

Case: Saint Francis Hospital South

<u>Hearing Date</u>: March 1, 2023 (Continued from February 15, February 1, 2023 and January 18, 2023)

Case Report Prepared by:

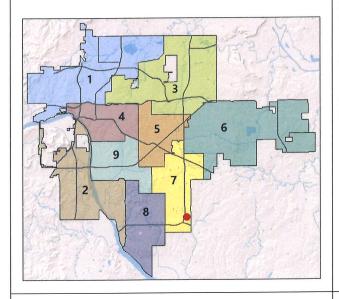
Nathan Foster

Owner and Applicant Information:

Applicant: Nathalie Cornett, Eller & Detrich

Owner: Saint Francis Health System

<u>Location Map:</u> (shown with City Council districts)



Applicant Proposal:

Request for authorization to receive accelerated release of building permits

2 lots, 1 block, 40.93 <u>+</u> acres

Location: Northeast corner of East 91st Street South and Highway 169

Zoning: CO/PUD-586-A

Staff Recommendation:

Staff recommends **approval** of the authorization to receive an accelerated release of a building permit

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Kelly Dunkerley

ACCELERATED RELEASE OF BUILDING PERMIT

Saint Francis Hospital South - (CD 7)

Northeast corner of East 91st Street South and Highway 169

The subject property is required to obtain full compliance with the Subdivision & Development Regulations due to a rezoning to PUD-586-A that occurred in December of 2001. A portion of the property was platted following the original approval, but the remainder of the tract is still subject to the platting requirements in the Tulsa Zoning Code Section 70.080.

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. The *Subdivision & Development Regulations* require the approval of a preliminary plat prior to authorization for an accelerated release of building permits. The preliminary plat for this project was approved on April 6, 2022.

The project is seeking to abandon and reconfigure existing public infrastructure that impacts that site. The abandonment of certain public infrastructure will include the closure and vacation of existing public utility easements that impact the project site. No construction will be permitted within the existing easements until closure of the easements has been completed. If approved, this application would allow work to begin on portions of the project that exist within the previously unplatted areas while the process to close and vacate existing easements continues. Closed easements will be depicted on the final plat. Any easements that have completed the vacation process will be removed from the final plat.

The Technical Advisory Committee met on January 5, 2023 and had no objections to the authorization for accelerated release of building permits.

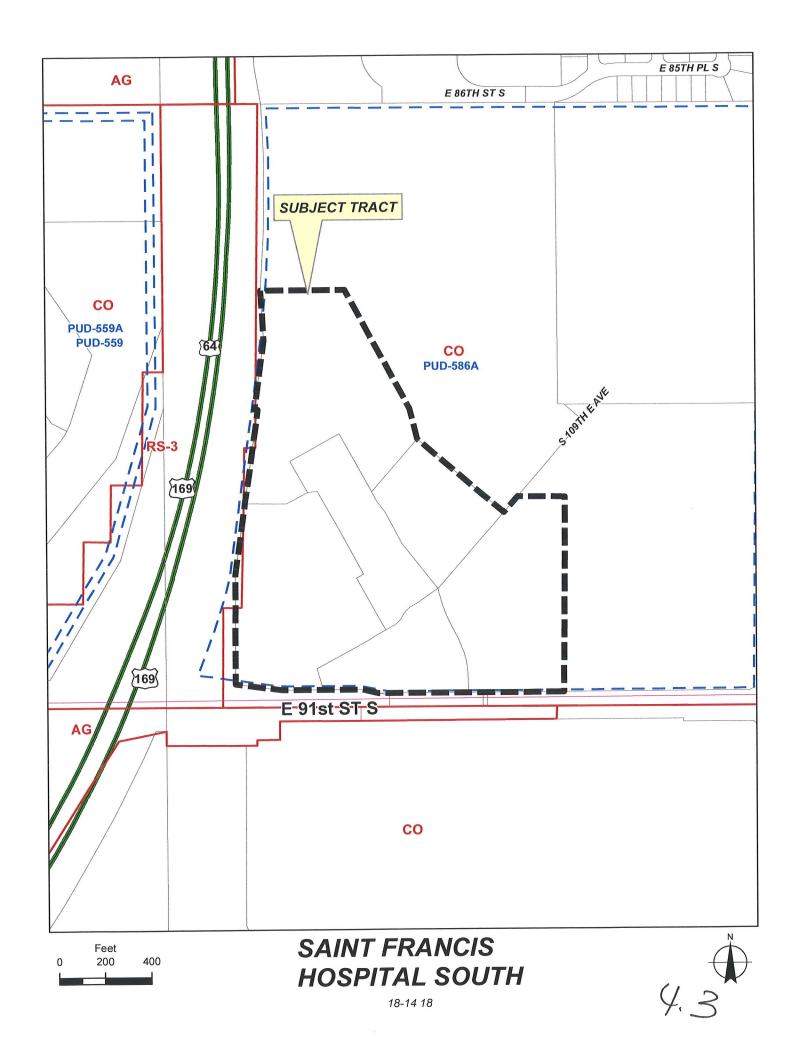
If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Staff recommends **approval** of the accelerated release of a building permit with the following conditions:

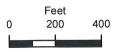
1. If an accelerated release is approved, no final inspection of buildings or structures may occur, and no certificate of occupancy may be issued until a final plat for the subject property has been approved and recorded.

Staff has determined that circumstances related to the subject property reasonably preclude the future use or improvement of the area for which dedication of right-of-way and easements would be required and recommend TMAPC include these findings to defer those dedications to the final plat.

4.2







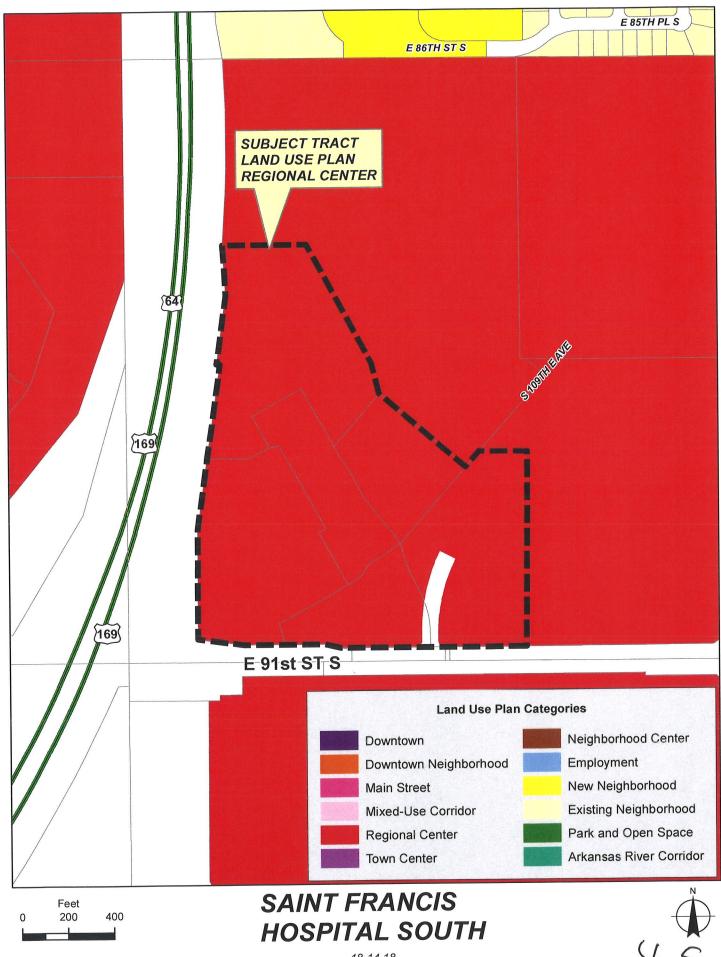


SAINT FRANCIS HOSPITAL SOUTH

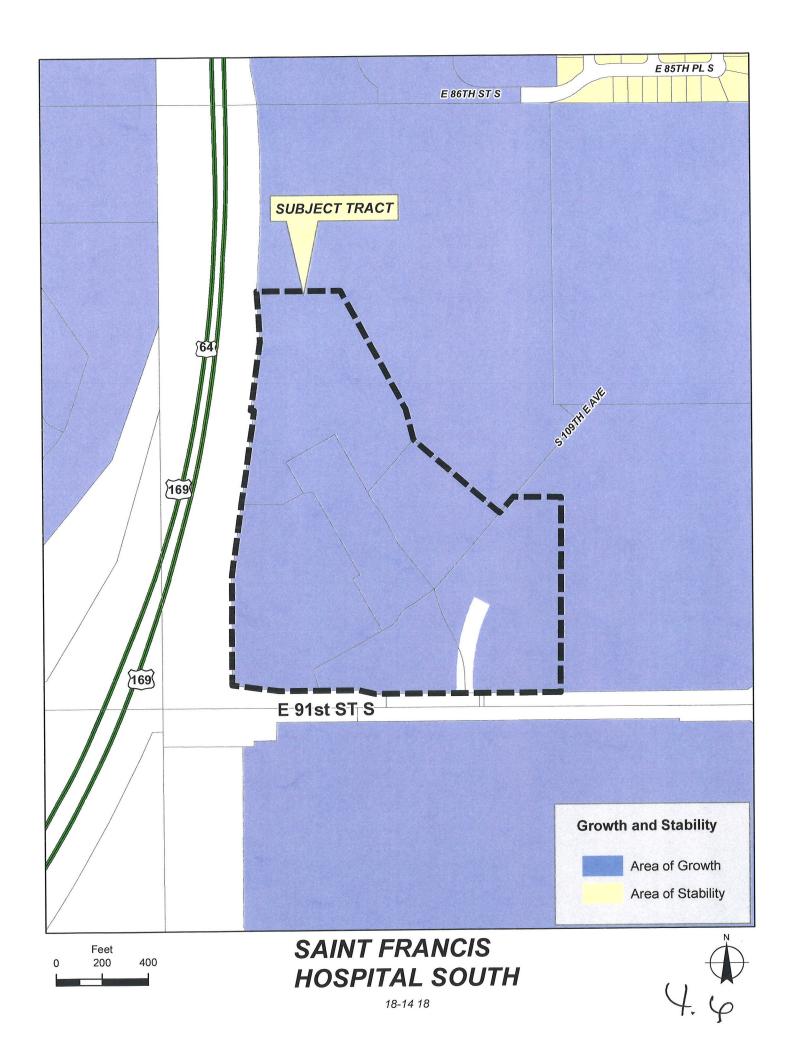
Note: Graphic overlays may not precisely align with physical features on the ground.

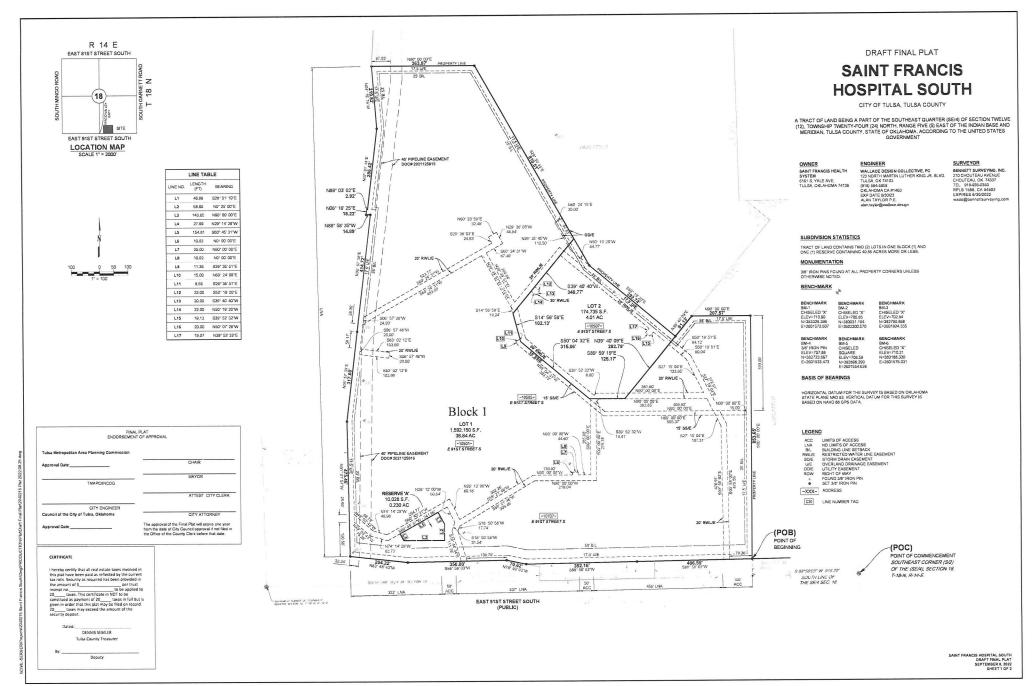
Aerial Photo Date: 2020/2021













SAINT FRANCIS HOSPITAL SOUTH

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CONSERVED FAMILY THROUGH AND BIRD WORD PARTICIDARY DESCRIBED AS FOLIORS TOWN.

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THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED, STAKED, PLATTED AND SUBBRIDED INTO TWO (2) LOTS, ONE (1) BLOCK AND RESERVER, IN COMPORATIVE WITH THE ACCOMPANION PLAT AND SURVEY THEREOF AND HAVE DESIGNATED THE SUBBRISION AS "SAINT FRANCE HOSPITAL, SURVEY, A SUBBRISHING THE SUBBRISHON AS "SAINT FRANCE HOSPITAL, SURVEY, A SUBBRISHING THE CITY OF TURS. THIS. ACCOUNT, STATE OF CHALLOWS."

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

C. GAS SERVICE:

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2. ACCESS, THE CITY OF TULES OCEANOR PROFITS DUCCESSORS, SHALLAT ALL TRACE HAVE REPORT OF ACCESS TO ALL EAGURENTS DUPICTO ON THE ACCOMPANYOR PLAT. OR OTHERWISE PROVIDED FOR NY THE SECOND OF SEELENGING AND THE PURPOSE OF RETALLING. MAINTAINED, RESIDENCE OR REPORTED OF INCIDENCES WHITE, SMATLAYS SEVER, STORM SERVER FACILITIES OF TRAFFIC CONTROL DEVICES OF TRAFFIC CONTROL DEVICES OF TRAFFIC CONTROL DEVICES.

ENFORCEMENT, THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE CITY OF TUASA, OKLAHOMA, ON ITS SUCCESSORS, AND THE OWNER OF THE LOT ADMICES TO BE SOUND HEREBY.

E. SURFACE DRAMAGE:

THE OWER OF THE LOT AFFECTED DWILL BE REPPORBLE FOR THE REPARL OF DAMAGE TO LANGEUPING AND PAVING OCCASIONED BY INCESSARY PLACEMENTS, BETALESCHOTS OF MONTHLANDERS OF WAITER. SEENS, STORM EIGHT, MAILANDERS, CALL, CANADACTINES, CARE, TO STORM EIGHT, MAILANDERS, CARE, STORM EIGHT, MAILANDERS, SAMMER SERRES, BERKEINS, AND ELECTION ESCHOLATION, CARE ACCOMPANION PLAT, FRONCE OF THE OWNER OF THE UTILITY SERVICE SHALL USE REASONABLE. CARE IN PERFORMENT AND ELECTROPISM OF THE UTILITY SERVICE SHALL USE REASONABLE.

THE COMPANY PRESENT RELIABLEST WORLD'S OF INTERLAND PROMESS OF LOSSES FROM MAY PROTECTED OF THE RESPIRET ACADEDLY TO EAST 18¹⁷ SHEET SOUTH WHITE THE SOURCES GENERATED AND EAST THE SOUTH SECURITION AND EAST SOUTH SECURITION FOR THE COMPANY OF LATE OF THE COMPANY OF THE STATE OF DELANDAM, LIMITS OF NO ACCESS SHALL BE COMPANIED OF THE STATE OF DELANDAM, LIMITS OF NO ACCESS

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2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREA OF RESERVE 'A' SHALL BE BY ACCOMDANCE WITH STANDARDS AND SPECIFICA TIONS APPROVED BY THE CITY OF TILESA, DRIANGINA.

1. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION, AS DEFINED BELOW, TO THE EXTENT

- A COLUMN AREAS CHALL BE MOMED IN STAGON AT REQUI AR INTERVALS NOT FACEFOING FOUR WEDGE
- B. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

AND A STATE OF A SECURITY AS A

PESTRICTED SANITARY SEWER SASSMENT:

THE ORBINE OO HEREV CEDENTE FOR FURIEL ISE FEREFUL SEKEMENTS ON, OVER AND ACROSS THOSE AREAS DEPICTED ON THE COCOMPAYING DATA OF SECT ON THE TOTAL MATERIAL PROPERTIES AND THE PHYSPOSES OF CONSTRUCTION, MATHRAMON, OPERA MOS ERMENON, REPACHOS, ANDOR REMOVING SAN HAVE SEWERS TOOTHER WITHAUT, FITTINGS INCLUDING THE PRES AND OTHER APPORTED AND HARREST OTOCHTER WITH RIGHTS OF RAVIESS AND CRISES TO ADM JURD THE CARROWN FOR THE LOSS AND OTHER SEWERS AND CRISES AND C

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SECTION & PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS SANT TRANSCH ROSPITAL SOUTH HAS SANSTITED AS PART OF PLANADO LANT DIVILORMENT NO. SEA-11, AS PROVIDED WITH SECTIONS RISK THROUGH SHALD OF THE CITY OF TILES ADVING CORE AS TO EXAME EXISTION ON AUGUST 1325. WHICH PLOS C.SEA-1184A APPROVED BY THE TILES ASTROPOLITAN AREA PLANANG COMMISSION OF JULY 13, 1925 AND GUBESCURITY AMENDED WITH THE LATEST AMENDMENT BERGY LOUGH-13-12 ARE PROVIDED BY THE TILES ASTROPOLITAN AREA PLANANGS CONSISSION OF FERRIARY TO 2022. AND

WHEREAS. THE PROPERTY IS LOCATED WHOLLY WITHIN AND COMPRISES A PART OF DEVELOPMENT AREA A OF PUD NO. 586_A-13

WHEREAS, THE PLANNED LINT DEVELOPMENT PROVISIONS OF THE TILSA ZOMING CODE REDURE THE ESTABLISHMENT OF COVENANTS OF RECORD, BUIEND TO AND ENFORCEMEN BY THE CITY, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED LINT DEVELOPMENT, AND

WHEREAS, THE DWINERS DESIRE TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BINNETT OF THE DWINERS THEM SUCCESSORS AND ASSIGNS. AND THE CITY,

THEREFORE. THE OWNERS DO HERBBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIONS, AND SHALL BE ENFORCEABLE AS HEREIMAFTER SET FORTH,

A. DEVELOPMENT STANDARDS: PUD 586-A-13:

THE BOUNDARIES OF THE DEVELOPMENT AREAS ARE CONCEPTUAL AND MINOR MODIFICATIONS MAY BE MADE PURSUANT TO FIMAL PLATTING, HOMEVER, THE ACREAGE OF SUCH DEVELOPMENT AREA SHALL NOT BE ALTERED BY MORE THAN TEN PERCENT (19%)

PERMITTED USES:

PUBLIC, CIVIC AND INSTITUTIONAL, HELIPAD AND INSTITUTIONAL, HELIPAD AND INSTITUTION FACILITY WARELESS COMMUNICATION FACILITY

COMMERCIAL
COMMERCIAL SERVICE
LODGING, LIMITED TO HOTELANOTEL
OFFICE
PARKING - NON-ACCESSORY
RESTAURANT
RETAIL SALES

AND LIFER CUSTOMARY ACCESSORY TO REPARTED REPACIPAL LISES. MAXIMUM FLOOR AREA RATIO OF ANY LOT:

MAXIMUM LIVABILITY SPACE PER LOT:

30 DWELLING UNITS PER ACRE.

MAXIMUM BUILDING HEIGHT:

MANAGEM BLEE STORE SETTRACES

AS ESTABLISHED BY DETAIL SITE PLAN REVIEW AND APPROVAL.

OFF-STREET PARKING:

AS PROVIDED IN SECTION 55,820 OF THE ZONING CODE. * THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES MAY BE REDUCED WITH DETAIL SITE PLAN APPROVAL

MINIMUM LANDSCAPED OPEN SPACE PER LOT INON-RESIDENTIAL USES:

15% OF THE NET AREA.

AS PERMITTED BY THE ZONING CODE, EXCEPTING THAT TRASH COMPACTORS MUST BE FULLY SEALED AND SELF-CONTAINED AND THAT NO "DUER-TOP UNITS" (TYPICAL DUMPSTERS), TRASH BINS, OR DUMPSTERS BE ALLOWED PER APPROVAL OF PUD-SHA-A".

APPROVAL OF PUB-686-A-2 WAS APPLICABLE TO THE CODING TOWER AND COMPACTOR FOR THE ORIGINAL HOSPITAL CONSTRUCTION ONLY
PUTURE WANTER OF THIS REQUIREMENT WOULD REQUIRE APPROVAL OF A DETAIL SITE PLAN

A. BUSINESS SIGNS SHALL BE SUBJECT TO THE GENERAL LIGE CONDITIONS SET FORTH IN SECTION 69,080, EXCEPT AS OTHERWISE PROVIDED HEREIN

B. THE NUMBER OF GROUND SIGNS IN THE DEVELOPMENT AREA A SHALL NOT EXCEED."

- (2) THREE (3) ON SOUTH GARNETT ROAD.
- (3) SIX (6) ON INTERNAL COLLECTORS, AND
- (4) THREE (I) ON THE MINGO VALLEY EXPRESSWAY.
- THIS DOES NOT INCLUDE THE ETCHED STONE SIGN INSTALLED AS PART OF THE RETAINING WA GROUND SIGNS SHALL NOT EXCEED TWELVE (12) FEET IN HEIGHT WITH AN AGGREGATE DISPLAY SURFACE AREA OF 210 OF ONE SQUARE

FOOT FOR EACH LINEAL FOOT OF STREET FRONTAGE WHEN ADJACENT TO A COLLECTOR STREET OR PUBLIC OR PREVATE MINOR AND INTERIOR STREET.

GROUND SINKS ADJACENT TO 31³¹ STREET, GARNETT ROAD, AND OUTSIDE OF THE FREEWAY SIGN CORREDOR SHALL NOT EXCEED AN
AGGREGATE DIPPLAY SURFACE AREA OF ONE (1) SOLIARE FOOT FOR EACH LINEAL FOOT OF ARTERIAL STREET FRONTAGE AND SHALL NOT EXCEED
INVESTIVE FIRE STREET INVISION!

E. GROUND SIGNS WITHIN THE FREEWAY SIGN CORRIDOR ORIENTED TOWARD THE FREEWAY SHALL

- (I) NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF ONE (I) SOLARE FOOT FOR EACH LINEAL FOOT OF FREEWAY FRONTACE WITHOUT HELOT.

(3) BE SPACED AT LEAST 300 FEET FROM ANY OTHER GROUND SIGN F. FOR NON-RESIDENTIAL USES, WALL AND CANOPY SIGNS SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF TWO (2) SQUARE FEET FOR EACH UNEAL FOOT OF BULDING WALL TO WHICH THE SIGN IS AFFRED.

A. GUIDOOR ADVERTIENS SIGNE SHALL BE SUBJECT TO THE GENERAL USE CONDITIONS SET FORTH IN SECTION SCAREF EXCEPT AS OTHERWISE PROFILED HEREIN B. THERE SHALL BE A MAXIMUM OF TWO IS OUTDOOR ADVERTISING SIGNS PERMITTED IN DEVELOPMENT AREA A.

ONE [1] OUTDOOR ADVERTISING SIGN BUIST BE LOCATED NOT LESS THAN SIS FEET NOR MORE THAN 500 FEET FROM THE CENTERLINE OF EAST 31th STREET ALONG THE MINGO VALLEY EXPRESSION VAUS. 149.

C. ONE 11) OUTDOOR ADVERTISING SIGN MUST BE LOCATED NOT LESS THAN 200 FEET NOR MORE THAN 250 FEET FROM THE NORTH BOUNDARY OF DEVELOPMENT AREA. D. THE OUTDOOR ADVERTISING SION CLOSEST TO THE NORTH BOUNDARY OF DEVELOPMENT AREA A MAY HAVE DYNAMIC DISPLAY/DISTAL SIGN FACES.

8. COLLECTOR STREET. THE PROXIPAL ACCESS TO ALL DEVELOPMENT AREAS SHALL BE FROM A COMMON COLLECTOR STREET WHICH CORMISION COLLECTION STREET MAY BE PUBLIC OR PROVATE. A PRIVATE COLLECTION MUST BE A MINAMAN OF A FEET WIDE. UNALESS THE PROVATE COLLECTION STREET MAY ELECT THOUGH INAMES, THESE SHALL BEND ARROADED IN THE PRIVATE COLLECTION.

COLLECTOR STREETS, WHICH ARE PRIVATE, MUST BE OPEN TO THE PUBLIC. C. ZONNO CLEARANCE PERMT, NO ZONNO CLEARANCE PERMIT SHALL BE ISSUED FOR A LOT WITHOUTHE PUD LATE, A DETAK, SITE PLAN FOR THE LOT: WHICH INCLUDE ALL BUILDING AND REQUIRING PARKING AND LANGEAPING AREAS. HAS BEEN SUBMITTED TO THE TWAPC AND APPROVIDE AS BEING IN COMPLIANCE WITH THE APPROVIDE PUD OPENING PART STANDARDS.

B. MARKEME FLAM, A DOTAL LANGGORF FLAM FOR EACH OF THE MODITOR FORL BY SUBMITTED TO THE TAMAC FOR REVIEW AND APPROVAL. A MARKEME PARKET RESCRIPTION OF THE FLAM FOR THE PARKET AND APPROVAL. A MARKEME PARKET RESCRIPTION OF THE FLAM FOR THE PARKET PA

E. SIGN PERMITS, NO SIGN PERMITS SHALL BE ISSUED FOR ERECTION OF A SIGN WITHIN A LOT UNTIL A DETAIL SIGN PLAN FOR SUCH LOT HAS BEEN SUBMITTED TO THE TAMPE AND APPROVED AS BEING IN COMPLANCE WITH THE APPROVED PUD DEVELOPMENT STANDARDS.

F. SCREENING, UNLESS OTHERMISE PROVIDED IN PUD-1854-13 ADOVE, ALL TRADH, MECHANICAL AND EQUIPMENT AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY PERSONS STANDING AT GROUND LEVEL.

LIGHTIMO. LIGHTIMO JEED TO ELIMENTE A LOT EPHEL ET SO ARRANGO AR TO DIELLO AND DIRECT HE USHT JAMA Y FROM ADALEST.

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PLATTING REQUIRED. NO BLILDING PERMIT SHALL BE ISSUED WAIT, THE REQUIREMENTS OF SECTION 33-316-3 OF THE ZORING CODE HAVE BEEN SATISFIED AND APPORTUDE BY THE THANK AND FRESO OF RECORD BY THE COUNTY CLEARS OF FIFEE, INCOSPORATING WITHOUT THE RESTRICTIVE CONVENIES THE PUID CONDITIONS OF APPROVAL AND AMENOT THE CITY REMEMPLICANY TO ADD COVENIES.

EACH LOT OWNER SHALL BE A MEMBER OF THE ASSOCIATION, THE ASSOCIATION HAS FORMED TO, ANDIAG DITHER THANSES, MANIFAIN, REPAIR AND REAL RESERVEY. IT THE ASSOCIATION ASSOCIATION

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURITEDING TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT: EACH RECORD DANER OF A LOT SHALL BE SUBJECT TO ANNUAL AND SPECIAL ASSESSMENTS BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVENDY AND MAINTENANCE OF THE COMMON AREAS, AND OTHER PROPERTY AND FACILITIES THAT, FROM TIME TO TIME ARE FOR THE COMMON USE AND REMERTED OF THE RECORD DANERS OF THE LOTS.

D. ASSOCIATION TO BE BENEFICIARY:

WITHOUT LIBETATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MY HAVE THE ASSOCIATION HALL SECTION OF SEAL SECTION OF THE ASSOCIATION OF THE WINDOWS COVERANTS, CONCINCION AND RESTRICTIONS OF THE WEST EXTENSIVE TO THE WINDOWS AND THE SEAL SECTION OF THE WINDOWS AND THE SERVICE WITHIN THE ADDITION AND DIVILIARY OF THE WINDOWS AND DIVILIARY OF THE WITHIN THE ADDITION AND DIVILIARY OF THE WINDOWS AND DIVILIARY OF THE SERVICE WITHIN THE ADDITION AND DIVILIARY OF THE WINDOWS AND DIVILIARY OF THE SERVICE WITHIN THE ADDITION AND DIVILIARY OF THE WITHIN THE WITHIN THE ADDITION AND DIVILIARY OF THE WITHIN THE WITHIN THE ADDITION AND DIVILIARY OF THE WITHIN THE WITHIN THE ADDITION AND DIVILIARY OF THE WITHIN THE WITHIN THE WITHIN THE ADDITION AND DIVILIARY OF THE WITHIN THE WITHIN

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B. FINAL CONSTRUCTION PLANS.

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SECTION V. TERM, AMENDMENT AND ENFORCEMENT

A. DEPACEMENT. THE RETRIETION SHEET IT FIRST AND CONSISTENT TO BE WITH THE LAW AND SHALL SE STORM UPON THE
CONSISTENT AND THE CONSISTENT SHEET IN THE RECORD AND ADDITIONAL TO BE AND ADDITIONAL THE CONSISTENT AND THE CONSISTENT AND THE CONSISTENT AND THE CONSISTENT AND THE CONSISTENCY A

B. QURATION. THESE RESTRICTIONS. TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FULL FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THRETY DB, YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TRIBBUT TOO DE AMALISTICAL HIGHLASTER REPORTS.

AND THE PROPERTY OF THE PROPER

D. SEVERABILITY, INVALIDATION OF ANY RESTRICTION SET FORTH HEREN OR ANY PART THEREOF, BY AN ORDER, AUDGMENT OR DECREE OF ANY COURT OR OTHERWISE SHALL NOT INVALIDATE ON AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN. WHEN CHALL BENIN IN FILE FORCE AND SEFECT.

IN WITNESS WHEREOF. THE UNDERSIONED OWNERS HAVE EXECUTED THIS INSTRUMENT ON THIS _______DAY OF _____

IN WITNESS WHEREOF THE CITY OF TULSA AN OKLAHOMA MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ THE CITY OF TULSA. AN OKLAHOMA NUMICIPAL CORPORATION G.T. BYNUM MAYOR

BEFORE ME. A NOTANY PARKE IN AND FOR SAID COUNTY AND STATE, ON THE _ DAY OF _ DAY OF

COUNTY OF TULSA

NY COMMISSION EXPIRES NOTARY
SAINT FRANCIS HOSPITAL, INC.,
AN OKLAHOMA
NOT-I GRAPHOST CORPORATION ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER

CITY CLERK

STATE OF OKLAHOMA

COUNTY OF TULSA THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE WE ON THIS DAY OF JUZZ, BY AS PRESIDENT AND CHEF EXECUTIVE OFFICER OF SAINT FRANCIS HOSPITAL, INC. AN OXLAHOMA NATURAL ORSPORT CORPORATION.

MA COMPRESSION EXHIBES NOTARY ITS PRESIDENT AND CHEF EXECUTIVE OFFICER

STATE OF OKLAHOMA) SS

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF 2021 BY 2021 B

ITS CHARMAN AND CHIEF EXECUTIVE OFFICER STATE OF OKLAHOMA) SS

L.

A REGISTRED PROFESSIONAL LAND SUMPEROR IN THE STATE OF OKLAHOLM, DO HEREY CERTIFY THAT I.

A REGISTRED PROFESSIONAL LAND SUMPEROR IN THE STATE OF LAND DESCREED ARROY, AND THAT THE ACCOMMY.

PLAT DESCRIPTION AS THAT THE ACCOMMY.

COUNTY LETTLE OF OKLAHOLM, SEA A REPRESENTATION OF THE SUMPLY MACE OF THE GROUND MIRROR SUBJECTATION TO THE THAT A PROMOTED ACCOMENT LAND AS THE COUNTY ACCOUNTY STATE OF OKLAHOLM, SHA A REPRESENTATION OF THE SUMPLY MACE OF THE GROUND MIRROR SCHEMALY ACCOUNTED PRACTICE

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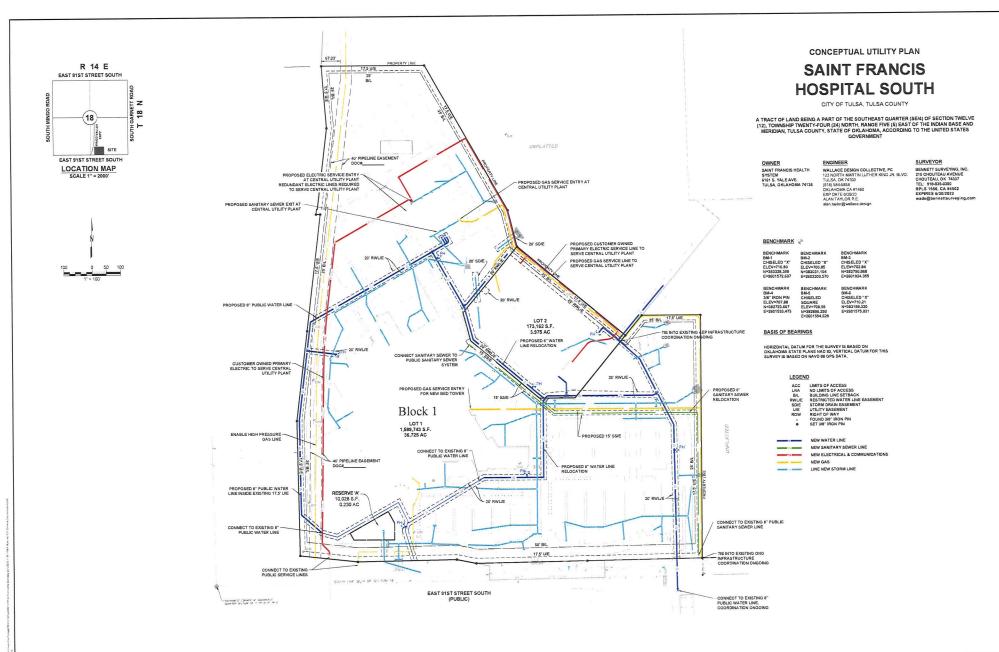
MEET'S DESCRIPTION OF THE STATE OF THE SUMPLY MACE OF THE SUMPLY ACCOUNTED PRACTICE

MEET'S DESCRIPTION OF THE STATE OF THE STATE

WITNESS MY HAND AND SEAL THIS _____ DAY OF _______ 2022 REGISTERED LAND SURVEYOR OKLAHOMA NO.

STATE OF GILLAHOMA)
) 55
COUNTY OF TULSA) THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFO AS A REGISTERED LAND SURVEYOR. DOED BEFORE WE ON THIS _____ DAY OF ______ 2022 BY





SAINT FRANCIS SOUTH CONCEPTUAL UTILITY PLAN FEBRUARY 25, 2022