

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org

Submit applications to [planning@cityoftulsa.org](mailto:planning@cityoftulsa.org)

**SUBDIVISION PLAT**                       **MINOR SUBDIVISION PLAT**

**APPLICATION INFORMATION**

RECEIVED BY: AC    DATE FILED: 11/2/23    PLAT NAME: Spectrum Paint

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>11/21/23</u>	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	<u>12/4/23</u>	BOA CASE:	
		BOA DATE:	

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: N of E. 36th St. N. & E. of N. Garnett Rd.    TRACT SIZE: 20 ± acres

LEGAL DESCRIPTION: Attached.

PRESENT USE: Vacant    PRESENT ZONING: IM    T-R-S: 20N-14E-17    COUNCIL DISTRICT: 3  
 WATER SUPPLY: City    SANITARY SEWER: City  
 ELECTRIC: PSO    GAS: ONG    PHONE: AT&T    TV: \_\_\_\_\_    SCHOOL DISTRICT: Tulsa Public Schools

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE: Office and Warehouse.

PROPOSED ZONING: IM    LOTS PROPOSED: 1    BLOCKS PROPOSED: 1

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Justin DeBruin, Wallace Design Collective</u>	NAME <u>BELLE VERDE PROPERTIES LTD CO</u>
ADDRESS <u>123 N. Martin Luther King Jr. Blvd.</u>	ADDRESS <u>PO BOX 13357</u>
CITY, ST, ZIP <u>Tulsa, OK 74103</u>	CITY, ST, ZIP <u>Oklahoma City, Oklahoma</u>
DAYTIME PHONE <u>918.806.7430</u>	DAYTIME PHONE
EMAIL <u>justin.debruin@wallace.design</u>	EMAIL
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Justin DeBruin</u>	<u>11/2/2023</u>

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

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

Application fees in whole or part will not be refunded after notification has been given.

**SUBMITTAL REQUIREMENTS:**

Checklists for all submittals are available at [tulsaplanning.org](http://tulsaplanning.org).  
**Preliminary Plats** – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan  
**Draft Final Plats** – 4 folded full-size copies & PDF  
**Final Plats for Signatures** – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer

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**SUBDIVISION PRE-APPLICATION REVIEW**

**PROJECT INFORMATION**

Subdivision Location: N of E. 36th St. N. & E. of N. Garnett Rd.  
Acreage: 20 Number of Lots: 1 Project Name: Spectrum Paint  
Owner of Property: BELLE VERDE PROPERTIES LTD CO  
Person Requesting Review: Justin DeBruin, Wallace Design Collective Date: 11/1/2023

**COMPREHENSIVE PLAN STATUS**

LAND USE DESIGNATION: Employment

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

**ZONING AND PLATTING**

The property is currently zoned IM  
The proposed use of Office / Warehouse  WOULD or [ ] WOULD NOT conform to the zoning district classification.  
Minimum lot size required: None  
Is the property is located within an approved development plan? [ ] YES  NO  
If yes, does the project conform to all development standards? [ ] YES [ ] NO  
Is there a Rezoning or Board of Adjustment case pending on the site? [ ] YES  NO Case number: \_\_\_\_\_  
When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? Dec. 6 Planning Commission

**INFRASTRUCTURE NEEDS**

A brief summary of major infrastructure to be provided and by whom:

Streets ROW will be dedicated on the existing southern tract; however, no new street will be constructed in relation to this project.

Water Water will be extended along the north property boundary to serve the proposed development.

Sewer Sewer will be extended along the north property boundary to serve the proposed development.

Storm Water/Drainage Detention will be provided on the south side of the property.

Park and Trail Dedications No dedications proposed.

**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.

Contact the Tulsa Planning Office if you have questions about the development process in the City Tulsa:  
918-596-5726, [planning@cityoftulsa.org](mailto:planning@cityoftulsa.org).

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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.
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.

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **PRELIMINARY PLAT CHECKLIST**

- A. All preliminary plat submitted for approval shall be prepared by a Registered Professional Land Surveyor.
- B. Preliminary plats must be drawn to a scale of XXX with such accuracy as to determine the location of lot, block, property and boundary lines, utility and other facilities, to the nearest one-hundredth foot.
- C. Preliminary plats must show at least the following information:
  - 1. The name and address of the owner or owners of the land to be subdivided and the name, address, phone number, e-mail address and CA number (with renewal date) of the Registered Professional Land Surveyor and Professional Engineer if applicable;
  - 2. The date of preparation of the plat, north arrow and scale (written and graphic presentation);
  - 3. A one square mile key or location map with north arrow, scale, section, township, range, arterial streets, platted subdivision names and boundaries within the section, planned or existing expressways and railroads;
  - 4. An accurate legal description of the property with a reference from a section corner being labeled as Point of Commencement (POC), using bearings and distances, to a corner of the property being platted, labeled as the Point of Beginning (POB). For any dedicated right-of-way included in the legal description, by the current plat or any previous plat, a "LESS AND EXCEPT" clause/statement describing the part not belonging to the plat;
  - 5. Basis of bearing for the survey, clearly described and stated in degrees, minutes, and seconds;
  - 6. Size of the project and numbers of lots and blocks and reserves;
  - 7. The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot;
  - 8. The names of all adjacent subdivisions and the names, locations, and widths of all existing and proposed streets, trails and sidewalk easements, utility easements, drainage ways, and other public ways on and adjacent to the property;
  - 9. The recording references and offers of dedication for all streets and easements located within or adjacent to the plat or utilized or impacted by the plat;
  - 10. The locations and widths of and the recording references for all oil, gas, and petroleum easements on or adjacent to the property;
  - 11. The location of every visible and known oil or gas well, and underground mine or spring, either existing, active or inactive, plugged, unplugged or abandoned and any planned future well sites as provided for in Section 410.2 of these regulations.
  - 12. Well locations as indicated by the records of the Oklahoma Corporation Commission and by such records as may be on file with the Planning Commission and other available records;
  - 13. The location and description of all existing drainage structures, water bodies and watercourses;
  - 14. The areas subject to flooding based upon FEMA and City of Tulsa regulatory floodway;
  - 15. The location and dimension of all proposed streets, drainage ways, pedestrian ways, trails and sidewalks, parks, playgrounds, public ways, or other public or private reservations;
  - 16. All proposed lots consecutively numbered, their dimensions, and building setback lines, and if the property is located in the City of Tulsa, street addresses shall be designated on each residential single-family lot;
  - 17. Blocks consecutively numbered with block length dimensions provided;
  - 18. A topographic map of the subdivided area with contour lines having contour specific intervals appropriate to provide a clear and accurate understanding of the natural topography based on reference National Geodetic and Vertical datum (see Subdivision Data Control Sheet, Appendix D), including off-site areas as required for comprehensive understanding of flow, grading and slope; and
  - 19. Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision; and
  - 20. A legal survey closure form acceptable to City of Tulsa GIS Department in the Public Works Department;
  - 21. Limits of no access and access points

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## CONCEPTUAL IMPROVEMENTS PLAN CHECKLIST

- A. Conceptual plans for improvements must be prepared by a registered professional engineer.
- B. Conceptual improvements plans must include at least the following information:
  - 1. The location and proposed width of each proposed street, sidewalk and pedestrian way;
  - 2. The location, size, dimensions and points of access as applicable for existing streets and utilities adjacent to the project boundary;
  - 3. The location, size and associated easements of existing and proposed sanitary sewers and the water distribution system, including points of connection to the existing system with flow line elevation;
  - 4. The proposed plans and specifications, if a privately owned water or sewage system is to be used;
  - 5. The results of soil percolation tests, if septic tank sewage systems are to be used;
  - 6. Topography of the subdivided area with contour lines having contour intervals appropriate to provide a clear and accurate understanding of the natural topography based on national geodetic and vertical datum (see subdivision control data sheet, appendix d), including off-site areas as required for comprehensive understanding of flow, grading and slope;
  - 7. A drainage plan indicating the location of existing and proposed storm sewers, location, of proposed open drainage ways, including points of access to the existing system with flow line elevations;
  - 8. The proposed location, size, depth, entrance and exit locations and method of access for maintenance of detention or retention facilities;
  - 9. The location and size of existing off-site sewer, water and storm drain improvements to be utilized by the project, including their points of connection with flow line elevations;
  - 10. The size and depth of proposed detention facilities with proposed entrance and exit locations and their flow line elevations;
  - 11. The location and size of all proposed off-site utility extensions; and
  - 12. The location size and name of all proposed off-site easements.

## FINAL CONSTRUCTION PLANS CHECKLIST

- A. Final plans for improvements must be prepared by a registered professional engineer and shall be submitted in accordance with the requirements and specifications of the department or agency having jurisdiction over the improvements.
- B. The final improvement plans must comply with adopted ordinances, resolutions, policies, procedures and regulations of the City and County of Tulsa and include at least the following:
  - 1. Plans and profiles showing existing and proposed elevations along the centerlines of each proposed street, with existing and proposed grades;
  - 2. Typical sections of each proposed street, pedestrian way and sidewalk showing the type and width of pavement;
  - 3. Plans and profiles showing the location of existing and proposed sanitary sewers, with grade and sizes indicated and a backflow preventer table;
  - 4. Proposed plans and specifications, if a privately owned water or sewage system is to be used;
  - 5. Results of soil percolation tests, if septic tank sewage systems are to be used;
  - 6. Plans and profiles of any existing and proposed water distribution system, showing pipe sizes and the location of valves, fire hydrants; and other appurtenances; and
  - 7. Drainage plans showing all existing and proposed storm sewers, manholes, catch basins, retention or detention facilities, watercourses, culverts, and other drainage structures within the tract, or adjacent thereto, with pipe sizes, grades, water openings and appurtenances indicated. The drainage plan shall show the size of dedication easements, or reservations for all detention facilities and drainage ways and whether private or public maintenance is proposed. This plan shall provide design information, define the drainage area and provide a summary calculations sheet.

# TULSA METROPOLITAN AREA PLANNING COMMISSION

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

tulsaplanning.org

## FINAL PLAT CHECKLIST

- A. The final plat shall be at the same scale as the preliminary plat and contain the information required as conditions of preliminary plat approval.
- B. Final Plats shall be prepared in accordance with minimum standards for Land Surveying per Statutes in Oklahoma with third-order survey accuracy for both vertical and horizontal survey datum.
- C. The final plat shall be on good grade paper in blue or black line ink with a marginal line around the entire sheet a minimum of one half (1/2) inch from the edge of the sheet, with no plat lines, lettering, signatures, and seals within the marginal area.
- D. The following information must be included on the final plat:
  1. Name of the subdivision;
  2. The name and address of the owner or owners of the land to be divided, the name and address of the subdivider if other than the owner, and the name and address of the land surveyor;
  3. The date of preparation of the plat, north arrow and scale (written and graphic presentation);
  4. A one square mile key or location map with north arrow, scale, section, township, range, arterial streets, platted subdivision names and boundaries within the section, planned or existing expressways and railroads;
  5. An accurate legal description of the property with a reference from a section corner being labeled as Point of Commencement (POC), using bearings and distances, to a corner of the property being platted, labeled as the Point of Beginning (POB). For any dedicated right-of-way included in the legal description, by the current plat or any previous plat, a "LESS AND EXCEPT" clause/statement describing the part not belonging to the plat;
  6. Square footage area of each lot and all reserves, the total acres and total number of lots of the subdivision;
  7. The names of all adjacent subdivisions and the names, locations, and widths of all existing and proposed streets, easements, drainage ways, trails and sidewalks, and other public ways, adjacent to the property;
  8. Boundary of the subdivided area, block boundary, street, and other right-of-way lines with distances, angles, and/or bearings, and where these lines follow a curve, the central angle, the radius, points of curvature, length of curve, and length of intermediate tangents shall be shown;
  9. The accurate dimensions of all property to be offered for dedication for public use, and all property reviewed for the common use of the property owners within the subdivision, with purpose indicated;
  10. The dimensions of all lots and lot lines, and the bearings of those lot lines not parallel or perpendicular to the street right-of-way line;
  11. All easements shall be denoted by fine dashed lines, clearly identified, and if already on record, the recorded reference of such easements; the width of the easement with sufficient ties to locate it precisely with respect to the subdivision must be shown;
  12. Easements located outside of the boundaries of the plat, required for plat approval;
  13. The deeds of dedication and any deed restrictions applicable to the subdivision shall be shown;
  14. The location of every oil or gas well, either existing active or inactive wells, plugged or unplugged abandoned wells, visible and known as shown by the records of the Oklahoma Corporation Commission and by such records as may be on file with the planning commission. The location of any planned future well sites in the unincorporated areas of the county;
  15. Blocks shall be consecutively numbered, and all lots within each block shall be consecutively numbered;
  16. The basis of bearings;
  17. The size, location, description and identification of all monuments to be set. The size, location and identification of all monuments found, found and accepted, retagged, recapped and replaced in making the survey shall be shown to assure the perpetuation or re-establishment of any point or line of the survey;
  18. Limits of no access and access points;
  19. Any other information as may be deemed by the planning commission as reasonably necessary for the full and proper consideration of the proposed subdivision.
20. The following certifications (required before final plat approval by the planning commission):
  - (a) Certification by the professional registered land surveyor as to the accuracy of the survey and of the plat, and that the monuments and benchmarks are accurate as to location shown.
  - (b) Certification by the registered professional engineer that the design of the required improvements will be in conformance with the standards, requirements, and provisions of the applicable agency or department and these regulations.
  - (c) Certification by the public works director or county engineer, whichever is applicable, that the subdivision plat conforms to their standards, specifications and regulations.
  - (d) Certification by the public works director or other appropriate authority that the subdivision conforms to all applicable regulations concerning public water supply and sanitary sewer facilities.

**SUPPLEMENTAL INFORMATION REQUIRED WITH FINAL PLAT**

The following supplemental information shall be submitted with the final plat:

1. Current certification by a bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
2. The consent of all owners of the subject property to the platting of the property.
3. Certificate of notice as to the platting of the property to the holders of mortgages and liens thereon.
4. Current certification from the corporation commission of the state of Oklahoma setting forth the status of oil and gas activity on said property.
5. When the subdivider has chosen to install improvements prior to the endorsement of the final plat, approval shall not be endorsed on the plat until after all conditions of the approval have been satisfied and all improvements satisfactorily completed. There shall be written evidence that the required improvements have been installed, and necessary dedications made, in a manner satisfactory to the appropriate local government as shown by a certificate signed by the public works director or county engineer and the appropriate local government attorney.
6. When the subdivider has chosen to guarantee construction of improvements, approval shall not be endorsed on the plat until after the agreement has been executed and delivered to the planning commission, and all conditions of the approval pertaining to the plat have been satisfied.

PRELIMINARY PLAT

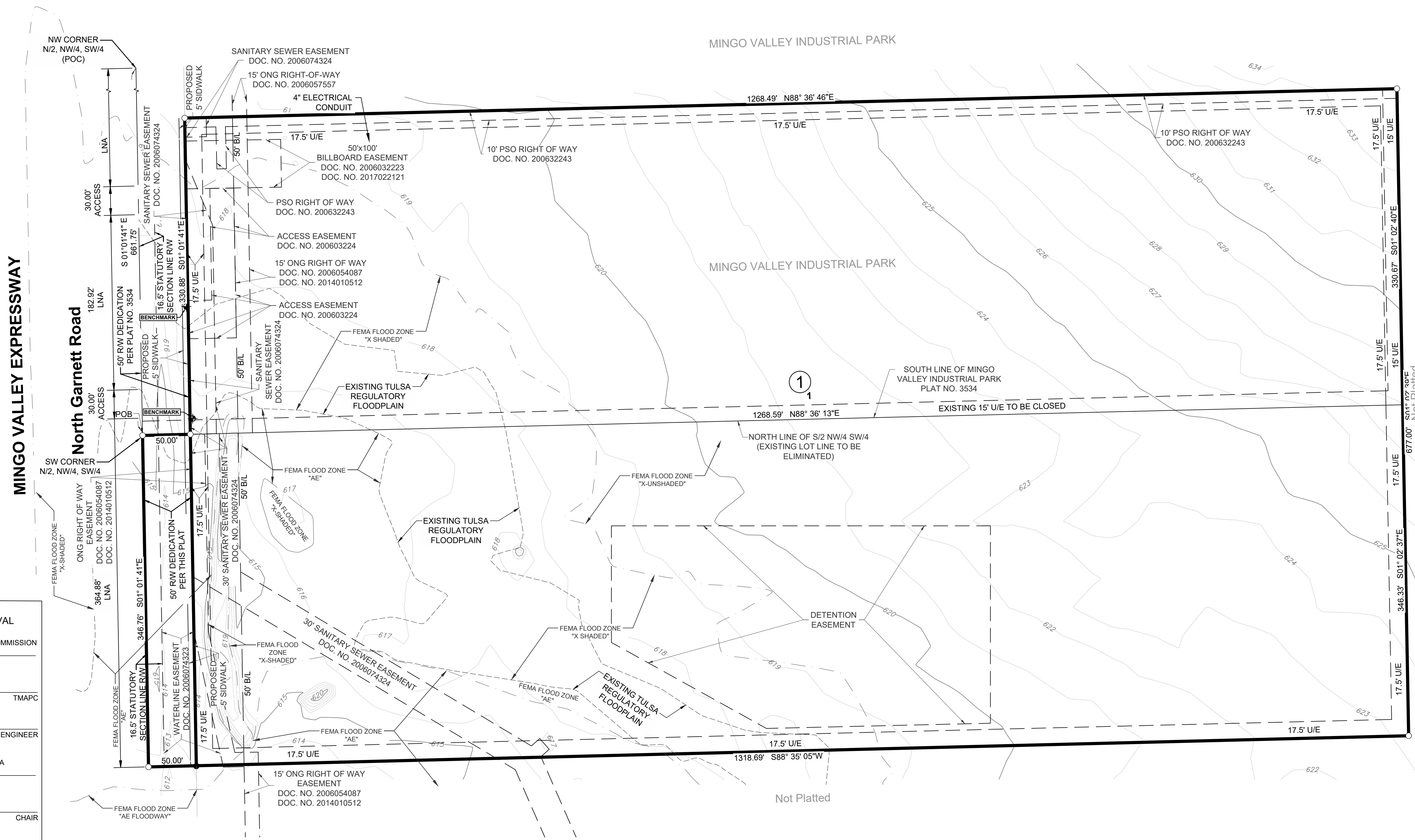
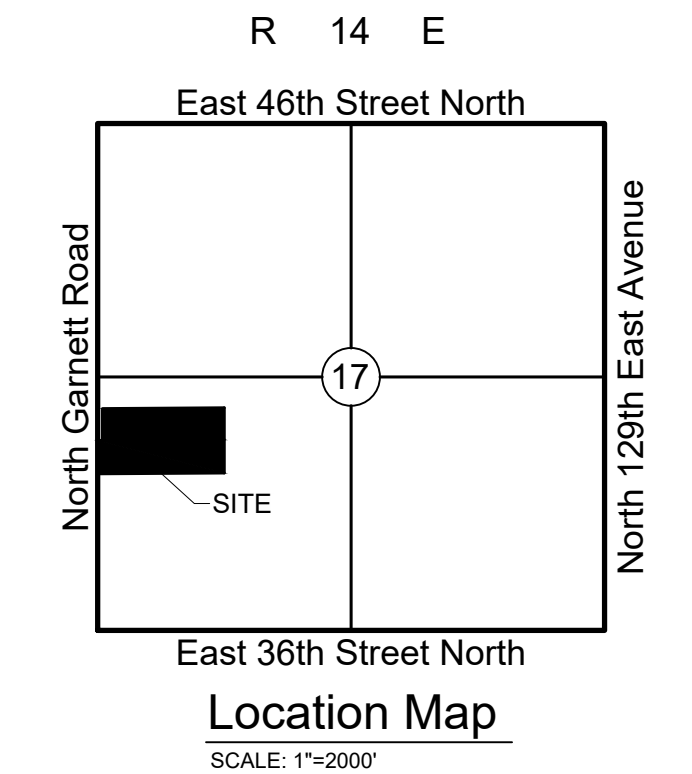
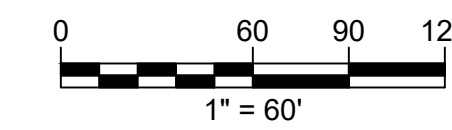
# SPECTRUM PAINT

A REPLAT OF PART OF LOT ONE (1), MINGO VALLEY INDUSTRIAL PARK, A SUBDIVISION OF THE N/2 OF THE NW/4 OF THE SW/4 OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**OWNER:**  
**BELLE VERDE PROPERTIES, LTD. CO.**  
 PO Box 13357  
 Oklahoma City, OK 73113

**ENGINEER:**  
**Wallace Design Collective, PC**  
 123 North Martin Luther King Jr Blvd.  
 Tulsa, Oklahoma, 74103  
 Phone: (918) 584-5858  
 OK CA NO. 1460, EXPIRES 6/30/2025  
 JORDAN RODICH, P.E. CFM  
 jordan.rodich@wallace.design

**SURVEYOR:**  
**Wallace Design Collective, PC**  
 123 North Martin Luther King Jr Blvd.  
 Tulsa, Oklahoma, 74103  
 Phone: (918) 584-5858  
 OK CA NO. 1460, EXPIRES 6/30/2025  
 R. WESLEY BENNETT, PLS 1562  
 wes.bennett@wallace.design



**LEGEND**

- B/L = BUILDING SETBACK
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

2600	ADDRESS
①	BLOCK NUMBER
2	LOT NUMBER
●	IRON PIN SET
○	IRON PIN FOUND

**SUBDIVISION STATISTICS**  
 SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK  
 SUBDIVISION CONTAINS 876,549 SF (20.12 ACRES)  
 R/W DEDICATED BY PLAT CONTAINS 17,338 SF (0.40 ACRES)  
 ZONING: IM

**MONUMENTATION**  
 3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.  
 1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS (4).

**SOURCE BENCHMARK**  
 ADS MONUMENT NAME  
 "TD12" A 2" ALUMINUM CAP-SET IN CONCRETE  
 ELEV=616.70  
 NORTHING=435387.797  
 EASTING=2599285.986

**BENCHMARK**  
 3/8" IRON PIN WITH CONTROL CAP  
 ELEVATION=617.85  
 NORTHING=448154.739  
 EASTING=2602421.9895

**BENCHMARK**  
 CHISELED 'X' ON SOUTHEAST BOLT ON FIRE HYDRANT  
 ELEVATION=617.01  
 NORTHING=448037.4637  
 EASTING=2602428.417

**BASIS OF BEARINGS**  
 HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE  
 COORDINATE SYSTEM NAD 83 NORTH ZONE 3501.  
 VERTICAL DATUM BASED ON GPS DATA (NAVD88).

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

**FLOODPLAIN NOTE**  
 PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION (X-SHADED) (X-UNSHADED), AND ZONE "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 40101C0253L, WITH A MAP REVISION DATE OF OCTOBER 16, 2012, FOR TULSA COUNTY, STATE OF OKLAHOMA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES ARE SITUATED.

**SURVEYOR'S LAST SITE VISIT:**  
 NOVEMBER 11, 2022

FINAL PLAT ENDORSEMENT OF APPROVAL	
TULSA METROPOLITAN AREA PLANNING COMMISSION	APPROVAL DATE _____
TMAPC	_____
CITY ENGINEER	_____
COUNCIL OF THE CITY OF TULSA OKLAHOMA	APPROVAL DATE _____
CHAIR	_____
MAYOR	_____
ATTEST: CITY CLERK	_____
CITY ATTORNEY	_____

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THIS DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.

I:\Civil-Server\Projects\2240477 Spectrum Paint\Drawings\PRODUCTION\Preliminary Plat\2240477 Preliminary Plat.dwg PLOT:11/2/23 ORIG SIZE:24"x36"



DEED OF DEDICATION & RESTRICTIVE COVENANTS

SPECTRUM PAINT

A REPLAT OF PART OF LOT ONE (1), MINGO VALLEY INDUSTRIAL PARK, A SUBDIVISION OF THE N/2 OF THE NW/4 OF THE SW/4 OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

KNOW ALL MEN BY THESE PRESENTS:

THAT BELLE VERDE PROPERTIES, LTD. CO., AN OKLAHOMA DOMESTIC LIMITED LIABILITY COMPANY ("OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, OF OKLAHOMA, TO-WIT:

A TRACT OF LAND BEING A PART OF LOT ONE (1), MINGO VALLEY INDUSTRIAL PARK, A SUBDIVISION OF THE N/2 OF THE NW/4 OF THE SW/4 OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTH 01°01'49" WEST ALONG THE WESTERLY LINE OF SAID LOT ONE (1) FOR 330.875 FEET; THENCE NORTH 88°36'49" EAST FOR 1268.49 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT ONE (1); THENCE SOUTH 01°02'37" EAST ALONG THE EASTERLY LINE OF SAID LOT ONE (1) FOR 330.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 88°36'16" WEST ALONG THE SOUTHERLY LINE OF SAID LOT ONE (1) FOR 1268.59 FEET TO THE POINT OF BEGINNING.

AND OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE (1) LOT IN ONE (1) BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "SPECTRUM PAINT", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SECTION I: PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE, FIBER OPTIC, 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 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 RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING, 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 EACH FUTURE LOT OWNER AND SHALL BE ENFORCEABLE BY THE OWNER, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT. NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- 1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, BROADBAND, AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE NORTH, EAST AND WEST PERIMETER BOUNDARIES OF THE SUBDIVISION, IF LOCATED WITHIN A GENERAL UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION WILL BE RUN FROM THE NEAREST 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 TO A PARTICULAR STRUCTURE, THE SUPPLIER(S) OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER(S) OF ELECTRIC, TELEPHONE, BROADBAND, AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, BROADBAND, OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER(S) OF THE UTILITY SERVICE.
4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, BROADBAND, AND/OR CABLE TELEVISION FACILITIES. THE SUPPLIER(S) OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR HIS AGENTS OR CONTRACTORS.
5. THE FOREGOING COVENANT SET FORTH IN THE PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER(S) OF THE ELECTRIC, TELEPHONE, BROADBAND, OR CABLE TELEVISION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- 1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORM SEWER.
2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM 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 AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE 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 OR SEWER FACILITIES.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

- 1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.
2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.
3. THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, BUT THE OWNER SHALL PAY FOR THE DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT-WAYS 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 GAS FACILITIES.
5. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OR SUCH STRUCTURE AS MAY BE LOCATED UP ON THE LOTS, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
6. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE

OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. LIMITS OF ACCESS AND NO ACCESS

THERE SHALL BE TWO POINTS OF ACCESS INTO THE SUBDIVISION, SAID LIMITS OF ACCESS SHALL BE DEPICTED AS "ACC" AND LIMITS OF NO ACCESS AS "LNA".

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, BROADBAND, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAN, 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. STORMWATER DETENTION EASEMENT

- 1. 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.
2. 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.
3. 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.
4. 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:
a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
c. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
5. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.
6. 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 REMOVE 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.

H. OVERLAND DRAINAGE EASEMENT

- 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 DEPARTMENT OF PUBLIC WORKS OF 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 BY ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF TULSA, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS 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.

SECTION II: ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT AND DURATION

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, 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 SECTION I, IT SHALL BE LAWFUL FOR THE SUPPLIER OF UTILITY SERVICE OR THE CITY OF TULSA, OKLAHOMA 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.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

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.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHERE \_\_\_\_\_, OWNER HAS CAUSED THIS CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY \_\_\_\_\_

TITLE \_\_\_\_\_

STATE OF OKLAHOMA )

) SS

COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THEIR NAMES AS THE MAKERS THEREOF TO THE FOREGOING INSTRUMENT AND USES AND PURPOSE SET FORTH THEREIN GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

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

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

MY COMMISSION NUMBER IS \_\_\_\_\_

CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, STAKED AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE AND THAT THE ACCOMPANYING PLAT OF THE ABOVE DESIGNATED "SPECTRUM PAINT", A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF SAID SURVEY DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.



\_\_\_\_\_  
R. WESLEY BENNETT PLS #1562

STATE OF OKLAHOMA )

) SS

COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS PERSONALLY APPEARED R. WESLEY BENNETT, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THEIR NAMES AS THE MAKERS THEREOF TO THE FOREGOING INSTRUMENT AND USES AND PURPOSE SET FORTH THEREIN, GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

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

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

MY COMMISSION NUMBER IS \_\_\_\_\_

ORIG SIZE: 24"x36" PLOT: 11/2/23 \\Civil-Servert\Projects\2240477\_Spectrum\_Paint\Draw\PRODUCTION\Preliminary\_Plat\2240477\_Preliminary\_Plat.dwg

# CONCEPTUAL IMPROVEMENTS PLAN

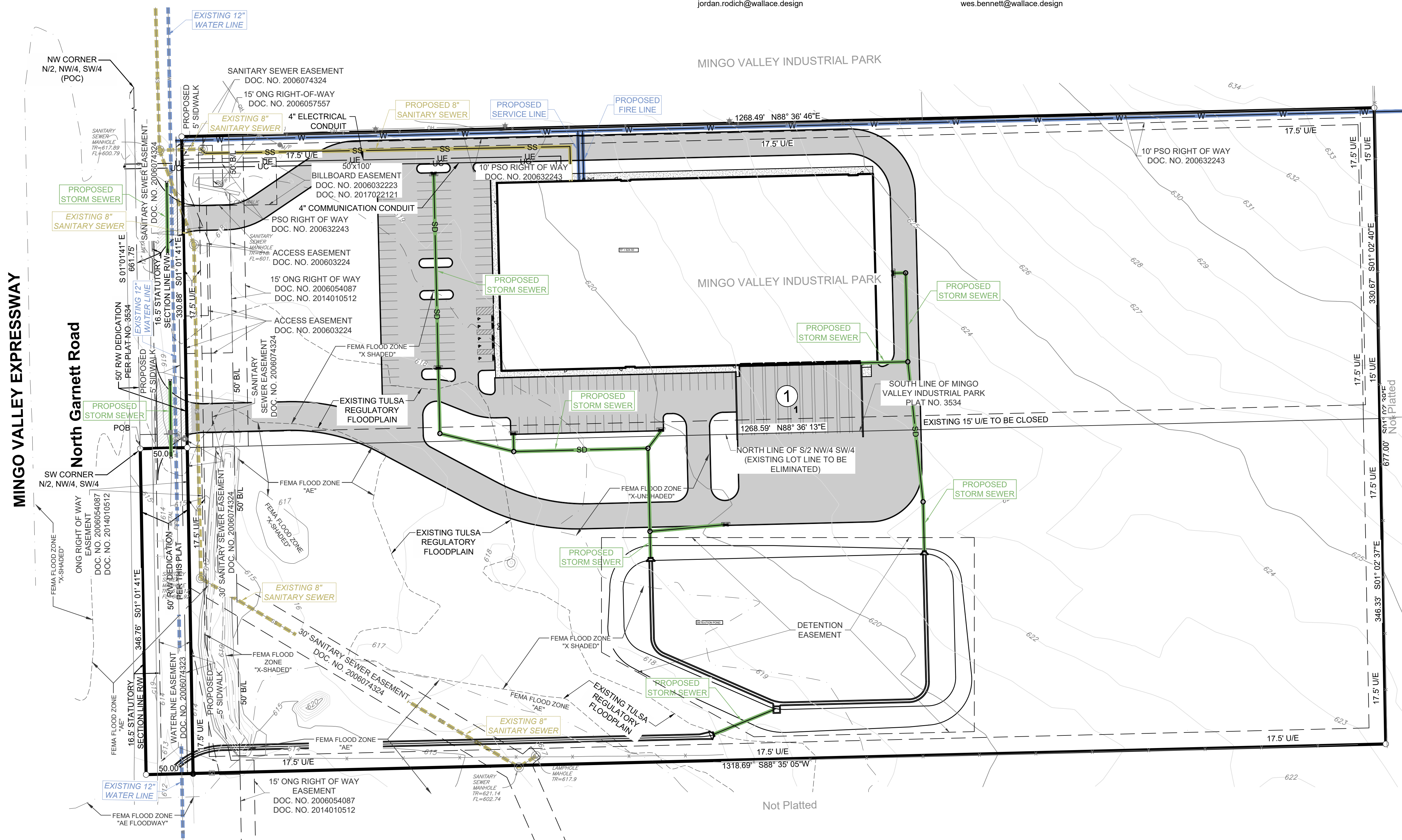
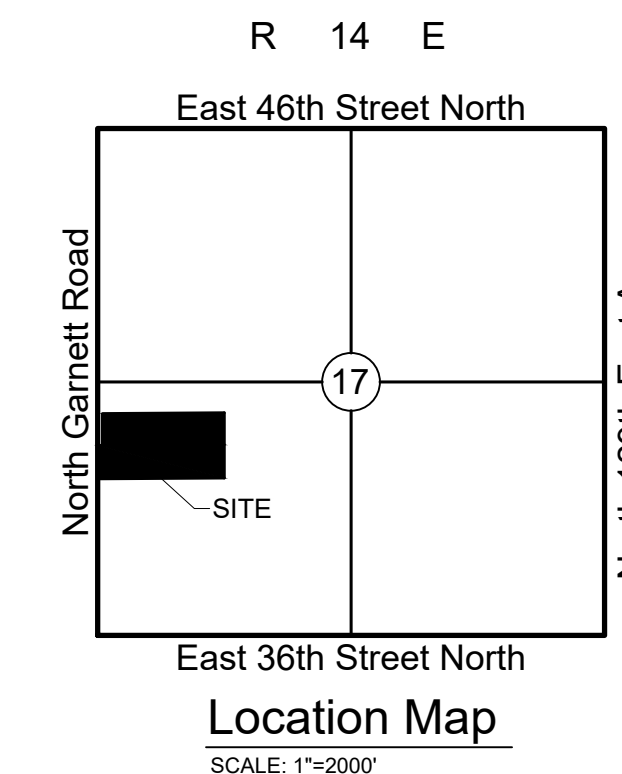
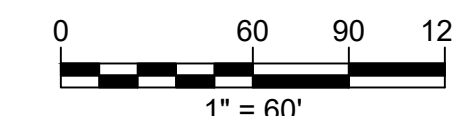
# SPECTRUM PAINT

A REPLAT OF PART OF LOT ONE (1), MINGO VALLEY INDUSTRIAL PARK, A SUBDIVISION OF THE N/2 OF THE NW/4 OF THE SW/4 OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**OWNER:**  
**BELLE VERDE PROPERTIES,**  
**LTD. CO.**  
 PO Box 13357  
 Oklahoma City, OK 73113

**ENGINEER:**  
**Wallace Design Collective, PC**  
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 JORDAN RODICH, P.E. CFM  
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**SURVEYOR:**  
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 123 North Martin Luther King Jr Blvd.  
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 R. WESLEY BENNETT, PLS 1562  
 wes.bennett@wallace.design



- LEGEND**
- ACC = ACCESS
  - LNA = LIMITS OF NO ACCESS
  - R/W = RIGHT-OF-WAY
  - U/E = UTILITY EASEMENT
  - RWL/E = RESTRICTED WATER LINE EASEMENT
- EXISTING WATER
  - PROPOSED WATER
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER

I:\Civil-Server\Projects\2240477 Spectrum Paint\Drawings\Production\2240477 Preliminary Plat.dwg PLOT:11/2/23 ORIG SIZE:24"x36"