



Tulsa Metropolitan Area
Planning Commission

Case : Woodward Acres

Hearing Date: October 7, 2020

Case Report Prepared by:

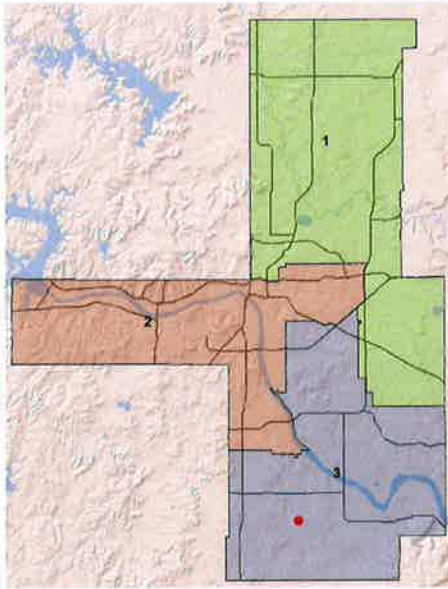
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: DD&R Properties LLC

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Minor Subdivision Plat

8 lots, 1 block, 20 ± acres

Location: Northwest corner of East 171st
Street South and South Harvard Avenue

Zoning: AG (Agriculture)

Staff Recommendation:

Staff recommends **approval** of the minor
subdivision plat

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Plat Submittal

MINOR SUBDIVISION PLAT

Woodward Acres - (County)

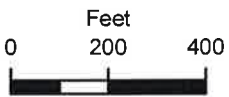
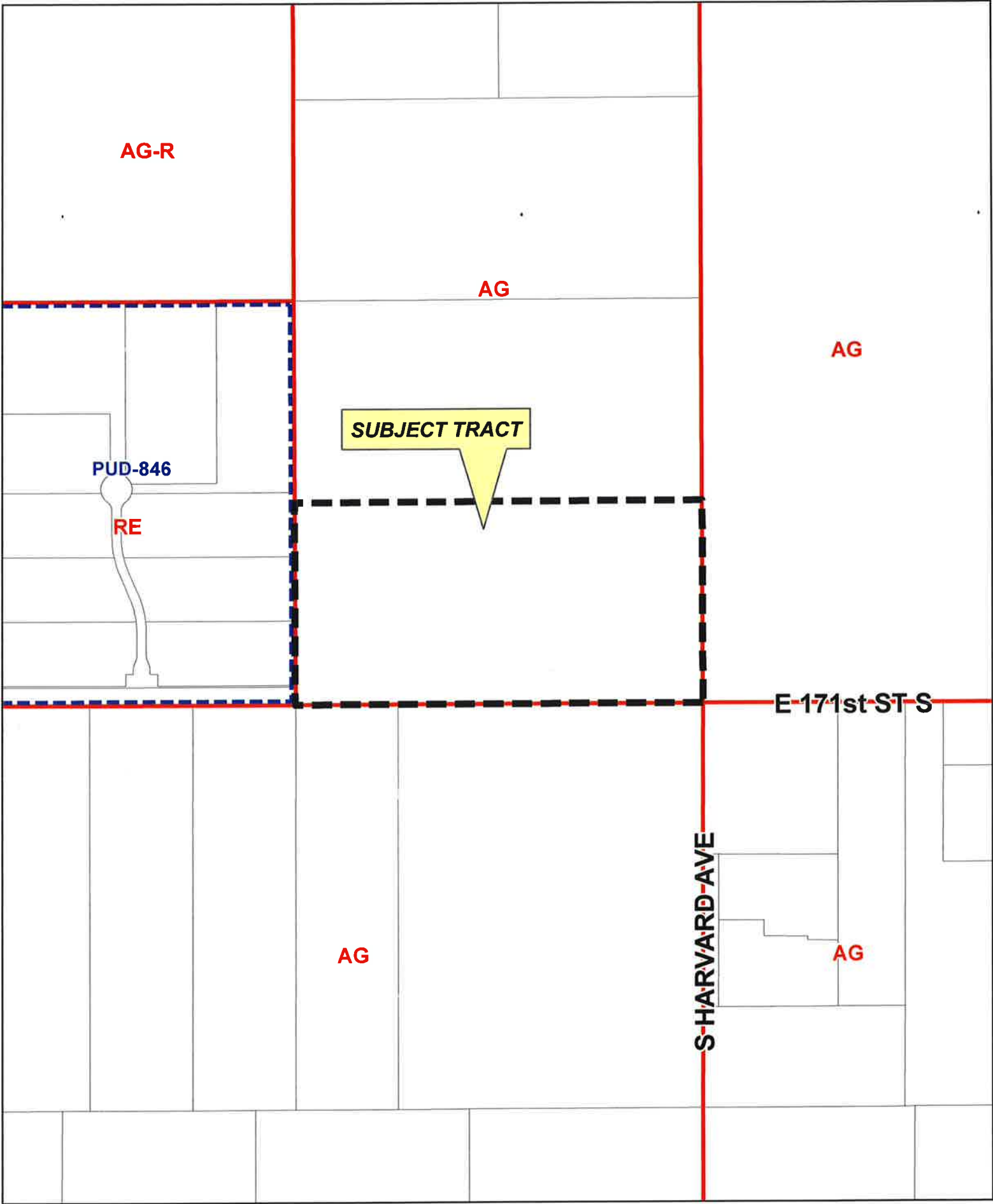
Northwest corner of East 171st Street South and South Harvard Avenue

This plat consists of 8 lots, 1 block on 20 ± acres.

The Technical Advisory Committee (TAC) met on August 6, 2020 and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the AG district.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer/Water:** On-site sewage disposal. Water service to be provided by Creek County Rural Water District #2. Any improvements to existing water lines must be approved through the RWD.
5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

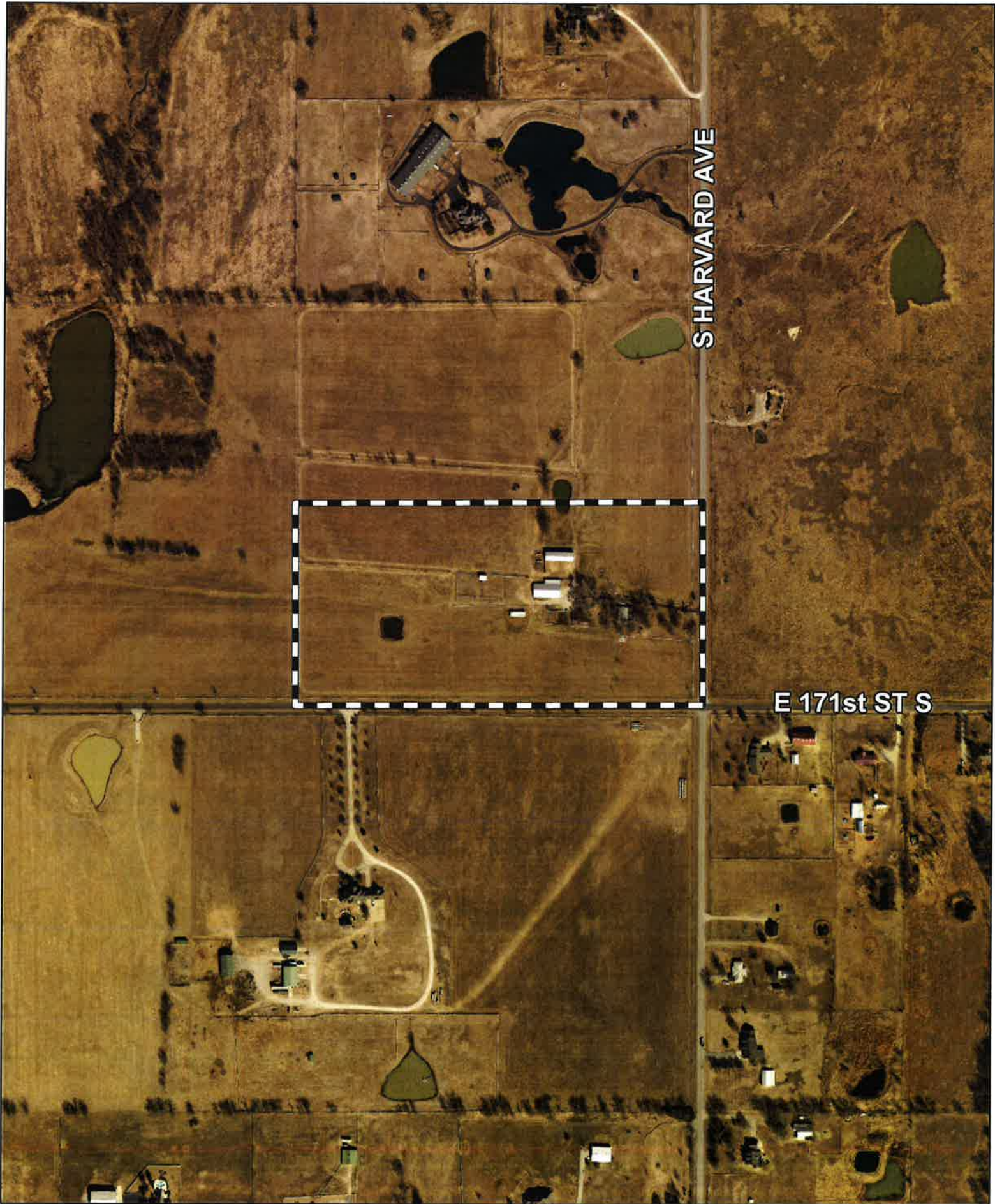
Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



**WOODWARD
ACRES**

17-13 29





S HARVARD AVE

E 171st ST S



Subject Tract

WOODWARD ACRES

17-13 29

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

Aerial Photo Date: February 2018



PRIVATE SUBDIVISION

Woodward Acres

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

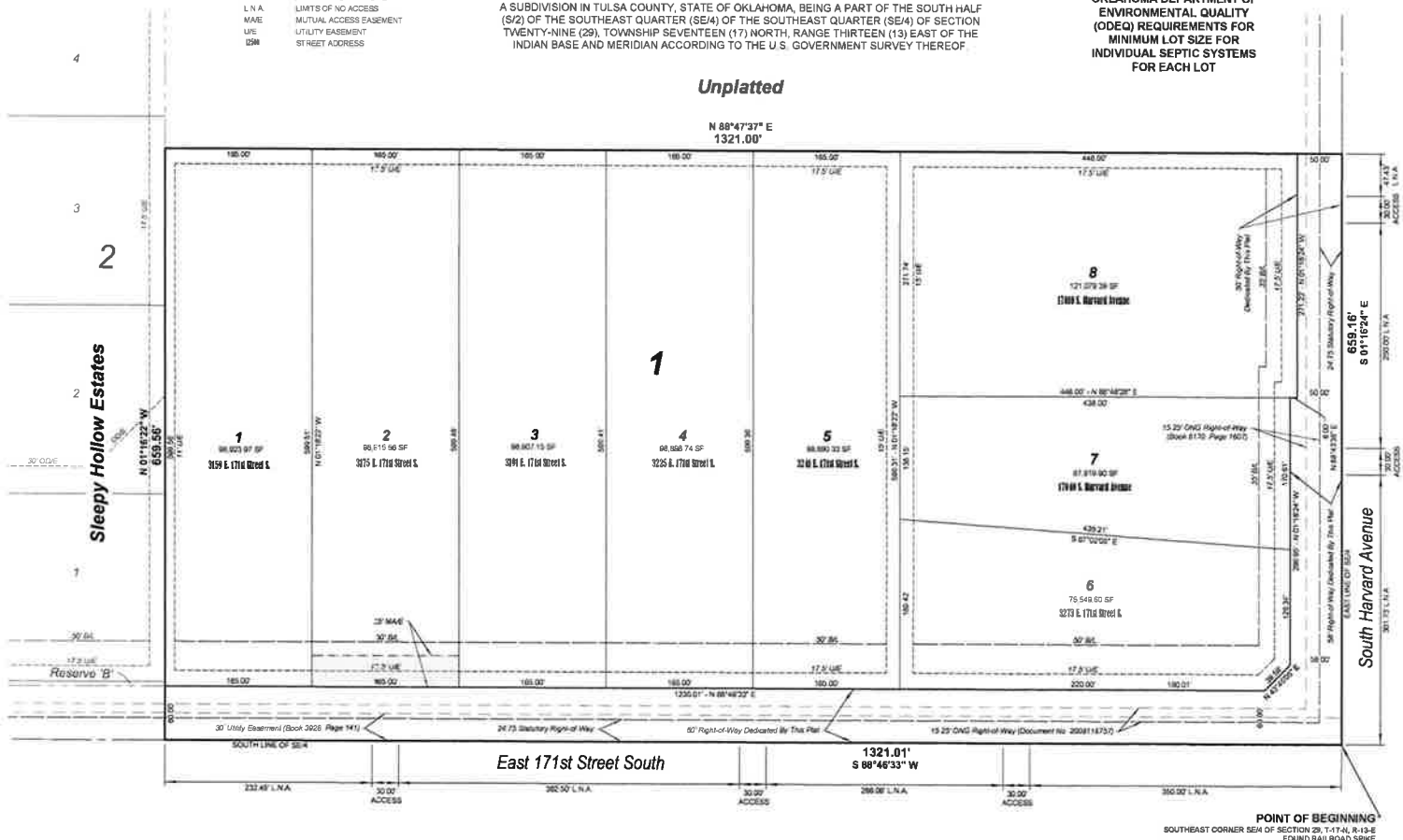
THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

Legend

- BL BUILDING SETBACK LINE
- L.N.A. LIMITS OF NO ACCESS
- MAB MUTUAL ACCESS EASEMENT
- U/E UTILITY EASEMENT
- CS# STREET ADDRESS

Unplatted

N 88°47'37" E
1321.00'



Driveway Summary Table

DRIVEWAY LOCATION	MINIMUM PIPE SIZE
BLOCK 1	
1	24" RCP OR HP
2	24" RCP OR HP
3	24" RCP OR HP
4	18" RCP OR HP
5	18" RCP OR HP
6	18" RCP OR HP
7	24" RCP OR HP
8	30" RCP OR HP

NOTE: MINIMUM PIPE SLOPE = 0.75%

**FINAL PLAT
CERTIFICATE OF APPROVAL**

HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON _____

TMAPCINDCO OFFICIAL

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____

COUNTY ENGINEER

Subdivision Statistics

PRIVATE SUBDIVISION CONTAINS EIGHT (8) LOTS IN ONE (1) BLOCK GROSS SUBDIVISION AREA: 871,019.0 SF / 20.00 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SECTION 29 AS S 88°49'33" W

Monumentation

SET 3" IRON PIN W/ GREEN 'FRITZ CAS#48' CAP OR MAG NAIL W/ 'FRITZ CAS#48' WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON

Benchmark

ON-SITE HDG OPUS SOLUTIONS REPORT (DAND 1986)

Address

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

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA UNINCORPORATED AREAS, COMMUNITY PANEL NO. 40150C0402L, OCTOBER 15, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

Owner / Developer

DD&R PROPERTIES, LLC
3017 WEST 51ST STREET
BROKEN ARROW, OK 74011
PHONE (918) 231-9829
MR ROB BREWER

Surveyor

FRITZ LAND SURVEYING, LLC
3017 WEST 51ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5648 EXPIRES 6-30-2022

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DELT CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
ahale@engineeredbydesign.pro
C.A. # 7555 EXPIRES 6-30-2022

COUNTY TREASURER STAMP

6.5

WOODWARD ACRES

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS THAT DONOR PROPERTIES, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY... IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN TULSA COUNTY, OKLAHOMA TO-WIT:

A TRACT OF LAND SITUATED IN THE SOUTH HALF (50) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY NINE (29) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTIEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA... BEGINNING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION 29...

SAID TRACT OF LAND CONTAINS 871 918 9 SQUARE FEET OR 20 0 ACRES

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (3501 0X) N; NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE1/4 OF SECTION 29 AS A BENCHMARK

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, PLATTED, MAPPED AND SUBDIVIDED INTO NINE (9) LOTS AND ONE (1) BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAN AND HAS DESIGNATED THE SUBDIVISION AS 'WOODWARD ACRES', A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA

SECTION I. UTILITY EASEMENTS AND RIGHTS-OF-WAY

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAN (WOODWARD ACRES) FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES INCLUDING STORM SEWERS, TELEPHONE LINES, CABLE TELEVISION LINES AND TRANSFORMERS, GAS LINES AND WATER LINES TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SUCH FACILITIES INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND ANY OTHER APPURTENANCES THEREOF...

A. UNDERGROUND SERVICE

- 1. OVERHEAD POLES MAY BE LOCATED ALONG THE SOUTH AND EAST PERIMETERS OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSES OF THE SUPPLY OF UNDERGROUND SERVICE STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUNDABLE AND EXPOSED AS PROVIDED THE IMMEDIATELY PRECEDING SENTENCE... ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND... UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PIPES, OR TRANSFORMERS TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT...

B. WATER SERVICE

- 1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS LOCATED ON THE LOT... WITHIN UTILITY EASEMENTS DEPICTED ON THE ATTACHED PLAN THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON COMPLETION OF A PUBLIC WATER MAIN OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN SHALL BE PROHIBITED... OKMULGEE COUNTY RURAL WATER DISTRICT BY HEREINAFTER REFERRED TO AS THE 'RWD', OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS... THE RWD SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS... THE RWD, OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ATTACHED PLAN, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF SUCH FACILITIES OWNED BY IT...

C. GAS SERVICE

- 1. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ATTACHED PLAN, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF GAS FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE... THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON HIS LOT... THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR HIS AGENT OR CONTRACTORS... THE FOREGOING COVENANTS CONCERNING UNDERGROUND GAS FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY

D. SURFACE DRAINAGE

THE LOT SHALL RECEIVE AND DRAIN IN AN UNSTRUCTURED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PRIVATE STREETS AND EASEMENTS NO LOT OWNER SHALL PERMIT TO BE CONSTRUCTED ANY FENCIBLE OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT... THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY TULSA COUNTY, OKLAHOMA

E. LIMITS OF NO ACCESS

- 1. THE OWNER HEREBY RELINQUISHES RIGHT OF VEHICULAR INGRESS AND EGRESS FROM THE LOTS WITHIN THE SUBDIVISION TO ADJOINING PUBLIC STREETS WITHIN THE BOUNDARIES DESIGNATED AS 'LIMITS OF NO ACCESS' ON THE ATTACHED PLAN... THE FOREGOING COVENANTS CONCERNING LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY TULSA COUNTY AND THE OWNERS OF THE LOT AGREES TO BE BOUND HEREBY

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS WHICH MAY RESULT FROM NECESSARY USE FOR OR MAINTENANCE AND INSTALLATION OF UNDERGROUND WATER, STORM SEWER, ELECTRICAL, NATURAL GAS, COMMUNICATIONS OR TELEPHONE FACILITIES PROVIDED HOWEVER, TULSA COUNTY, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES

G. PRIVATE SANITARY SEWERAGE

- 1. WITHIN THIS SUBDIVISION, SEWERAGE IS INITIALLY INTENDED TO BE DISPOSED OF BY INDIVIDUAL SEPTIC TANK DISPOSAL SYSTEMS OR ALTERNATIVE SEPTIC SYSTEMS WHICH ARE SUBJECT TO REGULATION BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY... THE APPROVAL AND RELEASE OF THE PLAN OF THIS SUBDIVISION DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY THAT EACH SEPTIC TANK SYSTEM OR ALTERNATIVE SEPTIC SYSTEM WILL FUNCTION PROPERLY... IF NOT PROVIDED BY THE DEVELOPER, THE OWNER MAY NOT BE RESPONSIBLE FOR SUPPLYING PERCOLATION TESTING INFORMATION TO THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY FOR APPROVAL OF SEPTIC SYSTEM OR ALTERNATIVE SEPTIC SYSTEMS... THE SEPTIC SYSTEM OR ALTERNATIVE SEPTIC SYSTEM AND THE SEWER SERVICE LINE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS... THE APPROVED PLANS MUST BE SUBMITTED TO THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY AND SHALL INCLUDE A SEWER LINE LOCATED AND DESIGNED TO PERMIT EFFECTIVE CONNECTION TO FUTURE PUBLIC SANITARY SEWER EXTENSIONS TO THE LOT... SUBSEQUENT TO INSTALLATION OF THE SEPTIC SYSTEM OR ALTERNATIVE SEPTIC SYSTEM, NO DRIVE, PAVING, SWIMMING POOL, LAWN SPRINKLER SYSTEM OR BUILDING SHALL BE CONSTRUCTED OVER THE AREA OF THE LOT CONTAINING THE SEPTIC TANK, SEPTIC SYSTEM, LATERAL LINES OR ALTERNATIVE SEPTIC SYSTEM... THE FOREGOING COVENANTS CONCERNING SEWERAGE FACILITIES SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY TULSA COUNTY, OKLAHOMA OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY

H. MUTUAL ACCESS EASEMENT

ALL UTILITY EASEMENTS DEPICTED AS 'MUTUAL ACCESS EASEMENT' ON THE ACCOMPANYING PLAN ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS AND VISITORS, AND SHALL BE AFFIRMATIVE TO EACH AFFECTED LOT OWNER PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION

SECTION II. RESTRICTIONS AND COVENANTS

A. ARCHITECTURAL COMMITTEE

WOODWARD ACRES ARCHITECTURAL COMMITTEE WILL BE FORMED TO REVIEW AND APPROVE ANY STRUCTURE TO BE BUILT ON ANY LOT OR PART THEREOF AND SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN... THE COMMITTEE MAY APPOINT A SINGLE ADDITIONAL MEMBER AS A POINT IN TIME MUTUALLY AGREEABLE TO AT LEAST 80% OF THE RECORD LOT OWNERS

B. PRIVATE RESTRICTIONS

- 1. STRUCTURES BUILT A LOT SHALL BE PRIMARILY FOR ONE (1) SINGLE FAMILY RESIDENCE PURPOSES... 2. NO RESIDENTIAL STRUCTURE SHALL BE ERECTED OR PLACED ON A LOT WHICH HAS AN AREA OF LESS THAN TWO THOUSAND (2000) SQUARE FEET EXCLUSIVE OF GARAGE, BASEMENT, PORCHES AND PORTOPS... 3. NO MOBILE HOMES OR MANUFACTURED HOUSING UNITS SHALL BE MAINTAINED, ALLOWED, OR PERMITTED ON ANY PART OF THE GRANTEE PROPERTY... 4. ABOVE GROUND SWIMMING POOLS ARE PROHIBITED UNLESS APPROVED IN WRITING BY THE WOODWARD ACRES ARCHITECTURAL COMMITTEE... 5. NO OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON THE GRANTEE PROPERTY NOR SHALL ANYTHING INCLUDING LIVESTOCK, BE MAINTAINED, ALLOWED OR PERMITTED ON ANY PART OF THE GRANTEE PROPERTY WHICH MAY BE OR BECOME AN OBSTACLE OR HAZARD TO THE SURROUNDING HOMES... CHICKENS MAY BE MAINTAINED AND KEPT ON THE GRANTEE PROPERTY... 6. THE GRANTEE PROPERTY SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES... 7. ALL OUTBUILDINGS SHALL BE ERECTED AND MAINTAINED EVEN WITH OR BEHIND THE FRONT LINE OF THE RESIDENCE ON THE LOT... 8. NO STRUCTURE OF A TEMPORARY CHARACTER: TRAILER, BASEMENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED ON ANY PART OF A LOT AND SHALL AT ANY TIME BE USED AS A RESIDENCE... 9. CELLULAR TOWERS OR OTHER COMMUNICATIONS FACILITIES OF SUBSTANTIAL SIZE ARE PROHIBITED... 10. NO EXISTING OR OFF-SITE BUILT STRUCTURE SHALL BE MOVED ONTO OR PLACED ON ANY LOT... 11. NO IMPERMISSIBLE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT OR EXCEPT WITHIN AN ENCLOSED GARAGE... 12. A MAXIMUM OF TWO (2) RECREATIONAL VEHICLES, TRAVEL TRAILERS AND BOATS, OR ANY COMBINATION THEREOF (COLLECTIVELY RECREATIONAL VEHICLES) SHALL BE STORED OUTDOOR ON THE LOT... 13. LOT SPLITS ARE PROHIBITED

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREBIN 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. UTILITY EASEMENTS AND RIGHTS-OF-WAY AS SET FORTH HEREIN... THE FOREGOING COVENANTS CONCERNING UNDERGROUND GAS FACILITIES SHALL BE ENFORCEABLE ONLY BY THE OWNER OF A LOT AND/OR THE WOODWARD ACRES ARCHITECTURAL COMMITTEE... THE UNDESIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS SET FORTH WITHIN SECTION I. IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS TO PREVENT HIM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANTS AND/OR TO RECOVER DAMAGES... THE FOREGOING COVENANTS CONCERNING UNDERGROUND GAS FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY

B. DURATION

THESE COVENANTS AND RESTRICTIONS SET FORTH WITHIN THIS DEED OF DEDICATION 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. UTILITY EASEMENTS AND RIGHTS-OF-WAY 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 TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPCO) OR ITS SUCCESSORS AND TULSA COUNTY... THE COVENANTS AND RESTRICTIONS CONTAINED WITHIN SECTION I. RESTRICTIONS AND COVENANTS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST TEN (10) OF THE LOTS... IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER DURING HIS OWNERSHIP OF AT LEAST 10% OF THE LOTS AND ANY AMENDMENT PROPERLY EXECUTED BY THE OWNERS OF 80% OF THE LOTS, THE INSTRUMENT EXECUTED DURING HIS OWNERSHIP SHALL PREVAIL... THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS 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 OWNER/DEVELOPER HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____ 2020

DDAR PROPERTIES, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: ROB BREWER, MANAGER

STATE OF OKLAHOMA COUNTY OF TULSA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS _____ 2020, PERSONALLY APPEARED TO ME ROB BREWER, MANAGER OF DDAR PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF SAID ENTERPRISE LLC FOR THE USES AND PURPOSES THEREIN SET FORTH

MY COMMISSION EXPIRES 03/31/2022 MY COMMISSION NUMBER 1826888



CERTIFICATE OF SURVEY

I, ANDY FRITZ OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #3844, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS 'WOODWARD ACRES', A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

ANDY FRITZ LICENSED PROFESSIONAL LAND SURVEYOR OKLAHOMA #1884 STATE OF OKLAHOMA COUNTY OF TULSA



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 17TH DAY OF JULY, 2019, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH

JANUARY 17, 2020 MY COMMISSION EXPIRES 06/30/2021 MY COMMISSION NUMBER 1902698



CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

THE TULSA OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAN FOR THE USE OF PUBLIC WATER SYSTEMS AND INDIVIDUAL ON-SITE SEWER SYSTEMS ON THE _____ DAY OF _____ 2020

MICHAEL CHAD KELLER SA ENVIRONMENTAL PROGRAM SPECIALIST IV DEPARTMENT OF ENVIRONMENTAL QUALITY