

TULSA METROPOLITAN AREA PLANNING COMMISSION175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.orgSubmit applications to planning@cityoftulsa.org**[] SUBDIVISION PLAT****[] MINOR SUBDIVISION PLAT****APPLICATION INFORMATION**RECEIVED BY: NF DATE FILED: 3/21/2024 PLAT NAME: Greenhill Extension

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	4/4/2024	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	4/17/2024	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATIONADDRESS OR DESCRIPTIVE LOCATION: East 36th Street North 125th East Ave. TRACT SIZE: 32.59 ± acresLEGAL DESCRIPTION: Part of the SE/4 Section 17, Township 20 North, Range 14 EastPRESENT USE: Vacant PRESENT ZONING: IH T-R-S: 17-T20N-R14E COUNCIL DISTRICT: 3WATER SUPPLY: City of Tulsa SANITARY SEWER: City of TulsaELECTRIC: AEP GAS: ONG PHONE: AT&T TV: Cox SCHOOL DISTRICT: T-1A**INFORMATION ABOUT YOUR PROPOSAL**PROPOSED USE: WarehousePROPOSED ZONING: IH LOTS PROPOSED: 1 BLOCKS PROPOSED: 1

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Billy Cox	NAME	Tommy Wohlgenuth
ADDRESS	5 S. Main	ADDRESS	2415 W. Battlefield Rd.
CITY, ST, ZIP	Sapulpa, Ok 74066	CITY, ST, ZIP	Springfield, MO 65807
DAYTIME PHONE	918-852-1458	DAYTIME PHONE	417-883-4230
EMAIL	bcox@66eng.com	EMAIL	twohlgenuth@sgcfoodservice.com
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Billy Cox 3-21-2024</u>			

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

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

APPLICATION FEES (Make checks 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:	\$ 1,200	
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

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

SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: Northwest Corner at the intersection of E. 36th St. N. and N. 125th E. Ave.
Acreage: 32.59 Number of Lots: 1 Project Name: Greenhill Extension
Owner of Property: Tulsa Storage
Person Requesting Review: Billy Cox Date: 03/21/2024

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Employment

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

ZONING AND PLATTING

The property is currently zoned IH
The proposed use of Warehouse ☒ WOULD or ☐ WOULD NOT conform to the zoning district classification.
Minimum lot size required: 32.59
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 Private Drives constructed by developer
Water Water line constructed by developer
Sewer Private utilities constructed by developer
Storm Water/Drainage Detention and storm pipe constructed by developer
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.

PLAT NO.

PRELIMINARY PLAT GREENHILL EXTENSION

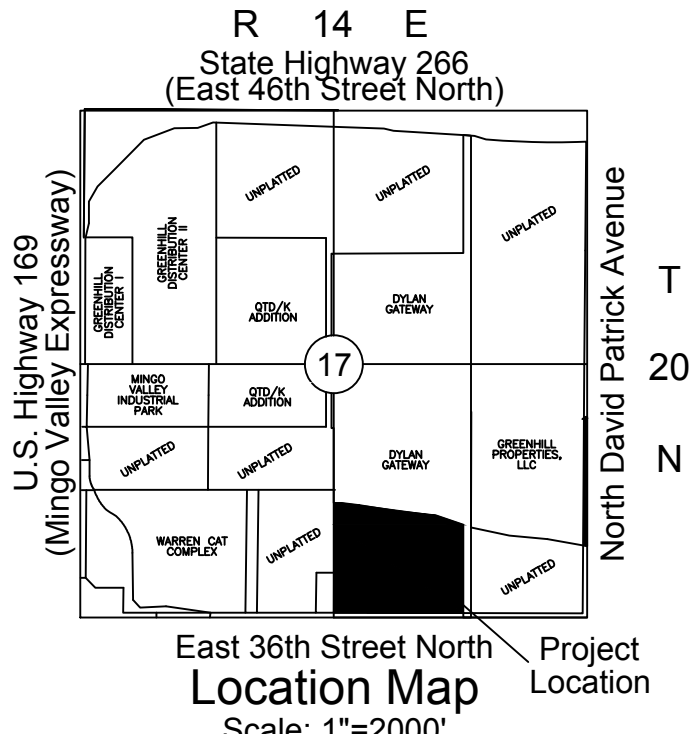
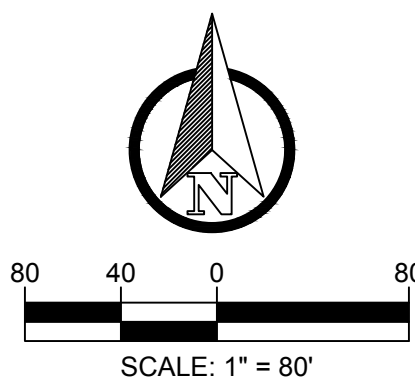
SOUTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP 20 NORTH, RANGE FOURTEEN
EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

LEGEND

AD = AREA INLET
ASP = AUTO SPRINKLER
BL = BUILDING LINE
BM = BENCHMARK
BWF = BARBED WIRE FENCE
CATV = CABLE TV PEDESTAL
CL = CENTERLINE
CLB = CLIMB BARRIER
CLF = CHAIN LINK FENCE
CO = CLEAN OUT
CPS = COX POWER SUPPLY
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
DGD = DOUBLE GRATE DROP INLET
DIP = DUCTILE IRON PIPE
EM = ELECTRIC METER
EO = ELECTRIC OUTLET
EPED = ELECTRIC PEDESTAL
ET = ELECTRIC TRANSFORMER
FF = FINISH FLOOR
FG = FINISH GRADE
FH = FIRE HYDRANT
FP = FLAG POLE
FL = FLOWLINE
GM = GAS METER
GR = GAS REGULATOR
GV = GAS VALVE
GL = GROUND LIGHT
GP = GUARD POST
GUY = GUY ANCHOR
HDWL = HEADWALL
HPP = HIGH POWER POLE
HPS = HANDICAP PARKING SIGN
HWF = HOG WIRE FENCE
ICV = IRRIGATION CONTROL VALVE
IP = IRON PIN
(L) = PER LEGAL DESCRIPTION
LP = LIGHT POLE
(M) = MEASURED DATA
MB = MAILBOX
MRK = UTILITY MARKER
MW = MONITORING WELL
(P) = PER PLAT
P/E = PIPELINE EASEMENT
PLF = PLASTIC FENCE
PM = PARKING METER
PP = POWER POLE
PPD = POWER POLE W/ DROP SERVICE
PPDT = POWER POLE W/ DROP & TRANSFORMER
PLT = POWER POLE W/ LIGHT & TRANSFORMER
PPM = POWER POLE W/ ELECTRIC METER
PPMS = POWER POLE / NO SERVICE
PPT = POWER POLE W/ TRANSFORMER
RCB = REINFORCED CONCRETE BOX
RCP = REINFORCED CONCRETE PIPE
RD = ROOF DRAIN
ROW = RIGHT-OF-WAY
SSLH = SANITARY SEWER LAMP HOLE
SSMH = SANITARY SEWER MANHOLE
S/B = SETBACK
SGDI = SINGLE GRATE DROP INLET
SH = SPRINKLER HEAD
SP = SIGN POST
STMH = STORM SEWER MANHOLE
STJB = STORM SEWER JUNCTION BOX
TM = TELEPHONE MANHOLE
TPED = TELEPHONE PEDESTAL
TC = TOP OF CURB
TD = TOP OF DECK
TG = TOP OF GRATE
TH = THRESHOLD
TR = TOP OF RIM
TS = TRAFFIC SIGN
TSLP = TRAFFIC SIGNAL LIGHT POLE
TSPB = TRAFFIC SIGNAL PULL BOX
TSMH = TRAFFIC SIGNAL MANHOLE
TVLT = TELEPHONE VAULT
TW = TOP OF WALL
UE = UTILITY EASEMENT
UM = UTILITY MARKER
VP = VENT PIPE
WF = WATER FAUCET
WM = WATER METER
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WDF = WOOD FENCE
(Z) = ZONING

— = CENTERLINE
—X— = FENCE LINE
—OC— = OVERHEAD COMMUNICATION
—OE— = OVERHEAD ELECTRIC
—SS— = SANITARY SEWER
—ST— = STORM SEWER
—TOP/TOE— = TOP/TOE OF GROUND SLOPE
—UC— = UNDERGROUND COMMUNICATION
—UE— = UNDERGROUND ELECTRIC
—UG— = UNDERGROUND GAS
—UT— = UNDERGROUND TELEPHONE
—WL— = WATERLINE

— = ZONE AE FLOODWAY
— = ZONE AE
— = 1.0% CHANCE OF FLOOD
— = ZONE SHADED "X"
— = 0.2% CHANCE OF FLOOD



BASIS OF BEARING

HORIZONTAL DATUM BASED UPON NAD 83 (1993) OKLAHOMA STATE PLANE
COORDINATE SYSTEM NORTH ZONE 3501.
VERTICAL DATUM BASED UPON NAVD 88
USING N01°05'10"W AS THE EAST LINE OF THE SE/4, SE/4, SE/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 14 EAST OF THE INDIAN BSE AND MERIDIAN WAS USED AS THE BEARING FOR THIS SURVEY.

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION SEVENTEEN (17); THENCE SOUTH 88°33'19" WEST ALONG THE SOUTH LINE THEREOF 1287.82 FEET; THENCE NORTH 01°03'53" WEST A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 36TH STREET NORTH AND THE POINT OF BEGINNING;

THENCE SOUTH 82°50'12" WEST ALONG SAID RIGHT-OF-WAY LINE 50.18 FEET; THENCE SOUTH 88°33'19" WEST AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1300.42 FEET; THENCE NORTH 01°03'29" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE A DISTANCE OF 1143.08 FEET; THENCE NORTH 88°56'31" EAST 80.00 FEET; THENCE SOUTH 83°59'38" EAST 191.74 FEET; THENCE SOUTH 82°11'53" EAST 399.91 FEET; THENCE SOUTH 84°42'49" EAST 401.32 FEET; THENCE SOUTH 72°09'56" EAST A DISTANCE OF 302.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 125TH EAST AVENUE; THENCE SOUTH 01°03'53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 901.60 FEET TO THE POINT OF BEGINNING.; SAID TRACT CONTAINING 32.59 ACRES MORE OR LESS.

DYLAN GATEWAY
DOC. # 7050

LOT 1, BLOCK 1

E. 36th ST. N.

SOUTH LINE OF THE SE/4

OWNER / DEVELOPER

TULSA STORAGE
TOMMY WOHLGEMUTH
2415 WEST BATTLEFIELD ROAD
SPRINGFIELD, MO 65807
PH (417) 883-4230

SURVEYOR

FRITZ LAND SURVEYING, LLC
524 E. MAIN ST., JENKS
OKLAHOMA 74037
PH (918) 584-5858
E-mail: fritzlandsurveying@gmail.com
CA No. 5848 Renewal: June 30, 2024

ENGINEER

ROUTE 66 ENGINEERING, LLC
28 NORTH WATER STREET
SAPULPA, OK 74066
PH (918) 248-1129
E-mail: bcox@66eng.com
CA No. 8853 Renewal: June 30, 2023

SURVEY DATE:
OCTOBER 19, 2023

PLAT DATE:
MARCH 15, 2024

GREENHILL EXTENSION
PRELIMINARY PLAT - MARCH 15, 2024
Sheet 1 of 2

PRELIMINARY PLAT
GREENHILL EXTENSION

SOUTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP 20 NORTH, RANGE FOURTEEN
EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND
DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

TOMMY WOHLGEMUTH, TULSA STORAGE, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION SEVENTEEN (17); THENCE SOUTH 88°33'19" WEST ALONG THE SOUTH LINE THEREOF 1287.82 FEET; THENCE NORTH 01°03'53" WEST A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 36TH STREET NORTH AND THE POINT OF BEGINNING;

THENCE SOUTH 82°50'12" WEST ALONG SAID RIGHT-OF-WAY LINE 50.18 FEET; THENCE SOUTH 88°33'19" WEST AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1300.42 FEET; THENCE NORTH 01°03'29" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE A DISTANCE OF 1143.08 FEET; THENCE NORTH 88°56'31" EAST 80.00 FEET; THENCE SOUTH 83°59'38" EAST 191.74 FEET; THENCE SOUTH 82°11'53" EAST 389.91 FEET; THENCE SOUTH 84°42'49" EAST 401.32 FEET; THENCE SOUTH 72°09'56" EAST A DISTANCE OF 302.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 125TH EAST AVENUE; THENCE SOUTH 01°03'53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 901.60 FEET TO THE POINT OF BEGINNING.; SAID TRACT CONTAINING 32.59 ACRES MORE OR LESS.

SECTION I. STREETS, EASEMENTS AND UTILITIES

1. PUBLIC STREETS AND UTILITY EASEMENTS

1.1. THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS " U/EOR " UTILIT'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 OWNER 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, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH 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.

2. RESTRICTED WATERLINE EASEMENTS

2.1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS " RESTRICTEDWATERLINE EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATERLINES TOGETHER WITH ALL 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 STATED.

3. STORMWATER DETENTION EASEMENTS

3.1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.

3.2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

3.3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALLTHERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

3.4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

3.4.1. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.

3.4.2. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

3.4.3. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.

3.4.4. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

3.5. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.

3.6. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, OR THE ALTERATION OF GRADE WITHIN A DETENTION EASEMENT, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST 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 THE PROPERTY IN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

4. UTILITY SERVICE

4.1. 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.

4.2. 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, 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.

4.3. 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.

4.4. 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.

4.5. 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.

5. WATER, SANITARY SEWER AND STORM SEWER SERVICES

5.1. 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.

5.2. 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.

5.3. 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.

5.4. 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, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5.5. 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.

6. GAS SERVICE

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

6.2. 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.

6.3. 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.

7. LIMITS OF NO ACCESS

7.1. THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO NORTH 125TH 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, AND 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 ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF TULSA.

8. PAVING AND LANDSCAPING WITHIN EASEMENTS

8.1. THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT 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.

9. SIDEWALKS

9.1. SIDEWALKS ARE REQUIRED ALONG NORTH 125TH EAST AVENUE IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

10. CERTIFICATE OF OCCUPANCY RESTRICTIONS

10.1. 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.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

1. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. 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. 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

2. DURATION

THESE RESTRICTIONS AND COVENANTS, 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.

3. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS AND UTILITIES 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 SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY.

4. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, TULSA STORAGE, BEING THE OWNER OF THE SUBDIVISION, HEREBY APPROVES THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ON THIS

_____ DAY OF _____, 2024.

BY: _____
TOMMY WOHLGEMUTH COO & CFO

STATE OF MISSOURI)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, NOTARY OF PUBLIC IS AND FOR SAID COUNTY AND AND STATE, ON THIS _____ DAY OF _____, 2024 PERSONALLY APPEARED TO ME TOMMY WOHLGEMUTH, TULSA STORAGE, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME AS THE MAKER OF THE FOREGOING INSTRUMENT, AS ITS OWNER AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, ANDY FRITZ, A REGISTERED LAND SURVEYOR 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 SAID PLAT DESIGNATED HEREIN AS THE FINAL PLAT OF "GREENHILL EXTENSION", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

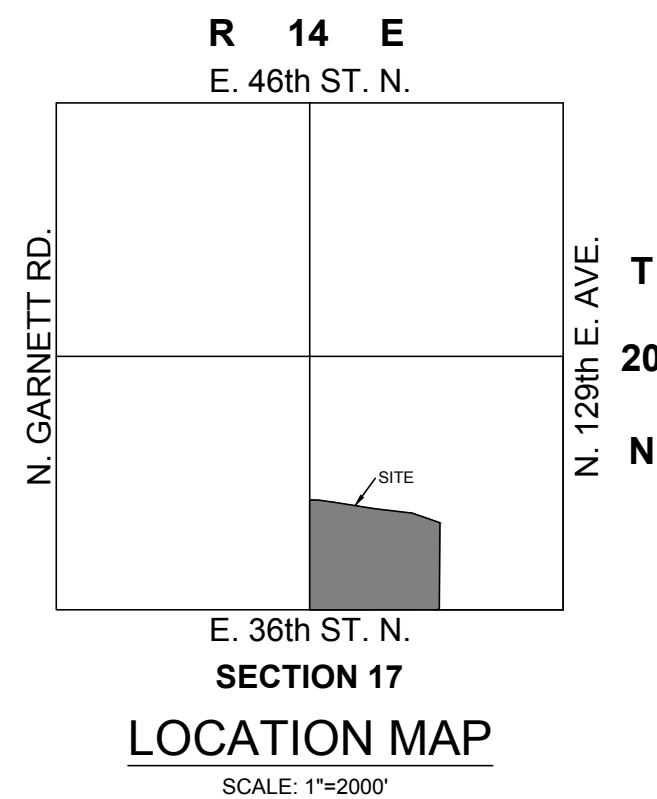
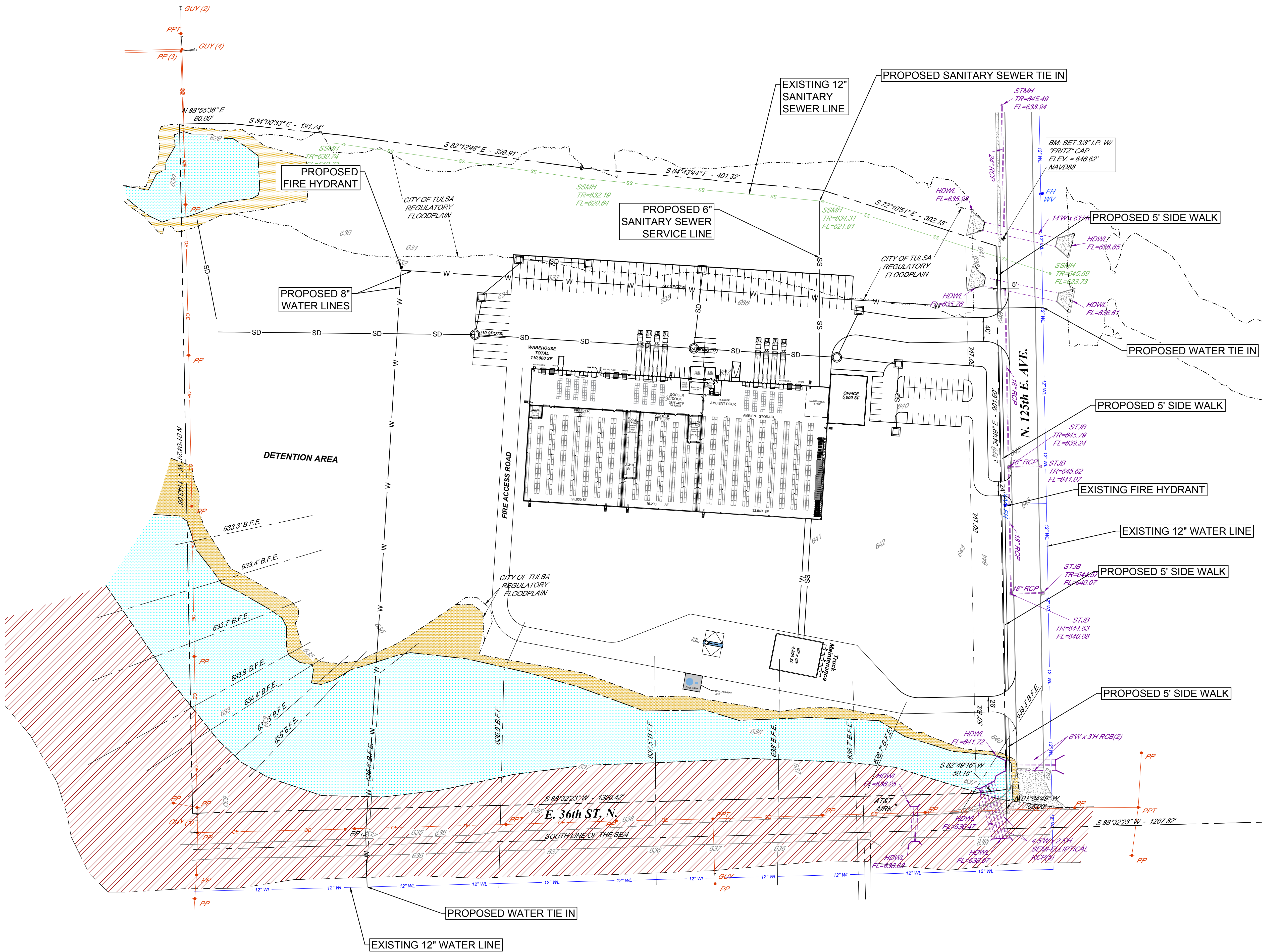
ANDY FRITZ
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 5848

STATE OF OKLAHOMA)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2024., PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC



LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE4 OF SAID SECTION 17;
THENCE SOUTH 88°32'23" WEST ALONG THE SOUTH LINE THEREOF 1287.82 FEET;
THENCE NORTH 01°04'49" WEST A DISTANCE OF 65.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 36TH STREET NORTH AND THE POINT OF BEGINNING;
THENCE SOUTH 82°49'16" WEST ALONG SAID RIGHT-OF-WAY LINE 50.18 FEET; THENCE SOUTH 88°32'23" WEST AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1300.42 FEET; THENCE NORTH 01°04'24" WEST AND DEPARTING SAID RIGHT-OF-WAY LINE A DISTANCE OF 1143.08 FEET; THENCE NORTH 88°55'36" EAST 80.00 FEET; THENCE SOUTH 84°00'33" EAST 191.74 FEET; THENCE SOUTH 82°12'48" EAST 399.91 FEET; THENCE SOUTH 84°43'44" EAST 401.32 FEET; THENCE SOUTH 72°10'51" EAST A DISTANCE OF 302.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 125TH EAST AVENUE; THENCE SOUTH 01°04'49" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 901.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,419,572.5 SQ. FEET OR 32.59 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

FLOOD CERTIFICATION:

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 40143022541 - OCTOBER 16, 2012, WHICH INDICATES A PORTION OF THE SURVEYED PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH A BASE FLOOD ELEVATION VARYING FROM 633.3' TO 639.3' AS SHOWN HEREON) ALONG WITH LOMR 20-06-0617P. THE SURVEYED PROPERTY IS AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN AS SHOWN HEREON.

IMPERVIOUS TABLE CHART

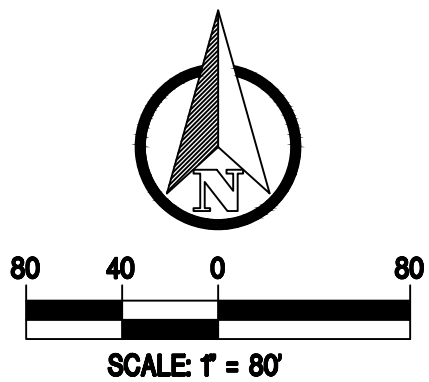
TOTAL SITE AREA	32.59 ACRES
EXISTING IMPERVIOUS AREA	0 SQ. FT.
INCREASED IMPERVIOUS AREA	317,945 SQ. FT.
PROPOSED IMPERVIOUS AREA	317,945 SQ. FT.

LEGEND:

- [Hatched Box] = ZONE AE FLOODWAY
- [Blue Box] = ZONE AE 1.0% CHANCE OF FLOOD
- [Yellow Box] = ZONE SHADED "X" 0.2% CHANCE OF FLOOD

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

BILLY COX, P.E.
ROUTE 66 ENGINEERING, LLC
CA #6855, DATE 06/30/2025



DATE	REVISION	BY

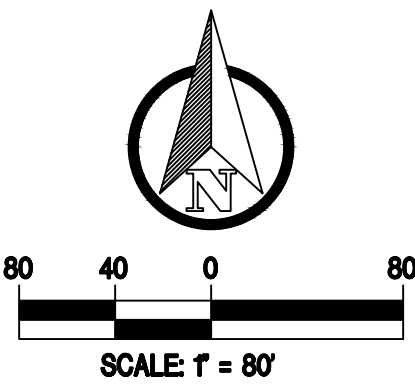
route 66 engineering

28 NORTH WATER STREET, SAPULPA, OK 74066

SITE PLAN
GREENHILL SW WAREHOUSE
TULSA, OKLAHOMA

THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT

BILLY COX, P.E.
ROUTE 66 ENGINEERING, LLC
CA #6853, DATE 06/30/2025



BY	
REVISION	
DATE	



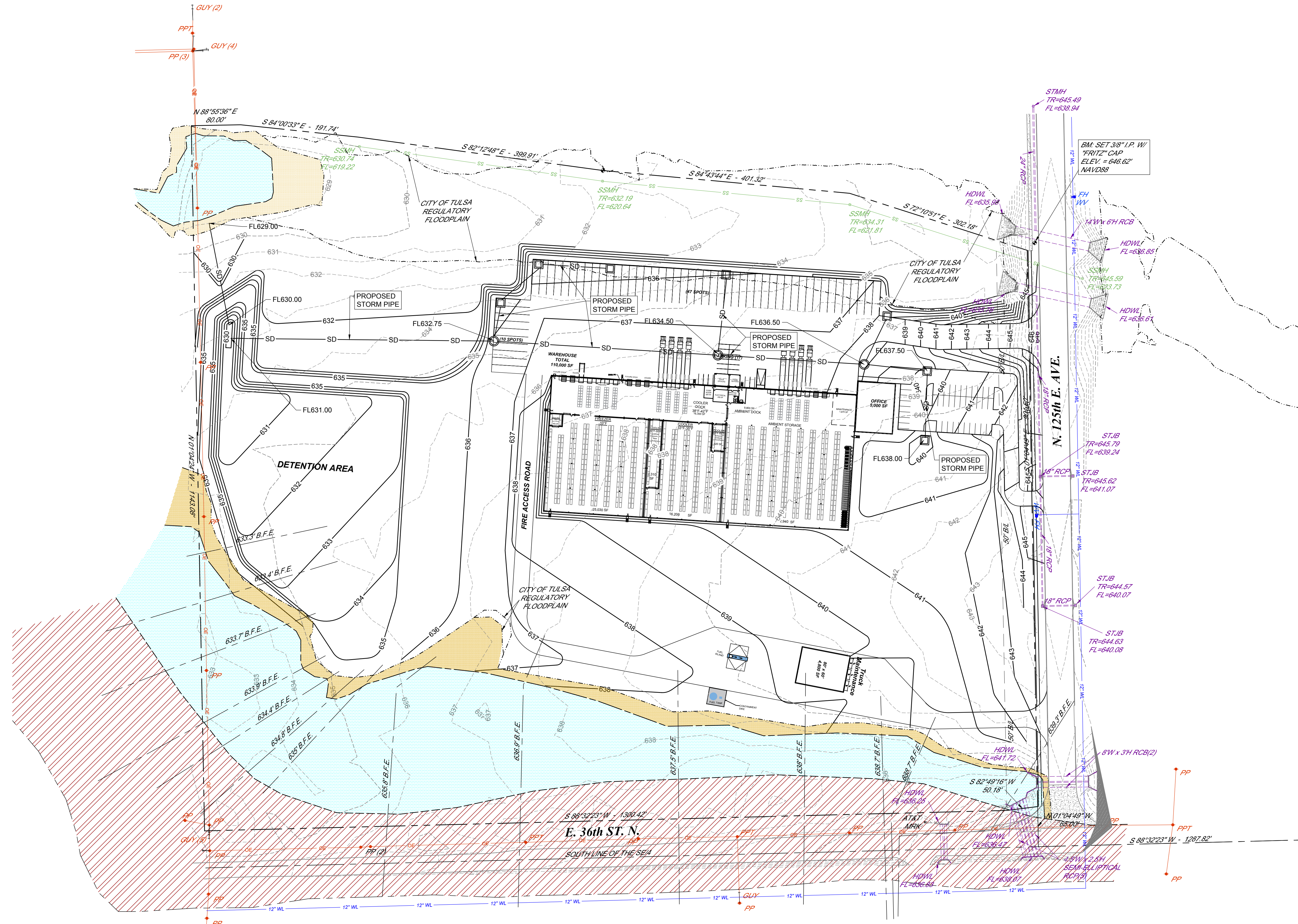
28 NORTH WATER STREET, SAPULPA, OK 74066

PRELIMINARY GRADING PLAN

GREENHILL SW WAREHOUSE

TULSA, OKLAHOMA

DRAWN BY:	BD
APPV. BY:	BC
DATE:	03/01/2024
SHEET	CG101



IMPERVIOUS TABLE CHART	
TOTAL SITE AREA	32.59 ACRES
EXISTING IMPERVIOUS AREA	0 SQ. FT.
INCREASED IMPERVIOUS AREA	317,945 SQ. FT.
PROPOSED IMPERVIOUS AREA	317,945 SQ. FT.

LEGEND:

- = ZONE AE FLOODWAY
- = ZONE AE 1.0% CHANCE OF FLOOD
- = ZONE SHADED "X" 0.2% CHANCE OF FLOOD

Northing	Easting	Bearing	Distance
5000.000	5000.000		
		S 82°50'12" W	50.180
4993.743	4950.212		
		S 88°33'19" W	1300.424
4960.953	3650.201		
		N 01°03'29" W	1143.080
6103.838	3629.094		
		N 88°56'31" E	79.997
6105.316	3709.077		
		S 83°59'38" E	191.740
6085.253	3899.765		
		S 82°11'53" E	399.910
6030.965	4295.973		
		S 84°42'49" E	401.320
5993.990	4695.586		
		S 72°09'56" E	302.180
5901.442	4983.245		
		S 01°03'53" E	901.598
5000.000	5000.000		

Closure Error Distance> 0.00000
Total Distance> 4770.428
Polyline Area: 1419572.5 sq ft, 32.59 acres