



Tulsa Metropolitan Area
Planning Commission

Case: Airport Commerce Center

Hearing Date: May 3, 2023

Case Report Prepared by:

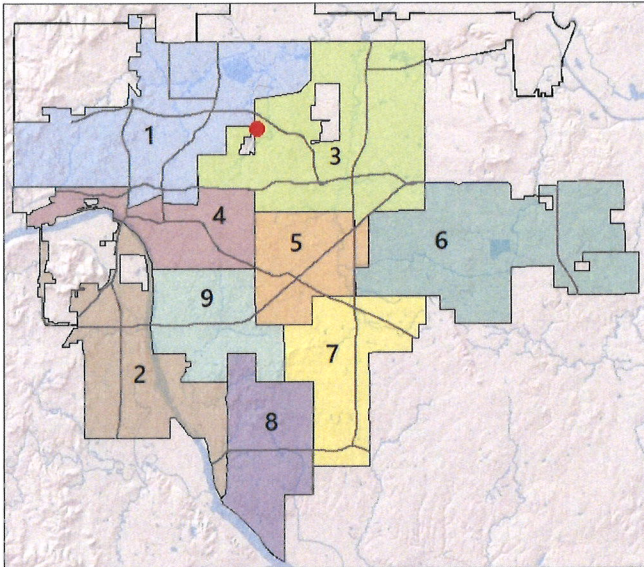
Nathan Foster

Owner and Applicant Information:

Applicant: Deborah Palinskee

Owner: Raymond Lord

Location Map:
(shown with City Council districts)



Applicant Proposal:

Preliminary Plat

10 lots, 1 block, 6.84 ± acres

Location: South of the southeast corner of East Apache Street and North Yale Avenue

Zoning:

Current: CG, OL, RS-3

Proposed: CG

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 1

Commissioner Name: Stan Sallee

9.1

PRELIMINARY SUBDIVISION PLAT

Airport Commerce Center - (CD 3)

South of the southeast corner of East Apache Street and North Yale Avenue

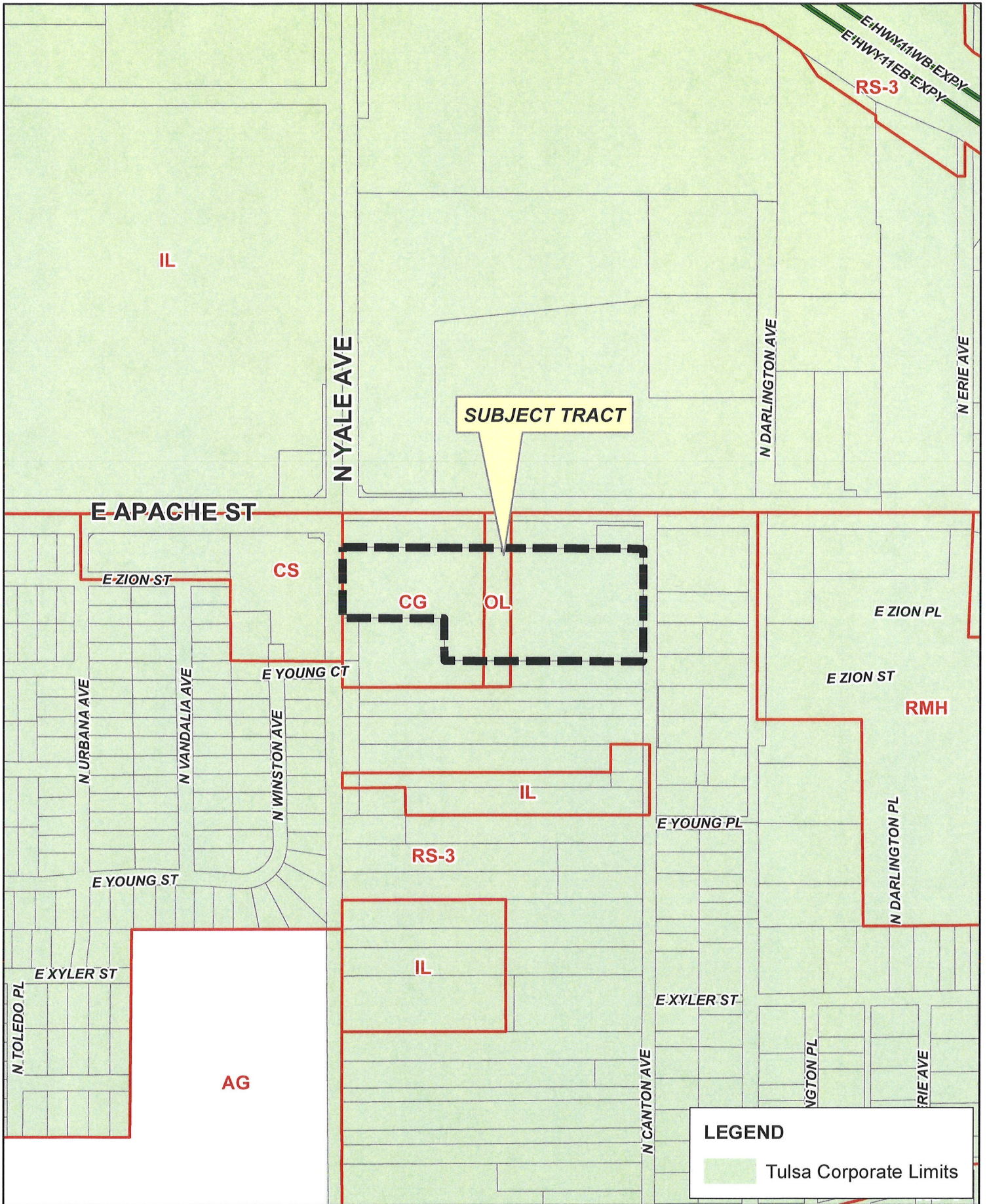
This plat consists of 10 lots, 1 block on 6.84 ± acres.

The Technical Advisory Committee (TAC) met on April 20, 2023 and provided the following conditions:

- 1. Zoning:** The property is currently zoned CG, OL, and RS-3. TMAPC recommended approval of a rezoning (Z-7708) for the entire site to CG on April 19, 2023. Proposed lots conform to the requirements of the CG district. Rezoning approval must be completed and effective prior to approval of a final plat.
- 2. Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with the address disclaimer.
- 3. Transportation & Traffic:** Sidewalks and appropriate ADA compliant ramps are required along all street frontages adjacent to the property and proposed street. Right-of-way permits will be required for driveways connecting to public streets. IDP approval is required for new public street prior to final plat approval.
- 4. Sewer/Water:** IDP approval for sewer and water main extension is required prior to final plat approval. Label and dimension all required or existing easements. Any required offsite easements are required to be recorded and recording information must be provided on the final plat.
- 5. Engineering Graphics:** Submit subdivision control data sheet with final plat. Update location map to reflect all platted boundaries and label all other areas as unplatted. Under the basis of bearing information include the coordinate system used. Provide a bearing angle shown on the face of the plat. Provide a metes and bounds written legal description. Add signature block for city officials. Provide the date of the last site visit by the surveyor.
- 6. Stormwater, Drainage, & Floodplain:** IDP approval for storm sewer improvements is required prior to final plat approval. No floodplain comments.
- 7. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to final plat approval.

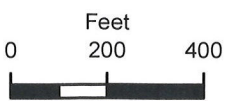
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SUBJECT TRACT

LEGEND

Tulsa Corporate Limits



AIRPORT COMMERCE CENTER

20-13 27

9.3



E APACHE ST

N YALE AVE

N DARLINGTON AVE

N ERIE AVE

E ZION ST

E ZION PL

E YOUNG CT

E ZION ST

N URBANA AVE

N VANDALIA AVE

N WINSTON AVE

E YOUNG PL

E YOUNG ST

N DARLINGTON PL

E XYLER ST

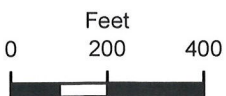
E XYLER ST

N TOLEDO PL

N CANTON AVE

N DARLINGTON PL

N ERIE AVE



Subject Tract

AIRPORT COMMERCE CENTER

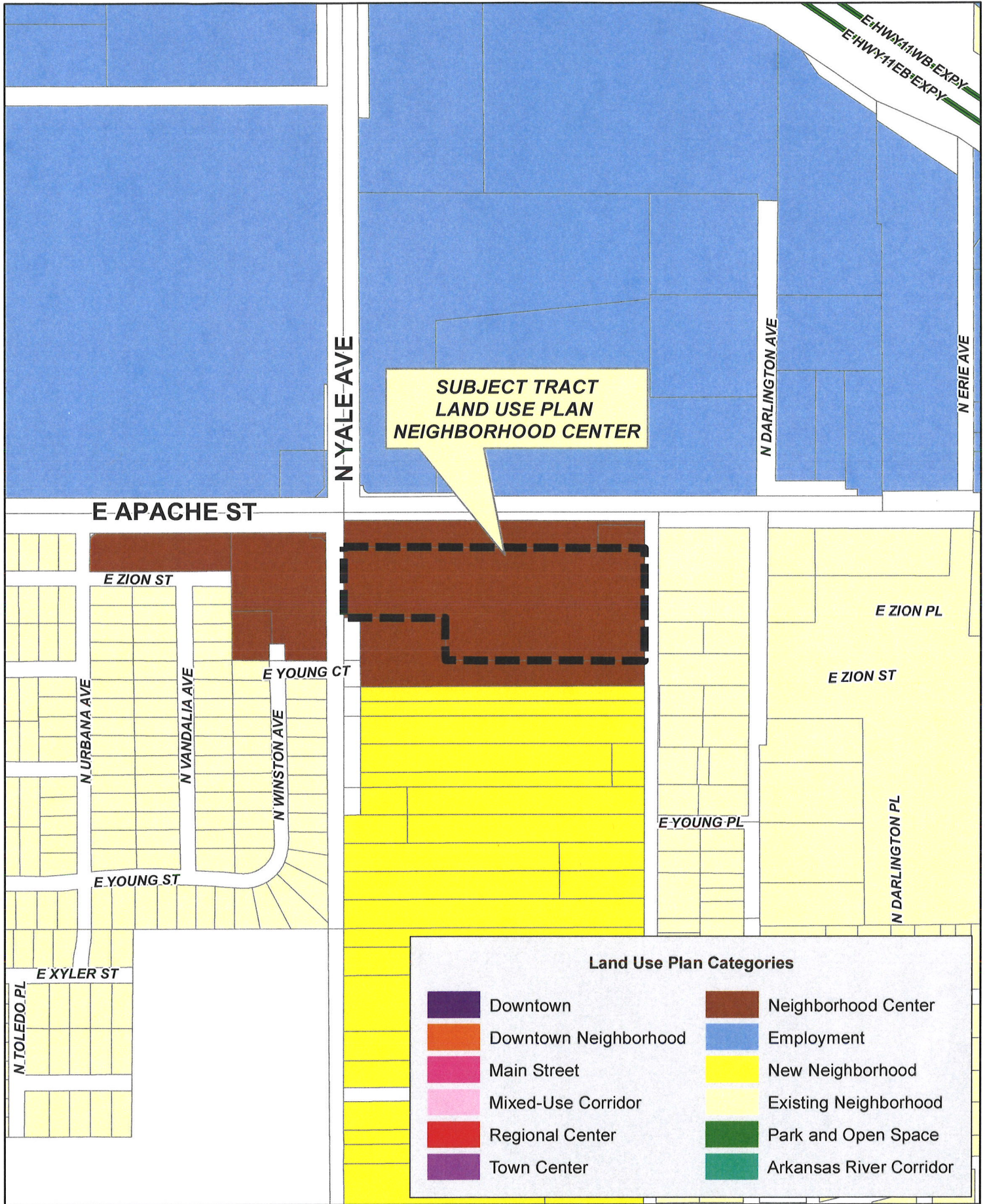
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



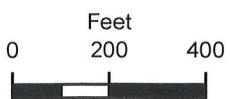
20-13 27

9.4



**SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD CENTER**

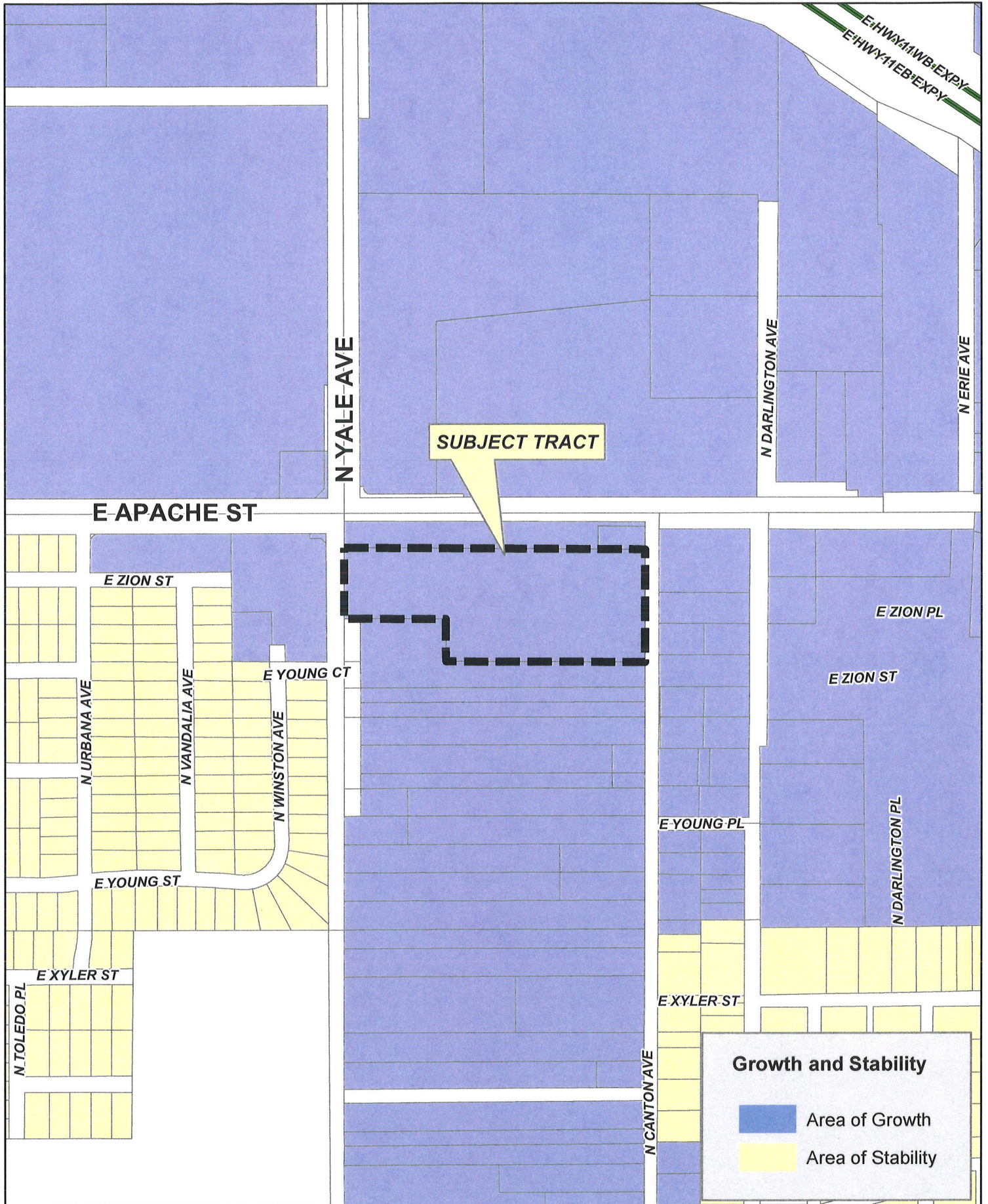
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



AIRPORT COMMERCE CENTER

20-13 27

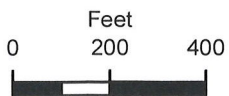




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



AIRPORT COMMERCE CENTER

20-13 27

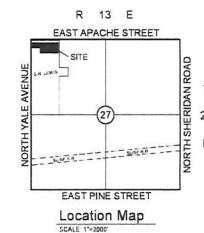
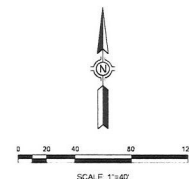


Preliminary Plat Airport Commerce Center

Owner:
Raymond Lord
5553 S. Paonia Ave.
Tulsa, OK, 74105
Phone: (918) 850-1779
Contact: Raymond Lord
Email: rlord@svn.com

PART OF LOTS 2 THROUGH 5 (INCLUSIVE), BLOCK 3, S.R. LEWIS ADDITION,
IN PART OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 13 EAST
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2023
8660 S. Sheridan Rd., Ste. 210
Tulsa, Oklahoma 74133
Phone: (918) 655-3600
Email: dpalmskee@sw-assoc.com



Subdivision Statistics:
SUBDIVISION CONTAINS TEN (10) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA
RESERVE AREA "A" CONTAINS 0.75 ACRES (20,329 SF)
SUBDIVISION CONTAINS 6.54 TOTAL ACRES (285,239 SF)

- Legend:**
- U/E = UTILITY EASEMENT
 - BSL = BUILDING SETBACK LINE
 - MDE = MUTUAL DRAINAGE EASEMENT
 - ODE = OVERLAND DRAINAGE EASEMENT
 - SDE = STORM SEWER EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - L/E = LANDSCAPE EASEMENT
 - R/I = RIGHT-OF-WAY
 - ACC = ACCESS
 - LUA = LIMITS OF NO ACCESS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - FWD = FOUND
 - IP = IRON PIN
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - L = LENGTH
 - R = RADIUS
 - BC = BOOK
 - PG. = PAGE
 - SEC. = SECTION

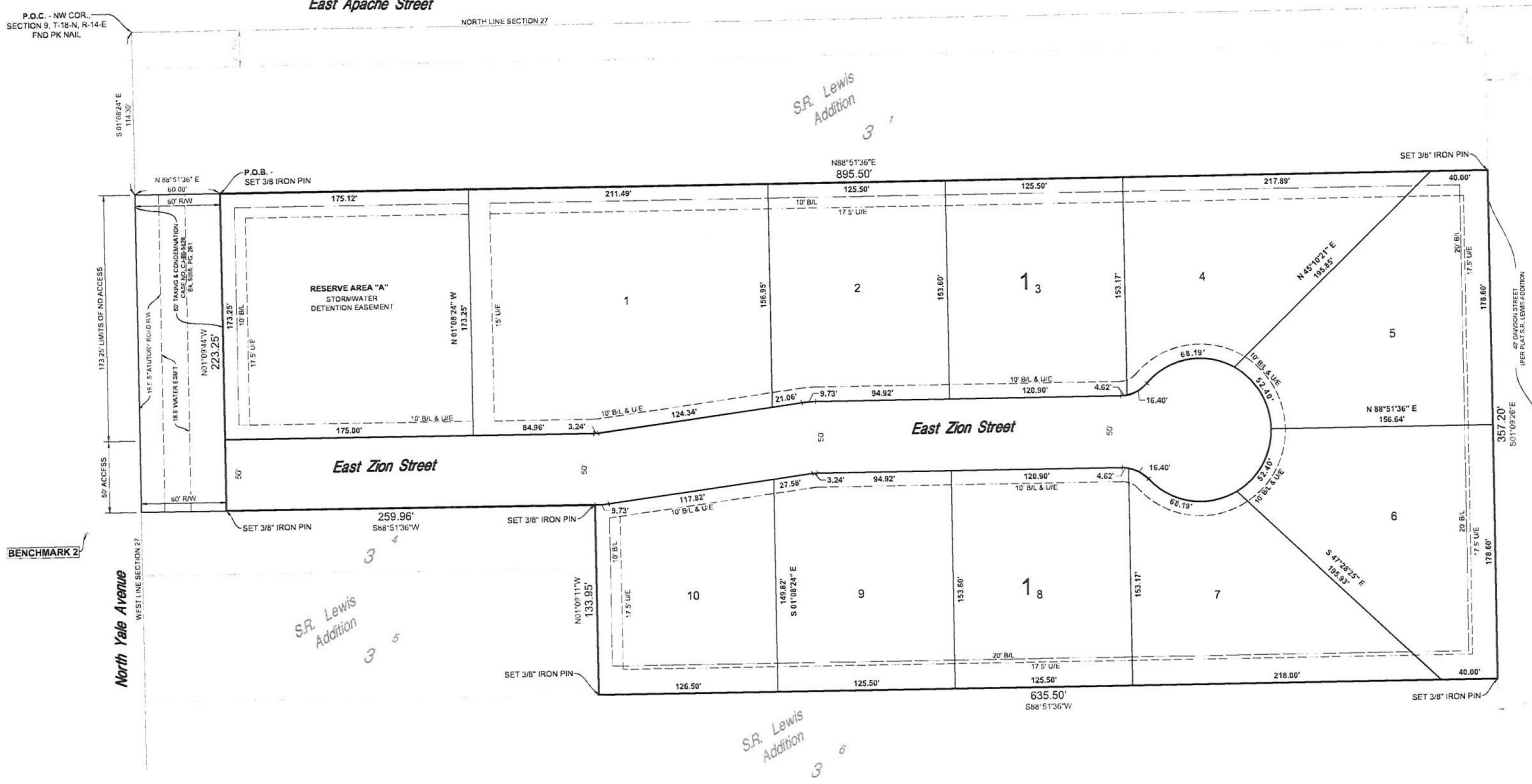
Monumentation:
3/8" IRON PINS TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

Basis of Bearing:
BEARINGS SHOWN HEREON ARE BASED ON THE NAD 83 OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501

Benchmark:
CHISELED SQUARE IN CONCRETE LOCATED NORTH SIDE OF EAST APACHE STREET, 5.82' NORTH OF CURB, NORTHEAST OF THE NORTHWEST PROPERTY CORNER, NAVD 1988 DATUM, ELEVATION=466.42

Benchmark 2:
NAIL ROD SPIKE IN HP, WEST SIDE YALE AVENUE, 39.50' WEST AND 14.61' SOUTH OF THE SOUTHWEST PROPERTY CORNER, NAVD 1988 DATUM, ELEVATION=666.42

P.O.C. - NW COR. SECTION 9, T.18-N, R.14-E FND PK NAIL



9.7

Preliminary Plat

Airport Commerce Center

PART OF LOTS 2 THROUGH 5 (INCLUSIVE), BLOCK 3, S.R. LEWIS ADDITION,
IN PART OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 13 EAST
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Deed of Dedication Airport Commerce Center

KNOW ALL MEN BY THESE PRESENTS

TULSA COMMERCE CENTER, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

LOTS TWO (2), THREE (3), AND THE NORTH HALF (1/2) OF LOT FOUR (4), AND THE EAST 83.5 FEET OF THE SOUTH HALF (1/2) OF LOT FOUR (4), AND THE EAST 63.5 FEET OF LOT FIVE (5), ALL IN BLOCK THREE (3), S.R. LEWIS ADDITION TO THE TOWN OF DANBRO, NOW AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF.

SECTION I. EASEMENTS AND UTILITIES

A. UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "USE" OF "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, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF ACCESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES FORESAID, PROVIDED, HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHTS OF ACCESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER 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 HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PERMITTED WITH THE EXCEPTION OF: (1) FENCES AND WALLS AS PROVIDED IN SECTION II, (2) SIGNAGE, (3) SIGNAGE, (4) SIGNAGE, AND (5) SIGNAGE PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CULDESSA OR CULDESSA FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- THROUGHOUT THE SUBDIVISION STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS LINES SHALL BE LOCATED UNDERGROUND WITH THE EXCEPTION OF SUCH UNDERGROUND WITHIN THE NORTHERN SIX FOOT UTILITY EASEMENT OF THE SUBDIVISION PLAT IN THE EASEMENT WAYS DEDICATED TO 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 EASEMENT WAYS.
- UNDERGROUND SERVICE CABLES AND GAS LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE, DETACHED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL BE DEEMED TO HAVE A PERMANENT, EXCLUSIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A FOOT STRIP EXTENDING 25 FEET ON EACH SIDE OF THE SERVICE CABLE OR GAS MAIN EXTENDING FROM THE SERVICE PEDESTAL, GAS MAIN, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE LOT.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENT WAYS 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 THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUCH FACILITIES WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT HIS OBLIGATION SHALL BE LIMITED TO THE PROTECTION OF SUCH FACILITIES CAUSED BY ACCESS ON THE OWNER OR HIS AGENTS OR CONTRACTORS.

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

C. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THERE ON AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.

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

D. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.
- WITHIN THE UTILITY EASEMENT AREAS 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 MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF TULSA, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS BUT TO THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- 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 THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

EACH LOT DEPICTED ON THIS PLAT IS TO BE PROVIDED WITH A DRAINAGE SYSTEM WHICH SHALL BE DESIGNED AND INSTALLED IN AN UNDERGROUND MANNER. THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGH ELEVATION AND FROM 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 ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OR DAMAGE, TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENT, RELOCATIONS, OR ALTERATIONS OF UNDERGROUND WATER, SANITARY SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR TELEPHONE FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT. PROVIDED HOWEVER, THE CITY OF TULSA, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

SECTION III. PRIVATE COVENANTS

FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF AIRPORT COMMERCE CENTER AND FOR MAINTAINING CONFORMITY OF THE IMPROVEMENTS THEREIN, THE FOLLOWING RESTRICTIONS AND COVENANTS ARE HEREBY IMPOSED UPON THE USE AND OCCUPANCY OF THE LOTS WITHIN THE SUBDIVISION.

A. ARCHITECTURAL COMMITTEE

OWNER HEREBY FORMS AN ARCHITECTURAL COMMITTEE (ARCHITECTURAL COMMITTEE) THAT SHALL: (i) APPROVE ALL PLANS FOR ANY STRUCTURE TO BE BUILT ON ANY LOT, AND (ii) BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN.

THE ARCHITECTURAL COMMITTEE SHALL CONSIST OF NOT LESS THAN ONE (1) NOR MORE THAN THREE (3) MEMBERS TO BE APPOINTED BY OWNER UNITS, OWNER, IN ITS SOLE DISCRETION, ASSIGNS AND TRANSFERS THE RESPONSIBILITY FOR THE APPOINTMENT OF THE ARCHITECTURAL COMMITTEE TO THE ASSOCIATION TO BE FORMED PURSUANT TO SECTION IV BELOW.

NO NEW BUILDING OR IMPROVEMENTS MAY BE COMMENCED ON ANY LOT IN THE SUBDIVISION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE. THE ARCHITECTURAL PLANS TO BE SUBMITTED AND APPROVED IN ACCORDANCE HERewith SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING WITH REGARD TO EACH IMPROVEMENT OR EXTERIOR REMODEL TO BE CONSTRUCTED OR SITUATED UPON ANY LOT IN THE SUBDIVISION:

- AN ACCURATE SITE PLAN, AND
- AN ACCURATE FLOOR PLAN, AND
- ALL EXTERIOR ELEVATIONS, AND
- THE COMPOSITION OF ALL ROOFING AND EXTERNAL BUILDING MATERIALS.

B. DEVELOPMENT AND CONSTRUCTION STANDARDS

- NO WHITE CHALK MARKS OR DRIVEWAYS WILL BE PERMITTED. MATERIALS MAY BE BRICK, CONCRETE OR ASPHALT.
- THE CONTENT AND MATERIALS OF THE ROOF ON ANY BUILDING IN THE SUBDIVISION MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE.
- ALL EXPOSED FOUNDATIONS SHALL BE OF BRICK OR STONE. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEEL WALLS WILL BE EXPOSED.
- ANY FENCES WILL BE CONSTRUCTED OF BRICK, STONE, BRICK AND FRAME, STONE AND FRAME, SPLIT RAILS, WROUGHT IRON AND FRAME. NO CHAIN LINK FENCES WILL BE ALLOWED FOR ANY REASON. NO FENCES MORE THAN SIX FEET (6') IN HEIGHT WILL BE PERMITTED ON ANY LOT. (EXCEPT FOR PRIVACY SCREENING ADJACENT TO PATIOS WHICH MAY BE SEVEN FEET (7') IN HEIGHT).
- NO EXTERIOR ANTENNAS, INCLUDING, BUT NOT LIMITED TO, TELEVISION AND "FM" RADIO, SHALL BE ERECTED ANYWHERE IN THE SUBDIVISION WITHOUT THE EXPRESS APPROVAL OF THE ARCHITECTURAL COMMITTEE. ANY OTHER TYPE OF ELECTRONIC RECEPTION DEVICE (EXCEPT TELEVISION SATELLITE DISH) IS NOT EXCEPTED. TWENTY-FOUR INCHES (24") IN DIAMETER WHICH ARE PERMITTED, MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE.
- NO BUILDING, FENCE, WALL OR ANY TYPE OF STRUCTURE SHALL BE PLACED, BUILT, COMMENCED, ERECTED, OR MAINTAINED, OR ALTERED UNTIL THE SPECIFICATIONS, PLAT PLAN, DRAINAGE AND GRADING PLANS AND OTHER NECESSARY INFORMATION SHALL HAVE BEEN SUBMITTED AND APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE. IN PASSING SUCH PLANS, SPECIFICATIONS, PLAT PLANS, DRAINAGE AND GRADING PLANS, THE ARCHITECTURAL COMMITTEE MAY TAKE INTO CONSIDERATION THE SAFETY AND THE PROPOSED BUILDING ON OTHER STRUCTURES, AND OF THE MATERIAL OF WHICH IT IS TO BE BUILT, TO THE SITE UPON WHICH IT IS PROPOSED TO ERECT THE SAME, AND THE HARMONY THEREOF WITH THE SURROUNDINGS AND THE EFFECT OF THE BUILDING OR OTHER STRUCTURES AS PLANNED ON THE VIEW FROM THE ADJACENT OR NEIGHBORING LOT.
- NO LOT WILL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION, AND THEN THE CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.
- NO CAMPERS, BOATS, TRAILERS OR OTHER RECREATIONAL VEHICLES SHALL BE PARKED IN THE SUBDIVISION FOR A PERIOD TO EXCEED TWENTY-FOUR (24) HOURS IN ANY THIRTY (30) DAY PERIOD.
- NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT, AND EACH LOT SHALL BE MAINTAINED FREE OF RUBBISH, TRASH, OR OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.
- THE OWNER OF EACH LOT SHALL MAINTAIN THE SURFACE DRAINAGE, EITHER NATURAL OR ARTIFICIAL, OVER AND ACROSS THEIR LOT.
- NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THE OWNER OF EACH LOT IN SUBDIVISION SHALL HAVE THE RIGHT TO DESIGNATE FOUR (4) PARKING SPACES FOR THE EXCLUSIVE USE OF SAID LOT OWNER.

SECTION IV. PROPERTY OWNERS ASSOCIATION

A. FORMATION OF PROPERTY OWNERS ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS (HEREINAFTER REFERRED TO AS THE "PROPERTY OWNERS ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION.

B. MEMBERSHIP

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

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE PROPERTY OWNERS ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE DRIVE, PERMITTER SCREENING FENCING AND OTHER COMMON AREAS.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES, 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 IN SECTION I, PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF A MAJORITY OF THE LAND WITHIN THE SUBDIVISION AND WITH CONFORMANCE OF THE CITY OF TULSA. THE OWNER AND RESTRICTIONS CONTAINED WITHIN SECTION III, PRIVATE COVENANTS, MAY BE AMENDED OR VOTED AT ANY TIME AS LONG AS OWNERS OWN ANY TITLE OR INTEREST IN A SINGLE LOT TO THE ADDITION.

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 HEREAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION I, PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF A MAJORITY OF THE LAND WITHIN THE SUBDIVISION AND WITH CONFORMANCE OF THE CITY OF TULSA. THE OWNER AND RESTRICTIONS CONTAINED WITHIN SECTION III, PRIVATE COVENANTS, MAY BE AMENDED OR VOTED AT ANY TIME AS LONG AS OWNERS OWN ANY TITLE OR INTEREST IN A SINGLE LOT TO THE ADDITION.

D. SEVERABILITY

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION.
TULSA COMMERCE CENTER, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY RAYMOND LORO BY TULSA COMMERCE CENTER, LLC

STATE OF OKLAHOMA }
COUNTY OF TULSA } ss.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED _____ TO ME, AS ITS MANAGER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES

COMMISSION NUMBER

CERTIFICATE OF SURVEY

I, SHAWN A. COLLINS, OF SEEMORE & ASSOCIATES, INC., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND DESCRIBED HEREON, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "FOUNDATIONS CHURCH" A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



SHAWN A. COLLINS
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788

STATE OF OKLAHOMA }
COUNTY OF TULSA } ss.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED SHAWN A. COLLINS, 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 PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES

COMMISSION NUMBER

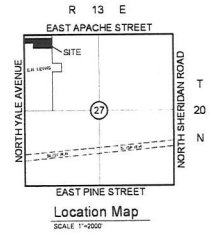
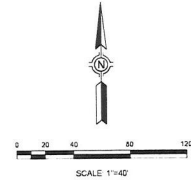
9.8

Owner:
 Raymond Lord
 5553 S. Peoria Ave.
 Tulsa OK, 74105
 Phone: (918) 850-1779
 Contact: Raymond Lord
 Email: rlord@evn.com

Conceptual Utility Plan Airport Commerce Center

PART OF LOTS 2 THROUGH 5 (INCLUSIVE), BLOCK 3, S.R. LEWIS ADDITION,
 IN PART OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 13 EAST
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Engineer/Surveyor:
 Sisemore & Associates, Inc.
 Certificate of Authorization No. 2412 Exp. June 30, 2023
 6660 S. Sheridan Rd. Ste. 210
 Tulsa, Oklahoma 74133
 Phone: (918) 665-3600
 Email: dpalmsk@sw-assoc.com



Subdivision Statistics:
 SUBDIVISION CONTAINS TEN (10) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA
 RESERVE AREA "A" CONTAINS 0.75 ACRES (0.329 SF)
 SUBDIVISION CONTAINS 6.54 TOTAL ACRES (285,339 SF)

- Legend:
- UE = UTILITY EASEMENT
 - BL = BUILDING SETBACK LINE
 - ME = MUTUAL DRAINAGE EASEMENT
 - ODE = OVERLAND DRAINAGE EASEMENT
 - SSE = STORM SEWER EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - LE = LANDSCAPE EASEMENT
 - R/W = RIGHT-OF-WAY
 - ACC = ACCESS
 - LMA = LIMITS OF NO ACCESS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - FND = FOUND
 - IP = IRON PIN
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - L = LENGTH
 - MDS = MADIUS
 - BK = BOOK
 - PL = PAGE
 - SEC. = SECTION

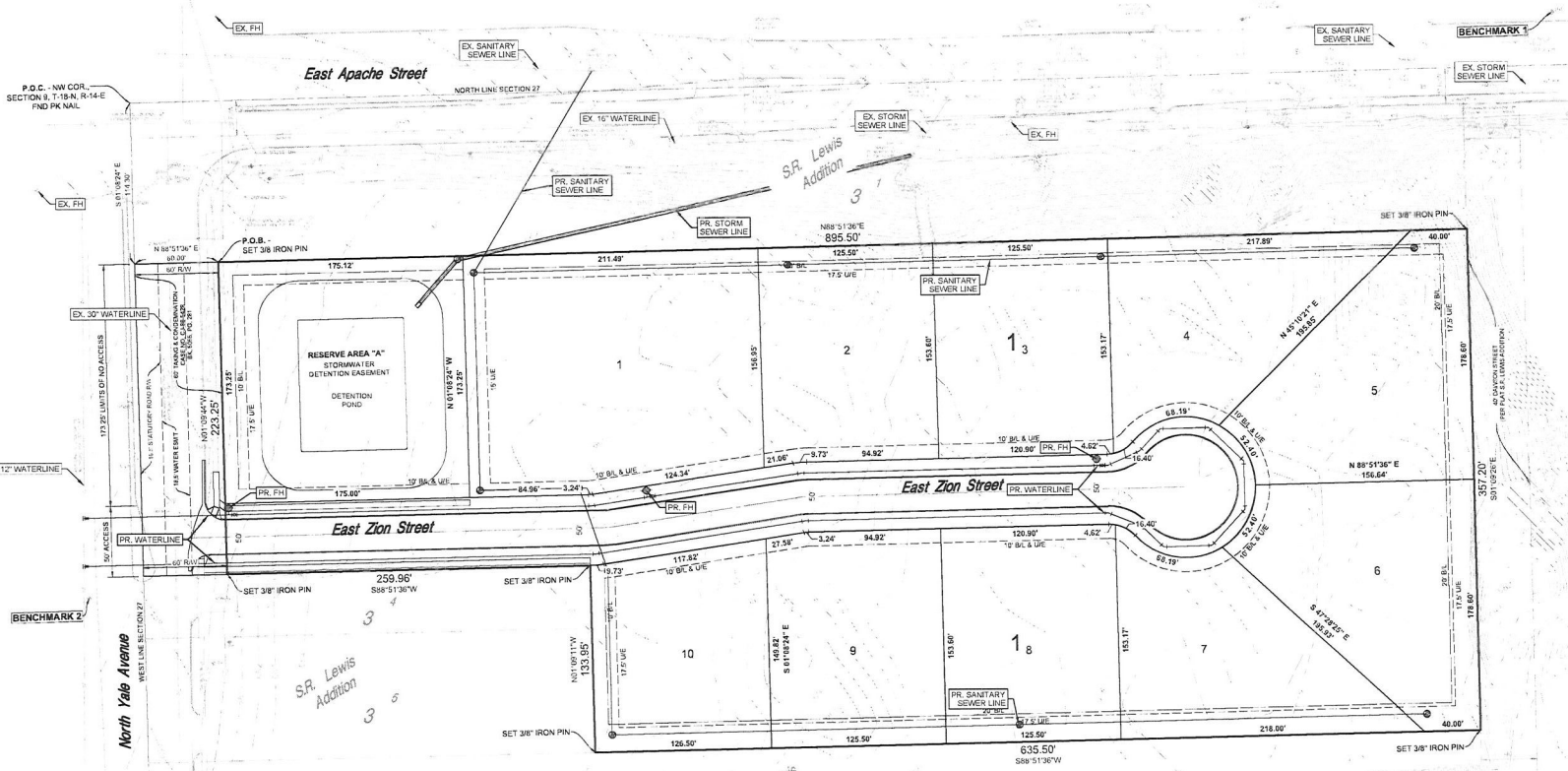
Monumentation:
 3/8" IRON PINS TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

Basis of Bearing:
 BEARINGS SHOWN HEREON ARE BASED ON THE NAD 83 OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3251.

Benchmark 1:
 CHISELED SQUARE IN CONCRETE LOCATED NORTH SIDE OF E. APACHE STREET, 5.82' NORTH OF CURB, NORTHEAST OF THE NORTHEAST PROPERTY CORNER.
 NAD 83 DATUM
 ELEVATION=660.82

Benchmark 2:
 RAILROAD SPIKE IN PP. WEST SIDE YALE AVENUE, 89.50' WEST AND 14.68' SOUTH OF THE SOUTHWEST PROPERTY CORNER.
 NAD 83 DATUM
 ELEVATION=658.42

REFERENCE DRAWING ONLY
 (SITE PLAN WITH UTILITIES
 AND TOPOGRAPHY)



2. 2023/03/22 10:45 AM 2023/03/22 10:45 AM 2023/03/22 10:45 AM 2023/03/22 10:45 AM 2023/03/22 10:45 AM

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