

**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](mailto:planning@cityoftulsa.org)

**SUBDIVISION PLAT**

**MINOR SUBDIVISION PLAT**

**APPLICATION INFORMATION**

RECEIVED BY: \_\_\_\_\_ DATE FILED: 10/20/23 PLAT NAME: Frazier's Addition

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

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: 5151 W 51st S, Tulsa, OK 74107 TRACT SIZE: 15 ± acres  
 LEGAL DESCRIPTION: See Attached

PRESENT USE: Frazier Addition PRESENT ZONING: ILIM R-S: \_\_\_\_\_ COUNCIL DISTRICT: \_\_\_\_\_  
 WATER SUPPLY: City of Tulsa SANITARY SEWER: City of Tulsa  
 ELECTRIC: PSO GAS: ONE PHONE: AH TV: Cox SCHOOL DISTRICT: Berry Hill

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE: \_\_\_\_\_

PROPOSED ZONING: IM LOTS PROPOSED: 3 BLOCKS PROPOSED: 1

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Billy Frazier</u>	NAME	
ADDRESS	<u>5151 W 51st</u>	ADDRESS	
CITY, ST, ZIP	<u>Tulsa OK 74107</u>	CITY, ST, ZIP	<u>SAME</u>
DAYTIME PHONE	<u>918-230-2029</u>	DAYTIME PHONE	
EMAIL	<u>Area 57 management &amp; Concl. con</u>	EMAIL	

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: [Signature]

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? same

APPLICATION FEES (Make checks payable to City of Tulsa)		PRELIMINARY PLAT DISPOSITION	
PRELIMINARY PLAT FEE:	\$1,200	TMAPC ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
FINAL PLAT FEE:	\$900	DATE/VOTE:	
MINOR PLAT FEE:	\$650	CONDITIONS:	
TOTAL AMOUNT DUE:	\$		<u>(Paid)</u>
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](http://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: 5151 W 51st St S, Tulsa ok 74107  
Acreage: 1.5~~7~~ Number of Lots: 3 Project Name: Frazier Addition  
Owner of Property: Billy Frazier  
Person Requesting Review: Billy Frazier Date: 10/20/2023

**COMPREHENSIVE PLAN STATUS**

LAND USE DESIGNATION: Industrial

The property  CONFORMS [ ] DOES NOT CONFORM to the Major Street and Highway Plan.

**ZONING AND PLATTING**

The property is currently zoned IL, IM  
The proposed use of Industrial  WOULD or [ ] WOULD NOT conform to the zoning district classification.  
Minimum lot size required: 3 lots + 0.6 acres +/- = 3.78 +/-  
Is the property is located within an approved development plan?  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  NO Case number: \_\_\_\_\_  
When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? \_\_\_\_\_

**INFRASTRUCTURE NEEDS**

A brief summary of major infrastructure to be provided and by whom:

Streets All streets are existing, access is either from 549th W Avenue, W 50th St, or W 51st Cr which is a frontage road for Gilcrease ingress & egress  
Water City of Tulsa water developed through the IDP process and were modified during Highway development All lots have water access  
Sewer Set "same"

Storm Water/Drainage Detention for all lots were previously developed and integrated  
Park and Trail Dedications N/A

**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](mailto:planning@cityoftulsa.org).

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### **SUBDIVISION PLAT PROCESS**

#### **MEETING SCHEDULE**

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 plats*): Wednesday, \_\_\_\_\_ 1:30 p.m.

Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

#### **PRELIMINARY PLAT PROCESS**

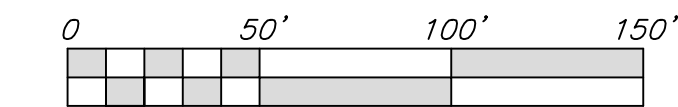
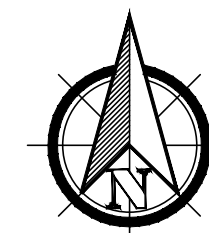
1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements 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.

# PRELIMINARY PLAT Frazier's Addition

A REPLAT OF PARTS OF LOTS 4-8, BLK. 1 & PART OF LOTS 4-3, BLK. 2 AUSTIN ADDITION & PART OF LOTS 1-4, BLK. 1 BRIDGES HEIGHTS ADDITION TO TULSA COUNTY, OKLAHOMA, ALL BEING LOCATED IN SOUTH HALF (S/2) OF SOUTHWEST QUARTER (SE/4) SECTION 29, TOWNSHIP 19 NORTH, RANGE 12 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA.



SCALE: 1" = 100'

### BASIS OF BEARING

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (2011 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

### LEGEND

- WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - POWER POLE
  - LIGHT POLE
  - GUY WIRE
  - GAS METER
  - VENT PIPE
  - TELEPHONE PEDESTAL
  - ELECTRIC BOX
  - CLEAN OUT
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - STORM DRAIN
  - AIR CONDITIONER UNIT
  - SIGN
  - BENCHMARK
  - TREE
  - TELEPHONE, UNDERGROUND
  - UNDERGROUND ELECTRIC
  - OVERHEAD ELECTRIC & CABLE TV
  - FIBER OPTIC CABLE
  - CABLE TV
  - PETROLEUM LINE
  - GAS LINE
  - HIGH PRESSURE GAS LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - STORM SEWER
  - PRESSURIZED SANITARY SEWER LINE
  - FENCE
  - FLOW LINE
- (o) INDICATES 3/8" IRON PIN SET  
W/ CAP "24 2260" (UNLESS OTHERWISE NOTED)
- (\*) INDICATES FOUND 3/8" IRON PIN W/ CAP "24 2260" (UNLESS OTHERWISE NOTED)
- R/W RIGHT-OF-WAY  
U/E UTILITY EASEMENT  
D/E DRAINAGE EASEMENT  
B/L BUILDING LINE  
LNA LIMITS OF NO ACCESS  
(R) INDICATES RECORDED DISTANCE OR BEARING ACCORDING TO LEGAL DESCRIPTION PROVIDED  
(M) INDICATES ACTUAL MEASURED DISTANCE OR BEARING

### LEGAL DESCRIPTION

FILE #19081

A TRACT OF LAND THAT IS A REPLAT OF LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), BLOCK ONE (1), ALL OF LOT FOUR (4) AND PART OF LOTS FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), BLOCK TWO (2) OF AUSTIN'S SUBDIVISION, AND LOT ONE (1), PART OF LOTS TWO (2), THREE (3) AND FOUR (4), BLOCK ONE (1) AND PART OF LOT ONE (1), BLOCK TWO (2), BRIDGES HEIGHTS ADDITION TO THE SOUTHWEST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE/4 OF SAID SECTION 29;

THENCE NORTH 00°48'12" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 826.67 FEET TO THE NORTH LINE OF SAID BLOCK 1, AUSTIN'S SUBDIVISION;

THENCE SOUTH 89°12'35" WEST ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 OF SAID BLOCK 1, AUSTIN'S SUBDIVISION A DISTANCE OF 512.55 FEET;

TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 1, AUSTIN'S ADDITION AND THE POINT OF BEGINNING;

THENCE SOUTH 00°49'12" EAST A DISTANCE OF 551.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 2, AUSTIN'S SUBDIVISION;

THENCE SOUTH 89°12'51" WEST A DISTANCE OF 162.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE GILCREASE EXPRESSWAY;

SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 2, AUSTIN'S SUBDIVISION;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES:

THENCE NORTH 89°07'24" WEST 206.02 FEET;

THENCE NORTH 72°01'50" WEST 342.32 FEET;

THENCE NORTH 00°04'29" WEST 18.42 FEET;

THENCE NORTH 00°18'01" WEST A DISTANCE OF 243.84 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,056.28 FEET, AN ARC LENGTH OF 424.15 FEET, A CHORD BEARING OF NORTH 39°23'21" WEST AND A CHORD LENGTH OF 421.31 FEET;

THENCE CONTINUING NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,111.63 FEET, AN ARC LENGTH OF 34.28 FEET, A CHORD BEARING OF NORTH 31°34'19" WEST AND A CHORD LENGTH OF 34.28 FEET TO THE CENTERLINE OF WEST STREET 3027A;

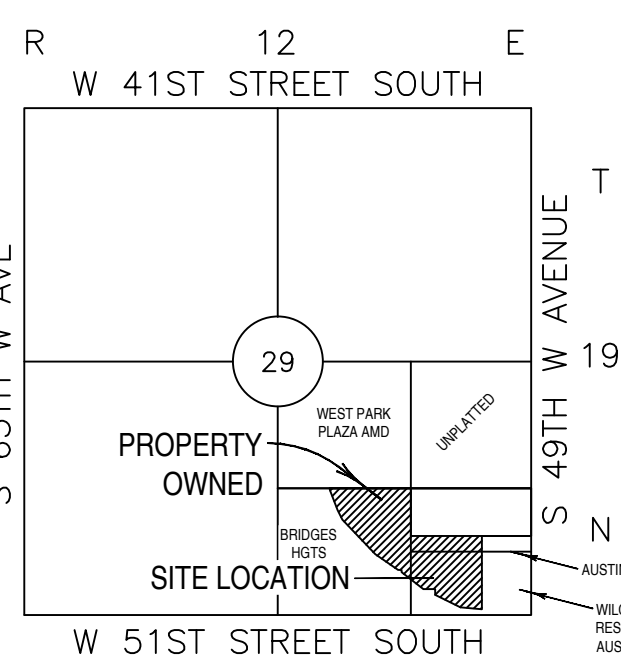
THENCE NORTH 89°12'35" EAST AND DEPARTING SAID RIGHT-OF-WAY LINE FOLLOWING SAID CENTERLINE A DISTANCE OF 776.51 FEET TO THE CENTERLINE OF SOUTH 58RD WEST AVENUE;

THENCE SOUTH 89°16'52" EAST ALONG SAID CENTERLINE A DISTANCE OF 305.94 FEET;

THENCE NORTH 89°12'35" EAST A DISTANCE OF 813.95 FEET TO THE POINT OF BEGINNING.

SAD TRACT OF LAND CONTAINS 688,178.80 FEET OR 15.83 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (2011 OK N), NORTH AMERICAN DATUM 1983 (NAD83).



LOCATION MAP  
SCALE: 1" = 2000'

**DEVELOPERS INFORMATION**  
CURRENTLY: IL & IM  
AREA: 15.8 ACRES  
No. LOTS: 3  
OWNER & DEVELOPER: BILLY FRAZIER  
5151 W. 51st STREET SOUTH  
TULSA, OK 74107  
918-230-2029  
AREAS1MINSTORAGE@GMAIL.COM

**PROJECT ENGINEER:** STEPHEN LANDES  
LANDES ENGINEERING, LLC  
903 E. 35th ST.  
SHAWNEE, OK, 74801  
405-275-5388

**PROJECT SURVEYOR:** ANDY FRITZ  
FRITZ LAND SURVEYING, LLC  
2017 W. 91st ST.  
TULSA, OK, 74132  
918-231-0575

**STORMWATER DETENTION NOTES**  
LOTS 1, 2 & 3, BLOCK 1 ARE GRADED TO DRAIN TO THE GILCREASE HIGHWAY DRAINAGE SYSTEM. THESE AREAS WERE DESIGNED TO BE INCORPORATED INTO THE GILCREASE DETENTION AND DRAINAGE PLAN AND WILL NOT REQUIRE INDEPENDENT DETENTION.

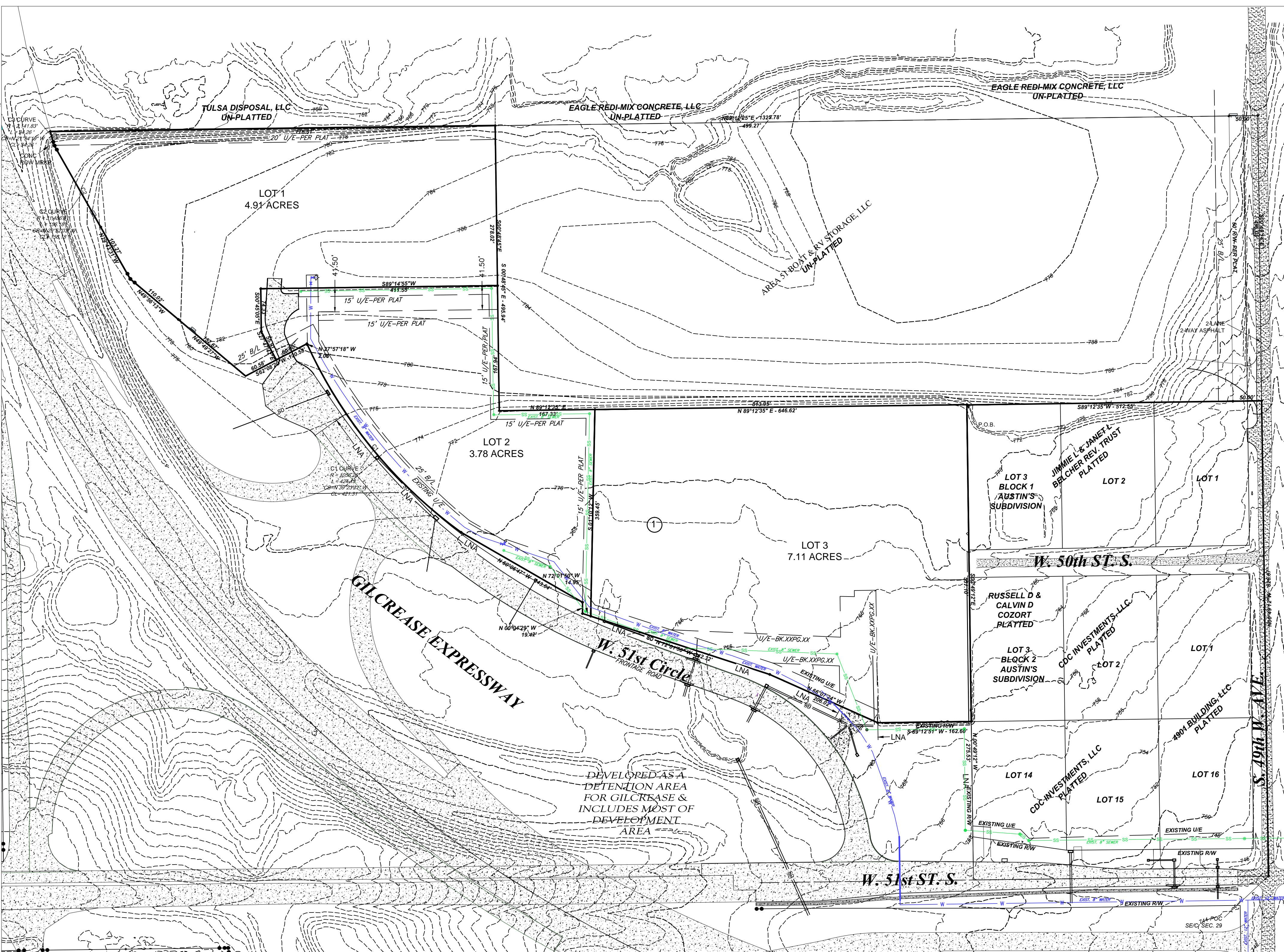
**UNDERGROUND UTILITIES NOTES**  
SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

**PRELIMINARY PLAT NOTE**  
THE PRELIMINARY PLAT HAS BEEN PREPARED TO THE BEST OF OUR ABILITIES IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

**FLOOD STATEMENT**  
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, UNINCORPORATED AREAS COMMUNITY PANEL NO. 4014300333L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

### COVENANTS & EASEMENTS

- WATER, SANITARY SEWER, AND STORM SEWER SERVICE
- 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 OWNERS LOT.
  - WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE 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, OR STORM SEWERS SHALL BE PROHIBITED.
  - 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 OWNERS AGENTS AND/OR CONTRACTORS.
  - THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING OR ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
  - THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.



Survey and Plat by:  
**FRITZ LAND SURVEYING, LLC**  
2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575  
FRITZLANDSURVEYING@GMAIL.COM  
C.A. # 5948 EXPIRES: 6-30-2024

LANDES ENGINEERING L.L.C. & ASSOCIATES www.landesengineering.net 903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804 (405) 275-5388 CA #2260 EXP. 6-30-25		Frazier's Addition TULSA COUNTY, OKLAHOMA	
DATE: 04/05/2024	REV. _____	DRAWN BY: sc	CHECKED: SL
		SHEET NUMBER:	1 of 1

**DEED OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT **A SAFE PLACE MINI STORAGE, INC.**, AN OKLAHOMA CORPORATION, **AREA 51 BOAT & RV STORAGE LLC**, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND **BILLY LEE FRAZIER, AS TRUSTEE OF THE FRAZIER FAMILY REVOCABLE LIVING TRUST DATED JUNE 19, 2018** (collectively, the "owners"), OWN THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT CONSISTS OF LOT 4 THROUGH EIGHT (8), BLOCK ONE (1), LOT FOUR (4) AND PART OF LOTS FIVE (5) THROUGH EIGHT (8) BLOCK TWO (2), AUSTIN'S SUBDIVISION, AN ADDITION TO THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND PART OF LOTS ONE (1) THROUGH FOUR (4), BLOCK ONE (1), BRIDGES HEIGHTS, AN ADDITION TO THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SAID SECTION (29), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 89°12'52" WEST ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 512.80 FEET; THENCE NORTH 00°50'46" WEST A DISTANCE OF 275.53 FEET TO THE POINT OF BEGINNING LOCATED AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE GILCREASE EXPRESSWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: SOUTH 89°12'52" WEST 162.60 FEET, THENCE NORTH 65°57'17" WEST 179.25 FEET; THENCE NORTH 65°53'34" WEST 26.45 FEET; THENCE NORTH 72°00'05" WEST A DISTANCE OF 327.37 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: NORTH 72°00'05" WEST 14.95 FEET; THENCE NORTH 00°02'44" WEST 19.42 FEET; THENCE NORTH 60°05'02" WEST 243.64 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT(C1) HAVING A RADIUS OF 1056.26 FEET, AN ARC LENGTH OF 424.57 FEET, A CHORD BEARING OF NORTH 39°22'06" WEST AND A CHORD LENGTH OF 421.71 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: THENCE NORTH 27°53'27" WEST 197 FEET; THENCE SOUTH 62°09'46" WEST 120.45 FEET; THENCE NORTH 49°55'36" WEST 262.37 FEET; THENCE NORTH 29°39'43" WEST 266.54 FEET; THENCE NORTH 16°05'56" WEST A DISTANCE OF 25.52 FEET AND TO THE 16TH LINE OF THE SE QUARTER; THENCE EXITING RIGHT-OF-WAY LINE AND ALONG THE 16TH LINE NORTH 89°12'13" EAST A DISTANCE OF 773.56 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA; THENCE SOUTH 00°50'46" EAST FOR A DISTANCE OF 495.81 FEET; THENCE NORTH 89°12'52" EAST FOR A DISTANCE OF 813.00 FEET; THENCE SOUTH 00°50'46" EAST FOR A DISTANCE OF 551.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 688,221.64 SQ. FEET OR 15.799 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

(THE "PROPERTY").

THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO THREE (3) LOTS IN ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND HAVE DESIGNATED THE SUBDIVISION AS "FRAZIER'S ADDITION", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

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

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

THE OWNERS HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNERS FURTHER 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 STATED, PROVIDED THE OWNERS RESERVE 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, 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 SERVICE**

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE 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 ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
- 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, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- 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.
- THE LOT OWNER 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 LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

**C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE**

- THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN 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, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED.
- 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.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF 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**

- 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 INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN ITS 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.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

*Survey and Plat by:*

**FRITZ LAND SURVEYING, LLC**

2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575  
FRITZLANDSURVEYING@GMAIL.COM  
C.A. # 5848 EXPIRES: 6-30-2024

**LANDES ENGINEERING L.L.C. & ASSOCIATES**

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903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804

(405) 275-5388 CA #2260 EXP. 6-30-25

Frazier's Addition  
*TULSA COUNTY, OKLAHOMA*

DRAWN BY: sc

SHEET NUMBER:

2 of 2

DATE: 04/05/2024

REV. \_\_\_/\_\_\_/\_\_\_\_

CHECKED SL

**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.

**A. 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 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 THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

**B. LIMITS OF NO ACCESS**

THE OWNERS HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST 51ST CIRCLE 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.

**C. SIDEWALKS**

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH CITY ORDINANCES. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA.

**D. 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. 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 LOT OWNER NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

**II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY**

**A. ENFORCEMENT**

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL BE COVENANTS WHICH SHALL RUN WITH THE LAND AND WHICH SHALL BE BINDING UPON THE LOT OWNERS, THEIR SUCCESSORS, GRANTEEES, LESSEES AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, "STREETS, EASEMENTS AND UTILITIES", ARE SET FORTH CERTAIN COVENANTS AND CERTAIN ENFORCEMENT RIGHTS PERTAINING THERETO AND ADDITIONALLY THE COVENANTS WITHIN SECTION I, "STREETS, EASEMENTS AND UTILITIES" IF NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IN THE EVENT THE DEVELOPER, A LOT OWNER, OR ANY OF THEIR SUCCESSORS, GRANTEEES, LESSEES OR ASSIGNS, OR ANY PERSON CLAIMING UNDER THEM, SHALL VIOLATE OR BREACH ANY OF THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN OR IMPOSED HEREBY, THE BENEFICIARIES OF THE COVENANTS, OR THE CITY OF TULSA, OKLAHOMA, SHALL HAVE THE RIGHT TO MAINTAIN AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS ATTEMPTING TO VIOLATE ANY COVENANTS OR RESTRICTIONS TO PREVENT SUCH VIOLATION OR TO RECOVER DAMAGES FOR THE VIOLATION THEREOF.

**B. DURATION**

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

**C. AMENDMENT**

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND THE CITY OF TULSA, OKLAHOMA. THE PROVISION OF SUCH INSTRUMENT SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK.

**D. SEVERABILITY**

IN VALIDATION 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.

IN WITNESS WHEREOF, \_\_\_\_\_, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 2023

**ACKNOWLEDGMENT**

STATE OF Oklahoma )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

this instrument was acknowledged before me on THIS \_\_\_ DAY OF \_\_\_\_\_, 2023, by \_\_\_\_\_ as \_\_\_\_\_ PRESIDENT of \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY

**Certificate of Survey**

I, \_\_\_\_\_, a registered professional land surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "FRAZIER'S ADDITION", A SUBDIVISION IN TULSA County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the practice of land surveying.

WITNESS MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_ REGISTERED LAND SURVEYOR  
OKLAHOMA NO. \_\_\_\_\_

STATE OF OKLAHOMA )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

The foregoing Certificate of Survey was acknowledged before me on THIS \_\_\_ DAY OF \_\_\_\_\_, 2023, by \_\_\_\_\_ as a Registered Land Surveyor.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY