175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org

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[] MINOR SUBDIVISION PLAT

APPLICATION INFORMATION

RECEIVED BY: NF DATE FILED: 11/16/2023 PLAT NAME: 36N-- Phases

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES		
PUBLIC AGENCY REVIEW:	12/7/2023	ZONING/PUD/CO CASE:		
		TMAPC DATE:		
TMAPC:	12/20/2023	BOA CASE:		
		BOA DATE:		

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NE Corner of E. 36th and North Peoria TRACT SIZE: 32 ± acres

LEGAL DESCRIPTION: See attached.

PRESENT USE: Vacant/UnderConstruction PRESENT ZONING: MX+ T-R-S: 2013.18 COUNCIL DISTRICT: 1

WATER SUPPLY: City of Tulsa SANITARY SEWER: City of Tulsa

ELECTRIC: <u>City of Tulsa</u> GAS: <u>ONG</u> PHONE: <u>AT&T</u> TV: <u>COX</u> SCHOOL DISTRICT: <u>Tulsa</u>

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Mixed use and Housing

Request Waiver of 5-180 Performance Guarantees and Secutrity of the Subdivision Regulations

PROPOSED ZONING: MX+ LOTS PROPOSED: 22 BLOCKS PROPOSED: 7

APPLICANT IN	NFORMATION	PROPERTY OV	WNER INFORMATION
NAME	Mark B. Capron, Wallace Design Collective	NAME	Housing Authority of the City of Tulsa
ADDRESS	123 N. Martin Luther King Jr. Blvd	ADDRESS	415 East Independence Street
CITY, ST, ZIP	Tulsa, OK 74103	CITY, ST, ZIP	Tulsa, OK 74106
DAYTIME PHONE	918-584-5858	DAYTIME PHONE	918-581-5911
EMAIL	mark.capron@wallace.design	EMAIL	Jeff.Hall@tulsahousing@.org
I, THE UNDERSIG	NED APPLICANT, CERTIFY THAT THE INFORMATI	ON ON THIS APPLICA	ATION IS TRUE AND CORRECT.
SIGNATURE & DA	TE: Num	11.16.23	

DOES OWNER CONSENT TO THIS APPLICATION [X] YES [] NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

APPLICATION FEES (Make check	s payable to City of Tulsa)	PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT FEE:	\$1,200	TMAPC ACTION: [] APPROVED [] DENIED
FINAL PLAT FEE:	\$900	DATE/VOTE:
MINOR PLAT FEE:	\$650	CONDITIONS:
TOTAL AMOUNT DUE:	\$	
RECEIPT NUMBER:		

Application fees in whole or part will not be refunded after notification has been given.

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.org.

Preliminary Plats – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan

Draft Final Plats - 4 folded full-size copies & PDF

Final Plats for Signatures – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION		
Subdivision Location: NE Corner	of E. 36th and North Peoria	
Acreage:_32Numbe	er of Lots:_20 Project	Name: 36N Phases
Owner of Property: Housing Au	uthority of City of Tulsa	
Person Requesting Review: Ma	rk B. Capron, Wallace Design	Date: <u>11/15/2023</u>
COMPREHENSIVE PLAN S	TATUS	
LAND USE DESIGNATION: Regional	Center	
The property [X] CONFORMS	[] DOES NOT CONFORM to the	e Major Street and Highway Plan.
ZONING AND PLATTING		
The property is currently zoned_	MX	
The proposed use of Mixed use	& Housing [x]WOULD or []W	VOULD NOT conform to the zoning district classification.
Minimum lot size required:_7500)sf	
Is the property is located within a	an approved development plan?	[X]YES[]NO
If yes, does the project conform	to all development standards? []YES[]NO
Is there a Rezoning or Board of	Adjustment case pending on the	site?[]YES[X]NO Case number:
When are the anticipated TMAP	C and City Council, or Board of A	Adjustment meeting dates?_NA
INFRASTRUCTURE NEEDS		
A brief summary of major infrast	ructure to be provided and by wh	nom:
Streets _ <u>Streets to be develop</u>	ed with a CIP project	
Water <u>Water lines to be deve</u>	loped with a CIP project	
Sewer <u>Sewer line to be extend</u>	led with a CIP project	
Storm Water/Drainage <u>Storm</u> a	and drainage by CIP project	
Park and Trail Dedications_Non	e	

Please consider the items in this Pre-Application Review carefully.

This conceptual pre-development review is not intended to be all-inclusive, but rather to address the major development criteria, which should be thoroughly studied as development plans progress. Relevant Federal and State Statutes, as well as TMAPC Subdivision Regulations, Design Criteria, Zoning Codes, and other relevant local codes and policies should be reviewed and incorporated into future plans.

Contact the Tulsa Planning Office if you have questions about the development process in the City Tulsa: 918-596-5726, planning@cityoftulsa.org.

175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org

SUBDIVISION PLAT PROCESS

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Public Agency Review (PAR) Date (Preliminary plats): Thursday,	1:30 p.m.	
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street		
Tulsa Metropolitan Area Planning Commission (TMAPC) Date (Preliminary plat	s): Wednesday,	1:30 p.m.
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd St	treet	

PRELIMINARY PLAT PROCESS

- 1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
- 2. Staff distributes preliminary plat to PAR members for review.
- 3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
- 4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

FINAL PLAT PROCESS

- 1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
- 2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
- 3. Applicant distributes "draft final" for release as follows: 1 copy TMAPC staff; 2 copies Development Services; PDF Utility Providers
- 4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
- 5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
- 6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
- 7. TMAPC considers approval of final plat.
- 8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
- 9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council.
- 10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.

TULSA METROPOLITAN AREA PLANNING COMMISSION

175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org - Submit applications to planning@cityoftulsa.org

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	INFORMATION			
RECEIVED BY: <u>N</u> F	DATE FILED: 11/15	/2023 TAC DATE:	12/7/2023	TMAPC DATE: <u>12/20/2023</u>
				BOA REFERENCE CASE:
TMAPC DATE (IF P	ENDING):	PROPOSED ZOI	NING:	BOA DATE (IF PENDING):
*A DDEI IMINIADV E	DI AT MIIST BE IN DDOCES	S BEEODE V DEOLIES.	T FOR ACCLERATE	ED RELEASE WILL BE CONSIDERED.
				*ANTICIPATED APPROVAL DATE:
	7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7			
SUBJECT PRO	PERTY INFORMATIO	V		
ADDRESS OR DES	CRIPTIVE LOCATION:_NE	Corner of E. 36th and N	Iorth Peoria	
	ON: See Attached			
	onocontaanoa			
PRESENT ZONING	MX T-R-S 201	13.18 COUNCIL I	DISTRICT:1	CO COMM DISTRICT: 1
NEODMATION	ABOUT YOUR BRODE	A A Valor Manager Service Contraction		
NFORWATION	ABOUT YOUR PROP	OSAL		
		OSAL		
	Mixed Use and Housing	OSAL		
		OSAL		
		OSAL		
PROPOSED USE:_	Mixed Use and Housing	OSAL	PROPERTY	OWNER INFORMATION
	Mixed Use and Housing		PROPERTY NAME	OWNER INFORMATION Housing Authority of the City of Tulsa
PROPOSED USE:_	Mixed Use and Housing VFORMATION	Design Collective	2/A 2/A 2/A 2/A 2/A	
PROPOSED USE:_ APPLICANT II NAME	Mixed Use and Housing NFORMATION Mark B. Capron, Wallace	Design Collective	NAME	Housing Authority of the City of Tulsa 415 East Independence Street
PROPOSED USE:_ APPLICANT II NAME ADDRESS	NFORMATION Mark B. Capron, Wallace 123 N. Martin Luther King Tulsa, OK 74103	Design Collective	NAME ADDRESS	Housing Authority of the City of Tulsa 415 East Independence Street Tulsa, OK 74106
APPLICANT II NAME ADDRESS CITY, ST, ZIP	NFORMATION Mark B. Capron, Wallace 123 N. Martin Luther King Tulsa, OK 74103 918-584-5858	Design Collective g Jr. Blvd	NAME ADDRESS CITY, ST, ZIP	Housing Authority of the City of Tulsa 415 East Independence Street Tulsa, OK 74106 NE 918-581-5911
PROPOSED USE:_ APPLICANT II NAME ADDRESS CITY, ST, ZIP DAYTIME PHONE EMAIL	WFORMATION Mark B. Capron, Wallace 123 N. Martin Luther King Tulsa, OK 74103 918-584-5858 mark.capron@wallace.de	Design Collective g Jr. Blvd esign	NAME ADDRESS CITY, ST, ZIP DAYTIME PHON	Housing Authority of the City of Tulsa 415 East Independence Street Tulsa, OK 74106 NE 918-581-5911 Jeff.Hall@tulsahousing@.org
PROPOSED USE:_ APPLICANT II NAME ADDRESS CITY, ST, ZIP DAYTIME PHONE EMAIL I, THE UNDERSIG	NFORMATION Mark B. Capron, Wallace 123 N. Martin Luther King Tulsa, OK 74103 918-584-5858 mark.capron@wallace.de	Design Collective g Jr. Blvd esign	NAME ADDRESS CITY, ST, ZIP DAYTIME PHON EMAIL TION ON THIS APPL	Housing Authority of the City of Tulsa 415 East Independence Street Tulsa, OK 74106 NE 918-581-5911 Jeff.Hall@tulsahousing@.org LICATION IS TRUE AND CORRECT.
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PROPOSED USE:_ APPLICANT II NAME ADDRESS CITY, ST, ZIP DAYTIME PHONE EMAIL I, THE UNDERSIG SIGNATURE & DA DOES OWNER CON	Mixed Use and Housing VFORMATION Mark B. Capron, Wallace 123 N. Martin Luther King Tulsa, OK 74103 918-584-5858 mark.capron@wallace.de SINED APPLICANT, CERTIFY ATE: NSENT TO THIS APPLICATION I FEES (Make checks p	Design Collective g Jr. Blvd esign Y THAT THE INFORMAT ON [X]Y []N. WHAT Is payable to City of Tu	NAME ADDRESS CITY, ST, ZIP DAYTIME PHON EMAIL TION ON THIS APPL ((6 · 2) IS APPLICANT'S REL (I/Sa) RECEIPT NUME	Housing Authority of the City of Tulsa 415 East Independence Street Tulsa, OK 74106 NE 918-581-5911 Jeff.Hall@tulsahousing@.org LICATION IS TRUE AND CORRECT. 23 LATIONSHIP TO OWNER? Agent
PROPOSED USE:_ APPLICANT II NAME ADDRESS CITY, ST, ZIP DAYTIME PHONE EMAIL I, THE UNDERSIG SIGNATURE & DA DOES OWNER CON	Mixed Use and Housing VFORMATION Mark B. Capron, Wallace 123 N. Martin Luther King Tulsa, OK 74103 918-584-5858 mark.capron@wallace.de SINED APPLICANT, CERTIFY ATE: NSENT TO THIS APPLICATION I FEES (Make checks p	Design Collective g Jr. Blvd esign Y THAT THE INFORMAT ON [X]Y []N. WHAT Is payable to City of Tu	NAME ADDRESS CITY, ST, ZIP DAYTIME PHON EMAIL TION ON THIS APPL ((6 · 2) IS APPLICANT'S REL (I/Sa) RECEIPT NUME	Housing Authority of the City of Tulsa 415 East Independence Street Tulsa, OK 74106 NE 918-581-5911 Jeff.Hall@tulsahousing@.org LICATION IS TRUE AND CORRECT. 23 LATIONSHIP TO OWNER? Agent
PROPOSED USE:_ APPLICANT II NAME ADDRESS CITY, ST, ZIP DAYTIME PHONE EMAIL I, THE UNDERSIG SIGNATURE & DA DOES OWNER COI APPLICATION TOTAL DUE:	Mixed Use and Housing VFORMATION Mark B. Capron, Wallace 123 N. Martin Luther King Tulsa, OK 74103 918-584-5858 mark.capron@wallace.de SINED APPLICANT, CERTIFY ATE: NSENT TO THIS APPLICATION I FEES (Make checks p	Design Collective g Jr. Blvd esign Y THAT THE INFORMAT ON [X]Y []N. WHAT Is payable to City of Tu	NAME ADDRESS CITY, ST, ZIP DAYTIME PHON EMAIL TION ON THIS APPL ((6 · 2) IS APPLICANT'S REL (I/Sa) RECEIPT NUME	Housing Authority of the City of Tulsa 415 East Independence Street Tulsa, OK 74106 NE 918-581-5911 Jeff.Hall@tulsahousing@.org LICATION IS TRUE AND CORRECT. 2.3 LATIONSHIP TO OWNER? Agent BER: R NOTIFICATION HAS BEEN GIVEN.

SUBMITTAL REQUIREMENTS:

Conceptual Site Plan - 4 copies, 11x17 max & PDF

Preliminary Plat - 4 full-size copies & PDF

Note: Additional preliminary plat copies are not required if applications are submitted concurrently.

The following criteria must be met prior to authorization for an Accelerated Release of a Building Permit (Section 10-110.6 Subdivision & Development Regulations):

- The subject building permit is for a lot or parcel that is not required to be platted by Oklahoma statutes;
- All required rights-of-way and easements have been dedicated or the planning commission has
 determined that circumstances related to the subject property reasonably preclude the future use or
 improvement of the area for which dedication would be required; and
- All required improvements are in place or have been secured with a financial guarantee in accordance with Section 5-180, Subdivision & Development Regulations.

Public Agency Review (PAR) Meeting Date: Thursday,	1:30 p.m.
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street	
Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number:	
TMAPC Date: Wednesday,	1:30 p.m.
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street	
A person knowledgeable of the application and the property must attend the meeti represent the application.	ngs to

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

Contact the Permit Center at 918-596-9601 if your tract is in the City of Tulsa or Tulsa County Building Inspector's Office at 918-596-5296 if in unincorporated Tulsa County.

Tulsa Metropolitan Area Planning Commission 175 East 2nd St, Suite 480 Tulsa, OK 74103 (918) 596-7526

36N-PHASES

A REPLAT OF ALL OF COMANCHE PARK ADDITION, AN ADDITION TO THE CITY OF TULSA, LOCATED IN SECTION EIGHTEEN (18), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:

Housing Authority of the City of Tulsa 415 West Independence Street Tulsa, Oklahoma, 74120 ATTN: CITY CLERK, SUITE 206

PHONE: (918) 581-5722

N 88° 49' 26" E

17.50' U/E

ENGINEER: Wallace Design Collective, PC

123 North Martin Luther King Jr Blvd. Tulsa, Oklahoma, 74103 Phone: (918) 584-5858 OK CA NO. 1460, EXPIRES 6/30/2025 JORDAN RODICH P.E.

jordan.rodich@wallace.design

XXXX

East 38th St. N.

SURVEYOR:

123 North Martin Luther King Jr Blvd. Tulsa, Oklahoma, 74103 Phone: (918) 584-5858 OK CA NO.1460, EXPIRES 6/30/2025 R. WESLEY BENNETT, PLS 1562 wes.bennett@wallace.design

XXXX

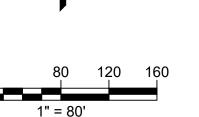
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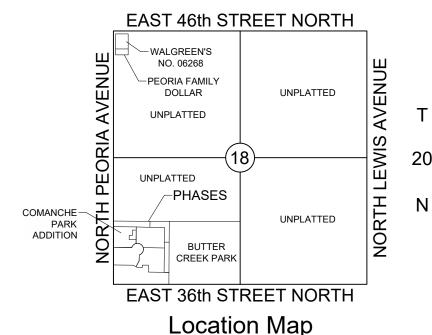
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Wallace Design Collective, PC

RESERVE

AREA B





R 13 E

Location	
SCALE: 1"=2000'	

Lot Are	ea Table (Phas	se 2)	ACC = ACCESS
Lot #	Area	(ACRE)	LNA = LIMITS OF NO ACCESS R/W = RIGHT-OF-WAY U/E = UTILITY EASEMENT
1	107,555.50	2.47	SS/E = SANITARY SEWER EASEMENT
2	47,896.09	1.10	XXXX ADDRESS
3	33,062.96	0.76	2 LOT NUMBER
Lot Are	ea Table (Phas	se 3)	IRON PIN SET
Lot #	Area	(ACRE)	O IRON PIN FOUND
1	177,694.65	4.08	PHASE LINE
Lot Are	ea Table (Phas	se 4)	SUBDIVISION STATISTICS (OVERALL)

LEGEND

SUBDIVISION STATISTICS (OVERALL)
OVERALL SUBDIVISIONS CONTAIN TWENTY (20) LOTS IN SEVEN
(7) PHASES AND TWO (2) RESERVE AREAS.

OVERALL DEVELOPED SUBDIVISIONS CONTAINS 1,401,718 SF RESERVE AREA A CONTAINS 59,930 SF (1.38 ACRES) RESERVE AREA B CONTAINS 11,324 sf (0.26 ACRES)

R/W DEDICATED BY PLAT CONTAINS 2,180 SF (0.05 ACRES) PROPERTY ZONED

MONUMENTATION

MONUMENTATION FOUND AS NOTED 1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS

BRASS CAP AT THE INTERSECTION OF NORTH PEORIA AVENUE & EAST 36TH STREET NORTH NORTHING=445220.679

EASTING=2565716.476 ELEV=631.95

BASIS OF BEARINGS HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

VERTICAL DATUM BASED UPON GPS DATA (NAVD88).

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

FEMA: PANEL 40143C0228L TULSA COUNTY AND INCORPORATED AREAS, WITH A MAP REVISION DATE OF OCTOBER 16, 2012, SHOWS A PORTION OF SUBJECT PROPERTY TO BE IN ZONE "X" & "AE".

SURVEYOR'S LAST SITE VISIT:

PHASE PRO	DJECTED CONSTRUCTION SCHEDULI	Ε
PHASE 2	DECEMBER 2024	
	MAY 2026	

DECEMBER 2024
MAY 2026
DECEMBER 2025
MAY 2026
DECEMBER 2026
NOVEMBER 2028

Lot Area Ta Lot# Lot Area Ta (ACRE) Area 118,490.14 2.72 Lot Area Table (Phase 5) (ACRE) Area 162,175.02 3.72 Lot Area Table (Phase 6) (ACRE) Area 128,030.87 2.94 Lot Area Table (Phase 7) 42,503.11 0.98 11,381.29 24,772.01 0.57 46,975.36 21,266.57 Lot Area Table (Phase 8) (ACRE) Area 5,780.87 0.13 5,716.76 0.13 5,645.43 0.13 5,970.67 0.14 7,605.90 7,136.24 0.16 7,093.77 0.16 7,051.33 0.16

C31	29.13'	25.00'	66°45'42"	S 34°33'27" E	
C32	29.13'	25.00'	66°45'42"	N 32°12'15" E	
C33	92.67'	122.00'	43°31'22"	S 43°49'25" W	
C34	29.13'	25.00'	66°45'42"	N 55°26'35" E	
C35	92.67'	122.00'	43°31'25"	S 46°10'35" E	
C36	29.13'	25.00'	66°45'42"	N 57°47'43" W	
C37	39.27'	25.00'	89°59'56"	S 43°49'28" W	
C38	39.27'	25.00'	90°00'04"	S 46°10'32" E	
	FINAL PL				
ENDORSE					

CURVE TABLE

25.00' 90°00'04" S 46°10'32" E

90°00'02" N 43°49'25" E

89°59'58" N 46°10'35" W

90°00'02" | S 43°49'25" W

90°00'04" N 46°10'32" W

89°59'56" S 43°49'28" W

89°59'56" N 43°49'28" E

89°59'56" | S 43°49'28" W

90°00'00" N 43°49'30" E

| 90°39'51" | S 46°31'14" E

30°16'50" | S 13°57'05" W

66°45'42" N 34°33'27" W

66°45'42" | S 55°26'35" W

| 43°31'25" | N 46°10'35" V

89°20'10" N 43°28'45" E

25.00' 89°59'56" N 43°49'28" E

25.00' 90°00'04" S 46°10'32" E

167.00' | 25°20'24" | S 16°25'18" W

25.00' 94°55'36" S 43°42'42" E

167.00' | 30°16'05" | N 13°57'27" E

233.00' | 30°16'05" | N 13°57'27" E

25.00' | 66°45'42" | S 32°12'15" W

122.00' | 43°31'22" | N 43°49'25" E

25.00' | 66°45'42" | S 57°47'43" E

90°00'50"

90°00'04"

RADIUS DELTA

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

233.00'

25.00'

25.00'

122.00'

LENGTH

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

29.13'

CURVE#

C3

C4

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

C22

C23

C24

C25

C26

C27

C28

CHORD

DISTANCE (CD)

35.36'

35.36'

35.36'

35.35'

35.36'

35.35'

35.36'

35.36'

73.26'

35.36'

35.56'

35.15'

87.20'

27.51'

27.51'

27.51'

27.51'

90.46'

27.51'

35.35'

35.36'

BEARING

S 43°49'28" V

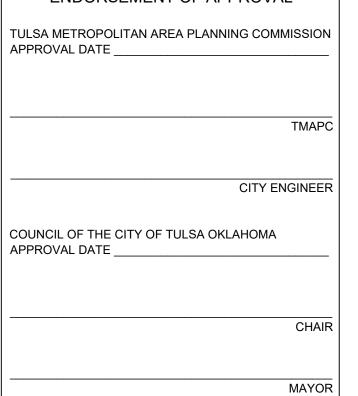
S 46°10'35" E

S 46°10'32" E

N 46°10'32" V

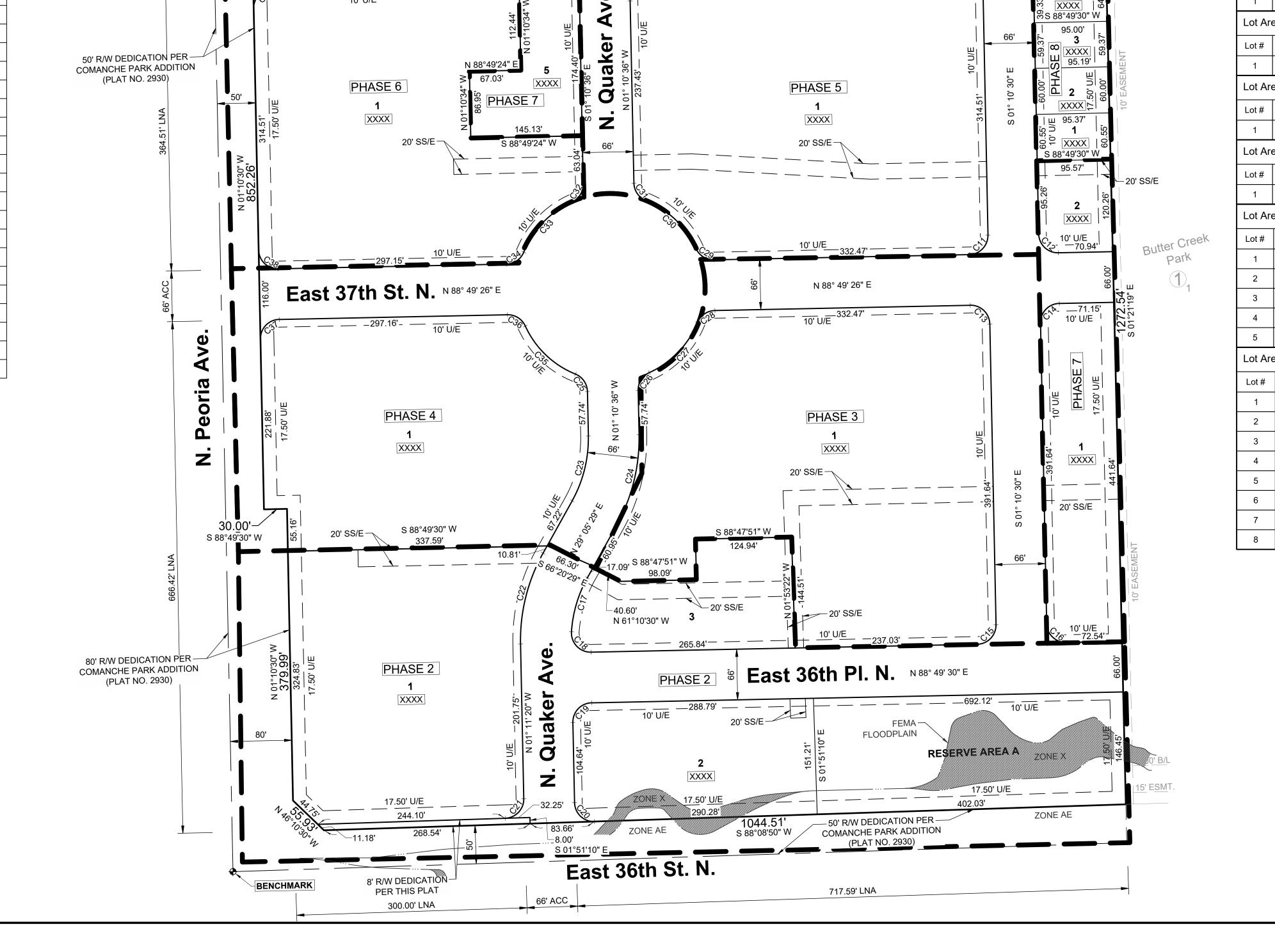
S 46°10'30" E

S 43°49'05" V



MAYOR
ATTEST: CITY CLERK
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.



DATE: 11/16/2023 36N-PHASES PRELIMINARY PLAT SHEET 1 OF 2

36N-PHASES

A REPLAT OF ALL OF COMANCHE PARK ADDITION, AN ADDITION TO THE CITY OF TULSA, LOCATED IN SECTION EIGHTEEN (18), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER: Housing Authority of the City of Tulsa 415 West Independence Street Tulsa, Oklahoma, 74120

ATTN: CITY CLERK, SUITE 206

PHONE: (918) 581-5722

PER THIS PLAT

300.00' LNA

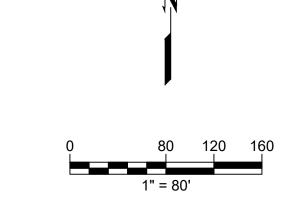
66' ACC

ENGINEER: Wallace Design Collective, PC 123 North Martin Luther King Jr Blvd. Tulsa, Oklahoma, 74103 Phone: (918) 584-5858 OK CA NO. 1460, EXPIRES 6/30/2025 JORDAN RODICH P.E.

SURVEYOR: Wallace Design Collective, PC

123 North Martin Luther King Jr Blvd. Tulsa, Oklahoma, 74103 Phone: (918) 584-5858 OK CA NO.1460, EXPIRES 6/30/2025 R. WESLEY BENNETT, PLS 1562 wes.bennett@wallace.design

717.59' LNA



Lot#

Lot#

Lot #

Lot Area Table (Phase 6)

Area

128,030.87

Lot Area Table (Phase 7)

Area

42,503.11

11,381.29

24,772.01

46,975.36

21,266.57

Lot Area Table (Phase 8)

5,780.87

5,716.76

5,645.43

5,970.67

7,605.90

7,136.24

7,093.77

7,051.33

0.57

1.08

0.13

0.13

0.13

0.14

0.17

0.16

0.16

0.16

R 13 E EAST 46th STREET NORTH -WALGREEN'S PEORIA FAMILY UNPLATTED UNPLATTED UNPLATTED COMANCHE-UNPLATTED PARK ADDITION BUTTER CREEK PARK EAST 36th STREET NORTH Location Map

SCALE: 1"=2000'

			LEGEND				
Lot Area Table (Phase 2)			ACC = ACCESS				
Lot #	Area	(ACRE)	LNA = LIMITS OF NO ACCESS R/W = RIGHT-OF-WAY				
1	107,555.50	2.47	U/E = UTILITY EASEMENT SS/E = SANITARY SEWER EASEMENT				
2	47,896.09	1.10	XXXX ADDRESS				
3	33,062.96	0.76	2 LOT NUMBER				
Lot Are	ea Table (Phas	se 3)	IRON PIN SET IRON PIN FOUND				
Lot #	Area	(ACRE)	O IRON PIN FOUND				
1	177,694.65	4.08	PHASE LINE				
Lot Are	ea Table (Phas	se 4)	SUBDIVISION STATISTICS (OVERALL)				
Lot #	Area	(ACRE)	OVERALL SUBDIVISIONS CONTAIN TWENTY (20) LOTS IN SEVEN (7) PHASES AND TWO (2) RESERVE AREAS.				
1	118,490.14	2.72	OVERALL DEVELOPED SUBDIVISIONS CONTAINS 1,401,718 SF (32.18 ACRES)				
Lot Area Table (Phase 5)			RESERVE AREA A CONTAINS 59,930 SF (1.38 ACRES) RESERVE AREA B CONTAINS 11,324 sf (0.26 ACRES) R/W DEDICATED BY PLAT CONTAINS 2,180 SF (0.05 ACRES)				
Lot #	Area	(ACRE)					
1	162,175.02	3.72	PROPERTY ZONED				

EASTING=2565716.476

ELEV=631.95

(ACRE)	MONUMENTATION MONUMENTATION FOUND AS NOTED
2.94	1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.
se 7)	
	BENCHMARK
(ACRE)	BRASS CAP AT THE INTERSECTION OF NORTH PEORIA AVENUE
0.98	& EAST 36TH STREET NORTH NORTHING=445220.679

BASIS OF BEARINGS HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

VERTICAL DATUM BASED UPON GPS DATA (NAVD88).

FLOODPLAIN NOTE FEMA: PANEL 40143C0228L TULSA COUNTY AND INCORPORATED AREAS, WITH A MAP REVISION DATE OF OCTOBER 16, 2012, SHOWS A PORTION OF SUBJECT PROPERTY

SURVEYOR'S LAST SITE VISIT:

TO BE IN ZONE "X" & "AE".

PHASE PROJE	ECTED CONSTRUCTION SCHEDULE
PHASE 2	DECEMBER 2024
PHASE 3	MAY 2026
PHASE 4	DECEMBER 2025
PHASE 5	MAY 2026
PHASE 6	DECEMBER 2026
PHASE 7	NOVEMBER 2028

	635 Unplatte	jordan.rodich@wallace.design	wes.bennett@wallace.design	~
	640	N 88°08'58" E 1110.06'	60.00' = 64.68' 66.00' - 9	4.21'-
108.87' LNA 108.87' LNA 17.50' U/E	424.24' 17.50' U/E PHASE 7 (35) (35) (424.24' (424.24' (52) (424.24' (424.24' (52) (424.24' (4	66.00' U/E	117.88 118.58 118.58 118.58 118.58 119.29	SERVE REA B 69.59'
ACC 6.000	N 88° 49' 26" E &	East 38th St. N.	N 88° 49' 26" E 8	(0.00)
4 1 1 6 6 6 1 1 1 6 1 1 1 1 1 1 1 1 1 1		d = -409.56'-/	10 U/E CO 10 10	69.80', 0' U/E
	10-0/E / N.10.34 W	A = -630	MS 88	95.00' _
50' R/W DEDICATION PER	N 808,401,541, E	A A A A A A A A A A	10-U/E - 59.37/2	3
COMANCHE PARK ADDITION (PLAT NO. 2930)	N 88°49'24" E 5 7 1640 PHASE 6			ON THE STATE OF TH
LNA LINA CONTRACTOR OF THE PART OF THE PAR	1 S PHASE 7 S S PHASE 7 S S PHASE 7 S S PHASE 7 S S S PHASE 7 S S S PHASE 7 S S S S S S S S S S S S S S S S S S		14.5	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
364.	20' SS/E S 88°49'24" W	20' SS/È	S 88	XXXX 8 3°49'30" W
N 01°10'30" 852.26			- \	95.57' 20' SS/E
			66	2
		10' U/E	332.47'	10' U/E = 70.94" Butter Creek Park
16.00"	East 37th St. N. N88° 49' 26" E	N 88° 4	9' 26" E	924 192 193 193 193 193 193 193 193 193 193 193
State of the state	——————————————————————————————————————	78 - 10' U/E 3	32.47' — — — —	10' U/E
The state of the s	70.1235	Chille 8		
		M 98	0.0 <u>/</u>	PHASE 7:50. U/E
Deo 17.50° U/E		PHAS 1	E 3	
	XXXX	66'- 20' SS/E	391.64 ⁻	
	7 () () () () () () () () () (331.64.1	20' SS/E 4
30.00' \$ 88°49'30" W	5 88°49'30" W 337.59'	\$ 88°47'51" W	5000	625
LNA	10.81' S 66°20'29" F	12 1.0 1	66'	SEMENT
666.42		20' SS/E = 50' SS/E =		—625——//JA
		40.60' N 61°10'30" W 3 20' 265.84' 10'U/		10' U/E 5 72.54'
80' R/W DEDICATION PER COMANCHE PARK ADDITION (PLAT NO. 2930)	PHASE 2	630\ //\	N 88° 49' 30" E//	00.09
(PLAT NO. 2930)		000.70		
80'			FEMA	45.
	N Q 104.64.	XXXX	RESERVE AREA A ZONE	
SANTASY () () () () () () () () () (17.50°U/E	ZONE X 17.50' U/E 290.28'	17.50'-U/E 402.03'	15 ESMT.
OE PROSSELLE	244.10 11.18' 0E 268.54' 0E 0E 0E 0E 0E 0F 83.66' 8.00' S 01°51'	1044.51' 50' COM	R/W DEDICATION PER	
ODERTY TO SOME THE SO		st 36th St. N.	7 59'I NA	

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.

CURVE TABLE

25.00' 90°00'04" S 46°10'32" E

25.00' 89°59'58" N 46°10'35" W

25.00' | 90°00'02" | S 43°49'25" W

25.00' | 89°59'56" | N 43°49'28" E

25.00' 90°00'04" N 46°10'32" W

25.00' | 89°59'56" | S 43°49'28" W

25.00' 90°00'04" S 46°10'32" E

25.00' | 90°00'04" | N 46°10'32" W

25.00' | 90°00'00" | N 43°49'30" E |

167.00' | 25°20'24" | S 16°25'18" W

25.00' 94°55'36" S 43°42'42" E

25.00' | 89°20'10" | N 43°28'45" E

233.00' | 30°16'50" | S 13°57'05" W

167.00' | 30°16'05" | N 13°57'27" E |

233.00' 30°16'05" N 13°57'27" E

25.00' | 66°45'42" | N 34°33'27" W

25.00' | 66°45'42" | S 32°12'15" W

122.00' | 43°31'22" | N 43°49'25" E

25.00' | 66°45'42" | S 55°26'35" W

25.00' | 66°45'42" | S 57°47'43" E |

122.00' | 43°31'25" | N 46°10'35" W

29.13' | 25.00' | 66°45'42" | N 32°12'15" E | 27.51'

122.00' | 43°31'22" | S 43°49'25" W

25.00' | 66°45'42" | N 57°47'43" W

25.00' | 89°59'56" | S 43°49'28" W

25.00' 90°00'04" S 46°10'32" E

29.13' | 25.00' | 66°45'42" | S 34°33'27" E

29.13' | 25.00' | 66°45'42" | N 55°26'35" E

92.67' | 122.00' | 43°31'25" | S 46°10'35" E |

CITY ENGINEER

MAYOR

ATTEST: CITY CLERK

CITY ATTORNEY

90°00'50" | S 43°49'05" W

90°39'51" | S 46°31'14" E

89°59'56" N 43°49'28" E

89°59'56" S 43°49'28" W

S 46°10'30" E

90°00'04"

89°59'56" S 43°49'28" W

90°00'02" | N 43°49'25" E

89°59'58" | S 46°10'35" E

S 46°10'32" E

LENGTH RADIUS DELTA

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00' | 90°00'00" |

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

39.27'

73.86'

41.42'

39.28'

123.09'

29.13'

29.13'

29.13'

29.13'

39.27'

39.27'

FINAL PLAT

ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA PLANNING COMMISSION

COUNCIL OF THE CITY OF TULSA OKLAHOMA

CURVE#

C3

C4

C5

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

C22

C23

C24

C25

C26

C27

C28

C31

C35

C36

APPROVAL DATE _

APPROVAL DATE __

CHORD

DISTANCE

(CD)

35.36'

35.36'

35.36'

35.35'

35.36'

35.35'

35.35'

35.36'

35.36'

73.26'

36.84'

35.36'

35.56'

35.15'

27.51'

27.51'

27.51'

CHORD

BEARING

DATE: 11/16/2023 36N-PHASES PRELIMINARY PLAT SHEET 1 OF 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE IN DIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAI4OMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N88°08'50"E FOR A DISTANCE OF 1164.22 FEET; THENCE N01°21'19"W EOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°21'19"W FORA DISTANCE OF 1272.54 FEET; THENCE S88°08'58"W FOR A DISTANCE OF 1110.06 FEET; THENCE S01°10'30"E FOR A DISTANCE OF 852.26 FEET; THENCE N88°49'30"E FOR A DISTANCE OF 30.00 FEET; THENCE S01°10'30"E FORA DISTANCE OF 379.99 FEET; THENCE S46°10'30"E FORA DISTANCE OE 55.93 FEET; THENCE N88°08'50"E EOR A DISTANCE OF 1044.51 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 32.18 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON APRIL 2ND, 2020 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE SOUTH LINE OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 13 EAST, TULSA COUNTY AS BEING N88°08'50"E

THE OWNERS HAVE CAUSED THE SUBJECT PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO TWENTY-TWO LOTS IN ONE BLOCK. CONFORMITY WITH THE ACCOMPANYING PLAT AND HAVE DESIGNATED THE SUBDIVISION AS "36N-PLAT PHASES". HEREINAFTER

SECTION I. PUBLIC STREETS. EASEMENTS AND UTILITIES

REFERRED TO AS THE "SUBDIVISION", A SUBDIVISION IN THE CITY OF TULSA, STATE OF OKLAHOMA.

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNERS HEREBY DEDICATE TO THE PUBLIC. THOSE PORTIONS OF STREET RIGHTS - OF -WAY OF NORTH PEORIA AVENUE AND EAST 36™ STREET NORTH, AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U / E " OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS SANITARY SEWERS, 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 STATED, PROVIDED EACH OF THE OWNERS 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 RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, WITHIN THE PROPERTY OWNED BY THE PARTICULAR OWNER, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNERS HEREIN IMPOSE 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 STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVCE

- 1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE EAST SIDE OF NORTH PEORIA AVENUE AND THE SOUTH SIDE, EAST 36™ STREET NORTH BOUNDARY, OF THE SUBDIVISION AS NECESSARY IF LOCATED IN AN EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLES, 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 ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN 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 THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STR I P 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 SERVICE, THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE 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 FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE
- 4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER 'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF 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, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- 1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- 2. WITHIN UTILITY EASEMENTS AND SANITARY SEWER 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, 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 ALL UTILITY EASEMENTS AND SANITARY SEWER EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- 5. THE COVENANTS SET FORTH IN THIS SUBSECT I ON SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT 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 UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

- 2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED 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 THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

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

F. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNERS ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE CITY OF TULSA. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA, OKLAHOMA. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE PROPERTY 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, COMMUNICATION CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF TULSA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

H. CERTIFICATE OF OCCUPANCY

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. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT 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 OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

I. <u>LIMITS OF NO ACCESS</u>

THE OWNERS HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY NORTH PEORIA AVENUE AND EAST 36TH STREET NORTH 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.

J. RESTRICTED WATERLINE EASEMENT

THE OWNER HEREBY DEDICATES TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "RESTRICTED WATERLINE EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATER LINES, TOGETHER WITH FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS FOR THE USES AND PURPOSES AFORESAID.

K. RESERVE "A" - STORMWATER DETENTION EASEMENT

- 1. THE OWNER DOES 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 DEPARTMENT OF PUBLIC WORKS OF 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. - ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. <u>ENFORCEMENT</u>

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR RESPECTIVE GRANTEES, SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IF EITHER OF THE UNDERSIGNED OWNERS, OR ANY OF THEIR RESPECTIVE GRANTEES SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, THE SUPPLIER OF UTILITY SERVICE OR CITY OF TULSA, OKLAHOMA MAY BRING AN 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. <u>DURATION</u>

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. <u>AMENDMENT</u>

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY 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, OR ITS SUCCESSORS AND CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING THE RESTRICTIONS OR COVENANTS SHALL BE EFFECTIVE UPON AND AFTER THE INSTRUMENT IS RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK.

D. <u>SEVERABILITY</u>

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 HEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

HEREIN, WHICH SI	HALL KEWAIN IN FU	JLL FORCE AND	EFFECT	•								
IN WITNESS WHEREOR		AUTHORITY C	F THE	CITY OF	TULSA	HAS	EXECUTED	THIS	INSTRUMENT	THIS .	DA`	Y 0
HOUSING AUTHORITY O	F THE CITY OF TU	_SA										
BY:AARON DARDEN, PRESI												
ACKNOWLEDGMENT STATE OF OKLAHOMA COUNTY OF TULSA)) SS:)											
THIS INSTRUMENT WA					_DAY OF			, 2023,	BY AARON DA	RDEN, A	AS PRESIC)ENT
NOTARY PUBLIC												
MY COMMISSION EXPIR MY COMMISSION NUMB		_										

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 COMANCHE PARK-PHASE I, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A 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.

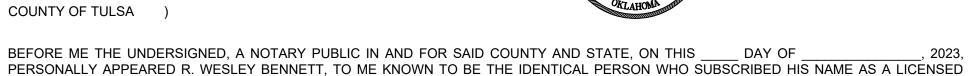
WITHER MY HAND AND CEAL THE	DAYOF	2022
WITNESS MY HAND AND SEAL THIS	DAY OF	, 2023.

R. WESLEY BENNETT

LICENSED PROFESSIONAL LAND SURVEYOR

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

[SEAL]



LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND

BENNETT

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATE: 11/16/2023 36N-PHASES PRELIMINARY PLAT SHEET 2 OF 2

