



Tulsa Metropolitan Area  
Planning Commission

Case : Red Hawk Hill

Hearing Date: May 4, 2022

**Case Report Prepared by:**

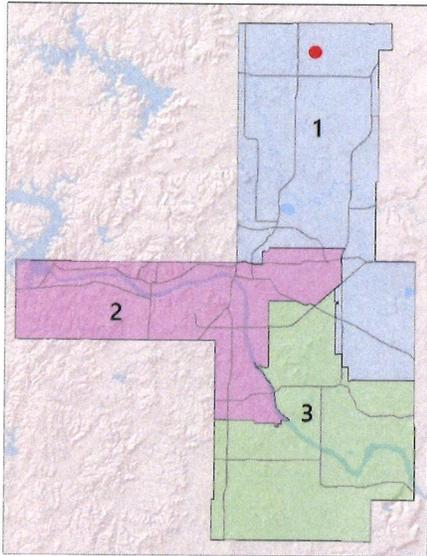
Nathan Foster

**Owner and Applicant Information:**

*Applicant*: Lloyd Garrison

*Owner*: Southwest 160, LLC

**Location Map:**  
(shown with County Commission districts)



**Applicant Proposal:**

Minor Subdivision Plat

4 lots, 1 block, 55.04 ± acres

*Location*: East of the southeast corner of East 166<sup>th</sup> Street North and North Sheridan Road

**Zoning**: AG (Agriculture)

**Staff Recommendation:**

Staff recommends **approval** of the minor subdivision plat

**County Commission District:** 1

*Commissioner Name*: Stan Sallee

EXHIBITS: Site Map, Aerial, County Land Use Plan, Minor Subdivision Plat

7.1

## MINOR SUBDIVISION PLAT

### Red Hawk Hill - (County)

East of the southeast corner of East 166<sup>th</sup> Street North and North Sheridan Road

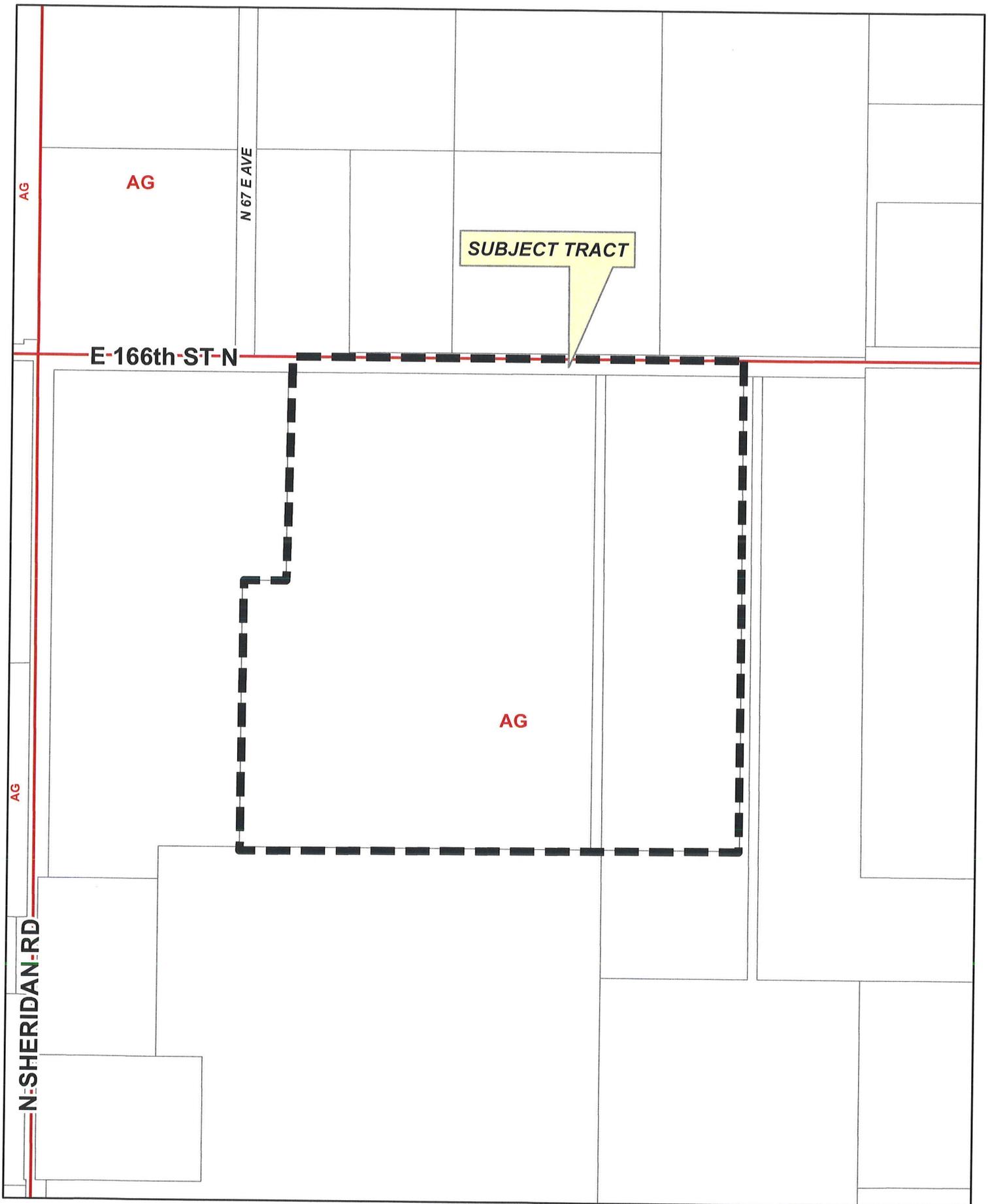
This plat consists of 4 lots, 1 block on 55.04 ± acres.

The Technical Advisory Committee (TAC) met on December 2, 2021 and provided the following conditions:

1. **Zoning:** Property is zoned AG (Agriculture). Proposed lots conform to the requirements of the AG district.
2. **Addressing:** Approved as submitted.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer/Water:** Approved as submitted. All release letters received.
5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

Staff recommends **APPROVAL** of the minor subdivision plat.

7.2



SUBJECT TRACT

AG

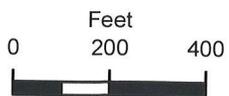
N 67 E AVE

E-166th-ST-N

AG

AG

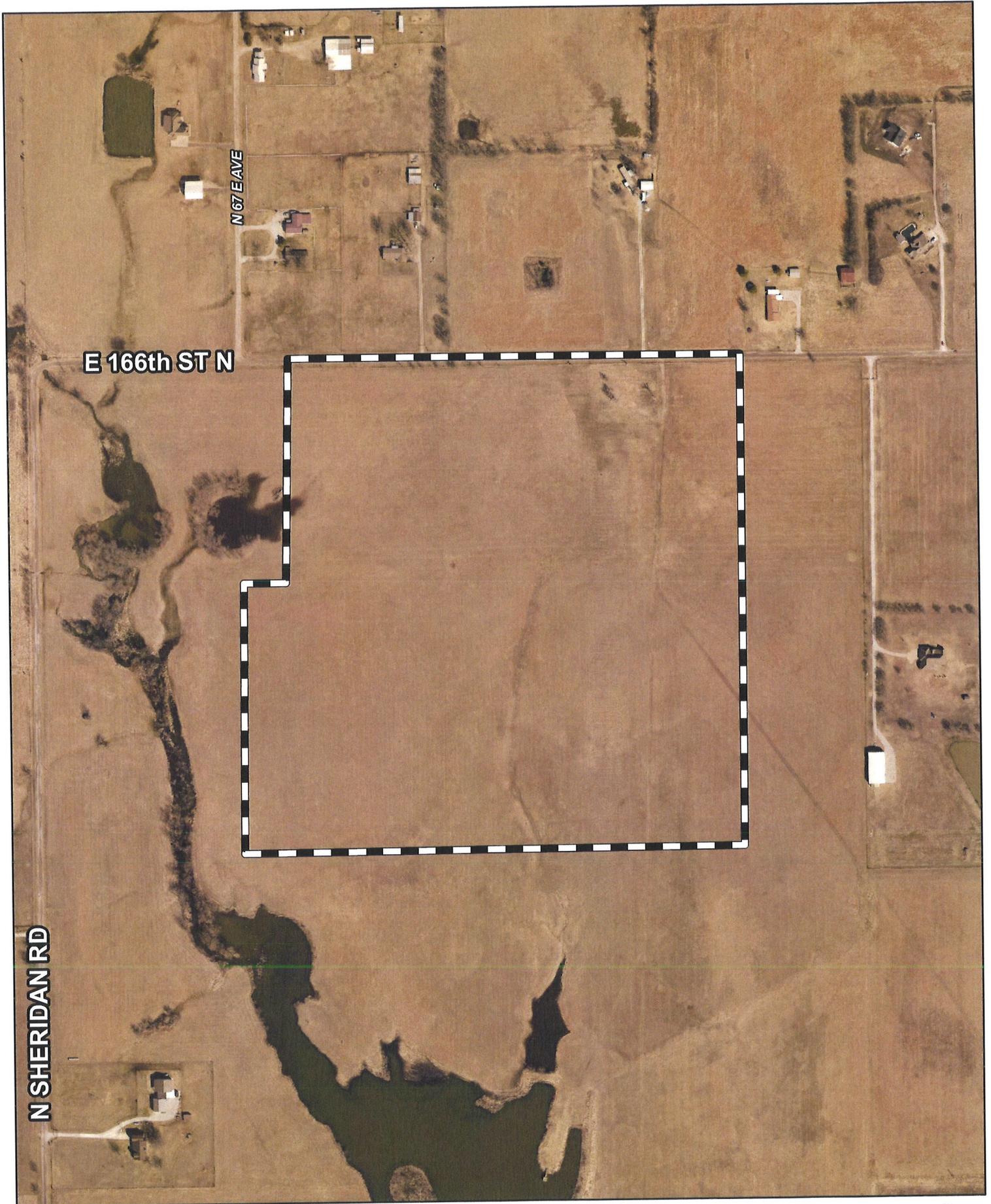
N-SHERIDAN-RD



# RED HAWK HILL

22-13 14

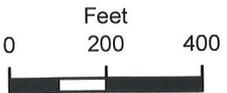




E 166th ST N

N 67th AVE

N SHERIDAN RD



 Subject Tract

# RED HAWK HILL

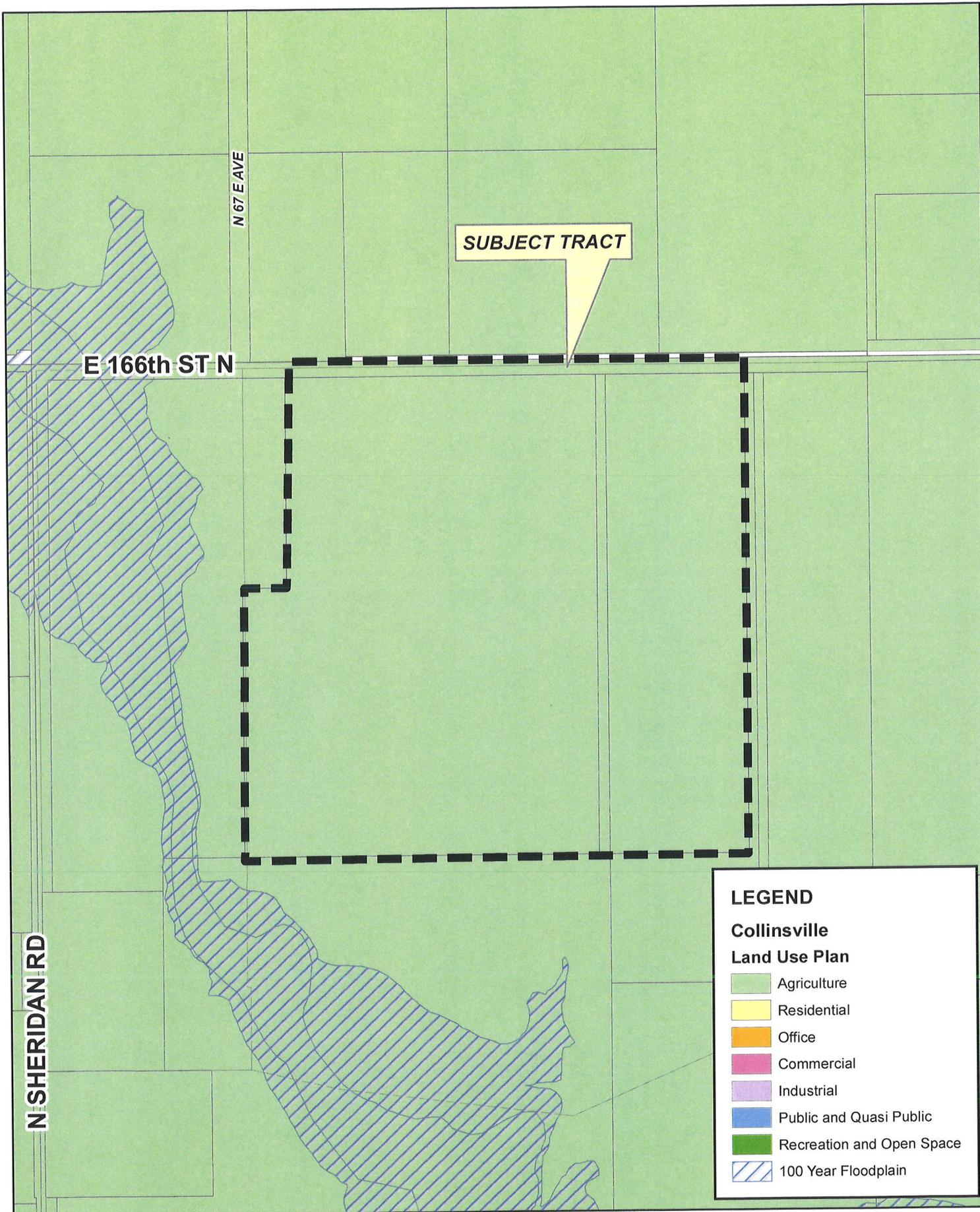
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

22-13 14



7.4



SUBJECT TRACT

E 166th ST N

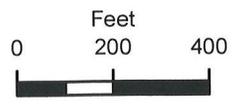
N 67 E AVE

N SHERIDAN RD

**LEGEND**

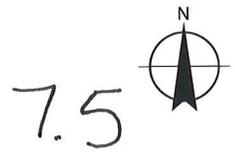
**Collinsville**  
**Land Use Plan**

- Agriculture
- Residential
- Office
- Commercial
- Industrial
- Public and Quasi Public
- Recreation and Open Space
- 100 Year Floodplain



# RED HAWK HILL

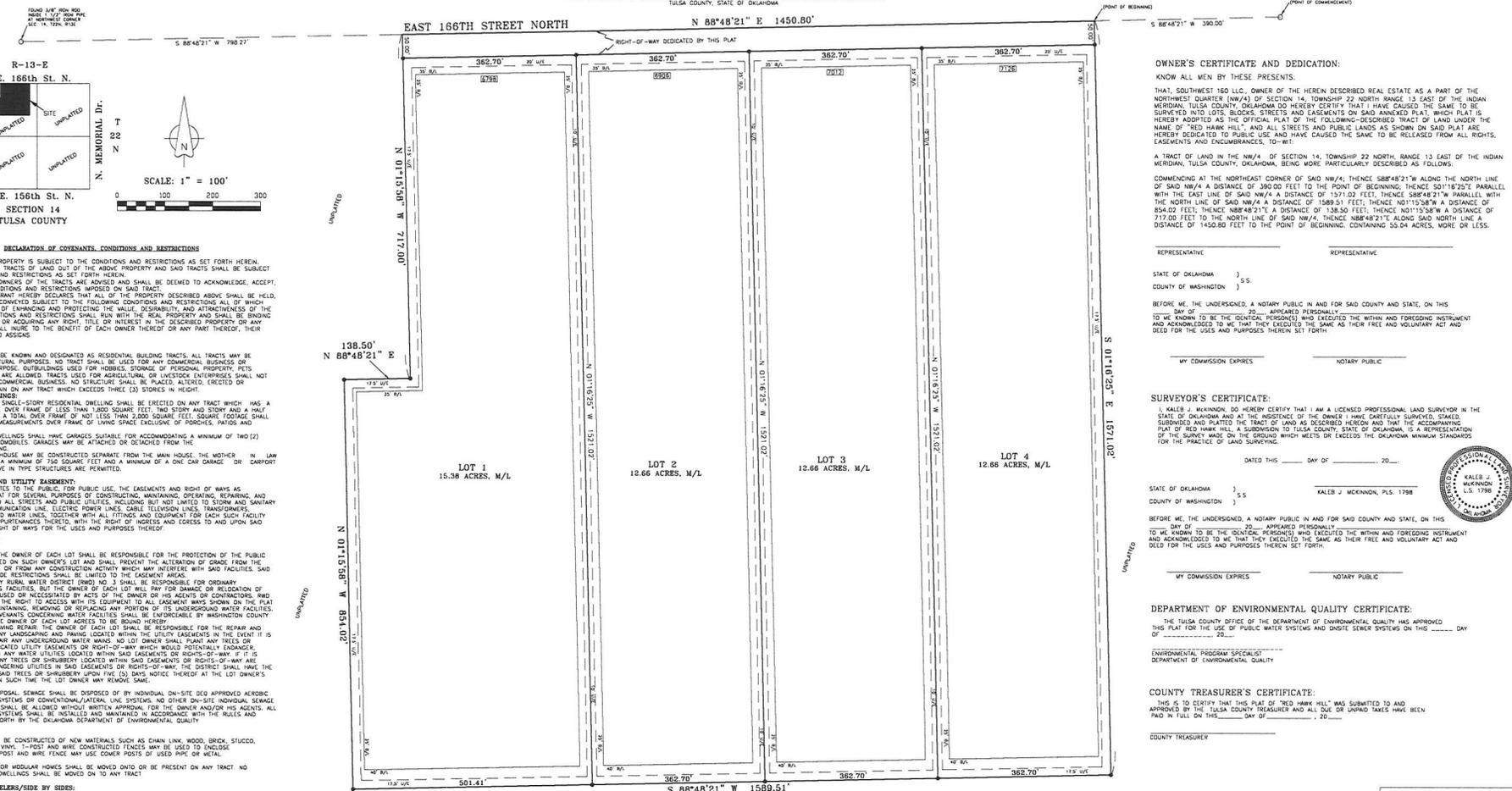
22-13 14



# FINAL PLAT

## RED HAWK HILL

A PART OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

WHEREAS, THE ABOVE PROPERTY IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS AS SET FORTH HEREIN, DECLANT, OWNER OF TRACTS OF LAND OUT OF THE ABOVE PROPERTY AND SAID TRACTS SHALL BE SUBJECT TO THESE CONDITIONS AND RESTRICTIONS AS SET FORTH HEREIN.

WHEREAS, ALL BUYERS/OWNERS OF THE TRACTS ARE ADVISED AND SHALL BE DEEMED TO ACKNOWLEDGE, ACCEPT AND SUPPORT, THE CONDITIONS AND RESTRICTIONS IMPOSED ON SAID TRACT.

NOW, THESE COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY DECLARED THAT ALL OF THE PROPERTY DESCRIBED ABOVE SHALL BE HELD, MORTGAGED, SOLD AND CONVEYED SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS ALL OF WHICH ARE FOR THE PURPOSES OF ENHANCING AND PROTECTING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE PROPERTY. THESE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING PAST, PRESENT AND FUTURE, AND SHALL BE ENFORCEABLE BY THE SUCCESSORS OF THE PROPERTY OR ANY HEIR, SUCCESSORS AND ASSIGNS TO THE BENEFIT OF EACH OWNER THEREOF OR ANY PART THEREOF.

- TRACT USE:** ALL TRACTS SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL BUILDING TRACTS. ALL TRACTS MAY BE USED FOR AGRICULTURAL PURPOSES, NO TRACT SHALL BE USED FOR ANY COMMERCIAL BUSINESS OR MANUFACTURING PURPOSES, EXCEPT FOR HOMES, STORAGE OF PERSONAL PROPERTY, RECREATION AND/OR LIVESTOCK. ALL TRACTS USED FOR AGRICULTURAL OR LIVESTOCK ENTERPRISES SHALL NOT BE CONSIDERED A COMMERCIAL BUSINESS. NO STRUCTURE SHALL BE PLACED, ALTERED, ERECTED OR PERMITTED TO REMAIN ON ANY TRACT WHICH EXCEEDS THREE (3) STOREYS IN HEIGHT.
- RESIDENTIAL DWELLING:**
  - DWELLING SIZE: NO SINGLE-STORY RESIDENTIAL DWELLING SHALL BE ERECTED ON ANY TRACT WHICH HAS A TOTAL LIVING SPACE OVER FRAME OF LESS THAN 1,000 SQUARE FEET, AND STORY AND STORY AND A HALF HOMES SHALL HAVE A TOTAL OVER FRAME OF NOT LESS THAN 2,000 SQUARE FEET. GARAGES SHALL BE MEASURED ON MEASUREMENTS OVER FRAME OF LIVING SPACE EXCLUDING PORCHES, PATIOS AND DECKS.
  - ALL RESIDENTIAL DWELLINGS SHALL HAVE GARAGES SUITABLE FOR ACCOMMODATING A MINIMUM OF TWO (2) STANDARD SIZE AUTOMOBILES. GARAGES MAY BE ATTACHED OR DETACHED FROM THE RESIDENTIAL DWELLING.
  - A MOTHER IN LAW HOUSE MAY BE CONSTRUCTED SEPARATE FROM THE MAIN HOUSE. THE MOTHER IN LAW HOUSE MUST HAVE A MINIMUM OF 320 SQUARE FEET AND A MINIMUM OF A ONE CAR GARAGE OR CARPORT.
  - NO TEMPORARY/MOVE IN TYPE STRUCTURES ARE PERMITTED.
- PUBLIC STREETS AND UTILITY EASEMENTS:** THE OWNER DELEGATES TO THE PUBLIC, FOR PUBLIC USE, THE EASEMENTS AND RIGHT OF WAYS AS SHOWN ON THE PLAT FOR SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER LINES, COMMUNICATION LINE, ELECTRIC POWER LINES, CABLE TELEVISION LINES, TRANSFORMERS, PESTICIDES GAS AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH SUCH FACILITY AND ANY OTHER APPURTENANCES THEREOF, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHT OF WAYS FOR THE USES AND PURPOSES THEREOF.
- WATER AND SEWER:**
  - WATER FACILITIES: THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE FROM THE ORIGINAL CONTOURS OR FROM ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES. SAID ALTERATION OF GRADE RESTRICTIONS SHALL BE LIMITED TO THE EASEMENT AREAS.
  - WASHINGTON COUNTY RURAL WATER DISTRICT (WCD) NO. 3 SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. WCD NO. 3 SHALL HAVE THE RIGHT TO ACCESS WITH ITS EQUIPMENT TO ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND WATER FACILITIES. THE FOREGOING COVENANTS CONCERNING WATER FACILITIES SHALL BE ENFORCEABLE BY WASHINGTON COUNTY WCD NO. 3 AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.
  - LANDSCAPE AND PAVING REPAIR: THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER MAINS. NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DESIGNATED UTILITY EASEMENTS OR RIGHT-OF-WAY WHICH WOULD POTENTIALLY ENDANGER OR THREATEN OR HARM ANY WATER UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHT-OF-WAY. IF IT IS DETERMINED THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHT-OF-WAY ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHT-OF-WAY, THE DISTRICT SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE SAME.
  - SANITARY SEWER DISPOSAL: SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE SEED APPROVED AEROBIC SEWAGE DISPOSAL SYSTEMS OR CONVENTIONAL/INTERNAL LINE SYSTEMS, NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FOR THE OWNER AND/OR HIS AGENTS. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.
- FENCES:** ALL FENCING SHALL BE CONSTRUCTED OF NEW MATERIALS SUCH AS CHAIN LINK, WOOD, BRICK, STUCCO, HOULIGHT IRON OR VINYL. T-POST AND WIRE CONSTRUCTED FENCES MAY BE USED TO ENCLOSE LIVESTOCK. ANY T-POST AND WIRE FENCE MAY USE CORNER POSTS OF USED PIPE OR METAL.
- MOBILE HOMES:** NO MOBILE HOMES OR MODULAR HOMES SHALL BE MOVED ONTO OR BE PRESENT ON ANY TRACT, NO PREVIOUSLY USED DWELLINGS SHALL BE MOVED ON TO ANY TRACT.
- DIRT DRIVES/WHEELWELLS/SIDE BY SIDES:** NO DIRT LANE, WHEELWELL OR OTHER OFF-ROAD COMPETITION OR PRACTICE TRACKS ARE ALLOWED. NO MAN-MADE JUMPS/RAMPS CONSTRUCTED OF DIRT OR OTHER MATERIALS ARE ALLOWED.
- SHOOTING/PREPARARS:** NO TARGET SHOOTING/DISCHARGE OF FIREARMS IS ALLOWED ON ANY TRACT UNLESS AN ADEQUATE BACK STOP/SHOOTING RANGE HAS BEEN CONSTRUCTED IN COMPLIANCE WITH LOCAL LAWS AND REGULATIONS.
- ANIMALS:** COWS, CHICKENS, HORSES, AND OTHER LIVESTOCK MAY BE KEPT PROVIDED NO OWNER SHALL KEEP MORE ANIMALS THAN THE PROPERTY WILL SUPPORT.
- OUTBUILDINGS:**
  - PRE-ENGINEERED METAL OR WOOD STRUCTURE OUTBUILDINGS SHALL BE ALLOWED.
  - ALL OUTBUILDINGS SHALL BE CONSTRUCTED OF NEW MATERIALS ONLY. NO RANDOM COLORS OF WALL OR ROOF PANELS WILL BE ALLOWED.
- CANNABIS:** THERE SHALL BE NO GROWING OF CANNABIS ON ANY TRACT.
- BINDING EFFECT:** THESE COVENANTS, CONDITIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND, AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM; PROVIDED, HOWEVER, THEY MAY BE AMENDED BY THE OWNERS OF MAJORITY OF THE TRACTS DESCRIBED ABOVE. ANY AMENDMENT SHALL BE EFFECTIVE UPON RECORDING IN THE RECORDS OF THE TULSA COUNTY CLERK. SOUTHWEST 180, L.L.C. RESERVES THE RIGHT IN ITS SOLE DISCRETION AND WITHOUT CONSENT OF ANY OWNER AT ANY TIME TO AMEND, REVOKE OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS AND RESTRICTIONS BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED AND FILED IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA.

THIS PROPERTY IS LOCATED IN ZONE "Y" PER FEWA (2002) RESURVEY AND MAP NUMBER 4014300305K, EFFECTIVE DATE: 8/3/2009

**RESERVATION CONTAINS:**  
FOUR (4) LOTS  
GROSS SUBDIVISION AREA: 55.04 ACRES, M/L

ACCESS AT THE TIME OF PLAT IS PROVIDED BY EAST 166TH STREET NORTH

**LEGEND:**  
B/A: BUILDING SETBACK LINE  
U/E: UTILITY EASEMENT  
●: 1/2" IRON ROD WITH I.D. CAP SET

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

**OWNER'S CERTIFICATE AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS:

THAT, SOUTHWEST 180 LLC, OWNER OF THE HEREIN DESCRIBED REAL ESTATE AS A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA DO HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS, BLOCKS, STREETS AND EASEMENTS ON SAID ANNEXED PLAT, WHICH PLAT IS HEREBY DEDICATED TO PUBLIC USE, AND ALL STREETS AND PUBLIC LANDS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO PUBLIC USE, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL RIGHTS, EASEMENTS AND ENCUMBRANCES, TO-WIT:

A TRACT OF LAND IN THE NW/4 OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW/4; THENCE S88°48'21" W ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING; THENCE S01°18'29" E PARALLEL WITH THE EAST LINE OF SAID NW/4 A DISTANCE OF 1571.02 FEET; THENCE S88°48'21" W PARALLEL WITH THE NORTH LINE OF SAID NW/4 A DISTANCE OF 1589.51 FEET; THENCE N01°15'38" W A DISTANCE OF 854.02 FEET; THENCE N88°48'21" E A DISTANCE OF 138.50 FEET; THENCE N01°15'38" W A DISTANCE OF 777.00 FEET TO THE NORTH LINE OF SAID NW/4; THENCE N88°48'21" E ALONG SAID NORTH LINE A DISTANCE OF 1450.80 FEET TO THE POINT OF BEGINNING, CONTAINING 55.04 ACRES, MORE OR LESS.

STATE OF OKLAHOMA )  
COUNTY OF WASHINGTON )

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

DATE OF \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, KALEJ J. MCKINNON, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA AND AT THE REQUEST OF THE OWNER I HAVE CAREFULLY SURVEYED, STAKED, SUBDIVIDED AND PLATTED THE TRACT OF LAND AS DESCRIBED HEREON AND THAT THE ACCOMPANYING PLAT OF RED HAWK HILL, A SUBDIVISION TO TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND WHICH MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

STATE OF OKLAHOMA )  
COUNTY OF WASHINGTON )

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ APPEARED PERSONALLY TO ME, KNOWN TO BE THE IDENTICAL PERSON(S) WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATE:**

THE TULSA COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND DIGEST SEWER SYSTEMS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ENVIRONMENTAL PROGRAM SPECIALIST \_\_\_\_\_  
DEPARTMENT OF ENVIRONMENTAL QUALITY

**COUNTY TREASURER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS PLAT OF RED HAWK HILL WAS SUBMITTED TO AND APPROVED BY THE TULSA COUNTY TREASURER AND ALL DUE OR UNPAID TAXES HAVE BEEN PAID IN FULL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COUNTY TREASURER \_\_\_\_\_

FINAL PLAT  
CERTIFICATE OF APPROVAL  
TULSA METROPOLITAN PLANNING COMMISSION  
APPROVAL DATE: \_\_\_\_\_  
THMPC/ADC  
COUNTY ENGINEER  
THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF TULSA COUNTY COMMISSION APPROVAL. IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.

PLAT OF RED HAWK HILL PREPARED BY THE SURVEYOR ON DECEMBER 22, 2022 (LAST DATE OF REVISION THIS DAY OF MARCH 2022)

**MCKINNON LAND SURVEYING, LLC**  
1800 N. HIGHWAY 40, SUITE 400, TULSA, OKLAHOMA 74104  
(918) 485-9943

**ENGINEER:**  
J. MCKINNON, INC.  
12820 SO. WILSON, DR. OFFICE 100  
BAPT, OKLAHOMA 74008  
(918) 394-3300

**OWNER:**  
SOUTHWEST 180, LLC  
6001 E 18TH NORTH  
OKLAHOMA, OK 74021  
ATTN: LLOYD GARRISON  
(918) 520-1300

DATE: 12/22/2022  
FILED IN PLAT AND COORDINATE SYSTEM NAD 83 NORTH ZONE  
2 SURVEY PARALLELS (0.1875 SURVEY) IN OKLAHOMA  
LLOYD GARRISON, SURVEYOR  
STATE AND DEPARTMENT OF SURVEYING PRESENT  
C.A. NO. 8511 1801-080943

7.14