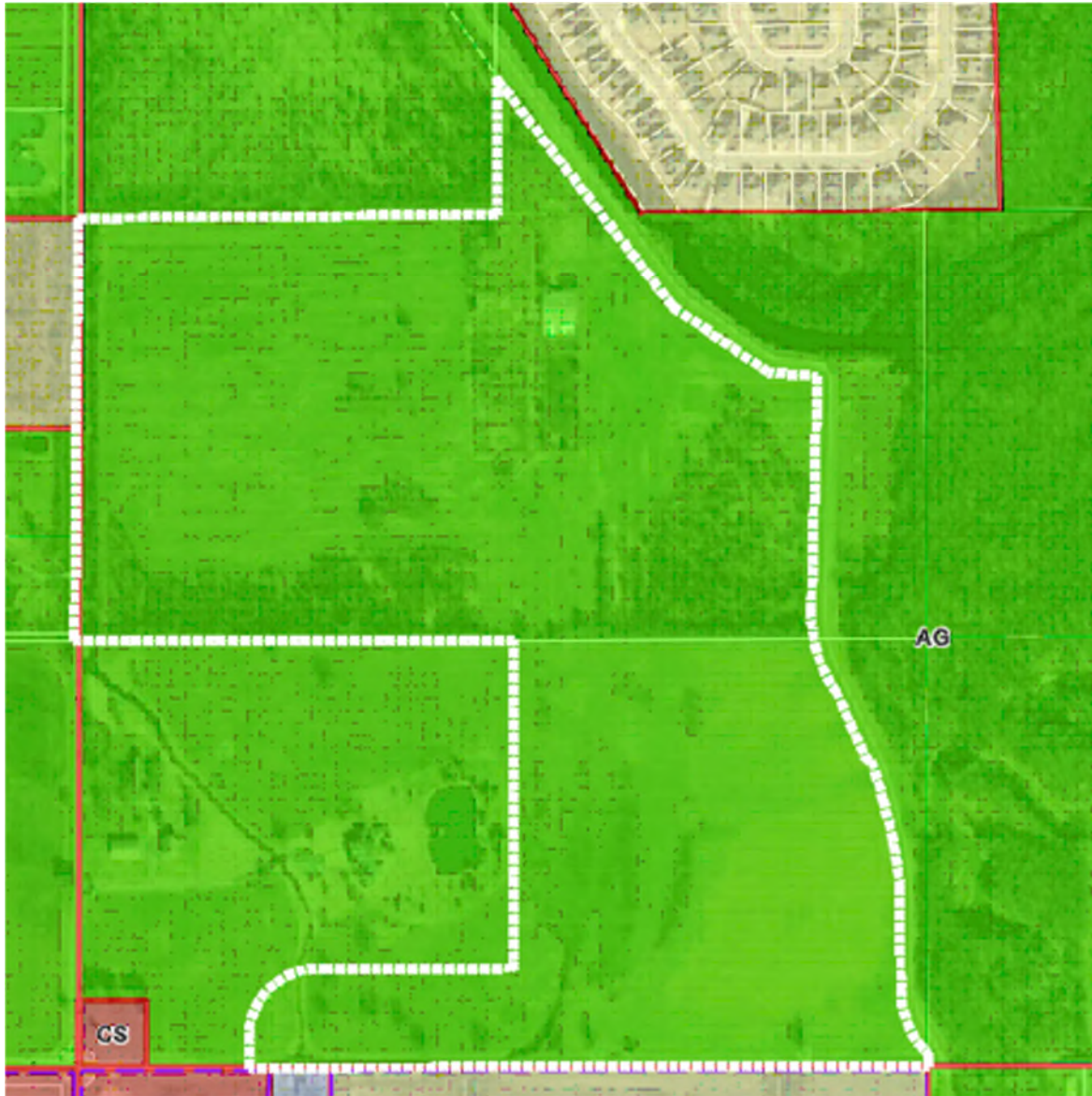


EXHIBIT F

BIXBY COMPREHENSIVE PLAN

MEDIUM DENSITY RESIDENTIAL

Density: 4 to 6 du/ac

Zoning: RS-2, RS-2.5, RS-3

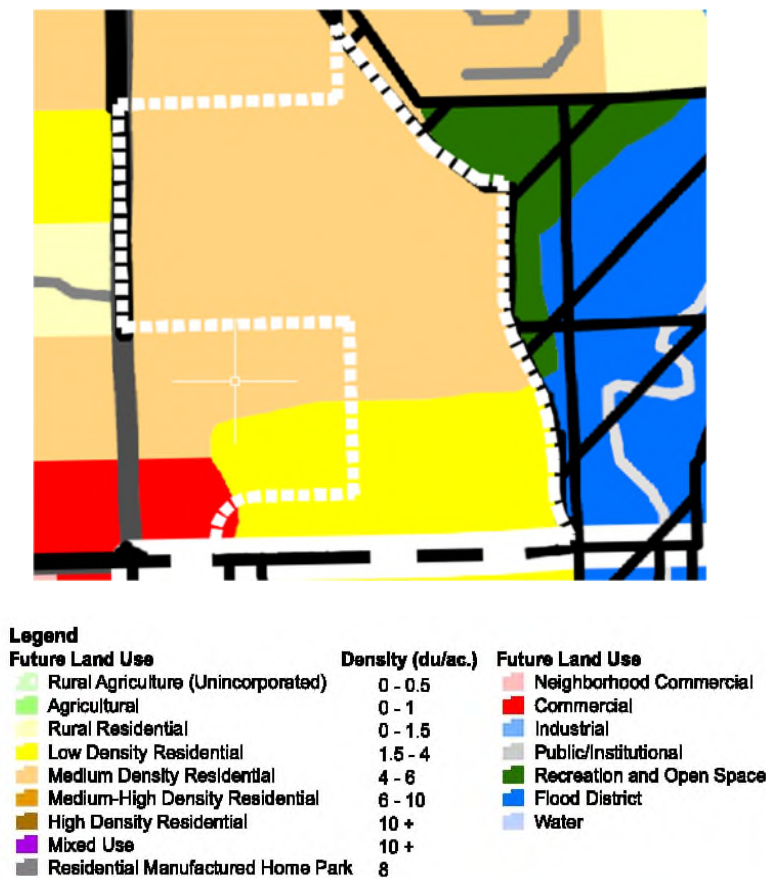
The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character.

LOW DENSITY RESIDENTIAL

Density: 1.5 to 4 du/ac

Zoning: RE, RS-1, RS-2

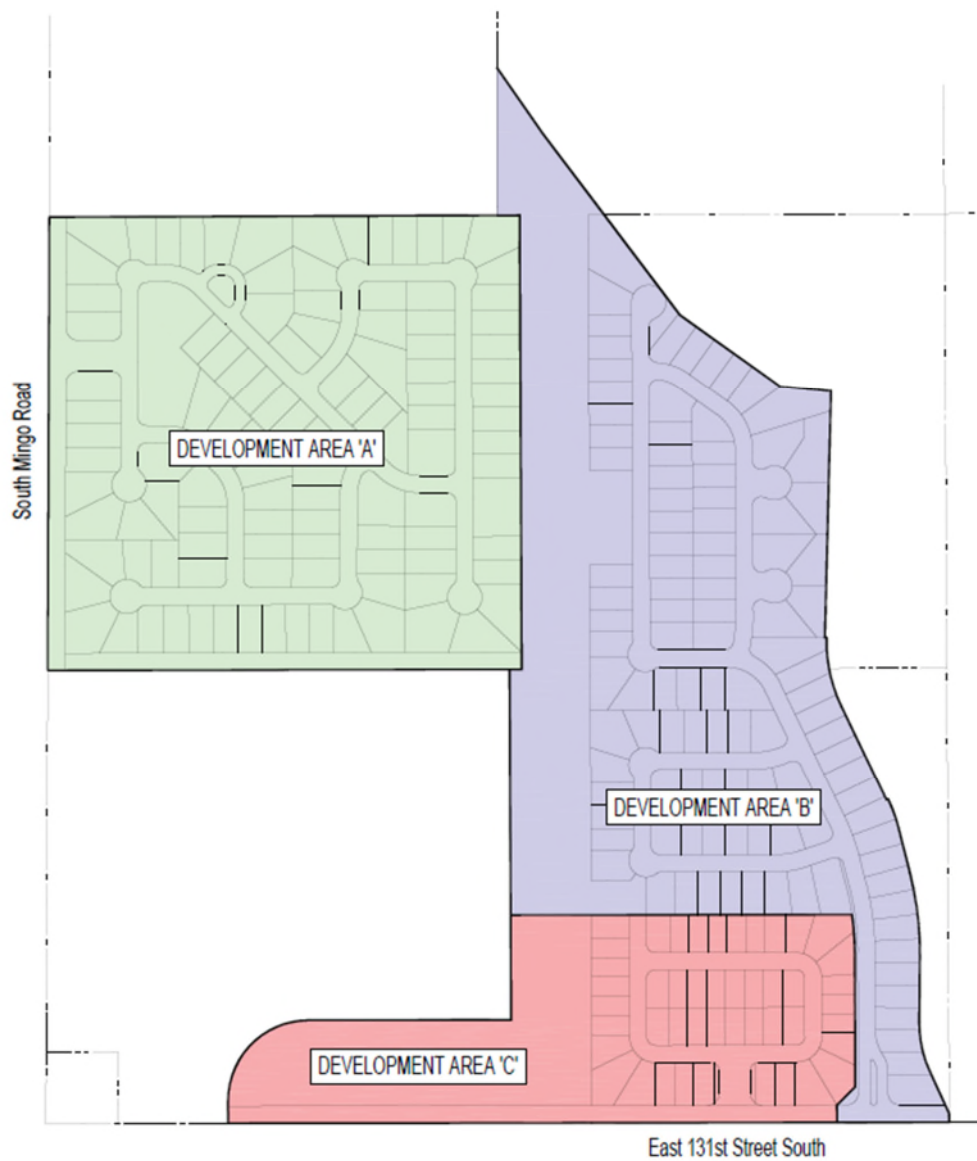
The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character.



II. Development Standards

DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Single-Family Residential	1,819,895.88	41.78	40	RS-2
B	Single-Family Residential	1,929,888.30	44.30	42	RS-2
C	Single-Family Residential	841,804.71	19.32	18	RS-2
TOTAL		4,591,588.89	105.41	100	



DEVELOPMENT AREA - A

Land Area: 41.78 Acres

Permitted Uses: All uses allowed by right in the RS-2 zoning district, specifically including Use Unit 6 – Single Family Dwelling, and customary accessory uses, facilities and amenities to the permitted principal uses.

Residential lot density calculation:

Maximum dwelling units allowed in RS-2 zoning district (1,819,896 / 10,875 square feet): 167

Maximum dwelling units (residential lots) allowed in Development Area A: 125

Minimum lot width (at building setback line): 70 feet *

* Lots with cul-de-sac or radial “knuckle” frontage may have a minimum width of 40 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: 9,800 square feet

Minimum land area per dwelling unit: 10,875 square feet

Minimum size of dwelling unit:.....Single Story: 2,700 square feet
.....Two Story: 3,100 square feet

Maximum structure height: 48 feet

Maximum number of stories: 2

Minimum Off-Street Parking: Three (3) enclosed off-street parking spaces per dwelling unit

Front yard building setback: 25 feet

Rear yard building setback: 20 feet

Side yard (corner lot) building setback: 15 feet

Rear yards abutting an arterial street : 85 feet from centerline

All other side yards: 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

DEVELOPMENT AREA - B

Land Area: 44.30 Acres

Permitted Uses: All uses allowed by right in the RS-2 zoning district, specifically including Use Unit 6 – Single Family Dwelling and customary accessory uses, facilities and amenities to the permitted principal uses.

Residential lot density calculation:

Maximum dwelling units allowed in RS-2 zoning district (1,929,888 / 10,875 square feet): 177

Maximum dwelling units (residential lots) allowed in Development Area B: 150

Minimum lot width (at building setback line): 65 feet *

* Lots with cul-de-sac or radial “knuckle” frontage may have a minimum width of 40 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: 8,125 square feet

Minimum land area per dwelling unit: 10,875 square feet

Minimum size of dwelling unit:.....Single Story: 2,200 square feet
.....Two Story: 2,600 square feet

Maximum structure height: 48 feet

Maximum number of stories: 2

Minimum Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Front yard building setback: 25 feet

Rear yard building setback: 20 feet

Side yard (corner lot) building setback: 15 feet

Rear yards abutting an arterial street : 85 feet from centerline

All other side yards: 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

DEVELOPMENT AREA - C

Land Area: 19.32 Acres

Permitted Uses: All uses allowed by right in the RS-2 zoning district, specifically including Use Unit 6 – Single Family Dwelling and customary accessory uses, facilities and amenities to the permitted principal uses.

Residential lot density calculation:

Maximum dwelling units allowed in RS-2 zoning district (841,805 / 10,875 square feet): 77

Maximum dwelling units (residential lots) allowed in Development Area C: 50

Minimum lot width (at building setback line): 55 feet

Minimum lot area: 6,050 square feet

Minimum land area per dwelling unit: 10,875 square feet

Minimum size of dwelling unit:.....Single Story: 1,800 square feet

Maximum structure height: 36 feet

Maximum number of stories: 1

Minimum Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Front yard building setback: 20 feet

Rear yard building setback: 20 feet

Side yard (corner lot) building setback: 10 feet

Rear yards abutting an arterial street : 85 feet from centerline

All other side yards: 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

III. General Provisions

Building Materials

The exterior walls of the first floor (up to the top of the first floor plate line) of a dwelling shall be 100% masonry or stone; provided that the area of all windows, doors, other openings, and covered porches located on said exterior walls shall be excluded in the determination of the area of the exterior walls.

Landscaping and Screening

Along the south boundary of Development Area A, a minimum twenty-foot (20') wide landscape buffer shall be preserved or planted.

Along the western side of the southerly half of the drainage channel, a screening and landscape buffer shall be installed. The buffer shall include, at a minimum, an eight foot (8') tall earthen berm, a six foot (6') tall wooden screening fence with masonry columns, and a minimum of two hundred (200) trees.

Prior to the sale of any lots, Developer shall install a uniform fence along the shared eastern boundary of Development Area "B" and existing levee owned by the City of Bixby. No vehicular access shall be permitted from the residential lots to the levee.

The details and location of the screening and landscaping buffers are shown on the Conceptual Site Plan.

Signage

An entry identification sign shall be permitted at each primary street entrance of the project (for a total of three (3) entry identification signs) with a maximum of 64 square feet of display signage surface per sign. Additional signage for amenities within the project will be allowed with a maximum of 16 square feet per sign.

Access and Circulation

Development Area – A: There shall be one (1) gated entrance for Development Area A from the west (South Mingo Road) and a secondary emergency vehicle access located at the easterly boundary of Development Area A. Interior vehicular access shall be derived from the primary entrance location with private streets (26 feet in width) throughout.

Development Area – B: The primary entrance for Development Area B shall be from the south (East 131st Street South) and a secondary emergency vehicle access located in the northwesterly portion of Development Area B. Interior vehicular access shall be derived from the primary entrance location with public streets (26 feet in width) throughout.

Development Area – C: The primary gated entrance for Development Area C shall be from the south (East 131st Street South) and a secondary emergency vehicle access located in the northwest corner of Development Area C. Interior vehicular access shall be derived from the primary entrance location with private streets (26 feet in width) throughout.

Topography and Existing Soils

The property consists of pastureland with elevations ranging from 608 to 594 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site. Existing soils consist of the following:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
45	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	90.0	87.0%
48	Radley silt loam, 0 to 1 percent slopes, frequently flooded	3.1	3.0%
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	10.3	9.9%
Totals for Area of Interest		103.4	100.0%

Utilities and Drainage

Most utilities are available around the project boundary. An offsite sanitary sewer main extension will be required to serve the project. Storm water drainage will be collected by an underground storm sewer system, and detention / drainage channels will be addressed within designated reserve areas in accordance with the City of Bixby development regulations. Domestic and irrigation water service will be provided by the City of Bixby.

Amenities

- Community pool with clubhouse
- Pavilion area with BBQ grills
- Neighborhood pond with fountains / aerators
- New tree planting and professional landscaping
- Substantial green space / reserve areas
- Stocked fishing pond
- Jogging trails
- Parks and open space
- Gated Private Streets (Development Areas A and C only)

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the Bixby Planning Commission and the Bixby City Council and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Bixby shall be a beneficiary thereof.

IV. Anticipated Construction Schedule

The anticipated construction schedule for Greyhawk is scheduled to begin in the summer of 2024 and is expected to be complete and ready for lot sales in the fall of 2025.

AFFIDAVIT OF PUBLICATION

Tulsa World
315 S. Boulder Ave. , Tulsa, OK 74103
(918) 582-0921

I, Ankit Sachdeva, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Tulsa World, a publication that is a "legal newspaper" as that phrase is defined for the city of Tulsa, for the County of Tulsa, in the state of Oklahoma, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Sep 16, 2025

Notice ID: D3dJUKhp44CtuMwMavUB

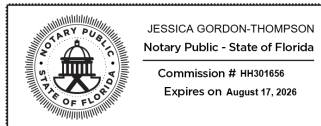
Notice Name: BXPUD-24.01 MA.01; Greyhawk (2)

Publication Fee: \$178.72

I state under penalty of perjury under the laws of Oklahoma that the foregoing is true and correct.

Ankit Sachdeva

Agent



VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 09/16/2025

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

**Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma,
September 16, 2025**

**CITY OF BIXBY
PLANNING COMMISSION MEETING
PUBLIC NOTICE**

Notice is hereby given that a public hearing will be held before the Planning Commission in the City Council Chambers of the Bixby Municipal Building, located at 111 N. Cabaniss Ave., at 6:00 PM on Monday, October 20, 2025.

Consideration will be given to an application for Planned Unit Development Major Amendment (BXPUD-24.01 MA.01) of Greyhawk.

Property Location: 139.15 +/- acres located at the Northeast corner of East 131 st Street South and South Mingo Road.

Current Zoning: Residential Single-Family (RS-2), Commercial General (CG), and Residential Single-Family (RS-2) with PUD-24.01

Proposed Zoning: Major Amendment to Planned Unit Development (PUD) standards.

Legal Description: A tract of land located in the West Half (W/2) of Section 6, Township 17 North, Range 14 East of the Indian Base and Meridian, Tulsa County, Oklahoma, containing 139.15 acres (6,061,424.4 sq. ft.), more fully described as follows:

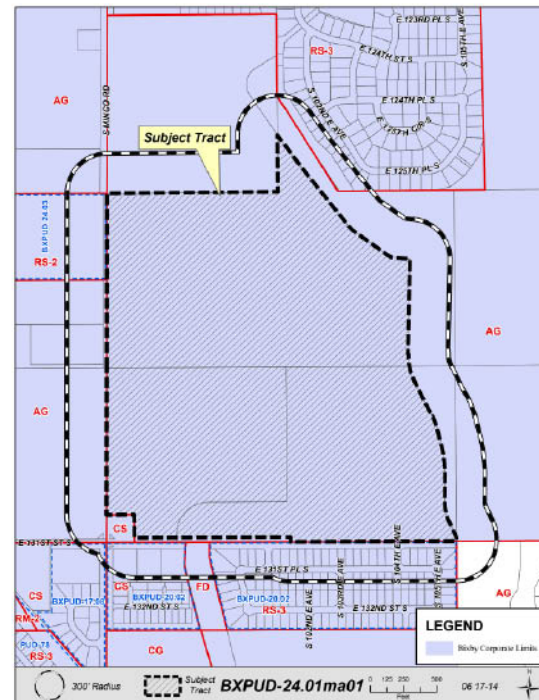
A TRACT OF LAND THAT IS PART OF THE WEST HALF (W/2) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 6; THENCE NORTH 01°04'34" WEST ALONG THE WEST LINE THEREOF 208.70 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01°04'34" WEST ALONG SAID WEST LINE 2436.20 FEET TO THE NORTHWEST CORNER OF THE SW/4 OF SAID SECTION 6;
THENCE NORTH 88°29'13" EAST ALONG THE NORTH LINE THEREOF 1303.86 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SAID SECTION 6;
THENCE NORTH 01°20'25" WEST ALONG THE WEST LINE THEREOF 429.57 FEET;
THENCE SOUTH 36°11'52" EAST AND DEPARTING SAID WEST LINE 233.14 FEET;
THENCE SOUTH 38°26'24" EAST 297.54 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SAID SECTION 6;
THENCE SOUTH 38°26'22" EAST 364.66 FEET;
THENCE SOUTH 55°46'24" EAST 359.17 FEET;
THENCE SOUTH 85°50'09" EAST 149.11 FEET;
THENCE SOUTH 00°09'05" WEST 718.38 FEET;
THENCE SOUTH 89°50'55" EAST 5.00 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 440.18 FEET, AN ARC LENGTH OF 91.01 FEET, A CHORD BEARING OF SOUTH 05°48'03" EAST AND A CHORD LENGTH OF 90.85 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION 6;
THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 440.18 FEET, AN ARC LENGTH OF 116.80 FEET, A CHORD BEARING OF SOUTH 19°18'32" EAST AND A CHORD LENGTH OF 116.46 FEET;
THENCE SOUTH 26°54'38" EAST 303.16 FEET;
THENCE NORTH 63°05'22" EAST 5.00 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 92.53 FEET, A CHORD BEARING OF SOUTH 21°12'37" EAST AND A CHORD LENGTH OF 92.38 FEET;
THENCE SOUTH 15°30'35" EAST 131.67 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 248.29 FEET, A CHORD BEARING OF SOUTH 08°08'20" EAST AND A CHORD LENGTH OF 247.61 FEET;
THENCE SOUTH 00°46'05" EAST 191.34 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, AN ARC LENGTH OF 147.39 FEET, A CHORD BEARING OF SOUTH 13°22'20" EAST AND A CHORD LENGTH OF 146.20 FEET;
THENCE SOUTH 25°58'35" EAST 135.32 FEET TO THE EAST LINE OF THE SW/4 OF SAID SECTION 6;
THENCE SOUTH 01°36'09" EAST ALONG SAID EAST LINE 24.75 FEET TO THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 6;
THENCE SOUTH 88°36'37" WEST ALONG THE SOUTH LINE THEREOF 1248.59 FEET;
THENCE NORTH 01°23'23" WEST AND DEPARTING SAID SOUTH LINE 33.00 FEET;

THENCE SOUTH 88°36'37" WEST AND PARALLEL WITH THE SOUTH LINE OF THE SW/4 OF SAID SECTION 6 A DISTANCE OF 76.82 FEET TO THE EAST LINE OF GOVERNMENT LOT SEVEN (7) OF THE SW/4 OF SAID SECTION 6;
THENCE SOUTH 88°36'37" WEST 1097.71 FEET;
THENCE NORTH 01°04'34" WEST AND PARALLEL WITH THE WEST LINE OF THE SW/4 OF SAID SECTION 6 A DISTANCE OF 175.70 FEET;
THENCE SOUTH 88°36'37" WEST 208.70 FEET TO THE WEST LINE OF THE SW/4 OF SAID SECTION 6 AND THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 6,061,424.4 SQ. FEET OR 139.15 ACRES.

All persons interested in the above-mentioned matter may appear at the foregoing time and place and present the arguments for or against the same.

DATE: Monday, October 20, 2025 , 6:00 P.M.

FOR MORE INFORMATION CONTACT:
PLANNING DEPARTMENT
P.O. BOX 70, BIXBY, OK 74008
CALL (918) 366-4430 OR VISIT www.bixbyok.gov
Reference Case Number: BXPUD-24.01 MA.01; Greyhawk



COL-TUL-103270



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

STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: October 20, 2025

NAME: Bixby Plains

CASE(S): **PRELIMINARY PLAT** | BXPT-25.08

LOCATION: Southeast of South 90th Avenue and East 163rd Street South

EXISTING ZONING: Residential Single-Family (RS-2 and RS-3)

PROPOSED ZONING: No change proposed

STR: Section 25, Township 17N, Range 13E

APPLICANT: Tanner Consulting, LLC

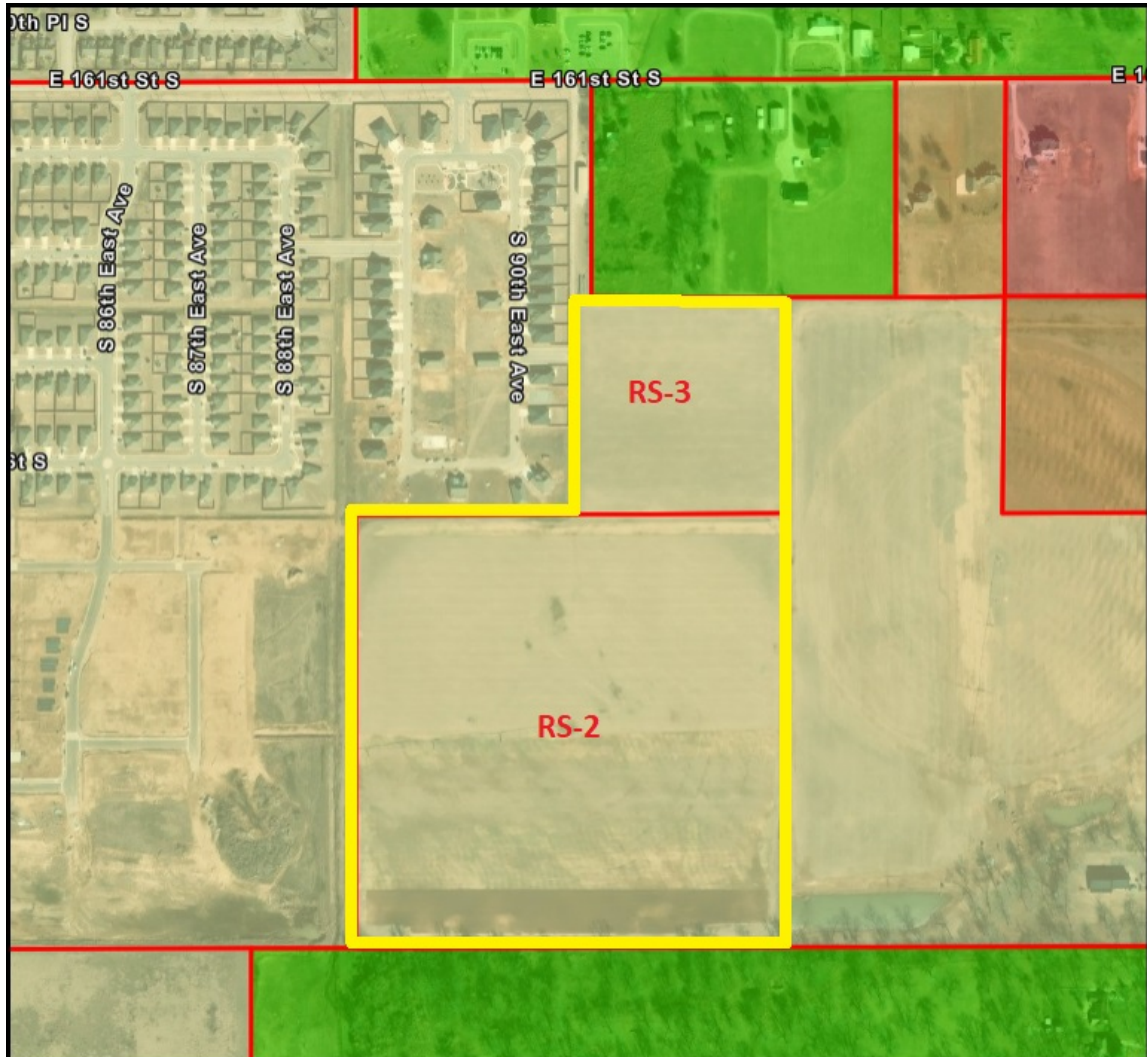
REQUEST: The applicant requests approval of a Preliminary Plat for Bixby Plains, a proposed single-family residential subdivision containing 124 lots within nine (9) blocks, with four reserve areas totaling approximately 49.79 acres. The plat provides for public streets, utility easements, drainage facilities, and reserve areas to be owned and maintained by a homeowners' association.

Access will be provided primarily via East 162nd Place South, connecting to the existing public street network. The subdivision will be served by City of Bixby water and sanitary sewer, with drainage directed into designated Overland Drainage Easements (ODEs) and Reserve Areas A–D.

SURROUNDING ZONING AND LAND USE:

North: (RS-3) Residential Single-Family with BXPUD-19.06: Bixby Village
South: (AG) Agriculture
East: (RS-2) Residential Single-Family
West: (RS-3) Residential Single-Family with BXPUD-16.05: Robinson Ranch IV

Figure 1: Existing zoning for surrounding areas.



TECHNICAL ADVISORY COMMITTEE (TAC) COMMENTS:

At the October TAC meeting, city staff identified Reserve A within FEMA Zone AE. Tanner Consulting confirmed that Blocks 9 and 2 were also within the same zone, requiring future coordination with FEMA and the City for map revisions, which may take more than a year. The other utilities had no noteworthy comments for the applicant.

ENGINEERING COMMENTS: Per the memorandum dated October 1, 2025, from Gwen Plante on behalf of Bixby Public Works/Engineering, the following items must be addressed prior to final plat submittal. See attachment 2.

STAFF COMMENTS:

Staff finds the proposed Bixby Plains Preliminary Plat:

- Conforms to the Comprehensive Plan and Subdivision Regulations;
- Meets RS-2 and RS-3 zoning standards for single-family lots;
- Adequately provides for public improvements and easement dedications; and
- Addresses drainage and floodplain management considerations.

Staff recommends approval of the Bixby Plains Preliminary Plat, subject to the following conditions:

1. Revise the plat to reflect the required 17.5-foot utility easements.
2. Add all storm sewer easements per the engineering review.
3. Adjust water and sewer alignments as directed.
4. Identify Reserves A, B, and C clearly on all sheets.
5. Coordinate with FEMA and City Engineer on floodplain impacts before final plat filing.
6. Submit phasing plan for PFPI fee calculation and utility capacity review.
7. Submit final construction drawings and revised plat for staff review prior to City Council consideration.

FIGURES:

Figure 1: Existing Zoning

ATTACHMENTS:

Attachment 1: Preliminary Plat

Attachment 2: Engineering Memorandum dated October 1, 2025

Preliminary Plat

Bixby Plains

PART OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF
SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

Deed of Dedication and Restrictive Covenants

KNOW ALL PERSONS BY THESE PRESENTS:

THAT _____, A(N) [STATE] [CORPORATE ENTITY TYPE], HEREINAFTER REFERRED TO AS THE “OWNER” OR “DECLARANT,” IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND BEING ALL OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SE/4 NW/4 NE/4), ALL BEING IN SECTION 25, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA;

SAID TRACT CONTAINING 2,168,853 SQUARE FEET OR 49.790 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) 3/8” IRON PIN SET AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 25;
- B) 2” IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 25;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°35’41” EAST.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO ONE HUNDRED TWENTY-FOUR (124) LOTS IN NINE (9) BLOCKS, ALONG WITH THE RESERVE AREAS, COMMON AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (“THE PLAT”) AND HAS DESIGNATED THE SUBDIVISION AS “BIXBY PLAINS.” A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (“SUBDIVISION”). THE OWNER HEREBY SUBJECTS THE LAND DESCRIBED ABOVE TO THE PROVISIONS, COVENANTS AND RESTRICTIONS SET FORTH HEREIN WHICH SHALL RUN WITH THE LAND AND BE BINDING ON EVERY LOT AND RESERVE AREA AND EVERY OWNER THEREOF FOR THE PERIOD AS HEREAFTER DEFINED.

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY GRANT, DONATE, CONVEY, AND DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS “U/E” OR “UTILITY EASEMENT” FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWERLINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE LOT OR RESERVE AREA.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, 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 MAY INTERFERE WITH A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, SHALL BE PROHIBITED, AND IF SO ALTERED BY THE LOT OR RESERVE AREA OWNER, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, 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, OR ITS SUCCESSORS OR DESIGNATED CONTRACTORS, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

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

4. THE CITY OF BIXBY, OR ITS SUCCESSORS OR DESIGNATED CONTRACTORS, 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 UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY OR ITS SUCCESSORS AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE 17.5'-WIDE PERIMETER UTILITY EASEMENTS OF SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

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

3. THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH ITS 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, OR REPLACING ANY PORTION OF THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE LOT OR RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON SAID 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. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SAID OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING FROM THE ACTIONS OF THE CITY OF BIXBY OR THE SUPPLIER OF UTILITY SERVICES. IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS “OVERLAND DRAINAGE EASEMENT” OR “ODE” FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED BY THE OWNER IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENT UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA, PROVIDED THAT, WHERE COINCIDENT WITH UTILITY EASEMENTS, NON-OBSTRUCTING ABOVE-GROUND UTILITY APPURTENANCES SHALL BE PERMITTED. ALL LANDSCAPING, EXCEPT THE PLANTING OF TURF, SHALL REQUIRE THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA.

4. DRAINAGE FACILITIES CONSTRUCTED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, AS SET FORTH WITHIN SECTION IV. HEREIN, AT ITS EXPENSE, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. CUSTOMARY GROUNDS MAINTENANCE SHALL BE PERFORMED AS PRESCRIBED BY THE CITY OF BIXBY, OKLAHOMA, OR, ABSENT SUCH PRESCRIPTIONS, IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- DRAINAGE FACILITIES SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE HOME OWNERS ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE EASEMENT AREAS OR DRAINAGE FACILITIES LOCATED THEREIN OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, THE ALTERATION OF GRADE, OR THE GENERAL LACK OF GROUNDS MAINTENANCE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE 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 HOME OWNERS ASSOCIATION. IN THE EVENT THE HOME OWNERS ASSOCIATION SHOULD THEN FAIL TO TIMELY 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 ALL OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA, OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

F. 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 AND FROM ADJACENT 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 SAID OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION F. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND THE CITY OF BIXBY, OKLAHOMA.

SECTION II. RESERVE AREAS

1. RESERVES A, B, C, AND D, AS DEPICTED UPON THE ACCOMPANYING PLAT, ARE ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF RESIDENTIAL LOTS WITHIN THE SUBDIVISION AND ARE HEREBY RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOME OWNERS ASSOCIATION AS SET FORTH IN SECTION IV. HEREIN.

2. RESERVES A, B, C, AND D ARE RESERVED FOR STORMWATER DRAINAGE, PRIVATE RECREATION AND OPEN SPACE INCLUDING, BUT NOT NECESSARILY LIMITED TO: PRIVATE PARKS, SIDEWALKS AND TRAILS, LANDSCAPING, IRRIGATION, ENTRY FEATURES, SIGNAGE, LIGHTING, WALLS, FENCING, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, FOR STORMWATER DRAINAGE, AND FOR UTILITIES.

3. RESERVES A, B, C, AND D, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS BOTH OVERLAND DRAINAGE EASEMENTS AND AS GENERAL UTILITY EASEMENTS, PROVIDED THAT THE OWNER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE RECREATIONAL FACILITIES, STRUCTURES, AND USES AS OUTLINED HEREINABOVE.

4. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS PROVIDED IN SECTION IV. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION. THE CITY OF BIXBY

SHALL NOT BE LIABLE FOR ANY DAMAGE TO OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS FROM UTILITY OR OVERLAND DRAINAGE EASEMENT AREAS WITHIN ANY RESERVE AREA.

5. IN THE EVENT ANY RESERVE AREA OWNER SHOULD FAIL TO PROPERLY MAINTAIN SUCH RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM THE NECESSARY MAINTENANCE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS SET FORTH IN SECTION IV. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION. IN THE EVENT THE RESERVE AREA OWNER SHOULD THEN FAIL TO TIMELY PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER SUCH COSTS OF MAINTENANCE SHALL BECOME A LIEN ON SUCH RESERVE AREA, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA; OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE WATER BILLS FOR ALL OF THE RESIDENTIAL LOT OWNERS WITHIN THE SUBDIVISION, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

6. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AGREES TO HOLD HARMLESS THE OWNER AND THE CITY OF BIXBY, OKLAHOMA, 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 OWNER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT 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 ANY GUEST, VISITOR, OR INVITEE THEREOF.

SECTION III. RESTRICTIVE COVENANTS

THE SUBDIVISION (AND EACH LOT SITUATED THEREIN) SHALL BE CONSTRUCTED, DEVELOPED, OCCUPIED AND USED AS FOLLOWS.

A. NO DIVISION OF LOTS:

NO LOT MAY BE DIVIDED, SUBDIVIDED, OR OTHERWISE SPLIT.

B. RESIDENTIAL LOTS:

ALL LOTS WITHIN THE SUBDIVISION SHALL BE USED, KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE PERMITTED ON EACH LOT. IN ADDITION, ONLY CUSTOMARY AND USUAL NECESSARY STRUCTURES MAY BE CONSTRUCTED ON EACH LOT AS MAY BE PERMITTED BY MUNICIPAL REGULATIONS. NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO BUSINESS PURPOSES SHALL BE ERECTED, PLACED, PERMITTED OR MAINTAINED ON ANY LOT. THIS COVENANT SHALL BE CONSTRUED AS PROHIBITING THE ENGAGING IN OR PRACTICE OF ANY COMMERCE, INDUSTRY (INCLUDING OIL/GAS PRODUCTION), BUSINESS, TRADE OR PROFESSION WITHIN THE SUBDIVISION AND/OR WITHIN ANY LOT. THE RESTRICTIONS ON USE HEREIN CONTAINED SHALL BE CUMULATIVE OF AND IN ADDITION TO SUCH RESTRICTIONS ON USAGE AS MAY FROM TIME TO TIME BE APPLICABLE UNDER AND PURSUANT TO THE STATUTES, RULES, REGULATIONS AND ORDINANCES OF THE MUNICIPALITY OR ANY OTHER GOVERNMENTAL AUTHORITY OR POLITICAL SUBDIVISION HAVING JURISDICTION OVER THE SUBDIVISION.

C. RESIDENTIAL PURPOSES:

BY ACQUISITION OF ANY LOT WITHIN THE SUBDIVISION, EACH OWNER (EXCLUDING BONA FIDE HOME BUILDERS) COVENANTS WITH AND REPRESENTS TO THE DECLARANT AND TO THE ASSOCIATION THAT THE LOT IS BEING SPECIFICALLY ACQUIRED FOR THE SPECIFIC AND SINGULAR PURPOSE OF CONSTRUCTING AND USING A SINGLE FAMILY RESIDENTIAL DWELLING THEREON, OR AS A RESIDENCE FOR SUCH OWNER AND/OR OWNER'S IMMEDIATE FAMILY MEMBERS.

D. SUBMISSION OF PLANS:

IN ORDER TO MAINTAIN A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION, TWO (2) SETS OF BUILDING AND SITE IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE (“COMMITTEE”) FOR ITS APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION (THIS REQUIREMENT SHALL NOT BE APPLICABLE TO THE DECLARANT OR ANY AFFILIATES THEREOF). THE COMMITTEE SHALL ACT TO ENFORCE THE REQUIREMENTS OF THESE COVENANTS IN A REASONABLE MANNER. THE COMMITTEE HAS THE AUTHORITY TO MAINTAIN THE ARCHITECTURAL CONFORMITY OF THE SUBDIVISION, AND IN CONSIDERATION THEREOF SHALL DETERMINE THAT THE PROPOSED CONSTRUCTION SHALL NOT DETRACT FROM THE DEVELOPMENT AND SHALL ENHANCE THE PURPOSE OF THE DEVELOPMENT TO PROVIDE A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION. THE COMMITTEE SHALL CONSIDER SUCH MATTERS AS THE PROPOSED SQUARE FOOTAGE, LOCATION, MATERIALS, EXTERIOR STYLE AND LANDSCAPING, ETC. THE COMMITTEE MAY ADOPT RULES OR BYLAWS EXPLAINING THE MECHANICS OF ITS OPERATION AND PROVIDING FOR A TWENTY-ONE (21) DAY MAXIMUM TIME WITHIN WHICH PLANS MUST BE REVIEWED AND APPROVED OR DISAPPROVED AFTER SUBMISSION, AND IF NOT APPROVED OR DISAPPROVED IN THAT PERIOD, THAT THE SAME SHALL BE CONSIDERED AS AUTOMATICALLY APPROVED. THE BOARD MAY ALSO EXERCISE THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD DEEMS IT NECESSARY AND EFFICIENT TO DO SO.

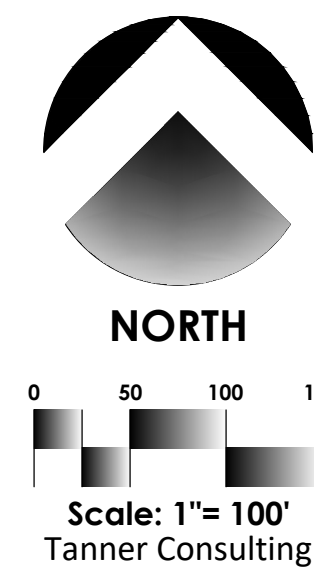
E. ARCHITECTURAL REQUIREMENTS:

- EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET.
- NO BUILDING SHALL BE LOCATED CLOSER TO THE STREET THAN THE MINIMUM BUILDING OR SET-BACK LINES SHOWN ON THE RECORDED PLAT.
- ALL RESIDENCES SHALL HAVE ROOF SHINGLES THAT ARE LIKE THE ORIGINAL IN COLOR (GREY/CHARCOAL/BLACK). DEVIATION FROM THIS COLOR REQUIRES APPROVAL FROM THE COMMITTEE.

[illegible]

GROSS SUBDIVISION AREA: 49.790 ACRES

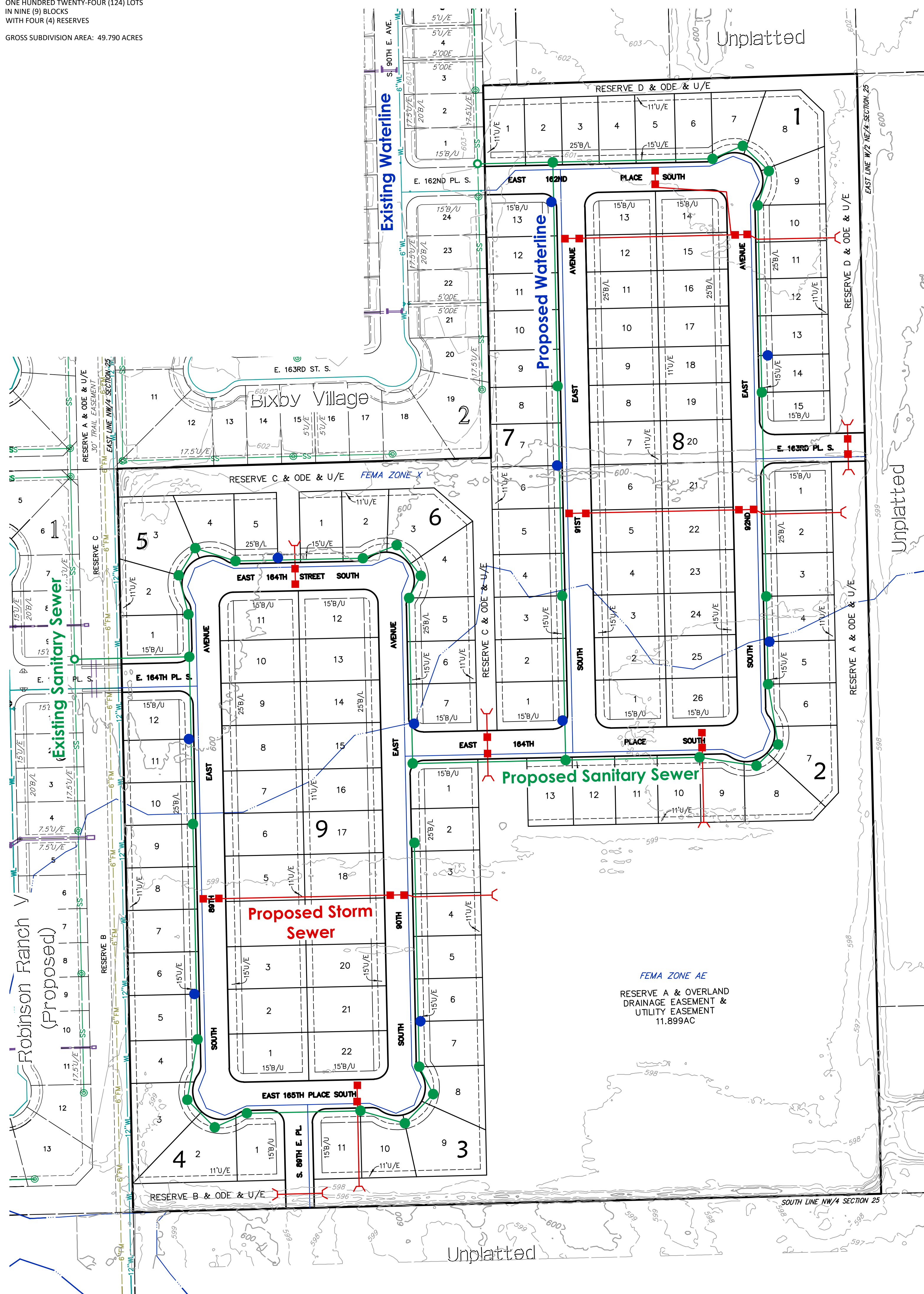
PART OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF
SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



B/L	BUILDING LINE
B/L PG	BUILDING LINE & UTILITY EASEMENT
BB PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
DLA	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
F/E	FENCE EASEMENT
GOV/T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
PDE	PRIVATE DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
	STORM SEWER INLET
	FIRE HYDRANT
	SEWER MANHOLE
	EXISTING SEWER MANHOLE

OWNER:
Calara Land (OK), LLC
CONTACT: TJ GUGLIELMO
EMAIL: TJ.GUGLIELMO@CALARA.COM
4058 N. College Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (918) 691-8884

SURVEYOR/ENGINEER:
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5323 South Lewis Avenue
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Bixby Plains
SHEET 1 OF 1



111 North Cabaniss
P.O. Box 70
Bixby, OK 74008
T: 918.366.4430
www.bixbyok.gov

October 1, 2025

To: Gladys Gill, Development Services
From: Gwen Plante, on behalf of Bixby Public Works,
Engineering

Reference: Bixby Plains | Preliminary Plat

This review includes only engineering items. Items under Development Services purview – such as the Comprehensive Plan, Zoning Code, or Subdivision Regulations – were not part of this review.

The Preliminary Plat comments as follows:

- 1) Regulations require that a 17.5' U/E perimeter easement be provided for Block 1, Lot 1 and Block 7, Lots 7-13 rather than the 11' shown.
- 2) Easements for storm sewer installation must be provided in the following locations:
 - a. Block 1, Lots 10 & 11
 - b. Block 2, Lots 1 & 2
 - c. Block 3, Lots 3 & 4 and Lots 10 & 11
 - d. Block 8, Lots 5 & 22
 - e. Block 9, Lots 5 & 8
- 3) Water and sewer lines are shown to be on the same side of the roadway throughout the development. Alignments should be modified as follows:
 - a. E. 162nd Pl.
 - Water
 - South side: Block 7, Lot 13 to Block 8, Lot 14 then cross north to go around perimeter of cul-de-sac
 - Sewer
 - North side: Block 1, Lots 1 - 7



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- b. 91st E. Ave.
 - Water
 - East side
 - Sewer
 - West side
- c. 92nd E. Ave.
 - Water
 - East side
 - Sewer
 - West side
- d. E. 164th Pl.
 - Water
 - South side
 - Sewer
 - North side
- e. E. 164th St.
 - Water
 - North side
 - Sewer
 - South side
- f. 89th E. Ave.
 - Water
 - West side
 - Sewer
 - East side
- g. 90th E. Ave.
 - Water
 - East side
 - Sewer
 - West side

Just let me know if you have any questions or comments.
Thanks.



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

STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: October 20, 2025

NAME: Prescott Hill

CASE(S): **PRELIMINARY PLAT** | BXPT-19.15 Blocks 1-6

LOCATION: 1/4 mile south of East 151st Street (HWY 67) and east of South Yale Avenue

EXISTING ZONING: Residential Single-Family RE within PUD BXPUD-18.11

PROPOSED ZONING: No change proposed

STR: Section 22, Township 17N, Range 13E

APPLICANT: Tanner Consulting, LLC

REQUEST: The applicant requested approval of a Final Plat for Prescott Hill, a proposed single-family residential subdivision containing 59 lots within six (6) blocks, with five (5) reserve areas totaling approximately 47.75 acres. The plat provides for public streets, utility easements, drainage facilities, and reserve areas to be owned and maintained by a homeowners' association.

Access is provided from South Braden Avenue, consistent with the approved PUD circulation plan.

BACKGROUND: The subject property is located within Development Area E per Planned Unit Development BXPUD-18.11 (Prescott Hill), approved by City Council under Ordinance No. 2270 (2019).

A Preliminary Plat for the overall subdivision (± 73.7 acres) was approved in 2020, identifying two phases of development. However, per Title 12, §12-2-4(H)(2) of the Bixby Subdivision Regulations, preliminary plat approval is valid for one (1) year from the date of City Council approval. Since no final plat was submitted within the specified timeframe, the prior approval has expired, and a new preliminary plat is required.

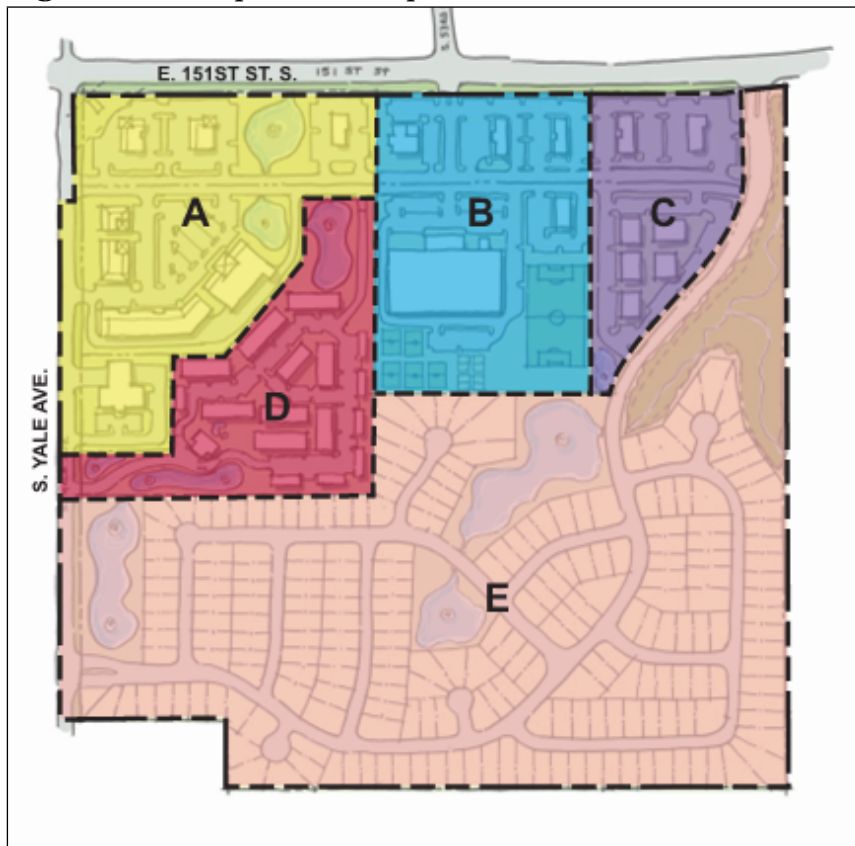
The current submittal, titled “*Prescott Hill Blocks 1–6*”, represents the Phase 1 area (± 47.75 acres) of the original subdivision and is therefore being processed as a new Preliminary Plat.

CODE REFERENCE: Bixby Code of Ordinances, Title 12, Chapter 2, §12-2-4(H)(2):

“Preliminary plat approval shall confer upon the subdivider the right for a one (1) year period from the date of approval that the general terms and conditions under which the preliminary approval was granted will not be changed.”

Because that one-year protection period has long since expired, this submission is correctly being reviewed as a new Preliminary Plat under current standards.

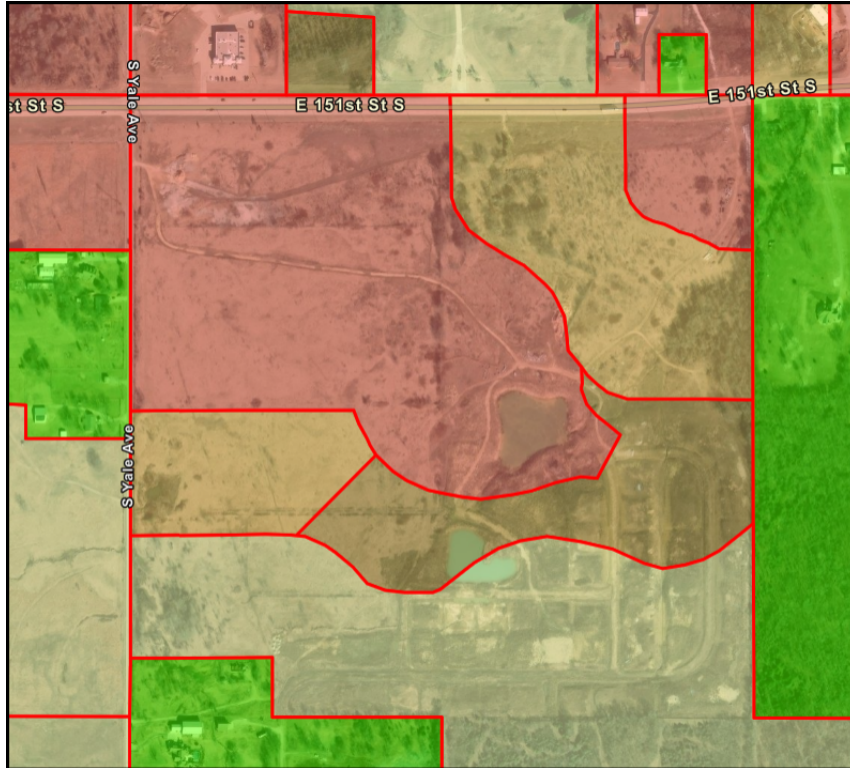
Figure 1: Development Areas per PUD



SURROUNDING ZONING AND LAND USE:

North:	CS, RS-2, OM, Commercial Shopping, Single-family, Office Medium Undeveloped
South:	AG, RE Agriculture, Residential Estate Single-family, Undeveloped
East:	AG Agricultural, Single-family large estate, Undeveloped
West:	AG, CS Agricultural, Undeveloped, Commercial Shopping

Figure 2: Existing zoning for surrounding areas.



TECHNICAL ADVISORY COMMITTEE (TAC) COMMENTS:

At the October TAC meeting, Richard Gann with BTC asked for confirmation that they would be able to add service lines without issues to the development; the applicant confirmed they would have no issues. The other utilities had no noteworthy comments for the applicant.

ENGINEERING COMMENTS: No comments at the time of writing this report.

STAFF COMMENTS:

- Plat Title: The title should be revised from “Final Plat” to “Preliminary Plat” to reflect the current stage of review.
- Dedication & Certification Blocks: The plat contains final plat dedication and acknowledgment language. These must be removed or replaced with Preliminary Plat certifications prior to City Council consideration.

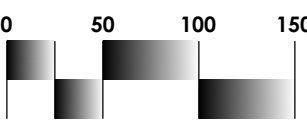
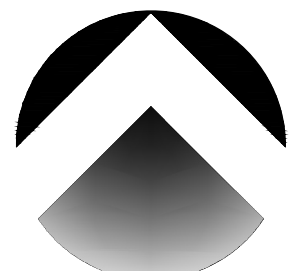
Staff recommends approval of the Prescott Hill Blocks 1–6 plat with the condition that the applicant will revise the plat as a Preliminary Plat prior to City Council consideration.

FIGURES:

- Figure 1: Development Areas per PUD
Figure 2: Existing Zoning

ATTACHMENTS:

- Attachment 1: Phase 1 plat for Prescott Hill Blocks 1–6
Attachment 2: Original approved Preliminary Plat (2020)



Scale: 1"= 100'
Tanner Consulting

LEGEND

- B/L BUILDING LINE
B/U BUILDING LINE & UTILITY EASEMENT
BK PG BOOK & PAGE
CB CHORD BEARING
CD CHORD DISTANCE
CL CENTERLINE
Δ DELTA ANGLE
DMZ DITCH MAINTENANCE ZONE
DOC DOCUMENT
ESMT EASEMENT
GOV'T GOVERNMENT
LNA LIMITS OF NO ACCESS
ODE OVERLAND DRAINAGE EASEMENT
RES. RESERVE
R/W RIGHT-OF-WAY
SDD/E STORMWATER DRAINAGE AND DETENTION EASEMENT
U/E UTILITY EASEMENT
ADDRESS ASSIGNED
- FOUND MONUMENT
● SET MONUMENT

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBC(CB)	CHORDDIS(CD)
1	57.67'	173.00'	19°05'57"	N23°54'35"E	57.40'
2	85.24'	285.34'	17°07'01"	N22°55'09"E	84.93'
3	208.95'	282.00'	42°27'14"	N6°51'59"W	204.20'
4	247.38'	318.00'	44°34'19"	N7°55'31"W	241.19'
5	32.79'	22.00'	85°23'31"	N70°47'22"W	29.84'
6	34.19'	22.00'	89°02'47"	N23°30'23"E	30.85'
7	56.57'	157.00'	20°38'35"	N78°21'04"E	56.26'
8	74.64'	193.00'	22°09'29"	N77°35'37"E	74.17'
9	192.57'	382.00'	28°53'02"	N15°46'10"W	190.54'
10	143.64'	418.00'	19°41'22"	N11°10'20"W	142.94'
11	263.89'	168.00'	90°00'00"	N46°19'39"W	237.59'
12	207.35'	132.00'	90°00'00"	N46°19'39"W	186.68'
13	346.17'	219.84'	90°13'18"	N43°47'00"E	311.49'
14	289.48'	183.84'	90°13'18"	N43°47'00"E	260.48'
15	34.47'	22.00'	89°46'42"	N46°13'00"W	31.05'
16	34.64'	22.00'	90°13'18"	N43°47'00"E	31.17'
17	34.50'	22.00'	89°50'41"	N46°14'59"W	31.07'
18	34.62'	22.00'	90°09'19"	N43°45'01"E	31.15'
19	135.82'	188.00'	41°23'34"	N22°01'26"W	132.88'
20	109.81'	152.00'	41°23'34"	N22°01'26"W	107.44'
21	249.22'	468.00'	30°30'40"	N57°58'32"W	246.28'
22	230.05'	432.00'	30°30'40"	N57°58'32"W	227.34'
23	34.56'	22.00'	90°00'00"	N43°49'41"E	31.11'
24	34.53'	22.00'	89°56'02"	N46°08'20"W	31.09'
25	34.58'	22.00'	90°03'58"	N43°51'40"E	31.13'
26	264.09'	168.00'	90°03'58"	N43°51'40"E	237.72'
27	207.50'	132.00'	90°03'58"	N43°51'40"E	186.78'
28	34.56'	22.00'	90°00'00"	N46°06'21"W	31.11'
29	34.56'	22.00'	90°00'00"	N43°53'39"E	31.11'

OWNER:
151 BIXBY LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
JULIUS PUMA - MEMBER
10618 South Winston Court
Tulsa Oklahoma 74137
Phone: (918) 298-6700

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

Notes:

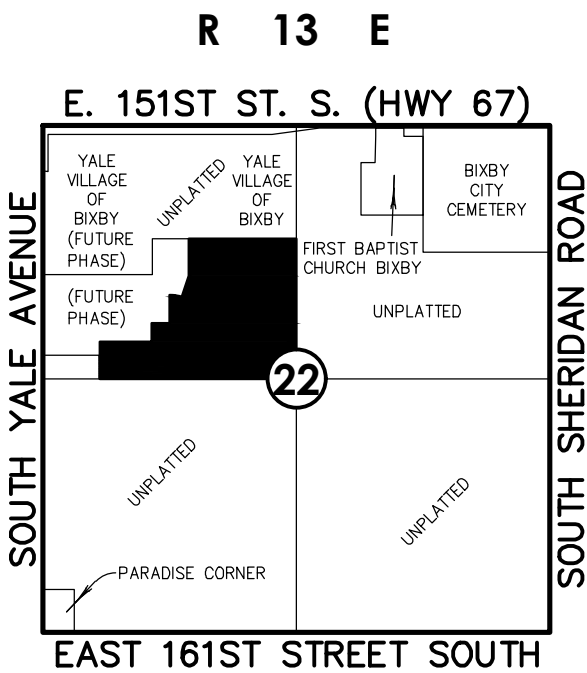
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(a) FOUND CHISELED "X" IN CONCRETE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
(b) FOUND CHISELED "X" IN CONCRETE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'27" EAST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WERE PROVIDED BY SOUTH BRADEN AVENUE, A PUBLIC ROAD.

Conditional Final Plat

BXPUD-18.11

Prescott Hill
BLOCKS 1-6

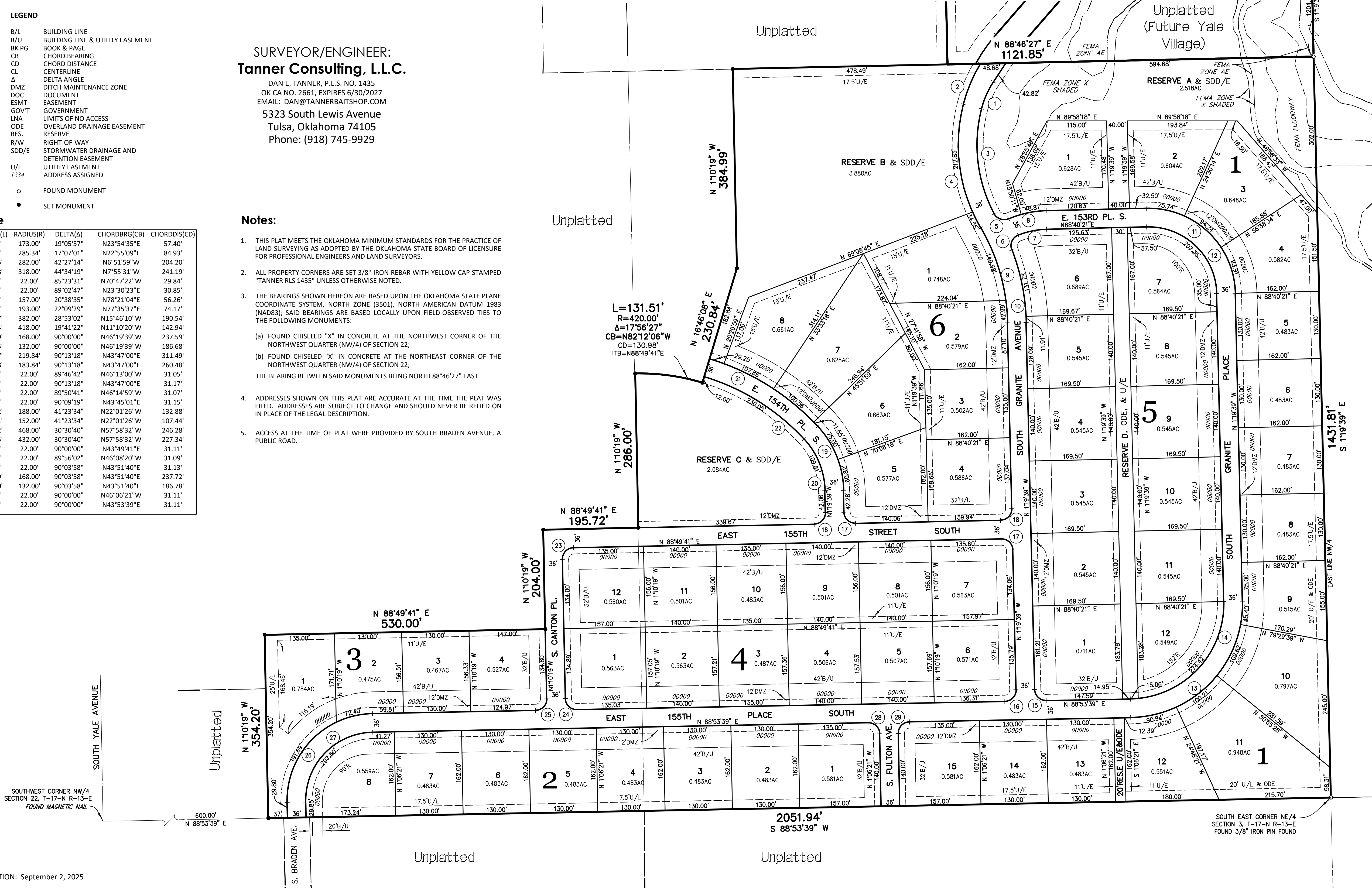
PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:

FIFTY-NINE (59) LOTS
IN SIX (6) BLOCKS
WITH FIVE (5) RESERVE AREAS
GROSS SUBDIVISION AREA: 47.750 ACRES



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

DATE OF PREPARATION: September 2, 2025

Prescott Hill Blocks 1-6
SHEET 1 OF 3

Conditional Final Plat

BXPUD-18.11

Prescott Hill
BLOCKS 1-6

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) 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:

THAT 151 BIXBY 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 BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 1°19'39" EAST AND ALONG THE EAST LINE OF THE NW/4, FOR A DISTANCE OF 1204.25 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°19'39" EAST AND CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 1431.81 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE NW/4; THENCE SOUTH 88°53'39" WEST AND ALONG THE SOUTH LINE OF THE NW/4, FOR A DISTANCE OF 2051.94 FEET; THENCE NORTH 1°10'19" WEST AND PARALLEL WITH THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 354.20 FEET; THENCE NORTH 88°49'41" EAST AND PERPENDICULAR TO SAID WEST LINE, FOR A DISTANCE OF 530.00 FEET; THENCE NORTH 1°10'19" WEST AND PARALLEL WITH THE WEST LINE, FOR A DISTANCE OF 204.00 FEET; THENCE NORTH 88°49'41" EAST AND PERPENDICULAR TO THE WEST LINE, FOR A DISTANCE OF 195.72 FEET; THENCE NORTH 1°10'19" WEST AND PARALLEL WITH THE WEST LINE, FOR A DISTANCE OF 286.00 FEET; THENCE SOUTHEASTERLY ALONG A 420.00 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°49'41" EAST, A CENTRAL ANGLE OF 17°56'27", A CHORD BEARING AND DISTANCE OF SOUTH 82°12'06" EAST FOR 130.98 FEET, FOR AN ARC DISTANCE OF 131.51 FEET; THENCE NORTH 16°46'08" EAST FOR A DISTANCE OF 230.84 FEET; THENCE NORTH 1°10'19" WEST FOR A DISTANCE OF 384.99 FEET; THENCE NORTH 88°46'27" EAST FOR A DISTANCE OF 1121.85 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,079,998 SQUARE FEET OR 47.750 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:

- (1) CHISELED "X" FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
- (2) CHISELED "X" FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'27" EAST.

NOW, THEREFORE, THE OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "PRESCOTT HILL BLOCKS 1-6", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E1" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, 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, PROVIDED HOWEVER, OWNER/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. OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, 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, AND CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

- 1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED 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 RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE 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, 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, EFFECTIVE AND 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 SERVICE PEDESTAL, TRANSFORMER, OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

- 3. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, OR THEIR RESPECTIVE SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THEIR UTILITY FACILITIES.

- 4. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, THROUGH THEIR 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, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

- 5. 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.

- 6. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICE AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- 1. THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC 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, OR PUBLIC 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, OR PUBLIC 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, OR PUBLIC STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, STORM SEWER INLETS, OR MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

- 2. OKMULGEE COUNTY RURAL WATER DISTRICT #6, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, AND THE CITY OF BIXBY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF 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.

- 3. OKMULGEE COUNTY RURAL WATER DISTRICT #6 AND THE CITY OF BIXBY, OR THEIR RESPECTIVE SUCCESSORS, THROUGH THEIR PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH ITS 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, OR REPLACING ANY PORTION OF THE UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

- 4. THE FOLLOWING STORMWATER DRAINAGE FACILITIES/IMPROVEMENTS ARE THE PRIMARY RESPONSIBILITY OF EACH LOT OWNER TO MAINTAIN AND PROTECT:

- THE BORROW DITCHES RUNNING PARALLEL TO THE STREET PAVING ALONG THE FRONT OF EACH OWNER'S LOT, WHETHER THE DITCH IS WITHIN OR OUTSIDE THE DITCH MAINTENANCE ZONE (AS HEREINAFTER DEFINED);
- THE CULVERTS AND HEADWALLS AT THE DRIVEWAY ENTRANCES TO EACH OWNER'S LOT, WHETHER THE CULVERTS, HEADWALLS OR DRIVEWAYS ARE WITHIN OR OUTSIDE THE DITCH MAINTENANCE ZONE;
- OVERLAND DRAINAGE SWALES LOCATED ALONG OR NEAR THE LOT LINES OF EACH LOT OWNER'S LOT.

- 5. NO PERMANENT FENCE, PERMANENT WALL, PERMANENT BUILDING, OR PERMANENT STRUCTURE WHICH WOULD CAUSE AN OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN THE STREETS OR UTILITY EASEMENT OR DRAINAGE AREAS, AND ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE STORM SEWER SYSTEM, INCLUDING BORROW

DITCHES AND OVERLAND DRAINAGE FACILITIES, IS PROHIBITED UNLESS PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.

- 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 OKMULGEE COUNTY RURAL WATER DISTRICT #6 OR THE CITY OF BIXBY IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE DURING SAID TERM, THE OWNER/DEVELOPER SHALL ASSIST OKMULGEE COUNTY RURAL WATER DISTRICT #6 OR THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

- 7. THE COVENANTS SET FORTH IN THIS SUBSECTION D. CONCERNING WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY OKMULGEE COUNTY RURAL WATER DISTRICT #6 AND THE CITY OF BIXBY, OR THEIR RESPECTIVE SUCCESSORS, AND THE LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

EXCEPT FOR STORMWATER DETENTION FACILITIES CONSTRUCTED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS, AND NO LOT OR RESERVE AREA 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 OR RESERVE AREA, INCLUDING BUT WITHOUT LIMITATION, THE BORROW DITCH DRAINAGE SYSTEM AND OVERLAND DRAINAGE SWALES LOCATED ALONG OR NEAR THE LOT LINES OF EACH LOT OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION E. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER, THE PROPERTY OWNERS' ASSOCIATION DEFINED HEREINAFTER IN SECTION IV, AND THE CITY OF BIXBY, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, 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 THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. LOT OWNER'S RESPONSIBILITY

THE LOT OWNER AND LOT OWNER'S BUILDER SHALL BE RESPONSIBLE FOR ALL STRUCTURE DESIGN, GEOTECHNICAL DESIGN, FOUNDATION DESIGN, GRADING, DRAINAGE, AND ALL OTHER STRUCTURAL ASPECTS OF THE DWELLING INDEPENDENT OF THE OWNER/DEVELOPER AND THE OWNER/DEVELOPER'S ENGINEER. SAID OWNER AND BUILDER SHALL CONSTRUCT ALL ASPECTS OF THE DWELLING IN ACCORDANCE WITH ALL FEDERAL, STATE, AND CITY OF BIXBY BUILDING CODES.

H. STORMWATER DRAINAGE AND DETENTION EASEMENTS

- 1. THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" OR "SDD/E" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

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

- 3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

- 4. STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE ASSOCIATION SHALL MAINTAIN SAID FACILITIES IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE STORMWATER DRAINAGE AND DETENTION FACILITIES SHALL BE KEPT FREE OF GARBAGE AND DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

- 5. LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS.

- 6. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALTERATION OF GRADE, OR THE FAILURE TO REMOVE SILTATION AS REQUIRED HEREIN WITHIN A STORMWATER DRAINAGE AND DETENTION EASEMENT, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS WITH THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

J. OVERLAND DRAINAGE EASEMENTS

- 1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSES OF PERMITTING OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE BIXBY CITY ENGINEER.

- 2. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE WITHIN THESE EASEMENTS UNLESS APPROVED BY THE BIXBY CITY ENGINEER, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE BIXBY CITY ENGINEER'S OFFICE.

- 4. THE OWNER OF THE LOT OR RESERVE AREA CONTAINING THE OVERLAND DRAINAGE EASEMENT SHALL MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN SUCH EASEMENT. THE MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, INCLUDING SLOPE MAINTENANCE, REPAIR OF APPURTENANCES, AND REMOVAL OF OBSTRUCTIONS AND SILTATION.

- 5. IN THE EVENT THE LOT OR RESERVE AREA OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS AS OUTLINED HEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, THROUGH ITS DESIGNATED CONTRACTOR, MAY ENTER THE OVERLAND DRAINAGE EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF.

- 6. IN THE EVENT THE LOT OR RESERVE AREA OWNER SHOULD FAIL TO PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BECOME A LIEN AGAINST THE LOT OR RESERVE AREA OWNER. SUCH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

K. DITCH MAINTENANCE ZONE

- 1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE CITY OF BIXBY, OR ITS SUCCESSORS, NON-EXCLUSIVE, PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "DITCH MAINTENANCE ZONE" OR "DMZ" FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING STREETSIDE BORROW DITCHES FOR THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

- 2. BORROW DITCHES AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE DITCH MAINTENANCE ZONES SHALL BE CONSTRUCTED BY THE OWNER/DEVELOPER IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

- 3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN A DITCH MAINTENANCE ZONE EASEMENT AREA, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID AREA UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

- 4. BORROW DITCHES AND OTHER SURFACE DRAINAGE FACILITIES LOCATED WITHIN THE DITCH MAINTENANCE ZONES SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA CONTAINING THE DITCH MAINTENANCE ZONE TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. AT A MINIMUM, CUSTOMARY GROUNDS MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED OR TRIMMED (IN SEASON) AT REGULAR INTERVALS CONSISTENT WITH PROPER LAWN MOWING AND MAINTENANCE.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED BY THE LOT OWNER IF DAMAGED.
- DRAINAGE FACILITIES SHALL BE KEPT FREE OF DEBRIS, SILTATION, AND VEGETATION.

- 5. ALL LANDSCAPING (EXCEPT THE PLANTING OF TURF) WITHIN THE DITCH MAINTENANCE ZONES SHALL REQUIRE THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA.

Conditional Final Plat

BXPUD-18.11

Prescott Hill
BLOCKS 1-6

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS
(CONTINUED)

SECTION II - RESERVE AREAS

A. PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, ALL RESERVE AREAS ARE HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING, BUT NOT NECESSARILY LIMITED TO: STORMWATER DRAINAGE AND DETENTION, OPEN SPACE, PARK AND OTHER NEIGHBORHOOD AMENITIES AND RELATED PARKING, ENTRY FEATURES, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING, OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND WHERE SPECIFICALLY DESIGNATED, FOR UTILITY EASEMENTS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV. HEREOF.

B. ALL RESERVE AREAS

1. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF THE RESERVE AREAS, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE PROPERTY OWNERS' ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREAS TO THE ASSOCIATION.

2. IN THE EVENT THE RESERVE AREA OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM NECESSARY MAINTENANCE AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE RESERVE AREA. IN THE EVENT THE OWNER OF THE RESERVE AREA SHOULD THEN FAIL TO 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 AGAINST EACH OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

3. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND MEMBER OF THE PROPERTY OWNERS' ASSOCIATION AGREES TO HOLD HARMLESS THE OWNER/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 OWNER/DEVELOPER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION 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 ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, PRESCOTT HILL BLOCKS 1-6 WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. BXPUD-18.11) AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE), AND

WHEREAS PUD NO. BXPUD-18.11 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON DECEMBER 17, 2018, AND APPROVED BY THE BIXBY CITY COUNCIL ON JANUARY 14, 2019, THE IMPLEMENTING ORDINANCE NO. 2270 WITH EMERGENCY CLAUSE ATTACHED BEING ADOPTED BY THE COUNCIL JANUARY 28, 2019, 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, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

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

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH 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.

A. DEVELOPMENT STANDARDS

1. DEVELOPMENT AREA E (ALL OF "PRESCOTT HILL BLOCKS 1-6")

GROSS LAND AREA: 3,567,755 SF 81.904 AC
NET LAND AREA: 3,562,448 SF 81.783 AC

PERMITTED USES: USE UNIT 6 SINGLE FAMILY DETACHED DWELLING UNITS AND CUSTOMARY ACCESSORY USES, INCLUDING ACCESSORY DWELLING UNITS, USE UNIT 5 INCLUDING ONLY CHURCH AND NEIGHBORHOOD AMENITIES INCLUDING PRIVATE COMMON AREA FACILITIES SUCH AS CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND RECREATIONAL OPEN SPACE. *

MAXIMUM NUMBER OF LOTS: 310
MINIMUM LOT WIDTH: 60 FT **
MINIMUM LOT SIZE: 6,900 SF

MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35 FT ***
MINIMUM OFF-STREET PARKING: MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT.

MINIMUM LIVABILITY SPACE 4,000 SF ****

MINIMUM YARD SETBACKS

FRONT YARD: 20 FT

REAR YARD: 20 FT

SIDE YARD ABUTTING A STREET: 15 FT

SIDE YARD NOT ABUTTING A STREET: 5 FT

OTHER BULK AND AREA REQUIREMENTS:

AS REQUIRED WITHIN THE RS-3 DISTRICT

MINIMUM DWELLING SIZE: 1,800 SF *****

MINIMUM MASONRY FIRST FLOOR: 50% *****

* ADUS ARE RESTRICTED TO A MAXIMUM OF 1,200 SQUARE FEET OR 30% OF THE TOTAL SQUARE FOOTAGE OF THE PRINCIPAL DWELLING, WHICHEVER IS GREATER, AND SHALL OTHERWISE MEET THE REQUIREMENTS OF THE BIXBY ZONING CODE.

** PROVIDED, FOR ALL LOTS DEVELOPED WITHIN DEVELOPMENT AREA E, AN AVERAGE OF NOT LESS THAN 65' SHALL BE ACHIEVED AND SHALL INCLUDE LOTS WITH MINIMUMS OF 70', 65', AND NOT LESS THAN 60' OF LOT WIDTH.

*** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

**** 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.

***** SEE STANDARDS PERTAINING TO DWELLINGS FOR ADDITIONAL SPECIFICATIONS.

B. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. ACCESS AND CIRCULATION

ACCESS INTO AND THROUGHOUT THE COMMERCIAL AND MULTIFAMILY RESIDENTIAL DEVELOPMENT AREAS MAY CONSIST OF PUBLIC OR PRIVATE STREETS, OR PRIVATE DRIVES CONSTRUCTED TO APPROPRIATE DESIGN STANDARDS AND SECURED BY MUTUAL ACCESS EASEMENTS. STREETS SERVING THE SINGLE FAMILY RESIDENTIAL DEVELOPMENT AREA E ARE PROPOSED TO BE PUBLIC; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS WHERE BORROW DITCHES OR PRIVATE STREETS ARE PERMITTED THROUGH PLATTING. WHETHER PUBLIC OR PRIVATE, STREETS WITHIN ALL DEVELOPMENT AREAS SHALL BE CONSTRUCTED TO MEET THE CITY OF BIXBY STANDARDS FOR PUBLIC STREETS. ANY GATES SERVING PRIVATE STREETS OR DRIVES 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.

STREETS AND PEDESTRIAN ACCESSWAYS, CONSISTING OF SIDEWALKS AND/OR TRAILS, WILL CONNECT THE VARIOUS NEIGHBORHOODS AND COMMERCIAL DEVELOPMENT AREAS, AND WILL BE PLANNED DURING THE PLATTING PHASE.

LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLATS ALONG THE 151ST STREET SOUTH (STATE HIGHWAY 67) AND YALE AVENUE FRONTAGES, EXCEPT AT APPROVED STREET INTERSECTIONS. STREET AND DRIVEWAY CONNECTIONS TO STATE HIGHWAY 67 WILL BE COORDINATED WITH ODOT AND THE CITY OF BIXBY.

MUTUAL ACCESS PARALLELING 151ST STREET SOUTH (STATE HIGHWAY 67) SHALL BE REQUIRED BETWEEN COMMERCIAL DEVELOPMENT AREAS A, B, AND C. MUTUAL ACCESS EASEMENTS OR OTHER SUCH AGREEMENTS SHALL BE CREATED BY SEPARATE INSTRUMENT PRIOR TO PLATTING, OR BY THE PLATS THEMSELVES. TO REDUCE UNNECESSARY PARKING, CROSS-PARKING PRIVILEGES SHALL ALSO BE ESTABLISHED BY AGREEMENT OR THE RESTRICTIVE COVENANTS OF THE PLATS CONTAINING DEVELOPMENT AREAS A, B, AND C.

2. SIGNS

SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE EXCEPT AS MODIFIED HEREIN, AND SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF BIXBY FOR SIGN PERMIT.

WITHIN COMMERCIAL DEVELOPMENT AREAS A, B, AND C, THE FOLLOWING SHALL BE PERMITTED:

a. ONE (1) PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG 151ST STREET SOUTH AND ONE (1) ALONG SOUTH YALE AVENUE. PROJECT IDENTIFICATION SIGNS MAY IDENTIFY ONLY THE LIKE-BRANDED DEVELOPMENT NAME (E.G. "YALE HEIGHTS VILLAGE"), BUT SHALL NOT EXCEED 35 FEET IN HEIGHT OR 230 SQUARE FEET OF DISPLAY SURFACE AREA.

b. ONE (1) COMBINED COMMERCIAL DEVELOPMENT ENTRANCE SIGN SHALL BE PERMITTED PER EACH STREET OR DRIVE INTERSECTION WITH 151ST STREET SOUTH AND SOUTH YALE AVENUE, IDENTIFYING BUSINESSES AND USES LOCATED ANYWHERE WITHIN DEVELOPMENT AREAS A, B, OR C, BUT SHALL NOT EXCEED 35 FEET IN HEIGHT OR 230 SQUARE FEET OF DISPLAY SURFACE AREA PER SIGN.

c. WITHIN EACH LOT, AN ONSITE GROUND SIGN MAY BE LOCATED, BUT SHALL NOT EXCEED 20 FEET IN HEIGHT OR 75 SQUARE FEET OF DISPLAY SURFACE AREA.

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG ARTERIAL STREET FRONTAGES AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. ALL OTHER SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

3. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY 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. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS, NO BUILDING PERMIT SHALL BE ISSUED UNTIL A DETAILED SITE PLAN OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS, EACH MULTIFAMILY DEVELOPMENTS SHALL INCLUDE A SWIMMING POOL AND A CLUBHOUSE.

WITHIN DEVELOPMENT AREAS INTENDED FOR NONRESIDENTIAL DEVELOPMENT, NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THE CITY COUNCIL MAY APPROVE A CONCEPTUAL SITE PLAN AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND DEVELOPMENT STANDARDS, UPON WHICH CITY OF BIXBY STAFF SHALL REVIEW AND APPROVE INDIVIDUAL DETAILED SITE, LANDSCAPE, SIGNAGE, FENCE/SCREENING, BUILDING ELEVATION, AND LIGHTING PLANS IF IN SUBSTANTIAL COMPLIANCE WITH THE CONCEPTUAL SITE PLAN APPROVED BY THE CITY COUNCIL. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR A BUILDING UNTIL THE LANDSCAPING OF THE APPLICABLE PHASE OF DEVELOPMENT HAS BEEN INSTALLED IN ACCORDANCE WITH A LANDSCAPING PLAN AND PHASING SCHEDULE SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OR BIXBY CITY STAFF, AS THE CASE MAY BE.

THE BIXBY PLANNING COMMISSION, PURSUANT TO ITS REVIEW AND APPROVAL OF A PUD DETAIL SITE PLAN, MAY MODIFY THE MINIMUM AND MAXIMUM (ZONING CODE SECTION 11-10-2 PARAGRAPH H) NUMBER OF PARKING SPACES.

4. STANDARDS PERTAINING TO RESIDENTIAL BUILDINGS

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM FINISHED HEATED LIVING AREA AND FIRST-FLOOR MASONRY CONTENT AS SPECIFIED WITHIN THE DEVELOPMENT STANDARDS. MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS, DOORS, AND BENEATH COVERED PATIOS AND PORCHES. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO. THE EXTERIOR SURFACE OF ANY FOUNDATION, INCLUDING STEM WALLS, SHALL ALSO BE OF MASONRY. THE FOREGOING STANDARDS SHALL BE INCLUDED IN THE DEED OF DEDICATION AND RESTRICTIVE COVENANTS OF THE PLAT; ALL OTHER SUCH RESTRICTIONS PERTAINING TO DWELLINGS SHALL BE PRIVATE AND WILL BE CONTAINED IN A SEPARATE INSTRUMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OR A SIMILARLY-TITLED DOCUMENT.

THE FRONT BUILDING FAÇADES OF ALL MULTI-FAMILY BUILDINGS SHALL HAVE A MINIMUM OF 50% MASONRY. THE BASE OR WAISTCOT OF THE SIDES AND BACKS OF BUILDINGS ARE TO BE MASONRY TO AVOID WALL DAMAGE FROM LAWN EQUIPMENT. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO.

5. CITY DEPARTMENT REQUIREMENTS

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

SECTION IV - PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER HAS FORMED OR CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN PRESCOTT HILL BLOCKS 1-6 (THE "PROPERTY OWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE AND DETENTION FACILITIES, ENTRY FEATURES, LANDSCAPING, AND OTHER COMMON AREAS AND IMPROVEMENTS THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION BY THE OWNER OR THE ASSOCIATION.

B. MEMBERSHIP

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

C. ASSESSMENT

EACH OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT ARE, OR, FROM TIME TO TIME, MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE.

D. ASSOCIATION TO BE BENEFICIARY

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER

BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION AS PROVIDED FOR WITHIN THIS DEED OF DEDICATION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

E. EXPANSION RIGHTS OF THE ASSOCIATION

THE OWNER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE PROPERTY OWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF STORMWATER DRAINAGE AND DETENTION FACILITIES LOCATED WITHIN RESERVE AREAS, AND OTHER COMMON AREAS OR IMPROVEMENTS THAT ARE, OR, FROM TIME TO TIME, MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS WITHIN THE SUBDIVISION OR OTHER ADDITIONAL LANDS WHICH MAY BE ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER/DEVELOPER, UNTIL SUCH TIME AS THE OWNER/DEVELOPER RELINQUISHES THIS RIGHT TO THE PROPERTY OWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE PROPERTY OWNERS' ASSOCIATION.

SECTION V - ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, 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, SECTION II RESERVE AREAS, AND SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I, II, AND III, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

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 PUBLIC STREETS, EASEMENTS, AND UTILITIES AND SECTION II RESERVE AREAS, AND SECTION V ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY 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 BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III PLANNED UNIT DEVELOPMENT 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 BIXBY PLANNING COMMISSION OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, 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 PUD BXPUD-18.11 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 PUD BXPUD-18.11 UPON FILING OF RECORD AN ORDINANCE OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS CONTAINED WITHIN ANY OTHER SECTION OF THIS DEED OF DEDICATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. 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.

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.

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

151 BIXBY LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
JULIUS PUMA, 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 JULIUS PUMA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF 151 BIXBY 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 SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

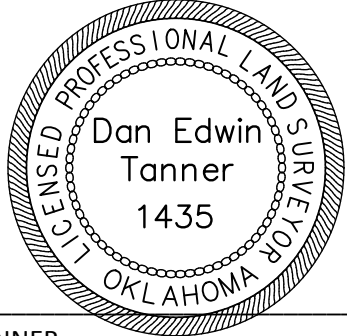
03/08/2028
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



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 "PRESCOTT HILL BLOCKS 1-6", 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.



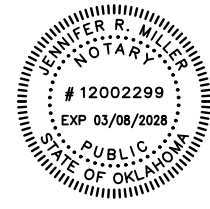
BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, 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



CURVE	LENGTH(°)	RADIUS(°)	DELTA(°)	CHORDBRC(CB)	CHORDB(CD)
1	193.39	320.00	347°37'36"	N20°01'57"	190.46
2	207.40	380.00	311°16'17"	N0°19'36"	204.84
3	100.84	413.25	13°58'54"	N8°18'06"W	100.59
4	63.14	473.25	7°38'39"	N112°19'13"W	63.09
5	36.50	25.00	83°39'45"	N49°29'46"W	33.35
6	39.27	25.00	90°00'00"	N43°40'21"E	35.36
7	282.74	180.00	90°00'00"	N46°19'39"W	254.56
8	188.50	120.00	90°00'00"	N46°19'39"W	169.71
9	365.06	231.84	90°13'18"	N43°47'00"E	328.50
10	270.58	171.84	90°13'18"	N43°47'00"E	243.48
11	39.17	25.00	89°46'42"	N46°13'00"W	35.29
12	39.37	25.00	90°13'18"	N43°47'00"E	35.42
13	39.27	25.00	90°00'00"	N43°53'39"E	35.36
14	39.27	25.00	90°00'00"	N46°06'21"W	35.36
15	188.63	120.00	90°03'58"	N43°51'40"E	169.80
16	282.95	180.00	90°03'58"	N43°51'40"E	254.71
17	39.30	25.00	89°55'02"	N43°51'40"E	35.38
18	39.24	25.00	89°58'02"	N46°08'20"W	35.33
19	39.20	25.00	89°50'41"	N46°14'59"W	35.31
20	39.34	25.00	90°09'19"	N43°45'01"E	35.40
21	144.49	200.00	41°23'34"	N22°01'26"W	141.37
22	101.14	140.00	41°23'34"	N22°01'26"W	98.96
23	366.43	480.00	43°44'21"	N64°35'23"W	357.60
24	355.17	420.00	48°27'07"	N66°55'46"W	344.68
25	40.70	25.00	93°17'15"	N39°48'56"W	36.35
26	35.78	25.00	82°00'00"	N47°49'41"E	32.80
27	148.00	1060.00	8°00'00"	N2°49'41"E	147.88
28	139.63	1000.00	8°00'00"	N2°49'41"E	139.51
29	21.68	25.00	49°40'47"	N23°40'04"E	21.00
30	21.68	25.00	49°40'47"	N26°00'43"W	21.00
31	292.54	60.00	279°21'34"	N88°49'41"E	77.65
32	131.36	600.00	12°32'39"	N82°33'21"E	131.10
33	47.12	30.00	90°00'00"	N46°10'19"W	42.43
34	47.18	30.00	90°06'52"	N43°53'07"E	42.47
35	167.71	400.00	24°01'23"	N76°55'51"E	166.49
36	166.91	400.00	23°54'31"	N76°52'26"E	165.70
37	39.27	25.00	90°00'00"	N46°10'19"W	35.36
38	39.27	25.00	90°00'00"	N43°49'41"E	35.36
39	198.30	60.00	189°21'34"	N46°10'19"W	119.60
40	21.68	25.00	49°40'47"	N63°59'17"E	21.00

1. 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.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. 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) PLAT CISELED "X" IN CONCRETE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
 - (b) PLAT CISELED "X" IN CONCRETE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'27" EAST.
4. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH LAKE AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY SOUTH BRADEN AVENUE, A PUBLIC ROAD.

BXPUD-18.11

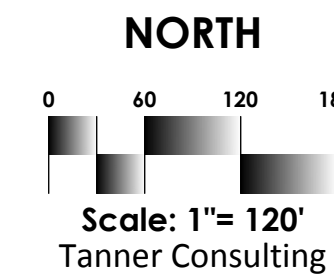
PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
**Precision Project
Management, Inc.**

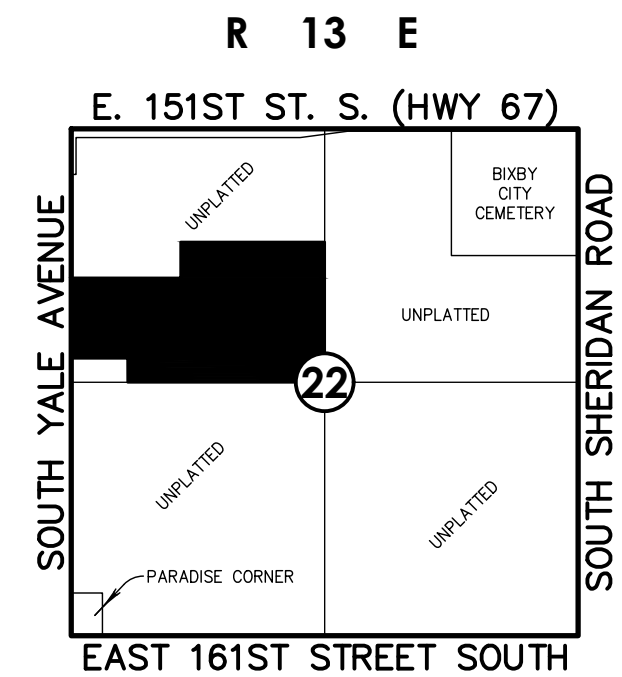
CONTACT: DANIEL RUHL
EMAIL: ASHERHOMES.DR@GMAIL.COM
9128 S Braden Ave, Suite 202
Tulsa, Oklahoma 74137
Phone: (918) 970-6102

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2021
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



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
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
SDD/E	STORMWATER DRAINAGE AND DETENTION EASEMENT
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:

NINETY-FIVE (95) LOTS
IN TEN (10) BLOCKS
WITH SEVEN (7) RESERVE AREAS

GROSS SUBDIVISION AREA: 73.713 ACRES
PHASE 1 : 47.750 ACRES LOTS: 59
PHASE 2 : 25.963 ACRES LOTS: 36



Prescott Hill
SHEET 1 OF 3

Preliminary Plat Prescott Hill

BXPUD-18.11

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT PRECISION PROJECT MANAGEMENT, INC., AN OKLAHOMA CORPORATION, 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 BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4; THENCE SOUTH 1°10'19" EAST AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 1577.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°49'41" EAST, AND PERPENDICULAR TO THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 1141.37 FEET; THENCE NORTH 1°13'33" WEST, FOR A DISTANCE OF 373.82 FEET; THENCE NORTH 88°46'27" EAST AND PARALLEL TO THE NORTH LINE OF THE NW/4, FOR A DISTANCE OF 1507.03 FEET TO A POINT ON THE EAST LINE OF THE NW/4; THENCE SOUTH 1°19'39" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 1431.81 FEET TO THE SOUTHEAST CORNER OF THE NW/4; THENCE SOUTH 88°53'39" WEST, AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 2051.94 FEET; THENCE NORTH 1°10'19" WEST AND PARALLEL WITH THE WEST LINE, FOR A DISTANCE OF 250.00 FEET; THENCE SOUTH 88°53'39" WEST AND PARALLEL WITH THE SOUTH LINE, FOR A DISTANCE OF 600.00 FEET TO A POINT ON THE WEST LINE; THENCE NORTH 1°10'19" WEST AND ALONG THE WEST LINE, FOR A DISTANCE OF 803.50 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,210.925 SQUARE FEET OR 73.713 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:

- CHISELED "X" FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
- CHISELED "X" FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'27" EAST.

PRECISION PROJECT MANAGEMENT, INC., AN OKLAHOMA CORPORATION, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "PRESCOTT HILL", 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 OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, 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, PROVIDED HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, REPLACE, AND/OR REMOVE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, REPLACING, AND/OR REMOVING 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. OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, 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, AND CUSTOMARY SCREENING FENCES AND 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 YALE AVENUE 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 RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, 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, EFFECTIVE AND 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 SERVICE PEDESTAL OR TRANSFORMER 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 TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. 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 OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

C. GAS SERVICE

1. THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT OR RESERVE AREA.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES SHALL BE REPORTED TO GAS SERVICE PROVIDER.

3. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURES MAY BE LOCATED UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

4. THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES BUT THE OWNER OF THE 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.

5. THE SUPPLIER OF GAS OR ITS SUCCESSORS AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.

6. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

D. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC 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, OR PUBLIC 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, OR PUBLIC 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, OR PUBLIC STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, STORM SEWER INLETS, AND/OR 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 STORM SEWER SYSTEM IS PROHIBITED.

3. OKMULGEE COUNTY RURAL WATER DISTRICT #6, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, AND THE CITY OF BIXBY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF 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. OKMULGEE COUNTY RURAL WATER DISTRICT #6 AND THE CITY OF BIXBY, OR THEIR RESPECTIVE SUCCESSORS, THROUGH THEIR PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH ITS 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, OR REPLACING ANY PORTION OF THE UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. 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 OKMULGEE COUNTY RURAL WATER DISTRICT #6 OR THE CITY OF BIXBY IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE DURING SAID TERM, THE OWNER/DEVELOPER SHALL ASSIST OKMULGEE COUNTY RURAL WATER DISTRICT #6 OR THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

6. THE COVENANTS SET FORTH IN THIS SUBSECTION D. CONCERNING WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY OKMULGEE COUNTY RURAL WATER DISTRICT #6 AND THE CITY OF BIXBY, OR THEIR RESPECTIVE SUCCESSORS, AND THE OWNER OF EACH LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

EXCEPT FOR STORMWATER DETENTION FACILITIES CONSTRUCTED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS, AND NO LOT OR RESERVE AREA 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 OR RESERVE AREA. THE COVENANTS SET FORTH IN THIS SUBSECTION E. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND THE CITY OF BIXBY, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, 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 THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. LIMITS OF NO ACCESS

THE OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH YALE AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY.

H. STORMWATER DRAINAGE AND DETENTION EASEMENTS

1. THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" OR "SDD/E" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND

AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

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

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

4. STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE ASSOCIATION SHALL MAINTAIN SAID FACILITIES IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE STORMWATER DETENTION EASEMENTS SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS.

6. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION OR THE ALTERATION OF GRADE WITHIN A STORMWATER DETENTION EASEMENT, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS WITH THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

I. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSES OF PERMITTING OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE BIXBY CITY ENGINEER.

2. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE WITHIN THESE EASEMENTS UNLESS APPROVED BY THE BIXBY CITY ENGINEER, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE BIXBY CITY ENGINEER'S OFFICE.

4. THE OWNER OF THE LOT OR RESERVE AREA CONTAINING THE OVERLAND DRAINAGE EASEMENT SHALL MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN SUCH EASEMENT. THE MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, INCLUDING SLOPE MAINTENANCE, REPAIR OF APPURTENANCES, AND REMOVAL OF OBSTRUCTIONS AND SILTATION.

5. IN THE EVENT THE LOT OR RESERVE AREA OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS AS OUTLINED HEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, THROUGH ITS DESIGNATED CONTRACTOR, MAY ENTER THE OVERLAND DRAINAGE EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF.

6. IN THE EVENT THE LOT OR RESERVE AREA OWNER SHOULD FAIL TO PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BECOME A LIEN AGAINST THE LOT OR RESERVE AREA OWNER. SUCH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II - RESERVE AREAS

A. PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, ALL RESERVE AREAS ARE HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING, BUT NOT NECESSARILY LIMITED TO: STORMWATER DRAINAGE AND DETENTION, OPEN SPACE, PARK AND OTHER NEIGHBORHOOD AMENITIES AND RELATED PARKING, ENTRY FEATURES, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING, OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND WHERE SPECIFICALLY DESIGNATED, FOR UTILITY EASEMENTS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV. HEREOF.

B. ALL RESERVE AREAS

1. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF IMPROVEMENTS AND RECREATIONAL FACILITIES THEREIN, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE PROPERTY OWNERS' ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREAS TO THE ASSOCIATION.

2. IN THE EVENT THE RESERVE AREA OWNER FAILS TO PROPERLY MAINTAIN THE RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM NECESSARY MAINTENANCE AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE RESERVE AREA. IN THE EVENT THE OWNER OF THE RESERVE AREA FAILS TO 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 AGAINST EACH OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

3. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION AGREES TO HOLD HARMLESS THE OWNER/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 OWNER/DEVELOPER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION 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 AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

Preliminary Plat
Prescott Hill

BXPUD-18.11

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS
(CONTINUED)

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, PRESCOTT HILL WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. BXPUD-18.11) AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE), AND

WHEREAS PUD NO. BXPUD-18.11 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON DECEMBER 17, 2018, AND APPROVED BY THE BIXBY CITY COUNCIL ON JANUARY 14, 2019, THE IMPLEMENTING ORDINANCE NO. 2270 WITH EMERGENCY CLAUSE ATTACHED BEING ADOPTED BY THE COUNCIL JANUARY 28, 2019, 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, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

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

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH 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.

C. DEVELOPMENT STANDARDS

1. DEVELOPMENT AREA E (ALL OF "PRESCOTT HILL")

GROSS LAND AREA: 3,567,755 SF 81.904 AC
NET LAND AREA: 3,562,448 SF 81.783 AC
PERMITTED USES: USE UNIT 6 SINGLE FAMILY DETACHED DWELLING UNITS AND CUSTOMARY ACCESSORY USES, INCLUDING ACCESSORY DWELLING UNITS, USE UNIT 5 INCLUDING ONLY CHURCH AND NEIGHBORHOOD AMENITIES INCLUDING PRIVATE COMMON AREA FACILITIES SUCH AS CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND RECREATIONAL OPEN SPACE. *
MAXIMUM NUMBER OF LOTS: 310
MINIMUM LOT WIDTH: 60 FT **
MINIMUM LOT SIZE: 6,900 SF
MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35 FT ***
MINIMUM OFF-STREET PARKING: MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT.
MINIMUM LIVABILITY SPACE 4,000 SF ****
MINIMUM YARD SETBACKS
FRONT YARD: 20 FT
REAR YARD: 20 FT
SIDE YARD ABUTTING A STREET: 15 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS-3 DISTRICT
MINIMUM DWELLING SIZE: 1,800 SF *****
MINIMUM MASONRY FIRST FLOOR: 50% *****
* ADUS ARE RESTRICTED TO A MAXIMUM OF 1,200 SQUARE FEET OR 30% OF THE TOTAL SQUARE FOOTAGE OF THE PRINCIPAL DWELLING, WHICHEVER IS GREATER, AND SHALL OTHERWISE MEET THE REQUIREMENTS OF THE BIXBY ZONING CODE.
** PROVIDED, FOR ALL LOTS DEVELOPED WITHIN DEVELOPMENT AREA E, AN AVERAGE OF NOT LESS THAN 65' SHALL BE ACHIEVED AND SHALL INCLUDE LOTS WITH MINIMUMS OF 70', 65', AND NOT LESS THAN 60' OF LOT WIDTH.
*** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
**** 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.
***** SEE STANDARDS PERTAINING TO DWELLINGS FOR ADDITIONAL SPECIFICATIONS.

B. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. ACCESS AND CIRCULATION

ACCESS INTO AND THROUGHOUT THE COMMERCIAL AND MULTIFAMILY RESIDENTIAL DEVELOPMENT AREAS MAY CONSIST OF PUBLIC OR PRIVATE STREETS, OR PRIVATE DRIVES CONSTRUCTED TO APPROPRIATE DESIGN STANDARDS AND SECURED BY MUTUAL ACCESS EASEMENTS. STREETS SERVING THE SINGLE FAMILY RESIDENTIAL DEVELOPMENT AREA E ARE PROPOSED TO BE PUBLIC; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS WHERE BORROW DITCHES OR PRIVATE STREETS ARE PERMITTED THROUGH PLATTING. WHETHER PUBLIC OR PRIVATE, STREETS WITHIN ALL DEVELOPMENT AREAS SHALL BE CONSTRUCTED TO MEET THE CITY OF BIXBY STANDARDS FOR PUBLIC STREETS. ANY GATES SERVING PRIVATE STREETS OR DRIVES 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.

STREETS AND PEDESTRIAN ACCESSWAYS, CONSISTING OF SIDEWALKS AND/OR TRAILS, WILL CONNECT THE VARIOUS NEIGHBORHOODS AND COMMERCIAL DEVELOPMENT AREAS, AND WILL BE PLANNED DURING THE PLATTING PHASE.

LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLATS ALONG THE 151ST STREET SOUTH (STATE HIGHWAY 67) AND YALE AVENUE FRONTAGES, EXCEPT AT APPROVED STREET INTERSECTIONS. STREET AND DRIVEWAY CONNECTIONS TO STATE HIGHWAY 67 WILL BE COORDINATED WITH ODOT AND THE CITY OF BIXBY.

MUTUAL ACCESS PARALLELING 151ST STREET SOUTH (STATE HIGHWAY 67) SHALL BE REQUIRED BETWEEN COMMERCIAL DEVELOPMENT AREAS A, B, AND C. MUTUAL ACCESS EASEMENTS OR OTHER SUCH AGREEMENTS SHALL BE CREATED BY SEPARATE INSTRUMENT PRIOR TO PLATTING, OR BY THE PLATS THEMSELVES. TO REDUCE UNNECESSARY PARKING, CROSS-PARKING PRIVILEGES SHALL ALSO BE ESTABLISHED BY AGREEMENT OR THE RESTRICTIVE COVENANTS OF THE PLATS CONTAINING DEVELOPMENT AREAS A, B, AND C.

2. SIGNS

SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE EXCEPT AS MODIFIED HEREIN, AND SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF BIXBY FOR SIGN PERMIT.
WITHIN COMMERCIAL DEVELOPMENT AREAS A, B, AND C, THE FOLLOWING SHALL BE PERMITTED:

a. ONE (1) PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG 151ST STREET SOUTH AND ONE (1) ALONG SOUTH YALE AVENUE. PROJECT IDENTIFICATION SIGNS MAY IDENTIFY ONLY THE LIKE-BRANDED DEVELOPMENT NAME (E.G. "YALE HEIGHTS VILLAGE"), BUT SHALL NOT EXCEED 35 FEET IN HEIGHT OR 230 SQUARE FEET OF DISPLAY SURFACE AREA.

b. ONE (1) COMBINED COMMERCIAL DEVELOPMENT ENTRANCE SIGN SHALL BE PERMITTED PER EACH STREET OR DRIVE INTERSECTION WITH 151ST STREET SOUTH AND SOUTH YALE AVENUE, IDENTIFYING BUSINESSES AND USES LOCATED ANYWHERE WITHIN DEVELOPMENT AREAS A, B, OR C, BUT SHALL NOT EXCEED 35 FEET IN HEIGHT OR 230 SQUARE FEET OF DISPLAY SURFACE AREA PER SIGN.

c. WITHIN EACH LOT, AN ONSITE GROUND SIGN MAY BE LOCATED, BUT SHALL NOT EXCEED 20 FEET IN HEIGHT OR 75 SQUARE FEET OF DISPLAY SURFACE AREA.

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG ARTERIAL STREET FRONTAGES AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. ALL OTHER SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

3. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY 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. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS, NO BUILDING PERMIT SHALL BE ISSUED UNTIL A DETAILED SITE PLAN OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS, EACH MULTIFAMILY DEVELOPMENTS SHALL INCLUDE A SWIMMING POOL AND A CLUBHOUSE.

WITHIN DEVELOPMENT AREAS INTENDED FOR NONRESIDENTIAL DEVELOPMENT, NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THE CITY COUNCIL MAY APPROVE A CONCEPTUAL SITE PLAN AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND DEVELOPMENT STANDARDS, UPON WHICH CITY OF BIXBY STAFF SHALL REVIEW AND APPROVE INDIVIDUAL DETAILED SITE, LANDSCAPE, SIGNAGE, FENCE/SCREENING, BUILDING ELEVATION, AND LIGHTING PLANS IF IN SUBSTANTIAL COMPLIANCE WITH THE CONCEPTUAL SITE PLAN APPROVED BY THE CITY COUNCIL. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR A BUILDING UNTIL THE LANDSCAPING OF THE APPLICABLE PHASE OF DEVELOPMENT HAS BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING PLAN AND PHASING SCHEDULE SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OR BIXBY CITY STAFF, AS THE CASE MAY BE.

THE BIXBY PLANNING COMMISSION, PURSUANT TO ITS REVIEW AND APPROVAL OF A PUD DETAIL SITE PLAN, MAY MODIFY THE MINIMUM AND MAXIMUM (ZONING CODE SECTION 11-10-2 PARAGRAPH H) NUMBER OF PARKING SPACES.

4. STANDARDS PERTAINING TO RESIDENTIAL BUILDINGS

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM FINISHED HEATED LIVING AREA AND FIRST-FLOOR MASONRY CONTENT AS SPECIFIED WITHIN THE DEVELOPMENT STANDARDS. MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS, DOORS, AND BENEATH COVERED PATIOS AND PORCHES. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO. THE EXTERIOR SURFACE OF ANY FOUNDATION, INCLUDING STEM WALLS, SHALL ALSO BE OF MASONRY. THE FOREGOING STANDARDS SHALL BE INCLUDED IN THE DEED OF DEDICATION AND RESTRICTIVE COVENANTS OF THE PLAT; ALL OTHER SUCH RESTRICTIONS PERTAINING TO DWELLINGS SHALL BE PRIVATE AND WILL BE CONTAINED IN A SEPARATE INSTRUMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OR A SIMILARLY-TITLED DOCUMENT.

THE FRONT BUILDING FAÇADES OF ALL MULTI-FAMILY BUILDINGS SHALL HAVE A MINIMUM OF 50% MASONRY. THE BASE OR WAINGSCOT OF THE SIDES AND BACKS OF BUILDINGS ARE TO BE MASONRY TO AVOID WALL DAMAGE FROM LAWN EQUIPMENT. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO.

5. CITY DEPARTMENT REQUIREMENTS

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

SECTION IV - PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN PRESCOTT HILL (THE "PROPERTY OWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE AND DETENTION FACILITIES, ENTRY FEATURES, LANDSCAPING, AND OTHER COMMON AREAS AND IMPROVEMENTS THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION BY THE OWNER OR THE ASSOCIATION.

B. MEMBERSHIP

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

C. ASSESSMENT

EACH OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT ARE, OR, FROM TIME TO TIME, MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE.

D. ASSOCIATION TO BE BENEFICIARY

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION AS PROVIDED FOR WITHIN THIS DEED OF DEDICATION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

E. EXPANSION RIGHTS OF THE ASSOCIATION

THE OWNER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE PROPERTY OWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF STORMWATER DRAINAGE AND DETENTION FACILITIES LOCATED WITHIN RESERVE AREAS, AND OTHER COMMON AREAS OR IMPROVEMENTS THAT ARE, OR, FROM TIME TO TIME, MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS WITHIN THE SUBDIVISION OR OTHER ADDITIONAL LANDS WHICH MAY BE ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER/DEVELOPER, UNTIL SUCH TIME AS THE OWNER/DEVELOPER RELINQUISHES THIS RIGHT TO THE PROPERTY OWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE PROPERTY OWNERS' ASSOCIATION.

SECTION V - ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, 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 STREETS, EASEMENTS, AND UTILITIES, SECTION II RESERVE AREAS, AND SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I, II, AND III, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

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 AND SECTION II RESERVE AREAS, AND SECTION V ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY 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 BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III PLANNED UNIT DEVELOPMENT 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 BIXBY PLANNING COMMISSION OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, 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 PUD BXPUD-18.11 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 PUD BXPUD-18.11 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS CONTAINED WITHIN ANY OTHER SECTION OF THIS DEED OF DEDICATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. 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.

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.

N WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2020.

PRECISION PROJECT MANAGEMENT, INC.
AN OKLAHOMA CORPORATION

BY: DANIEL RUHL, [TITLE]

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 _____, 2020, PERSONALLY APPEARED DANIEL RUHL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF PRECISION PROJECT MANAGEMENT, INC. TO THE FOREGOING INSTRUMENT, AS ITS [TITLE], 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 SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

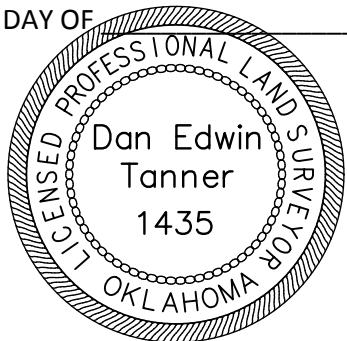
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

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 "PRESCOTT HILL", 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 _____, 2020.



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 THIS _____ DAY OF _____, 2020, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, 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.

MY COMMISSION EXPIRES: NOTARY PUBLIC

Curve Table

CURVE	LENGT(H)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
1	193.39'	320.00'	34°37'36"	N2°00'15"E	190.46'
2	207.40'	380.00'	31°16'17"	N0°19'36"E	204.84'
3	100.84'	413.25'	13°58'54"	N8°19'06"W	100.59'
4	63.14'	473.25'	7°38'39"	N11°29'13"W	63.09'
5	36.50'	25.00'	83°39'45"	N49°29'46"W	33.35'
6	39.27'	25.00'	90°00'00"	N43°40'21"E	35.36'
7	282.74'	180.00'	90°00'00"	N46°19'39"W	254.56'
8	188.50'	120.00'	90°00'00"	N46°19'39"W	169.71'
9	365.06'	231.84'	90°13'18"	N43°47'00"E	328.50'
10	270.58'	171.84'	90°13'18"	N43°47'00"E	243.48'
11	39.17'	25.00'	89°46'42"	N46°13'00"W	35.29'
12	39.27'	25.00'	90°13'18"	N43°47'00"E	35.42'
13	39.27'	25.00'	90°00'00"	N43°53'39"E	35.36'
14	39.27'	25.00'	90°00'00"	N46°06'21"W	35.36'
15	188.63'	120.00'	90°03'58"	N43°51'40"E	169.80'
16	282.95'	180.00'	90°03'58"	N43°51'40"E	254.71'
17	39.30'	25.00'	90°03'58"	N43°51'40"E	35.38'
18	39.24'	25.00'	89°56'02"	N46°08'20"W	35.33'
19	39.20'	25.00'	89°50'41"	N46°14'59"W	35.31'
20	39.34'	25.00'	90°09'19"	N43°45'01"E	35.40'
21	144.49'	200.00'	41°23'34"	N22°01'26"W	141.37'
22	101.14'	140.00'	41°23'34"	N22°01'26"W	98.96'
23	366.43'	480.00'	43°44'21"	N64°35'23"W	357.60'
24	355.17'	420.00'	48°27'07"	N66°56'46"W	344.68'
25	40.70'	25.00'	93°17'15"	N39°48'56"W	36.35'
26	35.78'	25.00'	82°00'00"	N47°49'41"E	32.80'
27	148.00'	1060.00'	8°00'00"	N2°49'41"E	147.88'
28	139.63'	1000.00'	8°00'00"	N2°49'41"E	139.51'
29	21.68'	25.00'	49°40'47"	N23°40'04"E	21.00'
30	21.68'	25.00'	49°40'47"	N26°00'43"W	21.00'
31	292.54'	60.00'	279°21'34"	N88°49'41"E	77.65'
32	131.36'	600.00'	12°32'39"	N82°33'21"E	131.10'
33	47.12'	30.00'	90°00'00"	N46°10'19"W	42.43'
34	47.18'	30.00'	90°06'52"	N43°53'07"E	42.47'
35	167.71'	400.00'	24°01'23"	N76°55'51"E	166.49'
36	166.91'	400.00'	23°54'31"	N76°52'26"E	165.70'
37	39.27'	25.00'	90°00'00"	N46°10'19"W	35.36'
38	39.27'	25.00'	90°00'00"	N43°49'41"E	35.36'
39	198.30'	60.00'	189°21'34"	N46°10'19"W	119.60'
40	21.68'	25.00'	49°40'47"	N63°59'17"E	21.00'

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 SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(a) FOUND CHISELED "X" IN CONCRETE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
(b) FOUND CHISELED "X" IN CONCRETE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'27" EAST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH YALE AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY SOUTH BRADEN AVENUE, A PUBLIC ROAD.

Conceptual Utility Plan
Prescott Hill

BXPUD-18.11

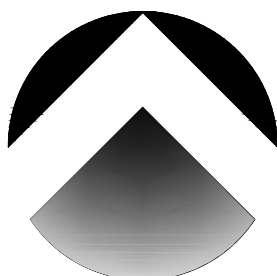
PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
**Precision Project
Management, Inc.**

CONTACT: DANIEL RUHL
EMAIL: ASHERHOMES.DR@GMAIL.COM
9128 S Braden Ave, Suite 202
Tulsa, Oklahoma 74137
Phone: (918) 970-6102

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

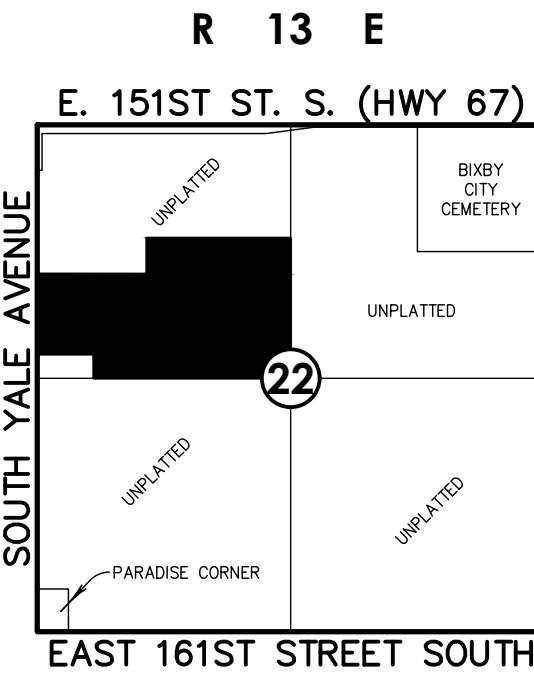
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2021
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Scale: 1"= 120'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1/234	ADDRESS ASSIGNED

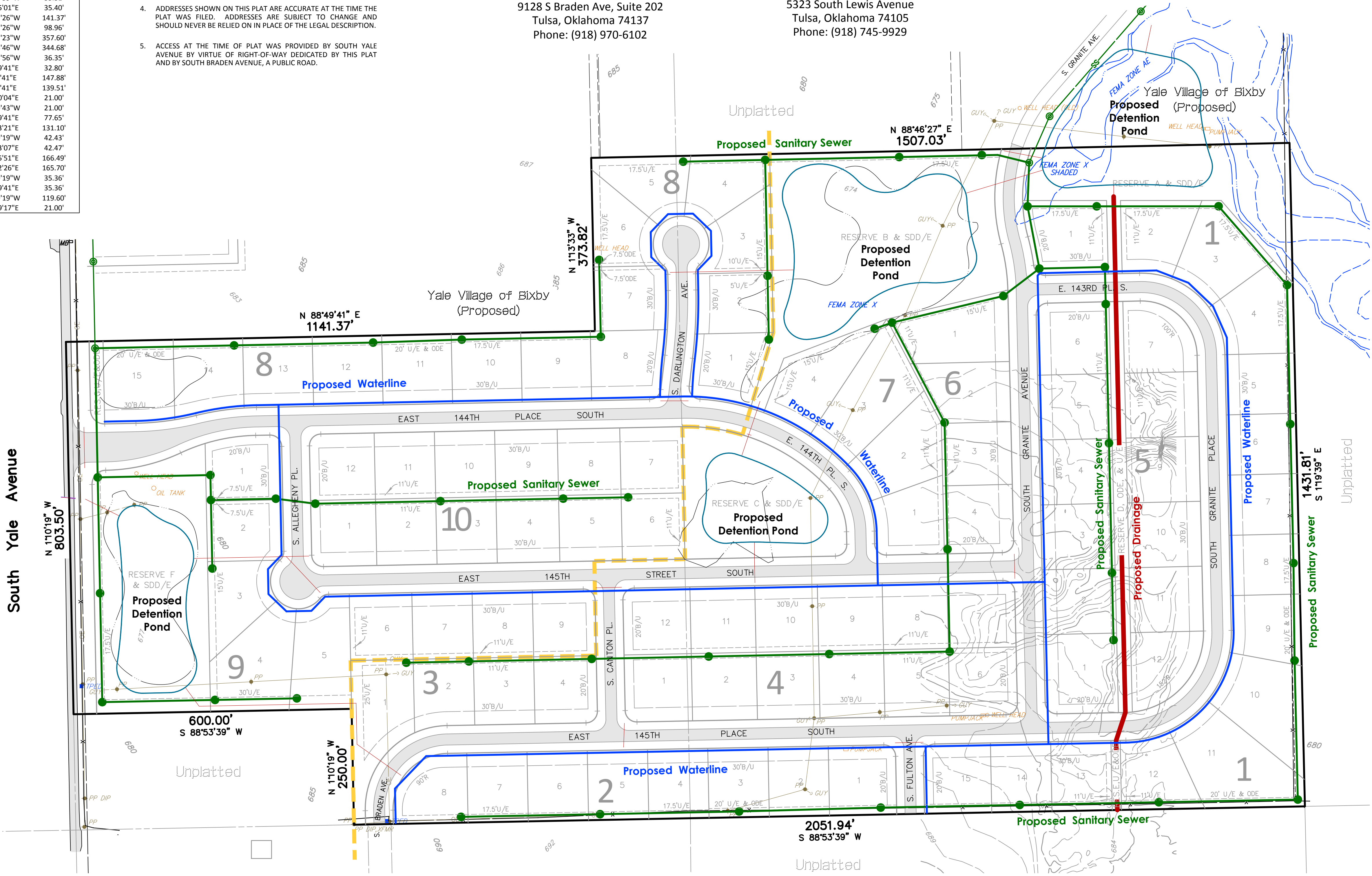


Location Map

Scale: 1"= 2000'

SUBDIVISION CONTAINS:

NINETY-FIVE (95) LOTS
IN TEN (10) BLOCKS
WITH SEVEN (7) RESERVE AREAS
GROSS SUBDIVISION AREA: 73.713 ACRES





STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: October 20, 2025

NAME: Yale Village of Bixby (East)

CASE(S): **PRELIMINARY PLAT** | BXPT-19.14 East

LOCATION: Southeast corner of 151st (HWY 67) and Yale Avenue

EXISTING ZONING: (CG) Commercial General within PUD BXPUD-18.11

PROPOSED ZONING: No change proposed

STR: Section 22, Township 17N, Range 13E

APPLICANT: Tanner Consulting, LLC

REQUEST: The applicant requested approval of a Final Plat for Yale Village of Bixby (East), a proposed commercial development containing a single lot within one (1) block, with one (1) reserve area totaling approximately 17.751 acres.

BACKGROUND: The original Yale Village Preliminary Plat was prepared in October 2019 and approved by the City of Bixby Planning Commission and City Council as part of BXPUD-18.11, implementing Ordinance No. 2270. The approved plat encompassed approximately 55.6 acres, subdivided into five (5) lots in four (4) blocks and two (2) reserve areas, located on both the west and east sides of South Yale Avenue.

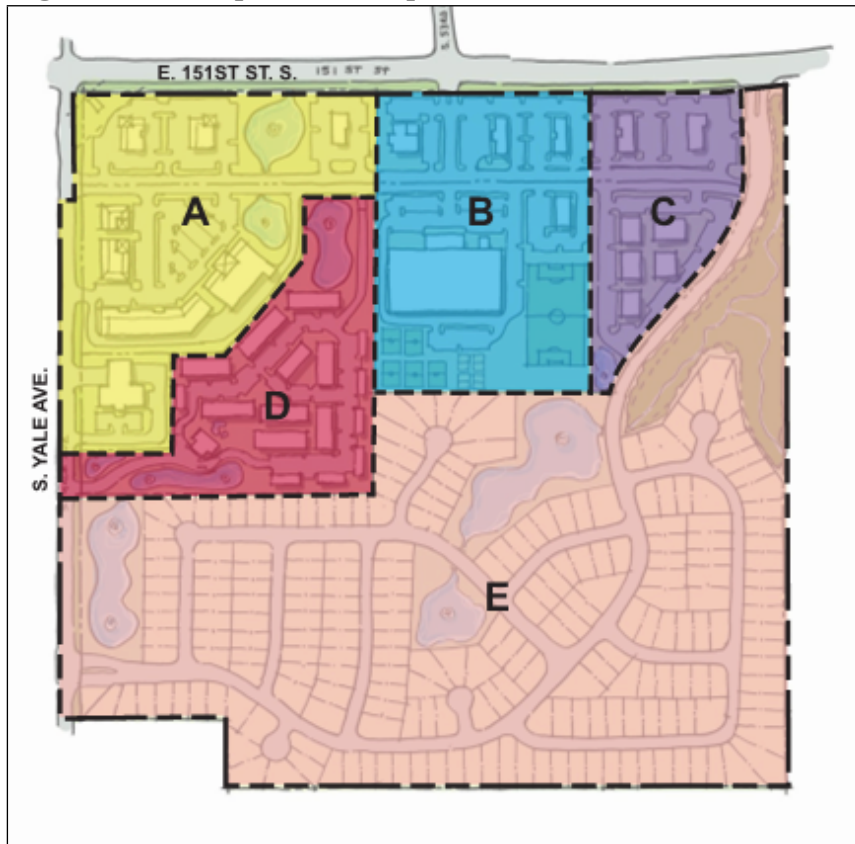
The Final Plat (2025) submitted by the developer represents only the east portion (Part 2) of the previously approved development and proposes a single lot and one reserve area totaling 17.751 acres, identified as Yale Village of Bixby (East).

CODE REFERENCE: Bixby Code of Ordinances, Title 12, Chapter 2, §12-2-4(H)(2):

“Preliminary plat approval shall confer upon the subdivider the right for a one (1) year period from the date of approval that the general terms and conditions under which the preliminary approval was granted will not be changed.”

Because that one-year protection period has long since expired, this submission is correctly being reviewed as a new Preliminary Plat under current standards.

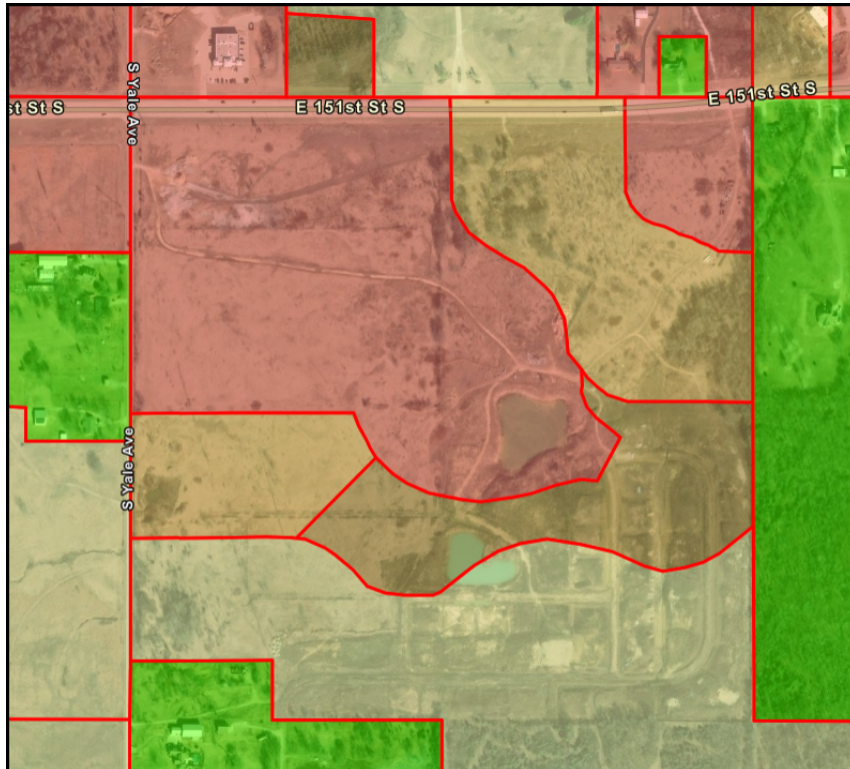
Figure 1: Development Areas per PUD



SURROUNDING ZONING AND LAND USE:

North:	Highway 67
South:	RE Residential Estate Single-family, Undeveloped
East:	AG Agricultural, Single-family large estate, Undeveloped
West:	AG, CS Agricultural, Undeveloped, Commercial Shopping

Figure 2: Existing zoning for surrounding areas.



TECHNICAL ADVISORY COMMITTEE (TAC) COMMENTS:

At the October TAC meeting, the other utility companies had no noteworthy comments for the applicant.

ENGINEERING COMMENTS: No comments at the time of writing this report.

STAFF COMMENTS:

- Plat Title: The title should be revised from “Final Plat” to “Preliminary Plat” to reflect the current stage of review.
- Dedication & Certification Blocks: The plat contains final plat dedication and acknowledgment language. These must be removed or replaced with Preliminary Plat certifications prior to City Council consideration.

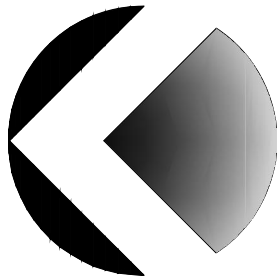
Staff recommends approval of the Yale Village of Bixby plat with the condition that the applicant will revise the plat as a Preliminary Plat prior to City Council consideration.

FIGURES:

- Figure 1: Development Areas per PUD
Figure 2: Existing Zoning

ATTACHMENTS:

- Attachment 1: Plat for Yale Village of Bixby (East).
Attachment 2: Original approved Preliminary Plat (2020)



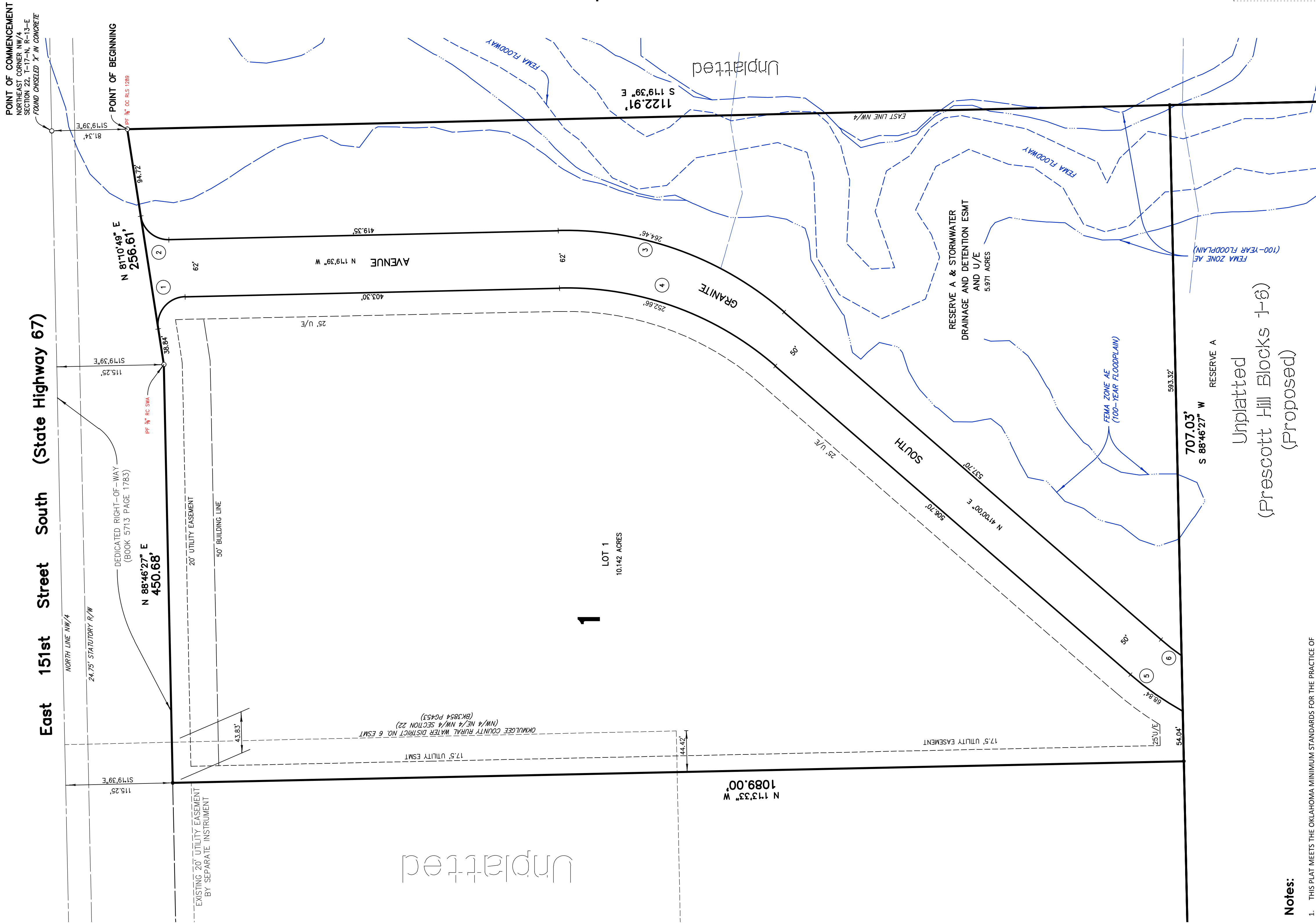
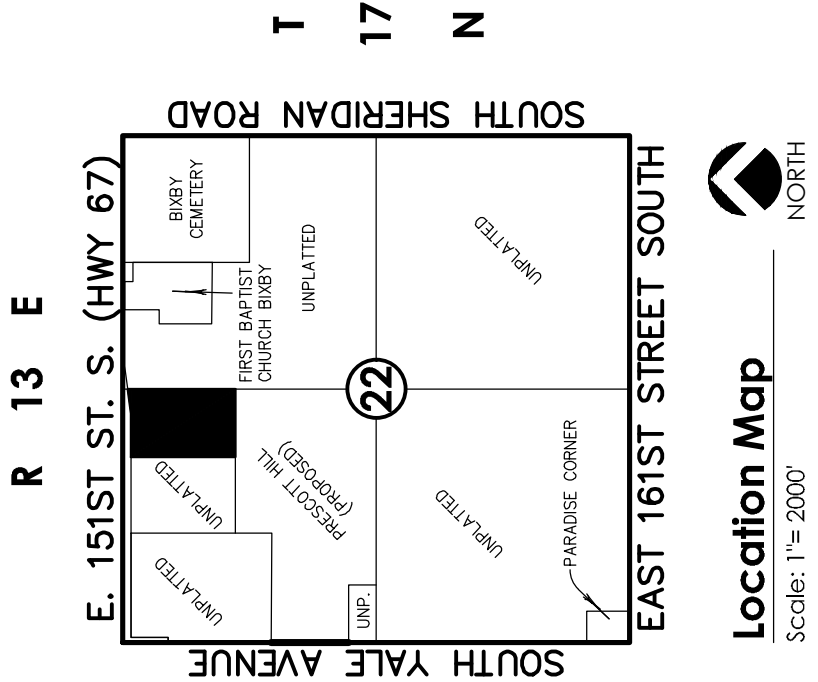
NORTH
0 30 60
Scale: 1"= 60'
Tanner Consulting

Conditional Final Plat

Yale Village

OF BIXBY BXPUD-18.11

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



Curve Table

CURVE	LENGTH (L)	RADIUS (R)	CHORD (C)	DELTA (Δ)	CHORD BEARING (CB)	CHORD DIS (CD)
1	51.05'	30.00'	97.729'32"	N50°04'25"W	45.11'	39.56'
2	43.20'	30.00'	82°30'28"	N95°55'35"E	39.56'	25.849'
3	264.46'	357.98'	42°19'59"	N19°50'11"E	246.96'	68.71'
4	252.66'	342.02'	42°19'59"	N19°50'11"E	246.96'	68.71'
5	68.84'	325.00'	12°08'09"	N34°55'56"E	28.26'	28.26'
6	28.27'	275.00'	5°53'24"	N38°03'18"E	28.26'	28.26'

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF SURVEYING AND THE REQUIREMENTS OF THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" OR "TANNER 2661" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM, 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) FOUND CHISELED "X" IN CONCRETE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
(B) FOUND CHISELED "X" IN CONCRETE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'27" EAST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS PREPARED. IF ANY CHANGE IN ADDRESS OCCURS, THE NEW ADDRESS SHOULD BE PLACED IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY STATE HIGHWAY 67 (AKA EAST 151ST STREET, SOUTH), BEING A PUBLIC STREET, BY VIRTUE OF REPORT OF COMMISSIONERS RECORDED MAY 17, 1995, IN BOOK 5713 ON PAGE 1783 OF THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.

OWNER:
151 BIXBY LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
JULIUS PUMA, MEMBER
10618 South Winston Court
Tulsa Oklahoma 74137
Phone: (918) 298-6700

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@TANNERBATSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the City Council of the City of Bixby.

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

Conditional Final Plat

Yale Village

OF BIXBY

BXPUD-18.11

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW PERSONS MEN BY THESE PRESENTS:

THAT 151 BIXBY LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY ("OWNER") IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN PARTS AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 1°19'39" EAST AND ALONG THE EAST LINE OF THE NW/4, FOR A DISTANCE OF 81.34 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 1°19'39" EAST AND CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 1122.91 FEET; THENCE SOUTH 88°46'27" WEST AND PARALLEL WITH THE NORTH LINE OF THE NW/4, FOR A DISTANCE OF 707.03 FEET; THENCE NORTH 1°13'33" WEST AND PERPENDICULAR TO THE NORTH LINE OF THE NW/4, FOR A DISTANCE OF 1089.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 67 (A/K/A 151ST STREET SOUTH) BY VIRTUE OF REPORT OF COMMISSIONERS AS RECORDED MAY 17, 1995, IN BOOK 5713 AT PAGE 1783, IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE REMAINING TWO (2) COURSES: NORTH 88°46'27" EAST FOR A DISTANCE OF 450.68 FEET; THENCE NORTH 81°10'49" EAST FOR A DISTANCE OF 256.61 FEET TO THE POINT OF BEGINNING;
PART 2 CONTAINING 773,217 SQUARE FEET OR 17.751 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:

- CHISELED "X" FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
 - CHISELED "X" FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'27" EAST.

AND THAT THE OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO ONE (1) LOT IN ONE (1) BLOCK, ONE (1) RESERVE AREA, AND STREETS, AND HAS DESIGNATED THE SAME AS "YALE VILLAGE OF BIXBY", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC 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 STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, 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 STREETS, PROVIDED HOWEVER, THE OWNER 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. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, 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, AND CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN 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 RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES 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, 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, EFFECTIVE, AND 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 SERVICE PEDESTAL, TRANSFORMER, OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

- THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, OR THEIR RESPECTIVE SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THEIR FACILITIES, BUT THE OWNER OF THE 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.

- THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

- 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.

- THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICE AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC 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, OR PUBLIC 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, OR PUBLIC 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, OR PUBLIC STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, STORM SEWER INLETS, OR 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.

- 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 A PUBLIC WATER, PUBLIC SANITARY SEWER, OR PUBLIC STORM SEWER FACILITY IS PROHIBITED.

- 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.

- THE CITY OF BIXBY OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH ITS 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, OR REPLACING ANY PORTION OF THE UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

- 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 OWNER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

- THE 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 EACH LOT OR RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

THE LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS, AND THE LOT OWNER SHALL NOT 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 COVENANTS SET FORTH IN THIS SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED OWNER WITHIN THE SUBDIVISION AND THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, 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 THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. STORMWATER DRAINAGE AND DETENTION EASEMENT

- THE OWNER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

- STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

- STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER OF RESERVE A, AS SUBJECT TO THE STORMWATER DRAINAGE AND DETENTION EASEMENT, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE ASSOCIATION SHALL MAINTAIN SAID FACILITIES IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE STORMWATER DRAINAGE AND DETENTION FACILITIES SHALL BE KEPT FREE OF TRASH OR DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

- LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT.

- IN THE EVENT THE OWNER OF RESERVE A, AS SUBJECT TO THE STORMWATER DRAINAGE AND DETENTION EASEMENT, SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION OR THE ALTERATION OF GRADE WITHIN THE EASEMENT, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF RESERVE A, AS SUBJECT TO THE EASEMENT. IN THE EVENT THE OWNER SHOULD THEN FAIL TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS WITH THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST RESERVE A, AS SUBJECT TO THE EASEMENT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II - RESERVE AREAS

A. PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNER OF LOT WITHIN THE SUBDIVISION, RESERVE A IS HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING, BUT NOT NECESSARILY LIMITED TO: STORMWATER DRAINAGE AND DETENTION, OPEN SPACE, PARK AND OTHER NEIGHBORHOOD AMENITIES AND RELATED PARKING, ENTRY FEATURES, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING, UTILITIES, OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV. HEREOF.

B. ALL RESERVE AREAS

- ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF IMPROVEMENTS AND RECREATIONAL FACILITIES THEREIN, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE PROPERTY OWNERS' ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREA TO THE ASSOCIATION.

- IN THE EVENT THE RESERVE AREA OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM NECESSARY MAINTENANCE AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE RESERVE AREA. IN THE EVENT THE OWNER OF THE RESERVE AREA SHOULD THEN FAIL TO 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 AGAINST THE RESERVE AREA, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

- EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND MEMBER OF THE PROPERTY OWNERS' ASSOCIATION AGREES TO HOLD HARMLESS THE OWNER 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 OWNER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION 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 ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, YALE VILLAGE OF BIXBY WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. BXPUD-18.11) AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE), AND

WHEREAS PUD NO. BXPUD-18.11 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON DECEMBER 17, 2018, AND APPROVED BY THE BIXBY CITY COUNCIL ON JANUARY 14, 2018, THE IMPLEMENTING ORDINANCE NO. 2270 WITH EMERGENCY CLAUSE ATTACHED BEING ADOPTED BY THE COUNCIL JANUARY 28, 2018, 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, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH 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 THE CITY OF BIXBY, OKLAHOMA.

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

A. DEVELOPMENT STANDARDS

1. DEVELOPMENT AREA C (LOT 1, BLOCK 1)

GROSS LAND AREA:	435,265 SF	9.992 AC
NET LAND AREA:	419,348 SF	9.627 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT AND BY SPECIAL EXCEPTION IN THE CG GENERAL COMMERCIAL DISTRICT (EXCEPT AS SPECIFIED BELOW), AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES. EXCLUDED USES: ALL USES CLASSIFIED AS "SEXUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6), MANUFACTURED HOME SALES, RECREATIONAL VEHICLE CAMPGROUND, ALL USES WITHIN USE UNITS 1, 2, 6, 7, 8, 16, 20, 22, AND 23, AND ALL OPEN AIR STORAGE USES.

MAXIMUM FLOOR AREA RATIO:	0.75
MAXIMUM BUILDING FLOOR AREA:	402,807 SF
MAXIMUM BUILDING FLOOR AREA USE UNITS 12-15, 17-23:	356,606 SF
MAXIMUM BUILDING HEIGHT:	5 STORIES OR 70 FT
MINIMUM ARTERIAL STREET FRONTAGE:	100 FT
MINIMUM NON-ARTERIAL STREET FRONTAGE:	50 FT *

MINIMUM BUILDING SETBACKS:

FROM ARTERIAL STREET RIGHT-OF-WAY:	50 FT
FROM NON-ARTERIAL STREET RIGHT-OF-WAY:	10 FT
FROM DEVELOPMENT AREA E BOUNDARY:	20 FT **
FROM ALL OTHER BOUNDARIES:	0 FT

MINIMUM PARKING RATIO MULTITENANT COMMERCIAL BUILDINGS:

1 PER 225 SF BUILDING FLOOR AREA

MINIMUM PARKING RATIO ALL OTHER USES:	AS PER APPLICABLE USE UNIT
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OTHER BULK AND AREA REQUIREMENTS:

AS REQUIRED WITHIN CG DISTRICT

- ANY INTERIOR LOT HAVING NO STREET FRONTAGE SHALL BE PROVIDED ACCESS TO A PUBLIC STREET BY ACCESS EASEMENT(S) APPROVED BY THE CITY OF BIXBY DURING PLATTING REVIEW.

- PLUS 2 FEET OF SETBACK FOR EACH 1 FOOT BUILDING HEIGHT EXCEEDING 15 FEET.

2. DEVELOPMENT AREA E (RESERVE A)

GROSS LAND AREA:	3,567,755 SF	81.904 AC
NET LAND AREA:	3,562,448 SF	81.783 AC

PERMITTED USES: USE UNIT 6 SINGLE FAMILY DETACHED DWELLING UNITS AND CUSTOMARY ACCESSORY USES, INCLUDING ACCESSORY DWELLING UNITS, USE UNIT 5 INCLUDING ONLY CHURCH AND NEIGHBORHOOD AMENITIES INCLUDING PRIVATE COMMON AREA FACILITIES SUCH AS CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND RECREATIONAL OPEN SPACE. *

MAXIMUM NUMBER OF LOTS:	310
MINIMUM LOT WIDTH:	60 FT **
MINIMUM LOT SIZE:	6,900 SF
MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT ***

MINIMUM OFF-STREET PARKING:

MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT.

MINIMUM LIVABILITY SPACE	4,000 SF ****
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MINIMUM YARD SETBACKS

FRONT YARD:	20 FT
REAR YARD:	20 FT
SIDE YARD ABUTTING A STREET:	15 FT
SIDE YARD NOT ABUTTING A STREET:	5 FT
OTHER BULK AND AREA REQUIREMENTS:	AS REQUIRED WITHIN THE RS-3 DISTRICT

MINIMUM DWELLING SIZE:	1,800 SF *****
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MINIMUM MASONRY FIRST FLOOR:	50% *****
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* ADUS ARE RESTRICTED TO A MAXIMUM OF 1,200 SQUARE FEET OR 30% OF THE TOTAL SQUARE FOOTAGE OF THE PRINCIPAL DWELLING, WHICHEVER IS GREATER, AND SHALL OTHERWISE MEET THE REQUIREMENTS OF THE BIXBY ZONING CODE.

** PROVIDED, FOR ALL LOTS DEVELOPED WITHIN DEVELOPMENT AREA E, AN AVERAGE OF NOT LESS THAN 65" SHALL BE ACHIEVED AND SHALL INCLUDE LOTS WITH MINIMUMS OF 70", 65", AND NOT LESS THAN 60" OF LOT WIDTH.

*** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

**** 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.

***** SEE STANDARDS PERTAINING TO DWELLINGS FOR ADDITIONAL SPECIFICATIONS.

Conditional Final Plat

Yale Village

OF BIXBY

BXPUD-18.11

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS (CONTINUED)

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

B. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. ACCESS AND CIRCULATION

ACCESS INTO AND THROUGHOUT THE COMMERCIAL AND MULTIFAMILY RESIDENTIAL DEVELOPMENT AREAS MAY CONSIST OF PUBLIC OR PRIVATE STREETS, OR PRIVATE DRIVES CONSTRUCTED TO APPROPRIATE DESIGN STANDARDS AND SECURED BY MUTUAL ACCESS EASEMENTS. STREETS SERVING THE SINGLE FAMILY RESIDENTIAL DEVELOPMENT AREA E ARE PROPOSED TO BE PUBLIC. WHETHER PUBLIC OR PRIVATE, STREETS WITHIN ALL DEVELOPMENT AREAS SHALL BE CONSTRUCTED TO MEET THE CITY OF BIXBY STANDARDS FOR PUBLIC STREETS. ANY GATES SERVING PRIVATE STREETS OR DRIVES 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.

STREETS AND PEDESTRIAN ACCESSWAYS, CONSISTING OF SIDEWALKS AND/OR TRAILS, WILL CONNECT THE VARIOUS NEIGHBORHOODS AND COMMERCIAL DEVELOPMENT AREAS, AND WILL BE PLANNED DURING THE PLATTING PHASE.

LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLATS ALONG THE 151ST STREET SOUTH (STATE HIGHWAY 67) AND YALE AVENUE FRONTAGES, EXCEPT AT APPROVED STREET INTERSECTIONS. STREET AND DRIVEWAY CONNECTIONS TO STATE HIGHWAY 67 WILL BE COORDINATED WITH ODOT AND THE CITY OF BIXBY.

MUTUAL ACCESS PARALLELING 151ST STREET SOUTH (STATE HIGHWAY 67) SHALL BE REQUIRED BETWEEN COMMERCIAL DEVELOPMENT AREAS A, B, AND C. MUTUAL ACCESS EASEMENTS OR OTHER SUCH AGREEMENTS SHALL BE CREATED BY SEPARATE INSTRUMENT PRIOR TO PLATTING, OR BY THE PLATS THEMSELVES. TO REDUCE UNNECESSARY PARKING, CROSS-PARKING PRIVILEGES SHALL ALSO BE ESTABLISHED BY AGREEMENT OR THE RESTRICTIVE COVENANTS OF THE PLATS CONTAINING DEVELOPMENT AREAS A, B, AND C.

2. SIGNS

SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE EXCEPT AS MODIFIED HEREIN, AND SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF BIXBY FOR SIGN PERMIT.

WITHIN COMMERCIAL DEVELOPMENT AREAS A, B, AND C, THE FOLLOWING SHALL BE PERMITTED:

a. ONE (1) PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG 151ST STREET SOUTH AND ONE (1) ALONG SOUTH YALE AVENUE. PROJECT IDENTIFICATION SIGNS MAY IDENTIFY ONLY THE LIKE-BRANDED DEVELOPMENT NAME (E.G. "YALE HEIGHTS VILLAGE"), BUT SHALL NOT EXCEED 35 FEET IN HEIGHT OR 230 SQUARE FEET OF DISPLAY SURFACE AREA.

b. ONE (1) COMBINED COMMERCIAL DEVELOPMENT ENTRANCE SIGN SHALL BE PERMITTED PER EACH STREET OR DRIVE INTERSECTION WITH 151ST STREET SOUTH AND SOUTH YALE AVENUE, IDENTIFYING BUSINESSES AND USES LOCATED ANYWHERE WITHIN DEVELOPMENT AREAS A, B, OR C, BUT SHALL NOT EXCEED 35 FEET IN HEIGHT OR 230 SQUARE FEET OF DISPLAY SURFACE AREA PER SIGN.

c. WITHIN EACH LOT, AN ONSITE GROUND SIGN MAY BE LOCATED, BUT SHALL NOT EXCEED 20 FEET IN HEIGHT OR 75 SQUARE FEET OF DISPLAY SURFACE AREA.

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG ARTERIAL STREET FRONTAGES AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. ALL OTHER SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

3. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY 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. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS, NO BUILDING PERMIT SHALL BE ISSUED UNTIL A DETAILED SITE PLAN OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS, EACH MULTIFAMILY DEVELOPMENTS SHALL INCLUDE A SWIMMING POOL AND A CLUBHOUSE.

WITHIN DEVELOPMENT AREAS INTENDED FOR NONRESIDENTIAL DEVELOPMENT, NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THE CITY COUNCIL MAY APPROVE A CONCEPTUAL SITE PLAN AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND DEVELOPMENT STANDARDS, UPON WHICH CITY OF BIXBY STAFF SHALL REVIEW AND APPROVE INDIVIDUAL DETAILED SITE, LANDSCAPE, SIGNAGE, FENCE/SCREENING, BUILDING ELEVATION, AND LIGHTING PLANS IF IN SUBSTANTIAL COMPLIANCE WITH THE CONCEPTUAL SITE PLAN APPROVED BY THE CITY COUNCIL. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR A BUILDING UNTIL THE LANDSCAPING OF THE APPLICABLE PHASE OF DEVELOPMENT HAS BEEN INSTALLED IN ACCORDANCE WITH A LANDSCAPING PLAN AND PHASING SCHEDULE SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OR BIXBY CITY STAFF, AS THE CASE MAY BE.

THE BIXBY PLANNING COMMISSION, PURSUANT TO ITS REVIEW AND APPROVAL OF A PUD DETAIL SITE PLAN, MAY MODIFY THE MINIMUM AND MAXIMUM (ZONING CODE SECTION 11-10-2 PARAGRAPH H) NUMBER OF PARKING SPACES.

4. STANDARDS PERTAINING TO RESIDENTIAL BUILDINGS

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM FINISHED HEATED LIVING AREA AND FIRST-FLOOR MASONRY CONTENT AS SPECIFIED WITHIN THE DEVELOPMENT

STANDARDS. MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS, DOORS, AND BENEATH COVERED PATIOS AND PORCHES. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO. THE EXTERIOR SURFACE OF ANY FOUNDATION, INCLUDING STEM WALLS, SHALL ALSO BE OF MASONRY. THE FOREGOING STANDARDS SHALL BE INCLUDED IN THE DEED OF DEDICATION AND RESTRICTIVE COVENANTS OF THE PLAT; ALL OTHER SUCH RESTRICTIONS PERTAINING TO DWELLINGS SHALL BE PRIVATE AND WILL BE CONTAINED IN A SEPARATE INSTRUMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OR A SIMILARLY-TITLED DOCUMENT.

THE FRONT BUILDING FAÇADES OF ALL MULTI-FAMILY BUILDINGS SHALL HAVE A MINIMUM OF 50% MASONRY. THE BASE OR WAINSCOT OF THE SIDES AND BACKS OF BUILDINGS ARE TO BE MASONRY TO AVOID WALL DAMAGE FROM LAWN EQUIPMENT. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO.

5. CITY DEPARTMENT REQUIREMENTS
STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

SECTION IV - PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN YALE VILLAGE OF BIXBY (THE "PROPERTY OWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE AND DETENTION FACILITIES, ENTRY FEATURES, LANDSCAPING, AND OTHER COMMON AREAS AND IMPROVEMENTS THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION BY THE OWNER OR THE ASSOCIATION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT, OR TRACT CREATED FROM A PORTION OF A LOT, SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT OR PORTION THEREOF.

C. ASSESSMENT

EACH OWNER OF A LOT, OR TRACT CREATED FROM A PORTION OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT ARE, OR, FROM TIME TO TIME, MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AND SUBDIVIDED TRACTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) OR SUBDIVIDED TRACT(S) AGAINST WHICH IT IS MADE.

D. ASSOCIATION TO BE BENEFICIARY

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OR SUBDIVIDED TRACT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

E. EXPANSION RIGHTS OF THE ASSOCIATION

THE OWNER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE PROPERTY OWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF STORMWATER DRAINAGE AND DETENTION FACILITIES LOCATED WITHIN RESERVE A, AND OTHER COMMON AREAS OR IMPROVEMENTS THAT ARE, OR, FROM TIME TO TIME, MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS WITHIN THE SUBDIVISION OR OTHER ADDITIONAL LANDS WHICH MAY BE ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER, UNTIL SUCH TIME AS THE OWNER RELINQUISHES THIS RIGHT TO THE PROPERTY OWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE PROPERTY OWNERS' ASSOCIATION.

SECTION V - ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I PUBLIC STREETS, EASEMENTS, AND UTILITIES, SECTION II RESERVE AREAS, AND SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I, II, AND III, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

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 PUBLIC STREETS, EASEMENTS, AND UTILITIES AND SECTION II RESERVE AREAS, AND SECTION V ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY 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 BIXBY PLANNING COMMISSION OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, 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-18.11 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-18.11 UPON FILING OF RECORD AN ORDINANCE OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS CONTAINED WITHIN ANY OTHER SECTION OF THIS DEED OF DEDICATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. 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.

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 CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2025.

151 BIXBY LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
JULIUS PUMA, 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 JULIUS PUMA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF 151 BIXBY 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 SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

03/08/2028
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 "YALE VILLAGE OF BIXBY", 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.



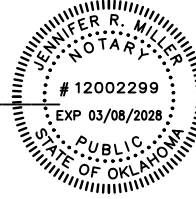
BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, 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

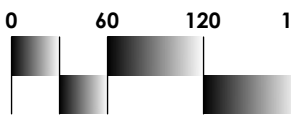
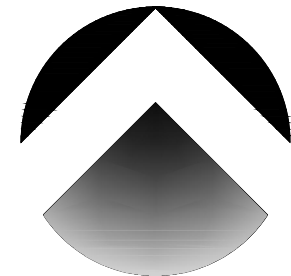


Yale Village

OF BIXBY

BXPUD-18.11

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2021
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Scale: 1"= 120'
Tanner Consulting

NORTHEAST CORNER NW/4
SECTION 22, T-17-N R-13-E
FOUND CHISELED 'X' IN CONCRETE

Location Map
Scale: 1"= 2000'

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
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1/234	ADDRESS ASSIGNED

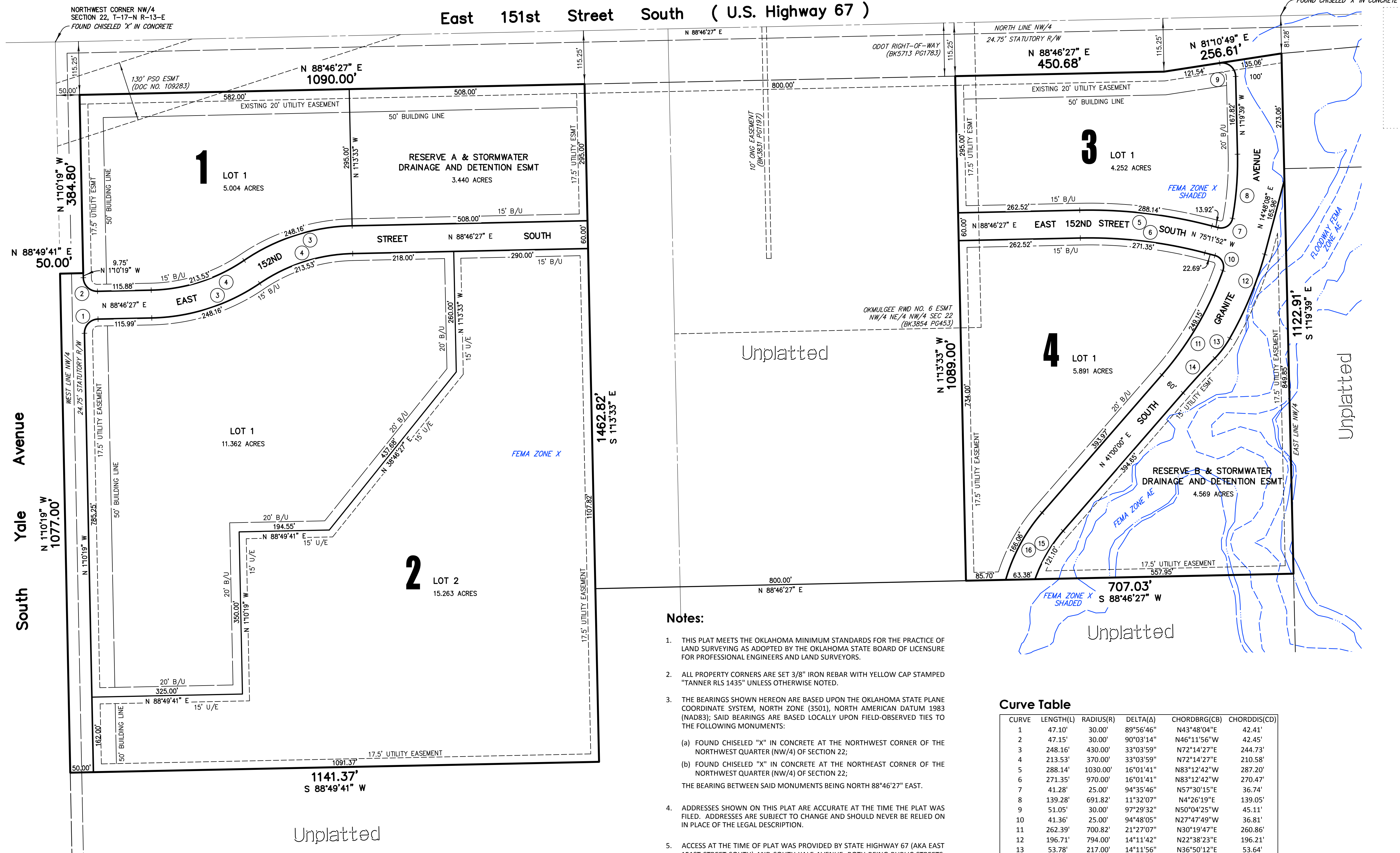
OWNER:
151 BIXBY LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
JULIUS PUMA - MEMBER
10618 South Winston Court
Tulsa Oklahoma 74137
Phone: (918) 298-6700

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SUBDIVISION CONTAINS:

FIVE (5) LOTS
IN FOUR (4) BLOCKS
WITH TWO (2) RESERVE AREAS

GROSS SUBDIVISION AREA: 55.602 ACRES



Notes:

1. 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.
 2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
 3. 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) NORTH CHISELED "X" IN CONCRETE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
 - (b) NORTH CHISELED "X" IN CONCRETE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'27" EAST.
4. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY STATE HIGHWAY 67 (AKA EAST 151ST STREET SOUTH) AND SOUTH YALE AVENUE, BOTH BEING PUBLIC STREETS, BY VIRTUE OF REPORT OF COMMISSIONERS RECORDED MAY 17, 1995, IN BOOK 5713 ON PAGE 1793 OF THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA, AND BY VIRTUE OF ADDITIONAL RIGHT-OF-WAY FOR SOUTH YALE AVENUE DEDICATED BY THIS PLAT.

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
1	47.10°	30.00°	89°56'46"	N43°48'04"E	42.41'
2	47.15°	30.00°	90°03'14"	N46°11°56'W	42.45'
3	248.16°	430.00°	33°03'59"	N72°14'27"E	244.73'
4	213.53°	370.00°	33°03'59"	N72°14'12"E	210.58'
5	288.14°	1030.00°	16°01'41"	N83°12'42"W	287.20'
6	271.35°	970.00°	16°01'41"	N83°12'42"W	270.47'
7	41.28°	25.00°	94°35'46"	N57°30'15"E	36.74'
8	139.28°	691.82°	11°32'07"	N4°26'19"E	139.05'
9	51.05°	30.00°	97°29'32"	N50°04'25"W	45.11'
10	41.36°	25.00°	94°48'05"	N27°47'49"W	36.81'
11	262.39°	700.82°	21°27'07"	N30°19'47"E	260.86'
12	196.71°	794.00°	14°11'42"	N22°38'23"E	196.21'
13	53.78°	217.00°	14°11'56"	N36°50'12"E	53.64'
14	101.62°	1983.00°	2°56'07"	N42°28'05"E	101.61'
15	121.10°	320.00°	21°40'50"	N30°09'23"E	120.38'
16	166.06°	380.00°	25°02'16"	N28°28'52"E	164.74'

DATE OF PREPARATION: October 8, 2019

Yale Village of Bixby
SHEET 1 OF 3

Preliminary Plat

Yale Village

OF BIXBY BXPUD-18.11

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT 151 BIXBY 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 IN TWO (2) PARTS BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN PARTS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4; THENCE NORTH 88°46'27" EAST AND ALONG THE NORTH LINE OF THE NW/4, FOR A DISTANCE OF 1139.89 FEET; THENCE SOUTH 1°13'33" EAST AND PERPENDICULAR TO THE NORTH LINE, FOR A DISTANCE OF 115.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 67 (AKA EAST 151ST STREET SOUTH) AS RECORDED MAY 17, 1995, IN REPORT OF COMMISSIONERS, BOOK 5713, PAGE 1783, TULSA COUNTY RECORDS, STATE OF OKLAHOMA, SAID POINT BEING THE POINT OF BEGINNING OF PART 1;

THENCE CONTINUING SOUTH 1°13'33" EAST AND PERPENDICULAR TO SAID NORTH LINE, FOR A DISTANCE OF 1462.82 FEET; THENCE SOUTH 88°49'41" WEST AND PERPENDICULAR TO THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 1141.37 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 1°10'19" WEST AND ALONG THE WEST LINE, FOR A DISTANCE OF 1077.00 FEET; THENCE NORTH 88°49'41" EAST AND PERPENDICULAR TO THE WEST LINE, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF SOUTH YALE AVENUE; THENCE NORTH 1°10'19" WEST AND ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 384.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 88°46'27" EAST, PARALLEL TO THE NORTH LINE OF THE NW/4 AND ALONG THE SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1090.00 FEET TO THE POINT OF BEGINNING OF PART 1;

PART 1 CONTAINING 1,648,769 SQUARE FEET OR 37.850 ACRES;

AND

COMMENCING AT THE NORTHEAST CORNER OF PART 1; THENCE NORTH 88°46'27" EAST AND ALONG THE SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING OF PART 2;

THENCE NORTH 88°46'27" EAST AND ALONG THE SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 450.68 FEET; THENCE NORTH 81°10'49" EAST AND CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 256.61 FEET TO A POINT ON THE EAST LINE OF THE NW/4, SAID POINT BEING 81.28 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°19'39" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 1122.91 FEET; THENCE SOUTH 88°46'27" WEST AND PARALLEL WITH THE NORTH LINE OF THE NW/4, FOR A DISTANCE OF 707.03 FEET; THENCE NORTH 1°13'33" WEST AND PERPENDICULAR TO SAID NORTH LINE, FOR A DISTANCE OF 1089.00 TO THE POINT OF BEGINNING OF PART 2;

PART 2 CONTAINING 773,217 SQUARE FEET OR 17.751 ACRES;

TOGETHER, BOTH PARTS CONTAIN 2,421,986 SQUARE FEET OR 55.601 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:

- (1) CHISELED "X" FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
- (2) CHISELED "X" FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'27" EAST.

151 BIXBY LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO FIVE (5) LOTS IN FOUR (4) BLOCKS, TWO (2) RESERVE AREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "YALE VILLAGE OF BIXBY", 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 OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, 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, PROVIDED HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE

RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, REPLACE, AND/OR REMOVE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, REPLACING, AND/OR REMOVING 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. OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, 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, AND CUSTOMARY SCREENING FENCES AND 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 YALE AVENUE 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 RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, 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, EFFECTIVE AND 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 SERVICE PEDESTAL OR TRANSFORMER 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 TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. 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 OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

C. GAS SERVICE

1. THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT OR RESERVE AREA.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES SHALL BE REPORTED TO GAS SERVICE PROVIDER.

3. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURES MAY BE LOCATED UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

4. THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES BUT THE OWNER OF THE 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.

5. THE SUPPLIER OF GAS OR ITS SUCCESSORS AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.

6. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

D. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC 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, OR PUBLIC 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, OR PUBLIC 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, OR PUBLIC STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, STORM SEWER INLETS, AND/OR 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 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. THE CITY OF BIXBY OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH ITS 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, OR REPLACING ANY PORTION OF THE UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. 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 OWNER/DEVELOPER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

6. THE COVENANTS SET FORTH IN THIS SUBSECTION D. 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.

E. SURFACE DRAINAGE

EXCEPT FOR STORMWATER DETENTION FACILITIES CONSTRUCTED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS, AND NO LOT OR RESERVE AREA 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 OR RESERVE AREA. THE COVENANTS SET FORTH IN THIS SUBSECTION E. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND THE CITY OF BIXBY, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, 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 THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. LIMITS OF NO ACCESS

THE OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 151ST STREET SOUTH AND SOUTH YALE AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY.

H. STORMWATER DRAINAGE AND DETENTION EASEMENTS

1. THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

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

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

4. STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE ASSOCIATION SHALL MAINTAIN SAID FACILITIES IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- c. THE STORMWATER DETENTION EASEMENTS SHALL BE KEPT FREE OF DEBRIS.
- d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS.

6. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION OR THE ALTERATION OF GRADE WITHIN A STORMWATER DETENTION EASEMENT, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS WITH THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II - RESERVE AREAS

A. PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVES A AND B ARE HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING, BUT NOT NECESSARILY LIMITED TO: STORMWATER DRAINAGE AND DETENTION, OPEN SPACE, PARK AND OTHER NEIGHBORHOOD AMENITIES AND RELATED PARKING, ENTRY FEATURES, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING, OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND WHERE SPECIFICALLY DESIGNATED, FOR UTILITY EASEMENTS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV. HEREOF.

B. ALL RESERVE AREAS

1. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF IMPROVEMENTS AND RECREATIONAL FACILITIES THEREIN, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE PROPERTY OWNERS' ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREAS TO THE ASSOCIATION.

2. IN THE EVENT THE RESERVE AREA OWNER FAILS TO PROPERLY MAINTAIN THE RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM NECESSARY MAINTENANCE AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE RESERVE AREA. IN THE EVENT THE OWNER OF THE RESERVE AREA FAILS TO 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 AGAINST EACH OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

3. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION AGREES TO HOLD HARMLESS THE OWNER 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 OWNER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION 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 AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, YALE VILLAGE OF BIXBY WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. BXPUD-18.11) AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE), AND

WHEREAS PUD NO. BXPUD-18.11 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON DECEMBER 17, 2018, AND APPROVED BY THE BIXBY CITY COUNCIL ON JANUARY 14, 2018, THE IMPLEMENTING ORDINANCE NO. 2270 WITH EMERGENCY CLAUSE ATTACHED BEING ADOPTED BY THE COUNCIL JANUARY 28, 2018, 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, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH 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 THE CITY OF BIXBY, OKLAHOMA.

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

C. DEVELOPMENT STANDARDS

1. DEVELOPMENT AREA A (LOT 1, BLOCK 1, LOT 1, BLOCK 2, AND RESERVE A)

GROSS LAND AREA:	1,027,800 SF	23.595 AC
NET LAND AREA:	982,657 SF	22.559 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT AND BY SPECIAL EXCEPTION IN THE CG GENERAL COMMERCIAL DISTRICT (EXCEPT AS SPECIFIED BELOW), USE UNIT 8 MULTIFAMILY RESIDENTIAL, ONLY WITHIN A MIXED USE BUILDING, AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES. EXCLUDED USES: ALL USES CLASSIFIED AS "SEXUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6), MANUFACTURED HOME SALES, RECREATIONAL VEHICLE CAMPGROUND, ALL USES WITHIN USE UNITS 1, 2, 6, 7, 16, 20, 22, AND 23, AND ALL OPEN AIR STORAGE USES.

MAXIMUM FLOOR AREA RATIO:	0.75
MAXIMUM BUILDING FLOOR AREA:	951,156 SF
MAXIMUM BUILDING FLOOR AREA USE UNITS 12-15, 17-23:	842,060 SF
MAXIMUM BUILDING HEIGHT:	5 STORIES OR 70 FT
MINIMUM ARTERIAL STREET FRONTAGE:	100 FT
MINIMUM NON-ARTERIAL STREET FRONTAGE:	50 FT *
MINIMUM BUILDING SETBACKS:	
FROM ARTERIAL STREET RIGHT-OF-WAY:	50 FT
FROM NON-ARTERIAL STREET RIGHT-OF-WAY:	10 FT
FROM DEVELOPMENT AREA D BOUNDARY:	20 FT
FROM ALL OTHER BOUNDARIES:	0 FT
MINIMUM PARKING RATIO MULTITENANT COMMERCIAL BUILDINGS:	
1 PER 225 SF BUILDING FLOOR AREA	
MINIMUM PARKING RATIO ALL OTHER USES:	AS PER APPLICABLE USE UNIT
OTHER BULK AND AREA REQUIREMENTS:	AS REQUIRED WITHIN CG DISTRICT
* ANY INTERIOR LOT HAVING NO STREET FRONTAGE SHALL BE PROVIDED ACCESS TO A PUBLIC STREET BY ACCESS EASEMENT(S) APPROVED BY THE CITY OF BIXBY DURING PLATTING REVIEW.	

2. DEVELOPMENT AREA C (LOT 1, BLOCK 3, AND LOT 1, BLOCK 4)

GROSS LAND AREA:	435,265 SF	9.992 AC
NET LAND AREA:	419,348 SF	9.627 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT AND BY SPECIAL EXCEPTION IN THE CG GENERAL COMMERCIAL DISTRICT (EXCEPT AS SPECIFIED BELOW), AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES. EXCLUDED USES: ALL USES CLASSIFIED AS "SEXUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6), MANUFACTURED HOME SALES, RECREATIONAL VEHICLE CAMPGROUND, ALL USES WITHIN USE UNITS 1, 2, 6, 7, 8, 16, 20, 22, AND 23, AND ALL OPEN AIR STORAGE USES.

MAXIMUM FLOOR AREA RATIO:	0.75
MAXIMUM BUILDING FLOOR AREA:	402,807 SF
MAXIMUM BUILDING FLOOR AREA USE UNITS 12-15, 17-23:	356,606 SF
MAXIMUM BUILDING HEIGHT:	5 STORIES OR 70 FT
MINIMUM ARTERIAL STREET FRONTAGE:	100 FT
MINIMUM NON-ARTERIAL STREET FRONTAGE:	50 FT *

Preliminary Plat
Yale Village
OF BIXBY BXPUD-18.11

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS
(CONTINUED)

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

MINIMUM BUILDING SETBACKS:
FROM ARTERIAL STREET RIGHT-OF-WAY: 50 FT
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 10 FT
FROM DEVELOPMENT AREA D BOUNDARY: 20 FT
FROM ALL OTHER BOUNDARIES: 0 FT
MINIMUM PARKING RATIO MULTITENANT COMMERCIAL BUILDINGS:
1 PER 225 SF BUILDING FLOOR AREA
MINIMUM PARKING RATIO ALL OTHER USES: AS PER APPLICABLE USE UNIT
OTHER BULK AND AREA REQUIREMENTS:
AS REQUIRED WITHIN CG DISTRICT
* ANY INTERIOR LOT HAVING NO STREET FRONTAGE SHALL BE PROVIDED ACCESS TO A PUBLIC STREET BY ACCESS EASEMENT(S) APPROVED BY THE CITY OF BIXBY DURING PLATTING REVIEW.

1. DEVELOPMENT AREA C (LOT 1, BLOCK 3, AND LOT 1, BLOCK 4)

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MAXIMUM FLOOR AREA RATIO: 0.75
MAXIMUM BUILDING FLOOR AREA: 402,807 SF
MAXIMUM BUILDING FLOOR AREA USE UNITS 12-15, 17-23: 356,606 SF
MAXIMUM BUILDING HEIGHT: 5 STORIES OR 70 FT
MINIMUM ARTERIAL STREET FRONTAGE: 100 FT
MINIMUM NON-ARTERIAL STREET FRONTAGE: 50 FT *
MINIMUM BUILDING SETBACKS:
FROM ARTERIAL STREET RIGHT-OF-WAY: 50 FT
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 10 FT
FROM DEVELOPMENT AREA E BOUNDARY: 20 FT **
FROM ALL OTHER BOUNDARIES: 0 FT
MINIMUM PARKING RATIO MULTITENANT COMMERCIAL BUILDINGS:
1 PER 225 SF BUILDING FLOOR AREA
MINIMUM PARKING RATIO ALL OTHER USES: AS PER APPLICABLE USE UNIT
OTHER BULK AND AREA REQUIREMENTS:
AS REQUIRED WITHIN CG DISTRICT
* ANY INTERIOR LOT HAVING NO STREET FRONTAGE SHALL BE PROVIDED ACCESS TO A PUBLIC STREET BY ACCESS EASEMENT(S) APPROVED BY THE CITY OF BIXBY DURING PLATTING REVIEW.
** PLUS 2 FEET OF SETBACK FOR EACH 1 FOOT BUILDING HEIGHT EXCEEDING 15 FEET.

2. DEVELOPMENT AREA D (LOT 2, BLOCK 2)

GROSS LAND AREA: 668,461 SF 15.346 AC
NET LAND AREA: 668,461 SF 15.346 AC
PERMITTED USES: USES PERMITTED BY RIGHT IN THE RM-3 RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT, INCLUDING ONLY MULTI-FAMILY DWELLINGS, ATTACHED SINGLE FAMILY DWELLINGS (TOWNHOUSES), DUPLEX DWELLINGS, AND DETACHED SINGLE FAMILY DWELLINGS, AND CUSTOMARY ACCESSORY USES, INCLUDING PRIVATE COMMON AREA FACILITIES SUCH AS CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND RECREATIONAL OPEN SPACE, AND USE UNITS 13, 14, 18, AND 19. *
MAXIMUM DWELLING UNITS: 350
MINIMUM LOT WIDTH: PER RM-3 DISTRICT
MINIMUM LOT SIZE: PER RM-3 DISTRICT
MAXIMUM BUILDING HEIGHT: 48 FT
MINIMUM OFF-STREET PARKING MULTIFAMILY:
PER ZONING CODE SECTION 11-9-B.D.
MINIMUM OFF-STREET PARKING ALL OTHER USES:
MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT.
MINIMUM LIVABILITY SPACE: **
MINIMUM LIVABILITY SPACE MULTIFAMILY PER RM-3 DISTRICT
MINIMUM LIVABILITY SPACE DUPLEX PER RD DISTRICT
MINIMUM LIVABILITY SPACE TOWNHOUSE PER RT DISTRICT
MINIMUM LIVABILITY SPACE DETACHED SINGLE-FAMILY PER RS-3 DISTRICT

MINIMUM YARD SETBACKS:
MINIMUM YARD SETBACKS MULTIFAMILY PER RM-3 DISTRICT
MINIMUM YARD SETBACKS DUPLEX PER RD DISTRICT
MINIMUM YARD SETBACKS TOWNHOUSE PER RT DISTRICT
MINIMUM YARD SETBACKS DETACHED SINGLE-FAMILY PER RS-3 DISTRICT
OTHER BULK AND AREA REQUIREMENTS:
AS REQUIRED WITHIN THE RM-3 DISTRICT
* USE UNITS 13, 14, 18, AND 19 SHALL BE SUBJECT TO THE DEVELOPMENT STANDARDS OF DEVELOPMENT AREA A AND REQUIRE TRANSFER OF BUILDING FLOOR AREA FROM DEVELOPMENT AREAS A, B, AND/OR C.
** 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.

3. DEVELOPMENT AREA E (RESERVE B)

GROSS LAND AREA: 3,567,755 SF 81.904 AC
NET LAND AREA: 3,562,448 SF 81.783 AC
PERMITTED USES: USE UNIT 6 SINGLE FAMILY DETACHED DWELLING UNITS AND CUSTOMARY ACCESSORY USES, INCLUDING ACCESSORY DWELLING UNITS, USE UNIT 5 INCLUDING ONLY CHURCH AND NEIGHBORHOOD AMENITIES INCLUDING PRIVATE COMMON AREA FACILITIES SUCH AS CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND RECREATIONAL OPEN SPACE. *
MAXIMUM NUMBER OF LOTS: 310
MINIMUM LOT WIDTH: 60 FT **
MINIMUM LOT SIZE: 6,900 SF
MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35 FT ***
MINIMUM OFF-STREET PARKING:
MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT.
MINIMUM LIVABILITY SPACE 4,000 SF ****
MINIMUM YARD SETBACKS
FRONT YARD: 20 FT
REAR YARD: 20 FT
SIDE YARD ABUTTING A STREET: 15 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
OTHER BULK AND AREA REQUIREMENTS:
AS REQUIRED WITHIN THE RS-3 DISTRICT
MINIMUM DWELLING SIZE: 1,800 SF *****
MINIMUM MASONRY FIRST FLOOR: 50% *****
* ADUS ARE RESTRICTED TO A MAXIMUM OF 1,200 SQUARE FEET OR 30% OF THE TOTAL SQUARE FOOTAGE OF THE PRINCIPAL DWELLING, WHICHEVER IS GREATER, AND SHALL OTHERWISE MEET THE REQUIREMENTS OF THE BIXBY ZONING CODE.
** PROVIDED, FOR ALL LOTS DEVELOPED WITHIN DEVELOPMENT AREA E, AN AVERAGE OF NOT LESS THAN 65' SHALL BE ACHIEVED AND SHALL INCLUDE LOTS WITH MINIMUMS OF 70', 65', AND NOT LESS THAN 60' OF LOT WIDTH.
*** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
**** 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.
*****SEE STANDARDS PERTAINING TO DWELLINGS FOR ADDITIONAL SPECIFICATIONS.

B. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. ACCESS AND CIRCULATION
ACCESS INTO AND THROUGHOUT THE COMMERCIAL AND MULTIFAMILY RESIDENTIAL DEVELOPMENT AREAS MAY CONSIST OF PUBLIC OR PRIVATE STREETS, OR PRIVATE DRIVES CONSTRUCTED TO APPROPRIATE DESIGN STANDARDS AND SECURED BY MUTUAL ACCESS EASEMENTS. STREETS SERVING THE SINGLE FAMILY RESIDENTIAL DEVELOPMENT AREA E ARE PROPOSED TO BE PUBLIC. WHETHER PUBLIC OR PRIVATE, STREETS WITHIN ALL DEVELOPMENT AREAS SHALL BE CONSTRUCTED TO MEET THE CITY OF BIXBY STANDARDS FOR PUBLIC STREETS. ANY GATES SERVING PRIVATE STREETS OR DRIVES 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.
STREETS AND PEDESTRIAN ACCESSWAYS, CONSISTING OF SIDEWALKS AND/OR TRAILS, WILL CONNECT THE VARIOUS NEIGHBORHOODS AND COMMERCIAL DEVELOPMENT AREAS, AND WILL BE PLANNED DURING THE PLATTING PHASE.
LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLATS ALONG THE 151ST STREET SOUTH (STATE HIGHWAY 67) AND YALE AVENUE FRONTAGES, EXCEPT AT APPROVED STREET INTERSECTIONS. STREET AND DRIVEWAY CONNECTIONS TO STATE HIGHWAY 67 WILL BE COORDINATED WITH ODOT AND THE CITY OF BIXBY.
MUTUAL ACCESS PARALLELING 151ST STREET SOUTH (STATE HIGHWAY 67) SHALL BE REQUIRED BETWEEN COMMERCIAL DEVELOPMENT AREAS A, B, AND C. MUTUAL ACCESS EASEMENTS OR OTHER SUCH AGREEMENTS SHALL BE CREATED BY SEPARATE INSTRUMENT PRIOR TO PLATTING, OR BY THE PLATS THEMSELVES. TO REDUCE UNNECESSARY PARKING, CROSS-PARKING PRIVILEGES SHALL ALSO BE ESTABLISHED BY AGREEMENT OR THE RESTRICTIVE COVENANTS OF THE PLATS CONTAINING DEVELOPMENT AREAS A, B, AND C.
2. SIGNS
SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE EXCEPT AS MODIFIED HEREIN, AND SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF

BIXBY FOR SIGN PERMIT.
WITHIN COMMERCIAL DEVELOPMENT AREAS A, B, AND C, THE FOLLOWING SHALL BE PERMITTED:

a. ONE (1) PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG 151ST STREET SOUTH AND ONE (1) ALONG SOUTH YALE AVENUE. PROJECT IDENTIFICATION SIGNS MAY IDENTIFY ONLY THE LIKE-BRANDED DEVELOPMENT NAME (E.G. "YALE HEIGHTS VILLAGE"), BUT SHALL NOT EXCEED 35 FEET IN HEIGHT OR 230 SQUARE FEET OF DISPLAY SURFACE AREA.
b. ONE (1) COMBINED COMMERCIAL DEVELOPMENT ENTRANCE SIGN SHALL BE PERMITTED PER EACH STREET OR DRIVE INTERSECTION WITH 151ST STREET SOUTH AND SOUTH YALE AVENUE, IDENTIFYING BUSINESSES AND USES LOCATED ANYWHERE WITHIN DEVELOPMENT AREAS A, B, OR C, BUT SHALL NOT EXCEED 35 FEET IN HEIGHT OR 230 SQUARE FEET OF DISPLAY SURFACE AREA PER SIGN.
c. WITHIN EACH LOT, AN ONSITE GROUND SIGN MAY BE LOCATED, BUT SHALL NOT EXCEED 20 FEET IN HEIGHT OR 75 SQUARE FEET OF DISPLAY SURFACE AREA.
RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG ARTERIAL STREET FRONTAGES AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. ALL OTHER SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

3. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY 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. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.
DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS, NO BUILDING PERMIT SHALL BE ISSUED UNTIL A DETAILED SITE PLAN OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS, EACH MULTIFAMILY DEVELOPMENTS SHALL INCLUDE A SWIMMING POOL AND A CLUBHOUSE.
WITHIN DEVELOPMENT AREAS INTENDED FOR NONRESIDENTIAL DEVELOPMENT, NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THE CITY COUNCIL MAY APPROVE A CONCEPTUAL SITE PLAN AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND DEVELOPMENT STANDARDS, UPON WHICH CITY OF BIXBY STAFF SHALL REVIEW AND APPROVE INDIVIDUAL DETAILED SITE, LANDSCAPE, SIGNAGE, FENCE/SCREENING, BUILDING ELEVATION, AND LIGHTING PLANS IF IN SUBSTANTIAL COMPLIANCE WITH THE CONCEPTUAL SITE PLAN APPROVED BY THE CITY COUNCIL. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR A BUILDING UNTIL THE LANDSCAPING OF THE APPLICABLE PHASE OF DEVELOPMENT HAS BEEN INSTALLED IN ACCORDANCE WITH A LANDSCAPING PLAN AND PHASING SCHEDULE SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OR BIXBY CITY STAFF, AS THE CASE MAY BE.
THE BIXBY PLANNING COMMISSION, PURSUANT TO ITS REVIEW AND APPROVAL OF A PUD DETAIL SITE PLAN, MAY MODIFY THE MINIMUM AND MAXIMUM (ZONING CODE SECTION 11-10-2 PARAGRAPH H) NUMBER OF PARKING SPACES.

4. STANDARDS PERTAINING TO RESIDENTIAL BUILDINGS

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM FINISHED HEATED LIVING AREA AND FIRST-FLOOR MASONRY CONTENT AS SPECIFIED WITHIN THE DEVELOPMENT STANDARDS. MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS, DOORS, AND BENEATH COVERED PATIOS AND PORCHES. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO. THE EXTERIOR SURFACE OF ANY FOUNDATION, INCLUDING STEM WALLS, SHALL ALSO BE OF MASONRY. THE FOREGOING STANDARDS SHALL BE INCLUDED IN THE DEED OF DEDICATION AND RESTRICTIVE COVENANTS OF THE PLAT; ALL OTHER SUCH RESTRICTIONS PERTAINING TO DWELLINGS SHALL BE PRIVATE AND WILL BE CONTAINED IN A SEPARATE INSTRUMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OR A SIMILARLY-TITLED DOCUMENT.

THE FRONT BUILDING FAÇADES OF ALL MULTI-FAMILY BUILDINGS SHALL HAVE A MINIMUM OF 50% MASONRY. THE BASE OR WAINSCOT OF THE SIDES AND BACKS OF BUILDINGS ARE TO BE MASONRY TO AVOID WALL DAMAGE FROM LAWN EQUIPMENT. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO.

5. CITY DEPARTMENT REQUIREMENTS

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

SECTION IV - PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN YALE VILLAGE OF BIXBY (THE "PROPERTY OWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE AND DETENTION FACILITIES, ENTRY FEATURES, LANDSCAPING, AND OTHER COMMON AREAS AND IMPROVEMENTS THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE

ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION BY THE OWNER OR THE ASSOCIATION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT, OR TRACT CREATED FROM A PORTION OF A LOT, SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT OR PORTION THEREOF.

C. ASSESSMENT

EACH OWNER OF A LOT, OR TRACT CREATED FROM A PORTION OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT ARE, OR, FROM TIME TO TIME, MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AND SUBDIVIDED TRACTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) OR SUBDIVIDED TRACT(S) AGAINST WHICH IT IS MADE.

D. ASSOCIATION TO BE BENEFICIARY

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OR SUBDIVIDED TRACT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

E. EXPANSION RIGHTS OF THE ASSOCIATION

THE OWNER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE PROPERTY OWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF STORMWATER DRAINAGE AND DETENTION FACILITIES LOCATED WITHIN RESERVES A AND B, AND OTHER COMMON AREAS OR IMPROVEMENTS THAT ARE, OR, FROM TIME TO TIME, MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS WITHIN THE SUBDIVISION OR OTHER ADDITIONAL LANDS WHICH MAY BE ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER/DEVELOPER, UNTIL SUCH TIME AS THE OWNER/DEVELOPER RELINQUISHES THIS RIGHT TO THE PROPERTY OWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE PROPERTY OWNERS' ASSOCIATION.

SECTION V - ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, 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 STREETS, EASEMENTS, AND UTILITIES, SECTION II RESERVE AREAS, AND SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I, II, AND III, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

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 AND SECTION II RESERVE AREAS, AND SECTION V ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY 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 BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III 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 BIXBY PLANNING COMMISSION OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, 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 PUD BXPUD-18.11 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 PUD BXPUD-18.11 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS CONTAINED WITHIN ANY OTHER SECTION OF THIS DEED OF DEDICATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. 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.

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.

N WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2019.

151 BIXBY LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
JULIUS PUMA, [TITLE]

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 _____, 2019, PERSONALLY APPEARED JULIUS PUMA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF 151 BIXBY LLC TO THE FOREGOING INSTRUMENT, AS ITS [TITLE], 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 SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

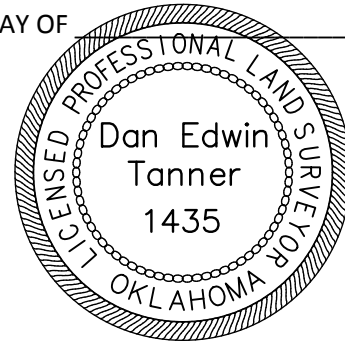
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

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 "YALE VILLAGE OF BIXBY", 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 _____, 2019.



BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

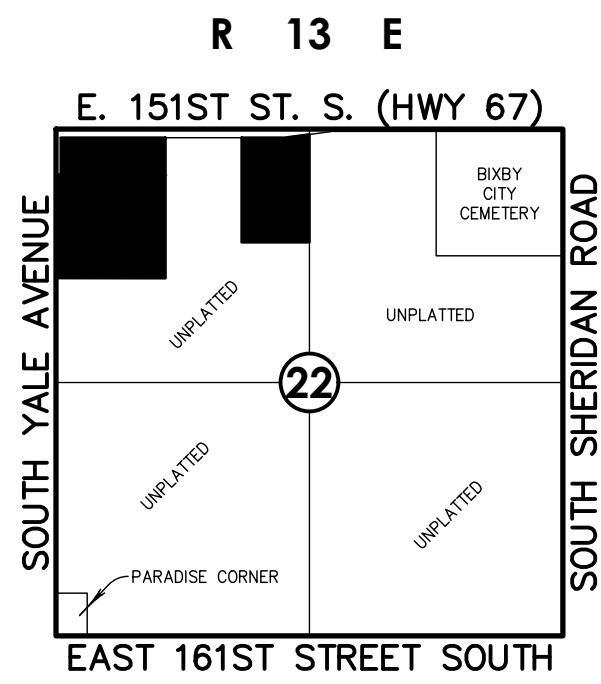
STATE OF OKLAHOMA)

) SS

COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2019, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, 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.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:
FIVE (5) LOTS
IN FOUR (4) BLOCKS
WITH TWO (2) RESERVE AREAS
GROSS SUBDIVISION AREA: 55.602 ACRES

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
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED

OWNER:
151 BIXBY LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
JULIUS PUMA - MEMBER
10618 South Winston Court
Tulsa Oklahoma 74137
Phone: (918) 298-6700

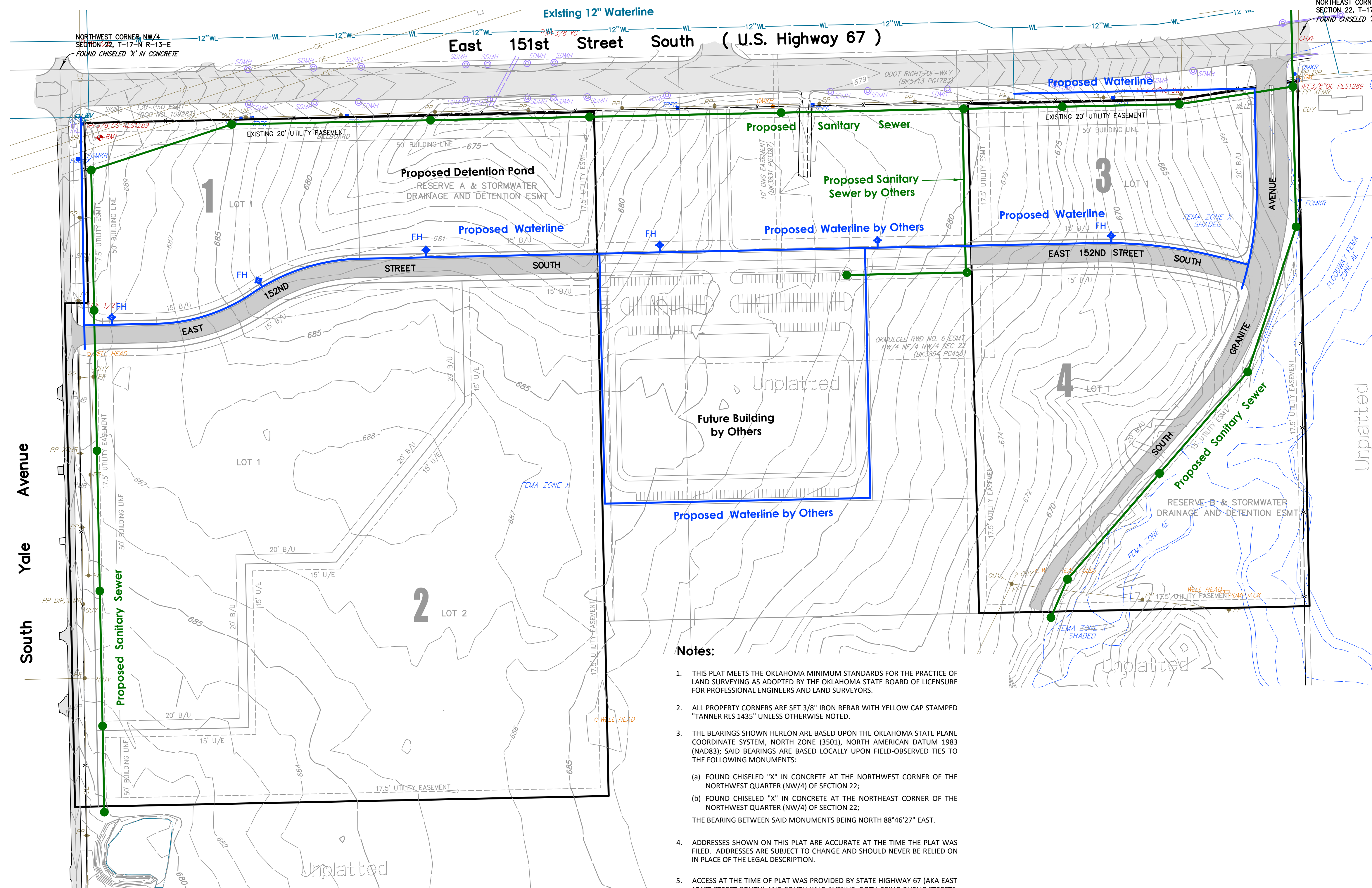
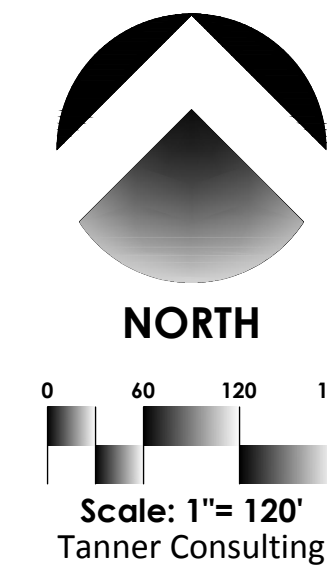
Conceptual Utility Plan

Yale Village

OF BIXBY

BXPUD-18.11
PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) 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 6/30/2021
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



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 SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(a) FOUND CHISELED "X" IN CONCRETE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
(b) FOUND CHISELED "X" IN CONCRETE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 22;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'27" EAST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY STATE HIGHWAY 67 (AKA EAST 151ST STREET SOUTH) AND SOUTH YALE AVENUE, BOTH BEING PUBLIC STREETS, BY VIRTUE OF REPORT OF COMMISSIONERS RECORDED MAY 17, 1995, IN BOOK 5713 ON PAGE 1783 OF THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA, AND BY VIRTUE OF ADDITIONAL RIGHT-OF-WAY FOR SOUTH YALE AVENUE DEDICATED BY THIS PLAT.

DATE OF PREPARATION: October 8, 2019