



## Tulsa Metropolitan Area Planning Commission

## Preliminary Plat Staff Report

**Hearing Date:** March 20, 2024

**Prepared by:** Austin Chapman

achapman@cityoftulsa.org

918-596-7597

### **Owner and Applicant Information**

Applicant: J. R. Donelson

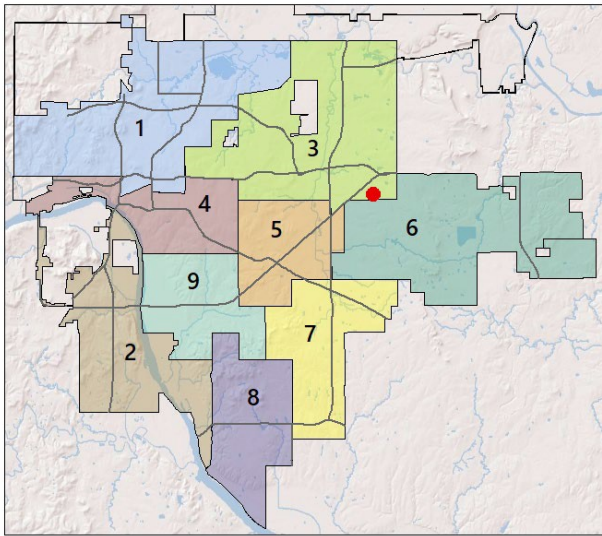
Property Owner: Indus Elite Properties, LLC

### **Property Location**

Multiple lots at the northeast corner of E. 11th St. and S. 129th E. Ave

### **Location within the City of Tulsa**

(shown with City Council districts)



### **Elected Representatives**

City Council: District 3, Christa Patrick

County Commission: District 1, Stan Sallee

### **Public Notice Required**

Mailed Notice to adjacent property owners a minimum of 10 days in advance

### **Staff Recommendation**

Staff recommends approval subject to conditions.

### **Request Summary**

Platting a new subdivision named Indus Elite.

Tract Size: ±8.09 acres

### **Zoning**

Existing Zoning: CG with Optional Development Plan, CH, and CS

Existing Overlays: None

Proposed Zoning: No change

### **Use**

Current Use: Vacant

Proposed Use: Trucking Terminal and Restaurant

### **Comprehensive Plan Considerations**

#### **Land Use**

Land Use Plan: Multiple Use

Small Area Plans: None

Development Era: Late Automobile

#### **Transportation**

Major Street & Highway Plan:

E. 11th St. (Secondary Arterial)

S. 129th E. Ave (Secondary Arterial)

planitulsa Street Type: None.

Transit: None.

Existing Bike/Ped Facilities: Sidewalks are present along arterials.

Planned Bike/Ped Facilities: None.

Traffic on Nearest Arterials (per lane)

North: E. Admiral Pl: Low

East: S. 145th E. Ave. : Low

South: E. 11th Street: Low

West: S. 129th E. Ave. : Low

#### **Environment**

Flood Area: None.

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

**Detailed Staff Recommendation**

The plat consists of 2 lots, 1 blocks, ±8.09 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided on March 7, 2024 by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

**1. Engineering Graphics**

- Submit subdivision control data sheet with the final plat.
- Add an engineer heading providing the name of the engineer, mailing address, phone number, CA number with renewal date, and an email address.
- In the Location Map add missing platted properties. Add I-44 to location map. Label all other land as "unplatted".
- Provide graphically on the face of the plat the address disclaimer/caveat.
- Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat.
- Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
- Add signature block for officials to sign to the face of the plat.
- Provide on the face of the plat the date of the last survey site visit.
- Provide both a written and graphic scale on the face of the plat.

**2. Addressing**

- Block 1
- Lot 1: 1085 S 129TH E AVE or 12913 E 11TH ST S
- Lot 2: 855 S 129TH E AVE or 12912 E 7TH ST S

**3. Streets**

- Provide Limits of Access/No Access language in the Deed of Dedication
- Verify that ROW required by the Major Street and Highway Plan has been dedicated along both South 129th East Avenue and East 11th Street South, including any additional ROW required on 11th due to the intersection of two arterials.
- Provide a book and page of right of way dedication of East 11th Street South and South 129th East Avenue on the plat.

**4. Sidewalks (5-070)**

- Sidewalks are required along both street frontages and must be ADA compliant. 5' sidewalks along the Arterials.

**5. Stormwater Management**

- Depending on use for lots, stormwater hazard mitigation may be required, including detention facilities or fee-in-lieu-of detention may be available based on the available public storm system which could be utilized along S 129th E Ave & E 11th St.

**6. Sewage Disposal**

- Sanitary sewer extension needed so Lot 2 of block 1 is not divorced from sewer.
- Depending on where the public sanitary sewer is located in relation to the lot split line for lots 1 and 2 a public main extension may be needed.

## **Comprehensive Plan Considerations**

### **Land Use Plan**

The subject property is designated as Multiple Use by the Tulsa Comprehensive Plan. Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

#### Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-2	Neighborhood	Church
East	RS-2 and CH	Multiple Use and Neighborhood	Vacant
South	CG	Multiple Use	Portable Building Sales
West	RS-2, CO and CS	Employment and Multiple Use	Residential, Car sales, Business Service Uses

### **Small Area Plans**

The subject properties are not located within a small area plan.

### **Development Era**

The subject property is located in an area developed during the Late Automobile Era. Beginning in the late 1950s and the 1960s major changes occurred to the urban form of Tulsa. Two significant interventions include the introduction of the Interstate Highway System and the annexation events in the 1960s that more than doubled the size of Tulsa. This area of Tulsa has developed simultaneously with the development of surrounding communities, such as Broken Arrow, Owasso, Jenks, and Bixby. Though the growth of this area has been consistent for more than 60 years, the vast majority of developable land has been developed, leading to a decline in the number of properties being built each decade since the 1970s.

### **Transportation**

Comprehensive Plan Street Designation: None.

#### Arterial Traffic per Lane:

Arterial Traffic - North (E Admiral PI - 2,848 Vehicles per Lane)

Arterial Traffic - East (S 145th East Ave - 2,513 Vehicles per Lane)

Arterial Traffic - South (E 11th St S - 2,675 Vehicles per Lane)

Arterial Traffic - West (S 129th East Ave - 3,547 Vehicles per Lane)

### **Environmental Considerations**

Tree Canopy Coverage: Tree canopy in the area is 10-20%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

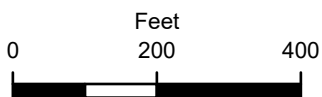
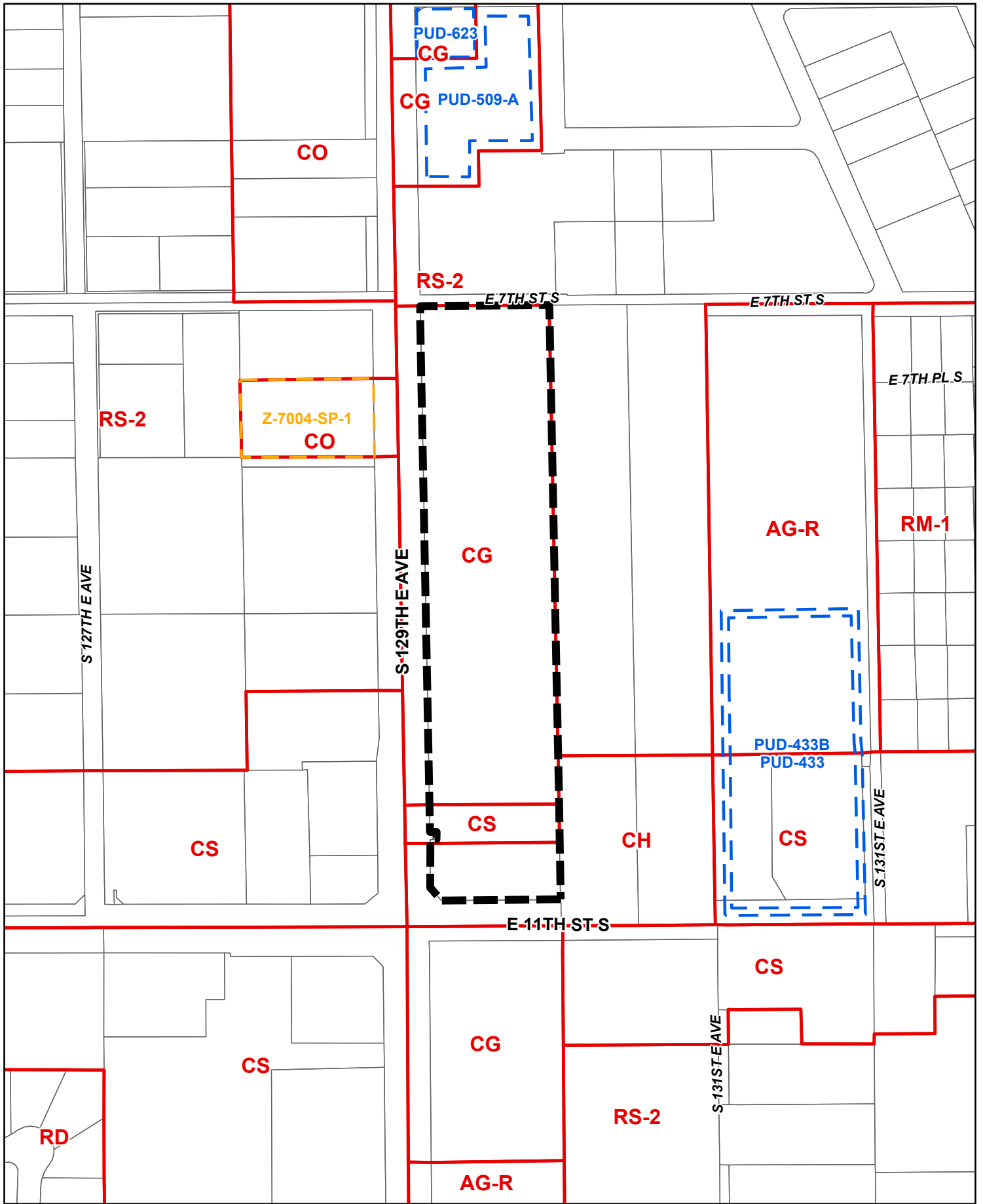
**Exhibits**

Case map

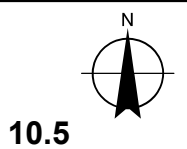
Aerial

Tulsa Comprehensive Plan Land Use Map

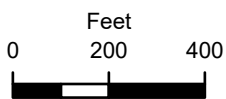
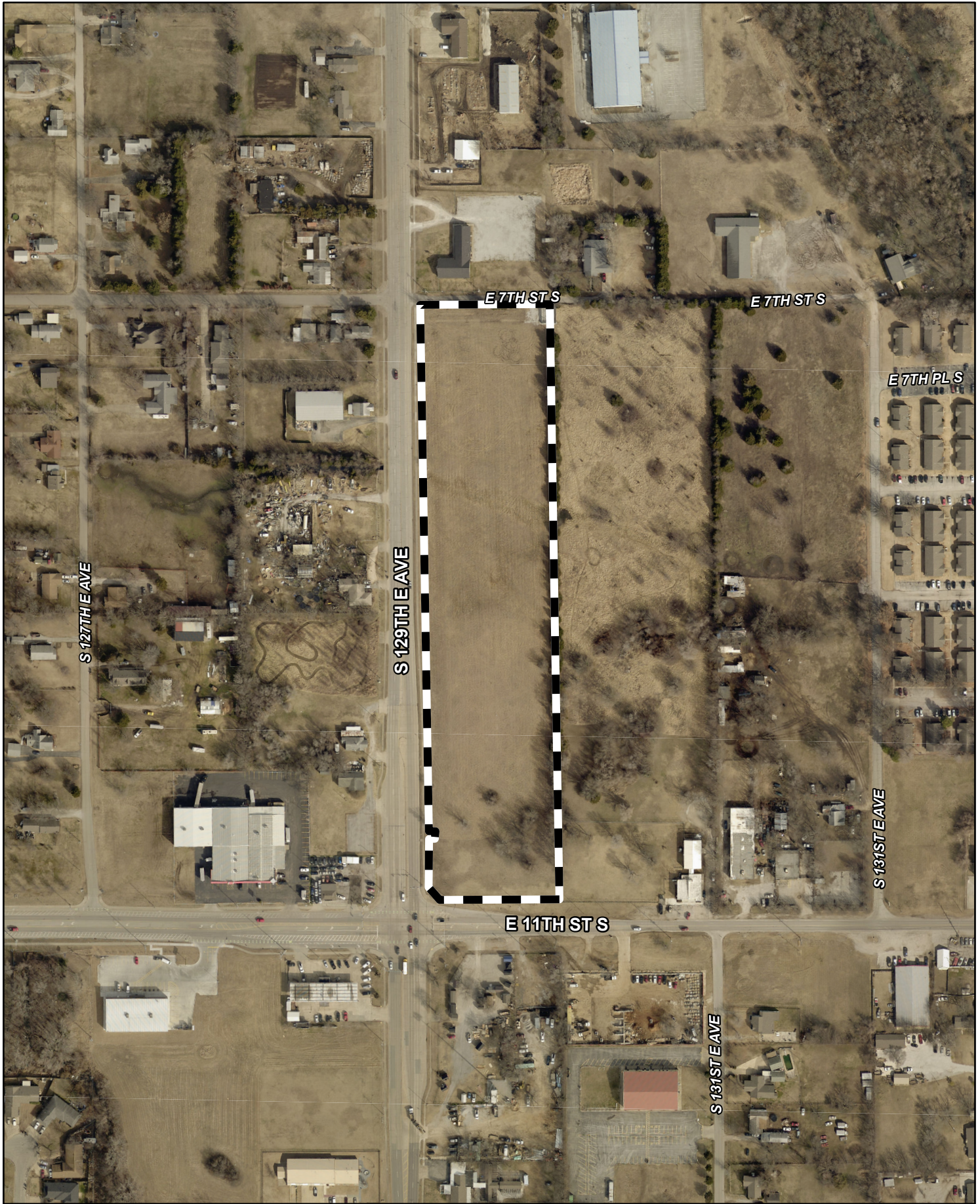
Plat Exhibits



**Indus Elite**







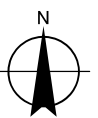
Subject  
Tract

**Indus Elite**

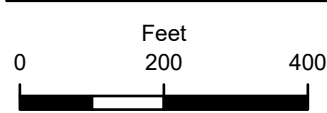
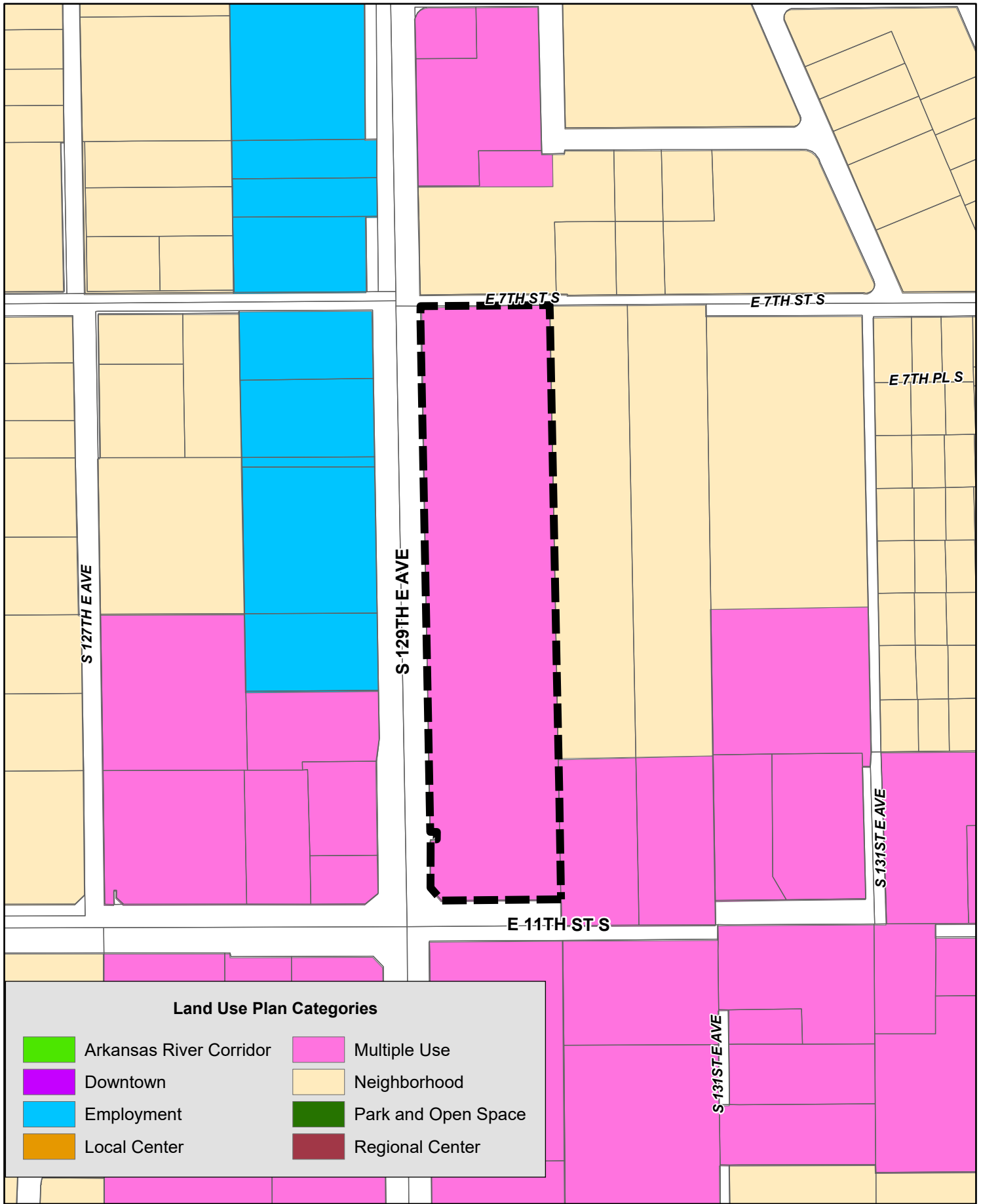
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

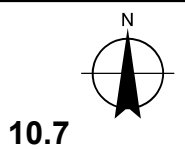
10.6







**Indus Elite**



PLAT No.

OWNER:  
INDUS ELITE PROPERTIES, LLC  
4108 N. MAPLE  
BROKEN ARROW, OK. 74012  
CONTACT: SATPAL SINGH  
PHONE: 918-740-5635  
EMAIL: SATPALIS@YAHOO.COM

SURVEYOR:  
D. GOSS & ASSOCIATES  
12347 HEYWOOD HILL RD.  
SAPULPA, OK. 74066  
PHONE: 918-371-0096  
DANIEL S. GOSS PLS NO. 1316  
C.A. #3932, EXP.DATE: 6/30/24  
EMAIL: dgossassociates@aol.com

LEGEND

B/L	BUILDING LINE
ESMT	EASEMENT
U/E	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
C.L.	CENTER LINE
A.O.	ACCESS OPENING
SW	SOUTHWEST
NW	NORTHWEST
W	WEST
P.O.B.	POINT OF BEGINNING
L.N.A.	LIMITS OF NO ACCESS
12911	ADDRESS

NOTES:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, AND INCORPORATED AREAS, MAP NO.40143C0264L, DATE:10/16/2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY SHOWN HEREON AS LOCATED IN ZONE (X)(UNSHADED) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THE BASIS OF BEARING:  
THE BASIS FOR BEARINGS IS THE WEST LINE OF THE SW/4 OF SECTION 4, T-19-N, R-14-E, SHOWN AS N01°35'36"W.  
OKLAHOMA STATE PLANE COORDINATE SYSTEM  
NORTH ZONE 3501, NORTH AMERICAN DATUM 1983 (NAD83). (SECTION 3.3 3(d))
- 3/8" IRON PINS WERE EITHER FOUND OR SET AT EACH PROPERTY CORNER.

CERTIFICATE

STATE OF OKLAHOMA }  
COUNTY OF TULSA } SS

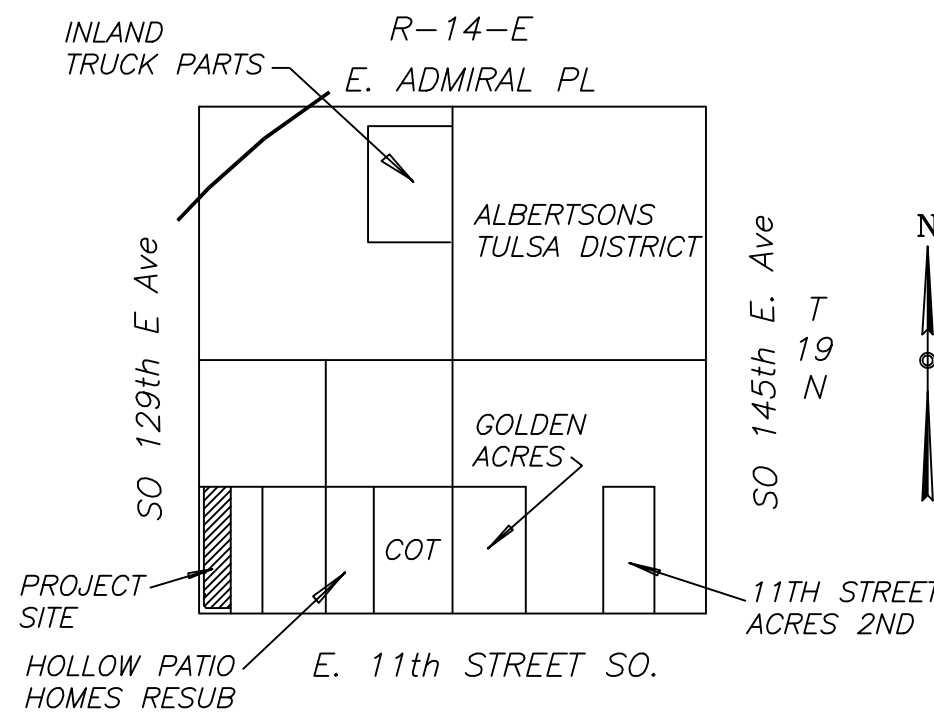
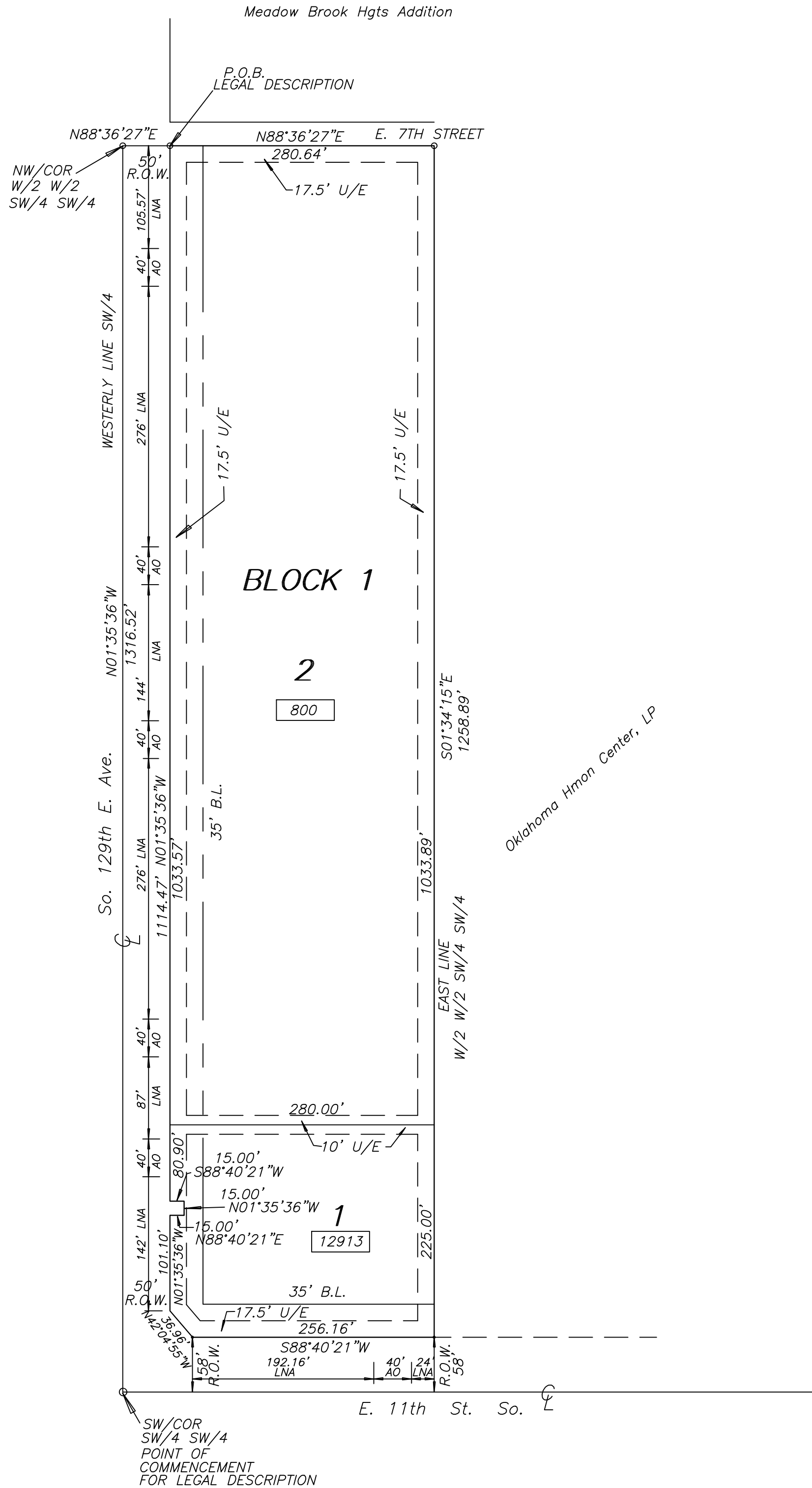
I, \_\_\_\_\_, Tulsa County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the \_\_\_\_\_ day of \_\_\_\_\_  
Tulsa County Clerk

Deputy

# INDUS ELITE

A SUBDIVISION IN THE SOUTHWEST QUARTER IN  
SECTION 4, T-17-N, R-14-E, CITY OF TULSA,  
TULSA COUNTY, STATE OF OKLAHOMA



SECTION 4  
LOCATION MAP  
SCALE: 1"=2000'

SUBDIVISION CONTAINS:  
NO. LOTS 2, NO. BLOCKS 1  
AREA: 8.09 ACRES  
FILE: C:\AALHLOU129THPLAT.DWG  
DATE PREPARED: FEBRUARY 1, 2024

LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2 W/2 SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE N01°35'36"W, ALONG THE WESTERLY LINE OF SAID SW/4 FOR 1316.52 FEET TO THE NORTHWEST CORNER OF SAID W/2 W/2 SW/4 SW/4; THENCE N88°36'27"E, ALONG THE NORTHERLY LINE OF SAID SW/4 SW/4 FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE N88°36'27"E, CONTINUING ALONG SAID NORTHERLY LINE FOR 280.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID W/2 W/2 SW/4 SW/4; THENCE S01°34'15"E ALONG SAID EASTERLY LINE FOR 1258.89 FEET; THENCE S88°40'21"W FOR PARALLEL WITH THE SOUTHERLY LINE OF SAID SW/4 FOR 256.16 FEET; THENCE N42°04'55"W FOR 36.96 FEET; THENCE N01°35'36"W PARALLEL WITH THE WESTERLY LINE OF SAID SW/4 FOR 101.10 FEET; THENCE N 88°40'21"E FOR 15.00 FEET; THENCE N01°35'36"W FOR 15.00 FEET; THENCE S88°40'21"W FOR 15.00 FEET; THENCE N01°35'36"W PARALLEL WITH THE WESTERLY LINE OF SAID SW/4 FOR 1114.47 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

INDUS ELITE  
PREPARATION DATE: 2/1/2024  
SHEET 1 OF 2



INDUS ELITE  
DEED OF DEDICATION AND STATEMENT OF RESTRICTIVE COVENANTS  
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, INDUS ELITE PROPERTIES, LLC is the owner in fee simple to the following described property in the City of Tulsa, Tulsa County, Oklahoma, to-wit:

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2 W/2 SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE N01°35'36"W, ALONG THE WESTERLY LINE OF SAID SW/4 FOR 1316.52 FEET TO THE NORTHWEST CORNER OF SAID W/2 W/2 SW/4 SW/4; THENCE N88°36'27"E, ALONG THE NORTHERLY LINE OF SAID SW/4 SW/4 FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE N88°36'27"E, CONTINUING ALONG SAID NORTHERLY LINE FOR 280.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID W/2 W/2 SW/4 SW/4; THENCE S01°34'15"E ALONG SAID EASTERLY LINE FOR 1258.89 FEET; THENCE S88°40'21"W FOR PARALLEL WITH THE SOUTHERLY LINE OF SAID SW/4 FOR 266.16 FEET; THENCE N42°04'55"W FOR 36.96 FEET; THENCE N01°35'36"W PARALLEL WITH THE WESTERLY LINE OF SAID SW/4 FOR 101.10 FEET; THENCE N 88°40'21"E FOR 15.00 FEET; THENCE N01°35'36"W FOR 15.00 FEET; THENCE S88°40'21"W FOR 15.00 FEET; THENCE N01°35'36"W PARALLEL WITH THE WESTERLY LINE OF SAID SW/4 FOR 1114.47 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

and Indus Elite Properties, LLC have caused the above-described land to be surveyed, staked, platted, granted, donated, conveyed, and dedicated, access rights reserved, and subdivided into a lot, a block, platted and subdivided into one lot and one block and have designated the same as "Indus Elite", an Addition to the City of Tulsa, Tulsa County Oklahoma (hereinafter sometimes referred to as the "Subdivision").

SECTION 1. PUBLIC COVENANTS

A. UTILITY EASEMENTS

The Owner hereby dedicates to the public use forever the easements as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing, replacing any and all utilities including storm sewer, sanitary sewer, telephone and communication lines, electric power lines and transformers, gas lines and water 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 into and upon said utility easements and rights-of-way for the uses and purposes aforesaid. No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easement or rights-of-way as shown, provided however, that the owner hereby reserves the right to construct, maintain, operate, lay and relay water lines and sanitary sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all public streets, alleys, and utility easements, shown on said plat, for the purposes of furnishing water and/or sanitary sewer services to the area included in said plat.

B. WATER AND SANITARY SEWER SERVICE

In connection with the provision of water and sanitary sewer service, the lot is subject to the following provisions, to-wit:

The owner of the lot shall be responsible for the protection of the public water main and the public sanitary sewer facilities located on the lot and utility easement areas, if ground elevations are altered altered from the contours existing upon the completion of the installation of a public water or sewer main, all ground level apertures, to include: valve boxes, fire hydrants and manholes will be adjusted to the new grade by the owner or at the owner's expense and subject to the City of Tulsa approval.

The Owner or its successors will pay damage for relocation of public water mains and public sanitary sewer facilities, or necessitated by the acts of the owner or his agents or contractors.

The City of Tulsa or its successors through its agents and employees shall at all times have the right of access with their equipment to all such easement ways shown on said plat, including the "Mutual Access Easements", or provided for in this deed or dedication for the purpose of installing, maintaining, removing or replacing any portion of the public underground water, storm sewer and sanitary sewer facilities.

The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Tulsa or its successors, and the owner of the lot agrees to be bound hereby.

C. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE.

In connection with the installation of underground electric, telephone, cable television and natural gas service lines, the lot is subject to the following:

1. Street light poles or standards shall be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for the general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.
2. All supply lines in the Subdivision including electric, telephone, cable television and natural gas service lines shall be located underground in the easements reserved for general utility services and streets shown on the plan of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements. Overhead pole lines for the supply of electric and communication service may be located in easement along the South, North, West & East boundaries of the addition.
3. Underground service cables and natural gas service lines to all buildings which may be located in the Subdivision may be run from the nearest natural gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said lot: provided that upon that the installation of such a service cable or a natural gas service line

to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or line, extending from the service pedestal, transformer or natural gas main to the service entrance on the building.

4. The supplier of electric, telephone, cable television and natural gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or 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 natural gas service facilities so installed by it.

5. The owner of the lot in the Subdivision shall be responsible for the protection of the underground utility facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or natural gas facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of the lot in the Subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors.

D. STORM SEWER

1. Any storm sewers will be privately owned and privately maintained.
2. Indus Elite Properties, LLC or their successors, through their proper agents and employees, shall at all times have right of access with their equipment to all storm sewer systems for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.
3. No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed on the storm sewer that will interfere with the storm sewer system.

4. The storm sewers shall be owned by and maintained, at the sole cost and expense, of the owner of the lot upon which the storm sewers are located.

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. 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.

E. SURFACE DRAINAGE

1. Surface Drainage. The 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 streets and easements.
2. No property 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. No property owner shall modify or change the direction of drainage of surface stormwater from the original approved construction plans on file at the City of Tulsa.
3. The property owner shall prevent the alteration of grade within all easement areas from the original contours (finish grade) and shall prevent any construction activity which may interfere with such public water mains, valves, storm sewers, and or public sanitary sewer facilities.
4. The covenants set forth in this section shall be enforceable by any affected property owner and by the City of Tulsa, Oklahoma.

F. OWNER RESPONSIBILITY WITHIN EASEMENTS.

The owner of the lots shall be responsible for the repair and replacement of any properly permitted landscaping and paving within the utility easements on the lot in the event it is necessary to repair any underground water or sewer mains, electric, natural gas, cable television, or telephone service.

G. LAND USE

All construction shall be strictly according to the zoning ordinances of the City of Tulsa, Oklahoma.

H. PROPERTY OWNER'S ASSOCIATION (POA)

The Indus Elite, Inc. property owner's association will be created and responsible for the maintenance and upkeep of landscaping. The POA document will outline POA dues, POA responsibilities and the POA structure.

SECTION 2. DEVELOPMENT STANDARDS

The Standard Requirements of the City of Tulsa Fire Marshal, Development services and City Attorney shall be met as a condition of approval.

1. LANDSCAPED AREA AND SCREENING

a. All development and construction in shall comply with all applicable zoning codes and regulations of the City of Tulsa.

2. SIGNS

a. Signage shall comply with the requirements of the City of Tulsa Zoning Code.

b. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited, except as reviewed by the City of Tulsa Zoning Code and Sign Permit process and part of the approved detail sign plan.

3. LIGHTING

a. Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent residential areas and residential uses within the plat. No light standard or building-mounted light shall exceed 14 feet. Light, as measured in footcandles, shall not exceed 0.0 footcandles at all of the plat boundaries shared with a residential property.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS

a. There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

5. TOPOGRAPHY, DRAINAGE AND UTILITIES

A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage structures serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot.

During construction on the property, the owner of the development areas, and any platted lot within the development areas, will provide adequate erosion control, and after construction, they will provide in compliance with the City of Tulsa Standards and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

6. ACCESS, CIRCULATION AND PARKING

All drives and parking areas within the subdivision shall be privately owned and maintained. Mutual access between and across the lot and mutual parking privileges shall be shown by and limited to mutual access easements as shown on the plat.

7. RESTRICTIVE COVENANTS ENFORCEMENT

Restrictive covenants will be adopted and recorded for the subdivision as platted. Owners of the respective platted lots and or buildings in the subdivision will be required by the covenants to keep and maintain the lot and improvements in a clean and professional manner (the "Maintenance Covenant"). The Maintenance Covenant will be enforced by the owner or the owners' association for each platted lot or building in the subdivision.

SECTION 3. PRIVATE COVENANTS AND RESTRICTIONS.

Usage of the following words shall having the following meanings, unless the context clearly requires otherwise: "City" shall mean the City of Tulsa; "lot" shall mean a lot in the Subdivision; "lot owner" shall mean a lot owner in the Subdivision; "plat" shall mean the accompanying plat of the Subdivision; and "zoning code" shall mean the City of Tulsa Zoning Code.

For the purpose of providing an orderly development of the Subdivision and for maintaining conformity of the improvements therein, the following covenants and restrictions hereby are imposed upon the use and occupancy of the lots within the Subdivision.

1. Private Covenants and Restrictions Applicable to all Lots. The following standards shall apply to all lots of the Subdivision unless specifically modified or superseded by more specific provisions adopted by the Owner as hereinafter provided.

a. Mutual Access Easements. Mutual Access Easements, as depicted on the accompanying plat, are hereby established for the purposes of permitting vehicular and pedestrian access to and from all areas adjacent to and contained within the plat, and such easements shall be for the mutual use and benefit of each affected lot owner, their guests, and invitees, and shall be appurtenant to each affected lot. Provided, however, governmental agencies and suppliers of utilities shall have the reasonable use of the easements incidental to the provision of services within the lots within the plat.

b. Mutual Access Easement Maintenance. Indus Elite Properties, LLC their successors or assigns will be responsible for the maintenance, upkeep, repairing, replacing of pavement, storm sewer pipe, and storm sewer inlets in the Mutual Access Easements.

c. Landscaping and Common – Elements Indus Elite Properties, LLC their successors or assigns will be responsible for the maintenance of the landscaping, screening fences, gates and other potentially-common-elements.

SECTION 4. ENFORCEMENT, AMENDMENT, ETC.

A. Duration, Amendment and Severability.

1. Duration. These restrictions shall remain in full force and effect until January 1, 2030, and shall automatically be extended thereafter for successive periods of ten (10) years each unless terminated or amended as hereinafter provided.

2. Amendment or Termination. The private covenants and restrictions contained in this Deed of Dedication may be amended, modified, changed or canceled by a written instrument signed and acknowledged by the Indus Elite Properties, LLC, except Section 1, which may be altered only with the written consent of the City of Tulsa

3. Severability. Invalidity of any restriction set forth herein, or any part thereof, by an order, judgement or decree of any court or otherwise, shall not invalidate or affect any of the other restrictions of any part thereof as set forth herein, which shall remain in full force and effect.

4. Enforcement. The restrictions herein set forth are covenants to run with the land shall be binding upon the Owner, its successors and assigns and all parties claiming under it, and otherwise shall be enforceable as set forth and shall be binding upon the Owner, its successors and assigns and all parties claiming under it. If the Owner, or its successors or assigns, shall violate any of the covenants herein, it shall be lawful for the City of Tulsa, Oklahoma (as to the violation of the Covenants contained in Section 1), to maintain any action at law or in equity against the Owner to prevent the Owner from so doing, to compel compliance with the covenants, or to recover damages for such compliance with the covenant.

As owner, Indus Elite Properties, LLC, hereby certifies that they have caused the land described in this plat to be surveyed, divided, mapped, granted, donated, conveyed, dedicated and access rights reserved as represented on the plat.

In witness whereof the owner have executed this Deed of Dedication on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Indus Elite Properties, LLC

By: Member/Manager

STATE OF OKLAHOMA )  
COUNTY OF TULSA )

Before me the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_ to me known to be the identical person who subscribed the name thereof to the foregoing instrument 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 for said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My commission expires:\_\_\_\_\_

SURVEYORS CERTIFICATE

I, Daniel S. Goss, a Registered Land Surveyor in the State of Oklahoma, hereby certifies that I have fully complied with the requirements of this regulation and the subdivision laws of the State of Oklahoma governing surveying, dividing and mapping of the land; that the plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it; and, that the plat represents a survey made under my direct supervision.

WITNESS my hand and seal this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF OKLAHOMA )  
COUNTY OF TULSA )

Daniel S. Goss PLS # 1316  
C.A. No. 3932 Exp.Date: 6/30/2024

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_, personally appeared Daniel S. Goss, to me known to be the identical person who executed 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.

Given under me hand and seal the day and year last above written.

Notary Public

My Commission expires:\_\_\_\_\_

PLAT No.

OWNER:  
INDUS ELITE PROPERTIES, LLC  
4108 N. MAPLE  
BROKEN ARROW, OK. 74012  
CONTACT: SATPAL SINGH  
PHONE: 918-740-5635  
EMAIL: SATPALIS@YAHOO.COM

SURVEYOR:  
D. GOSS & ASSOCIATES  
12347 HEYWOOD HILL RD.  
SAPULPA, OK. 74066  
PHONE: 918-371-0096  
DANIEL S. GOSS PLS NO. 1316  
C.A. #3932, EXP.DATE: 6/30/24  
EMAIL: dgossassociates@aol.com

LEGEND

B/L	BUILDING LINE
ESMT	EASEMENT
U/E	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
C.L.	CENTER LINE
A.O.	ACCESS OPENING
SW	SOUTHWEST
NW	NORTHWEST
W	WEST
P.O.B.	POINT OF BEGINNING
L.N.A.	LIMITS OF NO ACCESS
12911	ADDRESS

NOTES:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

2. THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, AND INCORPORATED AREAS, MAP NO.40143C0264L, DATE:10/16/2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY SHOWN HEREON AS LOCATED IN ZONE (X)(UNSHADED) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

3. THE BASIS OF BEARING:  
THE BASIS FOR BEARINGS IS THE WEST LINE OF THE SW/4 OF SECTION 4, T-19-N, R-14-E, SHOWN AS N01°35'36"W.

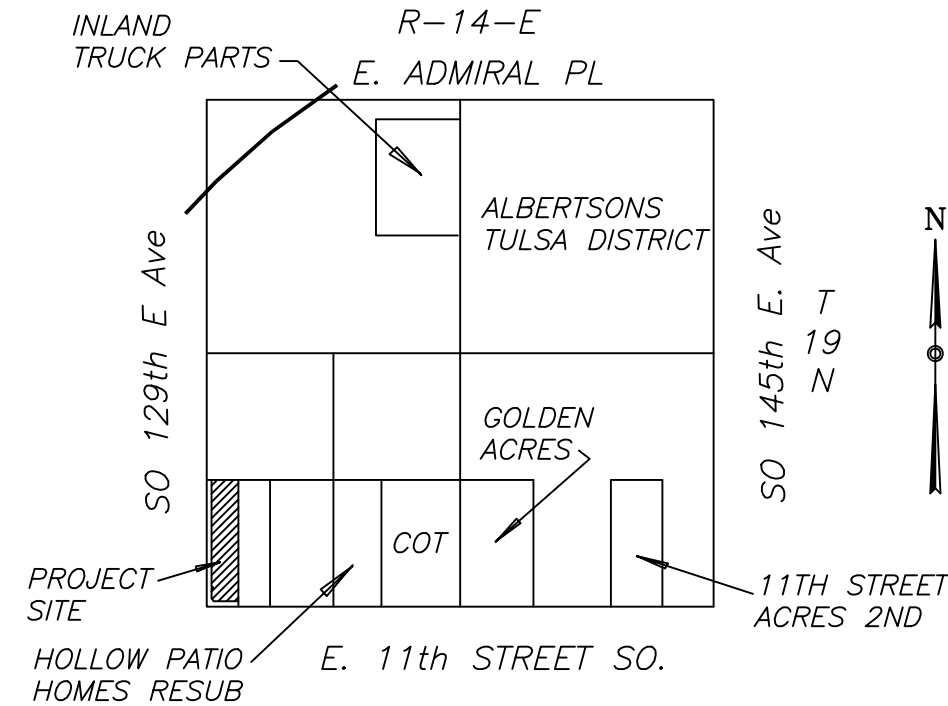
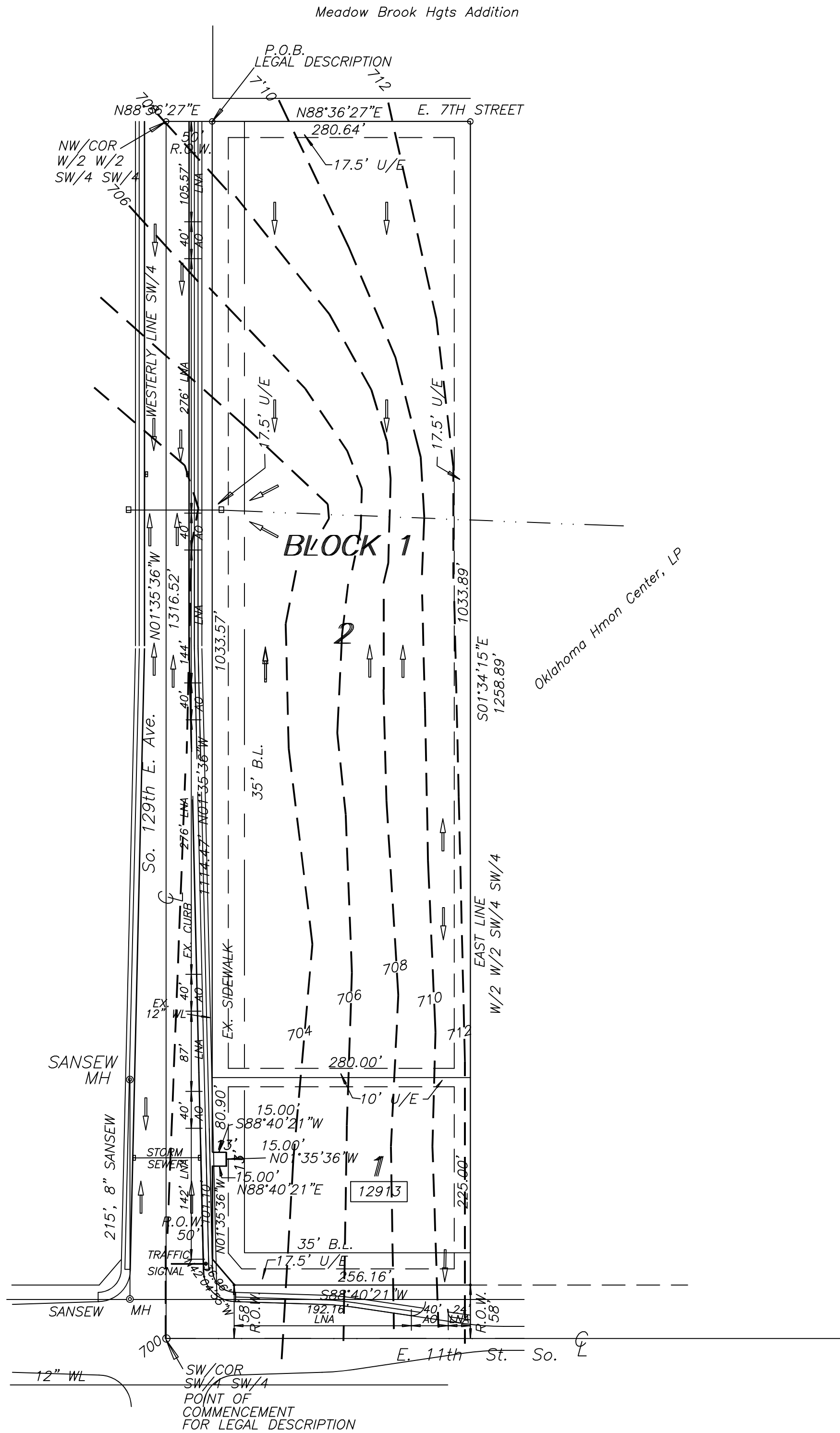
OKLAHOMA STATE PLANE COORDINATE SYSTEM  
NORTH ZONE 3501, NORTH AMERICAN DATUM 1983  
(NAD83). (SECTION 3.3 3(d))

4 3/8" IRON PINS WERE EITHER FOUND OR SET AT EACH PROPERTY CORNER.

CONCEPTUAL IMPROVEMENTS PLAN

INDUS ELITE

A SUBDIVISION IN THE SOUTHWEST QUARTER IN  
SECTION 4, T-17-N, R-14-E, CITY OF TULSA,  
TULSA COUNTY, STATE OF OKLAHOMA



SUBDIVISION CONTAINS:  
NO. LOTS 2, NO. BLOCKS 1  
AREA: 8.09 ACRES  
FILE: C:\AALHLOU129THPLAT.DWG  
DATE PREPARED: FEBRUARY 1, 2024

LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2 W/2 SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE N01°35'36"W, ALONG THE WESTERLY LINE OF SAID SW/4 FOR 1316.52 FEET TO THE NORTHWEST CORNER OF SAID W/2 W/2 SW/4 SW/4; THENCE N88°36'27"E, ALONG THE NORTHERLY LINE OF SAID SW/4 SW/4 FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE N88°36'27"E, CONTINUING ALONG SAID NORTHERLY LINE FOR 280.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID W/2 W/2 SW/4 SW/4; THENCE S01°34'15"E ALONG SAID EASTERLY LINE FOR 1258.89 FEET; THENCE S88°40'21"W FOR PARALLEL WITH THE SOUTHERLY LINE OF SAID SW/4 FOR 256.16 FEET; THENCE N42°04'55"W FOR 36.96 FEET; THENCE N01°35'36"W PARALLEL WITH THE WESTERLY LINE OF SAID SW/4 FOR 101.10 FEET; THENCE N 88°40'21"E FOR 15.00 FEET; THENCE N01°35'36"W FOR 15.00 FEET; THENCE S88°40'21"W FOR 15.00 FEET; THENCE N01°35'36"W PARALLEL WITH THE WESTERLY LINE OF SAID SW/4 FOR 1114.47 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

CERTIFICATE

STATE OF OKLAHOMA } SS  
COUNTY OF TULSA }

I, \_\_\_\_\_, Tulsa County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the \_\_\_\_\_ day of \_\_\_\_\_  
Tulsa County Clerk

Deputy

INDUS ELITE  
PREPARATION DATE: 2/1/2024  
SHEET 1 OF 2