#### TULSA METROPOLITAN AREA PLANNING COMMISSION

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

tulsaplanning.org

SUBDIVISION PLAT	[ ] MINO	R SUBDIVISION PLAT	
APPLICATION INFORMATION		1 1 7	
RECEIVED BY: DATE FILED: _	PLAT	NAME: Highland Park	1 ownhomes
CITY [ ] COUNTY REF	ERRAL CITIES: Tulsa	V	
SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW: 3	17/2024	ZONING/PUD/CO CASE:	7-7159
	1 1	TMAPC DATE:	3/6/2024
TMAPC: 3	120/2024	BOA CASE:	/ /
	1 /	BOA DATE:	
SUBJECT PROPERTY INFORM	<b>ΛΑΤΙΟΝ</b>		
		> 1	7 01
ADDRESS OR DESCRIPTIVE LOCATIO		south Mue + 5/33 E. 56"	TRACT SIZE: 2.7/ ± acres
LEGAL DESCRIPTION: SEE ATT	ACHED		
PRESENT USE: Si Vizario	PRESENT ZONING: RS-2	T-R-S:19-13-22 COUNCIL DISTRICT:	CO COMM DISTRICT:
WATER SUPPLY: TISA ELECTRIC: PSO GAS: ON C		SANITARY SEWER: 74/54	
ELECTRIC: PSO GAS: ONC	PHONE: ATAT	TV: COX SCHOOL DISTRIC	T:
INFORMATION ABOUT YOUR			
PROPOSED USE: 2-Story tounhome	S - 24 TOTAL.	Zoning case pend	ling from PS-2 to RT
2-Story townhome  PROPOSED ZONING: RT  APPLICANT INFORMATION	S - 24 70TAL.  LOTS PROPOSE	D: 14 BLOCK PROPERTY OWNER INFO	S PROPOSED: 3
2-Story tounhome  PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design		PROPERTY OWNER INFO	ORMATION  Jourhous, LLC
2-Story tounhome  PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548	LOTS PROPOSE	PROPERTY OWNER INFO  NAME Highland Pan  ADDRESS 7107 5. Y	ORMATION  Le Townhomes, LLC  Pale Ave.
PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548	LOTS PROPOSE	PROPERTY OWNER INFO  NAME H; LI I I I I I I I I I I I I I I I I I I	ORMATION  Le Townhomes, LLC  Pale Ave.  1 74136
2-Story tounhome  PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP Bizby, OK 7  DAYTIME PHONE 978-798-833	LOTS PROPOSE  HOUS	PROPERTY OWNER INFO  NAME H, LL I CALL  ADDRESS 7/07 S. Y  CITY, ST. ZIP TL S4 CO  DAYTIME PHONE 9/8-808	ORMATION  Is Townhomes, LLC  Pale Ave.  15 74136  16 79
2-Story townhome  PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP Bizby, OK 7  DAYTIME PHONE 978-798-838  EMAIL raccords. Selectolesign	LOTS PROPOSE  4008  Garanteom	DE 14 BLOCK  PROPERTY OWNER INFO  NAME Highland Pan  ADDRESS 7/07 S. Y  CITY, ST, ZIP Tulsa, O  DAYTIME PHONE 9/8-808  EMAIL texton investment	ORMATION  Je Townhomes, LLC  Pale Ave.  K 74136  3-1679  Je gmail.com
PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP Bizly, OK 7  DAYTIME PHONE 918-798-838  EMAIL Incaming Selectal wigh  I, THE UNDERSIGNED APPLICANT, CE	LOTS PROPOSE  4008  Garaileom  ERTIFYTHAT THE INFORMAT	DE PROPERTY OWNER INFO  NAME Highland Par  ADDRESS 7/07 5. Y  CITY, ST, ZIP This O  DAYTIME PHONE 9/8-808  EMAIL tecton investment  TION ON THIS APPLICATION IS TRUE	ORMATION  Je Townhomes, LLC  Pale Ave.  K 74136  3-1679  AND CORRECT.
PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP Bizly, OK 7  DAYTIME PHONE 918-798-838  EMAIL INCCAMPLISHED APPLICANT, CE  SIGNATURE & DATE:	LOTS PROPOSE  4008  Gna, 1.com  ERTIFY THAT THE INFORMAT	DE 14 BLOCK  PROPERTY OWNER INFO  NAME Highland Pan  ADDRESS 7/07 S. Y  CITY, ST, ZIP Tulsa, O  DAYTIME PHONE 9/8-808  EMAIL texton investment	ORMATION  Je Townhomes, LLC  Pale Ave.  K 74136  3-1679  AND CORRECT.
PROPOSED ZONING:  RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP Bizely, Ok 7  DAYTIME PHONE 978-798-833  EMAIL Maccard Selected Sign  I, THE UNDERSIGNED APPLICANT, CE  SIGNATURE & DATE:  DOES OWNER CONSENTANTHIS APE	LOTS PROPOSE  1008  Com  CRITIFY THAT THE INFORMAT	DE BLOCK  PROPERTY OWNER INFO  NAME Highland Par  ADDRESS 7/07 S. Y  CITY, ST, ZIP This A, O  DAYTIME PHONE 9/8-808  EMAIL tecton investment  I/18/24	ORMATION  Je Townhomes, LLC  Pale Ave.  K 74136  3-1679  AND CORRECT.
PROPOSED ZONING:  RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP Bizely, Ok 7  DAYTIME PHONE 978-798-833  EMAIL Maccard Selected Sign  I, THE UNDERSIGNED APPLICANT, CE  SIGNATURE & DATE:  DOES OWNER CONSENTANTHIS APE	LOTS PROPOSE  1008  Com  CRITIFY THAT THE INFORMAT	DE BLOCK  PROPERTY OWNER INFO  NAME Highland Par  ADDRESS 7/07 S. Y  CITY, ST, ZIP This A, O  DAYTIME PHONE 9/8-808  EMAIL tecton investment  I/18/24	ORMATION  Je Townhomes, LLC  Pale Ave.  K 74136  3-1679  AND CORRECT.
PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP Bizzy, OK 7  DAYTIME PHONE 918-798-838  EMAIL INCCANT. Selectal sign  I, THE UNDERSIGNED APPLICANT, CE  SIGNATURE & DATE:  DOES OWNER CONSENTATIONSHIP	LOTS PROPOSE  4008  Com  ERTIFY THAT THE INFORMAT  PLICATION YES [] NO  TO OWNER?	DE 14 BLOCK  PROPERTY OWNER INFO  NAME Highland Par  ADDRESS 7/07 S. Y  CITY, ST, ZIP This 4, O  DAYTIME PHONE 9/8-808  EMAIL texton investment  I/18/24	ORMATION  John homes, LLC  Pale Hue.  K 74136  3-1679  Jacom Grand Comments  AND CORRECT.
PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP B, 25, OK 7  DAYTIME PHONE 978-798-833  EMAIL FACCAUTY SELECTIONS, CE  SIGNATURE & DATE:  DOES OWNER CONSENTATOTHIS APE  WHAT IS APPLICANT'S RELATIONSHIP  APPLICATION FEES (Make check	LOTS PROPOSE  4008  Com  ERTIFY THAT THE INFORMAT  PLICATION YES [] NO  TO OWNER?	DE BLOCK  PROPERTY OWNER INFO  NAME Highland Par  ADDRESS 7/07 S. Y  CITY, ST, ZIP This A, O  DAYTIME PHONE 9/8-808  EMAIL tecton investment  I/18/24	ORMATION  Is Townhomes, LLC  Pale Hue.  K 74136  3-1679  AND CORRECT.
PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP B. 23, Ok 7  DAYTIME PHONE 918 - 798 - 833  EMAIL FACCANT, SELECTION, CE  SIGNATURE & DATE:  DOES OWNER CONSENTED THIS APE  WHAT IS APPLICANT'S RELATIONSHIP  APPLICATION FEES (Make check  PRELIMINARY PLAT FEE:	LOTS PROPOSE  LO	PROPERTY OWNER INFO  NAME Hi, chical Pin  ADDRESS 7/07 5. Y  CITY, ST, ZIP Tolsa O  DAYTIME PHONE 9/8-808  EMAIL tecton investment  I/18/24   PRELIMINARY PLAT DISF	ORMATION  Is Townhomes, LLC  Pale Hue.  K 74136  3-1679  AND CORRECT.
PROPOSED ZONING: RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP Bizzy, OK 7  DAYTIME PHONE 978-788-839  EMAIL MECANT SELECTIONS OF THE SELECTION SHIP  WHAT IS APPLICANT'S RELATIONS HIP  APPLICATION FEES (Make check  PRELIMINARY PLAT FEE:  FINAL PLAT FEE:	LOTS PROPOSE  LO	PROPERTY OWNER INFO  NAME H, Chland Pan  ADDRESS 7/07 S. Y  CITY, ST, ZIP Tolsa, O  DAYTIME PHONE 9/8-808  EMAIL tecton investment  I/18/24  PRELIMINARY PLAT DISE  TMAPC ACTION: [] APPROVED	ORMATION  Is Townhomes, LLC  Pale Hue.  K 74136  3-1679  AND CORRECT.
PROPOSED ZONING:  RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 548  CITY, ST, ZIP B. 25, OK 7  DAYTIME PHONE 978 - 798 - 833  EMAIL PACCANT SELECTIONS, CE  SIGNATURE & DATE:  DOES OWNER CONSENTATIONSHIP  WHAT IS APPLICANT'S RELATIONSHIP  APPLICATION FEES (Make check  PRELIMINARY PLAT FEE:  FINAL PLAT FEE:  MINOR PLAT FEE:	LOTS PROPOSE  LO	PROPERTY OWNER INFO  NAME Highland Par  ADDRESS 7/07 5. Y  CITY, ST, ZIP To 34. O  DAYTIME PHONE 9/8-808  EMAIL teleton investment  TION ON THIS APPLICATION IS TRUE  PRELIMINARY PLAT DISF  TMAPC ACTION: [] APPROVED  DATE/VOTE:	ORMATION  Is Townhomes, LLC  Pale Hue.  K 74136  3-1679  AND CORRECT.
PROPOSED USE:  2-Story townhome  PROPOSED ZONING:  RT  APPLICANT INFORMATION  NAME Select Design  ADDRESS P.O. Box 542  CITY, ST, ZIP B, 25, Ok 7  DAYTIME PHONE 918-798-833  EMAIL FACCANT, SELECTION, CE  SIGNATURE & DATE:  DOES OWNER CONSENTED THIS APE  WHAT IS APPLICANT'S RELATIONSHIP  APPLICATION FEES (Make check  PRELIMINARY PLAT FEE:  FINAL PLAT FEE:  MINOR PLAT FEE:  TOTAL AMOUNT DUE:  RECEIPT NUMBER:	LOTS PROPOSE  HOWB  Com  ERTIFY THAT THE INFORMAT  PLICATION YES [] NO  TO OWNER?  (ks payable to INCOG)  \$900	PROPERTY OWNER INFO  NAME Highland Par  ADDRESS 7/07 5. Y  CITY, ST, ZIP To 34. O  DAYTIME PHONE 9/8-808  EMAIL teleton investment  TION ON THIS APPLICATION IS TRUE  PRELIMINARY PLAT DISF  TMAPC ACTION: [] APPROVED  DATE/VOTE:	ORMATION  Is Townhomes, LLC  Pale Hue.  K 74136  3-1679  AND CORRECT.

SUBMITTAL REQUIREMENTS:			
Checklists for all submittals are available at tulsaplanning.org.	/	/	
Preliminary Plats – Application, Checklist, 4 folded full-size copies & Improvement Plan	Report PDF of plat, de	ed of dedication,	and Conceptual
Draft Final Plats – 4 folded full-size copies & PDF Final Plats for Signatures – 8-10 rolled full-size copies, fully executed	I by owner, surve	yor, and engineer	

#### **Subdivision Statistics**

SUBDIVISION CONTAINS TWENTY-FOUR (24) LOTS IN THREE (3) BLOCKS AND FOUR (4) RESERVE AREAS

GROSS LAND AREA: 126,908.7 SF OR 2.91 ACRES

#### **Basis of Bearings**

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83)., USING THE SOUTH LINE OF BLOCK TEN (10) OF YORKSHIRE ESTATES AS S 88°24'08" W.

#### Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

#### Floodplain Data

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 40143C0356M - MAY 2, 2012, INDICATES THE PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND THE PROPERTY IS NOT AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN.

44.11' 25.00' 101°06'04.06"

C4 41.05' 25.00' 94°05'24.20" S 58°29'42" W

C3 36.13' 23.00' 90°00'00.00"

#### Benchmark

ADS CONTROL STATION #39 - ELEVATION: 766.088' (NAVD88)

#### Addresses

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

#### Legend

S 23°54'34" E

N 43°24'08" E

N 46°35'52" W

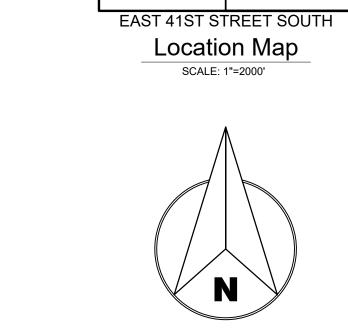
B/L -- BUILDING SETBACK LINE IPF -- IRON PIN FOUND IPS -- IRON PIN SET L.N.A. -- LIMITS OF NO ACCESS OD/E - OVERLAND DRAINAGE EASEMENT U/E -- UTILITY EASEMENT

1234 -- STREET ADDRESS

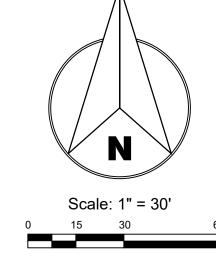
### PRELIMINARY PLAT

# Highland Park Townhomes

A SUBDIVISION IN THE CITY OF TULSA, BEING A RE-PLAT OF A PART OF LOTS FIVE (5), SIX (6) AND SEVEN (7), BLOCK TEN (10), YORKSHIRE ESTATES, TULSA COUNTY, STATE OF OKLAHOMA.



LOCATION ~ !



R 13 E

EAST 31ST STREET SOUTH



COUNTY TREASURER STAMP

Highland Park Townhomes

**Line Table** 

**Curve Table** 

LINE	BEARING	DISTANCE
L1	S 74°27'36" E	42.70'
L2	S 01°35'52" E	26.05'
L3	N 88°24'08" E	195.33'
L4	N 01°35'52" W	123.17'
L5	S 88°24'08" W	30.00'
L6	N 01°35'52" W	262.50'
L7	S 88°24'08" W	30.00'
L8	S 01°35'52" E	63.33'
L9	N 88°24'08" E	215.50'
L10	N 74°27'36" W	46.66'

#### Owner / Developer

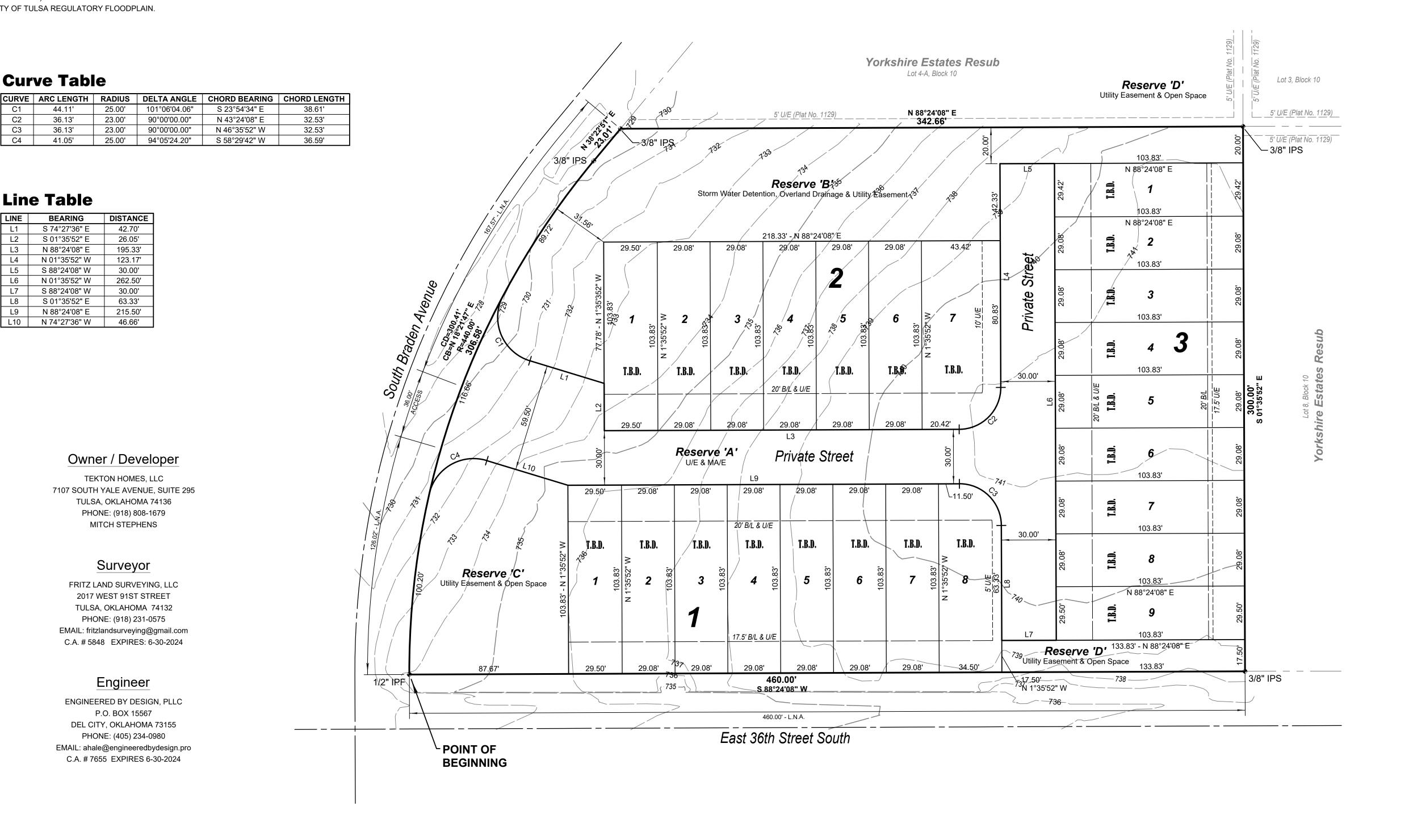
TEKTON HOMES, LLC 7107 SOUTH YALE AVENUE, SUITE 295 TULSA, OKLAHOMA 74136 PHONE: (918) 808-1679 MITCH STEPHENS

#### Surveyor

FRITZ LAND SURVEYING, LLC 2017 WEST 91ST STREET TULSA, OKLAHOMA 74132 PHONE: (918) 231-0575 EMAIL: fritzlandsurveying@gmail.com C.A. # 5848 EXPIRES: 6-30-2024

#### Engineer

ENGINEERED BY DESIGN, PLLC P.O. BOX 15567 DEL CITY, OKLAHOMA 73155 PHONE: (405) 234-0980 EMAIL: ahale@engineeredbydesign.pro C.A. # 7655 EXPIRES 6-30-2024



DATE OF LAST SITE VISIT: DECEMBER 18, 2023

#### HIGHLAND PARK TOWNHOMES DEED OF DEDICATION AND RESTRICTIVE COVENANTS

#### KNOW ALL MEN BY THESE PRESENTS:

HIGHLAND PARK TOWNHOMES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, 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 LOTS FIVE (5), SIX (6) AND SEVEN (7), BLOCK TEN (10), A RESUBDIVISION OF YORKSHIRE ESTATES, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 1129, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 10; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOTS 5 AND 6 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 306.58 FEET, A CHORD BEARING OF NORTH 18°21'47" EAST AND A CHORD LENGTH OF 300.41 FEET;THENCE CONTINUING NORTH 38°22'51" EAST ALONG SAID WEST LINE A DISTANCE OF 23.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;THENCE NORTH 88°24'08" EAST ALONG THE NORTH LINE OF SAID LOTS 5 AND 7 A DISTANCE OF 342.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;THENCE SOUTH 01°35'52" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°24'08" WEST ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7 A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING.

#### SAID TRACT OF LAND CONTAINS 126,908.7 SQ. FEET OR 2.91 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

THE OWNER/DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS AND RESERVE AREAS, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "HIGHLAND PARK TOWNHOMES", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER "HIGHLAND PARK TOWNHOMES" OR THE "SUBDIVISION").

#### Section I. Easements and Utilities

#### A. UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY 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 THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREBY 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 THE ABOVE SET FORTH USES AND PURPOSES OF THE UTILITY EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

#### B. <u>UTILITY SERVICE</u>

- OVERHEAD POLES AND LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, SHALL BE LOCATED UNDERGROUND, IN THE UTILITY EASEMENTS AND IN THE RIGHTS OF WAY OF THE PUBLIC STREETS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
- 2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH 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 SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC. TELEPHONE. CABLE TELEVISION OR GAS SERVICES. THROUGH ITS AGENTS AND EMPLOYEES. 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 THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC. TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR ITS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS IN THIS SUBSECTION B SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES, AND THE OWNER OF THE LOT AGREES TO BE BOUND THEREBY.

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

- 1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- 2. WITHIN THE UTILITY EASEMENT AND RESTRICTED WATERLINE EASEMENT AREAS 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 JUDGEMENT OF THE CITY OF TULSA WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS OR STORM SEWERS SHALL BE PROHIBITED.
- 3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, OR BY ACTS OF THE OWNER'S AGENTS AND /OR CONTRACTORS.
- 4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS AND RESTRICTED WATERLINE 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 FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

#### D. GAS SERVICE

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

#### E. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH 89TH EAST AVENUE AND EAST 2ND STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) 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, OKLAHOMA.

#### F. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

#### G. 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.

#### H. 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 ALONG E. 2ND ST., S. 89TH E. AVE, AND RESERVE 'A') SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

#### I. OVERLAND DRAINAGE EASEMENTS

- 1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
- 2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA,
- 3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA.
- 4. OVERLAND DRAINAGE EASEMENTS LOCATED WITHIN A LOT OR REVERSE SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AT THE OWNER'S EXPENSE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF TULSA, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT OR RESERVE FAILS TO PROPERLY MAINTAIN THE EASEMENTS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE ALTERATION OF GRADE THEREIN, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENTS AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OWNER. IN THE EVENT THE LOT OR RESERVE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF TULSA, OKLAHOMA, THE CITY 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 LOT, OR IF THE COSTS ARE FOR WORK WITHIN THE RESERVE, A LIEN AGAINST ALL LOTS IN THE SUBDIVISION; PROVIDED THAT THE LIEN AGAINST EACH LOT FOR WORK WITHIN THE RESERVE SHALL BE LIMITED TO 1/19TH OF THE COST. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

#### J. STORMWATER DETENTION EASEMENT

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
- 2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.
- 3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE RESERVE NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID
- 4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE ASSOCIATION SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE RESERVE IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
- a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
- b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- c. THE RESERVE SHALL BE KEPT FREE OF DEBRIS.
- d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
- LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE RESERVE.

RESERVE UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

6. IN THE EVENT THE PROPERTY OWNER'S ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE RESERVE, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION, PROVIDED, THE LIEN AGAINST EACH LOT SHALL BE LIMITED TO 1/19TH OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

#### K. SIDEWALKS

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

#### L. RESERVE 'A'

RESERVE 'A' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

THESE AREAS ARE ALSO RESERVED FOR CONVEYANCE TO THE HIGHLAND PARK TOWNHOMES PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSE OF THE ADMINISTRATION AND MAINTENANCE THEREOF.

THE HEREIN DESCRIBED STREETS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER/DEVELOPER UNTIL SUCH TIME AS THE RESERVES THEREIN LAY THE STREET AND OTHER IMPROVEMENTS ARE CONVEYED TO THE DULY ESTABLISHED HIGHLAND PARK TOWNHOMES PROPERTY OWNERS' ASSOCIATION. THEREAFTER, THE STREETS SHALL BE MAINTAINED BY THE HIGHLAND PARK TOWNHOMES PROPERTY OWNERS' ASSOCIATION, AS SET FORTH IN SECTION II HEREOF.

#### M. RESERVE 'B'

RESERVE 'B' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A STORM WATER DETENTION EASEMENT, UTILITY EASEMENT, LANDSCAPING, OPEN SPACE AND RECREATION, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HIGHLAND PARK TOWNHOMES PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, AS SET FORTH WITHIN SECTION II HEREOF

#### N. RESERVE 'C' AND 'D

RESERVE 'C' AND 'D' ARE HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A UTILITY EASEMENT, OPEN SPACE AND RECREATION, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HIGHLAND PARK TOWNHOMES PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, AS SET FORTH WITHIN SECTION II

#### Section II. Property Owners' Association

#### A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

A PROPERTY OWNERS' ASSOCIATION, KNOWN AS 'HIGHLAND PARK TOWNHOMES ASSOCIATION', AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 60 O.S. 1991, § 851, ET SEQ., TO MAINTAIN THE RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF HIGHLAND PARK TOWNHOMES ASSOCIATION (THE 'ASSOCIATION"), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE OWNER/ DEVELOPER.

#### B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE PROPERTY OWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIGHLAND PARK TOWNHOMES AND THE BYLAWS OF THE ASSOCIATION.

#### Section III. Enforcement, Duration, Amendment and Severability

#### A. <u>ENFORCEMENT</u>

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

#### 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. <u>AMENDMENT</u>

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 METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING ANY COVENANTS HEREIN SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED WITH THE TULSA COUNTY CLERK.

#### D. <u>SEVERABILITY</u>

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

Certificate of Survey

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.

BY:			
MITCH STEPHE	NS, MANAGING MEMBER		
STATE OF OKLAHOMA	)		
	) SS.		
COUNTY OF TULSA	)		

IN WITNESS WHEREOF, THE OWNER/DEVELOPER HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, 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 "HIGHLAND PARK TOWNHOMES", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ	
LICENSED PROFESSION	IAL LAND SURVEYOR
OKLAHOMA NO. 1694	
STATE OF OKLAHOMA	)
	) SS.
COUNTY OF TULSA	)



PRELIMINARY PLAT

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 SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

#### WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION NUMBER: 14005589

Notary Public Oklahoma OFFICIAL SEAL JENNIFER FRITZ JENNIFER FRITZ COMMISSION #: 14005589 MY COMMISSION EXPIRES: 6/23/2026

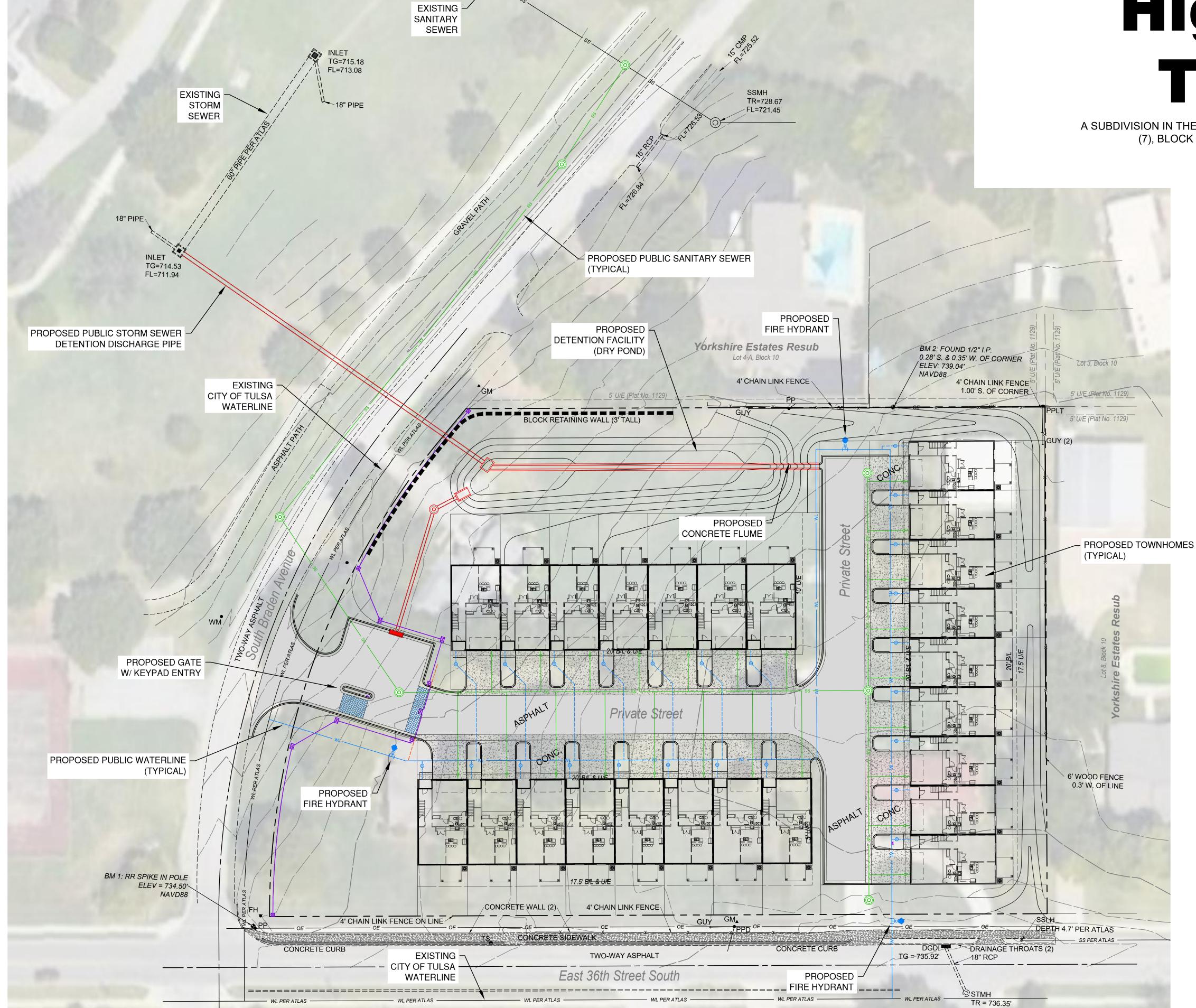
Highland Park Townhome

Sheet 2 of

## CONCEPTUAL IMPROVEMENTS PLAN

# Highland Park Townhomes

A SUBDIVISION IN THE CITY OF TULSA, BEING A RE-PLAT OF A PART OF LOTS FIVE (5), SIX (6) AND SEVEN (7), BLOCK TEN (10), YORKSHIRE ESTATES, TULSA COUNTY, STATE OF OKLAHOMA.

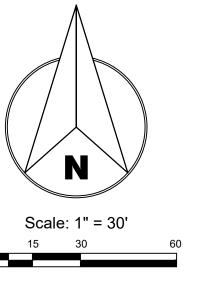


SSMH TR=719.66

FL(E)=713.14 FG:719.43

FG:718.40

FG:720.65



#### Owner / Developer

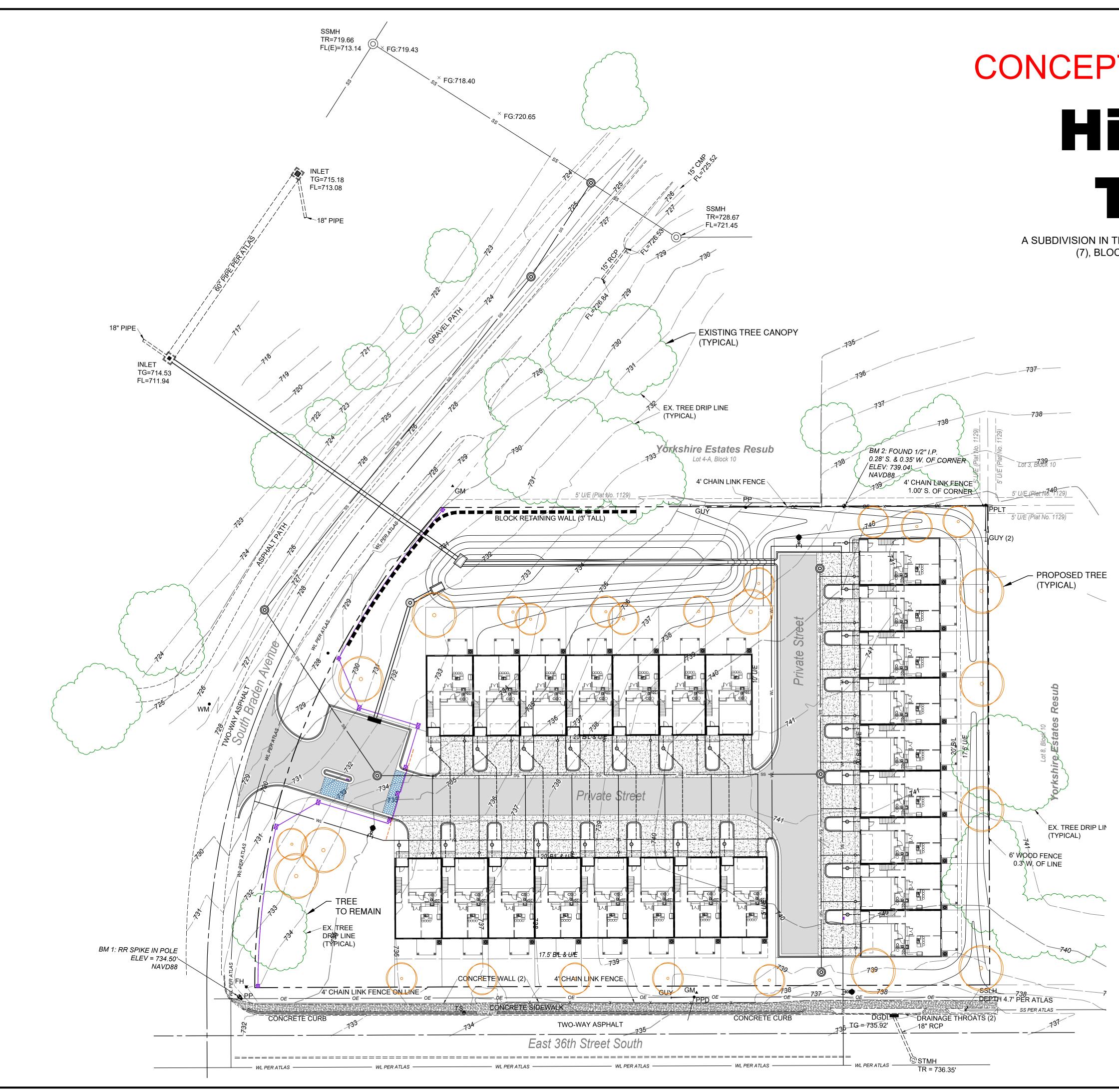
TEKTON HOMES, LLC
7107 SOUTH YALE AVENUE, SUITE 295
TULSA, OKLAHOMA 74136
PHONE: (918) 808-1679
MITCH STEPHENS

#### Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024

#### Engineer

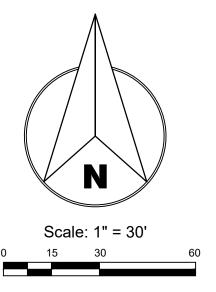
ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024



### CONCEPTUAL TREE PLANTING PLAN

# Highland Park Townhomes

A SUBDIVISION IN THE CITY OF TULSA, BEING A RE-PLAT OF A PART OF LOTS FIVE (5), SIX (6) AND SEVEN (7), BLOCK TEN (10), YORKSHIRE ESTATES, TULSA COUNTY, STATE OF OKLAHOMA.



#### Owner / Developer

TEKTON HOMES, LLC
7107 SOUTH YALE AVENUE, SUITE 295
TULSA, OKLAHOMA 74136
PHONE: (918) 808-1679
MITCH STEPHENS

#### Surveyor

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C.A. # 5848 EXPIRES: 6-30-2024

#### Engineer

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EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024