

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2837**

**March 3, 2021, 1:00 PM**  
**175 East 2nd Street, 2nd Level, One Technology Center**  
**Tulsa City Council Chamber**

The meeting will be held in the Tulsa City Council Chamber and by videoconferencing and teleconferencing via **GoToMeeting**, an online meeting and web conferencing tool.

Commissioners and members of the public may attend the meeting in the Tulsa City Council Chamber, but are encouraged to attend and participate in the TMAPC meeting via videoconferencing and teleconferencing by joining from a computer, tablet or smartphone using the following link:

[https://www.gotomeet.me/CityOfTulsa3/tmapc\\_march\\_3rd\\_2021](https://www.gotomeet.me/CityOfTulsa3/tmapc_march_3rd_2021)

Commissioners and members of the public can also dial in using their phone by dialing:

**United States: +1 (786) 535-3211**

Participants must then enter the following **Access Code**: **617-154-757**

The following Commissioners plan to attend remotely via GoToMeeting, provided that they may still be permitted to appear and attend at the meeting site, the Tulsa City Council Chambers, Second Floor of City Hall, at One Technology Center, 175 East Second Street, Tulsa Oklahoma: Chair Covey, Commissioner Adams, Commissioner Blair, Commissioner Craddock, Commissioner Kimbrel, Commissioner McArtor, Commissioner Reeds, Commissioner Shivel, Commissioner Van Cleave, Commissioner Walker, Commissioner Whitlock

If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 am the day of the hearing. Remember to reference the case number and include your name and address.

Email: [esubmit@incog.org](mailto:esubmit@incog.org)

Mail: INCOG  
2 W 2nd Street  
Tulsa, OK 74103

## CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

## REPORTS:

### Chairman's Report:

**Work session Report:** A work session will be held via Zoom at 10:00 am on March 17, 2021 to discuss proposed Missing Middle Overlay, amendment to the County Comprehensive Plan and GO Plan amendments. Staff will also provide an update on the Destination Districts and Vibrant Neighborhoods Partnership Programs.

### Director's Report:

1. Minutes of February 3, 2021 Meeting No. 2835

## CONSENT AGENDA

**All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.**

2. **PUD-803-8 Nick Puma** (CD 8) Location: South and west of the southwest corner of East 121st Street South and South Hudson Avenue requesting a **PUD Minor Amendment** to reduce required setback for a street facing garage.

## PUBLIC HEARINGS

3. **Z-7600 David Box** (CD 5) Location: East of the northeast corner of East 31st Street South and South Memorial Drive requesting rezoning from **RS-2 and PK to CS with optional development plan (withdrawn by applicant)**
4. **Z-7598 Gregg Iser** (CD 6) Location: West of the northwest corner of East 21st Street South and South Houston Avenue requesting rezoning from **CS to CG with optional development plan (Staff requests a continuance to March 17, 2021)**
5. **Z-7599 AAB Engineering LLC, Alan Betchan** (CD 6) Location: West of the northwest corner of East 41st Street South and South 145th East Avenue requesting rezoning from **AG to RS-4**

6. **Addison Creek Blocks 10-15** (CD 8) Preliminary Plat and Modification of the Subdivision & Development Regulations to extend allowable block length for Block 15, Location: West of South Sheridan Road at East 126<sup>th</sup> Place South

## **OTHER BUSINESS**

### **7. Commissioners' Comments**

## **ADJOURN**

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at [tulsaplanning.org](http://tulsaplanning.org)

email address: [esubmit@incog.org](mailto:esubmit@incog.org)

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.







**Case Number:** PUD-803-8  
Minor Amendment

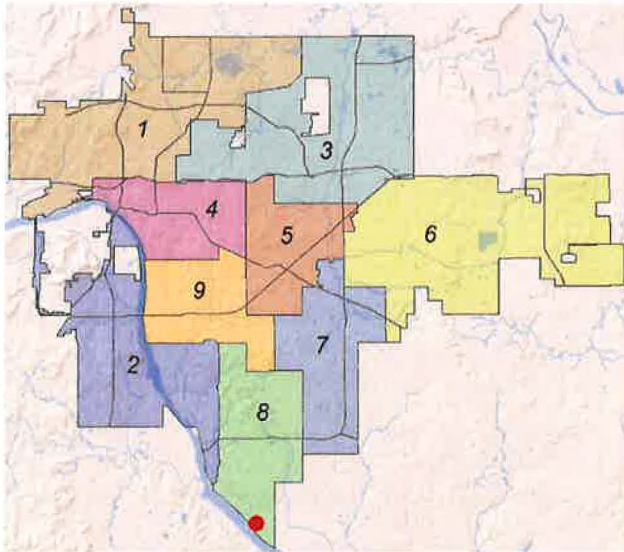
**Hearing Date:** March 3, 2021

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Nick Puma

Property Owner: Labella Homes

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce the required setback for a street facing garage.

Gross Land Area: 0.2 Acres

Location: South and West of the SW/c E 121<sup>st</sup> St S and South Hudson Ave

5406 E 125<sup>th</sup> PI S

Lot 1, Block 14 Estates At The River III

**Zoning:**  
Existing Zoning: RS-3/PUD-803  
Proposed Zoning: No Change

**Staff Recommendation:**  
Staff recommends approval.

**Comprehensive Plan:**  
Land Use Map: New Neighborhood  
Growth and Stability Map: Growth

**Staff Data:**  
TRS: 7303

**City Council District:** 8  
Councilor Name: Phil Lakin

**County Commission District:** 3  
Commissioner Name: Ron Peters

**SECTION I:** PUD-803-8 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required setback for a street facing garage from 20 ft to 15 ft.

The current requirement for street facing garages is to be setback 20 ft. The setback line for the remainder of the building along the street facing side is 15 ft. The request would allow the proposed garage to utilize the same setback as the rest of the home and keep the garage even with the structure.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

*"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."*

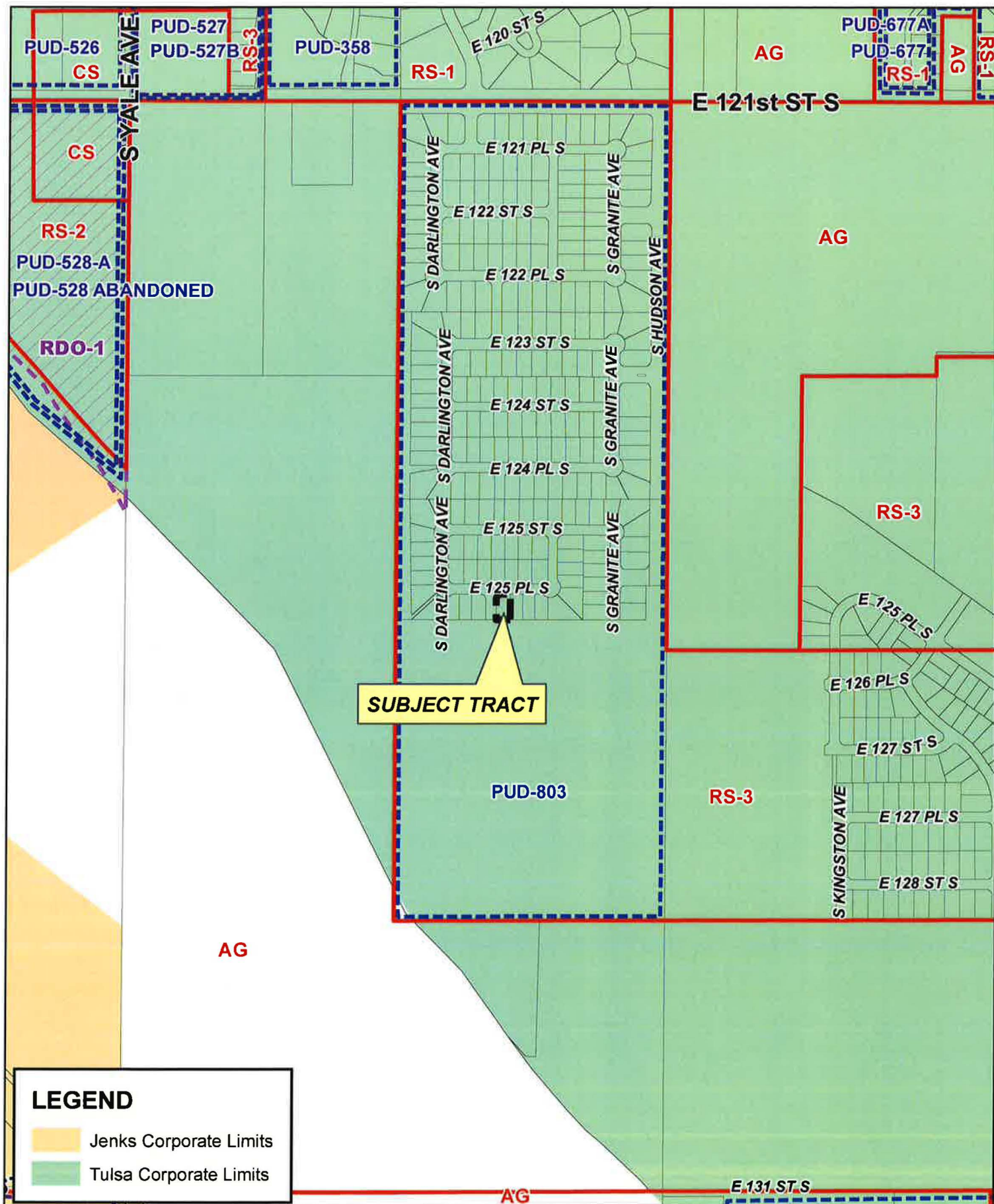
Staff has reviewed the request and determined:

- 1) PUD-803-8 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-803.
- 2) All remaining development standards defined in PUD-803 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the required setback for a street facing garage from 20 ft to 15 ft.







0 300 600  
Feet



Subject  
Tract

**PUD-803-8**

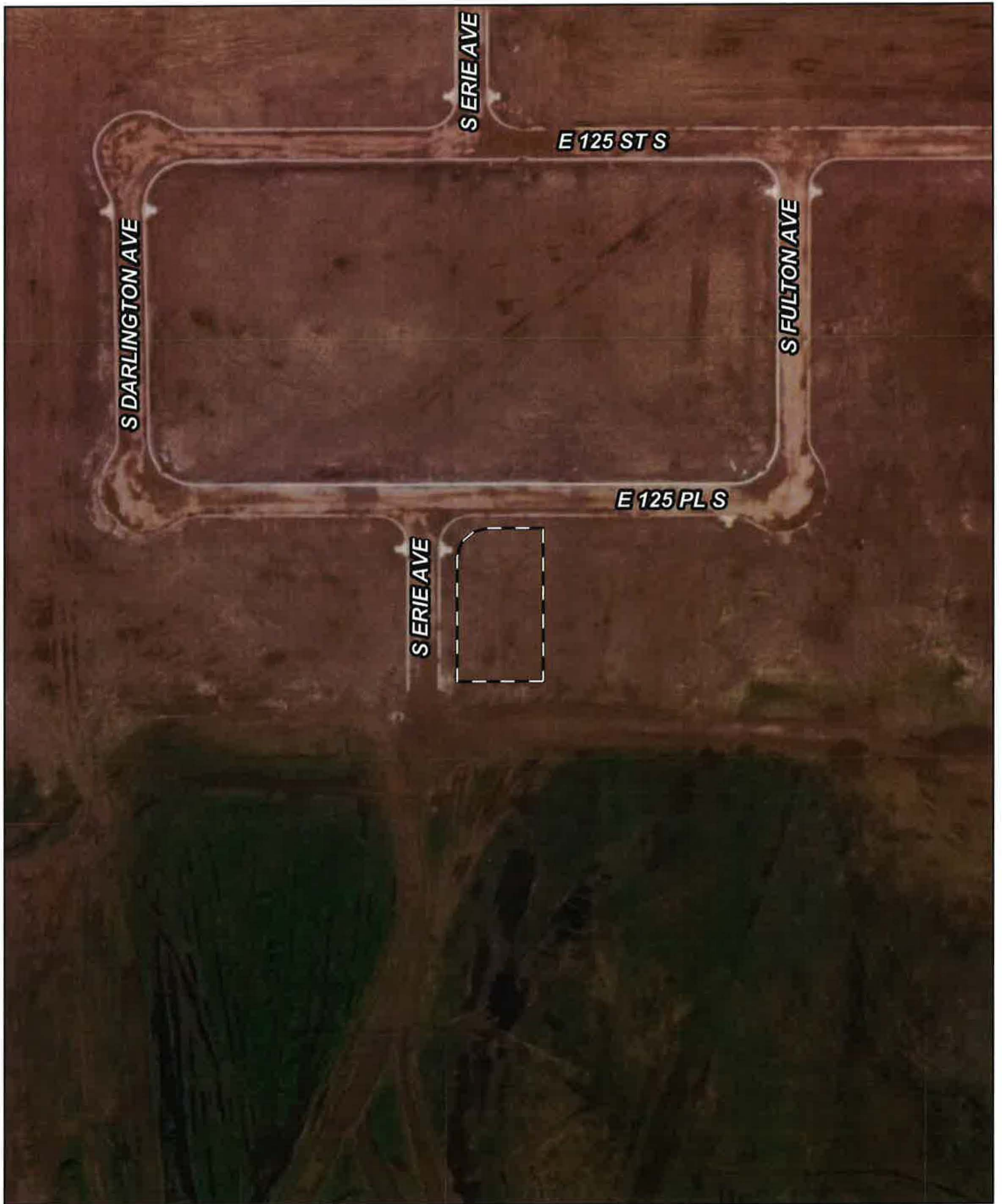
17-13 03

Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: May 2020



2.4



0 50 100  
Feet



Subject  
Tract

**PUD-803-8**

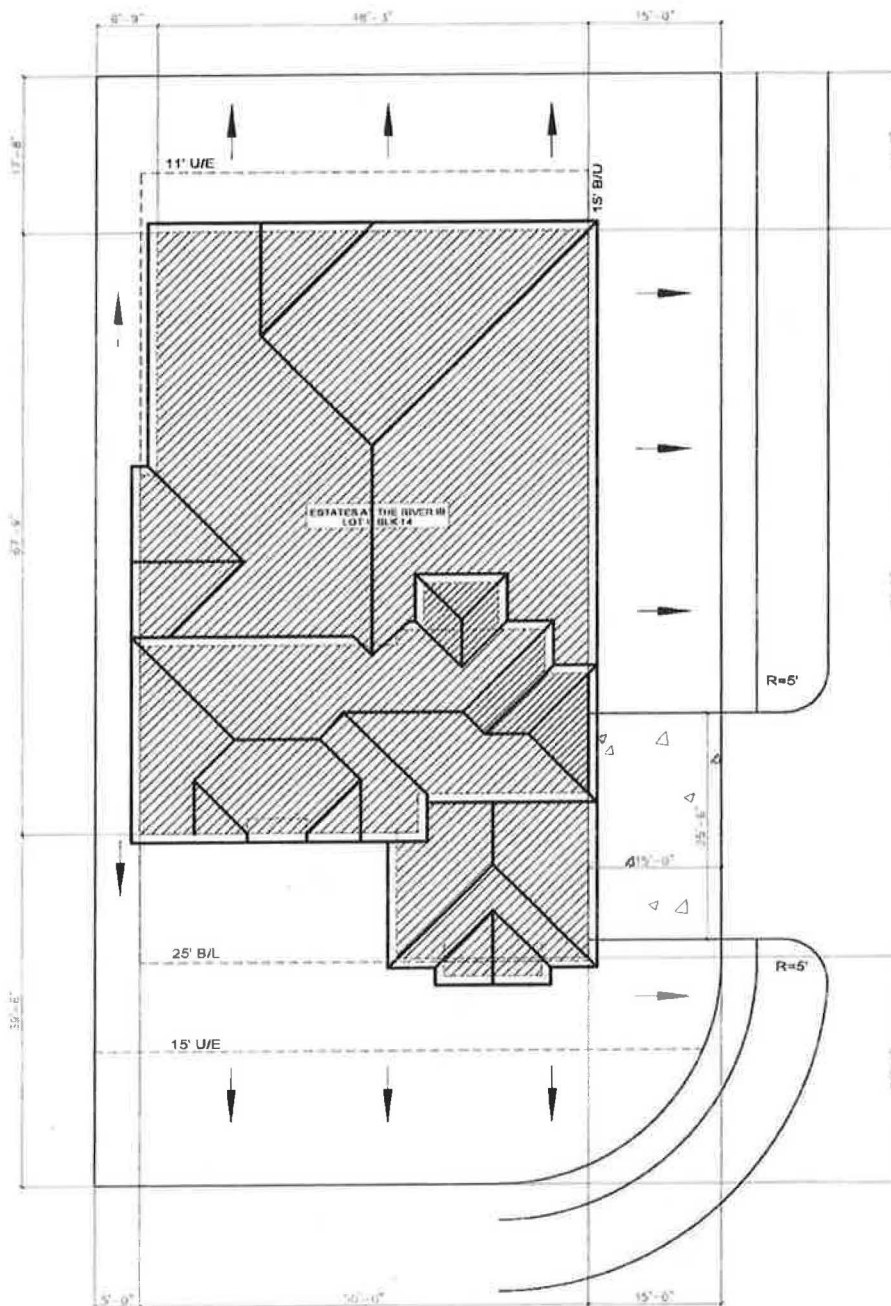
17-13 03

Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: May 2020



2.5



1 **SITE PLAN**  
SCALE: 1" = 20'



**Sawyer, Kim**

Z-7600  
withdrawn

**From:** Wilkerson, Dwayne  
**Sent:** Wednesday, February 24, 2021 1:33 PM  
**To:** Erika Silberg; David M. Box  
**Cc:** Sawyer, Kim; Miller, Susan  
**Subject:** RE: Z-7600 withdrawal

Thanks Erika,

As requested in other correspondence and with this email we will remove this from consideration. Any further action will be considered as a new application.

Respectfully,

**Dwayne Wilkerson, ASLA, PLA**  
Principal Planner | Current Planning  
**Tulsa Planning Office**  
2 W. 2nd St., 8th Floor | Tulsa, OK 74103  
918.579.9475  
[dwilkerson@incog.org](mailto:dwilkerson@incog.org)



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**From:** Erika Silberg <esilberg@wbfbllaw.com>  
**Sent:** Wednesday, February 24, 2021 1:30 PM  
**To:** Wilkerson, Dwayne <DWilkerson@incog.org>; David M. Box <Dmbox@wbfbllaw.com>  
**Subject:** Z-7600 withdrawal

Good afternoon, we request Z-7600 be withdrawn for consideration. Thank you,

Erika Silberg  
Legal Assistant to David M. Box  
Williams, Box, Forshee & Bullard  
[522 Colcord Drive](#)  
[Oklahoma City, OK 73102](#)  
[405-232-0080](#) Main  
[405-516-6933](#) Direct

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cont to 3-17-21  
2-7598

**Sawyer, Kim**

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**From:** Wilkerson, Dwayne  
**Sent:** Wednesday, February 24, 2021 9:51 AM  
**To:** Sawyer, Kim  
**Cc:** greggiser@gmail.com; Rachel Klubeck; Miller, Susan  
**Subject:** Z-7598 with Optional Development Plan (Staff Continuance Request)

Good morning Kim,

Please forward this email as my staff request for a continuance to the March 17<sup>th</sup> Planning Commission Meeting. We are still working on the development plan and neighborhood engagement process.

Thanks

**Dwayne Wilkerson, ASLA, PLA**  
Principal Planner | Current Planning  
**Tulsa Planning Office**  
2 W. 2nd St., 8th Floor | Tulsa, OK 74103  
918.579.9475  
[dwilkerson@incog.org](mailto:dwilkerson@incog.org)







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7599

**Hearing Date:** March 3, 2021

**Case Report Prepared by:**

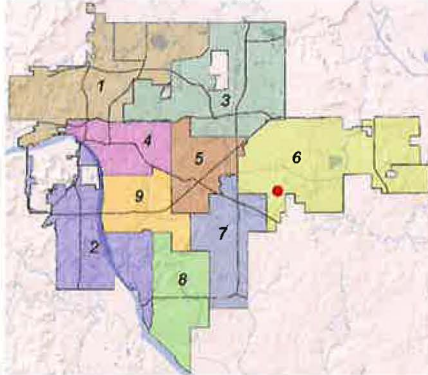
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* AAB Engineering, LLC-Alan Betchan

*Property Owner:* Robert Patterson

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential Subdivision

*Concept summary:* Rezoning for anticipated single family residential construction.

*Tract Size:* 40 ± acres

*Location:* West of the Northwest corner of East 41st Street South & South 145th East Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RS-4

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9421

CZM: 49

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

5.1

## SECTION I: Z-7599

**DEVELOPMENT CONCEPT:** Rezoning to establish a single-family residential neighborhood that meet or exceed the standards identified in the RS-4 zoning district.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits: None included

### **DETAILED STAFF RECOMMENDATION:**

Z-7599 requesting RS-4 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-4 district allow a greater density than the abutting RS-3 zoned properties abutting the site however RS-4 zoning is consistent with the anticipated future development pattern of the surrounding property that has not been developed and,

RS-4 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7599 to rezone property from AG to RS-4.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The property is consistent with the expected land use development in our comprehensive plan and abuts a public park with several soccer fields.*

### Land Use Vision:

*Land Use Plan map designation: New Neighborhood*

The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

*Areas of Stability and Growth designation: Area of Growth*

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

#### Transportation Vision:

*Major Street and Highway Plan:* Multi-modal corridor designation on East 41<sup>st</sup> Street South.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

*Trail System Master Plan Considerations:* The Go Plan does not provide guidance for pedestrian or bicycle trail systems through this site however connections to stub streets will require sidewalk improvements and improve pedestrian access from this development to the park and surrounding properties.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

#### DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped and abuts a city park with multiple soccer fields on the north side. The northwest corner of the site touches a stub street. Another stub street on the west was left for future connectivity. The street and lot configuration will be affected by the stub street connection on the west and northwest corner of the property.

Street view from East 39<sup>th</sup> Street looking east. (See next page)





Street view from E. 40<sup>th</sup> Street looking east:



Environmental Considerations: None that would affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 39 <sup>th</sup> Street south and S. 136 <sup>th</sup> East Avenue intersection with stub street at the northwest corner of the site.	Residential Collector	60 feet	2
East 40 <sup>th</sup> Street South	None	50 feet	2

5.4

East 41 <sup>st</sup> Street South	Secondary Arterial with Multi-Modal corridor designation	100 feet	4
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Park and Open Space	Stability	Public Park
East	AG	New neighborhood	Growth	Undeveloped
South	AG	New neighborhood	Growth	Undeveloped
West	RS-3	Existing neighborhood	Stability	Undeveloped

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11825 dated June 26, 1970 established zoning for the subject property.

***Subject Property:***

No Relevant History.

***Surrounding Property:***

**BOA-16823 October 1994:** The Board of Adjustment **approved** a *Special Exception* to permit a public park on a 4-acre tract in an AG zoned district (northwest corner of the property) per plan submitted and a *Special Exception* to permit soccer fields only in an AG zoned district (east 20 acres of the property), subject to the applicant returning to the Board for any change in use, finding the park and soccer fields to be compatible with the surrounding area, on property located at south of the southeast corner of East 35<sup>th</sup> Street and South 136<sup>th</sup> East Avenue.

**PUD-221-J October 2017:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 4.82± acre tract of land to include safety services as an allowable use to permit a fire station, on property located at the southeast corner of East 41<sup>st</sup> Street South and South 134<sup>th</sup> East Avenue.

**PUD-221-F April 1999:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 38.8± acre tract of land, to add church, school, and accessory uses, to amend development standards and to reallocate floor area in development areas (the subject tract is located in Development Area H and is approved for institutional uses, churches, schools, and 24 townhouses or patio homes), on property located south and east of the southeast corner of East 41<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue.

**PUD-221-A December 1981:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 160± acre tract of land to convert the commercial portion of the CS floor area to

multifamily purposes, on property located at the southeast corner of East 41<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue.

**PUD-221 October 1979:** All concurred in **approval** of a proposed *Planned Unit Development* on a 160± acre tract of land to develop commercial, office, multifamily, single-family, and institutional uses in multiple Development Areas, subject to conditions, on property located at the southeast corner of East 41<sup>st</sup> Street and South 129<sup>th</sup> East Avenue.

3/3/2021 1:00 PM

5.4





0 Feet 250 500



Subject Tract

**Z-7599**

19-14 21

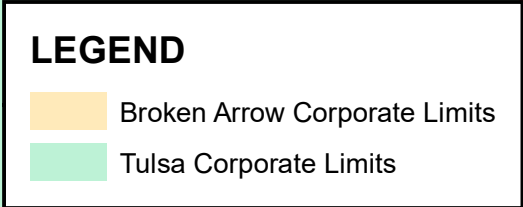
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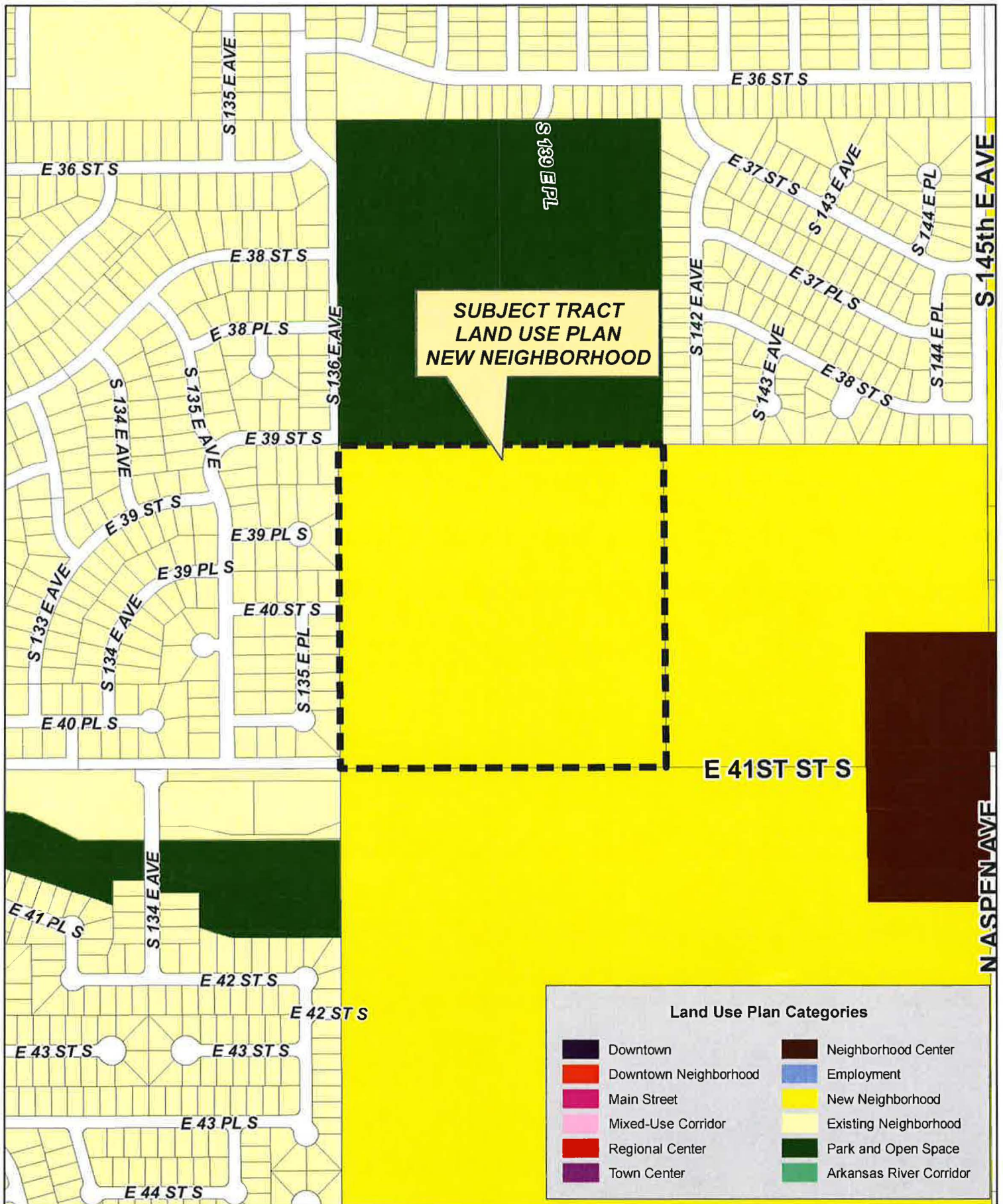
Aerial Photo Date: February 2018



5.7

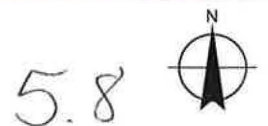




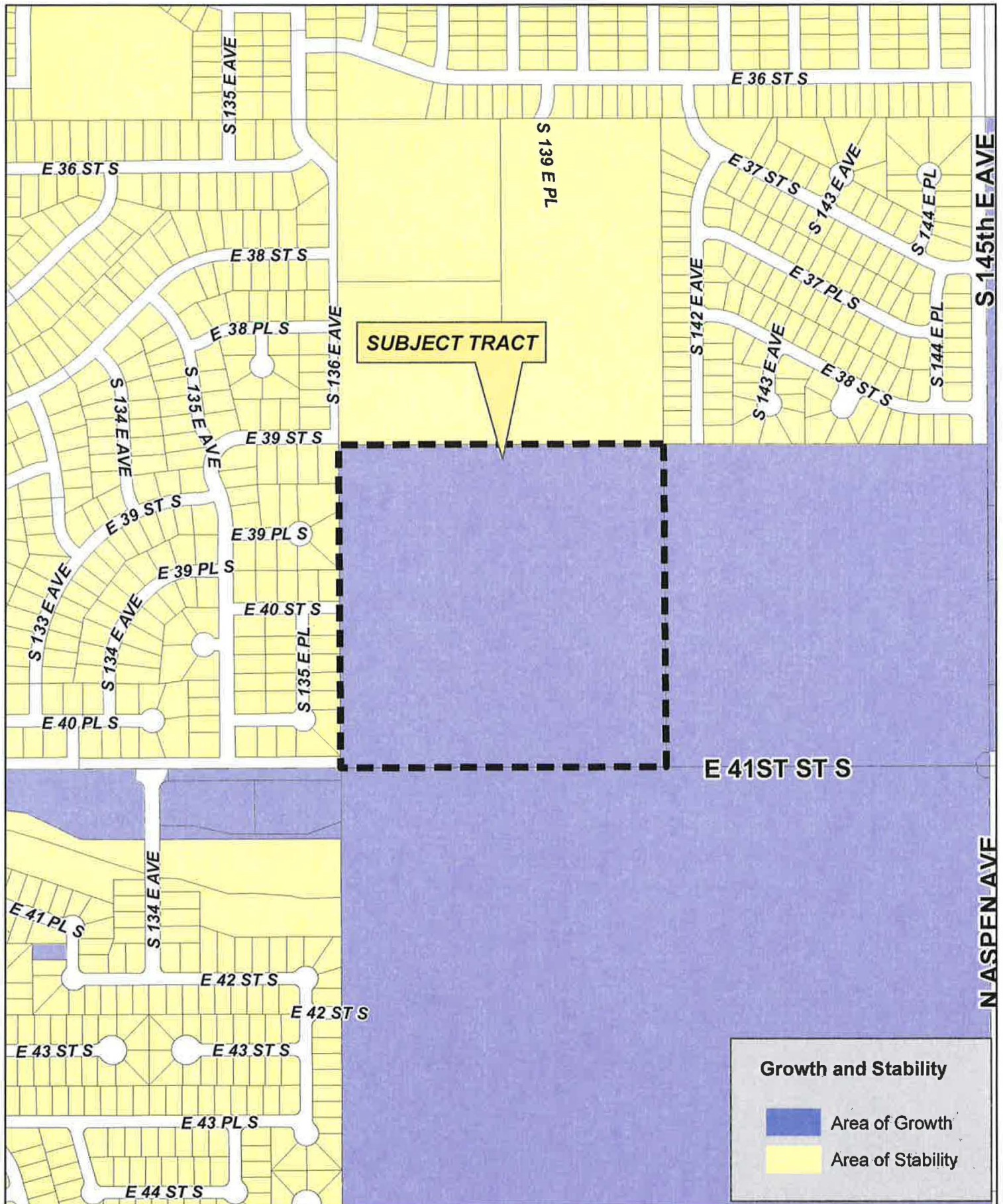


**Z-7599**

19-14 21

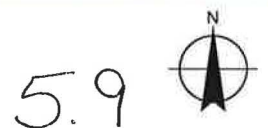






**Z-7599**

19-14 21







Tulsa Metropolitan Area  
Planning Commission

**Case :** Addison Creek Blocks 10-15

**Hearing Date:** March 3, 2021

**Case Report Prepared by:**

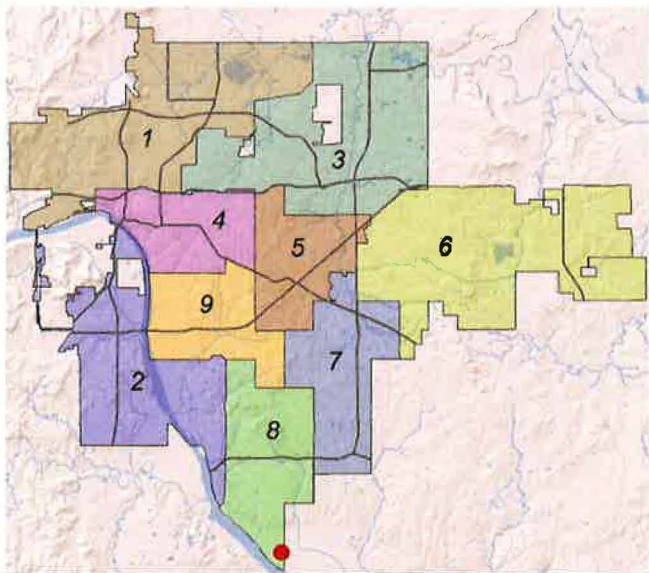
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting, LLC

*Owner:* Stone Horse Development, LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Preliminary Subdivision Plat &  
Modification to Subdivision &  
Development Regulations to extend  
allowable block length for Block 15

87 lots, 6 blocks, 24.87 ± acres

*Location:* West of South Sheridan Road at  
East 126<sup>th</sup> Place South

**Zoning:** RS-3

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary plat and the modification

**City Council District:** 8

*Councilor Name:* Phil Lakin

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat Submittal

6.1



## PRELIMINARY SUBDIVISION PLAT

### Addison Creek Blocks 10-15 - (CD 8)

West of the South Sheridan Road at East 126<sup>th</sup> Place South

This plat consists of 114 lots, 9 blocks, 7 reserve areas on 56.41± acres for use as a single-family residential subdivision.

The Technical Advisory Committee (TAC) met on June 1, 2017 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3. All lots shown on the preliminary plat conform to the lot and building regulations of RS-3 in the City of Tulsa Zoning Code.
2. **Transportation & Traffic:** Stub streets are required as shown on the preliminary plat to the west and south to provide future connections to new development. Sidewalks will be required to be installed on both sides of all residential streets.
3. **Sewer:** Proposed sanitary sewer extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.
4. **Water:** Proposed water main extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots. Label the property being platted as "site" or "project location" in the location map. Show only filed plats in the location map and label all other property as unplatted. Under the "Basis of Bearing" heading provide a bearing angle between two known points associated with this plat. Graphically show all pins found or set associated with this plat. Graphically label the Point of Beginning and Point of Commencement.
6. **Stormwater, Drainage, & Floodplain:** All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, must be clearly and accurately shown on the plat with base flood elevations labeled. It is recommended that the current effective map panels with map effective dates also be placed on the plat. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions.
7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

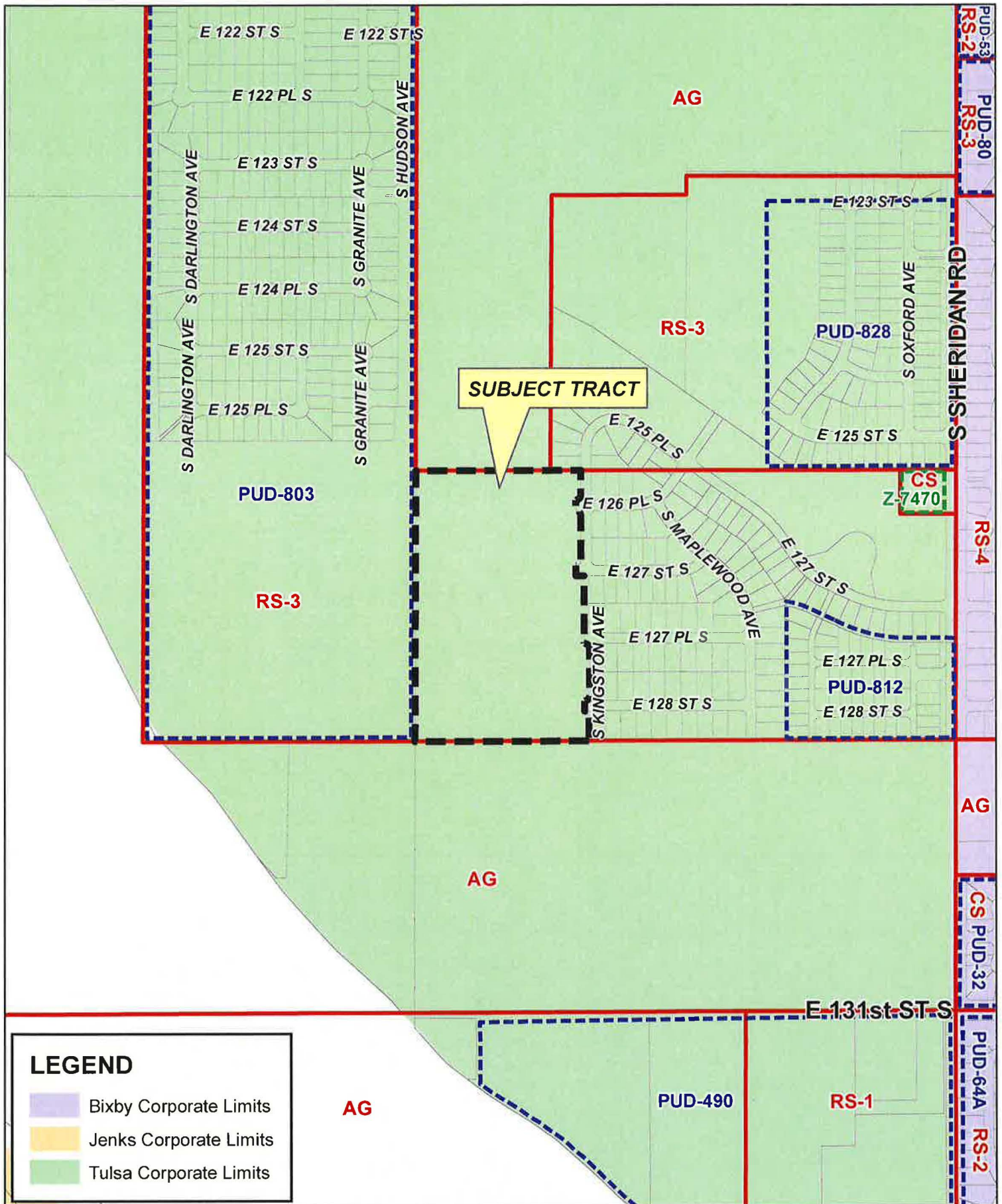
6.2

**Modification of Subdivision & Development Regulations:**

1. The applicant has requested a modification to the allowable block length for "Suburban" block types from 1,000 feet to 1,150 feet for Block 15 on the western edge of the subdivision. Given the connection to the east provided at the north end of the block and the presence of necessary drainage improvements to the west of the block, staff finds the request to extend the block length non-injurious and recommends approval of the modification.

Staff recommends **APPROVAL** of the preliminary subdivision plat and the modification of the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the regulations. Final plat approval is contingent on a final release from the City of Tulsa including Development Services, City Legal, and City Engineering.









0 Feet 300 600



Subject Tract

## ADDISON CREEK B10-19

17-13 03

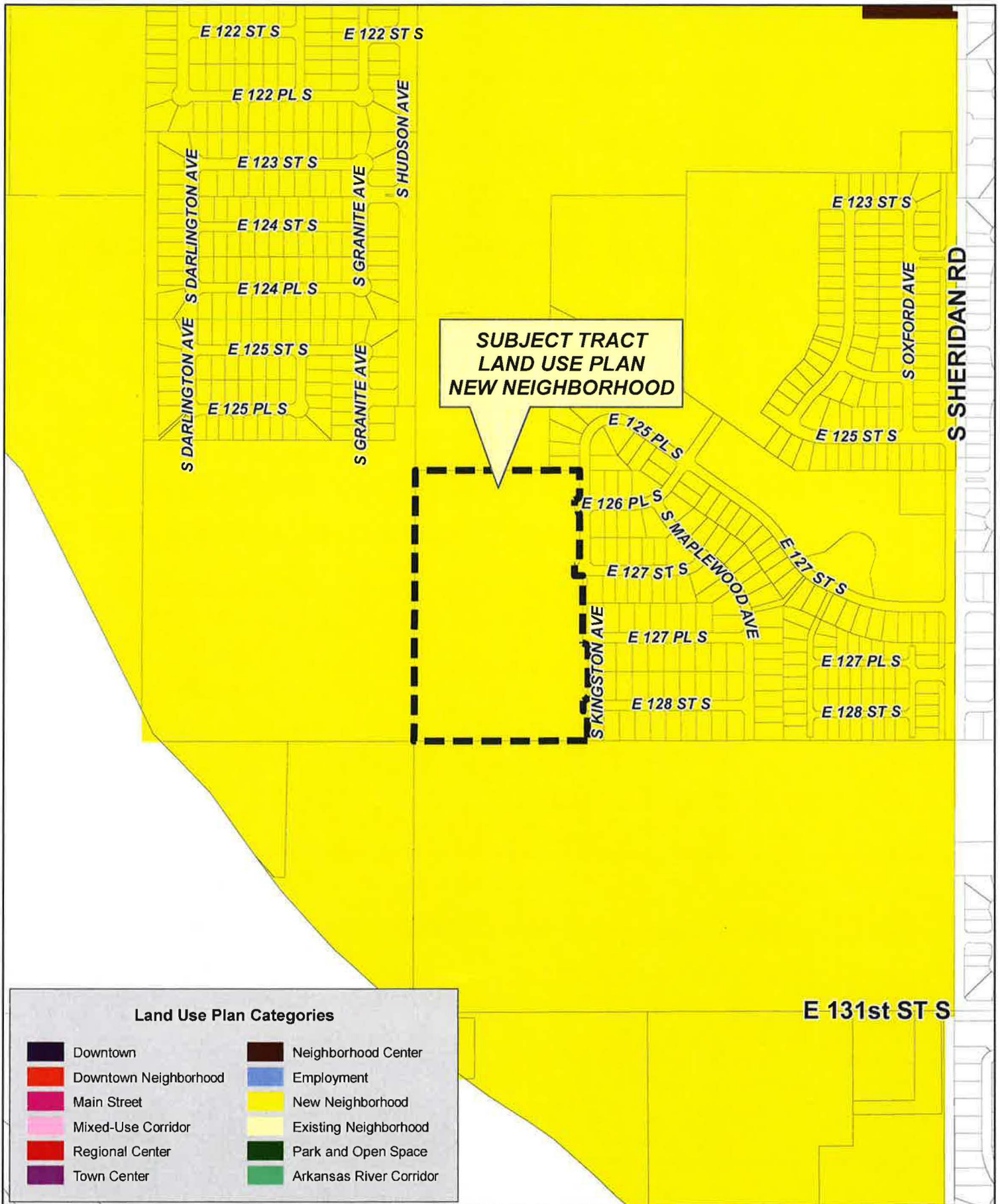
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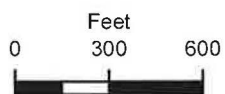
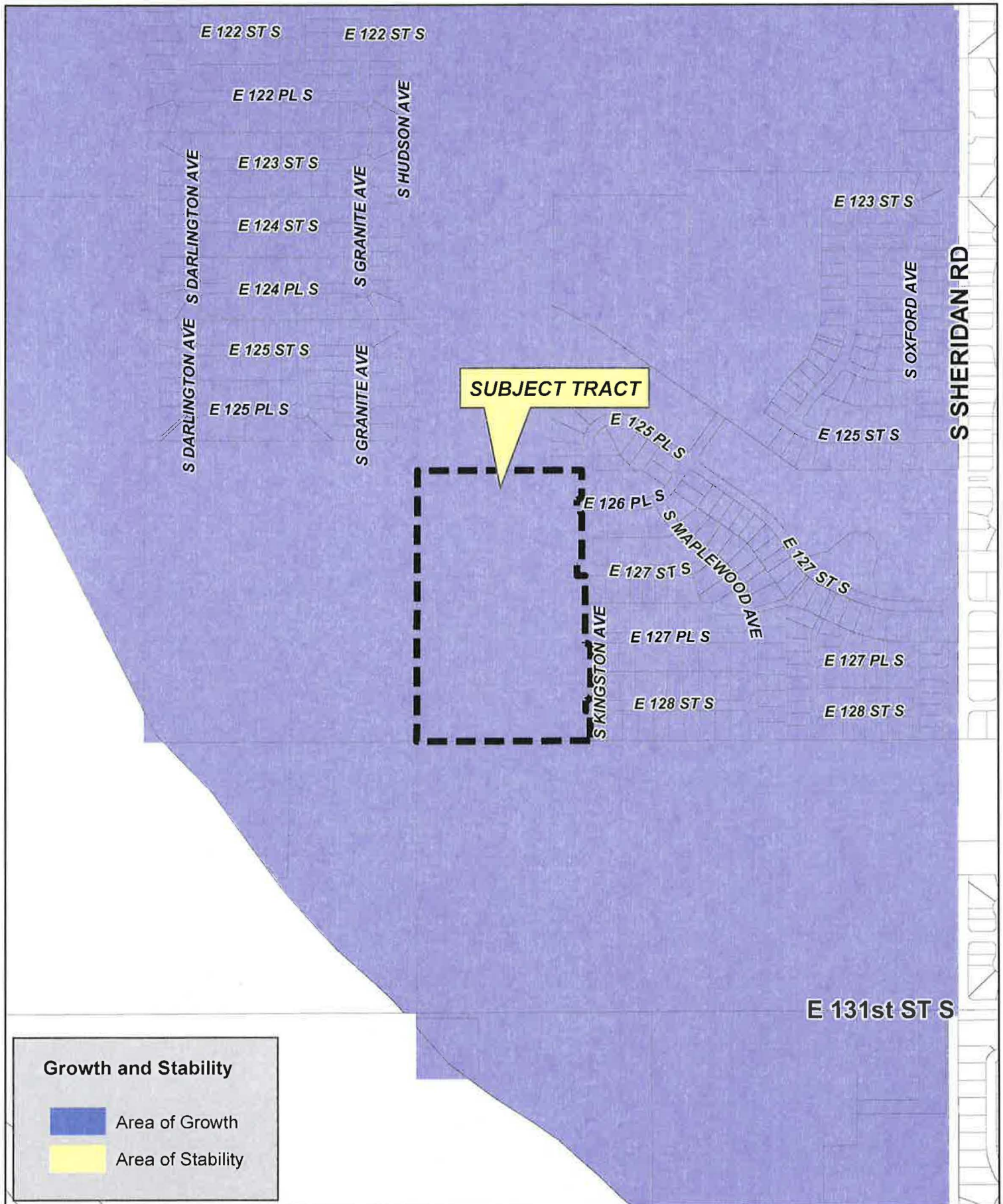
Aerial Photo Date: May 2020



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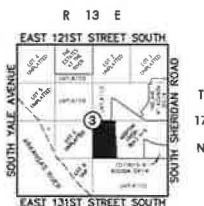


# ADDISON CREEK B10-19

17-13 03







Location Map  
Scale: 1" = 2000'

# Preliminary Plat ADDISON CREEK BLOCKS 10-15

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4)  
SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



LEGEND

BL	BUILDING LINE
BL PG	BUILDING LINE & UTILITY EASEMENT
CB	CHORD BEARING
CD	CHORD DISTANCE
DA	DELTA ANGLE
DOC	DOCUMENT
EMT	EASEMENT
FTE	FENCE & LANDSCAPE EASEMENT
GOV T	GOVERNMENT
INA	LIMIT OF NO ACCESS
RES	RESERVE
R/W	RIGHT-OF-WAY
UT	UTILITY EASEMENT
●	SET MONUMENT (SEE NOTE K)
○	FOUND MONUMENT

SUBDIVISION CONTAINS:  
EIGHTY-SEVEN (87) LOTS  
IN SIX (6) BLOCKS  
WITH TWO (2) RESERVES  
GROSS SUBDIVISION AREA: 34.893 ACRES

FINAL PLAT  
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: \_\_\_\_\_

\_\_\_\_\_ TMAPC/PCOD

CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: \_\_\_\_\_

\_\_\_\_\_ CHAIRMAN

\_\_\_\_\_ MAJOR

\_\_\_\_\_ ATTNEY CITY CLERK

CITY ATTORNEY

The approval of this final plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

## 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 3/4" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 18131" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (1983), NORTH AMERICAN DATUM 1983 (NAD83), MEASURED IN U.S. SURVEY FEET; SAID BEARINGS ARE BASED LOCALLY UPON FIELD OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - ROUND 5/8" IRON PIN AT THE NORTHEAST CORNER OF THE NORTH HALF SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 3;
  - ROUND 3/4" IRON PIN AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 3;
  - THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°12'12" 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 WINSTON AVENUE, BEING A PUBLIC STREET.

## Curve Table

CURVE	LENGTH	AREA	DELTA	CHORD BEARING	CHORD DISTANCE
1	39.27'	11.00'	90°00'00"	N43°13'14"E	15.34'
2	38.27'	25.00'	90°00'00"	N46°13'12"E	15.35'



A 39.27'  
R=25.00'  
Δ=90°00'00"  
CB=N43°14'48"E  
CD=22.54'

B 39.27'  
R=25.00'  
Δ=90°00'00"  
CB=N46°13'12"E  
CD=22.54'

DATE OF PREPARATION: January 15, 2021

Addison Creek Blocks 10-15  
SHEET 1 OF 2

Preliminary Plat  
**ADDISON CREEK**  
**BLOCKS 10-15**

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4)  
SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**DEED OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

STONE HORSE DEVELOPMENT, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID N/2 SE/4; THENCE SOUTH 89°41'48" WEST AND ALONG THE SOUTH LINE OF THE N/2 SE/4, FOR A DISTANCE OF 1796.93 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 1°18'12" WEST AND PERPENDICULAR TO THE SOUTH LINE, FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 88°41'48" WEST AND PARALLEL WITH THE SOUTH LINE, FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 1°18'12" WEST AND PERPENDICULAR TO THE SOUTH LINE, FOR A DISTANCE OF 36.00 FEET; THENCE NORTH-EASTERNLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°41'48" EAST, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 43°41'48" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°18'12" WEST AND PERPENDICULAR TO THE SOUTH LINE, FOR A DISTANCE OF 235.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 48°18'12" WEST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 1°18'12" WEST AND PERPENDICULAR TO THE SOUTH LINE, FOR A DISTANCE OF 330.00 FEET; THENCE SOUTH 88°41'48" WEST AND PARALLEL WITH THE SOUTH LINE, FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 1°18'12" WEST AND PERPENDICULAR TO THE SOUTH LINE, FOR A DISTANCE OF 50.00 FEET; THENCE NORTH-EASTERNLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°41'48" EAST, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 43°41'48" EAST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°18'12" WEST AND PERPENDICULAR TO THE SOUTH LINE, FOR A DISTANCE OF 220.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 48°18'12" WEST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 1°18'12" WEST AND PERPENDICULAR TO THE SOUTH LINE, FOR A DISTANCE OF 119.66 FEET TO A POINT ON THE NORTH LINE OF THE N/2 SE/4; THENCE SOUTH 89°50'52" WEST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 788.89 FEET TO THE NORTHWEST CORNER OF THE N/2 SE/4; THENCE SOUTH 02°27'07" EAST AND ALONG THE WEST LINE OF THE N/2 SE/4, FOR A DISTANCE OF 1326.78 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88°41'48" EAST AND ALONG SAID SOUTH LINE OF THE N/2 SE/4, FOR A DISTANCE OF 844.85 TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,083,422 SQUARE FEET OR 24.837 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (1801), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED ACCORDINGLY UPON FIELD OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) FOUND 5/8" IRON PIN AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 3;
- (2) FOUND 1/2" IRON PIN AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 3;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 01°01'12" EAST.

STONE HORSE DEVELOPMENT, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, PLATTED, AND SUBDIVIDED INTO BLOCKS, LOTS, RESERVE AREAS AND STREETS AND HAS DESIGNATED THE SAME AS "ADDISON CREEK BLOCKS 10-15", A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

**SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES**

**A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS**

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS OR WAY AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "1/4" 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, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, TELEPHONE, COMMUNICATION, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES ADDRESSED. PROVIDED HOWEVER, OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, AND REPLACING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSES OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF A UTILITY EASEMENT SHALL BE PLACED, CREATED, INSTALLED, OR MAINTAINED. PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PREPARED DRIVEWAYS, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FACILITIES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

**B. UNDERGROUND SERVICE**

1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, COMMUNICATION, AND CABLE TELEVISION SERVICE MAY BE LOCATED IN THE SOUTH AND WEST REVERSE UTILITY EASEMENTS. STREET LIGHT POLES OR STANDARDS MAY BE SERVED ONLY BY UNDERGROUND CABLE AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS 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 GAS SERVICE LINES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDISTAL, OR TRANSFORMER TO THE POINT OF USAGE AS DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL, IN WARTER, BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDISTAL, GAS MAIN, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIERS OF ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION, 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, TELEPHONE, COMMUNICATION, CABLE TELEVISION, 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 OWNERS LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION, OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES 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 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, TELEPHONE, COMMUNICATION, CABLE TELEVISION, AND GAS SERVICE AND THE OWNER OF EACH LOT OR RESERVE AREA WITHIN THE SUBDIVISION AGREES TO BE BOUND HEREBY.

**C. GAS SERVICE**

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

2. THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE 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.

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

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

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS, 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 AND/OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITHIN THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

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

**E. SURFACE DRAINAGE**

EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. 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 OWNERS LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER, THE PROPERTY OWNERS' ASSOCIATION DEFINED HEREINAFTER IN SECTION III, THE "ASSOCIATION", AND BY THE CITY OF TULSA, OKLAHOMA.

**F. PAVING AND LANDSCAPING WITHIN EASEMENTS**

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

**G. SIDEWALKS**

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA AND IN CONFORMANCE WITH THE CITY OF TULSA ENGINEERING DESIGN STANDARDS. THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A SIDEWALK WITHIN THE STREET RIGHT-OF-WAY ADJACENT TO RESERVES AND J AS DEPICTED ON THE ATTACHED PLAT. ELSEWHERE WITHIN THE SUBDIVISION, PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THE DWELLING WITHIN A LOT, THE OWNER OF THE PARTICULAR LOT SHALL CONSTRUCT, AND THEREAFTER MAINTAIN, THE SIDEWALK WITHIN THE RIGHT-OF-WAY ADJACENT TO THE LOT. SIDEWALKS SHALL BE CONTINUOUS WITH ADJOINING SIDEWALKS.

**H. CERTIFICATE OF OCCUPANCY RESTRICTIONS**

**NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA, UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS ALONG THE RESERVE AREAS AS OUTLINED IN SECTION II, HEREIN) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SURROUNDING THE ISSUANCE, FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR A TEMPORARY CERTIFICATE OF OCCUPANCY.**

**I. RESERVE AREAS**

1. RESERVES I AND J ARE HEREBY ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION DEFINED HEREINAFTER IN SECTION III, THE "ASSOCIATION".

2. ALL COSTS AND EXPENSES ASSOCIATED WITH RESERVES I AND J, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS THEREIN, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION. (SEE SECTION III FOR ADDITIONAL DETAILS AND REQUIREMENTS)

3. ALL RESERVE AREAS SHALL BE MAINTAINED AT THE SAME SCHEDULE AND STANDARD OF CARE AS ALL OTHER COMMON SPACE WITHIN "ADDISON CREEK BLOCKS 10-15", PLAT NO. 843, INCLUDING ENTRY FEATURES AND THE SHERIDAN ROAD RIGHT-OF-WAY. AT A MINIMUM, THE RESERVE AREAS SHALL BE MOWED EVERY 7-10 DAYS DURING THE GROWING SEASON.

4. RESERVES I AND J SHALL BE FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS' ASSOCIATION, REFERRED TO IN SECTION III, HEREIN. THE USE OF SAID RESERVE AREAS IS LIMITED TO THE FOLLOWING USES AS MAY BE PERMITTED BY THE CITY OF TULSA: ENTRY FEATURES, SUBDIVISION IDENTIFICATION, SIGNAGE, FENCING AND WALLS, LANDSCAPING, IRRIGATION, LIGHTING, OPEN SPACE AND PARK FEATURES, TRAILS AND SIDEWALKS, AND TO OTHER USES AS MAY BE PERMITTED BY THE CITY OF TULSA, OKLAHOMA.

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER [N/2 SE/4]  
SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

## SECTION II. LAND USE RESTRICTIONS

ALL LOTS WITHIN THE SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND SHALL BE USED SOLELY FOR SINGLE FAMILY RESIDENCES. ALL ELSE HEREIN NOTWITHSTANDING, IF PERMITTED UNDER SECTION 50.030 OF THE CITY OF TULSA ZONING CODE, ANY LOT OWNED OR DESIGNATED BY OWNER MAY BE USED FOR MODEL HOMES OR RESIDENTIAL SALES AND LEASING OFFICES UNTIL RESIDENCES HAVE BEEN CONSTRUCTED ON ALL LOTS.

1. STREET AND EASEMENT SETBACKS. NO BUILDING, WHETHER PRINCIPAL OR ACCESSORY, SHALL BE ERRECTED NEARER TO A PUBLIC STREET THAN THE BUILDING SETBACK LINES DEPICTED ON THE ACCOMPANYING PLAT, NOR SHALL ANY BUILDING ENCRACH UPON ANY UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT.

2. SIDE YARD. EACH LOT SHALL MAINTAIN SIDE YARDS WHICH IN THE AGGREGATE ARE NOT LESS THAN 10 FEET IN WIDTH AND NO SIDE YARD SHALL BE LESS THAN FIVE (5) FEET IN WIDTH. SIDE YARDS ABUTTING A STREET SHALL NOT BE LESS THAN 15 FEET, UNLESS THE GARAGE ENTRY IS LOCATED ON SUCH SIDE, WHERE IT WILL BE NO LESS THAN 20 FEET.

3. REAR YARD. THE MINIMUM REAR YARD SETBACK SHALL BE 20 FEET.

ADDITIONAL RESTRICTIONS AND COVENANTS SHALL BE PRIVATE AND WILL BE CONTAINED IN A SEPARATE INSTRUMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OR SPLITLY TITLED DOCUMENT.

#### 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 "ADDITION CREER BLOCKS 10-13" (THE "PROPERTY OWNERS' ASSOCIATION" OR "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATION, CITY OF EDMOND, OKLAHOMA, TO BE ESTABLISHED AND FORMED FOR THE COMMON PURPOSES OF MAINTAINING, RESERVE AREAS 1 AND 2, AND OTHER PROPERTY AND FACILITIES THAT ARE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION AND ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION.

FOR THE BENEFIT OF THE ASSOCIATION AND OF ALL OWNERS WITHIN THE SUBDIVISION, THE OWNER SHALL ESTABLISH VARIOUS PRIVATE RESTRICTIONS AND COVENANTS FOR THE PURPOSE OF PROVIDING ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY WITH IMPROVEMENTS THEREON. SAID PRIVATE RESTRICTIONS AND COVENANTS SHALL BE FILED WITH THE TULSA COUNTY CLERK'S OFFICE AND SHALL BE APPLICABLE TO THE LOTS WITHIN THE SUBDIVISION, AND SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS FURTHER STATED IN SAID FILED DOCUMENT.

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST IN A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, ALL AS GOVERNED BY THE ASSOCIATION'S ARTICLES OF INCORPORATION AND AS DESCRIBED IN THE SUBDIVISION'S SEPARATE COVENANTS, CONDITIONS AND RESTRICTIONS FILED AFTER THIS PLAT. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

THE 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 (J AND K) AND ANY OTHER PROPERTY AND FACILITIES THAT, FROM TIME TO TIME, ARE 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, TO BE ESTABLISHED BY THE ASSOCIATION IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, 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, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

#### A. ENFORCEMENT AND DURATION

[illegible]

THE COVENANTS CONTAINED WITHIN SECTION 1, PUBLIC STRIPS, EASEMENTS, AND UTILITIES, SECTION II, PROPERTY OWNERS' ASSOCIATION, AND SECTION III, ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, & SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY THE VOTING MEMBERS OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION. THE AMENDMENT OR TERMINATION OF ANY INSTRUMENT OR COVENANT WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, 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 THE LOT, OR ANY PART THEREOF, AND THE INSTRUMENT IS NOT RECORDED OR RECORDED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 75% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROVISION EXECUTED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, AND AN INSTRUMENT OR COVENANT PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 75% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE OF RECORDATION.

THE INVALIDITY OF ANY PHRASE, CLAUSE OR PROVISIONS HEREIN CONTAINED SHALL NOT RENDER THE BALANCE OF THIS INSTRUMENT VOID, OR UNENFORCEABLE, AND THE SAME SHALL BE ENFORCED TO THE MAXIMUM EXTENT PERMITTED BY LAW. ANY PROVISION HEREIN THAT IS NOT CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE OWNER, THE FAILURE OF THE OWNER OR ANY SUCCESSOR IN TITLE, TO ENFORCE ANY RESTRICTION, COVENANT, OR CONDITION AT ANY TIME, OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY NOR A MODIFICATION OF THESE RESTRICTIONS, COVENANTS OR CONDITIONS.

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH HEREIN, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF TULSA ZONING CODE AS THE SAME EXISTED ON THE DATE THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, FOR AS SUCCESSFULLY AMENDED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

STONE HORSE DEVELOPMENT, L.L.C.  
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY \_\_\_\_\_  
CANDY MOORE, CLERK/CY

STATE OF OKLAHOMA )  
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS  
15 DAY OF NOVEMBER, 2021, PERSONALLY APPEARED DANIEL RUHL, TO ME KNOWN TO BE  
 THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF STONE HORSE DEVELOPMENT, L.L.C. 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 THIS DAY AND YEAR LAST ABOVE WRITTEN.

NEW 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 "ADDITION CREEK BLOCKS 10-15", A SUBDIVISION WITHIN THE CITY OF TULSA, 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 \_\_\_\_\_, 2021

\_\_\_\_\_

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

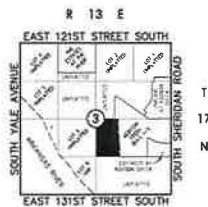
[illegible]

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, 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

NEW CONSTRUCTION EXPENSE:

NOTARY PUBLIC



Location Map  
Scale: 1" = 200'

# Conceptual Utility Plan (IDP#9542)

## ADDISON CREEK

### BLOCKS 10-15

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4)  
SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



**LEGEND**

- B/L BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CD CHORD BEARING
- CD CHORD DISTANCE
- DETAI WELLE
- DOC DOCUMENT
- ESMT EASEMENT
- VE VEHICLE & LANDSCAPE EASEMENT
- GOVT GOVERNMENT
- UNA LIMITS OF NO ACCESS
- RES RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- SET MONUMENT (SEE NOTE #2)
- FOUND MONUMENT

**SUBDIVISION CONTAINS:**  
EIGHTY SEVEN (87) LOTS  
IN SIX (6) BLOCKS  
WITH TWO (2) RESERVES  
GROSS SUBDIVISION AREA: 34.872 ACRES

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	
TMAPC/ACOG	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date:	
CHAIRMAN	
MAYOR	
ATTY: CITY CLERK	
CITY ATTORNEY	

The approval of this Final Plat will expire one year from the date of City Council approval. If not filed in the Office of the County Clerk before that date.

#### 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 1415" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83), MEASURED IN U.S. SURVEY FEET. SAID BEARINGS ARE BASED LOCALLY UPON FIELD OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - FOUND 5/8" IRON PIN AT THE NORTHEAST CORNER OF THE NORTH HALF SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 3.
  - FOUND 1/2" IRON PIN AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 3.
 THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°35'12" 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 SHERIDAN ROAD BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.



Addison Creek Blocks 1-9

**OWNER:**  
**Stone Horse Development, L.L.C.**  
AN OKLAHOMA LIMITED LIABILITY COMPANY  
CONTACT: BRIAN DORLE  
EMAIL: BRIAN@SIMMONSKOURTS.COM  
12150 East 96th Street North, Suite 200  
Owasso, Oklahoma 74055  
Phone: (918) 814-0881

**SURVEYOR/ENGINEER:**  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.E. NO. 1435  
OK.C.A.N.O. 7661, EXPIRES 6/30/2019  
EMAIL: DAN@TANNERCONSULT.COM  
5328 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929

DATE OF PREPARATION: January 15, 2011

Addison Creek Blocks 10-15  
SHEET 1 OF 1

6.11



