TULSA METROPOLITAN AREA PLANNING COMMISSION

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

www.tmapc.org

[x] SUBDIVISION PLAT	[X] MINOR	R SUBDIVISION PLAT
APPLICATION INFORMATION		
RECEIVED BY: DATE FILED: 03/03/201	PLAT N	AME:_33rd Center
[X] CITY [] COUNTY REFERRAL CITIES		
SUBDIVISION PLAT SCHEDULE		REFERENCE CASES
PUBLIC AGENCY REVIEW: 01/14/20	1/19/23	ZONING/PUD/CO CASE:
1 1		TMAPC DATE:
TMAPC: 02/05/2	$\frac{2}{1/23}$	BOA CASE:
		BOA DATE:
SUBJECT PROPERTY INFORMATION		
		A Ave and O OO d M Ave interesting
ADDRESS OR DESCRIPTIVE LOCATION: Northeast	corner of S 33rd vv	Ave and S 32nd W. Ave intersection TRACT SIZE: 1.98 + acres
LEGAL DESCRIPTION: Please see attached		
Vacant	W	
PRESENT USE: Vacant PRESENT 2	CONING: CS/IL T-1	R-s: 1912.27 COUNCIL DISTRICT: 2 CO COMM DISTRICT: 2
WATER SUPPLY: City of Tulsa	SA	NITARY SEWER: City of Tulsa
ELECTRIC: PSO GAS: ONG PHONE:	_Cox/ATT TV	: Cox/ATT school district: Tulsa Public
INFORMATION ABOUT YOUR PROPOSAL		
PROPOSED USE: Commercial Office		
PROPOSED ZONING: CS LO	OTS PROPOSED:_	1 BLOCKS PROPOSED: 1
APPLICANT INFORMATION		PROPERTY OWNER INFORMATION
NAME Quiktrip Corporation C/O AAB Enginee	ering, LLC	NAME Quiktrip Corporation, Daniel Chambers
ADDRESS P.O. Box 2136		ADDRESS 4705 S 129th E Ave.
CITY, ST, ZIP Sand Springs, OK 74063		CITY, ST, ZIP Tulsa, OK 74134
DAYTIME PHONE 918.514.4283		DAYTIME PHONE 918.615.7788
EMAIL alan@aabeng.com		EMAIL daniel.chambers@quiktrip.com
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT	THE INFORMATIO	N ON THIS APPLICATION IS TRUE AND CORRECT.
SIGNATURE & DATE:	1	1-2-20
DOES OWNER CONSENT TO THIS APPLICATION [X	YES [] NO	,
WHAT IS APPLICANT'S RELATIONSHIP TO OWNER		
APPLICATION FEES (Make checks payable to INCOG)		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:	\$/200	
RECEIPT NUMBER: 23227		
	DR PART WILL NOT F	BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at www.tmapc.org

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

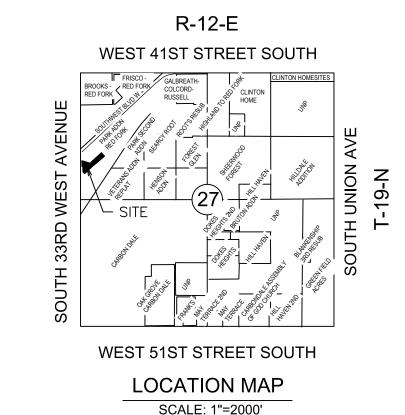
Draft Final Plats - 4 folded full-size copies & PDF

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

Draft Final Plat #2

33rd Center

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) AND PART OF BLOCK EIGHT (8) AND PART OF OF BLOCK NINE (9), PARK ADDITION TO RED FORK, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA; ALL IN SECTION TWENTY-SEVEN (27), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.



ENGINEER/SURVEYOR:

· 25' RIGHT-OF-WAY BY THIS PLAT

RESERVE

30' RIGHT-OF-WAY

BY THIS PLAT

- HIGHWAY RIGHT OF WAY

BOOK 3392 PAGE 84

S43°28'59"E

QUIKTRIP CORPORATION AAB ENGINEERING, LLC AN OKLAHOMA CORPORATION **CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2024 SAND SPRINGS, OKLAHOMA 74063** 4705 S.129TH E AVE **TULSA, OKLAHOMA 74134** PHONE: (918) 514-4283 **EMAIL: ALAN@AABENG.COM** PHONE: (918) 615-7137 CONTACT: ALAN BETCHAN EMAIL: DCHAMBERS@QUIKTRIP.COM



SCALE= 1"=30'

11

- 30' DEDICATED R.O.W.

DEDICATED R.O.W.

BY THIS PLAT

S89°03'45"W

POINT OF -

IPS -

BEGINNING

UNDERGROUND RIGHT OF

WAY EASEMENT TO PSO

(BK. 4151, PG. 74) 8

63.49'

BLOCK 8 Δ =79.4971 L=36.82, R=25.00 CB = N2° 43' 40"W CD = 31.97CB = N84° 40' 20"W CD = 33.58

OWNER:

CONTACT: DANIEL CHAMBERS

R.O.W.CLOSED BY

ORDINANCE NO. 24743 (TO BE VACATED) L=27.37, R=269.66 Δ =5.8145 CB = N45° 12' 40"E CD = 27.35L=42.51, R=168.96 EASEMENT Δ =14.4163

CB = N39° 14' 50"E CD = 42.40

JNDERGROUND R.O.W. EASEMENT

TO PSO (BK. 4949, PG. 270)

4407 S. 33RD WEST AVE.

45TH ST. S.

SIDEWALK N86°09'52"E - XXXX EASEMENT 42.30 SEWER EASEMENT ~ BOOK 2479, PAGE 666 PUBLIC WAY VACATED BOOK 4869 PAGE 632 JUDGEMENT

NO. CJ 8502527 ' SIDEWALK EASEMENT 93.08' S88°31'08"W 1.67' SEWER S88°31'08"W EASEMENT BOOK 3869 PAGE 1100 EASEMENT

SITE DATA

<u>BENCHMARK</u> CHISELED BOX SET LOCATED ON A CURB APPROXIMATELY 144 L.F. SOUTH AND 68 L.F. WEST OF THE NORTHWEST CORNER OF PROPERTY.

ELEVATION=680.89' (NAVD 88) NORTHING: 405972.4400 EASTING: 2550553.7300

BASIS OF BEARINGS OKLAHOMA STATE PLANE COORDINATE SYSTEM-OKLAHOMA NORTH ZONE 3501 U.S. SURVEY FEET (NAVD83) BEARINGS BASED ON THE WEST LINE OF OF SECTION 27 BEING NORTH 00°51'20" WEST.

66,446 SF± / 1.53 ACRES±

ADDRESSES
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.

CERTIFICATE OF SURVEY THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS

ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE OF LAST SITE VISIT 12-22-2021

Tulsa Metropolitan Area Planning Commission Approval Date: TMAPC/INCOG CITY ENGINEER Council of the City of Tulsa, Oklahoma **Approval Date:**

FINAL PLAT ENDORSEMENT OF APPROVAL

CHAIR

ATTEST: CITY CLERK

CITY ATTORNEY

MAYOR

The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

CONTACTS

MUNICIPAL AUTHORITY

CITY OF TULSA

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK AND ONE (1) RESERVE AREA

BLOCK 1 AREA: 1.53 ACRES (66,446 SF) RESERVE A AREA: 0.10 ACRES (4,048 SF)

LEGEND

..LIMITS OF NO ACCESS

..POINT OF BEGINNING

..SOUTHWEST CORNER

..SOUTH EAST CORNER

..IRON PIN FOUND

(TO BE VACATED)

..RIGHT OF WAY

NO:24743

.. POINT OF COMMENCEMENT

.. IRON PIN SET WITH CAP 6318

.. GENERAL WARRANTY DEED ..ROW CLOSED BY ORDINANCE

.. UTILITY EASEMENT

..OVERLAND DRAINAGE EASEMENT

175 EAST 2ND STREET, SUITE 690

TULSA, OK 74103 **UTILITY CONTACTS**

OKLAHOMA NATURAL GAS COMPANY

2319 W. EDISON ST. TULSA, OK 74127 918-834-8000

AT&T 5303 E. 71ST STREET TULSA,OK 74136 918-596-6422

1-888-216-3523 COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA,OK 74145 918-286-4658

PUBLIC SERVICE COMPANY

OF OKLALHOMA

212 E. 6TH ST.

TULSA, OK 74119

FLOODPLAIN

THIS PROPERTY LIES IN UNSHADED ZONE "X" AND IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE COUNTY OF TULSA, OKLAHOMA COMMUNITY PANEL NUMBER 40143C0332L EFFECTIVE OCTOBER 16, 2012.

33RD CENTER PREPARED: SEPTEMBER 8, 2022

33rd Center

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) AND PART OF BLOCK EIGHT (8) AND PART OF OF BLOCK NINE (9), PARK ADDITION TO RED FORK, NOW AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA; ALL IN SECTION TWENTY-SEVEN (27), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:

QUIKTRIP CORPORATION

AN OKLAHOMA CORPORATION 4705 S.129TH E AVE **TULSA, OKLAHOMA 74134** PHONE: (918) 615-7137 EMAIL: DCHAMBER@QUIKTRIP.COM CONTACT: DANIEL CHAMBERS

ENGINEER/SURVEYOR:

AAB ENGINEERING, LLC CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2024

P.O. BOX 2136 **SAND SPRINGS, OKLAHOMA 74063** PHONE: (918) 514-4283 EMAIL: ALAN@AABENG.COM **CONTACT: ALAN BETCHAN**

Deed of Dedication

33RD CENTER

KNOW ALL BY THESE PRESENTS:

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, IS THE OWNER OF THE PROPERTY AS DEPICTED ON THE ATTACHED PLAT AND IS HEREINAFTER REFERRED TO AS THE "OWNER", SAID PROPERTY BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 NW/4); AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4); AND ALL OF LOTS TWELVE (12) AND THIRTEEN (13) OF BLOCK EIGHT (8); AND PART OF LOT FOURTEEN (14) OF BLOCK EIGHT (8); AND PART OF LOTS FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8) OF BLOCK NINE (9), PARK ADDITION TO RED FORK, NOW AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA; AND THAT PORTION OF S. 32ND W. AVE. AND W. 45TH ST. SOUTH TO BE VACATED, ALL IN SECTION TWENTY-SEVEN (27), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SW/4 OF THE SW/4 OF THE NW/4 AND THE SOUTHERLY LINE OF SAID W. 45TH ST. S., SAID POINT BEING 50 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 00°51'20" WEST PARALLEL WITH THE WEST LINE THEREOF, A DISTANCE OF 32.98 FEET TO THE NORTHERLY LINE OF W. 45TH ST. S. AND THE SOUTHERLY LINE OF SAID LOT 12; THENCE SOUTH 89°03'45" WEST ALONG SAID LINE, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00°51'20" WEST ALONG THE WEST LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 73°52'11" EAST ALONG THE NORTHERLY LINE OF SAID LOT 13, A DISTANCE OF 149.19 FEET; THENCE ON A CURVE TO THE RIGHT BEING PARALLEL WITH AND 5.00 FEET NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 14, HAVING A RADIUS OF 168.96 FEET, A CHORD BEARING AND DISTANCE OF NORTH 39°14'50" EAST, 42.40 FEET, FOR AN ARC DISTANCE OF 42.51 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 14; THENCE SOUTH 45°31'46" EAST ALONG SAID NORTHEASTERLY LINE OF LOT 14 AND EXTENDING TO THE CENTERLINE OF SAID S. 32ND W. AVE., A DISTANCE OF 30.42 FEET; THENCE ALONG SAID CENTERLINE AND ON A CURVE TO THE RIGHT HAVING A RADIUS OF 269.66 FEET, A CHORD BEARING AND DISTANCE OF NORTH 45°12'40" EAST, 27.35 FEET; FOR AN ARC DISTANCE OF 27.37 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 46°39'13" EAST, A DISTANCE OF 266.79 FEET; THENCE SOUTH 43°28'59" EAST IN LINE WITH AND ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 98.00 FEET; THENCE SOUTH 48°29'04" WEST, A DISTANCE OF 233.59 FEET; THENCE SOUTH 50°54'51" WEST, 62.33 FEET; THENCE SOUTH 46°31'55" WEST, A DISTANCE OF 260.20 FEET; THENCE NORTH 43°28'05" WEST, A DISTANCE OF 53.93 FEET; THENCE NORTH 00°51'20" WEST PARALLEL WITH THE WEST LINE OF SAID SW/4 OF THE SW/4 OF THE NW/4, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING. CONTAINING 66,446 SQUARE FEET OR 1.53 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE WEST LINE OF THE SW/4 OF THE SW/4 OF THE NW/4 BEING NORTH 00°51'20"

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND COMBINED INTO ONE (1) LOT, ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "33RD CENTER", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "33RD CENTER" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

1. THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE 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 (HEREINAFTER THE "CITY"), AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- 1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- 2. WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- 3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF

PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.

- 4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- 5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

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.

- 1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE EASEMENTS ABUTTING STREET RIGHT-OF-WAY. 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.
- 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
- 3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF LOT THE OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
- 5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE. CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. 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.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 33RD WEST AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "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, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND CITY ORDINANCES. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF TULSA, OKLAHOMA. 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.

J. OVERLAND DRAINAGE EASEMENTS

- 1. THE OWNER 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 STORMWATER RUNOFF FROM 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 SHALL BE MAINTAINED BY THE OWNER OF THE LOT AT THE OWNER'S EXPENSE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF TULSA, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT 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 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. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

K. RESERVE A

THE USE OF RESERVE A SHALL BE LIMITED TO OPEN SPACE, RECREATIONS, LANDSCAPING AND UTILITIES. ANY SIDEWALKS CONSTRUCTED WITHIN RESERVE A MUST MEET ADA REQUIREMENTS AND SHALL BE MAINTAINED BY THE OWNER OF LOT 1 BLOCK 1. RESERVE A SHALL BE MAINTAINED BY THE OWNER OF LOT 1,

L. SIDEWALK EASEMENT

THE OWNER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER AND ACROSS THE AREA DEPICTED ON THE ACCOMPANYING PLAT AS "SIDEWALK EASEMENT" FOR CONSTRUCTION, MAINTENANCE AND USE AS A PUBLIC SIDEWALK. THE OWNER SHALL CONSTRUCT AND MAINTAIN THE SIDEWALK WITHIN THE SIDEWALK EASEMENT IN ACCORDANCE WITH CITY ENGINEERING DESIGN STANDARDS. WITH THE EXCEPTION OF THE SIDEWALK, NO BUILDING, STRUCTURE, FENCE, WALL OR OTHER ABOVE GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED WITHIN THE SIDEWALK EASEMENT.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF TULSA, OKLAHOMA. IF ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN 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 SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIOD(S) SPECIFIED IN SUBSECTION B., BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT 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.

D. 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 OWNER" HAS EXECUTED THIS INSTRUMENT THIS DAY OF MAY, 2022.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY:		
	CHAD M. STANFO	ORD
	VICE PRESIDENT	OF REAL ESTATE
STAT	E OF OKLAHOMA)
) SS
COU	NTY OF TULSA)

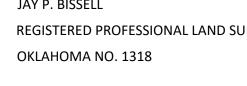
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF MAY, 2022, BY CHAD M. STANFORD AS VICE PRESIDENT OF REAL ESTATE OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION.

NOTARY PUBLIC	
COMMISSION NUMBER	:
EXPIRES:	

CERTIFICATE OF SURVEY

I, JAY P. BISSELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE ABOVE TRACT DESIGNATED AS "33RD CENTER", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

JAY P. BISSELL
REGISTERED PROFESSIONAL LAND SURVEYOR





STATE OF OKLAHOMA) SS COUNTY OF TULSA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 26TH DAY OF MAY, 2022, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
COMMISSION NUMBER:
EXPIRES:

33RD CENTER PREPARED: SEPTEMBER 8, 2022