Board of Adjustment

Staff Report
BOA-24119

Hearing Date: October 27, 2026
Prepared by: Christopher Willis
ctwillis@cityoftulsa.org
918-596-7620

Owner and Applicant Information

Applicant: Mark Capron, Wallace Design Collective

Property Owner: LDF Properties of Oklahoma, LLC

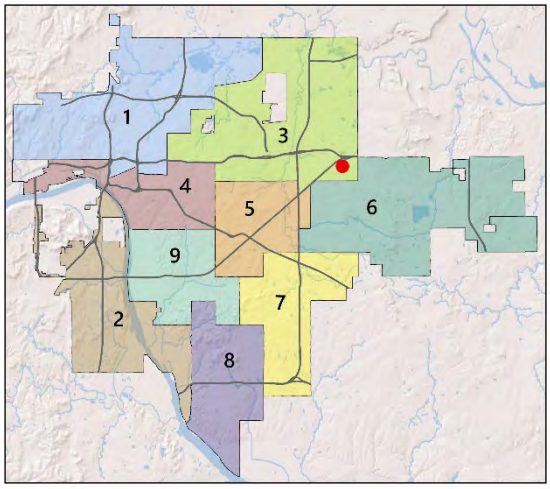
Property Location

13412 East Admiral Place

Tract Size: ±29.33 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Jackie Dutton
County Commission: District 1, Stan Sallee

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300' radius – min. 10 days in advance

Request Summary

Special Exception to permit barbed-wire or razor-wire fencing in the CG district (Section 45.080-C).

Zoning

Zoning District: CG, IL, RMH

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use, Employment

Small Area Plans: East Tulsa

Development Era: Future Growth, Late Automobile

Transportation

Major Street & Highway Plan: Freeway, Secondary Arterial, Residential Collector

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks

Environment

Flood Area: FEMA 500-year Floodplain, Tulsa Regulatory Floodplain

Tree Canopy Coverage: 30-49%

Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a special exception to permit barbed-wire or razor-wire fencing in the CG district (Section 45.080-C). The applicant is proposing to construct a wall with razor wire on top, around a portion of the proposed distribution facility. The proposed wall with razor wire is to be in the CG zoned portion of the parcel, which requires a special exception.

Section 45.070 Fences and Walls

45.070-C Barbed-wire and razor-wire fencing is permitted as of right in AG, IL, IM, and IH districts, except as limited by Title 24, Section 103 of the Tulsa Revised Ordinances. Barbed-wire and razor-wire fencing is prohibited in all other districts unless approved in accordance with the special exception procedures of Section 70.120, subject to the limitations of Title 24, Section 103 of the Tulsa Revised Ordinances.

Relevant Case History

- None found.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Multiple Use. Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

The subject property is also designated as Employment. Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	IL, OL, CG, CS	Employment, Multiple Use	Commercial vehicle repair/maintenance then I-44, Truck Stop
East	IL, RMH	Employment	Commercial vehicle repair/maintenance, Warehouse
South	CG, IL, RMH	Employment, Multiple Use	Vacant
West	CG, CS, RS-3	Multiple Use	I-44 then Equip. & Materials Storage, Outdoor, Warehouse

Small Area Plans

The subject property is included in the East Tulsa Phase II Planning Area. The East Tulsa Community Detailed Implementation Plan was adopted in 2005 with the intention to realize East Tulsa's vision of a prosperous, diverse

community that supports and provides businesses, employment centers, neighborhoods, centers of faith, educational and community facilities, and recreational and leisure facilities for its area residents, workers, students, shoppers, and visitors. Phase II consists of approximately 5 square miles of East Tulsa along the Highway 412 Corridor.

Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

The subject property is also in an area designated for Future Growth. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

Transportation
Major Street & Highway Plan: I-44 runs along the west perimeter of the subject property and is classified as a Freeway, which has a planned minimum right-of-way width of subject to Department of Transportation regulations. East Admiral Place runs to the north of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 feet. A Conceptual Road Alignment runs to the east of the subject property and is classified as a Residential Collector, which has a planned minimum right-of-way width of 60 feet.

Comprehensive Plan Street Designation: N/A

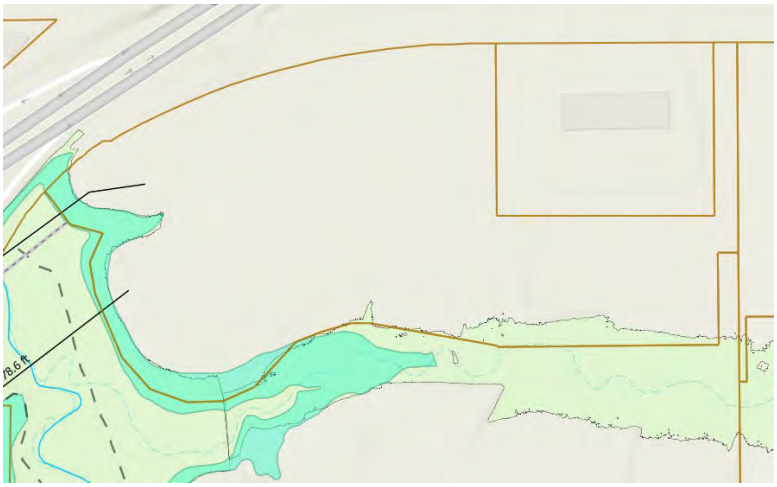
Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: East Admiral Place has an average annual daily traffic (AADT) count of 2,848 vehicles per lane.

Environmental Considerations
Flood Area: The subject property is located partially within a FEMA 500-year Floodplain and a Tulsa Regulatory Floodplain.



Tree Canopy Coverage: Tree canopy in the area is 39%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Site Photos

View south from East Admiral Place, April 2025 (Image from Google Street View)

View east from East Skelly Drive, April 2025 (Image from Google Street View)

Sample Motion

Special Exception

I move to *approve or deny* a special exception to permit barbed-wire or razor-wire fencing in the CG district (Section 45.080-C);

- per the conceptual plan(s) shown on page(s) _____ of the agenda packet.
- subject to the following conditions (including time limitation, if any): _____.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

LT BK 1, LDF PARK-PHASE 1, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map

Feet
0 250 500

Subject Tract

BOA-24119

19-14 04

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

Aerial Photo Date: 2025

N

Feet
0 150 300

Subject Tract

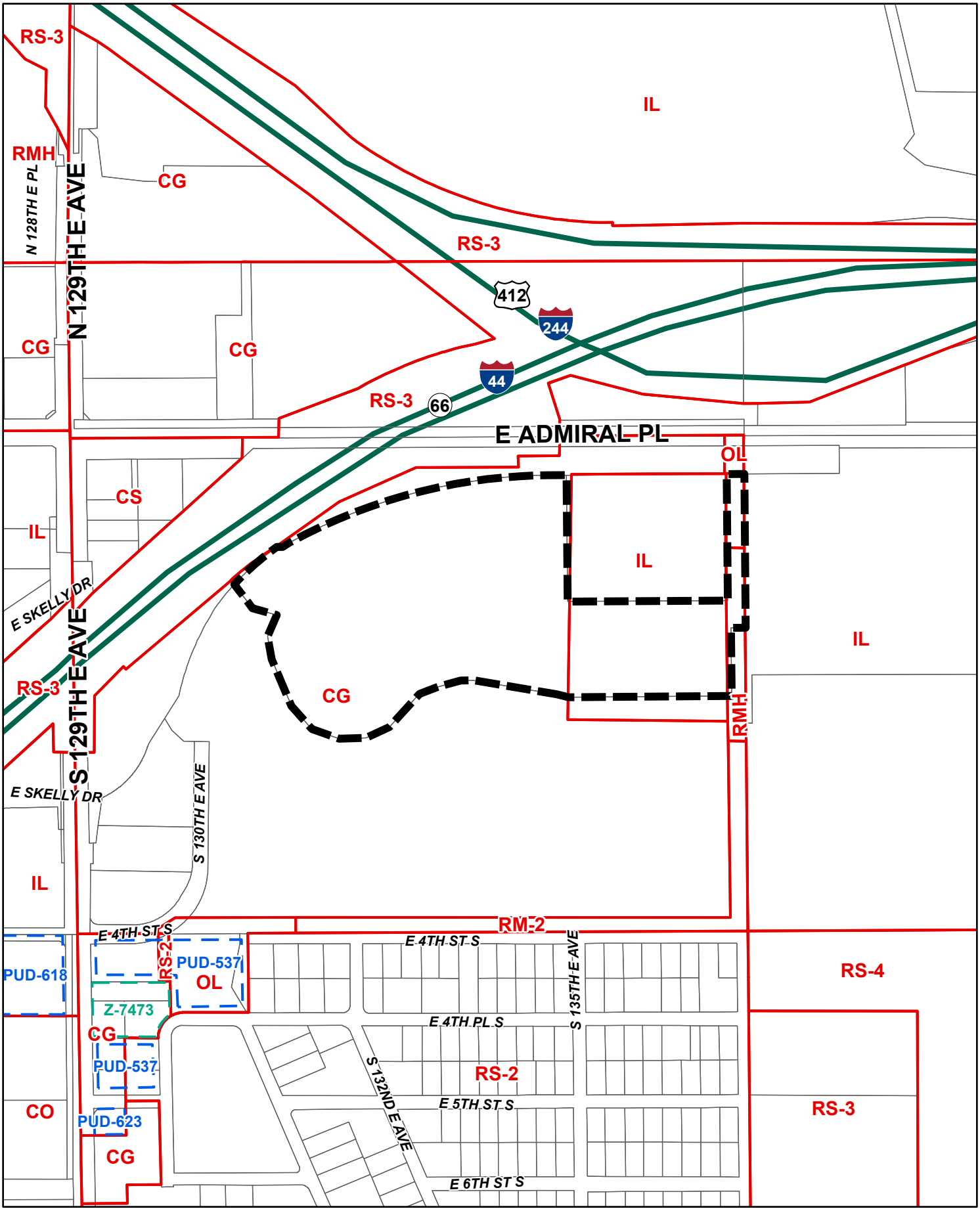
BOA-24119

19-14 04

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

Aerial Photo Date: 2025

N



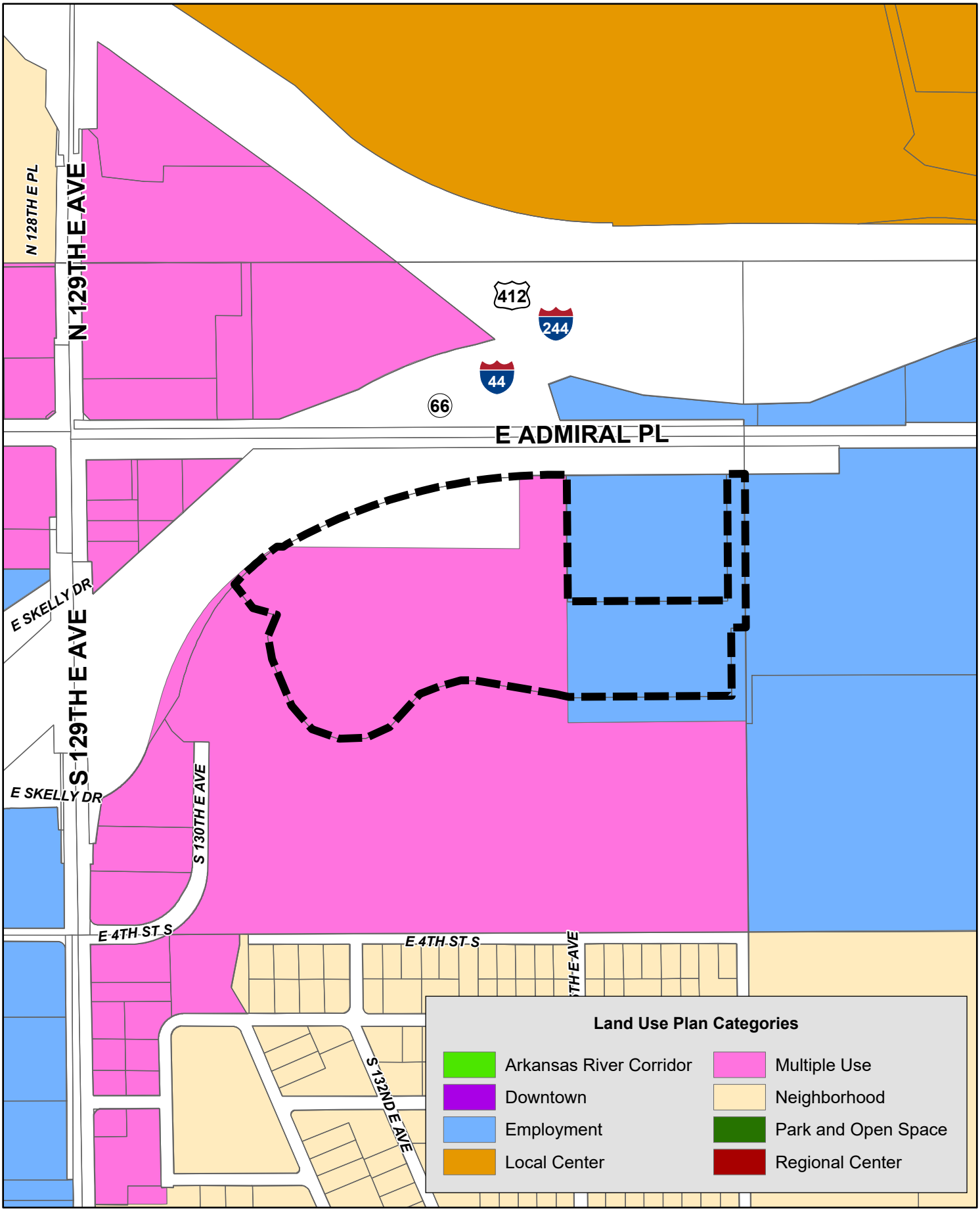
Feet
0 250 500

Subject Tract

BOA-24119

19-14 04

N



Feet
0 250 500

Subject Tract

BOA-24119

19-14 04

N

Special Exceptions

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Below, explain how your requests satisfy these conditions:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code; and

   The intent of the Zoning Code here is to make sure property uses are compatible with their surroundings. Even though this property is zoned Commercial General, it operates as a warehouse and distribution facility, which naturally needs a higher level of site security. Because of how the property is configured—with significant separation from main roads, the main building screening the view, and thick woods bordering the rest—the fence fits right into the context of the site without affecting the character of the area or surrounding properties.

2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

   The fence won't negatively impact the neighborhood or the public because it's practically hidden from view. It sits way back over 1,000 feet from the property line, so it isn't right up against the street or neighboring lots. The west and south sides are completely buffered by a heavily wooded floodplain, the main building blocks the view from the north, and the east side faces other industrial properties. It gives us the security we need for warehouse operations without causing any visual clutter or harm to anyone nearby.

Conditions

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

If your application is approved, you will likely need additional permits.

Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.

Plan Corrections Summary Requirement

An official Plan Corrections Summary issued to the Applicant from the City of Tulsa Permit Center must accompany every application. I understand, and take responsibility for, the following:

1. All requirements set forth in the Plan Corrections Summary must be met, or the relief detailed in said document must be sought in an application to the Board of Adjustment (BOA) for any of the requirements which cannot be met. If the applicant does not request the relief detailed in the Plan Corrections Summary, additional BOA action may be required, which may result in significant delays during the building permit process.

2. If the plans reviewed by the City for the issuance of the Plan Corrections Summary are changed, the plans must be re-submitted to the City, and an additional Plan Corrections Summary may be issued based upon the new plans which may result in additional requirements or an additional application to the Board being necessary.

I hereby certify that I have read and understand the above Plan Corrections Summary requirements for the subject property.

Mark B. Capron Digitally signed by Mark B. Capron DN: C=US, E=mark.capron@wallace.design, CN=Mark B. Capron Date: 2026.09.09 08:55:15-05'00' 9/9/2026

Applicant Signature Date

Platting/Subdivision Compliance Review Requirement

A platting requirement or subdivision conformance review is in place for the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, as follows:

> For any land which has been rezoned to a zoning classification upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment to permit those uses expressly stated in Section 70.080-B.2.b of the City of Tulsa Zoning Code, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, or a subdivision conformance review as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or comply with standards set by the subdivision conformance review for the subject property.

Mark B. Capron Digitally signed by Mark B. Capron DN: C=US, E=mark.capron@wallace.design, CN=Mark B. Capron Date: 2026.09.09 08:55:47-05'00' 9/9/2026

Applicant Signature Date

Mailing Authorization and Release

I authorize City of Tulsa staff to obtain property owners' names and addresses as required for this application. I understand that City of Tulsa staff will use County Assessor data to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes.

I hereby release and forever discharge the City of Tulsa, its agents and successors, from any actual or potential cause of action, suit or proceeding brought by me, my agents or assigns, based on the names and addresses obtained by the City of Tulsa as required in this application.

Mark B. Capron Digitally signed by Mark B. Capron DN: C=US, E=mark.capron@wallace.design, CN=Mark B. Capron Date: 2026.09.09 08:56:16-05'00' 9/9/2026

Applicant Signature Date

Neighbor Communications

Advance communication with surrounding neighbors is encouraged by the Board of Adjustment, Planning Commission, and City Council to help educate applicants and neighbors about one another's interests; resolve issues in a manner that respects those interests; and identify unresolved issues before initiation of formal public hearings.

Applicants are encouraged to submit a summary of their communication and engagement with neighbors at or before the first required public hearing. The recommended content of such summaries is as follows:

a. Efforts to notify neighbors about the proposal (how and when notification occurred, and who was notified);

b. How information about the proposal was shared with neighbors (mailings, workshops, meetings, open houses, fliers, door-to-door handouts, etc.);

c. Who was involved in the discussions;

d. Suggestions and concerns raised by neighbors; and

e. What specific changes (if any) were considered and/or made as a result of the neighbor communications.

Mark B. Capron Digitally signed by Mark B. Capron DN: C=US, E=mark.capron@wallace.design, CN=Mark B. Capron Date: 2026.09.09 08:56:34-05'00' 9/9/2026

Applicant Signature Date

\\civil-server\Projects\2440358 LDF Site Design\04 Production\01 Design Drawings\03 Exhibit\2440358 SE Fence Exhibit.dwg

GATE

LDF DISTRIBUTION FACILITY

LDF PARK-PHASE I

1

1

Inland Truck Parts

1

1

PERIMETER FENCE

GATE

EXTENDED BUILDING WALL

GATE

RESERVE AREA A
STORMWATER DETENTION EASEMENT

2

1

Inland Truck Parts

1

1

PERIMETER FENCE

R-14-E

(I-244) EXPRESSWAY/
I-44) SKELLY DRIVE

LDF PARK-PHASE I

INLAND TRUCK PARTS

SOUTH 129th EAST AVE.

SOUTH 145th EAST AVE.

4

PROJECT LOCATION

T 19 N

EAST 11TH STREET

LOCATION MAP

SCALE: NTS

0 75 150

1" = 150'

FENCE EXHIBIT
SPECIAL EXCEPTION

LOT ONE (1), BLOCK ONE (1),LDF PARK-PHASE I, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

LEGEND

EXTENT OF RAZOR WIRE ON WALL

DATE: 9/24/2026

wallace design collective

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858 · 800.364.5858
wallace.design

REQUEST FOR WAIVER OF LETTER OF DEFICIENCY REQUIREMENT

If the Board staff waives the requirement that an LOD accompany an application to the Board**, the Applicant is responsible for requesting all necessary relief and for citing the sections of the Zoning Code pertinent to the relief sought.** (The waiver of the requirement that an LOD accompany an application to the Board shall not be considered a waiver of the necessity to apply for a building permit or a zoning clearance permit, as may be required by the particular proposed use or construction**.**) **In the event that the applicant does not request all necessary relief, additional BOA action may be required resulting in significant delays during the building permit process.**

I hereby certify that I have read and understand the above requirements and that I request that the LOD requirement be waived for the subject property in case number: BOA-_____

Mark B. Capron Digitally signed by Mark B. Capron
DN: C=US, E=mark.capron@wallace.design, CN=Mark B. Capron
Date: 2026.09.23 16:05:21-05'00'

Applicant's Signature **Date** 9/10/2026

Approved by: _____

Tulsa County Clerk - MICHAEL WILLIS
Doc #: 7267 Page(s): 3 Recorded: 09/10/2026 01:53:11 PM
Receipt #: 2026-58716 Fees: $20.00

LDF PARK-PHASE I

A RESUBDIVISION OF PART OF LOT ONE (1), BLOCK ONE (1), INLAND TRUCK PARTS, AND A TRACT OF LAND THAT IS A PART OF GOVERNMENT LOTS FIVE (5) AND SIX (6) AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
IDO Land Holdings LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
111 South Elgin Avenue
Tulsa, Oklahoma, 74102
CONTACT: MATT KLIMISH

OWNER:
LDF Properties of Oklahoma, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
1406 Terrace Drive
Tulsa, Oklahoma, 74104
CONTACT: GARY FLEMING

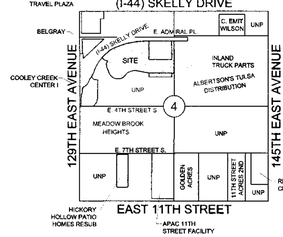
ENGINEER/SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
SCOTT RODEHAVER, P.E.
scottrodehaver@wallace.design
R. WESLEY BENNETT, PLS 1562
wes.bennett@wallace.design

NOTES:
1. OD/E & STORMWATER DETENTION EASEMENT PER INLAND TRUCK PARTS PLAT *(TO BE PARTIALLY CLOSED & VACATED)*
2. THIS STREET R/W IS NOT INTENDED TO BE A PERMANENT DEAD-END STREET. IT IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONNECTED TO STREETS THAT MAY BE BUILT IN THE FUTURE, THEREBY PROVIDING ACCESS TO AND FROM ABUTTING PROPERTIES.

N

0 120 180 240
1" = 120'

R 14 E
(I-244) EXPRESSWAY/
(I-44) SKELLY DRIVE



T 19 N

Location Map
SCALE: 1"=2000'

FINAL PLAT
ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA PLANNING COMMISSION
APPROVAL DATE AUG 05 2026
Susan Miller
TMAPC

Zayd Bell
CITY ENGINEER

COUNCIL OF THE CITY OF TULSA OKLAHOMA
APPROVAL DATE SEP 02 2026
Karen Gilbert
CHAIR

SEP 09 2026
MAYOR

Kelsey Cunningham
Deputy City Clerk
City of Tulsa
ATTEST: CITY CLERK

Audrey D Blank
Asst.
CITY ATTORNEY

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THIS DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.41'	N 88°44'04" E
L2	177.96'	S 02°24'51" E
L3	184.87'	S 03°10'32" E
L4	47.19'	N 01°05'21" W
L5	20.00'	N 88°54'39" E
L6	38.35'	S 01°05'21" E
L7	41.76'	N 77°00'41" E
L8	124.96'	N 88°43'59" E
L9	36.44'	S 01°15'56" E
L10	6.03'	S 07°38'30" E
L11	140.93'	S 01°15'56" E
L12	40.86'	S 57°04'41" E
L13	372.51'	N 88°44'04" E
L14	58.72'	S 88°44'04" W
L15	9.14'	S 01°15'56" E
L16	19.00'	S 88°44'04" W
L17	9.03'	N 01°15'56" W
L18	34.00'	S 88°59'46" W
L19	71.34'	S 01°25'07" E
L20	34.00'	N 88°34'53" E
L21	42.40'	S 46°15'56" E

LOT AREA TABLE (BLOCK 1)		
LOT #	AREA (SF)	(ACRE)
1	1,045,273	24.00
2	126,651	2.91

RESERVE AREA TABLE		
RESERVE	AREA (SF)	(ACRE)
A	43,987	1.01

TRACT A
TRACT B
Property Tract Index
SCALE: NONE

EX. LNA (DOC. #804486, BK. 5184, PG. 1855)
EX. 891.29' ACC (DOC. #804486, BK. 5184, PG. 1855)
E. Admiral Pl.
S. LINE GOVT. LOT 4 / N. LINE GOVT. LOT 5
SOUTH LINE GOV. LOT 3 / NORTH LINE GOV. LOT 6
S. LINE GOVT. LOT 2 / N. LINE GOVT. LOT 7
BENCHMARK
EASEMENT TO TULSA COUNTY (BK. 2397, PG. 370)
EASEMENT TO TULSA COUNTY DOC. #150498 (BK. 2397, PG. 370)
FOUND 3/8" IRON PIN
FOUND 1/2" IRON PIN
SET 3/8" IRON PIN
FOUND 3/8" IRON PIN
40' PRIVATE DRIVEWAY ESMT. DOC. #2012085673
ACCESS EASEMENT (DOC. #2026024519)
ESMT. TO TULSA CO. (BK. 2741, PG. 189) CORRECTION EASEMENT (BK. 2782, PG. 160; PARTIAL RELEASE (BK. 5700, PG. 1434)
60' ACCESS ESMT. (BK. 7040, PG. 480)
17.5' U/E (BK. 7040, PG. 480)
R=2168.67' CD=1091.95' CB=N74°09'10"E Δ=29°09'46" L=1103.82
GOVT. LOT 5
GOVT. LOT 6
1,045,273 SF (24.00 AC.)
13412 E. ADMIRAL PL.
SANITARY SEWER EASEMENT PER DOC#2025029603
Inland Truck Parts
EXISTING OD/E & STORMWATER DETENTION EASEMENT
SET 1/2" IRON PIN
S. 137th E. Ave. (Public) 611.14' (TRACT B)
70' R/W DEDICATION PER PLAT
SIGN ESMT. (BK. 6498, PG. 1317)
REPORT OF COMMISSIONERS TULSA CO, DISTRICT COURT (DOC. #804486, BK. 5184, PG. 1855) SAID DOCUMENTS CREATE LIMITS OF ACCESS
P.O.B.
SOUTHERLY R/W I-44
SOUTH LINE GOV. LOT 5 / NORTH LINE S/2 NW/4
SOUTH LINE GOV. LOT 6
EAST LINE GOV. LOT 5 / WEST LINE GOV. LOT 6
EXISTING 17.50' U/E TO REMAIN
RESERVE AREA A
STORMWATER DETENTION EASEMENT
EXISTING OD/E & STORMWATER DETENTION EASEMENT (SEE NOTE 1)
158 S. 137th E. AVE.
2 126,651 SF (2.91 AC.)
S. LINE GOVT. LOT 7 / N. LINE S/2 NE/4
70' R/W DEDICATION PER PLAT
60.00' S 88°44'04" W (TRACT B)
TRACT B
270.86' S 01°25'07" E (TRACT B)
Albertsons Tulsa Distribution
FUTURE STREET EXTENSION-SEE NOTE #2
SET 1/2" IRON PIN
REGULATORY FLOODPLAIN (INSIDE 100-YR FLOOD)
TRACT A
REGULATORY FLOODPLAIN ZONE AE (INSIDE 100-YR FLOOD)
DETENTION EASEMENT
SS/E PER THIS PLAT (WIDTH VARIES)
30' SEWER EASEMENT TO CITY OF TULSA (BK. 4359, PG. 910) DOC. #714146
30' SEWER ESMT. TO CITY OF TULSA DOC. #2005101633
20' SS/E
15' SS/E (DOC. #2026070045)
20' SS/E (DOC. #2026070044)
25' ESMT. TO SYSTEM CAPITAL REAL PROPERTY CORPORATION (BK. 6940, PG. 1855) DOC. #03023686 & (BK. 7235, PG. 2070) DOC. #04019460
S. 129th E. Ave.
S. 130th E. Ave.
EX. LNA (DOC. #804486, BK. 5184, PG. 1855)
EX. 412.67' ACC (DOC. #804486, BK. 5184, PG. 1855)
24.75' STATUTORY R/W
ROADWAY ESMT. TO CITY OF TULSA (BK. 6537, PG. 1055) DOC. #01060616
FEMA ZONE AE (INSIDE 100-YR FLOOD)
FEMA FLOODWAY (INSIDE 100-YR FLOOD)
FRESHWATER FORESTED/SHRUB WETLAND
15' SEWER EASEMENT TO CITY OF TULSA (BK. 6532, PG. 298) DOC. NO. 01056926
15' SEWER EASEMENT TO CITY OF TULSA (BK. 6532, PG. 298) DOC. #01056926
SEWER ESMT. TO CITY OF TULSA (BK. 4359, PG. 910) DOC. #714146
Unplatted
Cooley Creek Center I
MA/E
100' VEGETATION NON-DISTURBANCE AREA EASEMENT
100' DRAINAGE ESMT. DOC. #2012085673
70' PRIVATE DRIVEWAY ESMT. DOC. #2012085673
20' RWL/E (DOC. #2026070043)
30' UTILITY ESMT. DOC. #2012085673
WATER ESMT. TO CITY OF TULSA DOC. #2005101635
20' SEWER ESMT. TO CITY OF TULSA DOC. #2005101633
S. LINE INLAND TRUCK PARTS
EAST LINE NW4 - SECTION 4 / WEST LINE NE4 - SECTION 4
S. LINE NW4 SEC. 4 / N. LINE NW4 SEC. 4
P.O.C. FOUND BRASS CAP SW CORNER S/2 NW/4, SECTION 4
E. 4th St. S.
EAST 4TH STREET SOUTH RE-OPENED BY ORDINANCE #20136 (BK.6542, PG.210)
EAST 4TH STREET (CLOSED BY ORDINANCE #18546 BK.5748 PG.492)
Meadowbrook Heights
132nd E. Ave.
135th E. Ave.
137th E. Ave.

LEGEND

B/L	= BUILDING SETBACK
ACC	= ACCESS
EX.	= EXISTING
LNA	= LIMITS OF NO ACCESS
R/W	= RIGHT-OF-WAY
RWL/E	= RESTRICTED WATER LINE EASEMENT
EA/E	= EMERGENCY ACCESS EASEMENT
MA/E	= MUTUAL ACCESS EASEMENT
OD/E	= OVERLAND DRAINAGE EASEMENT
U/E	= UTILITY EASEMENT
SS/E	= SANITARY SEWER EASEMENT
ESMT.	= EASEMENT
BK./PG.	= BOOK/PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT

PARTIAL EASEMENT CLOSURE/VACATION AREA (SEE NOTE 1)
13412 ADDRESS
① BLOCK NUMBER
1 LOT NUMBER
● MONUMENT SET
○ MONUMENT FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA
SUBDIVISION CONTAINS 1,277,651 SF SF (29.33 ACRES)
R/W DEDICATED BY PLAT CONTAINS 61,740 SF (1.42 ACRES)

PROPERTY ZONED CG/IL/RMH

MONUMENTATION
○ FND MONUMENT AS NOTED.
● 1/2" IRON PINS TO BE SET AT EXTERIOR CORNERS PRIOR TO THE RECORDATION OF THIS PLAT.
● 3/8" IRON PINS TO BE SET AT ALL INTERIOR CORNERS OF ALL LOT AND BLOCK CORNERS WITHIN THIRTY DAYS OF COMPLETION OF THE INFRASTRUCTURE IMPROVEMENTS, BUT NO LATER THAN ONE YEAR AFTER RECORDATION OF THIS PLAT.

BENCHMARK
CHISELED SQUARE ON TOP OF CURB IN E. ADMIRAL PL. R/W
NORTHING=429634.2460
EASTING=2609436.3000
ELEV=707.38

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501 AND THE NORTH LINE OF GOVERNMENT LOT 3 AS N88°44'04"E. VERTICAL DATUM NAVD 1988

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

FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO'S. 40143C0262L & 40143C0264L, MAPS REVISED: OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONES (X)(SHADED) WHICH IS CLASSIFIED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED FROM 100-YEAR FLOOD BY LEVEES AND (X)(UNSHADED) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $45,368.00 per trust receipt no.17801 to be applied to 2026 taxes. This certificate is NOT to be construed as payment of 2026 taxes in full but is given in order that this plat may be filed on record. 2026 taxes may exceed the amount of the security deposit.

Dated: 09/10/2026
John M. Fothergill
Tulsa County Treasurer
By: Deputy

SURVEYOR'S LAST SITE VISIT:
6/9/23

DATE: 7/31/2026
LDF PARK-PHASE I
SHEET 1 OF 3

ORIG SIZE:24"X36"
PLOT:7/31/26
\\civil-server\projects\2440359 LDF Site Design\04 Production\01 Design Drawings\05 Plat\2440359 Draft Final Plat-Ph I.dwg

LDF PARK-PHASE I

A RESUBDIVISION OF PART OF LOT ONE (1), BLOCK ONE (1), INLAND TRUCK PARTS, AND A TRACT OF LAND THAT IS A PART OF GOVERNMENT LOTS FIVE (5) AND SIX (6) AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

LDF PROPERTIES OF OKLAHOMA LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY ("LDF"), IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

TRACT A LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PART OF LOT ONE (1), BLOCK ONE (1), INLAND TRUCK PARTS, AND A PART OF GOVERNMENT LOTS FIVE (5), AND SIX (6), AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SAID SECTION FOUR (4); THENCE N88°32'32"E AND ALONG THE SOUTHERLY LINE OF SAID S/2 NW/4 FOR A DISTANCE OF 355.79 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE ALSO BEING A POINT ON THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF SOUTH 130TH EAST AVENUE, ALSO BEING THE SOUTHEAST CORNER OF COOLEY CREEK CENTER I, PLAT NO. 5541 TO THE CITY OF TULSA, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 60°00'10", HAVING A RADIUS OF 300.00 FEET, A LENGTH OF 314.17 FEET AND WHOSE LONG CHORD BEARS N28°37'21"E FOR A DISTANCE OF 300.01 FEET TO A POINT OF INTERSECTION WITH A TANGENT LINE; THENCE N01°22'44"W AND CONTINUING ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 510.45 FEET; THENCE S88°37'16"W FOR A DISTANCE OF 94.31 FEET; THENCE N49°00'05"W FOR A DISTANCE OF 63.48 FEET; THENCE N32°21'33"W FOR A DISTANCE OF 55.52 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 44 AND THE NORTHERNMOST CORNER OF SAID COOLEY CREEK CENTER I; THENCE N29°49'46"E ALONG SAID I-44 SOUTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 108.24 FEET TO A POINT ON A CURVE; THEN CONTINUING ALONG SAID I-44 RIGHT-OF-WAY ON SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25°49'59", HAVING A RADIUS OF 1106.23 FEET, A LENGTH OF 498.77 FEET AND WHOSE LONG CHORD BEARS N27°50'04"E FOR A DISTANCE OF 494.55 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID I-44 RIGHT-OF-WAY ON A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 13°32'16", HAVING A RADIUS OF 1106.23 FEET, A LENGTH OF 261.38 FEET AND WHOSE LONG CHORD BEARS N47°31'11"E FOR A DISTANCE OF 260.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S88°44'04"W AND CONTINUING ALONG SAID I-44 RIGHT-OF-WAY FOR A DISTANCE OF 23.42 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG THE I-44 RIGHT-OF-WAY ON SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29°09'46", HAVING A RADIUS OF 2168.67 FEET, A LENGTH OF 1103.82 FEET AND WHOSE LONG CHORD BEARS N74°09'10"E FOR A DISTANCE OF 1091.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST ADMIRAL PLACE, THE POINT BEING 150.00 SOUTH MEASURED PERPENDICULARLY TO THE CENTERLINE OF EAST ADMIRAL PLACE, THE SAID CENTERLINE ALSO BEING THE NORTHERLY LINE OF GOVERNMENT LOT 6 OF SAID SECTION 4; THENCE N88°44'04"E AND ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST ADMIRAL PLACE FOR A DISTANCE OF 76.18 FEET TO THE NORTHWEST CORNER OF INLAND TRUCK PARTS, PLAT NO. 6512 TO THE CITY OF TULSA; THENCE S01°25'07"E AND ALONG THE WEST LINE OF SAID INLAND TRUCK PARTS PLAT FOR A DISTANCE OF 501.81 FEET; THENCE N88°44'04"E FOR A DISTANCE OF 637.93 FEET TO THE EAST LINE AND TO THE NORTHEAST CORNER OF SAID INLAND TRUCK PARTS; THENCE N01°25'07"W AND ALONG THE EAST LINE OF SAID INLAND TRUCK PARTS PLAT FOR A DISTANCE OF 501.81 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY OF EAST ADMIRAL PLACE; THENCE N88°44'04"E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST ADMIRAL PLACE FOR A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST LINE OF ALBERTSONS TULSA DISTRIBUTION PLAT NO. 5335 TO THE CITY OF TULSA; THENCE S01°25'07"E AND ALONG THE EAST LINE OF SAID ALBERTSONS TULSA DISTRIBUTION PLAT ALSO BEING THE EAST LINE OF THE NW/4 OF SECTION 4 FOR A DISTANCE OF 611.14 FEET; THENCE S88°44'04"W FOR A DISTANCE OF 60.00 FEET; THENCE S01°25'07"E AND PARALLEL TO SAID EAST LINE OF THE NW/4 OF SECTION 4 FOR A DISTANCE OF 270.86 FEET; THENCE S88°44'04"W AND PARALLEL TO THE AFORMENTIONED CENTERLINE OF EAST ADMIRAL PLACE FOR A DISTANCE OF 647.93 FEET; THENCE N77°04'09"W FOR A DISTANCE OF 51.61 FEET; THENCE N81°11'52"W FOR A DISTANCE OF 331.87 FEET; THENCE S87°31'22"W FOR A DISTANCE OF 52.29 FEET; THENCE S73°51'02"W FOR A DISTANCE OF 90.59 FEET; THENCE S68°13'59"W FOR A DISTANCE OF 81.19 FEET; THENCE S41°40'17"W FOR A DISTANCE OF 178.84 FEET; THENCE S64°08'13"W FOR A DISTANCE OF 101.60 FEET; THENCE S 87° 40' 07" W FOR A DISTANCE OF 107.08 FEET; THENCE N71°25'00"W FOR A DISTANCE OF 114.76 FEET; THENCE N42°27'31"W FOR A DISTANCE OF 122.71 FEET; THENCE N23°45'43"W FOR A DISTANCE OF 201.90 FEET; THENCE N10°53'39"W FOR A DISTANCE OF 92.40 FEET; THENCE N22°35'54"E FOR A DISTANCE OF 92.37 FEET; THENCE N74°56'08"W FOR A DISTANCE OF 100.45 FEET; THENCE N38°20'22"W FOR A DISTANCE OF 88.94 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 44 AND THE **POINT OF BEGINNING**; SAID TRACT CONTAINING 28.96 ACRES MORE OR LESS.

AND

IDO LAND HOLDINGS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY ("IDO"), IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

TRACT B LEGAL DESCTIPTION

A TRACT OF LAND IN GOVERNMENT LOT 6 AND THE NORTHWEST QUARTER (NW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT SIX (6); THENCE S01°25'07"E FOR A DISTANCE OF 150.00 FEET; THENCE CONTINUING S01°25'07"E FOR A DISTANCE OF 611.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°25'07"E FOR A DISTANCE OF 270.86 FEET; THENCE S88°44'04"W FOR A DISTANCE OF 60.00 FEET; THENCE N01°25'07"W FOR A DISTANCE OF 270.86 FEET; THENCE N88°44'04"E FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.39 ACRES MORE OR LESS.

TRACT A AND TRACT B TOGETHER CONSTITUTE THE ENTIRETY OF THE PROPERTY PLATTED,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT OVERALL LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PART OF LOT ONE (1), BLOCK ONE (1), INLAND TRUCK PARTS, AND A PART OF GOVERNMENT LOTS FIVE (5), AND SIX (6), AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SAID SECTION FOUR (4); THENCE N88°32'32"E AND ALONG THE SOUTHERLY LINE OF SAID S/2 NW/4 FOR A DISTANCE OF 355.79 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE ALSO BEING A POINT ON THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF SOUTH 130TH EAST AVENUE, ALSO BEING THE SOUTHEAST CORNER OF COOLEY CREEK CENTER I, PLAT NO. 5541 TO THE CITY OF TULSA, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 60°00'10", HAVING A RADIUS OF 300.00 FEET, A LENGTH OF 314.17 FEET AND WHOSE LONG CHORD BEARS N28°37'21"E FOR A DISTANCE OF 300.01 FEET TO A POINT OF INTERSECTION WITH A TANGENT LINE; THENCE N01°22'44"W AND CONTINUING ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 510.45 FEET; THENCE S88°37'16"W FOR A DISTANCE OF 94.31 FEET; THENCE N49°00'05"W FOR A DISTANCE OF 63.48 FEET; THENCE N32°21'33"W FOR A DISTANCE OF 55.52 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 44 AND THE NORTHERNMOST CORNER OF SAID COOLEY CREEK CENTER I; THENCE N29°49'46"E ALONG SAID I-44 SOUTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 108.24 FEET TO A POINT ON A CURVE; THEN CONTINUING ALONG SAID I-44 RIGHT-OF-WAY ON SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25°49'59", HAVING A RADIUS OF 1106.23 FEET, A LENGTH OF 498.77 FEET AND WHOSE LONG CHORD BEARS N27°50'04"E FOR A DISTANCE OF 494.55 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID I-44 RIGHT-OF-WAY ON A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 13°32'16", HAVING A RADIUS OF 1106.23 FEET, A LENGTH OF 261.38 FEET AND WHOSE LONG CHORD BEARS N47°31'11"E FOR A DISTANCE OF 260.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S88°44'04"W AND CONTINUING ALONG SAID I-44 RIGHT-OF-WAY FOR A DISTANCE OF 23.42 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG THE I-44 RIGHT-OF-WAY ON SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29°09'46", HAVING A RADIUS OF 2168.67 FEET, A LENGTH OF 1103.82 FEET AND WHOSE LONG CHORD BEARS N74°09'10"E FOR A DISTANCE OF 1091.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST ADMIRAL PLACE, THE POINT BEING 150.00 SOUTH MEASURED PERPENDICULARLY TO THE CENTERLINE OF EAST ADMIRAL PLACE, THE SAID CENTERLINE ALSO BEING THE NORTHERLY LINE OF GOVERNMENT LOT 6 OF SAID SECTION 4; THENCE N88°44'04"E AND ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST ADMIRAL PLACE FOR A DISTANCE OF 76.18 FEET TO THE NORTHWEST CORNER OF INLAND TRUCK PARTS, PLAT NO. 6512 TO THE CITY OF TULSA; THENCE S01°25'07"E AND ALONG THE WEST LINE OF SAID INLAND TRUCK PARTS PLAT FOR A DISTANCE OF 501.81 FEET; THENCE N88°44'04"E FOR A DISTANCE OF 637.93 FEET TO THE EAST LINE AND TO THE NORTHEAST CORNER OF SAID INLAND TRUCK PARTS; THENCE N01°25'07"W AND ALONG THE EAST LINE OF SAID INLAND TRUCK PARTS PLAT FOR A DISTANCE OF 501.81 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY OF EAST ADMIRAL PLACE; THENCE N88°44'04"E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST ADMIRAL PLACE FOR A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST LINE OF ALBERTSONS TULSA DISTRIBUTION PLAT NO. 5335 TO THE CITY OF TULSA; THENCE S01°25'07"E AND ALONG THE EAST LINE OF SAID ALBERTSONS TULSA DISTRIBUTION PLAT ALSO BEING THE EAST LINE OF THE NW/4 OF SECTION 4 FOR A DISTANCE OF 882.00 FEET; THENCE S88°44'04"W FOR A DISTANCE OF 707.93 FEET; THENCE N77°04'09"W FOR A DISTANCE OF 51.61 FEET; THENCE N81°11'52"W FOR A DISTANCE OF 331.87 FEET; THENCE S87°31'22"W FOR A DISTANCE OF 52.29 FEET; THENCE S73°51'02"W FOR A DISTANCE OF 90.59 FEET; THENCE S68°13'59"W FOR A DISTANCE OF 81.19 FEET; THENCE S41°40'17"W FOR A DISTANCE OF 178.84 FEET; THENCE S64°08'13"W FOR A DISTANCE OF 101.60 FEET; THENCE S 87° 40' 07" W FOR A DISTANCE OF 107.08 FEET; THENCE N71°25'00"W FOR A DISTANCE OF 114.76 FEET; THENCE N42°27'31"W FOR A DISTANCE OF 122.71 FEET; THENCE N23°45'43"W FOR A DISTANCE OF 201.90 FEET; THENCE N10°53'39"W FOR A DISTANCE OF 92.40 FEET; THENCE N22°35'54"E FOR A DISTANCE OF 92.37 FEET; THENCE N74°56'08"W FOR A DISTANCE OF 100.45 FEET; THENCE N38°20'22"W FOR A DISTANCE OF 88.94 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 44 AND THE **POINT OF BEGINNING**; SAID TRACT CONTAINING 29.33 ACRES MORE OR LESS.

TRACT A AND TRACT B TOGETHER CONSTITUTE THE ENTIRETY OF THE PROPERTY PLATTED HEREBY. LDF PROPERTIES OF OKLAHOME, LLC AND IDO LAND HOLDINGS, LLC, ARE HEREINAFTER REFERRED TO AS THE "OWNERS". THE OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 2 LOTS, 1 BLOCK, AND 1 RESERVE AREA. (HEREIN AFTER THE "LOT") IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "LDF PARK-PHASE I" A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/ OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNERS HEREIN IMPOSE A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNERS AND SUCCESSORS AND ASSIGNS (TOGETHER, THE "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 AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENTS AND THE IN THE PERIMETER RIGHTS-OF-WAY OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON 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 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 GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED 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, CABLE TELEVISION OR GAS SERVICE FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE OVERHEAD AND/OR UNDERGROUND SERVICE FACILITIES LOCATED ON THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF OVERHEAD AND/OR UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION OR GAS SERVICE AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED IN THE SUBDIVISION.
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 JUDGMENT OF THE CITY OF TULSA, OKLAHOMA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.
4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO THE 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 COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL THE UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR 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 LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE SUBDIVISION AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORMWATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. 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 THE OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

G. LIMITS OF NO ACCESS

THE LOT OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST ADMIRAL PLACE AND SOUTH 129TH EAST AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND THE ORDINANCES OF THE CITY OF TULSA, OKLAHOMA AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE FIRST ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

I. 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) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF TULSA, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY OF TULSA, OKLAHOMA MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY OF TULSA'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER, NOTWITHSTANDING THE FOREGOING, THE CITY OF TULSA, OKLAHOMA 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 OF TULSA, OKLAHOMA'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE LOT OWNER, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

J. EMERGENCY ACCESS EASEMENT

THE OWNERS HEREBY ESTABLISH AND GRANT TO THE CITY AN EMERGENCY ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING EMERGENCY ACCESS BY THE CITY AND ITS AUTHORIZED REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, EMERGENCY MEDICAL AND AMBULANCE SERVICE TO THE AREA DEPICTED AND LABELED "EA/E" AND TO THE SUBDIVISION ADJACENT TO THE EAST BOUNDARY OF SAID EA/E.

THE CITY IS HEREBY GIVEN AND GRANTED POSSESSION OF SAID ABOVE-DESCRIBED TRACT FOR THE PURPOSES AFORESAID, AND THE OWNERS, FOR ITSELF AND ITS HEIRS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, COVENANTS THAT NO BUILDING, STRUCTURE, FENCE, WALL OR OTHER ABOVE GROUND OBSTRUCTION, INCLUDING BUT NOT LIMITED TO SHIPPING CONTAINERS, STORAGE CONTAINERS OR HEAVY EQUIPMENT, WILL BE PLACED, ERECTED, INSTALLED OR PERMITTED ON THE ABOVE DESCRIBED TRACT; AND FURTHER COVENANTS THAT IT WILL PROVIDE AND MAINTAIN OVER THE FULL WIDTH AND LENGTH OF EASEMENT AREA SURFACING OF GRAVEL OR OTHER ALL-WEATHER MATERIAL SUFFICIENT TO PERMIT PASSAGE OF EMERGENCY VEHICLES; AND MAINTAIN THE EASEMENT AREA IN A CONDITION SUITABLE FOR THE USES DESCRIBED HEREIN; AND FURTHER COVENANTS THAT IN THE EVENT THE TERMS OF THIS PARAGRAPH ARE VIOLATED BY THE OWNERS OR ANY PERSON IN PRIVITY WITH IT, SUCH VIOLATION WILL BE CORRECTED IMMEDIATELY UPON RECEIPT OF NOTICE FROM CITY. CITY SHALL HAVE THE RIGHT

LDF PARK-PHASE I

A RESUBDIVISION OF PART OF LOT ONE (1), BLOCK ONE (1), INLAND TRUCK PARTS, AND A TRACT OF LAND THAT IS A PART OF GOVERNMENT LOTS FIVE (5) AND SIX (6) AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

N. RESERVE "A" - STORMWATER DETENTION EASEMENT

1. THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE "A" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.
3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE RESERVE NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID RESERVE UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.
4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER'S ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE ASSOCIATION SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE RESERVE IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
   a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
   b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
   c. THE RESERVE 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 TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE RESERVE.
6. IN THE EVENT THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER'S ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE RESERVE, THE CITY OF TULSA, 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 TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION, PROVIDED, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT LOT'S PRO RATA PORTION OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

SECTION II. PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNERS HAVE FORMED OR SHALL CAUSE TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA THE LDF PARK-PHASE I PROPERTY OWNERS' ASSOCIATION, INC., A NONPROFIT ENTITY (SOMETIMES REFERRED TO HEREIN AS THE PROPERTY OWNERS' ASSOCIATION OR ASSOCIATION"), THE PROPERTY OWNERS' ASSOCIATION SHALL BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING ALL RESERVE AREAS AND OTHER COMMON AREAS WITHIN LDF PARK-PHASE I, AND OTHERWISE ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION.

B. MEMBERSHIP

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

C. COVENANT FOR ASSESSMENTS

THE OWNERS AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THERETO, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE PROPERTY OWNERS' ASSOCIATION AN ANNUAL ASSESSMENT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING, WITHOUT LIMITATION, ALL RESERVE AREAS DESIGNATED ON THE PLAT. AN UNPAID ASSESSMENT, PROPERLY FILED, SHALL BECOME A LIEN UPON THE LOT AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS

IN ADDITION TO THE ASSESSMENTS AUTHORIZED ABOVE, THE PROPERTY OWNERS' ASSOCIATION MAY LEVY A SPECIAL ASSESSMENT FOR THE PURPOSE OF DEFRAYING, IN WHOLE OR IN PART, THE COSTS OF ANY CONSTRUCTION OR RECONSTRUCTION, REPAIR OR REPLACEMENT OF A CAPITAL IMPROVEMENT UPON THE COMMON AREA OR ENTRYWAYS, INCLUDING THE NECESSARY FIXTURES AND PERSONAL PROPERTY RELATED THERETO, AND PAYMENT FOR ANY EXPENSES DEEMED NECESSARY AND APPROPRIATE BY THE BOARD OF DIRECTORS, SUBJECT TO THE TERMS OF AND AS MORE PARTICULARLY PROVIDED IN THE PROPERTY OWNERS' ASSOCIATION'S BYLAWS.

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION

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

F. RESERVE AREAS

ALL RESERVE AREAS SHALL BE MAINTAINED BY THE OWNERS UNTIL SUCH TIME AS THE PROPERTY OWNERS' ASSOCIATION IS FORMED AND OWNERSHIP OF SUCH RESERVE AREA IS CONVEYED TO THE ASSOCIATION FROM AND AFTER SAID DATE. THE PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF SUCH RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES.

G. INDEMNIFICATION OF OWNERS

THE PROPERTY OWNERS' ASSOCIATION AND ITS MEMBERS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNERS AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ANY CLAIMS, LIABILITIES OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVES.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT

THE COVENANTS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS AND SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I (STREETS, EASEMENTS AND UTILITIES) ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IF THE UNDERSIGNED OWNERS OR SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF TULSA, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE COVENANTS AND RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND THE CITY OF TULSA. ANY SUCH AMENDMENT SHALL BECOME EFFECTIVE WHEN RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY COVENANT 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: LDF PROPERTIES OF OKLAHOMA, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 14 DAY OF August, 2026.

LDF PROPERTIES OF OKLAHOMA, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
HEIDI SHADID, MANAGER

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14 DAY OF August, 2026, BY HEIDI SHADID, AS MANAGER OF LDF PROPERTIES OF OKLAHOMA, LLC, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

_____
NOTARY PUBLIC

MY COMMISSION NUMBER: 00020202
MY COMMISSION EXPIRES: 12/11/2028
[SEAL]

ELIZABETH FRANKLIN
Notary Public in and for the
State of Oklahoma
Commission #00020202
Comm. Exp. 12/11/2028

IN WITNESS WHEREOF: IDO LAND HOLDINGS LLC, HAS EXECUTED THIS INSTRUMENT THIS 14 DAY OF August, 2026.

IDO LAND HOLDINGS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY
BY: LDF HOLDINGS OKLAHOMA, LLC,
IT'S MEMBER

BY: _____
HEIDI SHADID, MANAGER

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14 DAY OF August, 2026, BY HEIDI SHADID, AS MANAGER OF LDF HOLDINGS OKLAHOMA, LLC, THE MEMBER OF IDO LAND HOLDINGS, LLC, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

_____
NOTARY PUBLIC

MY COMMISSION NUMBER: 00020202
MY COMMISSION EXPIRES: 12/11/2028
[SEAL]

ELIZABETH FRANKLIN
Notary Public in and for the
State of Oklahoma
Commission #00020202
Comm. Exp. 12/11/2028

CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS LDF PARK-PHASE I, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 14th DAY OF August, 2026.

LICENSED PROFESSIONAL LAND SURVEYOR
R. WESLEY BENNETT
1562
OKLAHOMA

_____
R. WESLEY BENNETT, PLS
OK PLS 1562

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 14th DAY OF August, 2026, PERSONALLY APPEARED R. WESLEY BENNETT, 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 HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

_____
NOTARY PUBLIC

MY COMMISSION NUMBER: 26004858
MY COMMISSION EXPIRES: 05-12-2030
[SEAL]

Notary Public
State of Oklahoma
LISA DENNIS
MAYES COUNTY
Commission #26004858
Comm. Exp. 05-12-2030

ORIG SIZE:24"X36"
PLOT:8/14/26
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