TULSA METROPOLITAN AREA PLANNING COMMISSION

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

tulsaplanning org

[X] SUBDIVISION PLAT [] MINOR SUBDIVISION PLAT								
[X] SUBDIVISION PLAT		CODDIVISION I LAT						
APPLICATION INFORMATION RECEIVED BY: THE DATE FILED:	D-/1/23 BLATI	NAME: The Meadows II						
		VAIVIC.						
[] CITY [V] COUNTY RE	FERRAL CITIES:							
SUBDIVISION PLAT SCHEDULE	10/21/23	REFERENCE CASES						
PUBLIC AGENCY REVIEW:	1/1/1/2)	ZONING/PUD/CO CASE;	PUD-855					
	1 /2 /2 //	TMAPC DATE:						
TMAPC:	1/3/27	BOA CASE:						
		BOA DATE:						
SUBJECT PROPERTY INFOR	MATION							
ADDRESS OR DESCRIPTIVE LOCAT	ION: <u>NE Corner of 106th 8</u>	k Memorial	TRACT SIZE 66.31 ± acres					
LEGAL DESCRIPTIONSee attache	ed legal description		X					
4								
PRESENT USE: Vacant	PRESENT ZONING: UD 855	r_{-R-S} : 21-13-12 council district N/A	_CO COMM DISTRICT:					
WATER SUPPLY: Washington Co	ounty RWD #3s	SANITARY SEWER Septic System						
ELECTRIC: PSO GAS: ONG	PHONE: <u>AT&T</u> 1	v:COX school district:Ow	asso					
INFORMATION ABOUT YOUR	RPROPOSAL	METAL SIMPLICATION OF THE PARTY.						
PROPOSED USE:								
Residential S	ubdivision							
-			r					
PROPOSED ZONING: PUD 85	5 LOTS PROPOSED	EBLOCKS PR	OPOSED:5					
APPLICANT INFORMATION		PROPERTY OWNER INFORM	ATION					
NAME AAB Engineering, LLC		NAME Blue Chip Land Compar	ny, LLC					
ADDRESS PO BOX 2136		ADDRESS PO BOX 521209						
CITY, ST, ZIP Sand Springs, OK 74063		CITY, ST, ZIP Tulsa, OK 74152						
DAYTIME PHONE 918-514-4283		DAYTIME PHONE						
EMAIL Alan@aabeng.com		EMAIL						
I, THE UNDERSIGNED APPLICANT,	CERTIFY THAT THE INFORMAT	ION ON THIS APPLICATION IS TRUE AND	CORRECT.					
SIGNATURE & DATE:	127	18-1-87						
DOES OWNER CONSENT TO THIS A								
WHAT IS APPLICANT'S RELATIONS	HIP TO OWNER? Engineer							
APPLICATION FEES (Make checks payable to INCOG)		PRELIMINARY PLAT DISPOSITION						
PRELIMINARY PLAT FEE:	\$1,200	TMAPC ACTION: [] APPROVED [] D	ENIED					
FINAL PLAT FEE:	\$900	DATE/VOTE:						
MINOR PLAT FEE:	\$650	CONDITIONS:						
TOTAL AMOUNT DUE:	\$							
RECEIPT NUMBER: 235921								
	FEES IN WHOLE OR PART WILL NO	T BE REFUNDED AFTER NOTIFICATION HAS BE	EN GIVEN.					

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.org.

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

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

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

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SUBDIVISION PRE-APPLICATION REVIEW	
PROJECT INFORMATION	
Subdivision Location: NE Corner of 106th & North Memorial	
Acreage: 66.31 Number of Lots: 85 Project Na Owner of Property: Blue Chip Land Company, LLC	me:_The Meadows II
Owner of Property: Blue Chip Land Company, LLC	
Person Requesting Review: Alan Betchan	Date:11-30-2023
COMPREHENSIVE PLAN STATUS	
LAND USE DESIGNATION: N/A GR	OWTH OR STABILITY DESIGNATION:
The property [] CONFORMS [] DOES NOT CONFORM to the Maj	or Street and Highway Plan.
ZONING AND PLATTING	
The property is currently zoned_Residential Single Family	
The proposed use of Single Family [] WOULD or [] WOU	JLD NOT conform to the zoning district classification.
Minimum lot size required: 21,780 Sq Ft per PUD 855	
Is the property is located within an approved development plan? [X]	YES[]NO
If yes, does the project conform to all development standards? [X] Y	ES[]NO
Is there a Rezoning or Board of Adjustment case pending on the site	? [] YES [X] NO Case number:
When are the anticipated TMAPC and City Council, or Board of Adju	stment meeting dates?
INFRASTRUCTURE NEEDS	Called State (1) A to the State
A brief summary of major infrastructure to be provided and by whom	:
Streets Public street to be constructed with access to N Memor	
Water Waterlines will be extended throughout the subdivision. Wash	ington County Rural Water District #3 is the provider.
Sewer On site septic.	
Storm Water/Drainage Detention Located in Reserve A to accom	nodate storm water.
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

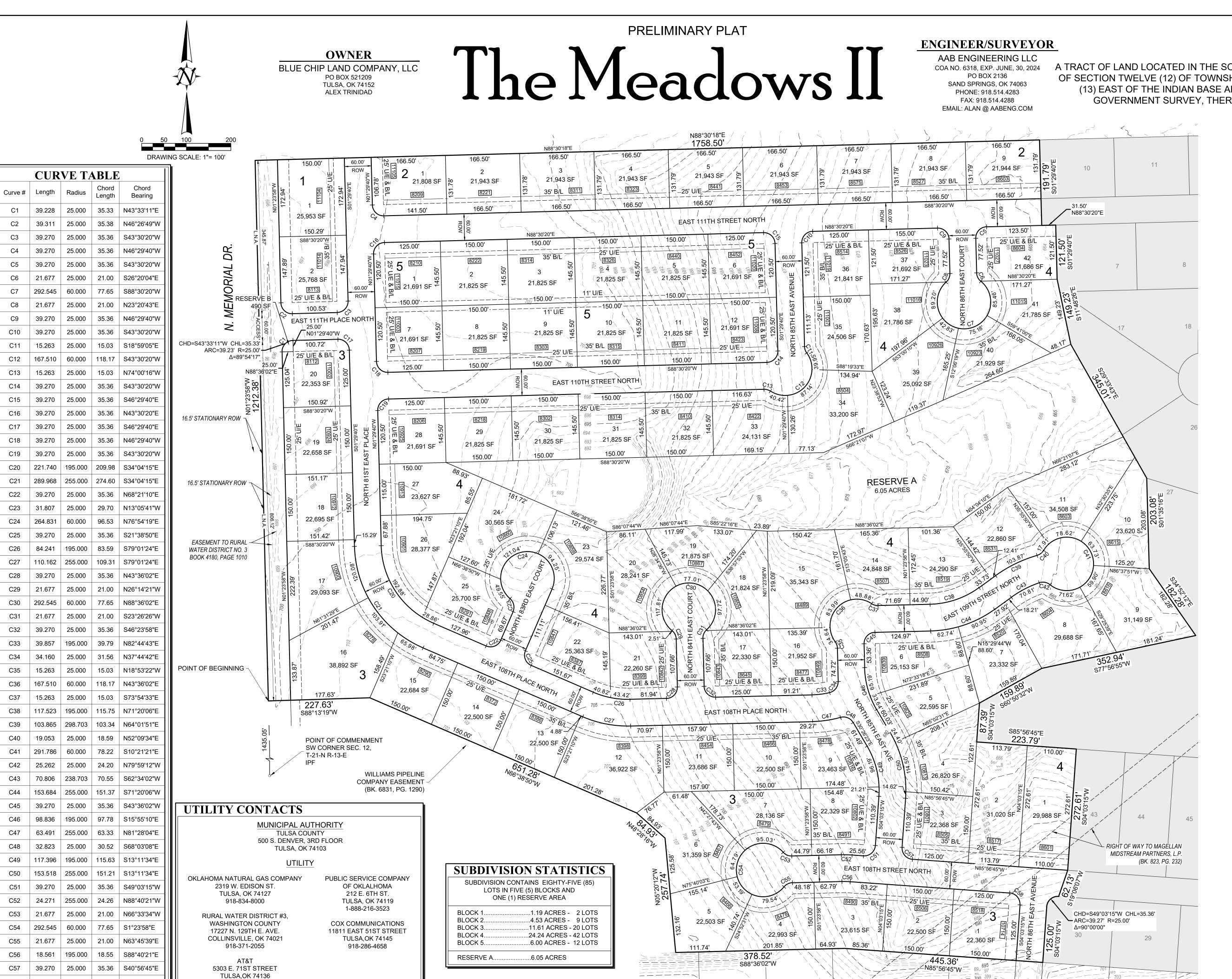
Public Agency Review (PAR) Date (Preliminary plats): Thursday,1:30 p.m.	
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street	
Tulsa Metropolitan Area Planning Commission (TMAPC) Date (Preliminary plats): Wednesday,	1:30 p.m.
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street	

PRELIMINARY PLAT PROCESS

- Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR
 meeting and TMAPC public hearing.
- Staff distributes preliminary plat to PAR members for review.
- 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

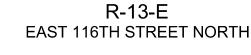
- 1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
- 2. If revisions are made after the first "draft final" plat submittal, new plats shall 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.
- 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.

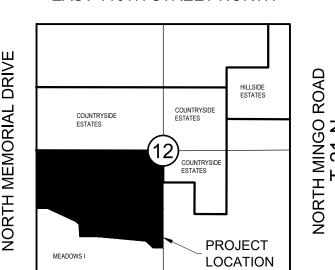


C58 | 39.270 | 25.000 | 35.36 | S40°56'45"E

918-596-6422

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION TWELVE (12) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA.





EAST 106TH STREET NORTH

LOCATION MAP

SCALE: 1"=2000'

LEGEND

B/L......BUILDING LINE
LNA.....LIMITS OF NO ACCESS
POB......POINT OF BEGINNING
ROW......RIGHT OF WAY
U/E.....UTILITY EASEMENT
OD/E.....OVERLAND DRAINAGE EASEMENT
D/E.....DRAINAGE EASEMENT
RWE.....RESTRICTED WATER EASEMENT
IPF.....IRON PIN FOUND
IPS.....IRON PIN SET W/CAP MARKED AAB CA6318

XXXX.....STREET ADDRESS

SUBDIVISION DATA

BENCHMARK

3" C.O.E. BRASS CAP SET IN A CONCRETE POST STAMPED 119. SET N.E. OF 106TH ST. N. AND MEMORIAL DRIVE.

ELEV 676.529 (NAVD 88)

BASIS OF BEARINGS

ASSUMED BEARING BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM ZONE 3501 NORTH

LAND AREA

2,888,352 SF± / 66.31 ACRES±

MONUMENTATION

ALL CORNERS WERE SET USING 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "AAB CA6318", UNLESS OTHERWISE NOTED.

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.

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 "40143C0120L" DATED OCTOBER 16,

AVIGATION NOTICE

NOTICE IS HEREBY GIVEN THAT OWNERS AND USERS OF AIRCRAFT OF ALL TYPES OPERATE ON A FREQUENT BASIS IN THE AIRSPACE ABOVE THIS PLAT OF LAND. SAID AIRCRAFT, WHEN OPERATED IN A LAWFUL MANNER, ARE ALLOWED FREE AND UNOBSTRUCTED PASSAGE IN THE AIRSPACE ON, UPON, OVER, ACROSS, ADJACENT TO, ABOVE AND IN THE VICINITY OF THIS PLAT OF LAND. THE LAWFUL OPERATION OF AIRCRAFT IN KNOWN TO GENERATE NOISE, VIBRATION, AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION OR FLIGHT OR PASSAGE IN AND THROUGH SAID AIRSPACE WHICH RESULT DIRECTLY OR INDIRECTLY FROM THE OPERATIONS OF AIRCRAFT OR THE AIRPORT, NOW AND IN THE FUTURE, INCLUDING BUT LIMITED TO, GROUND AND FLIGHT OPERATIONS OF AIRCRAFT AT, OVER, ON OR IN THE VICINITY OF THE AIRPORT, AND REGARDLESS OF WHETHER ARRIVING, DEPARTING, MANEUVERING, OR EN ROUTE, AND IT MUST BE FURTHER RECOGNIZED THAT ALL SUCH OPERATIONS MAY INCREASE IN THE FUTURE.

NOTICE IS ALSO GIVEN THAT RULES AND REGULATIONS DEFINED IN FEDERAL AVIATION REGULATIONS (FARs), INCLUDING BUT LIMITED TO FAR PART 77, MAY LIMIT THE HEIGHT OF BUILDINGS, STRUCTURES, POLES, TREES OR OTHER OBJECTS WHETHER NATURAL OR OTHERWISE, LOCATED OR TO BE LOCATED ON PROPERTY WITHIN THIS PLAT OF LAND AND MAY REQUIRE, PRIOR TO CONSTRUCTION, THE SUBMISSION OF AN APPLICATION AS MAY BE REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION TO ENSURE THAT THE SAFE OPERATION OF AIRCRAFT IS NOT IMPAIRED BY SAID OBJECT.

THE MEADOWS I

BLUE CHIP LAND COMPANY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA,

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION TWELVE (12); THENCE NORTH 01°23'58" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1435.05 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING NORTH 01°23'58" WEST ALONG SAID WEST LINE. A DISTANCE OF 1212.38 FEET TO THE SOUTHERLY LINE OF COUNTRYSIDE ESTATES, A SUBDIVISION IN TULSA COUNTY, OKLAHOMA, PLAT NO. 3712; THENCE NORTH 88°30'18" EAST ALONG SAID SOUTH LINE. A DISTANCE OF 1758.50 FEET: THENCE SOUTH 01°29'40" EAST, A DISTANCE OF 191.79 FEET; THENCE NORTH 88°30'20" EAST, A DISTANCE OF 31.50 FEET; THENCE SOUTH 01°29'40" EAST, A DISTANCE OF 121.50 FEET; THENCE SOUTH 11°48'26" EAST, A DISTANCE OF 149.23 FEET; THENCE SOUTH 29°33'43" EAST, A DISTANCE OF 345.01 FEET; THENCE SOUTH 01°35'16" EAST, A DISTANCE OF 203.08 FEET; THENCE SOUTH 34°52'12" EAST, A DISTANCE OF 182.28 FEET; THENCE SOUTH 77°56'55" WEST, A DISTANCE OF 352.94 FEET; THENCE SOUTH 60°50'32" WEST, A DISTANCE OF 159.89 FEET; THENCE SOUTH 04°03'15" WEST, A DISTANCE OF 87.39 FEET; THENCE SOUTH 85°56'45" EAST, A DISTANCE OF 223.79 FEET; THENCE SOUTH 04°03'15" WEST, A DISTANCE OF 272.61 FEET; THENCE SOUTH 19°06'07" WEST, A DISTANCE OF 62.13 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 49°03'15" WEST, A CHORD DISTANCE OF 35.36 FEET, AND A CURVE DISTANCE OF 39.27 FEET; THENCE SOUTH 04°03'15" WEST, A DISTANCE OF 125.00 FEET TO THE NORTHERLY LINE OF THE MEADOWS I, A SUBDIVISION IN TULSA COUNTY, OKLAHOMA, PLAT NO. 7023; THENCE NORTH 85°56'45" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 445.36 FEET; THENCE SOUTH 88°36'02" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 378.52 FEET; THENCE NORTH 05°20'12" WEST, A DISTANCE OF 257.74 FEET; THENCE NORTH 48°28'16" WEST, A DISTANCE OF 84.93 FEET; THENCE NORTH 66°38'50" WEST, A DISTANCE OF 651.28 FEET; THENCE SOUTH 88°13'19" WEST, A DISTANCE OF 227.63 FEET TO THE POINT OF BEGINNING. CONTAINING 2,888,352 SQUARE FEET OR 66.31 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF THE SOUTHWEST QUARTER (SW/40 BEING NORTH 01°23'58" WEST.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED INTO 85 LOTS IN 5 BLOCKS AND 1 RESERVE AREA. IN CONFORMITY WITH THE ACCOMPANYING PLAT. AND HAS DESIGNATED THE SUBDIVISION AS "THE MEADOWS II", A SUBDIVISION IN TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS THE MEADOWS II OR THE "SUBDIVISION").

THE OWNER 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 "THE MEADOWS II."

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY 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 AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT. FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY TULSA COUNTY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING. STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH 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 WHICH DO NOT CONSTITUTE AN OBSTRUCTION. NO FENCES SHALL BE ALLOWED IN PERIMETER UTILITY EASEMENTS THAT ABUT 106TH STREET RIGHT OF WAY.

B. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- 3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 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 OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY
- ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS. NO FENCES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS AND ABUTTING 106TH STREET NORTH
- 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.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

PROHIBITED.

- 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
- NO FENCES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS AND ABUTTING NORTH MEMORIAL DRIVE. 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 WASHINGTON COUNTY RURAL WATER DISTRICT #3, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE
- WATER FACILITIES: THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE FROM THE ORIGINAL CONTOURS OR FROM ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES. SAID ALTERATION OF GRADE RESTRICTIONS SHALL BE LIMITED TO THE EASEMENT AREAS.

PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION TWELVE (12) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER

BLUE CHIP LAND COMPANY, LLC PO BOX 521209 TULSA, OK 74152 **ALEX TRINIDAD**

- 4. WASHINGTON COUNTY RURAL WATER DISTRICT (RWD) NO. 3 SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR HIS AGENTS OR CONTRACTORS. RWD NO. 3 SHALL HAVE THE RIGHT TO ACCESS WITH ITS EQUIPMENT ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING. MAINTAINING. REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND WATER FACILITIES. THE FOREGOING COVENANTS CONCERNING WATER FACILITIES SHALL BE ENFORCEABLE BY WASHINGTON COUNTY RWD NO. 3 AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.
- LANDSCAPE AND PAVING REPAIR: THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER MAINS. NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHT-OF-WAY WHICH WOULD POTENTIALLY ENDANGER. THREATEN OR HARM ANY WATER UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY. IF IT IS DETERMINED THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHTS-OF-WAY, THE DISTRICT SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNERS EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE THE SAME.

D. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH 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 OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.
- ONG'S EASEMENTS RECORDED IN BOOK 4076, PAGE 1788 AND BOOK 6452, PAGE 393 REMAIN IN FULL FORCE AND EFFECT. ONG'S EASEMENTS PRE-DATE THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF ONG'S RIGHT-OF-WAY. INCLUDING PAVING. OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT ONG'S PRIOR WRITTEN CONSENT.
- 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.

E. SURFACE DRAINAGE

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

RESERVE A & B- STORMWATER DETENTION

- THE OWNER HAS CONSTRUCTED DETENTION FACILITIES, OPEN SPACE PARK AND UTILITY EASEMENTS UPON RESERVE A AND B TO ACCOMMODATE STORMWATER DETENTION FOR THE MEADOWS II. SAID PARK SHALL BE FOR THE SOLE USE AND ENJOYMENT OF THE LOT OWNERS WITHIN THE MEADOWS II AND THEIR INVITEES.
- 2. THE USE OF RESERVE A AND B SHALL BE LIMITED TO USE AS OPEN SPACE, LANDSCAPING AND OVERLAND DRAINAGE AS WELL AS UTILITY EASEMENTS.
- 3. TULSA COUNTY, OKLAHOMA HAS THE RIGHT TO ENFORCE THE COVENANTS IN THIS PARAGRAPH I.I, AND ASSURE COMPLIANCE WITH ALL TULSA COUNTY, OKLAHOMA ORDINANCES, STANDARDS AND SPECIFICATIONS, REGARDING STORMWATER DRAINAGE EASEMENTS AND DETENTION FACILITIES. ANY PROPOSED CONSTRUCTION WITHIN THE DETENTION FACILITY/PARK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY, OKLAHOMA.
- THE ASSOCIATION OF THE MEADOWS II SHALL MAINTAIN RESERVE A AND B IN ACCORDANCE WITH. AND AS REQUIRED BY, BUT NOT LIMITED TO, THE MAINTENANCE CRITERIA DEVELOPED FOR THIS DRAINAGE EASEMENT BY TULSA COUNTY, OKLAHOMA TO PREVENT EROSION, DEBRIS ACCUMULATION, SILTATION, AND TO INSURE ITS PROPER OPERATION FOR ITS INTENDED PURPOSE
- 5. IN THE EVENT DRAINAGE/DETENTION EASEMENT AREAS SHOULD FAIL TO BE PROPERLY MAINTAINED AS ABOVE PROVIDED, TULSA COUNTY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DRAINAGE/DETENTION EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID ON A PRO-RATA BASIS BY THE LOT OWNERS.

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 TULSA COUNTY, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY TULSA COUNTY, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER AND STORM SEWER SYSTEMS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY TULSA COUNTY, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, 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 COUNTY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT.

ENGINEER/SURVEYOR

AAB ENGINEERING LLC COA NO. 6318, EXP. JUNE, 30, 2024 PO BOX 2136 SAND SPRINGS, OK 74063 PHONE: 918.514.4283 FAX: 918.514.4288

EMAIL: ALAN @ AABENG.COM

LIMIT OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO NORTH MEMORIAL DRIVE WITHIN THE BOUNDS DESIGNATED "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT.

MAGELLAN MIDSTREAM PIPELINE EASEMENT

NO FENCES, POOL OR OUT BUILDINGS SHALL BE ALLOWED WITHIN THE MAGELLAN MIDSTREAM PIPELINE EASEMENT AS DEPICTED ON THE PLAT. THIS RESTRICTION IS SPECIFICALLY ENFORCEABLE BY MAGELLAN MIDSTREAM PARTNERS, L.P.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "THE MEADOWS II" WAS SUBMITTED AS PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 855) WAS APPROVED BY THE TULSA PLANNING COMMISSION ON NOVEMBER 20, 2019 AND APPROVED BY THE TULSA COUNTY BOARD OF COMMISSIONERS ON FEBRUARY 03, 2020.

WHEREAS, OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF OWNER, ITS SUCCESSORS IN TITLE AND THE CITY OF TULSA, OKLAHOMA.

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

THEREFORE, OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON OWNER. ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE BY OWNER, ANY PERSON OWNING A LOT IN "THE MEADOWS I AMENDED" AND BY TULSA COUNTY AS HEREINAFTER SET FORTH.

DEVELOPMENT STANDARDS

THE PROJECT SHALL GOVERNED BY THE TULSA COUNTY ZONING ORDINANCE USE AND DIMENSIONAL STANDARDS AS ESTABLISHED BY THE RE DISTRICT EXCEPT AS HEREINAFTER MODIFIED:

SINGLE FAMILY DETACHED DWELLINGS PERMITTED USES MINIMUM LOT WIDTH 115 FEET

3. MINIMUM LOT SIZE 21,780 SQ. FT. 4 MINIMUM SIDE YARD 10 FEET

SECTION III. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE MEADOWS 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 BUT WITHOUT LIMITATION, RESERVE "A" AND THE FENCE EASEMENT FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE. DESIRABILITY AND ATTRACTIVENESS OF THE MEADOWS II. THE DETAILS OF 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.

MANDATORY MEMBERSHIP

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN THE MEADOWS I AMENDED SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF THE RESIDENTIAL LOT.

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN THE MEADOWS II SHALL BE SUBJECT TO ASSESSMENT BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORMWATER DETENTION FACILITIES, FENCE EASEMENT AND OTHER COMMON AREAS OF THE SUBDIVISION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

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 WHETHER OR NOT THEREIN SO STATED. THE COVENANTS WITHIN SECTION I & II SHALL INURE TO THE BENEFIT OF, AND BE ENFORCABLE BY TULSA COUNTY, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I & II, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR TULSA COUNTY TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES IN ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

<u>DURATION</u>

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES AND SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND TULSA COUNTY, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: BLUE CHIP LAND COMPANY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS DAY OF , 2023.

BLUE CHIP LAND COMPANY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

ALEX TRINIDAD. MANAGER

STATE OF OKLAHOMA COUNTY OF TULSA)

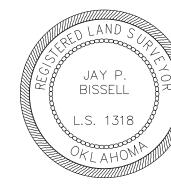
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2023, BY ALEX TRINIDAD, MANAGER OF BLUE CHIP LAND COMPANY, LLC.

> NOTARY PUBLIC MY COMMISSION EXPIRES: COMMISSION NUMBER:

CERTIFICATE OF SURVEY

I. JAY P. BISSELL. A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA. HEREBY CERTIFY THAT I HAVE SURVEYED. SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "THE MEADOWS II" AN ADDITION TO 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.

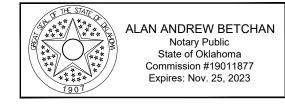
> JAY P. BISSELL LICENSED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1318



STATE OF OKLAHOMA) SS. COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS DAY OF 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.

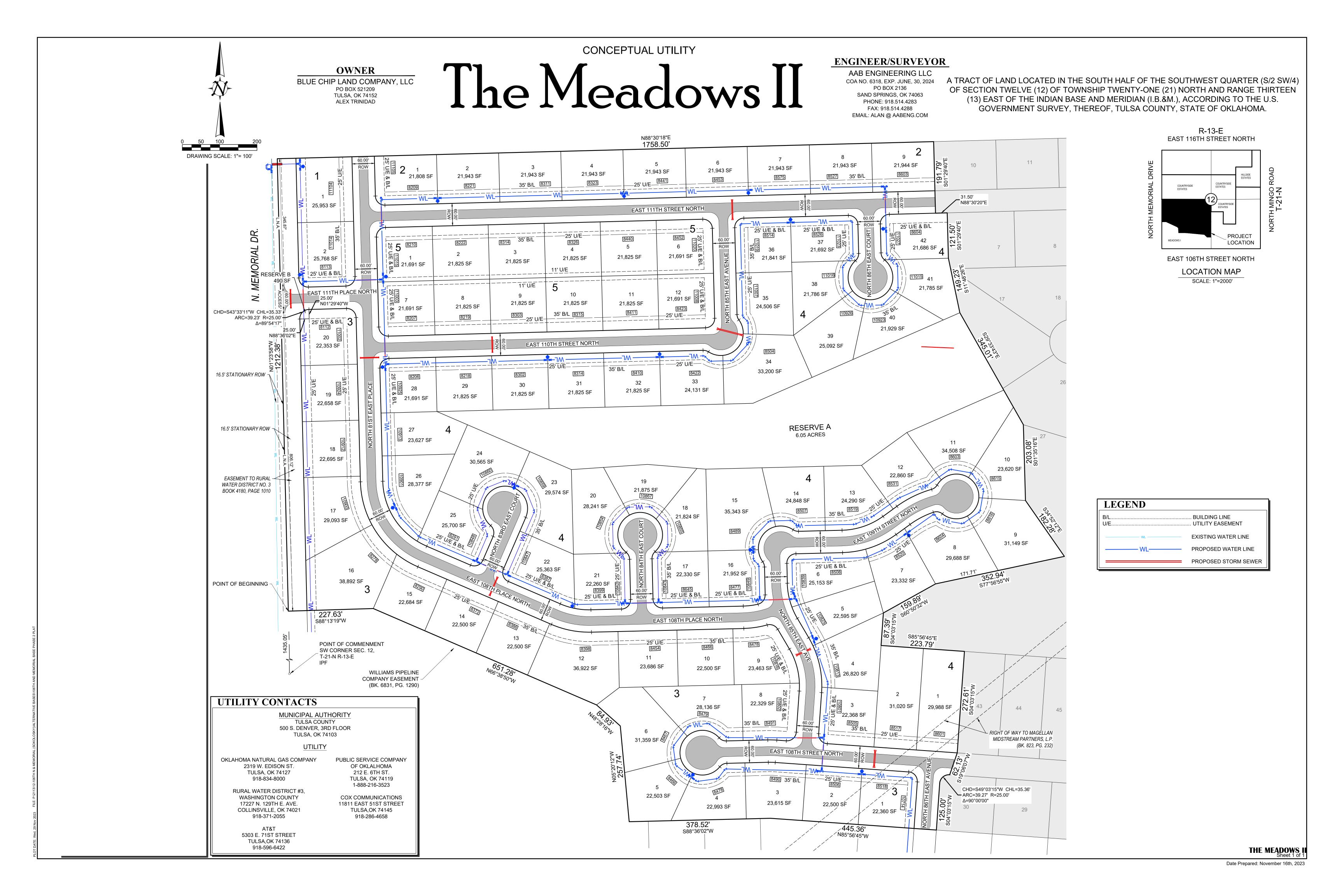
> NOTARY PUBLIC MY COMMISSION EXPIRES: 11-25-2023 COMMISSION NUMBER: 19011877



THE TULSA OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF ON-SITE SEWER SYSTEMS ON THE ____ DAY OF _____, 2023.

> **ENVIRONMENTAL PROGRAM SPECIALIST** DEPARTMENT OF ENVIRONMENTAL QUALITY

> > THE MEADOWS.



INCOG Two West 2nd Street #800 Tulsa, OK 74103-3116 (918)584-7526 Fax: (918)583-1024 www.incog.org

Receipt No.

235921

RECEIPT

ustomer ame	AAB Engineering	Date: 12/01/2			
		Fees belo	w vary to each in	divid	ual case
Qty	Description	Number	Unit Price		TOTAL
	TMAPC RECEIPTS				
	Zoning Letter Zoning Letter		\$ 75.00		
	Zoning Letter - w/in a PUD		150.00		
	Zoning - County Zoning		1,000.00		
	PUD - County		1,500.00		
	TMAPC Agenda Fee		50.00		
	Detail Site Plan Plan Review		250.00		
	Landscape Plan		150.00		
	Sign Plan (up to 2 signs)		200.00		
	Additional Signs (\$50.00 each)		50.00		
	Minor Revision to Site/Landscape Plans		50.00		
	Minor Amendment - PUD		250.00		
	Major Amendment - PUD		1,500.00		
	Abandonment of a PUD		500.00		
	Minor Subdivisions Subdivisions		650.00		
1	Plat - Preliminary		1,200.00		1,200.00
	Plat - Final		900.00		
	Development Regulations Compliance		500.00		
	Exempt Land Division Application Other		100.00		
	Plat - Reinstatement / Extension		100.00		
	Access Change		100.00		
	Lot Splits Lots		150.00		
	Lot Spirts Lot Line Adjustments		150.00		
			130.00		
Compi	Tulsa County Board of Adjustment BOA				
	Comprehensive Plan Amendment CPA		250.00		
	TOTAL TMAPC RECEIPTS - Tulsa County			\$	1,200.00
	TOTAL INCOG RECEIPTS			\$	
	TOTAL INCOG RECEIFTS				
Payment Details		TOTAL DUE Credit Card Charge		\$	1,200.00
		5% credit card	fee		\$0.
	O O MC O VISA O Fees Waived	TOTAL AMOU	NT PAID		\$0.
CREDI	T CARD STATEMENTS WILL LIST CHARGE AS: INDIAN NATIONS COUNCIL OF GOVERNMENTS				\$0.