

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

9.21.23 CMT OFF

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

tulsaplanning.org

SUBDIVISION PLAT

MINOR SUBDIVISION PLAT

**APPLICATION INFORMATION**

RECEIVED BY: JH DATE FILED: 9/21/23 PLAT NAME: Hamon Self Storage

CITY  COUNTY REFERRAL CITIES: OWASSO

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>10/5/23</u>	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	<u>10/18/23</u>	BOA CASE:	
		BOA DATE:	

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: 10505 N GARNETT RD TRACT SIZE: 4.35 ± acres

LEGAL DESCRIPTION: ATTACHED

PRESENT USE: RESIDENTIAL PRESENT ZONING: CG T-R-S: 17-21-14 COUNCIL DISTRICT: OWASSO 2 CO COMM DISTRICT: 1

WATER SUPPLY: CITY OF OWASSO SANITARY SEWER: NONE (AEROBIC)

ELECTRIC: PSO/WVC GAS: ONE PHONE: AT&T TV: AT&T SCHOOL DISTRICT: OWASSO

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE: SELF STORAGE FACILITY

PROPOSED ZONING: NONE LOTS PROPOSED: 1 BLOCKS PROPOSED: 1

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>KARL FRITSCHEN</u>	NAME: <u>T&amp;S HARMON PROPERTIES</u>
ADDRESS: <u>123 N MLK JR BLVD</u>	ADDRESS: <u>8505 E 360 RD.</u>
CITY, ST, ZIP: <u>TULSA, OK 74103</u>	CITY, ST, ZIP: <u>Oologah, OK 74053</u>
DAYTIME PHONE: <u>918.584.5858</u>	DAYTIME PHONE: <u>918.855.2258</u>
EMAIL: <u>Karl.fritschen@Wallace.Design</u>	EMAIL: <u>Toddharmon21@outlook.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Karl A. Fritschen</u>	

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO  
 WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? AGENT FOR OWNER

APPLICATION FEES (Make checks payable to INCOG)		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:	\$	
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: 10505 N. GARNETT RD  
Acreage: 4.35 Number of Lots: 1 Project Name: HARMON STORAGE  
Owner of Property: TODD HARMONI  
Person Requesting Review: KARL FRITSCHEN Date: \_\_\_\_\_

**COMPREHENSIVE PLAN STATUS**

LAND USE DESIGNATION: COMMERCIAL (OWASSO) GROWTH OR STABILITY DESIGNATION: \_\_\_\_\_

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

**ZONING AND PLATTING**

The property is currently zoned CG  
The proposed use of SELF STORAGE  WOULD or [ ] WOULD NOT conform to the zoning district classification.  
Minimum lot size required: \_\_\_\_\_  
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 NO PUBLIC STREETS PROPOSED. INTERNAL PRIVATE DRIVES ONLY  
Water CITY OF OWASSO  
Sewer N/A AEROBIC SYSTEM  
Storm Water/Drainage CITY OF OWASSO  
Park and Trail Dedications NONE

**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.

Please contact the Subdivision Coordinator at any time at 584-7526 if you have questions about the development process in the Tulsa Metropolitan Area.

OIL AND GAS CONSERVATION DIVISION  
CERTIFICATE OF RECORDS SEARCH

Upon Written Application of: **Jaime Skipper, Applicant**  
For Firm or Company: **Wallace Design Collective**  
**123 N MLK Jr Blvd**  
**Tulsa, Oklahoma 74103**

Receipt No. **2402787**  
Request Date: **September 14, 2023**

Pursuant to the provisions of Oklahoma Statute 17 O.S. Section 167, the Oklahoma Corporation Commission issues this Certificate of Records Search for the lands described as follows:

**NW/4 NW/4 Section 17, Township 21 North, Range 14 East,  
Tulsa County, Oklahoma**

According to the records of the Oklahoma Corporation Commission there is currently:

**No oil & gas applications have been filed to drill, recomplete or re-enter the property described above. In addition, there are no filed completion reports without plugging reports identifying any oil and gas wells for the same.**

According to public information available to the Oklahoma Corporation Commission there has not been any production reported for this tract. The Oklahoma Corporation Commission recommends that you inspect the subject tract to determine the actual status of well(s) on the property and to ascertain the existence of wells not disclosed in this Certificate, whether or not they are documented with the Corporation Commission.

**PLEASE NOTE: THIS RECORDS SEARCH DOES NOT INCLUDE A HORIZONTAL WELL, IF ANY, WHICH MAY HAVE BEEN DRILLED FROM A SURFACE LOCATION OUTSIDE THE SUBJECT TRACT.**

**This Certificate of Records Search does not necessarily provide a comprehensive list of wells or well documentation for the tract described above. It does not address the existence of shut-in gas wells, leases without reported production or directionally or horizontally drilled wells, nor are any assertions made herein regarding title to the subject tract. This records search has been conducted using the Commission's records and public records available to the Oklahoma Corporation Commission. An inspection of this tract is recommended to determine the actual status of well(s) on the tract and to ascertain the existence of wells not disclosed in this Certificate, whether or not they are documented in the files of the Oklahoma Corporation Commission.**


Signed this 15<sup>th</sup> day of September 2023

**FOR THE OKLAHOMA CORPORATION COMMISSION**

By: \_\_\_\_\_

**J. TODD HIETT, CHAIRMAN**

ATTEST:

  
\_\_\_\_\_  
**Garey Wortham, Secretary**  
**Oklahoma Corporation Commission**





September 20<sup>th</sup>, 2023

LaRoy Johnson  
MGR OSP PLNG & ENGRG Design  
509 S Detroit Ave.  
Tulsa, OK 74120  
Phone: (539) 444-1044

Re: Harmon Self Storage  
Owasso, Oklahoma

To whom it may concern:

AT&T agrees to the easement locations for the preliminary plat for Harmon Self Storage. We have reviewed the preliminary plat for easements and Deed of Dedication language and have found all to be satisfactory.

*LaRoy Johnson*

Thank you,

AT&T

## Legal

A tract or parcel of land in the North Half of the Northwest Quarter (N/2 NW/4) of Section 17, Township 21 North, Range 14 East of the Indian Base and Meridian in Tulsa County, Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows: Beginning at a point in the West boundary of said Section 17 a distance of 330 feet from the northwest corner thereof; Thence South along the West boundary of said Section 17, a distance of 210 feet; Thence Easterly and parallel to the North boundary of said Section 17 a distance of 660 feet; Thence Northerly and parallel to the West boundary of said Section 17, a distance of 310 feet; Thence Westerly and parallel to the North boundary of said Section 17, a distance of 660 feet to the point of beginning. LESS AND EXCEPT the following tract, to wit:

Commencing at the Northwest corner of said NW/4 of said Section 17; thence South  $01^{\circ}10'29''$  East along the Westerly line of said NW/4 for 330.00 feet to the point of beginning of said tract of land; thence North  $88^{\circ}43'25''$  East parallel with the Northerly line of said NW/4 for 45.00 feet; thence South  $01^{\circ}10'29''$  East parallel with said Westerly line for 37.19 feet; thence North  $88^{\circ}49'31''$  East for 5.00 feet; thence South  $01^{\circ}10'29''$  East parallel with said Westerly line for 272.80 feet; thence South  $88^{\circ}43'25''$  West parallel with said Northerly line for 50.00 feet to a point on said Westerly line; thence North  $01^{\circ}10'29''$  West along said Westerly line for 310.00 feet to the point of beginning of said tract of land.

PRELIMINARY PLAT

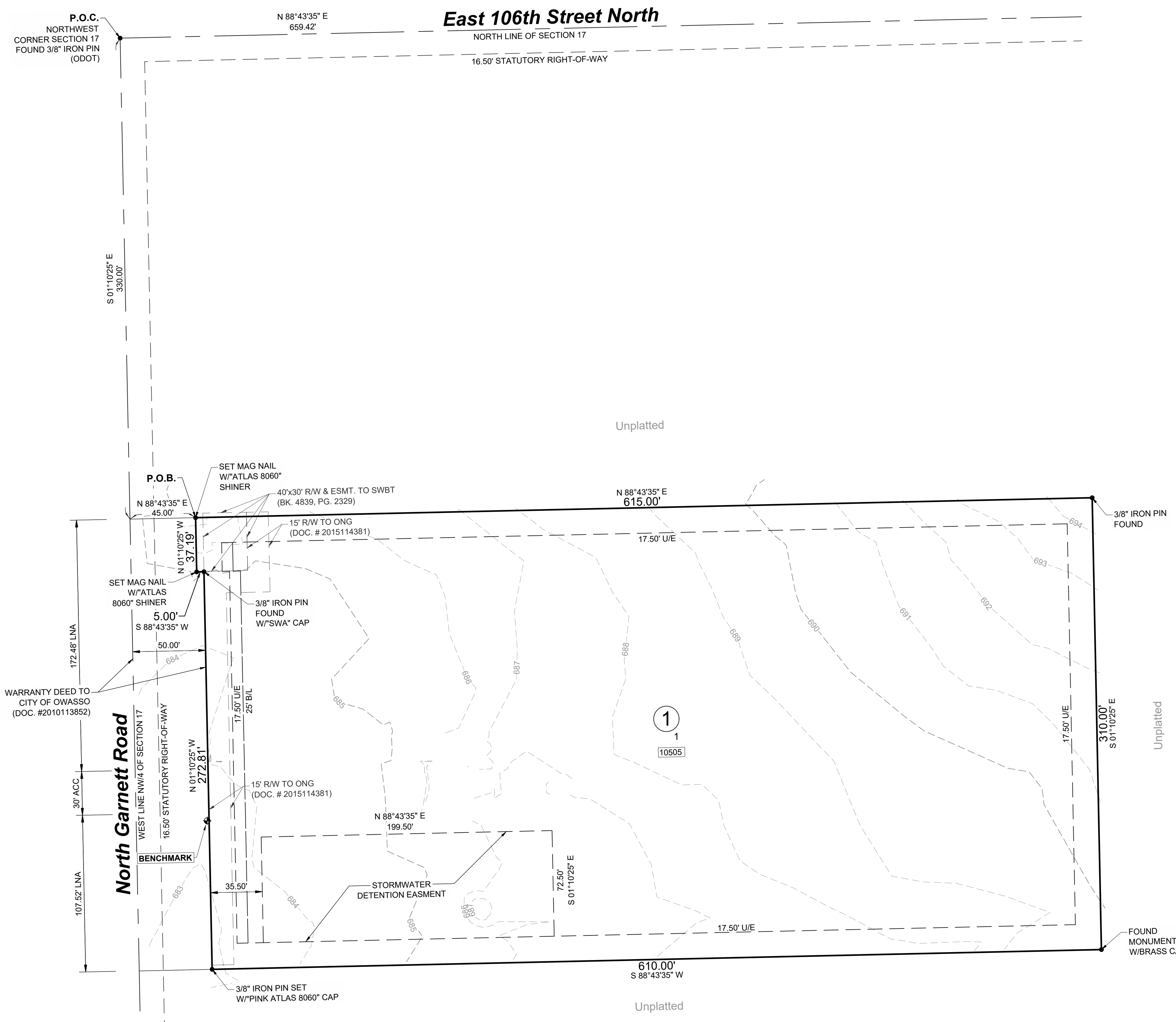
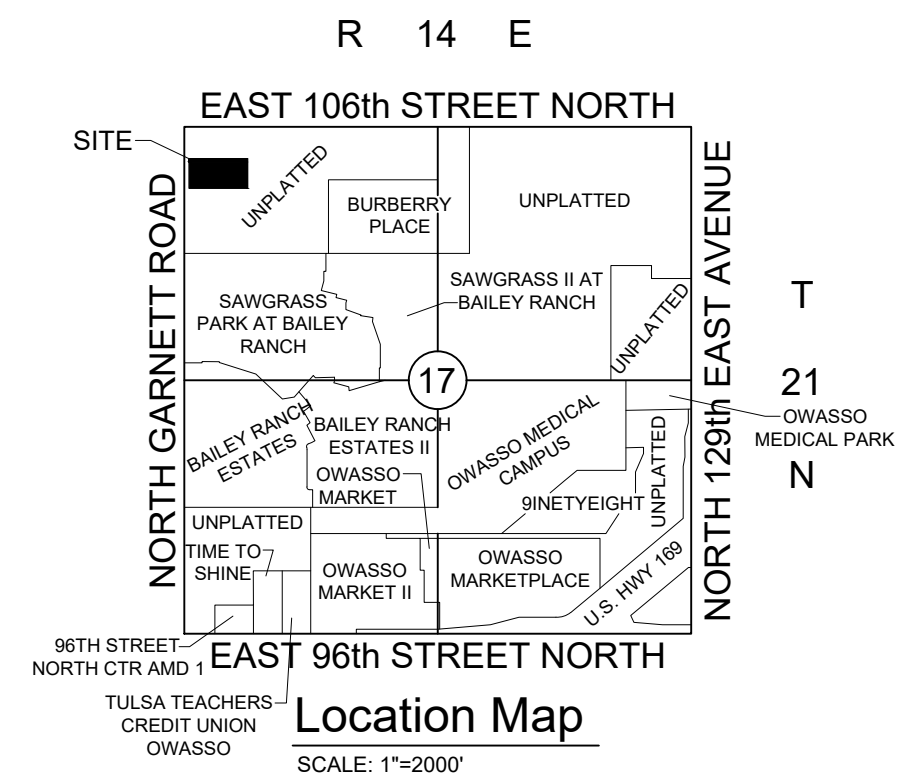
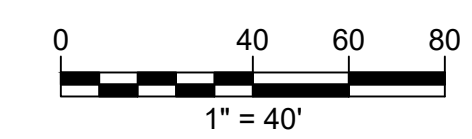
# HARMON SELF STORAGE

PART OF THE NORTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER:**  
T & S Harmon Properties LLC  
8505 East 360 Road  
Oologah, Oklahoma, 74053  
Phone: (918) 855-2258  
CONTACT: TODD HARMON  
Todd.harmon21@outlook.com

**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  
A. NICOLE WATTS  
nicole.watts@wallace.design

**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



- LEGEND**
- B/L = BUILDING SETBACK
  - ACC = ACCESS
  - LNA = LIMITS OF NO ACCESS
  - R/W = RIGHT-OF-WAY
  - U/E = UTILITY EASEMENT
  - ESMT. = EASEMENT
  - BK./PG. = BOOK/PAGE
  - ONG = OKLAHOMA NATURAL GAS
  - SWBT = SOUTHWESTERN BELL TELEPHONE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - 10505 = ADDRESS

**SUBDIVISION STATISTICS**  
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.  
SUBDIVISION CONTAINS 189,286 SF (4.35 ACRES)  
PROPERTY ZONED "CG"

**MONUMENTATION**  
MONUMENTATION FOUND AS NOTED

**BENCHMARK**  
3/8" IRON PIN W/PURPLE "ATLAS CONTROL" CAP  
NORTHING=482464.897  
EASTING=2602547.517  
ELEV=683.92

**BASIS OF BEARINGS**  
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE  
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.  
VERTICAL DATUM NAVD 1988

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

**FLOODPLAIN NOTE**  
THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, AND INCORPORATED AREAS, MAP NO. 40143C0136K, MAP REVISED: AUGUST 3, 2009, WHICH SHOWS SUBJECT PROPERTY TO BE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**DATE OF SURVEYOR'S LAST SITE VISIT:**  
XXXXXXXXXX

FINAL PLAT ENDORSEMENT OF APPROVAL	
TULSA METROPOLITAN AREA PLANNING COMMISSION	
APPROVAL DATE _____	
_____	TMAPC
_____	COUNTY ENGINEER
TULSA COUNTY COMMISSIONER	
APPROVAL DATE _____	
_____	CHAIR
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.	

\civil-server\projects\2340059 Harmon Self Storage\Draw\PRODUCTION\Plat\2340059 Preliminary Plat.dwg PLOT:9/12/23 ORIG SIZE:24"X36"

PRELIMINARY PLAT  
**HARMON SELF STORAGE**  
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

T&S HARMON PROPERTIES (THE "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF OWASSO, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND DESCRIBED AS:

N310 S/2 NW NW NW LESS BEG NWC THEREOF THE E45 S37.19 E5 S272.80 W50 N310 POB SEC 17 21 14

SAID TRACT CONTAINING 4.35 ACRES MORE OR LESS.

IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "HARMON SELF STORAGE", A SUBDIVISION IN TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION").

**SECTION I. EASEMENTS AND UTILITIES**

**A. UTILITY EASEMENTS**

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC, UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNERS HEREBY RESERVE THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, LAYING AND RE-LAYING ON, OVER, AND ACROSS THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND SHALL BE ENFORCEABLE BY TULSA COUNTY, OKLAHOMA AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CAUSE AN OBSTRUCTION.

**B. UTILITY SERVICE**

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT AND IN THE PERIMETER RIGHT-OF-WAYS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID 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 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 SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE OVERHEAD AND/OR UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF OVERHEAD AND/OR UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
- 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 OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND SANITARY/STORM SEWER FACILITIES LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE IN EXCESS FROM THE ORIGINAL CONTOURS OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES.
- THE CITY OF OWASSO, OR OTHER PROVIDER AS THE CASE MAY BE, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS PUBLIC WATER LINE MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. CITY OF OWASSO SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL EASEMENT WAYS SHOWN ON PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND WATER LINE FACILITIES. THE FOREGOING COVENANTS CONCERNING WATER LINE FACILITIES SHALL BE ENFORCEABLE BY CITY OF OWASSO AND THE OWNER AGREES TO BE BOUND HEREBY.
- WATER SERVICE: POTABLE WATER SHALL BE PURCHASED FROM THE CITY OF OWASSO OR ITS ASSIGNEES.
- SANITARY SEWER DISPOSAL: SANITARY SEWER DISPOSAL SHALL BE CONDUCTED ON THE PROPERTY THROUGH A PRIVATE AEROBIC SYSTEM. SAID SYSTEM SHALL BE OWNED AND MAINTAINED BY THE OWNER, BUT SHALL BE INSPECTED BY TULSA COUNTY.

**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 OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING 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 THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICES 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 ITS 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.

**E. STORMWATER DETENTION EASEMENT**

- FOR THE COMMON USE AND BENEFIT OF THE OWNER OF "HARMON SELF STORAGE" CERTAIN FEATURES AND IMPROVEMENTS SHALL BE ALLOWED WITHIN THE STORMWATER DETENTION EASEMENT, SUCH AS LANDSCAPING, AND SIGNAGE; HOWEVER, ALL SUCH IMPROVEMENTS MUST FIRST BE APPROVED BY TULSA COUNTY.
- DETENTION AND DRAINAGE FACILITIES CONSTRUCTED IN THE STORMWATER DETENTION EASEMENT SHALL BE IN ACCORDANCE WITH ADOPTED STANDARDS OF TULSA COUNTY, AND PLANS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.
- NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE STORMWATER DETENTION EASEMENT AREA UNLESS APPROVED BY TULSA COUNTY, NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN THE STORMWATER DETENTION EASEMENT AREA UNLESS APPROVED BY TULSA COUNTY.
- THE STORMWATER DETENTION EASEMENT AREA SHALL BE KEPT FREE OF OBSTRUCTION AND DEBRIS; SHALL BE MOWED DURING THE GROWING SEASON; CONCRETE APPURTENANCES, IF ANY, SHALL BE MAINTAINED IN GOOD AND WORKING CONDITION; AND TRICKLE CHANNELS, IF ANY, AND SHALL BE CLEANED OF SILT AND VEGETATION TWICE YEARLY.
- IN THE EVENT THE OWNER OF "HARMON SELF STORAGE" SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION EASEMENT, TULSA COUNTY, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE STORMWATER DETENTION EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE AND DETENTION FUNCTIONS, AND THE COST THEREOF SHALL BE PAID BY THE OWNER.
- IN THE EVENT THE OWNER FAILS TO PAY THE COST OF SUCH MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, TULSA COUNTY MAY FILE OF RECORD A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY TULSA COUNTY.

**F. 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.

**G. AMENDMENT**

THE COVENANTS CONTAINED WITHIN SECTION I. 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 COUNTY BOARD OF COMMISSIONERS.

**H. SEVERABILITY**

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
TODD HARMON, OWNER

**ACKNOWLEDGMENT**

STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ , BY \_\_\_\_\_ AS PRESIDENT, OF TULSA PROPERTIES

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

**CERTIFICATE OF SURVEY**

I, R. WESLEY BENNETT OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED 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 IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

\_\_\_\_\_  
R. WESLEY BENNETT  
LICENSED PROFESSIONAL LAND SURVEYOR



**ACKNOWLEDGMENT**

STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF TULSA )

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 2023, BY R. WESLEY BENNETT, AS A LICENSED PROFESSIONAL LAND SURVEYOR.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

**CERTIFICATION OF COUNTY CLERK**

I, \_\_\_\_\_, COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA.

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

BE IT RESOLVED BY THE TULSA COUNTY BOARD OF COUNTY COMMISSIONER, STATE OF OKLAHOMA, THAT THE DEDICATION SHOWN IN THE PLAT OF \_\_\_\_\_, IS HEREBY ACCEPTED, ADOPTED BY THE TULSA COUNTY BOARD OF COUNTY COMMISSIONERS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN: \_\_\_\_\_

COUNTY CLERK: \_\_\_\_\_

ORIG SIZE:24"x38"

PL01/9/18/23

\\civl-server\Projects\2340059 Harmon Self Storage\Drawings\PRODUCTION\Plat\2340059 DOD.dwg

CONCEPTUAL IMPROVEMENTS PLAN

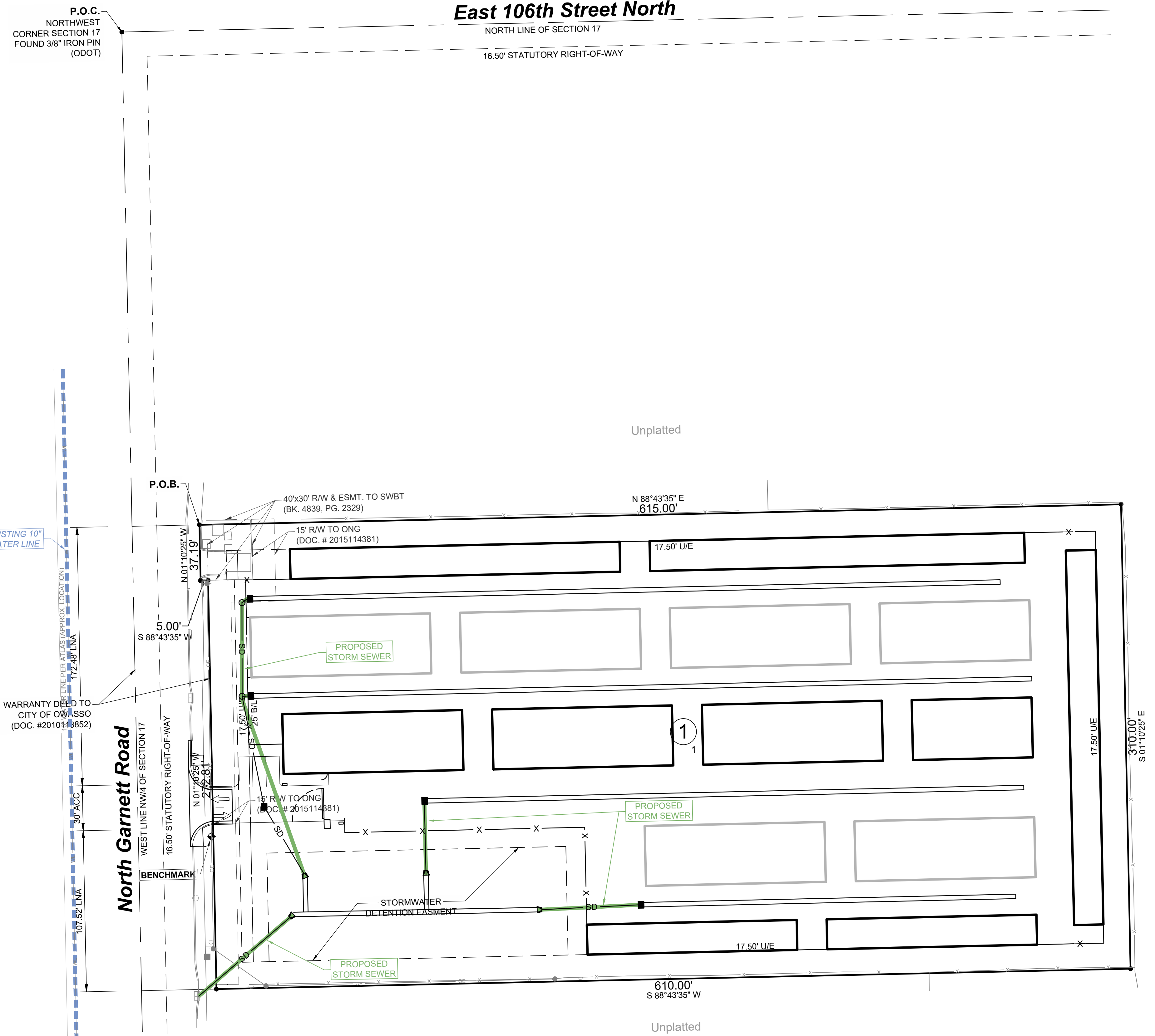
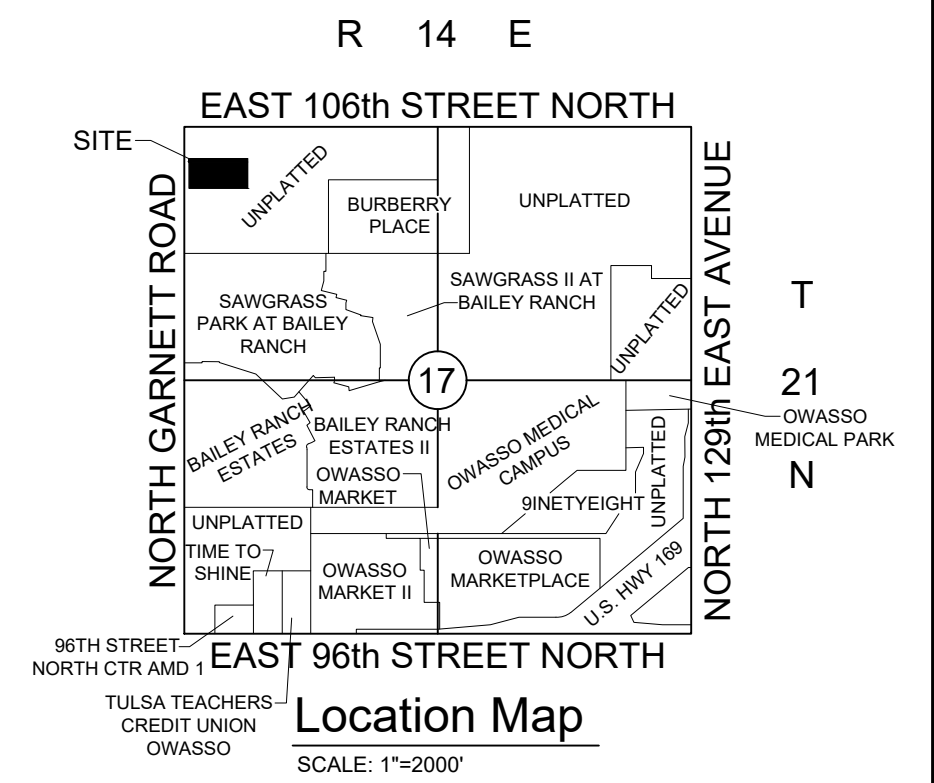
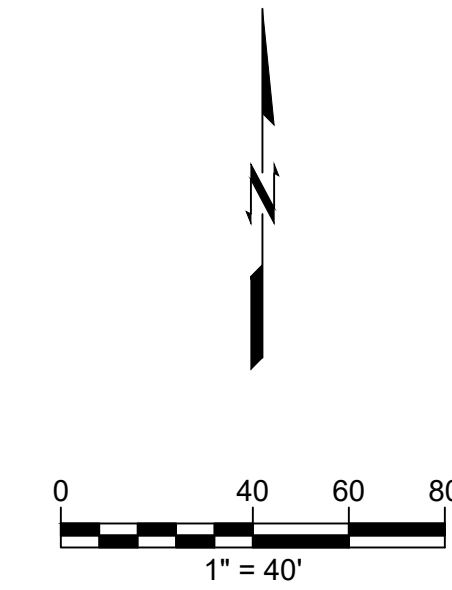
# HARMON SELF STORAGE

PART OF THE NORTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17),  
TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,  
TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER:**  
T & S Harmon Properties LLC  
8505 East 360 Road  
Oologah, Oklahoma, 74053  
Phone: (918) 855-2258  
CONTACT: TODD HARMON  
Todd.harmon21@outlook.com

**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  
A. NICOLE WATTS  
nicole.watts@wallace.design

**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



- LEGEND**
- B/L = BUILDING SETBACK
  - ACC = ACCESS
  - LNA = LIMITS OF NO ACCESS
  - R/W = RIGHT-OF-WAY
  - U/E = UTILITY EASEMENT
  - EXISTING WATER
  - PROPOSED WATER
  - PROPOSED STORM SEWER

\civil-server\projects\2340059 Harmon Self Storage\dwg\PRODUCTION\Plot\2340059 Preliminary Plat.dwg PLOT:9/12/23 ORIG SIZE:24\"/>



# INCOG

Two West 2nd Street #800  
 Tulsa, OK 74103-3116  
 (918)584-7526 Fax: (918)583-1024  
 www.incog.org

Receipt No. 235868

## RECEIPT

Customer Name WALLACE DESIGN COLLECTIVE

Date: 09/21/23

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
<b>TMAPC RECEIPTS</b>				
	Zoning Letter	Zoning Letter	\$ 75.00	
	Zoning Letter - w/in a PUD		150.00	
	Zoning - County	Zoning	1,000.00	
	PUD - County		1,500.00	
	TMAPC Agenda Fee		50.00	
	Detail Site Plan	Plan Review	250.00	
	Landscape Plan		150.00	
	Sign Plan (up to 2 signs)		200.00	
	Additional Signs (\$50.00 each)		50.00	
	Minor Revision to Site/Landscape Plans		50.00	
	Minor Amendment - PUD		250.00	
	Major Amendment - PUD		1,500.00	
	Abandonment of a PUD		500.00	
<b>1</b>	Minor Subdivisions	Subdivisions	650.00	<b>650.00</b>
	Plat - Preliminary		1,200.00	
	Plat - Final		900.00	
	Development Regulations Compliance		500.00	
	Exempt Land Division Application	Other	100.00	
	Plat - Reinstatement / Extension		100.00	
	Access Change		100.00	
	Lot Splits	Lots	150.00	
	Lot Line Adjustments		150.00	
	Tulsa County Board of Adjustment	BOA		
	Comprehensive Plan Amendment	CPA	250.00	
	<b>TOTAL TMAPC RECEIPTS - Tulsa County</b>			<b>\$ 650.00</b>
	<b>TOTAL INCOG RECEIPTS</b>			<b>\$ -</b>
	<b>TOTAL DUE</b>			<b>\$ 650.00</b>

<b>Payment Details</b>	
<input checked="" type="radio"/> Check No. <u>10762</u>	<input type="radio"/> Cash
<input type="radio"/> MC	<input type="radio"/> VISA
<input type="radio"/> Fees Waived	
CREDIT CARD STATEMENTS WILL LIST CHARGE AS: INDIAN NATIONS COUNCIL OF GOVERNMENTS	

Credit Card Charge  
 5% credit card fee \$0.00  
 TOTAL AMOUNT PAID \$0.00  
 Receipt taken by: R HUNTER