

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 **MINOR SUBDIVISION PLAT**

APPLICATION INFORMATION

RECEIVED BY: JS DATE FILED: 9/12/22 PLAT NAME: Replat of Lot 1 in Woodland Hills Mall

CITY **COUNTY** REFERRAL CITIES:
Tulsa

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>10/20/22</u>	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	<u>11/2/22</u>	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 6929 S. Memorial Drive E TRACT SIZE: 11.80 ± acres

LEGAL DESCRIPTION: See Attached

PRESENT USE: Retail Building PRESENT ZONING: CG T-R-S: 18N-13E-01 COUNCIL DISTRICT: 7 CO COMM DISTRICT: 2

WATER SUPPLY: COT SANITARY SEWER: COT

ELECTRIC: AEP GAS: ONG PHONE: AT&T TV: Cox SCHOOL DISTRICT: Jenks

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Com. Retail and Food Service

PROPOSED ZONING: CS LOTS PROPOSED: 6 BLOCKS PROPOSED: 1

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Mark B. Capron, Wallace Design Collective</u>	NAME	<u>Woodland Hills Mall, LLC</u>
ADDRESS	<u>123 N. Martin Luther King Jr. Blvd</u>	ADDRESS	<u>225 W. Washington Street</u>
CITY, ST, ZIP	<u>Tulsa, OK 74103</u>	CITY, ST, ZIP	<u>Indianapolis, IN 46204</u>
DAYTIME PHONE	<u>918-584-5858</u>	DAYTIME PHONE	
EMAIL		EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: See attached signature page			

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER: Agent

APPLICATION FEES (Make checks payable to INCOG)		PRELIMINARY PLAT DISPOSITION	
PRELIMINARY PLAT FEE:	<u>\$1,200</u>	TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	
FINAL PLAT FEE:	<u>\$900</u>	DATE/VOTE:	
MINOR PLAT FEE:	<u>\$650</u>	CONDITIONS:	
TOTAL AMOUNT DUE:	<u>\$1,200</u>		
RECEIPT NUMBER:	<u>235066</u>		

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.org.

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

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

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

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: 6929 S. Memorial Drive E
Acreage: 11.8 Number of Lots: 1 Project Name: Replat of Lot 1 in Woodland Hills Mall
Owner of Property: Woodland Hills Mall, LLC
Person Requesting Review: Mark B. Capron, Wallace Design Collective Date: 8/25/2022

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Regional Center GROWTH OR STABILITY DESIGNATION: Growth

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

ZONING AND PLATTING

The property is currently zoned CG/OL
The proposed use of Retail [] WOULD or [] WOULD NOT conform to the zoning district classification.
Minimum lot size required: n/a
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: Z-7677
When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates 10-5-2022

INFRASTRUCTURE NEEDS

A brief summary of major infrastructure to be provided and by whom:
Streets Private and existing
Water Water main relocation proposed by developer
Sewer Existing
Storm Water/Drainage NA, Existing
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.

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SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, _____ 1:30 p.m.

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, _____ 1:30 p.m.

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

PRELIMINARY PLAT PROCESS

1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

FINAL PLAT PROCESS

1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes "draft final" for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF – Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.

EXECUTED this 21 day of September, 2022.

WOODLAND HILLS MALL, LLC, a
Delaware limited liability company
By: USC WOODLAND, INC., a Delaware
corporation, Managing Member

By: 
Name: John Rulli
Title: Chief Administrative Officer

NOTES

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAPS NO. 40143C0359M EFFECTIVE 5/2/2010 AND 40143C0367L EFFECTIVE 10/16/2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON WITHIN ZONE X DEFINED AS "AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

BASIS OF BEARINGS

HORIZONTAL DATUM BASED ON NAD 83 OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501 USING N01°24'01"W AS THE WEST LINE OF THE SW/4 OF SECTION 1, T-18-N, R-13-E OF THE INDIAN BASE AND MERIDIAN WAS USED AS THE BEARING FOR THIS SURVEY.

SITE DATA

TOTAL ACREAGE: 523,166.620 ACRES (12.01 SQUARE FEET)
 NUMBER OF BLOCKS: 1
 NUMBER OF LOTS: 1

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH CAP STAMPED "WHITE CA 1098" AT ALL CORNERS UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN (I. B. & M.) ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING FROM THE SOUTHWEST CORNER OF SECTION ONE (1); THENCE N01°24'01"W AND ALONG THE WEST LINE OF SAID SECTION ONE (1) FOR A DISTANCE OF 864.10 FEET; THENCE N88°35'59"E FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N01°24'01"W FOR A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53°11'23", HAVING A RADIUS OF 50.00 FEET, A LENGTH OF 46.42 FEET AND WHOSE LONG CHORD BEARS S64°51'56"E FOR A DISTANCE OF 44.77 FEET; THENCE N88°32'17"E FOR A DISTANCE OF 190.95 FEET; THENCE N01°24'01"W FOR A DISTANCE OF 179.53 FEET TO THE BEGINNING OF A TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 61°03'47", HAVING A RADIUS OF 130.00 FEET A LENGTH OF 148.14 FEET AND WHOSE LONG CHORD BEARS N29°07'53"E FOR A DISTANCE OF 141.22 FEET; THENCE N89°39'47"E FOR A DISTANCE OF 357.32 FEET; THENCE S31°27'43"E FOR A DISTANCE OF 332.15 FEET; THENCE N88°32'17"E FOR A DISTANCE OF 65.00 FEET; THENCE S31°27'43"E FOR A DISTANCE OF 51.89 FEET; THENCE S01°27'43"E FOR A DISTANCE OF 343.06 FEET; THENCE S88°32'17"W FOR A DISTANCE OF 28.28 FEET; THENCE S28°32'17"W FOR A DISTANCE OF 121.24 FEET; THENCE S88°32'17"W FOR A DISTANCE OF 66.97 FEET; THENCE S28°32'17"W FOR A DISTANCE OF 391.39 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 78°46'11", HAVING A RADIUS OF 364.00 FEET, A LENGTH OF 500.42 FEET AND WHOSE LONG CHORD BEARS N40°47'07"W FOR A DISTANCE OF 461.94 FEET; THENCE N 01° 24' 01" W FOR A DISTANCE OF 228.61 FEET; THENCE S88°32'17"W FOR A DISTANCE OF 191.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 53°04'25", HAVING A RADIUS OF 50.00 FEET, A LENGTH OF 46.31 FEET AND WHOSE LONG CHORD BEARS S61°56'59"W FOR A DISTANCE OF 44.67 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 12.01 ACRES MORE OR LESS.

LINE LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- VACATED EASEMENT LINE
- ADJACENT PROPERTY
- BUILDING LINE

ABBREVIATIONS

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- SS/E SANITARY SEWER EASEMENT
- ST/E STORM EASEMENT
- U/E UTILITY EASEMENT
- WL/E RESTRICTED WATERLINE EASEMENT

Benchmark #1 IRON PIN
 N:393792.526; E:2593670.196
 ELEVATION = 739.04

Benchmark #2 P-K NAIL
 N:393264.974; E:2593686.623
 ELEVATION = 740.05

Benchmark #3 IRON PIN
 N:393305.689; E:2593927.668
 ELEVATION = 741.09

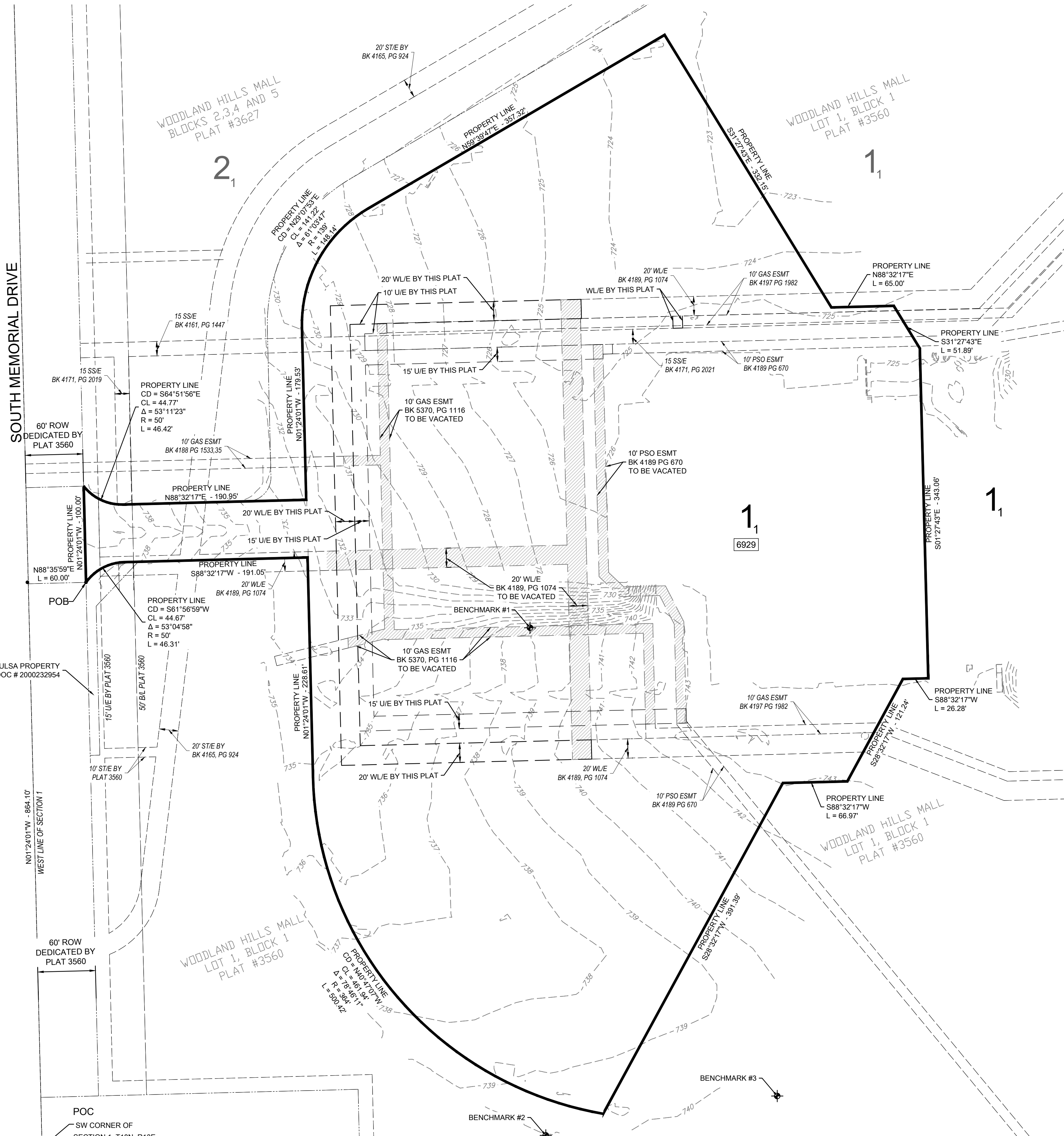
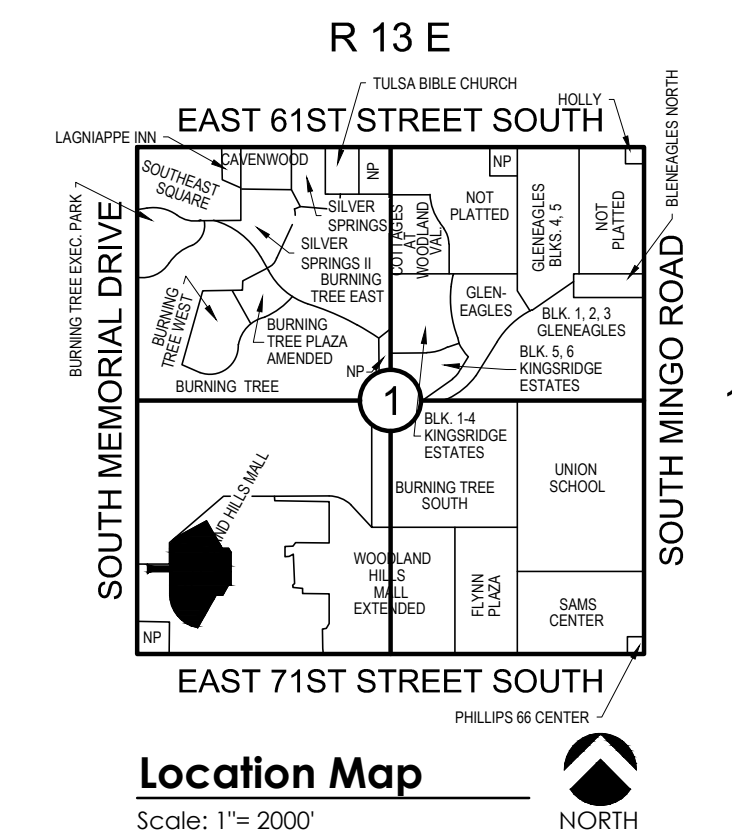
ADS Benchmark Location

STATION	COORDINATES	DESCRIPTION OF POINTS
190	N: 392569.216 E: 2593180.490	P-K NAIL AND SHINER-IN CENTER OF S. MEMORIAL AVE. AND APPROXIMATELY 300' SOUTH OF E 71ST STREET
2016-5	N: 387255.958 E: 2569997.226	5/8" REBAR-3" ALUMINUM CAP - FLUSHED, STAMPED "2016-5" SET IN CONCRETE POST 30" IN GROUND APPROX. 600' S OF E 71ST ST & 65' E OF S MEMORIAL DR.

Preliminary Plat

Replat of Lot 1 in Woodland Hills Mall

REPLAT OF A PORTION OF LOT 1, BLOCK 1 WOODLAND HILLS MALL (PLAT NO. 3560)
 A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF



OWNER:
 Woodland Hills Mall, LLC
 225 West Washington Street
 Indianapolis, IN 46204
 Phone: (317) 263-7978
 CONTACT: Steve Shea

ENGINEER:
 Wallace Design
 Collective, PC
 123 MLK Jr. Blvd.
 Tulsa, Oklahoma, 74103
 Phone: (918) 584-5858
 A. NICOLE WATTS, P.E. NO. 21511
 OK CA NO. 1460, EXPIRES 6/30/2023
 nicole.watts@wallace.design

SURVEYOR:
 Bennett Surveying, Inc.
 P.O. Box 848
 Chouteau, OK 74337
 Phone: (918) 935-0350
 OK CA NO. CA 4502, EXPIRES 6/30/2024
 CONTACT: Wade Bennett

FINAL PLAT
 ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

_____ TMAPC/INCOG

_____ CITY ENGINEER
 Council of the City of Tulsa, Oklahoma

Approval Date: _____

_____ CHAIR

_____ MAYOR

_____ ATTEST: CITY CLERK

_____ CITY ATTORNEY

The approval of the 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.

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ _____ per trust receipt no. _____ to be applied to 20 _____ taxes. This certificate in NOT to be construed as payment of 20 _____ taxes in full but is given in order that this plat may be filed on record. 20 _____ taxes may exceed the amount of the security deposit.

Dated: _____
 DENNIS SEMLER
 Tulsa County Treasurer

By: _____
 Deputy

Preliminary Plat

Replat of Lot 1 in Woodland Hills Mall

Deed of Dedication

KNOW ALL MEN BY THESE PRESENTS:

WOODLAND HILLS MALL A OKLAHOMA, A LIMITED LIABILITY COMPANYY, (HEREINAFTER REFERRED TO AS THE "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN (I. B. & M.) ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING FROM THE SOUTHWEST CORNER OF SECTION ONE (1); THENCE N01°24'01"W AND ALONG THE WEST LINE OF SAID SECTION ONE (1) FOR A DISTANCE OF 864.10 FEET; THENCE N88°35'59"E FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N01°24'01"W FOR A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53°11'23", HAVING A RADIUS OF 50.00 FEET, A LENGTH OF 46.42 FEET AND WHOSE LONG CHORD BEARS S64°51'56"E FOR A DISTANCE OF 44.77 FEET. THENCE N88°32'17"E FOR A DISTANCE OF 190.95 FEET; THENCE N01°24'01"W FOR A DISTANCE OF 179.53 FEET TO THE BEGINNING OF A TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 61°03'47", HAVING A RADIUS OF 139.00 FEET, A LENGTH OF 148.14 FEET AND WHOSE LONG CHORD BEARS N29°07'53"E FOR A DISTANCE OF 141.22 FEET; THENCE N59°39'47"E FOR A DISTANCE OF 357.32 FEET; THENCE S31°27'43"E FOR A DISTANCE OF 332.15 FEET; THENCE N88°32'17"E FOR A DISTANCE OF 65.00 FEET; THENCE S31°27'43"E FOR A DISTANCE OF 51.89 FEET; THENCE S01°27'43"E FOR A DISTANCE OF 343.06 FEET; THENCE S88°32'17"W FOR A DISTANCE OF 26.28 FEET; THENCE S28°32'17"W FOR A DISTANCE OF 121.24 FEET; THENCE S88°32'17"W FOR A DISTANCE OF 68.97 FEET; THENCE S28°32'17"W FOR A DISTANCE OF 391.39 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 78°46'11", HAVING A RADIUS OF 364.00 FEET, A LENGTH OF 500.42 FEET AND WHOSE LONG CHORD BEARS N40°47'07"W FOR A DISTANCE OF 461.94 FEET, THENCE N 01° 24' 01" W FOR A DISTANCE OF 228.61 FEET; THENCE S88°32'17"W FOR A DISTANCE OF 191.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 53°04'35", HAVING A RADIUS OF 50.00 FEET, A LENGTH OF 46.31 FEET AND WHOSE LONG CHORD BEARS S61°59'59"W FOR A DISTANCE OF 44.67 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 12.01 ACRES MORE OR LESS.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 1 LOT, AND 1 BLOCK (HEREIN AFTER THE "SUBDIVISION") IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "REPLAT OF LOT 1 IN WOODLAND HILLS MALL," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL UNDERGROUND 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 HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING 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 HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, THE "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 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 THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENTS AND IN THE PERIMETER RIGHTS-OF-WAY 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.
- 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 6 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 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 LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION OR GAS SERVICE AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

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

D. GAS SERVICE

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

E. SURFACE DRAINAGE

THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. THE LOT OWNER SHALL NOT 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 LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. SANITARY SEWER EASEMENT

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTION, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWER LINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, MANHOLES, LAMPHOLES AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS FOR THE USES AND PURPOSES STATED.

G. STORMWATER DETENTION EASEMENTS

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BY ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF TULSA, OKLAHOMA.
- DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
 - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
 - 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 DETENTION EASEMENTS.

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

I. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE LOT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, 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 THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

K. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF TULSA. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION. TO THE EXTENT SAID SIDEWALKS, AS DEPICTED ON THE ACCOMPANYING PLAT, EXTEND OUTSIDE OF THE RIGHT OF WAY THE OWNER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE LOT FOR CONSTRUCTION, MAINTENANCE AND USE AS A PUBLIC SIDEWALK.

L. 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 OF TULSA, OKLAHOMA MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY OF TULSA'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER, NOTWITHSTANDING THE FOREGOING, THE CITY OF TULSA, OKLAHOMA 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 OF TULSA, OKLAHOMA'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE LOT OWNER, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

M. RESTRICTED WATERLINE EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RESTRICTED WATERLINE EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATERLINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS FOR THE USES AND PURPOSES STATED.

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 (STREETS, EASEMENTS AND UTILITIES) ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF TULSA, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. 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 COVENANTS AND RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND THE CITY OF TULSA. ANY SUCH AMENDMENT SHALL BECOME EFFECTIVE WHEN RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.

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: WOODLAND HILLS MALL A OKLAHOMA LIMITED LIABILITY COMPANYY, AS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2022.

WOODLAND HILLS MALL A OKLAHOMA LIMITED LIABILITY COMPANYY

BY: _____

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

)

COUNTY OF TULSA)

)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY _____, AS MANAGER OF WOODLAND HILLS MALL, A OKLAHOMA LIMITED LIABILITY COMPANYY

NOTARY PUBLIC

MY COMMISSION NO:

MY COMMISSION EXPIRES:

(SEAL)

CERTIFICATE OF SURVEY

I, R. WADE BENNETT, OF BENNETT SURVEYING, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS REPLAT OF LOT 1 IN WOODLAND HILLS MALL, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2022.

R. WADE BENNETT
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA #1556

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

)

COUNTY OF TULSA)

)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY R. WADE BENNETT.

NOTARY PUBLIC

MY COMMISSION NO:

MY COMMISSION EXPIRES:

(SEAL)

SITE DATA	
TOTAL ACREAGE:	523,166.620 ACRES (12.01 SQUARE FEET)
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	1

LEGAL DESCRIPTION

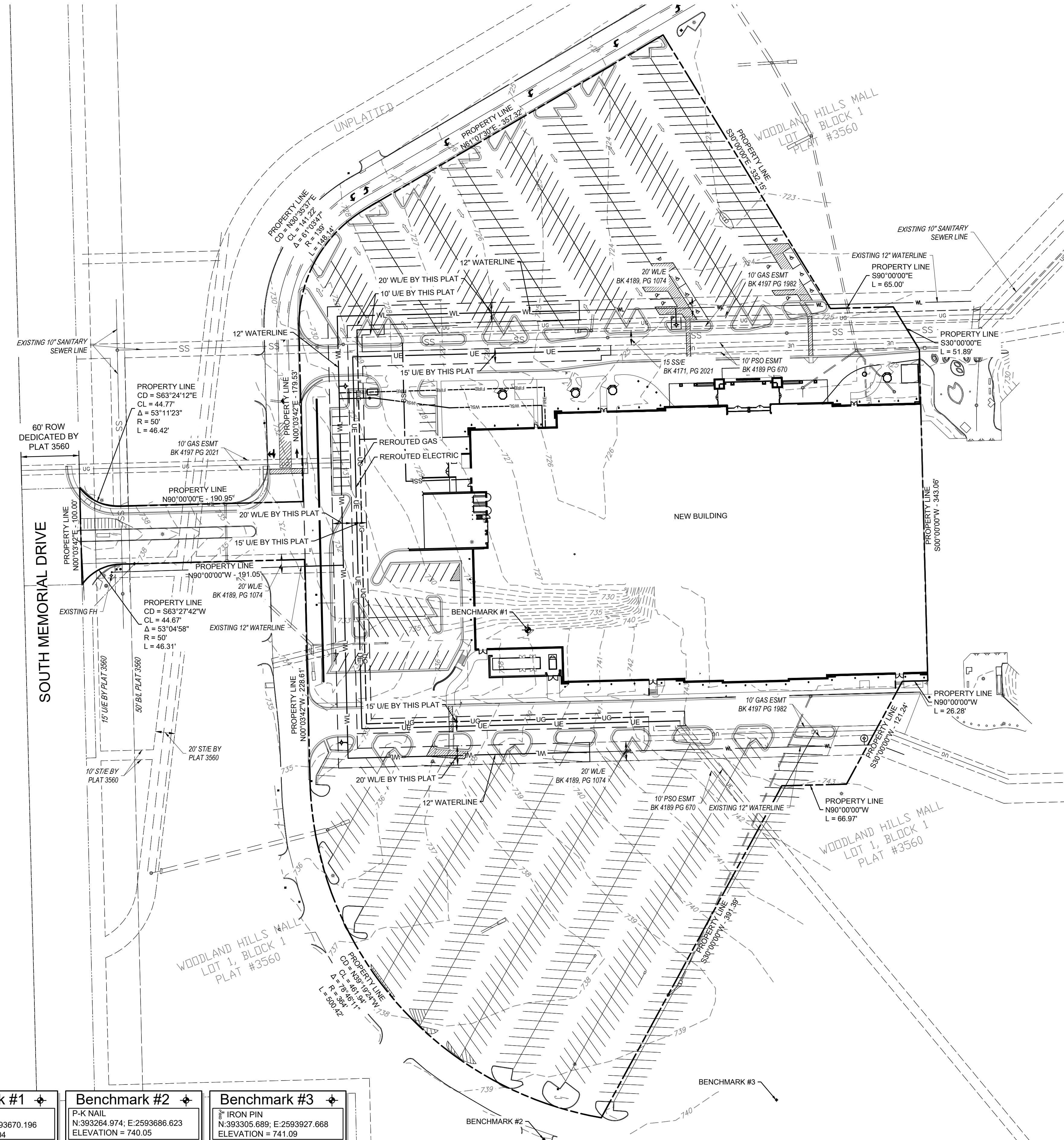
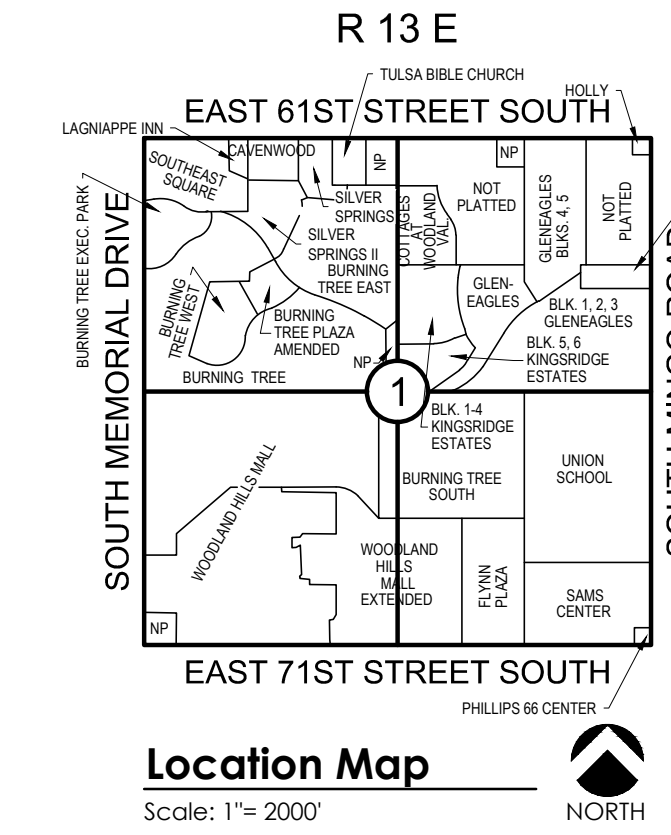
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN.

BEGINNING AT A POINT 864.04 FEET NORTH AND 60.93 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST, SAID POINT BEING 60.00 FEET EAST OF THE WEST LINE OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST, THENCE N00°03'42"E, ALONG A LINE 60.00 FEET FROM AND PARALLEL TO THE WEST LINE OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST, A DISTANCE OF 100.00 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AND CENTER OF SAID CURVE BEING LOCATED 994.00 FEET NORTH AND 100.07 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST, A DISTANCE OF 46.42 FEET; THENCE DUE EAST, A DISTANCE OF 190.95 FEET; THENCE N00°03'42"E, A DISTANCE OF 179.53 FEET TO A POINT OF TANGENCY WITH A CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 139.00 FEET, A DISTANCE OF 148.14 FEET; THENCE N61°07'30"E, A DISTANCE OF 357.32 FEET; THENCE S30°00'00"E, A DISTANCE OF 322.16 FEET; THENCE DUE EAST, A DISTANCE OF 65.00 FEET; THENCE S30°00'00"E, A DISTANCE OF 51.89 FEET; THENCE DUE SOUTH, A DISTANCE OF 343.06 FEET; THENCE DUE WEST, A DISTANCE OF 26.28 FEET; THENCE S30°00'00"W, A DISTANCE OF 121.24 FEET; THENCE DUE WEST, A DISTANCE OF 66.97 FEET; THENCE S30°00'00"W, A DISTANCE OF 391.39 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 384.00 FEET, AND CENTER OF SAID CURVE BEING LOCATED 655.00 FEET NORTH AND 655.71 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST, A DISTANCE OF 500.42 FEET; THENCE N00°03'42"E, A DISTANCE OF 228.61 FEET; THENCE DUE WEST, A DISTANCE OF 191.05 FEET TO A POINT OF TANGENCY WITH A CURVE; THENCE ALONG A CURVE TO THE LEFT, A DISTANCE OF 46.31 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET TO A POINT 864.04 FEET NORTH AND 60.93 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST, THE POINT OF BEGINNING.

Conceptual Utility Layout

Replat of Lot 1 in Woodland Hills Mall

REPLAT OF A PORTION OF LOT 1, BLOCK 1 WOODLAND HILLS MALL (PLAT NO. 3560)
 A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF



OWNER:
 Woodland Hills Mall, LLC
 225 West Washington Street
 Indianapolis, IN 46204
 Phone: (317) 263-7978
 CONTACT: Steve Shea

ENGINEER:
 Wallace Design
 Collective, PC
 123 MLK Jr. Blvd.
 Tulsa, Oklahoma, 74103
 Phone: (918) 584-5858
 A. NICOLE WATTS, P.E. NO. 21511
 OK CA NO. 1460, EXPIRES 6/30/2023
 nicole.watts@wallacedesign

SURVEYOR:
 Bennett Surveying, Inc.
 P.O. Box 848
 Chouteau, OK 74337
 Phone: (918) 935-0350
 OK CA NO. CA 4502, EXPIRES 6/30/2024
 CONTACT: Wade Bennett

ADS Benchmark Location

STATION	COORDINATES	DESCRIPTION OF POINTS
190	N: 392569.216 E: 2593180.490	P-K NAIL AND SHINER-IN CENTER OF S. MEMORIAL AVE. AND APPROXIMATELY 300' SOUTH OF E 71ST STREET
2016-5	N: 387255.958 E: 2569997.226	5/8\"/>

Benchmark #1 IRON PIN N: 393792.526; E: 2593670.196 ELEVATION = 739.04	Benchmark #2 P-K NAIL N: 393264.974; E: 2593686.623 ELEVATION = 740.05	Benchmark #3 IRON PIN N: 393305.689; E: 2593927.668 ELEVATION = 741.09
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TULSA METROPOLITAN AREA PLANNING COMMISSION

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

tulsaplanning.org

ACCELERATED RELEASE OF BUILDING PERMIT**APPLICATION INFORMATION**RECEIVED BY: N/C DATE FILED: 10/6/22 TAC DATE: 10/20/22 TMAPC DATE: 11/2/22ZONING REFERENCE CASE: Z-7677 BOA REFERENCE CASE: _____TMAPC DATE (IF PENDING): 10/5/2022 PROPOSED ZONING: CG BOA DATE (IF PENDING): _____

*A PRELIMINARY PLAT MUST BE IN PROCESS BEFORE A REQUEST FOR ACCELERATED RELEASE WILL BE CONSIDERED.

*PLAT NAME: Replat of Lot 1 in Woodland Hills Mall *APPROVAL DATE: _____ *ANTICIPATED APPROVAL DATE: 10.5.2022**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: 6929 S. Memorial Drive ELEGAL DESCRIPTION: See AttachedPRESENT ZONING CS, CG, OL, CG T-R-S 18N-13E-01 COUNCIL DISTRICT: 7 CO COMM DISTRICT: 2**INFORMATION ABOUT YOUR PROPOSAL**PROPOSED USE: Retail Building

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Mark B. Capron, Wallace Design Collective</u>	NAME	<u>Woodland Hills Mall, LLC</u>
ADDRESS	<u>123 N. Martin Luther King Jr. Blvd</u>	ADDRESS	<u>225 W. Washington Street</u>
CITY, ST, ZIP	<u>Tulsa, OK 74103</u>	CITY, ST, ZIP	<u>Indianapolis, IN 46204</u>
DAYTIME PHONE	<u>918-584-5858</u>	DAYTIME PHONE	
EMAIL	<u>mark.capron@wallace.design</u>	EMAIL	

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

SIGNATURE & DATE: See attached signature page

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES (Make checks payable to INCOG)TOTAL DUE: \$500 RECEIPT NUMBER: _____

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC ACTION: [] APPROVED [] DENIED DATE: _____ CONDITIONS: _____

SUBMITTAL REQUIREMENTS:**Conceptual Site Plan** – 4 copies, 11x17 max & PDF**Preliminary Plat** – 4 full-size copies & PDF*Note: Additional preliminary plat copies are not required if applications are submitted concurrently.*

The following criteria must be met prior to authorization for an Accelerated Release of a Building Permit (Section 10-110.6 Subdivision & Development Regulations):

- The subject building permit is for a lot or parcel that is not required to be platted by Oklahoma statutes;
 - All required rights-of-way and easements have been dedicated or the planning commission has determined that circumstances related to the subject property reasonably preclude the future use or improvement of the area for which dedication would be required; and
 - All required improvements are in place or have been secured with a financial guarantee in accordance with Section 5-180, Subdivision & Development Regulations.
-

Public Agency Review (PAR) Meeting Date: Thursday, _____ 1:30 p.m.

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number: _____

TMAPC Date: Wednesday, _____ 1:30 p.m.

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

A person knowledgeable of the application and the property must attend the meetings to represent the application.


If your application is approved, you will need additional permits.

Contact the Permit Center at 918-596-9601 if your tract is in the City of Tulsa or Tulsa County Building Inspector's Office at 918-596-5296 if in unincorporated Tulsa County.

**Tulsa Metropolitan Area Planning Commission
2 West 2nd Street, Suite 800
Tulsa, Oklahoma 74103
(918) 584-7526**

EXECUTED this 29 day of September 2022.

WOODLAND HILLS MALL, LLC, a
Delaware limited liability company
By: USC WOODLAND, INC., a Delaware
corporation, Managing Member

By: 
Name: John Rulli
Title: Chief Administrative Officer