

**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: \_\_\_\_\_ DATE FILED: 12/22/22 TAC DATE: \_\_\_\_\_ TMAPC DATE: \_\_\_\_\_

ZONING REFERENCE CASE: \_\_\_\_\_ BOA REFERENCE CASE: \_\_\_\_\_

TMAPC DATE (IF PENDING): \_\_\_\_\_ PROPOSED ZONING: \_\_\_\_\_ BOA DATE (IF PENDING): \_\_\_\_\_

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

\*PLAT NAME: Saint Francis Hospital South \*APPROVAL DATE: 4/6/22 \*ANTICIPATED APPROVAL DATE: \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: NE/c of 91st St. S. and Hwy 69

LEGAL DESCRIPTION: See attached

PRESENT ZONING CO/PUD-586A T-R-S 18-14-18 COUNCIL DISTRICT: 7 CO COMM DISTRICT: 1

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE: Hospital

(BLDC-123897-2022, BLDC-129920-2022, BLDC-111698-2022)

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Nathalie Cornett	NAME	Saint Francis Health System
ADDRESS	2727 E. 21st St., Ste. 200	ADDRESS	6161 S. Yale Ave.
CITY, ST, ZIP	Tulsa, OK 74114	CITY, ST, ZIP	Tulsa, OK 74136
DAYTIME PHONE	(918) 747-8900	DAYTIME PHONE	
EMAIL	ncornett@ellerdetrich.com	EMAIL	

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

SIGNATURE & DATE: Nathalie Cornett 12.22.22

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

**APPLICATION FEES (Make checks payable to INCOG)**

TOTAL DUE:	\$500	RECEIPT NUMBER:
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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.
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**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.

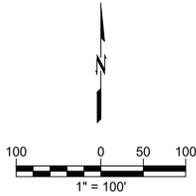
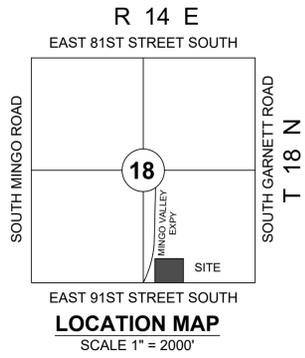
**Tulsa Metropolitan Area Planning Commission**  
**2 West 2nd Street, Suite 800**  
**Tulsa, Oklahoma 74103**  
**(918) 584-7526**



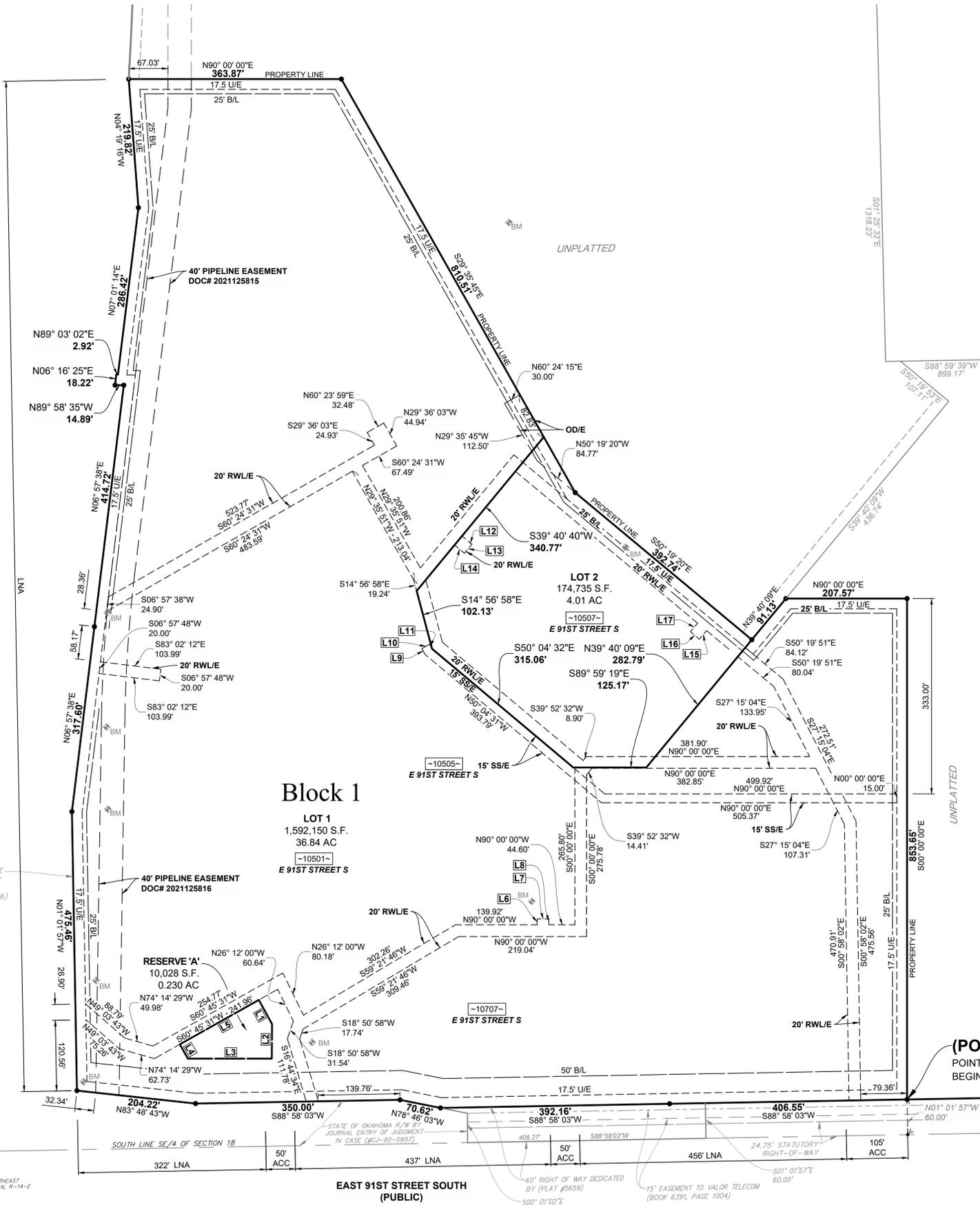
**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION EIGHTEEN (18) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA; THENCE S88°58'03"W AND ALONG THE SOUTH LINE OF SAID SECTION EIGHTEEN (18); FOR A DISTANCE OF 916.28 FEET; THENCE N01°01'57"W FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S88°58'03"W FOR A DISTANCE OF 406.55 FEET; THENCE S88°58'03"W FOR A DISTANCE OF 392.16 FEET; THENCE N78°46'03"W FOR A DISTANCE OF 70.62 FEET; THENCE S88°58'03"W FOR A DISTANCE OF 350.00 FEET; THENCE N83°48'43"W FOR A DISTANCE OF 204.22 FEET; THENCE N01°01'57"W FOR A DISTANCE OF 475.46 FEET; THENCE N06°57'38"E FOR A DISTANCE OF 317.60 FEET; THENCE N06°57'38"E FOR A DISTANCE OF 414.72 FEET; THENCE N89°58'35"W FOR A DISTANCE OF 14.89 FEET; THENCE N06°16'25"E FOR A DISTANCE OF 18.22 FEET; THENCE N89°03'02"E FOR A DISTANCE OF 2.92 FEET; THENCE N07°01'14"E FOR A DISTANCE OF 286.42 FEET; THENCE N04°19'16"W FOR A DISTANCE OF 219.82 FEET; THENCE N90°00'00"E FOR A DISTANCE OF 363.87 FEET; THENCE S29°35'45"E FOR A DISTANCE OF 588.20 FEET; THENCE S13°44'39"E FOR A DISTANCE OF 132.03 FEET; THENCE S50°19'20"E FOR A DISTANCE OF 494.64 FEET; THENCE N39°40'09"E FOR A DISTANCE OF 91.13 FEET; THENCE N90°00'00"E FOR A DISTANCE OF 207.57 FEET; THENCE S00°00'00"W A DISTANCE OF 853.65 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 40.93 ACRES MORE OR LESS.



LINE TABLE		
LINE NO.	LENGTH (FT)	BEARING
L1	46.98	S28° 51' 10"E
L2	58.90	N0° 25' 00"E
L3	143.65	N90° 00' 00"E
L4	27.99	N29° 14' 29"W
L5	154.81	S60° 45' 31"W
L6	10.02	N0° 00' 00"E
L7	20.00	N90° 00' 00"E
L8	10.02	N0° 00' 00"E
L9	11.36	S29° 35' 51"E
L10	15.00	N60° 24' 09"E
L11	8.65	S29° 35' 51"E
L12	22.00	S50° 19' 20"E
L13	20.00	S39° 40' 40"W
L14	22.00	N50° 19' 20"W
L15	19.13	S39° 52' 32"W
L16	20.00	N50° 07' 28"W
L17	19.07	N39° 52' 32"E



DRAFT FINAL PLAT  
**SAINT FRANCIS HOSPITAL SOUTH**  
CITY OF TULSA, TULSA COUNTY

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT

**OWNER**  
SAINT FRANCIS HEALTH SYSTEM  
6161 S. YALE AVE.  
TULSA, OKLAHOMA 74136

**ENGINEER**  
WALLACE DESIGN COLLECTIVE, PC  
123 NORTH MARTIN LUTHER KING JR. BLVD.  
TULSA, OK 74103  
(918) 584-5858  
OKLAHOMA CA #1460  
EXP DATE 6/30/23  
ALAN TAYLOR P.E.  
alan.taylor@wallace.design

**SURVEYOR**  
BENNETT SURVEYING, INC.  
210 CHOUTEAU AVENUE  
CHOUTEAU, OK 74337  
TEL: 918-935-0350  
RPLS 1556, CA #4502  
EXPIRES 6/30/2022  
wade@bennettsurveying.com

**SUBDIVISION STATISTICS**  
TRACT OF LAND CONTAINS TWO (2) LOTS IN ONE BLOCK (1) AND ONE (1) RESERVE CONTAINING 40.85 ACRES MORE OR LESS.

**MONUMENTATION**  
3/8" IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**BENCHMARK**

<b>BENCHMARK BM-1</b> CHISELED "X" ELEV=710.90 N=383328.398 E=2601572.607	<b>BENCHMARK BM-2</b> CHISELED "X" ELEV=700.85 N=383031.104 E=2602300.570	<b>BENCHMARK BM-3</b> CHISELED "X" ELEV=702.84 N=382790.868 E=2601924.355
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<b>BENCHMARK BM-4</b> 3/8" IRON PIN ELEV=707.88 N=382723.667 E=2601533.473	<b>BENCHMARK BM-5</b> CHISELED SQUARE ELEV=708.59 N=382896.290 E=2601554.628	<b>BENCHMARK BM-6</b> CHISELED "X" ELEV=710.21 N=383188.330 E=2601575.031
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**BASIS OF BEARINGS**  
HORIZONTAL DATUM FOR THE SURVEY IS BASED ON OKLAHOMA STATE PLANE NAD 83. VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 GPS DATA.

**LEGEND**

- ACC LIMITS OF ACCESS
- LNA NO LIMITS OF ACCESS
- B/L BUILDING LINE SETBACK
- RWL/E RESTRICTED WATER LINE EASEMENT
- SD/E STORM DRAIN EASEMENT
- U/E UTILITY EASEMENT
- OD/E OVERLAND DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- FOUND 3/8" IRON PIN
- SET 3/8" IRON PIN
- XXX- ADDRESS
- C20 LINE NUMBER TAG

FINAL PLAT  
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: \_\_\_\_\_ CHAIR

\_\_\_\_\_ MAYOR

\_\_\_\_\_ ATTEST: CITY CLERK

CITY ENGINEER  
Council of the City of Tulsa, Oklahoma

Approval Date: \_\_\_\_\_ CITY ATTORNEY

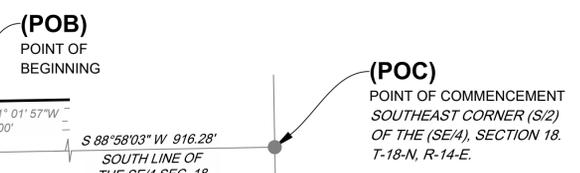
The approval of the Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

**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



# SAINT FRANCIS HOSPITAL SOUTH

## DEED OF DEDICATION AND RESTRICTIVE COVENANTS

### DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT SAINT FRANCIS HOSPITAL SOUTH, L.L.C., AN OKLAHOMA NOT-FOR-PROFIT LIMITED LIABILITY COMPANY, SAINT FRANCIS HOSPITAL, INC., AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC., AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, THE WARREN PROFESSIONAL BUILDING CORPORATION, AN OKLAHOMA CORPORATION (COLLECTIVELY, THE "OWNERS"), OWN THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE4) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH HALF (S2) OF THE SOUTHEAST QUARTER (SE4) OF SAID SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, THENCE S88°58'03"W AND ALONG THE NORTH LINE OF SAID SECTION EIGHTEEN (18), FOR A DISTANCE OF 916.28 FEET; THENCE N01°01'57"W FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S89°53'03"W FOR A DISTANCE OF 406.55 FEET; THENCE S89°53'03"W FOR A DISTANCE OF 392.16 FEET; THENCE N78°46'03"W FOR A DISTANCE OF 70.62 FEET; THENCE S88°58'03"W FOR A DISTANCE OF 350.00 FEET; THENCE N83°48'43"W FOR A DISTANCE OF 204.22 FEET; THENCE N01°01'57"W FOR A DISTANCE OF 475.46 FEET; THENCE N06°57'38"E FOR A DISTANCE OF 317.60 FEET; THENCE N06°57'38"E FOR A DISTANCE OF 414.72 FEET; THENCE N89°58'30"W FOR A DISTANCE OF 14.89 FEET; THENCE N08°16'29"E FOR A DISTANCE OF 18.22 FEET; THENCE N89°03'02"E FOR A DISTANCE OF 2.62 FEET; THENCE N07°11'15"E FOR A DISTANCE OF 284.63 FEET; THENCE N04°19'10"W FOR A DISTANCE OF 219.82 FEET; THENCE N00°00'00"E FOR A DISTANCE OF 363.87 FEET; THENCE S29°35'45"E FOR A DISTANCE OF 588.20 FEET; THENCE S13°44'39"E FOR A DISTANCE OF 132.03 FEET; THENCE S50°19'20"E FOR A DISTANCE OF 404.64 FEET; THENCE N39°40'09"E FOR A DISTANCE OF 91.13 FEET; THENCE N87°03'02"E FOR A DISTANCE OF 207.57 FEET; THENCE S00°00'00"W A DISTANCE OF 653.65 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 40.93 ACRES MORE OR LESS, (THE "PROPERTY").

THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS, ONE (1) BLOCK AND RESERVE A, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND HAVE DESIGNATED THE SUBDIVISION AS SAINT FRANCIS HOSPITAL SOUTH, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

NOW, THEREFORE, THE OWNERS, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, THEIR GRANTEEES, SUCCESSORS AND ASSIGNS, AND THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION 1 BELOW, WITH RESPECT TO SUCH COVENANTS ONLY, DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS, WHICH SHALL BE CONSIDERED PART OF THE DEED OF DEDICATION, AND WHICH SHALL BE ENFORCEABLE BY THE OWNER OR OWNERS OF ANY PROPERTY WITHIN THE SUBDIVISION (THE "LOT OWNERS") AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION 1 BELOW, WITH RESPECT TO SUCH COVENANTS ONLY.

### SECTION I. EASEMENTS AND UTILITIES

#### A. UTILITY, WATER, SANITARY SEWER, ELECTRIC, AND TELECOMMUNICATIONS EASEMENTS:

**EASEMENT DEDICATION.** THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UE" OR "UTILITY EASEMENT" AND THE WATER EASEMENTS DESIGNATED AS "RWLE" OR "RESTRICTED WATER LINE EASEMENT", SANITARY SEWER EASEMENTS DESIGNATED AS "SSE" OR "SANITARY SEWER EASEMENT", AND THE STORM SEWER EASEMENTS DESIGNATED AS "SDE" OR "STORM SEWER EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SUCH PUBLIC UTILITIES, AND SANITARY SEWER SYSTEMS, INCLUDING STORM SEWERS, SANITARY SEWERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SUCH EASEMENTS FOR THE USES AND PURPOSES AFORESAID. PROVIDED, HOWEVER, THE OWNERS HEREBY RESERVE THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING 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 OWNERS HEREBY IMPOSE 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 WITHIN THE ABOVE SET FORTH USES AND PURPOSES OF SUCH EASEMENT SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, SIGNAGE, CUSTOMARY SCREENING FENCES AND WALLS.

#### B. UNDERGROUND SERVICE:

1. **UNDERGROUND SERVICE.** ALL SUPPLY LINES INCLUDING ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTWAYS DEDICATED FOR SUCH SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SUCH EASEMENTWAYS. UNDERGROUND SERVICE CABLES AND GAS 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 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 RIGHT TO PLACE A GAS STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR GAS MAIN EXTENDING FROM THE SERVICE PEDESTAL, GAS MAIN OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

2. **ACCESS.** THE SUPPLIER OF ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION AND GAS SERVICES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

3. **PROTECTION OF FACILITIES.** THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON ITS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR ITS AGENTS OR CONTRACTORS.

4. **ENFORCEMENT.** THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

#### C. GAS SERVICE:

1. **ACCESS.** THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS 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. **PROTECTION OF FACILITIES.** THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR ITS AGENTS OR CONTRACTORS.

3. **ENFORCEMENT.** THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

#### D. WATER, SANITARY, STORM SEWER SERVICE, AND TRAFFIC CONTROL DEVICES:

1. **PROTECTION OF FACILITIES.** THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON ITS LOT, WITHIN THE UTILITY EASEMENTS, AND THE RESTRICTED WATERLINE, SANITARY SEWER, AND STORM SEWER EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS SHOWN UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH 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 MAINS, 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, ITS AGENTS OR CONTRACTORS.

2. **ACCESS.** THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL 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, STORM SEWER FACILITIES OR TRAFFIC CONTROL DEVICES (INCLUDING TRAFFIC SIGNALS, SIGNS AND PAVEMENT MARKINGS).

3. **ENFORCEMENT.** THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

#### E. SURFACE DRAINAGE:

EACH LOT DEPICTED ON THE PLAT OF SAINT FRANCIS HOSPITAL SOUTH SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) 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 ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

#### F. PAVING AND LANDSCAPING WITHIN EASEMENT:

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENT OR REPLACEMENTS OF WATER, SEWERS, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS, RESTRICTED WATERLINE EASEMENTS, WATERLINE EASEMENTS, STORM SEWER EASEMENTS, SANITARY SEWER EASEMENTS, AND ELECTRIC AND TELECOMMUNICATIONS EASEMENTS 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.

#### G. LIMITS OF NO ACCESS:

THE OWNERS HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 91<sup>ST</sup> 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. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF TULSA.

#### H. STORM SEWER EASEMENT:

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF TULSA, OKLAHOMA, THE OWNERS HEREBY DEDICATE TO THE PUBLIC AND HEREBY ESTABLISH AND GRANT PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "SDE" OR "STORM SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING STORM SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT.

#### I. STORMWATER DETENTION FACILITY RESERVE AREA "A":

1. THE OWNERS DO HEREBY DEDICATE TO THE CITY OF TULSA, OKLAHOMA FOR PUBLIC USE (SUBJECT TO EASEMENTS OF RECORD) A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS STORMWATER RETENTION FACILITY RESERVE "A" (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN SAINT FRANCIS HOSPITAL SOUTH AND FROM PROPERTIES NOT INCLUDED WITHIN SAINT FRANCIS HOSPITAL SOUTH.

2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREA OF RESERVE "A" SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

3. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION, AS DEFINED BELOW, 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, AS DEFINED BELOW, SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREA IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. GRASS AREAS SHALL BE MOWED (IN SEASON AT REGULAR INTERVALS NOT EXCEEDING FOUR WEEKS).

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

C. THE DETENTION EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.

4. IN THE EVENT THE ASSOCIATION, AS DEFINED BELOW, 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 THE GRADE OR CONTOUR WITHIN THE DETENTION EASEMENT AREA, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE ASSOCIATION, AS DEFINED BELOW. IN THE EVENT THE ASSOCIATION, AS DEFINED BELOW, 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, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST LOT ONE (1), BLOCK ONE (1), SAINT FRANCIS HOSPITAL SOUTH. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

#### J. RESTRICTED SANITARY SEWER EASEMENT:

THE OWNERS DO HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SSE" OR "RESTRICTED SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID.

#### K. RESTRICTED WATERLINE EASEMENT:

THE OWNERS DO HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RWLE" OR "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 EASEMENT FOR THE USES AND PURPOSES AFORESAID.

#### L. RESTRICTED ELECTRIC AND TELECOMMUNICATIONS EASEMENT:

THE OWNERS DO HERBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE COMPANY PLAT AS "EUE" OR "ELECTRIC AND TELECOMMUNICATIONS EASEMENT" FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON SUCH EASEMENTS FOR THE USES AND PURPOSES AFORESAID.

#### M. 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, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR ANY BUILDINGS WITHIN THE SUBDIVISION. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF TULSA ENGINEERING DESIGN STANDARDS.

### SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, SAINT FRANCIS HOSPITAL SOUTH WAS SUBMITTED AS PART OF PLANNED UNIT DEVELOPMENT NO. 586-A-1, AS PROVIDED WITHIN SECTIONS 900A THROUGH 950A OF THE CITY OF TULSA ZONING CODE, AS THE SAME EXISTED ON JANUARY 1, 2002, WHICH PUD NO. 586-A-1 WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON JULY 24, 2002 AND SUBSEQUENTLY AMENDED WITH THE LATEST AMENDMENT BEING PUD 586-A-13 AS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON FEBRUARY 16, 2022; AND

WHEREAS, THE PROPERTY IS LOCATED WHOLLY WITHIN AND COMPRISES A PART OF DEVELOPMENT AREA A OF PUD NO. 586-A-13;

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND

WHEREAS, THE OWNERS DESIRE TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS THEIR SUCCESSORS AND ASSIGNS, AND THE CITY;

THEREFORE, THE OWNERS DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE LOT, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

#### A. DEVELOPMENT STANDARDS: PUD 586-A-13:

#### DEVELOPMENT AREA A

NET LAND AREA: +- 81 ACRES\*

\* THE BOUNDARIES OF THE DEVELOPMENT AREAS ARE CONCEPTUAL AND MINOR MODIFICATIONS MAY BE MADE PURSUANT TO FINAL PLATTING; HOWEVER, THE ACREAGE OF SUCH DEVELOPMENT AREA SHALL NOT BE ALTERED BY MORE THAN TEN PERCENT (10%).

#### PERMITTED USES:

RESIDENTIAL  
GROUP LIVING  
ASSISTED LIVING FACILITY  
COMMUNITY GROUP HOME  
CONVENT/MONASTERY/NOVITATE  
ELDERLY RETIREMENT CENTER  
LIFE CARE RETIREMENT CENTER  
RESIDENTIAL TREATMENT CENTER

PUBLIC, CIVIC AND INSTITUTIONAL  
HELIPAD  
HOSPITAL  
WIRELESS COMMUNICATION FACILITY

COMMERCIAL  
COMMERCIAL SERVICE  
LODGING LIMITED TO HOTEL/MOTEL  
OFFICE  
PARKING - NON-ACCESSORY  
RESTAURANT  
RETAIL SALES

OTHER  
OFF-PREMISE OUTDOOR ADVERTISING SIGNS

AND USES CUSTOMARILY ACCESSORY TO PERMITTED PRINCIPAL USES.

#### MAXIMUM FLOOR AREA RATIO OF ANY LOT:

NONRESIDENTIAL 0.60

RESIDENTIAL EXCEPT ELDERLY/RETIREMENT HOUSING 0.50

#### MAXIMUM LIVABILITY SPACE PER LOT:

ELDERLY/RETIREMENT CENTER:  
200 SF PER DWELLING UNIT.

#### MAXIMUM NUMBER OF DWELLING UNITS/LOT:

30 DWELLING UNITS PER ACRE.

#### MAXIMUM BUILDING HEIGHT:

160 FT\*

\* ARCHITECTURAL ELEMENTS MAY EXCEED MAXIMUM BUILDING HEIGHT WITH DETAILED SITE PLAN APPROVAL.

#### MINIMUM BUILDING SETBACKS:

AS ESTABLISHED BY DETAIL SITE PLAN REVIEW AND APPROVAL.

#### OFF-STREET PARKING:

AS PROVIDED IN SECTION 55.020 OF THE ZONING CODE.\*

\* THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES MAY BE REDUCED WITH DETAIL SITE PLAN APPROVAL.

#### MINIMUM LANDSCAPED OPEN SPACE PER LOT (NON-RESIDENTIAL USES):

15% OF THE NET AREA.

#### SCREENING:

AS PERMITTED BY THE ZONING CODE, EXCEPTING THAT TRASH COMPACTORS MUST BE FULLY SEALED AND SELF-CONTAINED AND THAT NO "OVER-TOP TUNS" (TYPICAL DUMPSTERS), TRASH BINS, OR DUMPSTERS BE ALLOWED PER PUD-586-A-2.\*

\* APPROVAL OF PUD-586-A-2 WAS APPLICABLE TO THE COOLING TOWER AND COMPACTOR FOR THE ORIGINAL HOSPITAL CONSTRUCTION ONLY. FUTURE WAIVER OF THIS REQUIREMENT WOULD REQUIRE APPROVAL OF A DETAIL SITE PLAN.

#### BUSINESS SIGNS:

A. BUSINESS SIGNS SHALL BE SUBJECT TO THE GENERAL USE CONDITIONS SET FORTH IN SECTION 60.080, EXCEPT AS OTHERWISE PROVIDED HEREIN:

B. THE NUMBER OF GROUND SIGNS IN THE DEVELOPMENT AREA A SHALL NOT EXCEED:

- (1) FOUR (4) ON EAST 91<sup>ST</sup> STREET SOUTH;
- (2) THREE (3) ON SOUTH GARNETT ROAD;
- (3) SIX (6) ON INTERNAL COLLECTORS; AND
- (4) THREE (3) ON THE MINGO VALLEY EXPRESSWAY.

\* THIS DOES NOT INCLUDE THE ETCHED STONE SIGN INSTALLED AS PART OF THE RETAINING WALL.

C. GROUND SIGNS SHALL NOT EXCEED TWELVE (12) FEET IN HEIGHT WITH AN AGGREGATE DISPLAY SURFACE AREA OF 2/10 OF ONE SQUARE

FOOT FOR EACH LINEAL FOOT OF STREET FRONTAGE WHEN ADJACENT TO A COLLECTOR STREET OR PUBLIC OR PRIVATE MINOR AND INTERIOR STREETS.

D. GROUND SIGNS ADJACENT TO 91<sup>ST</sup> STREET, GARNETT ROAD, AND OUTSIDE OF THE FREEWAY SIGN CORRIDOR SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF ONE (1) SQUARE FOOT FOR EACH LINEAL FOOT OF ARTERIAL STREET FRONTAGE AND SHALL NOT EXCEED TWENTY-FIVE (25) FEET IN HEIGHT.

E. GROUND SIGNS WITHIN THE FREEWAY SIGN CORRIDOR ORIENTED TOWARD THE FREEWAY SHALL:

(1) NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF ONE (1) SQUARE FOOT FOR EACH LINEAL FOOT OF FREEWAY FRONTAGE WITHIN THE LOT;

(2) NOT EXCEED FIFTY-SEVEN (57) FEET IN HEIGHT; AND

(3) BE SPACED AT LEAST 300 FEET FROM ANY OTHER GROUND SIGN.

F. FOR NON-RESIDENTIAL USES, WALL AND CANOPY SIGNS SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF TWO (2) SQUARE FEET FOR EACH LINEAL FOOT OF BUILDING WALL TO WHICH THE SIGN IS AFFIXED.

#### OUTDOOR ADVERTISING SIGNS:

A. OUTDOOR ADVERTISING SIGNS SHALL BE SUBJECT TO THE GENERAL USE CONDITIONS SET FORTH IN SECTION 60.080.F, EXCEPT AS OTHERWISE PROVIDED HEREIN:

B. THERE SHALL BE A MAXIMUM OF TWO (2) OUTDOOR ADVERTISING SIGNS PERMITTED IN DEVELOPMENT AREA A.

B. ONE (1) OUTDOOR ADVERTISING SIGN MUST BE LOCATED NOT LESS THAN 575 FEET NOR MORE THAN 600 FEET FROM THE CENTERLINE OF EAST 91<sup>ST</sup> STREET ALONG THE MINGO VALLEY EXPRESSWAY U.S. 169.

C. ONE (1) OUTDOOR ADVERTISING SIGN MUST BE LOCATED NOT LESS THAN 200 FEET NOR MORE THAN 250 FEET FROM THE NORTH BOUNDARY OF DEVELOPMENT AREA A.

D. THE OUTDOOR ADVERTISING SIGN CLOSEST TO THE NORTH BOUNDARY OF DEVELOPMENT AREA A MAY HAVE DYNAMIC DISPLAY/DIGITAL SIGN FACES.

B. COLLECTOR STREETS. THE PRINCIPAL ACCESS TO ALL DEVELOPMENT AREAS SHALL BE FROM A CORRIDOR COLLECTOR STREET WHICH CORRIDOR COLLECTOR STREET MAY BE PUBLIC OR PRIVATE. A PRIVATE COLLECTOR STREET MUST BE A MINIMUM OF 24 FEET WIDE. UNLESS THE PRIVATE COLLECTOR STREET HAS AT LEAST FOUR (4) LANES, THERE SHALL BE NO PARKING ON THE PRIVATE COLLECTOR.

COLLECTOR STREETS, WHICH ARE PRIVATE, MUST BE OPEN TO THE PUBLIC.

C. ZONING CLEARANCE PERMIT. NO ZONING CLEARANCE PERMIT SHALL BE ISSUED FOR A LOT WITHIN THE PUD UNTIL A DETAIL SITE PLAN FOR THE LOT, WHICH INCLUDES ALL BUILDING AND REQUIRING PARKING AND LANDSCAPING AREAS, HAS BEEN SUBMITTED TO THE TMPAC AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED PUD DEVELOPMENT STANDARDS.

D. LANDSCAPE PLAN. A DETAIL LANDSCAPE PLAN FOR EACH LOT IN THE ADDITION SHALL BE SUBMITTED TO THE TMPAC FOR REVIEW AND APPROVAL. A LANDSCAPE PLAN AND ZONING PERMIT THAT ALL REQUIRED STORMWATER DRAINAGE STRUCTURES AND DETENTION AREAS SERVING THE LANDSCAPING AND SCREENING FENCES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN FOR THAT LOT PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT. THE LANDSCAPING MATERIALS REQUIRED UNDER THE APPROVED PLAN SHALL BE MAINTAINED AND REPLACED AS NEEDED, AS A CONTINUING CONDITION OF THE GRANTING OF AN OCCUPANCY PERMIT.

E. SIGN PERMITS. NO SIGN PERMITS SHALL BE ISSUED FOR ERECTION OF A SIGN WITHIN A LOT UNTIL A DETAIL SIGN PLAN FOR SUCH LOT HAS BEEN SUBMITTED TO THE TMPAC AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED PUD DEVELOPMENT STANDARDS.

F. SCREENING. UNLESS OTHERWISE PROVIDED IN PUD-586-A-13 ABOVE, ALL TRASH, MECHANICAL AND EQUIPMENT AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY PERSONS STANDING AT GROUND LEVEL.

G. LIGHTING. LIGHTING USED TO ILLUMINATE A LOT SHALL BE SO ARRANGED AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS. LIGHTING SHALL BE SO ARRANGED AS TO PREVENT THE LIGHT POLLUTION ELEMENT OF REFLECTOR OF LIGHT FIXTURE FROM BEING VISIBLE TO A PERSON STANDING IN THE ADJACENT RESIDENTIAL AREAS OR STREET RIGHT-OF-WAY. NO LIGHT STANDARD NOR BUILDING-MOUNTED LIGHT SHALL EXCEED 25 FEET IN HEIGHT AND ALL SUCH LIGHTS SHALL BE SET BACK AT LEAST 75 FEET FROM A SINGLE-FAMILY DWELLING.

H. STORMWATER STRUCTURES. THE DEPARTMENT OF PUBLIC WORKS OR A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA SHALL OBTAIN AND MAINTAINANCE OF THE COMMON AREAS AND OTHER PROPERTY AND FACILITIES THAT, FROM TIME TO TIME, ARE FOR THE ADDITION HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.

I. PLATTING REQUIRED. NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE REQUIREMENTS OF SECTION 30.110(J) OF THE ZONING CODE HAVE BEEN SATISFIED AND APPROVED BY THE TMPAC AND FILED OF RECORD IN THE COUNTY CLERK'S OFFICE, INCORPORATING WITHIN THE RESTRICTIVE COVENANTS THE PUD CONDITIONS OF APPROVAL AND MAKING THE CITY BENEFICIARY TO SAID COVENANTS.

### SECTION III. ARROWHEAD RIDGE OWNERS ASSOCIATION, INC.

#### A. THE ASSOCIATION:

EACH LOT OWNER SHALL BE A MEMBER OF THE ASSOCIATION. THE ASSOCIATION WAS FORMED TO, AMONG OTHER THINGS, MAINTAIN, REPAIR AND REPLACE RESERVE UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER PRIVATE STREETS BENEFITTING THE SUBDIVISION, LANDSCAPING, ENTRYPWAYS AND OTHER IMPROVEMENTS IN PROPERTY BOTH WITHIN AND OUTSIDE OF THE SUBDIVISION AS THE OWNERS MAY, FROM TIME TO TIME, DETERMINE OR FOR THE COMMON USE AND BENEFIT OF THE LOTS.

#### B. MEMBERSHIP:

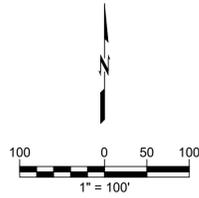
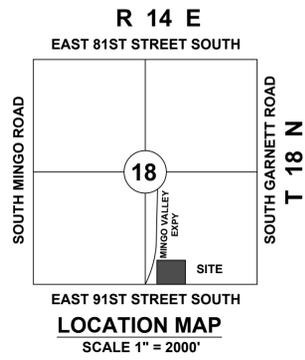
EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

#### C. ASSESSMENT:

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ANNUAL AND SPECIAL ASSESSMENTS BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE COMMON AREAS AND OTHER PROPERTY AND FACILITIES THAT, FROM TIME TO TIME, ARE FOR THE COMMON USE AND BENEFIT OF THE RECORD OWNERS OF THE LOTS.

#### D. ASSOCIATION TO BE BENEFICIARY:

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS AND RESTRICTIONS CONTAINED HEREIN AND IN THE DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE ADDITION, AND SHALL



CONCEPTUAL UTILITY PLAN  
**SAINT FRANCIS  
HOSPITAL SOUTH**  
CITY OF TULSA, TULSA COUNTY

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT

<b>OWNER</b> SAINT FRANCIS HEALTH SYSTEM 6161 S. YALE AVE. TULSA, OKLAHOMA 74136	<b>ENGINEER</b> WALLACE DESIGN COLLECTIVE, PC 123 NORTH MARTIN LUTHER KING JR. BLVD. TULSA, OK 74103 (918) 594-5858 OKLAHOMA CA #1460 EXP DATE 6/30/23 ALAN TAYLOR P.E. alan.taylor@wallace.design	<b>SURVEYOR</b> BENNETT SURVEYING, INC. 210 CHOUTEAU AVENUE CHOUTEAU, OK 74337 TEL: 918-935-0350 RPLS 1556, CA #4502 EXPIRES 6/30/2022 wade@bennettsurveying.com
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**BENCHMARK**

<b>BENCHMARK</b> BM-1 CHISELED "X" ELEV=710.90 N=383328.398 E=2601572.607	<b>BENCHMARK</b> BM-2 CHISELED "X" ELEV=700.85 N=383031.104 E=2602300.570	<b>BENCHMARK</b> BM-3 CHISELED "X" ELEV=702.84 N=382790.868 E=2601924.355
<b>BENCHMARK</b> BM-4 3/8" IRON PIN ELEV=707.88 N=382723.667 E=2601533.473	<b>BENCHMARK</b> BM-5 CHISELED SQUARE ELEV=708.59 N=382896.290 E=2601554.628	<b>BENCHMARK</b> BM-6 CHISELED "X" ELEV=710.21 N=383188.330 E=2601575.031

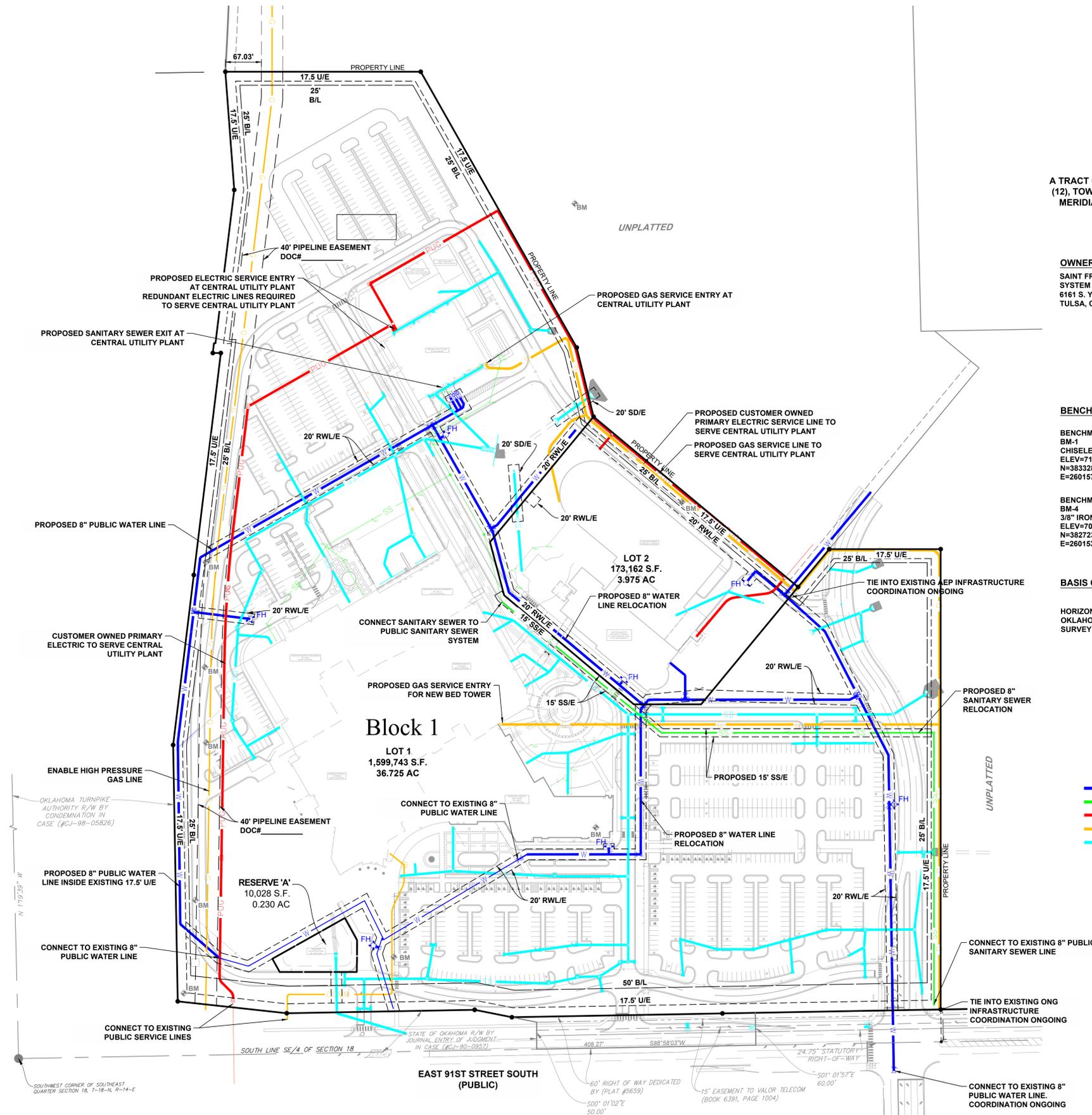
**BASIS OF BEARINGS**

HORIZONTAL DATUM FOR THE SURVEY IS BASED ON OKLAHOMA STATE PLANE NAD 83, VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 GPS DATA.

**LEGEND**

ACC	LIMITS OF ACCESS
LNA	NO LIMITS OF ACCESS
B/L	BUILDING LINE SETBACK
RWL/E	RESTRICTED WATER LINE EASEMENT
SD/E	STORM DRAIN EASEMENT
U/E	UTILITY EASEMENT
ROW	RIGHT OF WAY
●	FOUND 3/8" IRON PIN
●	SET 3/8" IRON PIN

	NEW WATER LINE
	NEW SANITARY SEWER LINE
	NEW ELECTRICAL & COMMUNICATIONS
	NEW GAS
	LINE NEW STORM LINE



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