

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

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

[tulsaplanning.org](http://tulsaplanning.org)

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

**APPLICATION INFORMATION**

RECEIVED BY: NF DATE FILED: 9-2-2021-9/16 PLAT NAME: Spring Hill West

**CITY**  **COUNTY** REFERRAL CITIES: Tulsa

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>10/7/2021</u>	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	<u>10/20/2021</u>	BOA CASE:	
		BOA DATE:	

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: Southwest corner of Hwy 75 and West 61st St TRACT SIZE: 76.72 ± acres

LEGAL DESCRIPTION: See attached

PRESENT USE: vacant PRESENT ZONING: CO/AG-R-S-18-12--02 COUNCIL DISTRICT: 2 CO COMM DISTRICT: 2

WATER SUPPLY: COT SANITARY SEWER: COT

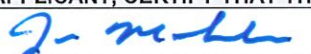
ELECTRIC: PSO GAS: ONG PHONE: AT&T TV: Cox SCHOOL DISTRICT: Jenks Public Schools

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE:

Single family residential subdivision and commercial

PROPOSED ZONING: RS-1/CG LOTS PROPOSED: 90 + 1 commercial BLOCKS PROPOSED: 5 + 4 commercial

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Spring Hill Land Company c/o AAB Engineering, LLC</u>	NAME <u>Multiple Owners See Attached</u>
ADDRESS <u>2727 E 21st St, Ste 200/ PO Box 2136</u>	ADDRESS
CITY, ST, ZIP <u>Tulsa, OK 74114 / Sand Springs, OK 74063</u>	CITY, ST, ZIP
DAYTIME PHONE <u>918-514-4283</u>	DAYTIME PHONE
EMAIL <u>alan@aabeng.com</u>	EMAIL
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u> 9/12/21</u>	

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Engineer

APPLICATION FEES (Make checks payable to INCOG)		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: Southwest corner of Hwy 75 and W 61st St  
Acreage: 76.72 Number of Lots: 90 Project Name: Spring Hill West  
Owner of Property: OneOK Inc c/o Kansas Gas Service, McGehee, Leone & 1st Natl BK & Trust Com Ok City  
Person Requesting Review: Alan Betchan c/o AAB Engineering, LLC Date: 9-2-2021

**COMPREHENSIVE PLAN STATUS**

LAND USE DESIGNATION: New Neighborhood 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 CO/ AG  
The proposed use of residential subdivision [] WOULD or [ ] WOULD NOT conform to the zoning district classification.  
Minimum lot size required: RS-1 13,500 sq ft  
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-7609  
When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? cc 9/1/21, cc 9/22/21

**INFRASTRUCTURE NEEDS**

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

Streets Public streets will be installed per the subdivision regulations and City of Tulsa standards.

Water Waterlines will connect to the existing water main on the west side of Union Ave

Sewer Gravity sanitary sewer will be extended to each lot. Proposed sanitary sewer will connect to existing sanitary sewer on the north side of 61st.

Storm Water/Drainage Stormwater detention facilities will be constructed in reserve areas. Increased flows will be mitigated.

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.

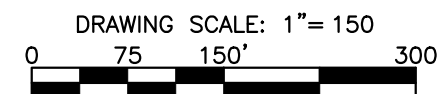
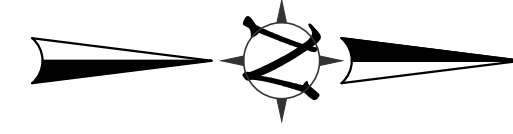
### FINAL PLAT PROCESS

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.

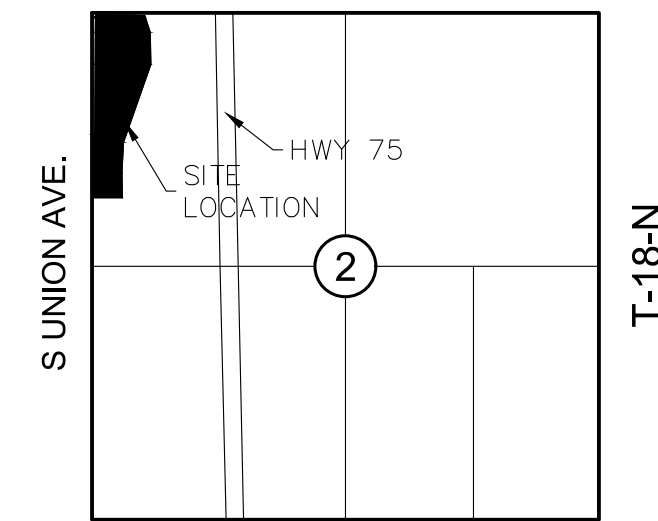
PRELIMINARY PLAT

# Spring Hill West

A TRACT OF LAND IN LOT 4, SECTION 2, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY.



R-12-E  
W 61ST ST S



LOCATION MAP

SCALE: 1"=2000'

**OWNER/DEVELOPER**  
SPRING HILL LAND COMPANY, LLC  
2727 E 21ST STREET  
STE. 200  
TULSA OK 74114

**ENGINEER/SURVEYOR**  
AAB ENGINEERING LLC  
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2022  
PO BOX 2136  
SAND SPRINGS, OK 74063  
PHONE: 918.514.4283  
FAX: 918.514.4288  
EMAIL: ALAN@AABENG.COM

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	39.27'	25.00'	35.36'	N45°41'42"W
C2	192.31'	250.00'	187.60'	N22°43'54"W
C3	117.63'	250.00'	116.54'	N58°14'50"W
C4	39.27'	25.00'	35.36'	N26°43'34"W
C5	39.27'	25.00'	35.36'	N63°16'26"E
C6	89.39'	270.00'	88.98'	S81°12'38"E
C7	39.27'	50.00'	95.76'	N45°41'42"W
C8	16.47'	25.00'	16.18'	N18°10'47"E
C9	127.87'	50.00'	95.76'	N36°12'38"W
C10	16.47'	25.00'	16.18'	S89°23'57"W
C11	39.27'	25.00'	35.36'	N26°43'34"W
C12	115.88'	350.00'	115.35'	N8°47'22"E
C13	39.27'	25.00'	35.36'	N44°18'18"E
C14	30.77'	25.00'	28.87'	S55°25'50"E
C15	218.63'	50.00'	81.65'	N34°34'10"E
C16	39.27'	25.00'	35.36'	N45°41'42"W
C17	39.27'	25.00'	35.36'	N44°18'18"E
C18	13.29'	25.00'	13.14'	S75°27'43"W
C19	131.71'	50.00'	96.80'	N44°18'18"E
C20	13.29'	25.00'	13.14'	N15°55'41"E
C21	99.32'	300.00'	98.87'	N8°47'22"E
C22	21.03'	25.00'	20.41'	N42°22'08"E
C23	241.19'	50.00'	66.67'	N71°43'34"W
C24	21.03'	25.00'	20.41'	S5°49'15"E
C25	39.27'	25.00'	35.36'	S63°16'26"W
C26	30.99'	25.00'	29.05'	N36°12'38"W
C27	39.27'	25.00'	35.36'	N44°18'18"E
C28	72.84'	220.00'	72.50'	S81°12'38"E
C29	17.52'	25.00'	17.16'	S51°38'54"E
C30	148.62'	50.00'	99.64'	N63°16'26"E
C31	17.52'	25.00'	17.16'	N14°48'14"E
C32	124.15'	375.00'	123.59'	N8°47'22"E
C33	13.29'	25.00'	13.14'	N14°32'17"E
C34	131.71'	50.00'	96.80'	N45°41'42"W
C35	13.29'	25.00'	13.14'	S74°04'19"W
C36	39.27'	25.00'	35.36'	S45°41'42"E
C37	13.29'	25.00'	13.14'	N75°27'43"W
C38	131.71'	50.00'	96.80'	S44°18'18"W
C39	13.29'	25.00'	13.14'	S15°55'41"E
C40	39.27'	25.00'	35.36'	N44°18'18"E
C41	173.07'	225.00'	168.84'	N22°43'54"W
C42	211.54'	275.00'	206.36'	S22°43'54"E
C43	105.86'	225.00'	104.89'	N58°14'50"W
C44	129.39'	275.00'	128.20'	S58°14'50"E
C45	39.27'	25.00'	35.36'	S63°16'26"W
C46	39.27'	25.00'	35.36'	S26°43'34"E
C47	39.27'	25.00'	35.36'	S63°16'26"W
C48	94.10'	200.00'	93.24'	N58°14'50"W
C49	153.84'	200.00'	150.08'	N22°43'54"W
C50	13.29'	25.00'	13.14'	N14°32'17"E
C51	131.71'	50.00'	96.80'	N58°14'42"W
C52	13.29'	25.00'	13.14'	S74°04'19"W

**FLOODPLAIN**  
ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM PANEL "40143C0334L" DATED OCTOBER 16, 2012. A PORTION OF THE PROPERTY FALLS WITHIN THE TULSA REGULATORY FLOODPLAIN.

**SUBDIVISION DATA**  
BENCHMARK  
NW CORNER SECTION 2 BRASS CAP.  
ELEV=749.60' (NAVD 88)  
BASIS OF BEARINGS  
GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM- ZONE 3501 NORTH  
ADDRESSES  
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

**CONTACTS**  
MUNICIPAL AUTHORITY  
CITY OF TULSA  
175 EAST 2ND STREET, SUITE 690  
TULSA, OK 74103  
UTILITY  
OKLAHOMA NATURAL GAS COMPANY  
2319 W. EDISON ST.  
TULSA, OK 74127  
918-834-8000  
PUBLIC SERVICE COMPANY OF OKLAHOMA  
212 E. 6TH ST.  
TULSA, OK 74119  
1-888-216-3523  
WINDSTREAM TELECOM COMPANY  
2300 EAST 1ST PLACE  
BROKEN ARROW, OK 74012  
PHONE: 918.451.3427  
COX COMMUNICATIONS  
11811 EAST 51ST STREET  
TULSA, OK 74145  
918-286-4658

**LEGEND**  
B/L.....BUILDING LINE  
LNA.....LIMITS OF NO ACCESS  
POB.....POINT OF BEGINNING  
POC.....POINT OF COMMENCEMENT  
ROW.....RIGHT OF WAY  
U/E.....UTILITY EASEMENT  
F/E.....FENCE EASEMENT  
S/W/E.....SIDEWALK EASEMENT  
BK.....BOOK  
PG.....PAGE  
IPF.....IRON PIN FOUND  
XXXX.....STREET ADDRESS

**SUBDIVISION STATISTICS**  
SUBDIVISION CONTAINS 90 LOTS IN 4 BLOCK  
2 RESERVE AREAS  
76.72 ACRES  
BLOCK 1, 15 LOTS (8.88 ACRES)  
BLOCK 2, 13 LOTS (8.64 ACRES)  
BLOCK 3, 53 LOTS (30.66 ACRES)  
BLOCK 4, 9 LOTS (5.53 ACRES)  
COMMERCIAL AREA (7.51 ACRES)  
RESERVE A (2.10 ACRES)  
RESERVE B (2.65 ACRES)

**FINAL PLAT ENDORSEMENT OF APPROVAL**  
Tulsa Metropolitan Area Planning Commission  
Approval Date: \_\_\_\_\_  
\_\_\_\_\_  
CITY ENGINEER  
Council of the City of Tulsa, Oklahoma  
Approval Date: \_\_\_\_\_  
\_\_\_\_\_  
CHAIRMAN  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
ATTEST: CITY CLERK  
\_\_\_\_\_  
CITY ATTORNEY  
The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

PRELIMINARY PLAT

Spring Hill West

OWNER/DEVELOPER
SPRING HILL LAND COMPANY, LLC
2727 E 21ST STREET
STE: 200J
TULSA OK 74114

A TRACT OF LAND IN LOT 4, SECTION 2, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY.

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2022
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN@AABENG.COM

SPRING HILL WEST DEED OF DEDICATION
KNOW ALL BY THESE PRESENTS:
SPRING HILL LAND COMPANY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY HEREINAFTER REFERRED TO AS THE 'OWNER/DEVELOPER,' IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4), THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4), AND LOT FOUR (4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4); THENCE NORTH 01°09'41" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1319.37 FEET; THENCE NORTH 89°08'21" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4), A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S. UNION AVE.; THENCE NORTH 00°41'42" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2192.64 FEET; THENCE NORTH 89°18'18" EAST, A DISTANCE OF 1132.28 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 75; THENCE SOUTH 18°34'27" EAST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 53.31 FEET; THENCE SOUTH 02°10'27" EAST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 668.62 FEET; THENCE SOUTH 18°16'28" WEST, PARALLEL WITH AND 25.00' WEST OF AN EXISTING PIPELINE, A DISTANCE OF 1556.11 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4); THENCE CONTINUING SOUTH 18°16'28" WEST, PARALLEL WITH AND 25.00 FEET WEST OF AN EXISTING PIPELINE, A DISTANCE OF 171.82 FEET; THENCE SOUTH 01°56'55" WEST PARALLEL WITH AND 25.00 FEET WEST OF AN EXISTING PIPELINE, A DISTANCE OF 635.54 FEET; THENCE SOUTH 02°03'40" EAST, PARALLEL WITH AND 25.00' WEST OF AN EXISTING PIPELINE, A DISTANCE OF 522.28 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4); THENCE SOUTH 89°07'55" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 626.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) AND THE POINT OF BEGINNING. CONTAINING 3,014.805 SQUARE FEET OR 69.21 ACRES.

AND
A TRACT OF LAND SITUATED IN LOT FOUR (4), OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, LYING WEST OF U.S. HIGHWAY 75 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT FOUR (4); THENCE NORTH 88°59'33" EAST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 88.48 FEET; THENCE SOUTH 00°41'42" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF W. 61ST STREET S. AND THE POINT OF BEGINNING; THENCE NORTH 88°59'33" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 810.20 FEET; THENCE SOUTH 85°57'27" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 36.70 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2351.70 FEET, A CHORD BEARING OF SOUTH 88°01'36" EAST, A CHORD DISTANCE OF 173.50 FEET, AND A CURVE DISTANCE OF 173.54 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 75; THENCE SOUTH 18°34'27" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 308.19 FEET; THENCE SOUTH 89°18'18" WEST, A DISTANCE OF 1132.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S. UNION AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS: NORTH 00°41'42" WEST, A DISTANCE OF 242.00 FEET; THENCE SOUTH 88°59'33" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 01°09'57" WEST, A DISTANCE OF 29.80 FEET; THENCE NORTH 43°52'47" EAST, A DISTANCE OF 39.66 FEET TO THE POINT OF BEGINNING. CONTAINING 326,994 SQUARE FEET OR 7.51 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF LOT FOUR (4) BEING NORTH 88°59'33" EAST.
THIS LEGAL DESCRIPTION WAS PREPARED ON JUNE 03, 2021 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.
SAID PARCEL CONTAINS 3,341,799 SQUARE FEET OR 76.72 ACRES.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 90 LOTS IN 4 BLOCKS, 1 COMMERCIAL AREA AND 2 RESERVE AREAS IN CONFORMANCE WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "SPRING HILL WEST." A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "SPRING HILL WEST").

THE OWNER/DEVELOPER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS SPRING HILL WEST.

SECTION I. PUBLIC EASEMENTS AND UTILITIES

A. UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS 'UE' OR 'UTILITY EASEMENT', FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED; PROVIDED THE OWNER/DEVELOPER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA (HEREINAFTER THE "CITY"), AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- 1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
2. WITHIN UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS OR STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.
4. THE CITY, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

- 5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

D. UTILITY SERVICES

- 1. UNDERGROUND LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY 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 AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2 1/2 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.
3. THE RESPECTIVE SUPPLIERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE, AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY.

F. RESERVE A & RESERVE B

- 1. THE USE OF RESERVE AREAS A & B DEDICATED ON THE PLAT FOR THE SUBDIVISION WITH THE PRIMARY USE OF STORMWATER DETENTION FACILITIES AND WITH ADDITIONAL USE AS OPEN SPACE, FENCING, LANDSCAPING AND DETENTION AS WELL AS UTILITY EASEMENTS AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION. MAINTENANCE OF RESERVE AREA A WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER UNTIL CONVEYANCE TO THE HOMEOWNERS ASSOCIATION. FENCING SHALL MEET THE CITY OF TULSA ZONING ORDINANCE REQUIREMENTS AND SHALL NOT INTERFERE WITH THE DESIGNED PURPOSE OF THE DETENTION FACILITIES.

G. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH UNION AVENUE AND WEST 61ST ST. SOUTH WITHIN THE BOUNDS DESIGNATED "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

H. GAS SERVICE

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

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS ALONG SOUTH UNION AVENUE AND WEST 61ST ST. SOUTH) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

J. 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. ALL SIDEWALKS ALONG SOUTH UNION AVENUE SHALL BE CONSTRUCTED BY THE OWNER/DEVELOPER PRIOR TO THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. SIDEWALKS ALONG PRIVATE STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED BY THE OWNER OF THE LOT PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT FOR THE RESIDENCE WITHIN THE PARTICULAR LOT. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

SECTION II. HOMEOWNERS' ASSOCIATION

A. FORMATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN SPRING HILL WEST (HEREINAFTER REFERRED TO AS THE "HOMEOWNERS' ASSOCIATION") TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION, INCLUDING THE PRIVATE STREET, FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF SPRING HILL WEST. THE DETAILS OF THE ASSOCIATION MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED OR TO BE RECORDED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.

B. MEMBERSHIP

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN SPRING HILL WEST SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREET AND OTHER COMMON AREAS OF THE SUBDIVISION.

SECTION III 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/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II, IF THE UNDERSIGNED OWNER/DEVELOPER OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR THE CITY OF TULSA, ANY OWNER OF A LOT OR THE HOMEOWNERS' ASSOCIATION 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, 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 FOR 30 YEARS FROM AND AFTER THE DATE THIS DEED OF DEDICATION IS FILED FOR RECORD AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER UNTIL TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS 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.

HOMEOWNERS' ASSOCIATION MAY BE AMENDED OR TERMINATED BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER OR BY THE OWNERS OF NOT LESS THAN 60% OF THE LOTS. IN THE EVENT OF ANY CONFLICT BETWEEN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT PROPERLY EXECUTED BY THE OWNERS OF 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS 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 OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: SPRING HILL LAND COMPANY, LLC, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: SPRING HILL LAND COMPANY, LLC TERRY DORSEY, MANAGER

STATE OF OKLAHOMA )
)SS
COUNTY OF TULSA )
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY TERRY DORSEY, AS MANAGER OF SPRING HILL LAND COMPANY, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
COMMISSION NO. \_\_\_\_\_

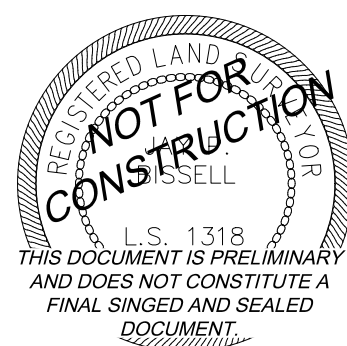
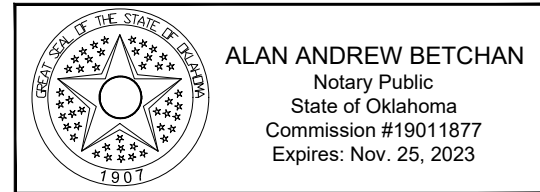
CERTIFICATE OF SURVEY
I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE DESIGNATED HEREIN AS "SPRING HILL WEST." A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

JAY P. BISSELL, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

STATE OF OKLAHOMA )
) SS
COUNTY OF TULSA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
COMMISSION NUMBER: \_\_\_\_\_

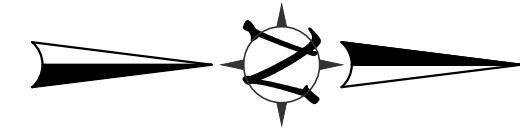


FILE #19182020 SPRING HILL ESTATE (WEST OF TRAILWAY 75) COMPLETE CONCEPT PLAT

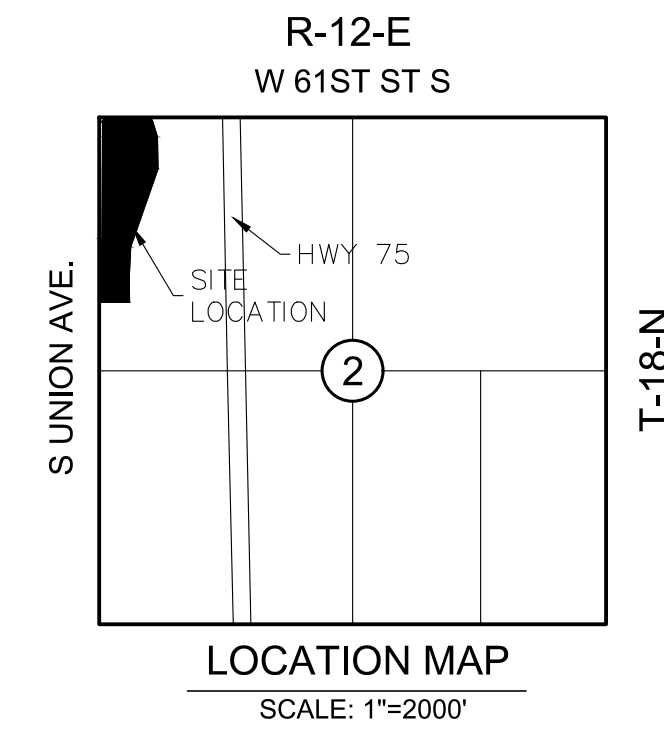
CONCEPTUAL IMPROVEMENTS  
PLAN

# Spring Hill West

A TRACT OF LAND IN LOT 4, SECTION 2, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY.



DRAWING SCALE: 1" = 150'  
0 75 150 300



**OWNER/DEVELOPER**  
SPRING HILL LAND COMPANY, LLC  
2727 E 21ST STREET  
STE. 200J  
TULSA OK 74114

**ENGINEER/SURVEYOR**  
AAB ENGINEERING LLC  
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2022  
PO BOX 2136  
SAND SPRINGS, OK 74063  
PHONE: 918.514.4283  
FAX: 918.514.4288  
EMAIL: ALAN@AABENG.COM



LEGEND	
B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
U/E.....	UTILITY EASEMENT
DOD.....	DEED OF DEDICATION
WL.....	PROPOSED WATER LINE
SS.....	PROPOSED SANITARY SEWER LINE
SS.....	PROPOSED STORM SEWER LINE
WL.....	EXISTING WATER LINE
SS.....	EXISTING SANITARY SEWER LINE
SS.....	EXISTING STORM SEWER LINE