



Owner and Applicant Information

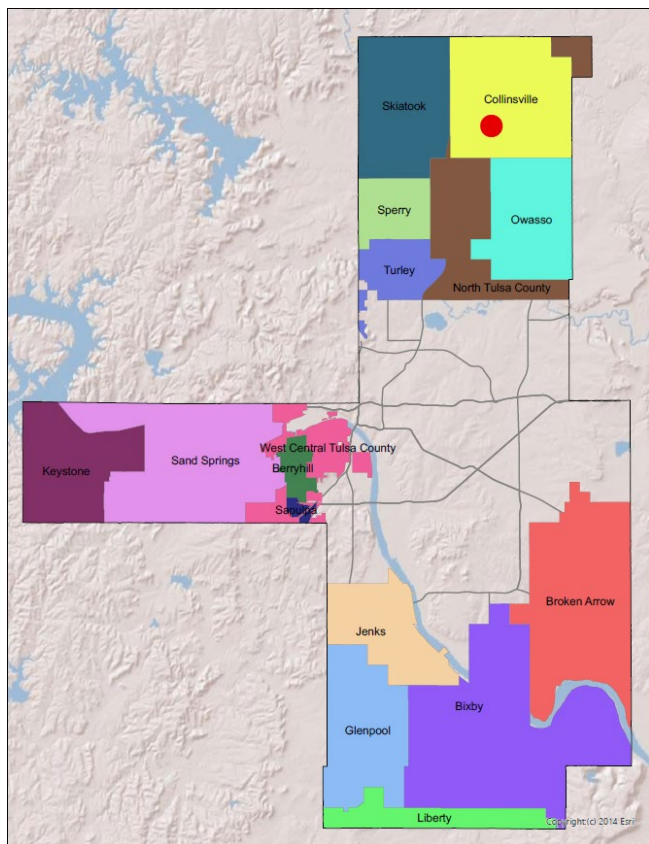
Applicant: Bell Land Use LLC (Robert Bell)

Property Owner: Center 75 Business Park LLC,
Williamson

Property Location: 9802 N. Yale Avenue, Sperry, OK
74073

Tract Size: ± 16.48

Location within Tulsa County
(shown with Planning Areas)



Elected Representatives

County Commission: Stan Sallee, District 1

Staff Recommendation

Staff recommends **approval**

Request Summary

Preliminary Subdivision Plat Approval with a previously approved PUD (PUD-876) to allow warehouse, commercial, and wholesale uses.

Zoning

Existing Zoning: CS (Commercial Shopping)

Proposed Zoning: CS with PUD-876

Use

Current Use: Vacant

Proposed Use: Warehouse, commercial, and wholesale uses, as permitted by the approved PUD development standards.

Comprehensive Plan Considerations

Land Use

Land Use Plan: Highway 75 Planning Area

Transportation

Major Street & Highway Plan: North Yale Ave is classified as Secondary Arterial.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: None

Parks & Open Space: None

Exhibits

- Case map
- Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Highway 75 Planning Area
- Preliminary Plat
- Utility Plan



Detailed Staff Recommendation

The applicant is proposing a preliminary plat for **Center 75 Business Park (P.U.D. 876)**, located east of U.S. Highway 75, north of E. 96th St. N., and west of N. Yale Ave. The subject tract is situated within an area characterized by a mix of commercial (CS) zoning along the Highway 75 corridor and agricultural (AG) and residential estate (RE) zoning to the east. The proposed development consists of a commercial business park subdivided into multiple lots across two blocks, intended to accommodate light commercial, office, and flex-space uses consistent with the underlying CS zoning and PUD standards. The layout reflects a coordinated, campus-style development pattern with shared access, internal circulation, and integrated utility infrastructure.

Overall, the proposed development is consistent with the established commercial corridor pattern along Highway 75 and represents an orderly extension of non-residential development in this area.

Based on the findings outlined above, staff finds that the proposed preliminary plat:

- Is consistent with the intent of the Subdivision Regulations
- Is compatible with surrounding land uses and zoning patterns
- Supports orderly commercial development along the Highway 75 corridor

Therefore, staff recommends **APPROVAL** of the Preliminary Plat for Center 75 Business Park, subject to receipt of all required release letters and compliance with applicable County regulations.

Center 75 Business Park - (County)

9802 N. Yale Avenue, Sperry, OK 74073

This plat consists of 8 lots, 2 blocks on ± 16.48 acres.

The Technical Advisory Committee (TAC) met on March 19, 2026, and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the CS district. INCOG Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses and include assigned addresses on face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Final Street construction plans must be approved by the County Engineer and installed prior to final plat release.
4. **Sewer/Water:** Storm water drainage will be collected, and detention will be addressed within designated reserve area in accordance with Tulsa County development regulations. Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval.
5. **Stormwater, Drainage, & Floodplain:** 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.
6. **Utilities; ONG Engineering:** requires elevated pressure request (EPR) forms for 1.4M BTU or greater and/or 2 PSIG or greater. Also, for 5lb PSIG equipment specs are required.
7. **Engineering:** Tulsa County Engineering Department release is required prior to final plat approval.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Highway 75 Planning Area

Designation Description: **Highway 75 Planning Area:** The proposed development is consistent with the Highway 75 Planning Area designation, which supports a mix of commercial, service, and employment-oriented uses designed to serve regional and rural needs. The designation anticipates office, warehousing, distribution, light industrial, and limited large-scale commercial uses within an employment-focused corridor with minimal residential presence. The subject site's location along a major arterial corridor is appropriate for higher-intensity development, including uses that may generate truck traffic, provided access is properly managed. The development's use of the Planned Unit Development (PUD) process, along



with provisions for site design, buffering, and controlled access, aligns with the anticipated development standards. Additionally, consideration of adjacent properties and preservation of floodplain areas as natural buffers supports compatibility with surrounding land uses. Therefore, the proposal is in conformance with the intent and policies of the Highway 75 Planning Area.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Rural Residential/Agricultural; Highway 75 Planning Area	Vacant
East	AG	Rural Residential/Agricultural	Large Lot Residential
South	AG & CS	Rural Residential/Agricultural; Highway 75 Planning Area	Vacant
West (across Highway 75)	RS-3 & CS	Highway 75 Planning Area	Single unit detached houses at higher densities (approximately 0.28 acre lots)

Small Area Plans

None

Transportation

Major Street & Highway Plan: North Yale Ave is classified as Secondary Arterial.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: None

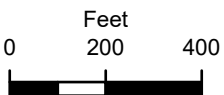
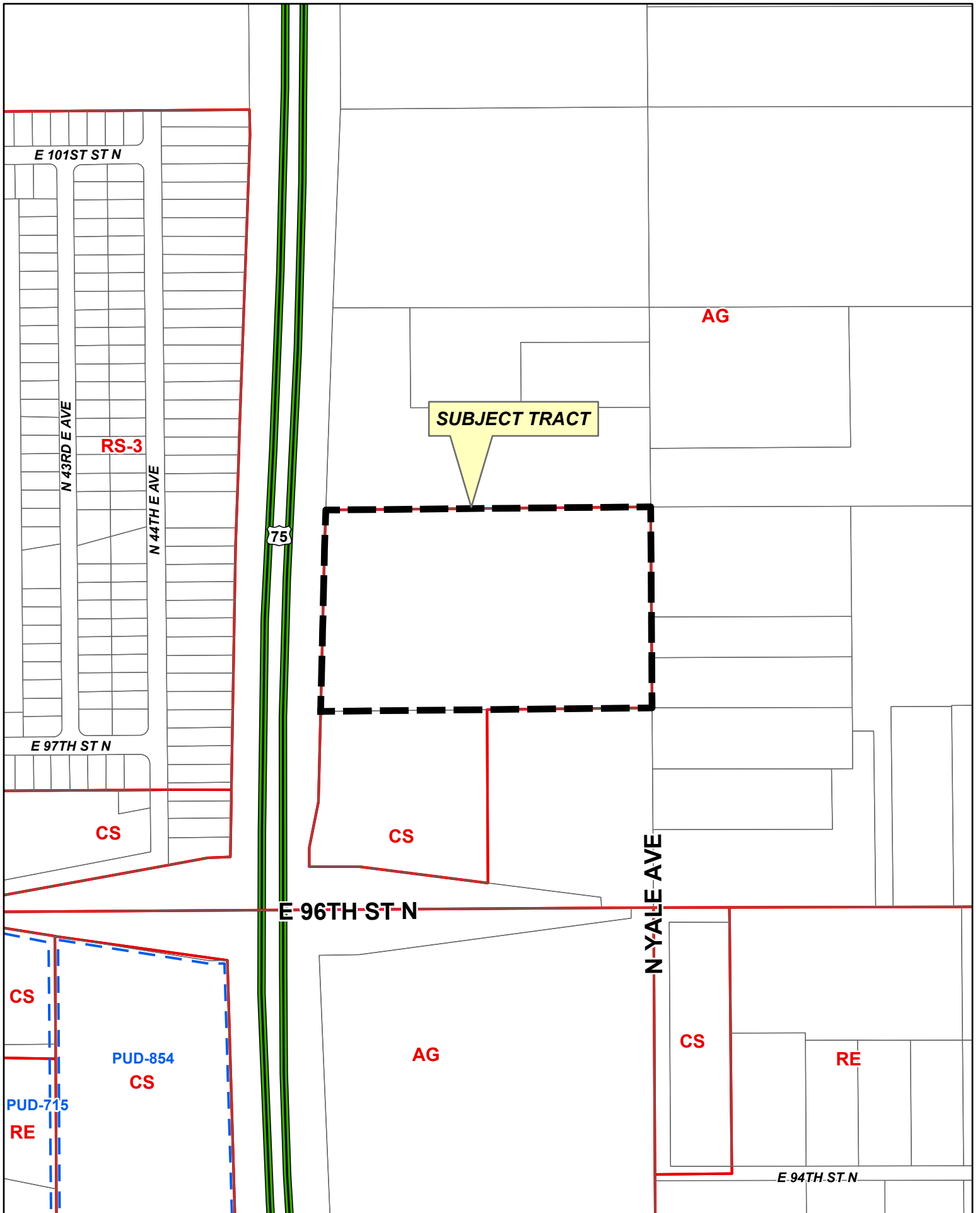
Parks & Open Space: None

Zoning History

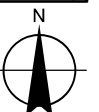
Resolution 243598, dated February 01 2018, established zoning for the subject property.

Exhibits

- Case map
- Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Highway 75 Planning Area
- Preliminary Plat
- Utility Plan



**Center 75
Business Park**





SUBJECT TRACT

E 101ST ST N

N 43RD AVE

N 44TH AVE

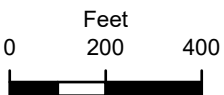
75

E 97TH ST N

E 96TH ST N

N YALE AVE

E 94TH ST N



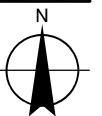
Subject Tract

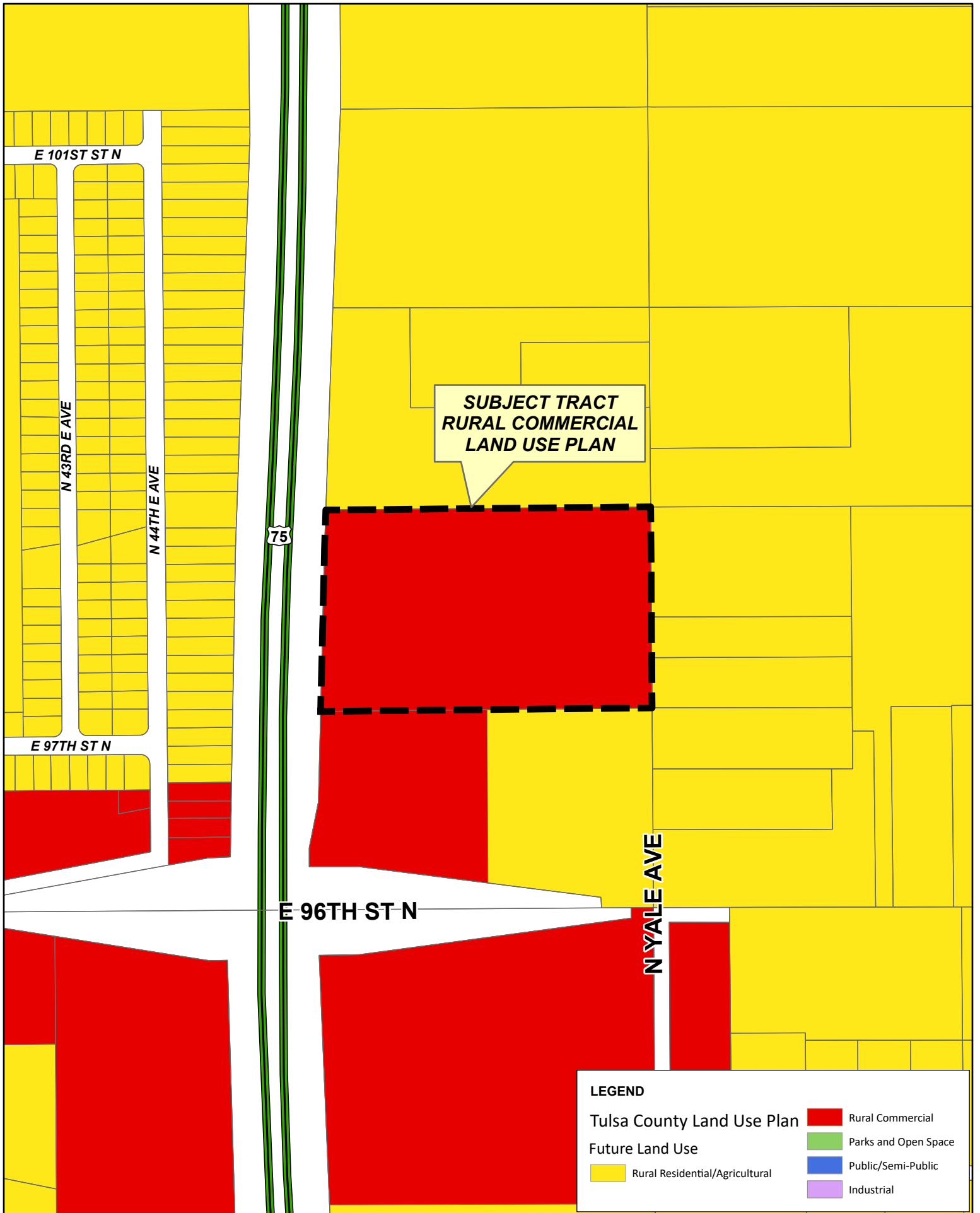
Center 75 Business Park

16 21-13

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

Aerial Photo Date: 2024

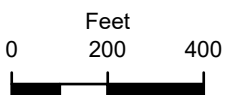




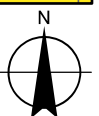
**SUBJECT TRACT
RURAL COMMERCIAL
LAND USE PLAN**

LEGEND

Tulsa County Land Use Plan	■	Rural Commercial
Future Land Use	■	Parks and Open Space
■		Rural Residential/Agricultural
■		Public/Semi-Public
■		Industrial



**Center 75
Business Park**

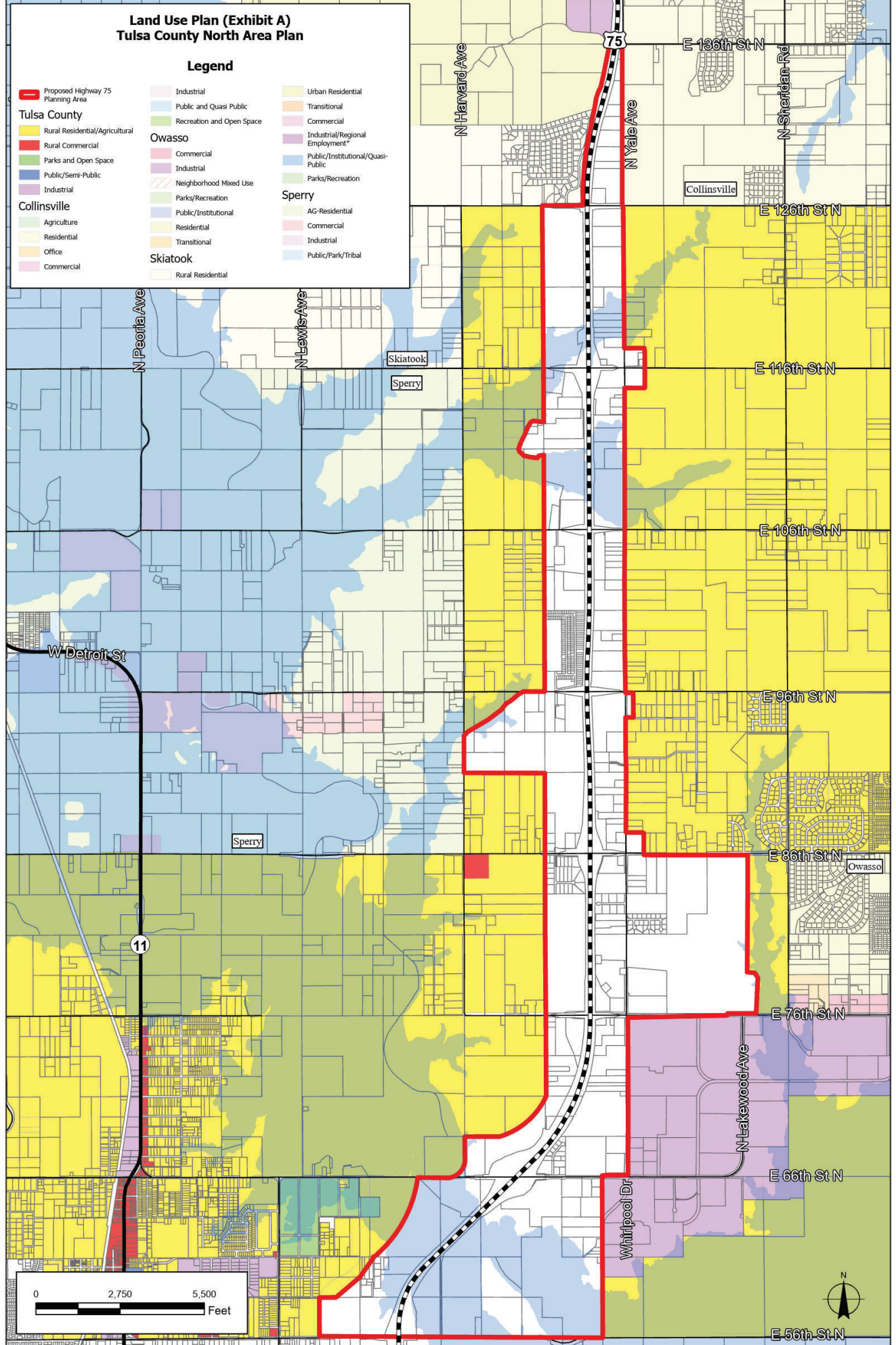


Tulsa County Comprehensive Plan Amendment TCCP-14

Land Use Plan (Exhibit A)
Tulsa County North Area Plan

Legend

Proposed Highway 75 Planning Area	Industrial	Urban Residential
Tulsa County	Public and Quasi Public	Transitional
Rural Residential/Agricultural	Recreation and Open Space	Commercial
Rural Commercial	Owasso	Industrial/Regional Employment*
Parks and Open Space	Commercial	Public/Institutional/Quasi-Public
Public/Semi-Public	Industrial	Parks/Recreation
Industrial	Neighborhood Mixed Use	Sperry
Collinsville	Parks/Recreation	AG-Residential
Agriculture	Public/Institutional	Commercial
Residential	Residential	Industrial
Office	Transitional	Public/Park/Tribal
Commercial	Skiatook	Rural Residential
	Rural Residential	



PRELIMINARY PLAT P.U.D. 876
CENTER 75 BUSINESS PARK

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 SE/4 SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TOWN OF SPERRY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Owner / Developer

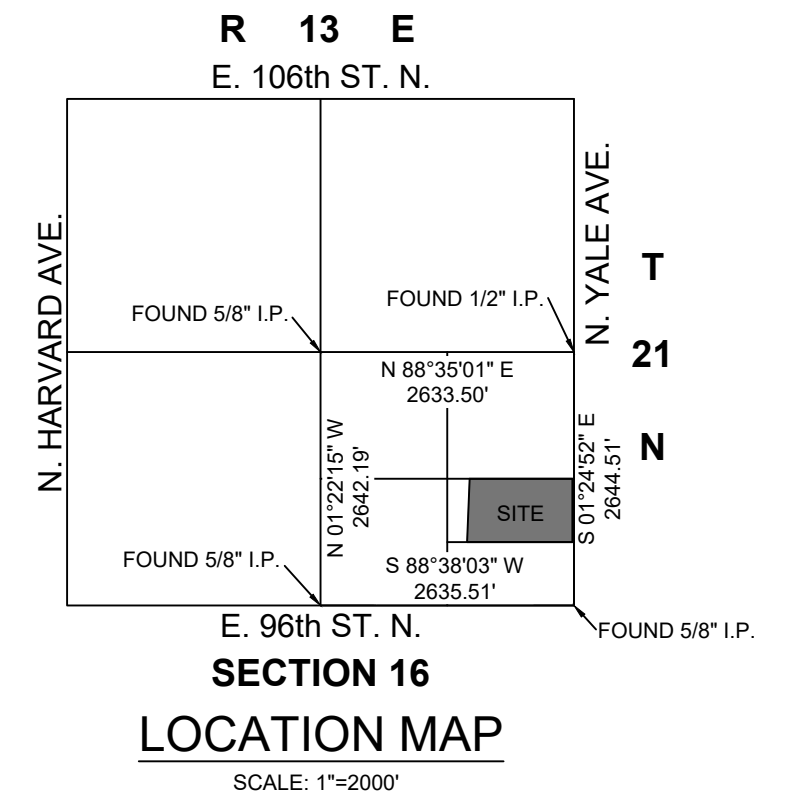
WILLIAMSON COMPANIES
 8707 E. 107th ST. N.
 OWASSO, OK 74055
 EMAIL: DonnyW66@gmail.com

Surveyor

FRITZ LAND SURVEYING, LLC
 524 EAST MAIN STREET
 JENKS, OKLAHOMA 74037
 PHONE: (918) 528-5121
 fritzlandsurveying@gmail.com
 C.A. # 5848 EXPIRES: 6-30-2026

Engineer

RICHARD L. KOSMAN, PE & ASSOCIATES, PLC
 9910 S. HUDSON PL.,
 TULSA, OK 74137
 PHONE: (918) 227-4784
 EMAIL: rkosman@sbcglobal.net
 C.A. # 4831 EXPIRES: 6-30-2027



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21335.92'	530.23'	N 01°15'04" E	530.21'

Subdivision Statistics

SUBDIVISION CONTAINS EIGHT (8) LOTS IN TWO (2) BLOCKS AND TWO (2) RESERVE AREAS.
 GROSS SUBDIVISION AREA: 682,735.6 S.F. OR 15.67 ACRES.

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE SE/4 OF SEC.16, T21N, R13E AS SOUTH 01°24'52" EAST.

Monumentation

ALL CORNERS WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848" UNLESS SHOWN OR NOTED HEREON.

Benchmark

SET 3/8" I.P. W/ "FRITZ" CAP
 NORTHING: 478256.57
 EASTING: 2581442.52
 Z: 655.92 NAVD88

Address

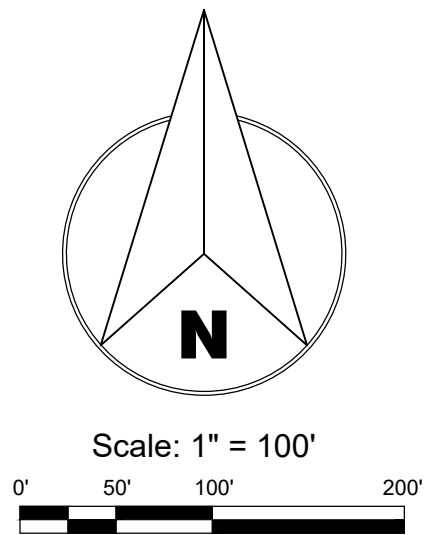
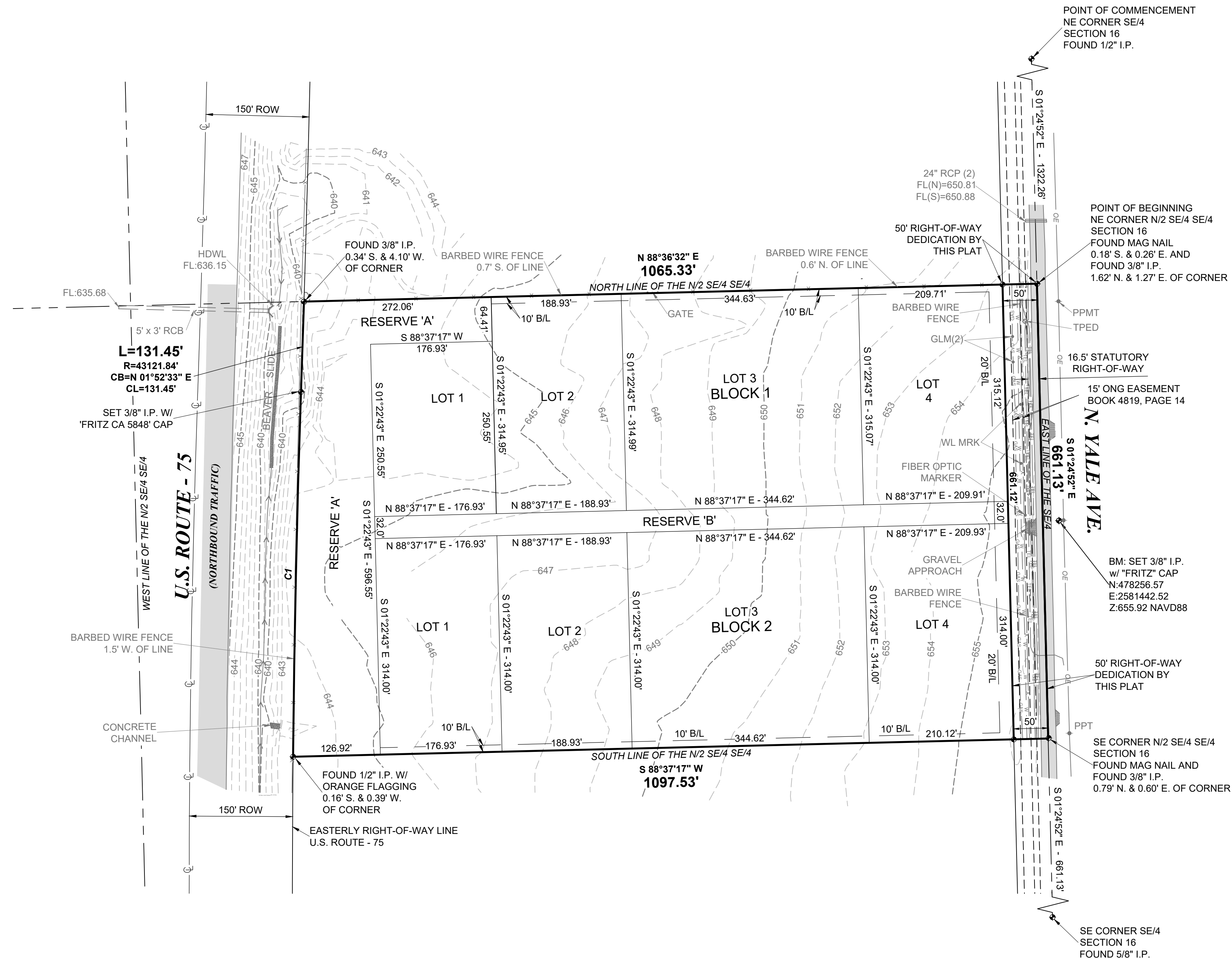
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0120L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

Legend

- B/L = BUILDING SETBACK LINE
- IPS = IRON PIN SET
- (REFER TO MONUMENTATION NOTE)
- ROW = RIGHT OF WAY
- S.F. = SQUARE FEET
- U/E = UTILITY EASEMENT



I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.
 DATED THE _____ DAY OF _____, 2026.
 MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY _____



CENTER 75 BUSINESS PARK

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 SE/4 SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

1.6 PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE LANDSCAPING AND PAVING OCCASIONED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THAT TULSA COUNTY OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

1.7 STORM SEWER

1.7.1 TULSA COUNTY, OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL STORM SEWER EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND STORM SEWER SYSTEM.

1.7.2 NO PERMANENT FENCE, PERMANENT WALL, PERMANENT BUILDING, OR PERMANENT STRUCTURE WHICH WOULD CAUSE AN OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORM SEWER EASEMENT AREA, AND ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE STORM SEWER SYSTEM SHALL BE PROHIBITED.

1.7.3 TULSA COUNTY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE PUBLIC STORM SEWER SYSTEM, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH SYSTEM CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF EACH LOT OR ITS AGENTS OR CONTRACTORS.

1.7.4 THE FOREGOING COVENANTS CONCERNING THE PUBLIC STORM SEWER SYSTEM SHALL BE ENFORCEABLE BY TULSA COUNTY, OR ITS SUCCESSOR, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

1.7.5 THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STORM SEWER LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID STORM SEWER. 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 STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH STORM, SHALL BE PROHIBITED.

1.8 LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH UNION AVENUE AND WEST 114th STREET WITHIN THE BOUNDARIES DESIGNATED "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY TULSA COUNTY, OKLAHOMA OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. "LIMITS OF NO ACCESS" SHALL BE ENFORCEABLE BY TULSA COUNTY.

SECTION II. RESERVE AREAS

2.1 RESERVE AREA "A"

RESERVE AREA "A" SHALL BE USED FOR INGRESS AND EGRESS, MUTUAL ACCESS, PARKING, UTILITIES, OPEN SPACE, SIGNAGE, LANDSCAPING, WALLS, AND FENCING.

2.1.1 IT IS HEREBY ESTABLISH AND DEDICATED A MUTUAL ACCESS EASEMENT OVER THE AREA IDENTIFIED ON THE FACE OF THE PLAT AS RESERVE AREA "A". SAID MUTUAL ACCESS EASEMENT IS IN FAVOR OF ALL LOTS WITHIN THE PLAT OF THE CENTER 75 BUSINESS PARK.

2.1.2 THE SUBDIVISION OWNER/DEVELOPER SHALL UPON 100% OF DEVELOPMENT OF THE LOTS WITHIN CENTER 75 BUSINESS PARK SHALL TRANSFER OWNERSHIP OF THE AREA KNOWN AS RESERVE AREA "A" THE MUTUAL ACCESS EASEMENT TO A MANDATORY OWNERS ASSOCIATION OF CENTER 75 BUSINESS PARK.

2.1.3 THE AREA TRANSFERRED TO THE OWNERS ASSOCIATION SHALL BE RECOGNIZED AS A SEPARATE LOT OF RECORD AND BE IDENTIFIED AS RESERVE AREA "A" AND KNOWN AS THE PRIVATE STREETS OF CENTER 75 BUSINESS PARK.

2.1.4 RESERVE "A" AND CONTAINED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHALL BE PRIVATE STREETS WITH FULL RIGHTS OF USAGE OF SUCH STREETS BY ALL PATRONS, SERVICE VEHICLES, DELIVERIES, EMERGENCY AND GOVERNMENT VEHICLES. NO GATES OR ARE ALLOWED WITHIN RESERVE AREA "A".

2.1.5 ALL STREETS WITHIN THE SUBDIVISION ARE BY GRANT OF THE OWNER/DEVELOPER AND IDENTIFIED AS PRIVATE STREETS (IDENTIFIED AS RESERVE AREA "A") FOR THE COMMON USE AND BENEFIT OF CENTER 75 BUSINESS PARK. THE OWNER/DEVELOPER HEREBY GRANTS TO TULSA COUNTY, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

2.2 RESERVE AREAS "B"

2.2.1 FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF TULSA COUNTY, OK, THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND GRANT PERPETUAL EASEMENTS ON, OVER, AND ACROSS RESERVES "B" FOR THE PURPOSE OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN CENTER 75 BUSINESS PARK.

2.2.2 RESERVE B IS ALLOWED TO BE USED FOR THE DETENTION AND CONVEYANCE DETENTION AND LANDSCAPING TO COMPLY WITH THE SUBMITTED LANDSCAPE PLANS OF THE PLANNED UNIT DEVELOPMENT CRITERIA. DRAINAGE FACILITIES CONSTRUCTED WITHIN RESERVES "B" SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE TULSA COUNTY, OKLAHOMA.

2.2.3 DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN RESERVES "B" SHALL BE CONVEYED TO AND MAINTAINED BY A OWNERS' ASSOCIATION COMPRISED OF THE OWNERS OF THE LOTS WITHIN CENTER 75 BUSINESS PARK. MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTION INCLUDING REPAIR OF EROSION AND APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATION, AND PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE RESERVE AREA "B". MAINTENANCE SHALL BE AT THE COST OF THE APPLICABLE OWNERS' ASSOCIATION AS SET FORTH UNDER SECTION 6, AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- (I) THE DETENTION EASEMENT AREA SHALL BE KEPT FREE OF LITER.
- (II) THE DETENTION EASEMENT AREA SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

2.2.4 IN THE EVENT THE 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 BY THE OWNERS' ASSOCIATION.

2.2.5 IN THE EVENT THE OWNERS' ASSOCIATION, AFTER RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE APPLICABLE TO RESERVE "B" AS ABOVE SET FORTH, TULSA COUNTY, OK, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS. THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN CENTER 75 BUSINESS CENTER, PROVIDED HOWEVER, THE LIEN AGAINST EACH LOT SHALL BE LIMITED TO 1/6 OF THE COSTS.

2.2.6 A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY TULSA COUNTY, OKLAHOMA. EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PRIVATE STREETS, DRIVE ISLES 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 HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, OWNERS ASSOCIATION OR TULSA COUNTY OKLAHOMA.

2.3 ALL RESERVES

2.3.1 ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVES, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

2.3.2 IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE RESERVE AREAS AND FACILITIES THEREON LOCATED AS ABOVE PROVIDED, THE TULSA COUNTY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE RESERVE AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE PROPERTY OWNERS' ASSOCIATION.

2.3.3 IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION FAILS TO PAY THE COST OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE TULSA COUNTY, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE DEVELOPMENT, PROVIDED HOWEVER, THE LIEN AGAINST EACH LOT SHALL BE LIMITED TO ITS PRO RATA SHARE OF THE COSTS. THIS LIEN MAY BE FORECLOSED BY THE TULSA COUNTY, OKLAHOMA.

3.1 SITE PLAN

3.1.1 THE SECOND PAGE OF THE PLAT OF CENTER 75 BUSINESS PARK IS A SITE PLAN THAT INCLUDES TRAFFIC CIRCULATION DRIVE ILES, PARKING AREA, LANDSCAPE ISLANDS, BUILDING AREAS, LANDSCAPE AND ELEVATION CONTOURS. THERE ARE AREAS OF THE SITE PLAN THAT ARE MANDATORY RELATED TO TRAFFIC CIRCULATION, SITE DRAINAGE, LANDSCAPE, AND AEROBIC SEPTIC DESIGN.

3.1.2 EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PRIVATE STREETS, DRIVE ISLES, 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 HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, OWNERS ASSOCIATION OR TULSA COUNTY OKLAHOMA.

3.1.3 ALL INTERIOR ROADWAYS SHALL BE DEVELOPED AT THE SIZE AND ELEVATIONS/CONTOURS THAT ARE DESIGNED ON THE SITE PLAN. THE INTERIOR ROADWAYS SHALL BE DEDICATED WITH A MUTUAL ACCESS EASEMENT TO ALL LOT OWNERS WITHIN THE DEVELOPMENT TO PROMOTE TRAFFIC CIRCULATION TO ALL PARCELS AND TO ENSURE THAT THE DETAILED DRAINAGE PLAN DESIGNED FOR STORMWATER MANAGEMENT OF THE SUBDIVISION IS MAINTAINED.

3.1.4 THE PARKING AREAS AS SHOWN ON THE SITE PLAN ARE THE MAXIMUM DESIGN FOR THE SITE. EACH LOT OWNER WILL BE REQUIRED TO CONSTRUCT THE PARKING AREAS NECESSARY FOR THE USE OF THEIR BUILDING. IF PARKING AREAS ARE CONSTRUCTED, THEY MUST BE IN ACCORDANCE WITH THE CONTOURS AND LOCATIONS AS SHOWN ON THE SITE PLAN. IF PARKING AREAS ARE NOT CREATED, THEY MUST BE CHANGED TO LANDSCAPE AREAS AND INCORPORATED INTO SITE DRAINAGE OR AEROBIC SYSTEM MANAGEMENT.

3.1.5 THE PLANNED UNIT DEVELOPMENT FOR CENTER 75 BUSINESS PARK HAS AN APPROVED LANDSCAPE PLAN. IT SHALL BE MANDATORY THAT THE LANDSCAPE PLAN BE COMPLETED IN ACCORDANCE WITH THE SUBMITTED PLANS FOR ALL LOTS.

4.1 PLANNED UNIT DEVELOPMENT

"CENTER 75 BUSINESS PARK" WAS FILED AS A PLANNED UNIT DEVELOPMENT (PUD NO.876) WHICH WAS APPROVED BY THE TULSA METROPOLITAN PLANNING AGENCY ON FEBRUARY 4, 2026, AND BY THE TULSA COUNTY COMMISSION ON _____, 2026. THE PLANNED UNIT DEVELOPMENT PROVISIONS REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY TULSA COUNTY, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE PUD, AND ANY AMENDMENTS THERETO. THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND TULSA COUNTY, OKLAHOMA, THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HERINAFTER SET FORTH.

4.1.1 DEVELOPMENT STANDARDS

THE PROPERTY IS ZONED CS (COMMERCIAL SHOPPING)/PLANNED UNIT DEVELOPMENT. IF A USE CATEGORY OR SUBCATEGORY THAT REQUIRES A SPECIAL EXCEPTION FOR APPROVAL IS NOT LISTED IN THE PERMITTED USES BELOW, THE OWNER WILL BE REQUIRED TO SEEK APPROVAL BY PRIVATE COVENANT WITH THE OWNERS ASSOCIATION FOR THAT USE PRIOR TO APPLICATION FOR A SPECIAL EXCEPTION WITH TULSA COUNTY.

THE FOLLOWING USES LISTED ARE BY THE PLANNED UNIT DEVELOPMENT CRITERIA EITHER PERMITTED OUT RIGHT OR PROHIBITED IN THE CENTER 75 BUSINESS PARK.

PERMITTED USES:

USES ALLOWED BY RIGHT IN CS (COMMERCIAL SHOPPING), EXCEPT AS IDENTIFIED BELOW AS PROHIBITED.

THE FOLLOWING USES ARE INCLUDED AS PERMITTED BY RIGHT:

HOTEL/MOTEL
PERSONAL VEHICLE SALES AND RENTALS (PROVIDED THAT ALL VEHICLES MUST BE STORED IN AN ENCLOSED BUILDING)
WHOLESALE, DISTRIBUTION, & STORAGE, (PROVIDED NO OUTDOOR STORAGE)

PROHIBITED USES:

THE FOLLOWING USES SHALL BE PROHIBITED BY THE PUD:

RESIDENTIAL
RELIGIOUS ASSEMBLY
CAMPGROUNDS AND RV PARKS
MEDICAL MARIJUANA DISPENSARY (TO INCLUDE TRANSPORTING USE)
MEDICAL MARIJUANA RESEARCH FACILITY.
MEDICAL MARIJUANA TESTING LABORATORY.
MEDICAL MARIJUANA WAREHOUSING AND WHOLESALE FACILITY.
MEDICAL MARIJUANA GROW FACILITY
SEXUALLY ORIENTED BUSINESS

BULK AND AREA REQUIREMENTS

FLOOR AREA RATIO (MAXIMUM) FOR ALL LOTS 75%

MINIMUM SETBACK FROM INTERIOR PROPERTY LINES: GREATER THAN 5 FEET

MINIMUM SETBACK FROM ADJACENT PROPERTY LINE: CS ZONE

MINIMUM SETBACK FROM INTERIOR PARKING LOTS AND CIRCULATION ROADWAYS: 10 FEET

MINIMUM SETBACK FROM US HIGHWAY 75 RIGHT OF WAY LINE: 25 FEET

MINIMUM SETBACK FROM YALE AVENUE: 50 FEET

MAXIMUM PERMITTED BUILDING HEIGHT: N/A

SCREENING:

PER CS (COMMERCIAL SOPPING) ZONING DISTRICT

LANDSCAPING:

THE BUILDING PERMIT SUBMITTAL SHALL INCLUDE A LANDSCAPE PLAN. THE LANDSCAPE PLAN SHALL INCLUDE AEROBIC SANITARY SEWER OPERATIONS AND STORM WATER DETAILS OF CONNECTION TO THE STORMWATER PLAN FOR THE DEVELOPMENT.

I. LIGHTING:

EXTERIOR AREA LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD AND AWAY FROM ANY ADJACENT PROPERTY OR PUBLIC RIGHT OF WAYS. STREET AND PARKING LOT LIGHTING SHALL NOT EXCEED 19 FEET IN HEIGHT AND BE APPROVED BY TULSA COUNTY BUILDING DEPARTMENT PRIOR TO INSTALLATION.

IV. SIGNAGE

1. GENERAL REQUIREMENTS:

A. CENTER 75 MAY PLACE ONE DEVELOPMENT GROUND SIGNS AT THE MAIN ENTRANCE TO YALE AVENUE, AND ONE ALONG THE US HIGHWAY 75 RIGHT OF WAY.
B. THESE GROUND SIGNS IDENTIFYING THE USERS IN THE DEVELOPMENT SHALL BE LIMITED TO 275 SQUARE FEET AND SHALL NOT EXCEED 30 FEET IN HEIGHT.

2. WALL OR CANOPY SIGNS WITHIN THE DEVELOPMENT SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF 2 SQUARE FOOT PER EACH LINEAL FOOT OF THE BUILDING WALL TO WHICH THE SIGN OR SIGNS ARE AFFIXED. WALL AND CANOPY SIGNS SHALL BE FURTHER RESTRICTED AS FOLLOWS:

A. A WALL OR CANOPY SIGN SHALL NOT EXTEND ABOVE THE TOP OF THE PARAPET OR BUILDING WALL ON WHICH IT IS LOCATED.

3. DURING THE PERIOD OF CONSTRUCTION, BUT NOT EXCEEDING 24 MONTHS, A MAXIMUM OF TWO SIGNS ADVERTISING THE CONSTRUCTION MAY BE ERRECTED ON THE ELM STREET FRONTAGE OF THE DEVELOPMENT AND ALONG THE US HIGHWAY 75 RIGHT OF WAY. THIS SIGN SHALL NOT EXCEED 40 SQUARE FEET DISPLAY.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

P.U.D. 876 CENTER 75 BUSINESS PARK
KNOW ALL MEN BY THESE PRESENTS:
CENTER 75 BUSINESS PARK, L.L.C., AN OKLAHOMA CORPORATION, HERINAFTER REFERRED TO AS THE OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE TULSA COUNTY, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 SE/4 SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE/4 OF SAID SECTION 16;
THENCE SOUTH 01°24'52" EAST ALONG THE EAST LINE THEREOF 1322.26 FEET TO THE NORTHEAST CORNER OF THE N/2 SE/4 SE/4 OF SAID SECTION 16 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01°24'52" EAST ALONG SAID EAST LINE 661.13 FEET TO THE SOUTHEAST CORNER OF THE N/2 SE/4 SE/4 OF SAID SECTION 16;
THENCE SOUTH 88°37'17" WEST ALONG THE SOUTH LINE THEREOF 1097.53 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 75;

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 21335.92 FEET, AN ARC LENGTH OF 309.23 FEET, A CHORD BEARING OF NORTH 01°15'04" EAST AND A CHORD LENGTH OF 530.21 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 43121.84 FEET, AN ARC LENGTH OF 131.45 FEET, A CHORD BEARING OF NORTH 01°52'33" EAST AND A CHORD LENGTH OF 131.45 FEET TO THE NORTH LINE OF THE N/2 SE/4 SE/4 OF SAID SECTION 16;

THENCE NORTH 88°36'32" EAST ALONG SAID NORTH LINE 1065.33 FEET TO THE NORTHEAST CORNER OF THE N/2 SE/4 SE/4 OF SAID SECTION 16 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 715,791.7 SQ. FEET OR 16.43 ACRES.

AS OWNER/DEVELOPER, I HEREBY CERTIFY THAT I HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS PRESENTED ON THE PLAT AND HAVE DESIGNATED THE SUBDIVISION AS " CENTER 75 BUSINESS PARK ", A SUBDIVISION IN TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

1.1. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE, FOR PUBLIC USE, 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, 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 INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES TO ITSELF, AND TO IT'S ASSIGNS, THE RIGHT TO USE OR DELEGATE TO OTHERS THE RIGHT TO USE THE DESIGNATED EASEMENTS AND RIGHTS OF WAY TO PROVIDE ANY OF THE SERVICES SET FORTH HEREIN.

WASHINGTON COUNTY RWD#3, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS. RWD#3 SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT IN ALL EASEMENT AREAS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF ITS UNDERGROUND FACILITIES.

THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANTS SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE TULSA COUNTY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF A STREET OR EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS.

1.2. UNDERGROUND SERVICE

1.2.1 OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY NOT BE LOCATED WITHIN THE BOUNDARIES OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY 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 THE EASEMENT WAYS 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 THE EASEMENT WAYS.

1.2.2 UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY 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.

1.2.3 THE SUPPLIERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE 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.

1.2.4 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE 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 SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNERS' AGENTS OR CONTRACTORS.

1.2.5 THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION 1.2 SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.3. WATER SERVICE

1.3.1 WASHINGTON COUNTY RURAL WATER DISTRICT #3 SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.

1.3.2 THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN OR PUBLIC, 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 OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER AND SHALL BE PROHIBITED.

1.3.3 WASHINGTON COUNTY RURAL WATER DISTRICT #3, OR ITS SUCCESSORS, WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, 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.

1.3.4 WASHINGTON COUNTY RURAL WATER DISTRICT #3 OR ITS SUCCESSORS THROUGH ITS PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENT-WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND WATER FACILITIES.

1.3.5 THE FOREGOING COVENANTS CONCERNING WATER FACILITIES SHALL BE ENFORCEABLE BY WASHINGTON COUNTY RURAL WATER DISTRICT #3 OR IT SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

1.4 GAS SERVICE

1.4.1 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.

1.4.2 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, 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 THE ITS AGENTS OR CONTRACTORS.

1.4.3 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.

1.5 SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC OR PRIVATE 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 HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS "SECTION 1.5 SURFACE DRAINAGE" SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY TULSA COUNTY, OKLAHOMA.

PRELIMINARY PLAT P.U.D. 876
CENTER 75 BUSINESS PARK

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 SE/4 SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TOWN OF SPERRY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

4.2.1 ARCHITECTURAL STANDARDS

4.2.2 AN ARCHITECTURAL COMMITTEE WILL BE FORMED TO REVIEW AND APPROVE ANY STRUCTURE TO BE BUILT ON ANY LOT AND SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN. THE OWNER/DEVELOPER SHALL BE THE DESIGNATED ARCHITECTURAL COMMITTEE. THE COMMITTEE MAY APPOINT ADDITIONAL MEMBERS. AT A POINT AGREEABLE TO OWNER/DEVELOPER, A DULY ELECTED ARCHITECTURAL COMMITTEE SHALL BE FORMED CONSISTING OF MEMBERS OF THE PROPERTY OWNERS' ASSOCIATION. NO BUILDING, FENCE, WALL, FREE STANDING MAILBOX OR ANY OTHER IMPROVEMENTS OR STRUCTURE MAY BE COMMENCED, ERECTED, CONSTRUCTED OR PLACED 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 BE SUBMITTED IN DUPLICATE AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING, AS APPLICABLE, WITH REGARD TO EACH IMPROVEMENT TO BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION, WHICH MUST BE APPROVED PRIOR TO SUBMITTAL TO TULSA COUNTY FOR A BUILDING PERMIT. THE FOLLOWING ARE MINIMUM STANDARDS THAT MUST BE SUBMITTED WITH ANY PROPOSAL.

- A. ALL SIDES OF BUILDINGS FACING A PUBLIC ROAD SHALL INCORPORATE A FORM OF MASONRY OR EFIS PRODUCT UP TO 30% TO INCLUDE BRICK, STUCCO, TILT UP CONCRETE, OR SIMILAR MASONRY LIKE PRODUCT, STONE, OR SOME COMBINATION THEREOF.
- B. THE DEVELOPMENT WILL ESTABLISH A PLAT WITH SIX LOTS THAT WILL ALLOW A LOT SPLIT TO THREE PARCELS OF THE TWO CENTER LOTS TO BE APPROVED BY THE REVIEW OF THE PLANNING STAFF FOR EACH LOT UPON VERIFICATION OF COMPLIANCE TO THE SUBDIVISION REGULATIONS.
- C. THE DEVELOPMENT MUST SUBMIT BUILDING ELEVATIONS WITH A SITE PLAN, LEGAL DESCRIPTION AND A SURVEYOR'S LOT SPLIT EXHIBIT WITH EACH PROPOSED BUILDING.
- D. THE SITE PLAN SUBMITTAL SHALL INCLUDE A LANDSCAPE PLAN. THE LANDSCAPE PLAN SHALL INCLUDE AEROBIC SANITARY SEWER OPERATIONS AND STORM WATER DETAILS OF CONNECTION TO THE STORMWATER PLAN FOR THE DEVELOPMENT.

5.1 FORMATION OF A PROPERTY OWNERS ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, CENTER 75 BUSINESS PARK PROPERTY OWNERS' ASSOCIATION, INC., A NONPROFIT CORPORATE ENTITY (HEREIN REFERRED TO AS THE "ASSOCIATION") THE ASSOCIATION SHALL BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING RESERVES "A" AND "B".

5.2 MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT WITHIN CENTER 75 BUSINESS PARK SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

5.3 COVENANT FOR ASSESSMENTS

THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THERETO, ARE DEEMED TO COVENANT AND AGREE TO PAY THE ASSOCIATION AN ANNUAL ASSESSMENT WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING WITHOUT LIMITATION RESERVES "A" AND "B11" AS DESIGNATED ON THE PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THE DECLARATION AND THE BYLAWS OF THE ASSOCIATION. AN UNPAID ASSESSMENT SHALL BE A LIEN AGAINST THE LOT WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

5.4 ENFORCEMENT RIGHTS OF THE ASSOCIATION

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION, AND SHALL HAVE THE RIGHT TO ENFORCE ALL THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, CENTER 75 BUSINESS PARK, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026.

CENTER 75 BUSINESS PARK, L.L.C.
 AN OKLAHOMA LIMITED LIABILITY COMPANY

 DONNY WILLIAMSON, PRESIDENT

STATE OF OKLAHOMA)
 COUNTY OF TULSA) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

CERTIFICATE OF SURVEY

I, ANDREW FRITZ, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "CENTER 75 BUSINESS PARK", A SUBDIVISION IN THE TULSA COUNTY, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

EXECUTED THIS _____ DAY OF _____, 2026.

 ANDY FRITZ
 LICENSED PROFESSIONAL LAND SURVEYOR
 OKLAHOMA NO. 1694

STATE OF OKLAHOMA)
 COUNTY OF TULSA) SS



BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY 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.

WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

 JENNIFER FRITZ

MY COMMISSION EXPIRES: 6/23/2026
 MY COMMISSION NUMBER: 14005589



CERTIFICATE OF COUNTY TREASURER

I, _____, COUNTY TREASURER OF ROGERS COUNTY, OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS PERTAINING TO AD VALOREM TAXES ON THE TRACT DESCRIBED ON THE ACCOMPANYING PLAT AND FIND THAT ALL THE AD VALOREM TAXES HAVE BEEN PAID TO AND INCLUDING 2025/2026.

DATED THIS _____ DAY OF _____, 2026

 ROGERS COUNTY TREASURER

PLANNING COMMISSION APPROVAL

I, _____, CHAIRMAN OF THE CITY OF CATOOSA PLANNING COMMISSION HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE FOREGOING COVENANTS AND PLAT HERewith OF "CENTER 75 BUSINESS PARK".

DATED THIS _____ DAY OF _____, 2026

 CHAIRMAN, CATOOSA PLANNING COMMISSION

ACCEPTANCE OF DEDICATION BY THE CITY COUNCIL

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CATOOSA, OKLAHOMA, THE DEDICATION SHOWN ON THE PLAT HERewith OF "CENTER 75 BUSINESS PARK".

ADOPTED BY THE CITY COUNCIL OF THE CITY OF CATOOSA, OKLAHOMA, ON THIS _____ DAY OF _____, 2026.

 MAYOR, CITY OF CATOOSA

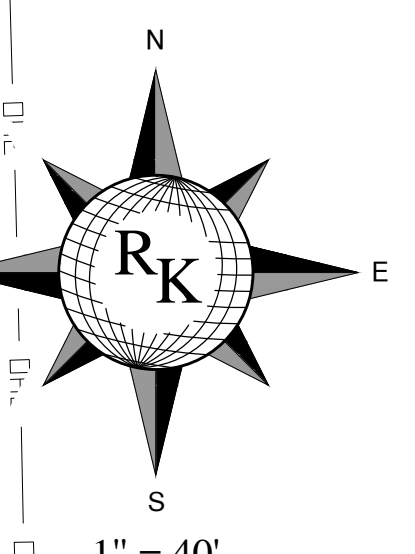
 CITY CLERK, CITY OF CATOOSA

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

 CITY CLERK

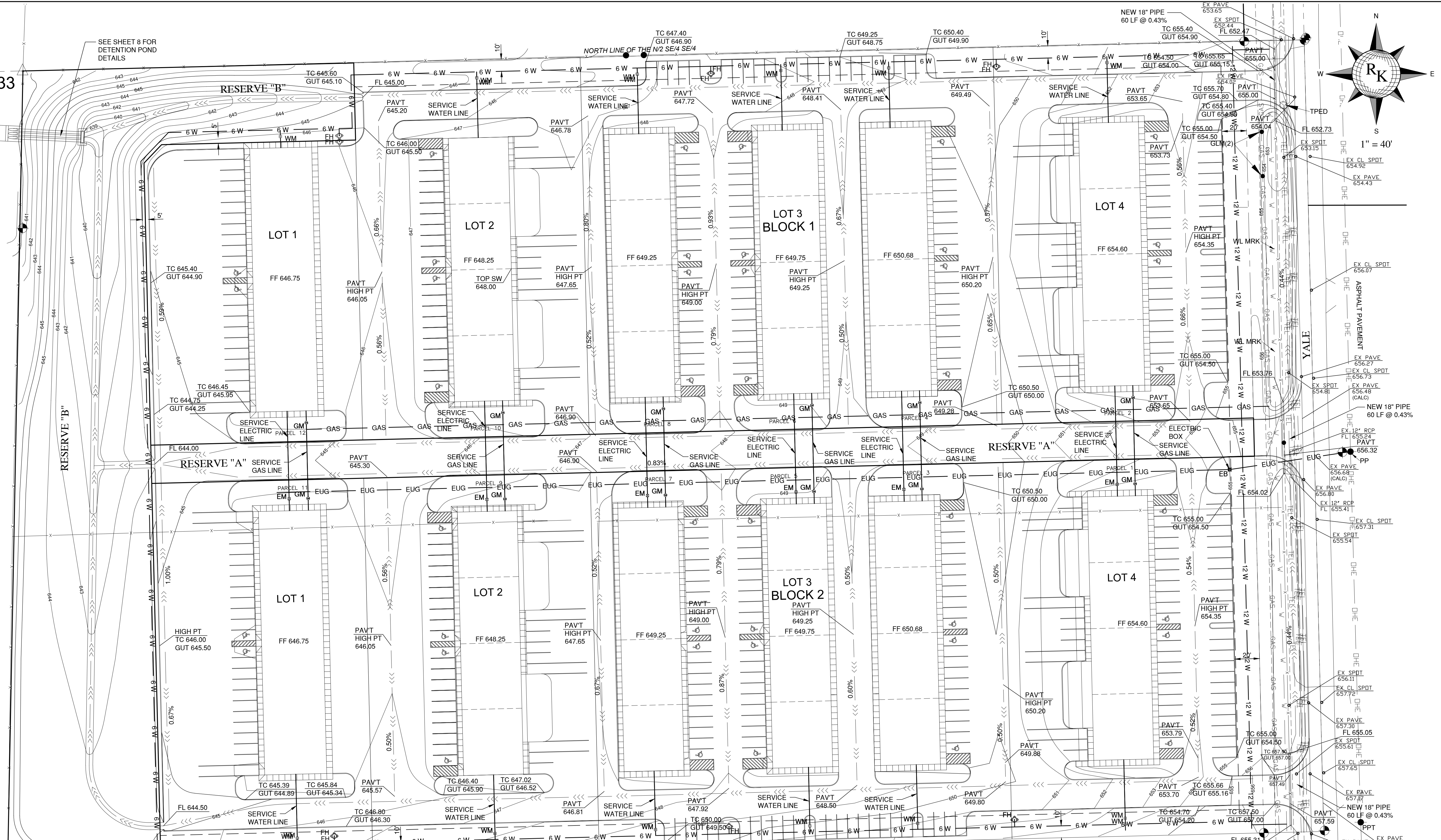
75

33



U.S. ROUTE - 75

75



LEGEND

- 12 W — NEW 12" WATER LINE (SDR - 21)
- 6 W — NEW 6" WATER LINE (SDR - 21)
- EUG — NEW ELECTRIC UNDER GROUND
- GAS — NEW GAS LINE
- WM® — NEW WATER METER
- GM® — NEW GAS METER
- EM® — NEW ELECTRIC METER
- EB® — NEW ELECTRIC BOX
- FH® — NEW 3-WAY FIRE HYDRANT

OWNER:

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1-800-822-5549
CALL OKIE

LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE UTILITY OWNERS. BEFORE DOING ANY WORK WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OR "CALL OKIE (OKLAHOMA ONE-CALL)" NOT LESS THAN 48 HOURS IN ADVANCE AND SHALL ESTABLISH THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

REVISIONS	DATE	APPROVED

THIS DOCUMENT IS PRELIMINARY IN NATURE, AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT.

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Expires June 30, 2027

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UTILITY PLAN

CENTER 75 BUSINESS PARK

SHEET 6 OF 8 00625 DATE: 03/04/2026