



Tulsa Metropolitan Area
Planning Commission

Case : Comanche Park

Hearing Date: June 17, 2020

Case Report Prepared by:

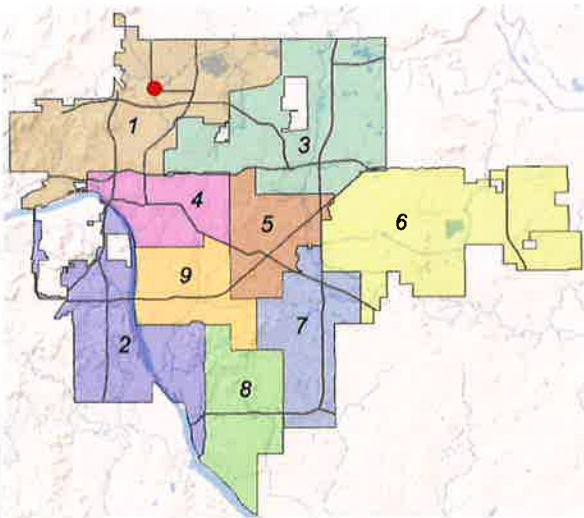
Nathan Foster

Owner and Applicant Information:

Applicant: Mark Capron, Wallace Engineering

Owner: Housing Authority of the City of Tulsa

Location Map:
(shown with City Council districts)



Applicant Proposal:

Preliminary Plat

16 lots, 16 blocks, 35 ± acres

5 phases

Location: Northeast and southeast corner of East 36th Street North and North Peoria Avenue

Zoning: MX-1-U-U, MX-2-U-U, MX-2-V-65, MX-3-V-45, RM-1

Staff Recommendation:

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

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements and Phasing Plan, Zoning Exhibit

PRELIMINARY SUBDIVISION PLAT

Comanche Park - (CD 1)

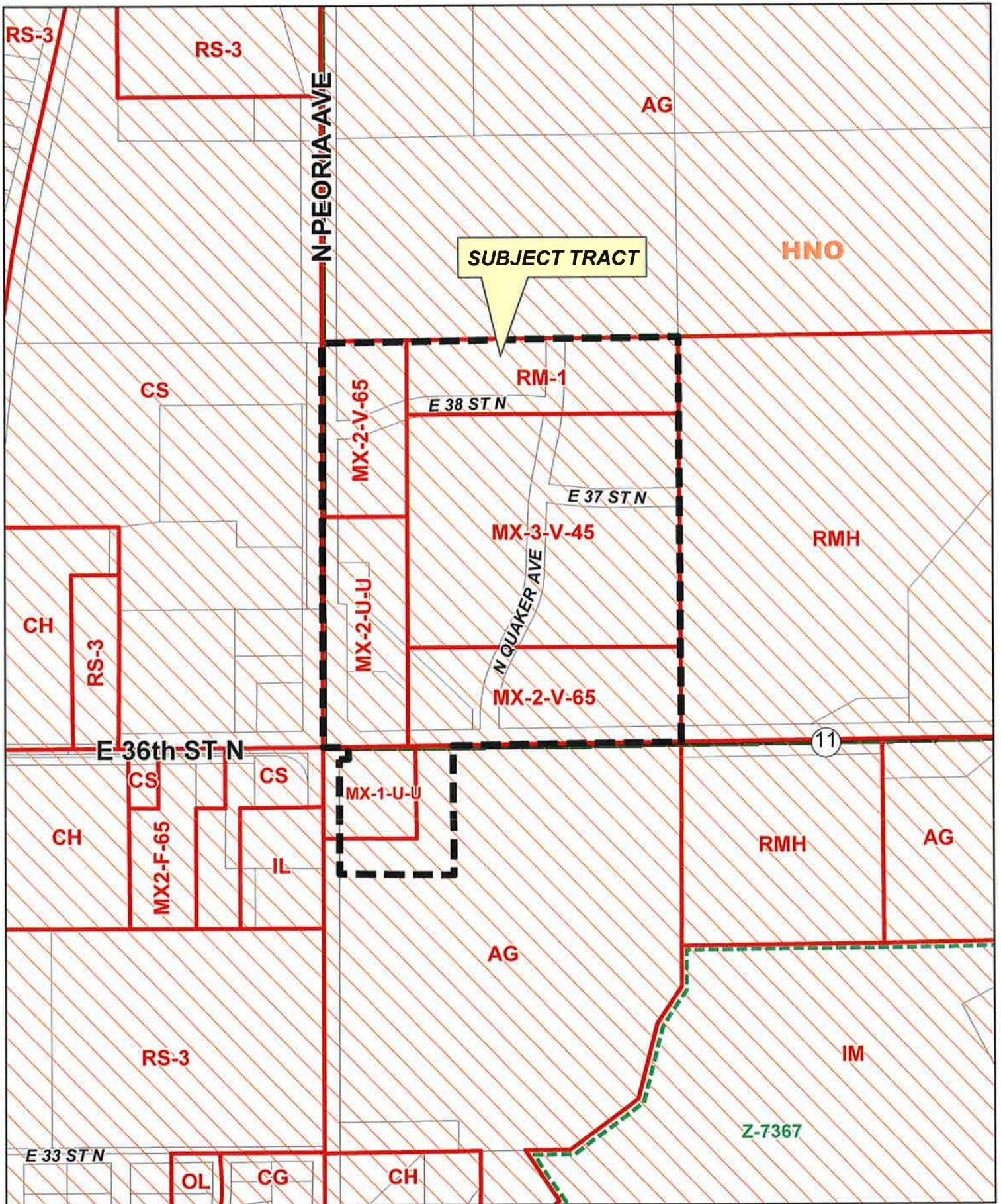
Northeast and southeast corner of East 36th Street North and North Peoria Avenue

This plat consists of 16 lots, 16 blocks on 35 ± acres. The plat is proposed to be completed in 5 phases as shown on the attached phasing plan.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following conditions:

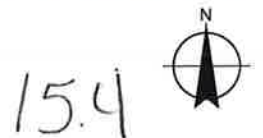
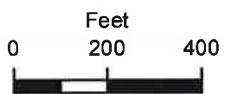
1. **Zoning:** The property includes several different zoning designations including a mixture of MX and RM. Provide an exhibit that overlays the zoning with the proposed preliminary plat layout. All lots shown conform to the lot and building regulations. Use and design will be determined by underlying zoning.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.
3. **Transportation & Traffic:** Sidewalks required along arterial streets and internal streets in accordance with City standards. Fire code will require approved turnarounds at the end of any dead-end street over 150 feet in length. Fire access required to be provided within 150 feet of any structure. Label and dimension all streets. Street layouts must be approved by City Traffic Engineering and City Fire.
4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Work requiring IDP will be required to be approved prior to final plat approval. Easements to be vacated must be fully vacated prior to being removed from plat.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Provide full engineer/surveyor information on the face of the plat including valid CA number. Provide appropriate signature block for City officials. Update location map to reflect only platted property boundaries; label all other property as "Unplatted". Provide a basis of bearing heading with information providing a bearing angle shown on the face of the plat.
7. **Stormwater, Drainage, & Floodplain:** Provide appropriate easement recording information for detention facility near the southeast corner of the project. There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

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



**COMANCHE
PARK**

20-13 19 & 20-13 18





N PEORIA AVE

E 38 ST N

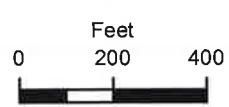
E 37 ST N

N QUAKER AVE

E 36th ST N

11

E 33 ST N



Subject Tract

COMANCHE PARK

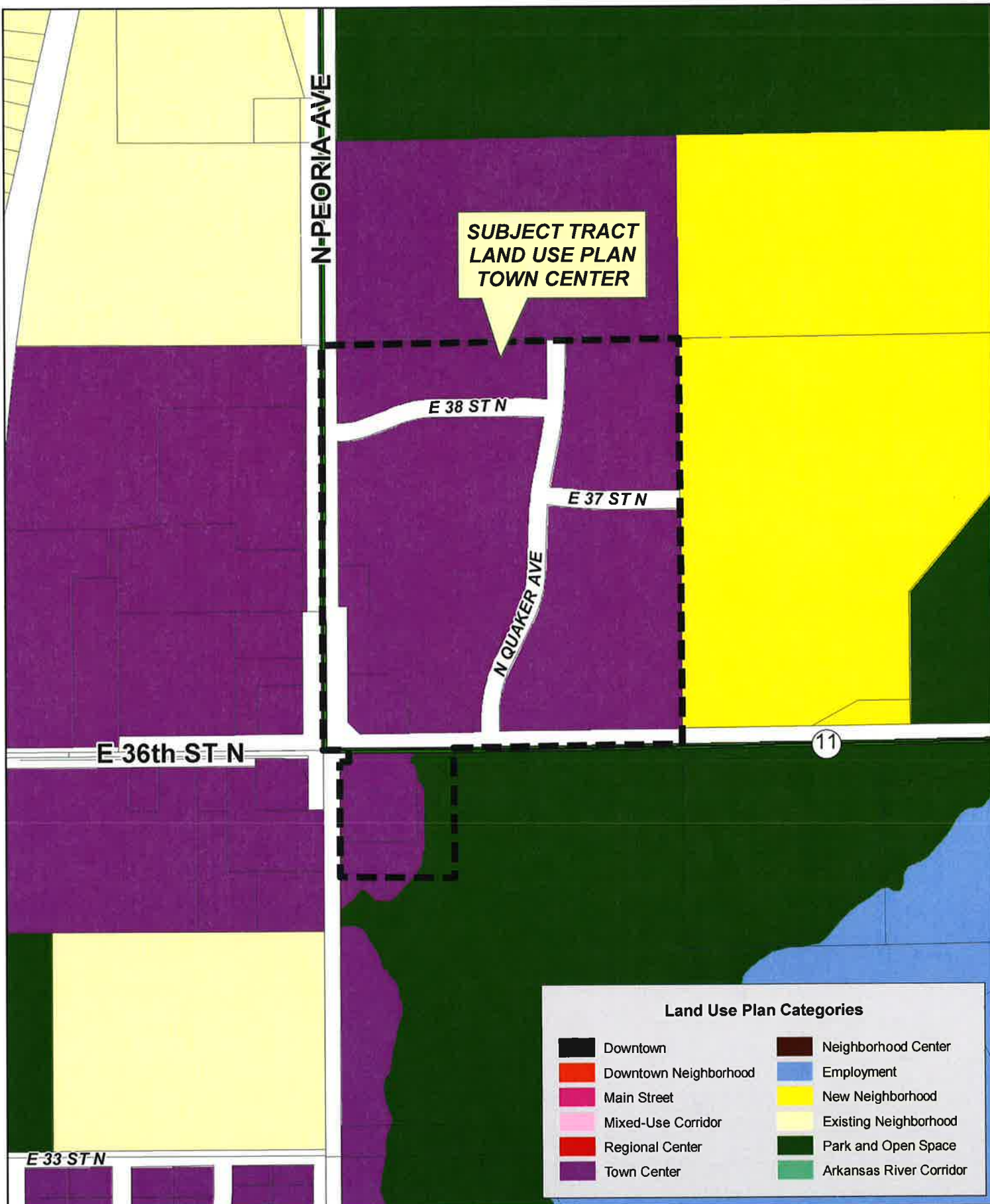
20-13 19 & 20-13 18

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

Aerial Photo Date: February 2018



15.5



**SUBJECT TRACT
LAND USE PLAN
TOWN CENTER**

N-PEORIA-AVE

E 38 ST N

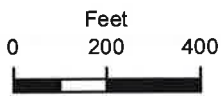
E 37 ST N

N QUAKER AVE

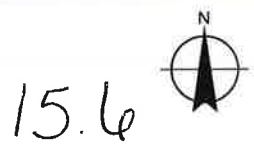
E 36th ST N

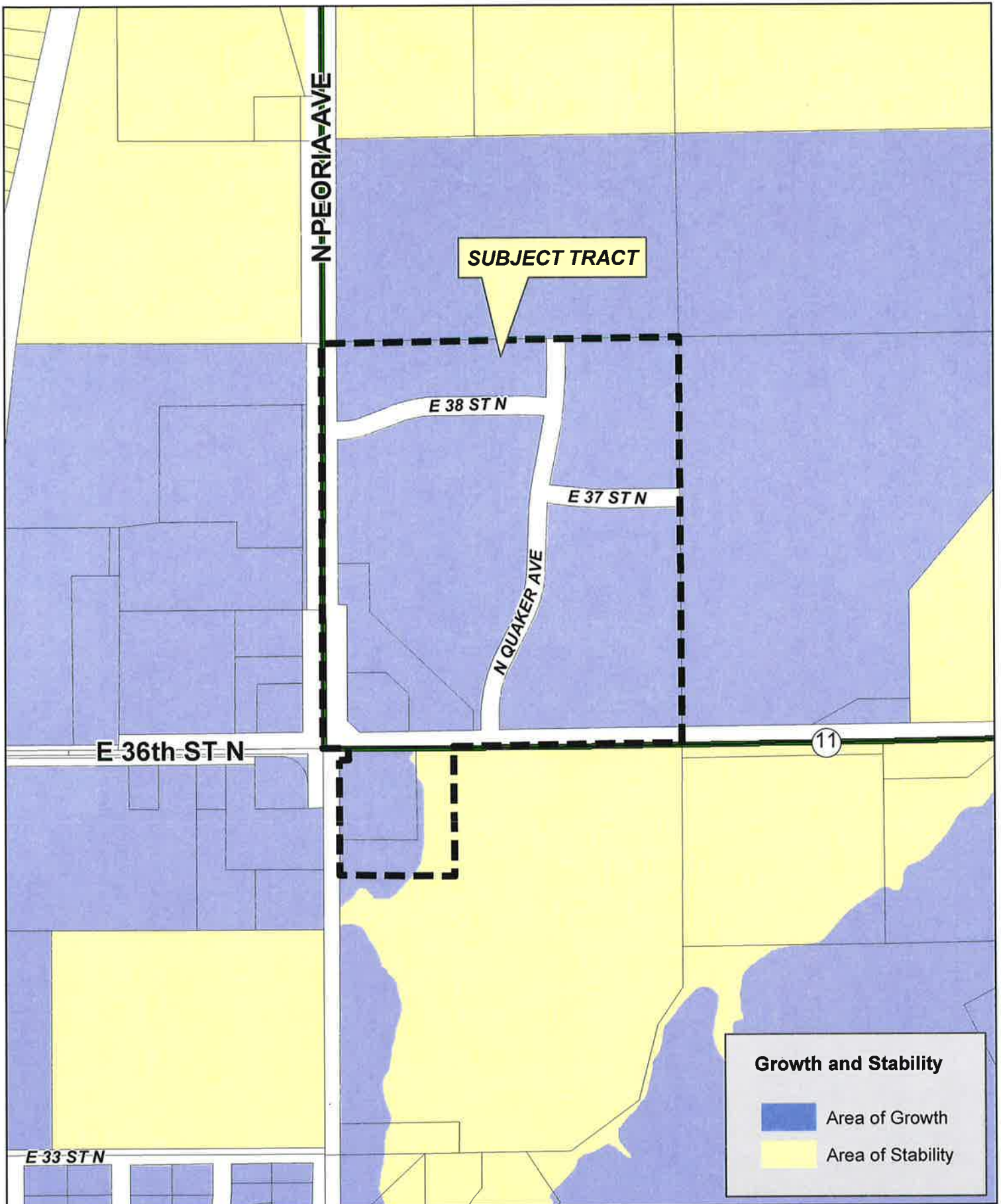
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E 33 ST N



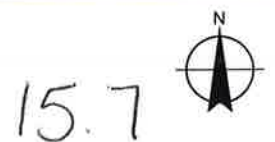
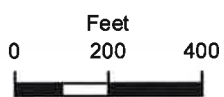
**COMANCHE
PARK**
20-13 19 & 20-13 18





**COMANCHE
PARK**

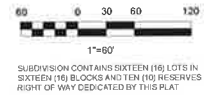
20-13 19 & 20-13 18



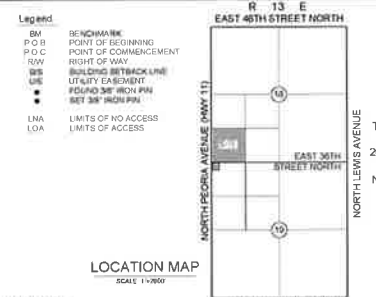
PRELIMINARY PLAT COMANCHE PARK

A RESUBDIVISION OF COMANCHE PARK ADDITION, SOUTHWEST QUARTER OF SECTION EIGHTEEN (18), AND PART OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ALL IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY.

OWNER TULSA HOUSING AUTHORITY 415 WEST INDEPENDENCE STREET TULSA, OK 74103 ATTY. CITY CLERK, SUITE 206	ENGINEER WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC. 123 MARTIN LUTHER KING JR. BLVD. TULSA, OK 74103 (918) 584-5655 OKLAHOMA CA #1460 EXP. DATE 6/30/21 LANCE WOOLSEY P.E. lwoolsey@wallace.com	SURVEYOR BENNETT SURVEYING, INC. 215 CHOUTEAU AVENUE CHOUTEAU, OK 74337 TEL. 918-678-1656 RPL# 1656, CA #4502 EXPIRES 8/30/2020 www.bennettsurveying.com
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SUBDIVISION CONTAINS SIXTEEN (16) LOTS IN SIXTEEN (16) BLOCKS AND TEN (10) RESERVES. RIGHT OF WAY DEDICATED BY THIS PLAT.



LINE#	LENGTH (FT)	BEARING
L1	15.46	N22° 23' 09" E
L2	21.66	N13° 51' 22" E
L3	138.65	N0° 55' 10" W
L4	104.35	N59° 37' 42" W
L5	35.47	N68° 50' 28" W
L6	31.84	N38° 58' 49" E
L7	14.87	N0° 36' 59" E
L8	20.52	N52° 31' 43" E
L9	47.56	S43° 43' 49" W
L10	54.80	S48° 58' 55" E
L11	53.40	S60° 52' 38" E
L12	13.80	S48° 54' 03" E
L13	1.57	S48° 54' 03" E
L14	53.66	S48° 29' 47" E
L15	22.69	N40° 29' 47" E
L16	45.94	N00° 49' 42" E
L17	17.91	S48° 37' 02" E
L18	37.24	S40° 40' 10" E
L19	43.95	N67° 51' 34" E
L20	47.00	S47° 54' 17" E
L21	33.05	S47° 54' 17" E
L22	19.48	N68° 49' 31" E
L23	36.45	S48° 36' 00" W
L24	34.98	N89° 05' 25" E
L25	34.37	S48° 29' 18" E

Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	39.27	25.00	080°30'00"	S42°30'00" W	39.26	C26	19.80	25.00	080°25'00"	S48°25'00" W	19.80	C31	38.57	25.00	080°30'00"	N42°30'00" E	38.56
C2	39.27	25.00	080°30'00"	S47°30'00" W	39.26	C27	49.83	25.00	080°30'00"	S44°30'00" W	49.82	C32	38.57	25.00	080°30'00"	S47°30'00" W	38.56
C3	39.27	25.00	080°30'00"	S42°30'00" W	39.26	C28	39.27	25.00	080°30'00"	S42°30'00" W	39.26	C33	39.27	25.00	080°30'00"	S47°30'00" W	39.26
C4	39.27	25.00	080°30'00"	S47°30'00" W	39.26	C29	39.27	25.00	080°30'00"	S47°30'00" W	39.26	C34	39.27	25.00	080°30'00"	S42°30'00" W	39.26
C5	39.27	25.00	080°30'00"	S42°30'00" W	39.26	C30	139.19	25.00	080°30'00"	S77°30'00" W	139.18	C35	39.27	25.00	080°30'00"	S47°30'00" W	39.26
C6	39.27	25.00	080°30'00"	N47°30'00" W	39.26	C31	71.80	25.00	080°30'00"	N77°30'00" W	71.80	C36	39.27	25.00	080°30'00"	S42°30'00" W	39.26
C7	204.87	200.00	000°00'00"	N70°23'59" E	204.83	C32	68.30	25.00	080°30'00"	N77°30'00" W	68.30	C37	39.27	25.00	080°30'00"	S47°30'00" W	39.26
C8	204.87	200.00	000°00'00"	N70°23'59" E	204.83	C33	113.22	225.00	000°00'00"	S77°30'00" W	113.20	C38	39.27	25.00	080°30'00"	S42°30'00" W	39.26
C9	42.54	25.00	080°30'00"	S00°00'00" W	42.54	C34	39.27	25.00	080°30'00"	S00°00'00" W	39.26	C39	39.27	25.00	080°30'00"	S47°30'00" W	39.26
C10	39.27	25.00	080°30'00"	S47°30'00" W	39.26	C35	39.27	25.00	080°30'00"	S47°30'00" W	39.26	C40	39.27	25.00	080°30'00"	S42°30'00" W	39.26
C11	41.88	25.00	080°30'00"	N42°30'00" E	41.87	C36	39.27	25.00	080°30'00"	S42°30'00" W	39.26	C41	39.27	25.00	080°30'00"	S47°30'00" W	39.26
C12	37.38	25.00	080°30'00"	N42°30'00" E	37.38	C37	79.43	200.00	000°00'00"	N00°00'00" W	79.43	C42	39.27	25.00	080°30'00"	S42°30'00" W	39.26
C13	44.43	200.00	000°00'00"	N47°23'29" E	44.43	C38	21.49	25.00	080°30'00"	N47°23'29" E	21.49	C43	39.27	25.00	080°30'00"	S47°30'00" W	39.26
C14	72.86	200.00	000°00'00"	N70°23'59" E	72.86	C39	108.49	25.00	080°30'00"	N70°23'59" E	108.49	C44	39.27	25.00	080°30'00"	S42°30'00" W	39.26
C15	18.30	25.00	080°30'00"	S43°48'00" W	18.30	C40	18.30	25.00	080°30'00"	S43°48'00" W	18.30	C45	39.27	25.00	080°30'00"	S47°30'00" W	39.26
C16	20.27	25.00	080°30'00"	S71°28'16" W	20.27	C41	18.30	25.00	080°30'00"	S71°28'16" W	18.30	C46	39.27	25.00	080°30'00"	S42°30'00" W	39.26
C17	18.30	25.00	080°30'00"	S20°00'00" W	18.30	C42	29.27	25.00	080°30'00"	S20°00'00" W	29.26	C47	39.27	25.00	080°30'00"	S47°30'00" W	39.26
C18	17.85	25.00	080°30'00"	N47°41'00" E	17.84	C43	39.27	25.00	080°30'00"	S42°30'00" W	39.26	C48	39.27	25.00	080°30'00"	N47°28'00" E	39.26

DATE 5/26/2020
COMANCHE PARK
PRELIMINARY PLAT
SHEET 1 OF 3

15.8

PRELIMINARY PLAT
COMANCHE PARK
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE HOUSING AUTHORITY OF THE CITY OF TULSA A PUBLIC BODY CORPORATE AND POLITICAL ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF OKLAHOMA (THAT), IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

ALL OF COMANCHE PARK ADDITION TO THE CITY OF TULSA, COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

THE NORTH 420.00 FEET OF THE WEST 420.00 FEET OF LOT ONE(1) LESS AND EXCEPT THE WEST FIFTY (50) FEET THEREOF, IN SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND LESS AND EXCEPT:

A TRACT OF LAND BEGINNING FIFTY (50) FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW4), THENCE SOUTH THIRTY-NINE (39) FEET, THENCE WEST THIRTY (30) FEET TO THE POINT OF BEGINNING, IN SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

SECTION I - PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNERS HEREBY DEDICATE TO THE PUBLIC, THOSE PORTIONS OF STREET RIGHTS-OF-WAY OF NORTH PEORIA AVENUE AND EAST 36TH STREET (NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF) AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS 'U' OR 'E' OR 'UTILITY EASEMENT' FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC, TELEPHONE AND CABLE TELEVISION LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WARES, CONDUITS, PIPES, VALVES, METERS, MANHOLES 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 STATED, PROVIDED EACH OF THE OWNERS RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND REPLACING OVER AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, WITHIN THE PROPERTY OWNED BY THE PARTICULAR OWNER FOR THE PURPOSE OF FULFILLING THE OBLIGATIONS OF SUCH FACILITIES AS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED THAT INTERFERES WITH THE USES AND PURPOSES OF THE UTILITY EASEMENTS. SUCH BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO INTERFERE WITH THE RIGHT OF THE CITY OF TULSA, OKLAHOMA, TO CONSTITUTE AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE EAST SIDE OF NORTH PEORIA AVENUE, NORTH AND SOUTH SIDE OF EAST 36TH STREET NORTH OF THE SUBDIVISION, AND ALONG THE WEST SIDE OF THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLES, AND ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS 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 GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION SHALL BE INSTALLED TO THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THAT POINT. THE INSTALLATION OF THE WATER MAIN, GAS 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-REVOCABLE 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.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS 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.

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

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

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOUR OF EXISTING GROUND TO THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, OKLAHOMA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE 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.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND GAS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNERS AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM SURFACE WATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF SURFACE FACILITIES OVER AND ACROSS THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY CITY OF TULSA, OKLAHOMA.

F. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNERS ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE CITY OF TULSA. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA, OKLAHOMA, SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE PROPERTY AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR OTHER FACILITIES WITHIN THE EASEMENT AREA DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF TULSA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

H. CERTIFICATE OF OCCUPANCY

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE BUILDING OR INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN ALTERNATE PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE. THIS SHALL BE AT THE DISCRETION OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

I. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO NORTH PEORIA AVENUE AND EAST 36TH STREET NORTH WITHIN THE BOUNDS DESIGNATED AS 'LIMITS OF NO ACCESS' ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

A. RESERVE 'A' OPEN SPACE

RESERVE 'A', 'B', 'C', 'E', 'F' AND 'G' OPEN SPACE
RESERVE 'A', 'B', 'C', 'E', 'F' AND 'G' ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION TO BE PERFORMED PURSUANT TO SECTION II HEREOF. THE USE OF RESERVE 'A', 'B', 'C', 'E', 'F' AND 'G' SHALL BE LIMITED TO OPEN SPACE, RECREATION, LANDSCAPING, SCREENING FENCES AND WALLS, AND UTILITIES. THE RESERVE 'A' SHALL BE SUBSEQUENTLY BE CONVEYED TO THE HOMEOWNERS ASSOCIATION TO BE FORMED PURSUANT TO SECTION II FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF RESERVE 'A' AND OTHER COMMON AREAS OF THE SUBDIVISION.

K. RESERVE 'C', 'D', AND 'T' - OVERLAND DRAINAGE EASEMENT

1. RESERVE 'C', 'D', AND 'T' ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION TO BE FORMED PURSUANT TO SECTION II HEREOF. THE USE OF RESERVE 'B' SHALL BE LIMITED TO OPEN SPACE, LANDSCAPING, UTILITIES AND OVERLAND DRAINAGE.

2. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS 'OVERLAND DRAINAGE EASEMENT' FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

3. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

4. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE CITY.

5. THE OVERLAND DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE FORMED PURSUANT TO SECTION II HEREOF. AT THE ASSOCIATION'S EXPENSES, IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF TULSA, OKLAHOMA, IN THE EVENT THE ASSOCIATION FAILS TO PROPERLY MAINTAIN THE EASEMENT LOCATED WITHIN SUCH EASEMENT, OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENT, OR THE ALTERATION OF GRADE THEREIN, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AND PERFORM THE MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF TULSA, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

L. RESERVE 'H' STORMWATER DETENTION EASEMENT

1. RESERVE 'H' IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION TO BE FORMED PURSUANT TO SECTION II HEREOF. THE USE OF RESERVE 'C' SHALL BE LIMITED TO OPEN SPACE, LANDSCAPING, UTILITIES AND THE FUNCTIONS DESCRIBED IN THE STORMWATER DETENTION EASEMENT.

2. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS 'STORMWATER DETENTION EASEMENT' FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

3. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

4. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN A STORMWATER DETENTION EASEMENT NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

5. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION AND RETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

a. GRASS AREAS SHALL BE MOVED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.

b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

c. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.

d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

6. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN DETENTION EASEMENT.

7. IN THE EVENT THE HOMEOWNERS ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION RETENTION AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, OR THE ALTERATION OF GRADE WITHIN THE DETENTION EASEMENT, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION PROVIDED, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED 1/10TH OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

SECTION II - ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR RESPECTIVE GRANTEES, SUCCESSORS AND ASSIGNS WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, IF EITHER OF THE UNDERSIGNED OWNERS, OR ANY OF THEIR RESPECTIVE GRANTEES, SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I. THE SUPPLIER OF UTILITY SERVICE OR CITY OF TULSA, OKLAHOMA MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES, IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS COVENANT. THE DEFENSE THAT A PARTY TO THIS INSTRUMENT HAS NOT EQUITABLE PROCEEDINGS HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL, BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING THE RESTRICTIONS OR COVENANTS SHALL BE EFFECTIVE UPON AND AFTER THE INSTRUMENT IS RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK.

D. SEVERABILITY

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

IN WITNESS WHEREOF, THE HOUSING AUTHORITY OF THE CITY OF TULSA HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020

HOUSING AUTHORITY OF THE CITY OF TULSA

BY: AARON DEADEN, PRESIDENT/CEO

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE DAY OF _____, 2020, PERSONALLY APPEARED _____, A LICENSED LAND SURVEYOR WHO HAS EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF TULSA, OKLAHOMA, A MUNICIPAL CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE CITY OF TULSA, OKLAHOMA, A MUNICIPAL CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
COMMISSION NO. _____

CERTIFICATE OF SURVEY

OF _____ A LICENSED LAND SURVEYOR REGISTEERED 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 COMANCHE PARK, A SUBDIVISION IN THE CITY OF TULSA, 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.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA # _____

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY _____

NOTARY PUBLIC
MY COMMISSION NO. 00020202
MY COMMISSION EXPIRES 12-11-2020
(REAL)



15.9

PHASING PLAN COMANCHE PARK

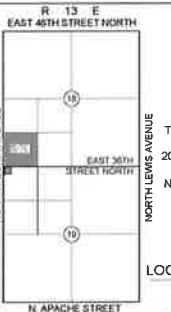
A RESUBDIVISION OF COMANCHE PARK ADDITION, SOUTHWEST QUARTER OF SECTION EIGHTEEN (18), AND PART OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ALL IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY.

OWNER
TULSA HOUSING AUTHORITY
415 WEST INDEPENDENCE STREET
TULSA, OK 74120
ATTN: CITY CLERK, SUITE 206

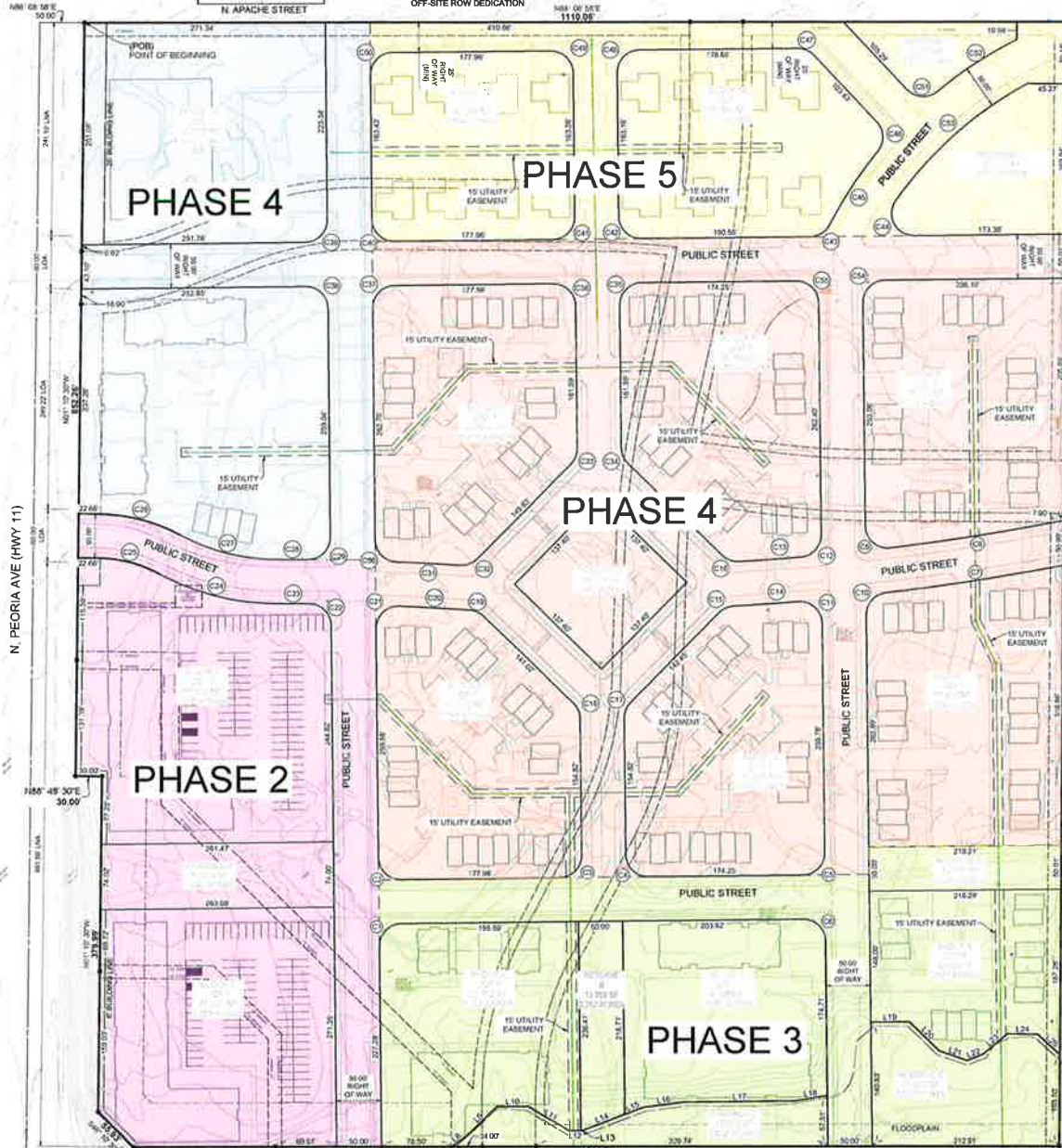
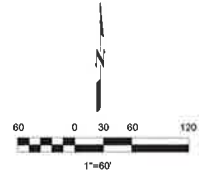
ENGINEER
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.
122 MAIN IN LUTHER KING JR. BLVD
TULSA, OK 74103
2101 USA-009
OKLAHOMA CA 81480
EXP. DATE 6/30/22
LANCE WOOLSEY P.E.
woolsey@wallace.com

SURVEYOR
BENNETT SURVEYING, INC.
210 COUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: 815-476-7484
RPL# 1556, CA 44502
EXPIRES 6/30/2020
wade@bennettsurveying.com

- Legend**
- BM BENCHMARK
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - R/W RIGHT OF WAY
 - B/S BUILDING SETBACK LINE
 - U/E UTILITY EASEMENT
 - U/I UNDEVELOPED IRON PIN
 - LMA LIMITS OF NO ACCESS
 - LOA LIMITS OF ACCESS



LOCATION MAP
SCALE 1"=2000'



OFFSITE DETENTION POND
1.5 AC-FT

LINE TABLE

LINE NO.	LENGTH (FT)	BEARING
L1	15.49	N02° 23' 59"E
L2	61.66	N12° 51' 22"E
L3	136.85	N0° 50' 10"W
L4	104.35	N38° 37' 42"W
L5	35.47	N87° 50' 23"W
L6	31.84	S08° 08' 45"E
L7	14.91	N07° 36' 49"E
L8	20.52	N45° 07' 43"E
L9	47.56	S43° 43' 49"W
L10	34.86	S47° 59' 55"E
L11	53.40	S60° 53' 36"E
L12	13.80	N67° 54' 03"E
L13	1.57	N67° 54' 03"E
L14	51.56	N67° 29' 47"E
L15	22.60	N67° 28' 47"E
L16	46.94	N60° 45' 42"E
L17	123.91	N47° 37' 03"E
L18	37.24	N78° 48' 10"E
L19	43.55	N07° 58' 34"E
L20	47.00	S47° 33' 17"E
L21	33.90	S72° 54' 31"E
L22	18.49	N88° 48' 31"E
L23	35.45	S48° 39' 09"W
L24	34.18	N49° 08' 25"E
L25	34.37	S49° 20' 18"E

Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Data	Chord Bearing	Chord Distance	Curve #	Length	Radius	Data	Chord Bearing	Chord Distance	Curve #	Length	Radius	Data	Chord Bearing	Chord Distance
C1	39.27	25.00	880° 00' 00"	S42° 20' 00"W	35.38	C20	19.80	25.00	880° 00' 00"	N62° 18' 18"E	19.80	C39	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C2	39.27	25.00	880° 00' 00"	S42° 20' 00"W	35.38	C21	42.83	25.00	880° 00' 00"	S44° 00' 00"W	38.32	C40	38.27	25.00	880° 00' 00"	S47° 20' 00"E	35.38
C3	39.27	25.00	880° 00' 00"	S42° 20' 00"W	35.38	C22	38.11	25.00	880° 00' 00"	N44° 48' 18"E	34.90	C41	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C4	39.27	25.00	880° 00' 00"	S42° 20' 00"W	35.38	C23	38.11	25.00	880° 00' 00"	N44° 48' 18"E	34.90	C42	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C5	39.27	25.00	880° 00' 00"	S42° 20' 00"W	35.38	C24	38.11	25.00	880° 00' 00"	N44° 48' 18"E	34.90	C43	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C6	39.27	25.00	880° 00' 00"	S42° 20' 00"W	35.38	C25	38.11	25.00	880° 00' 00"	N44° 48' 18"E	34.90	C44	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C7	39.27	25.00	880° 00' 00"	S42° 20' 00"W	35.38	C26	38.11	25.00	880° 00' 00"	N44° 48' 18"E	34.90	C45	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C8	39.27	25.00	880° 00' 00"	S42° 20' 00"W	35.38	C27	38.11	25.00	880° 00' 00"	N44° 48' 18"E	34.90	C46	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C9	39.27	25.00	880° 00' 00"	S42° 20' 00"W	35.38	C28	38.11	25.00	880° 00' 00"	N44° 48' 18"E	34.90	C47	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C10	39.27	25.00	880° 00' 00"	S42° 20' 00"W	35.38	C29	38.11	25.00	880° 00' 00"	N44° 48' 18"E	34.90	C48	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C11	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C30	38.11	25.00	880° 00' 00"	N44° 48' 18"E	34.90	C49	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C12	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C31	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C50	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C13	44.43	25.00	880° 00' 00"	N44° 48' 18"E	41.43	C32	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C51	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C14	44.43	25.00	880° 00' 00"	N44° 48' 18"E	41.43	C33	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C52	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C15	44.43	25.00	880° 00' 00"	N44° 48' 18"E	41.43	C34	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C53	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C16	44.43	25.00	880° 00' 00"	N44° 48' 18"E	41.43	C35	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C54	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C17	44.43	25.00	880° 00' 00"	N44° 48' 18"E	41.43	C36	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C55	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C18	44.43	25.00	880° 00' 00"	N44° 48' 18"E	41.43	C37	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C56	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C19	44.43	25.00	880° 00' 00"	N44° 48' 18"E	41.43	C38	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C57	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38
C20	44.43	25.00	880° 00' 00"	N44° 48' 18"E	41.43	C39	41.90	25.00	880° 00' 00"	N44° 48' 18"E	38.47	C58	38.27	25.00	880° 00' 00"	N47° 20' 00"E	35.38

15.10

EXISTING ZONING COMANCHE PARK

A RESUBDIVISION OF COMANCHE PARK ADDITION, SOUTHWEST QUARTER OF SECTION EIGHTEEN (18), AND PART OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN; ALL IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY.

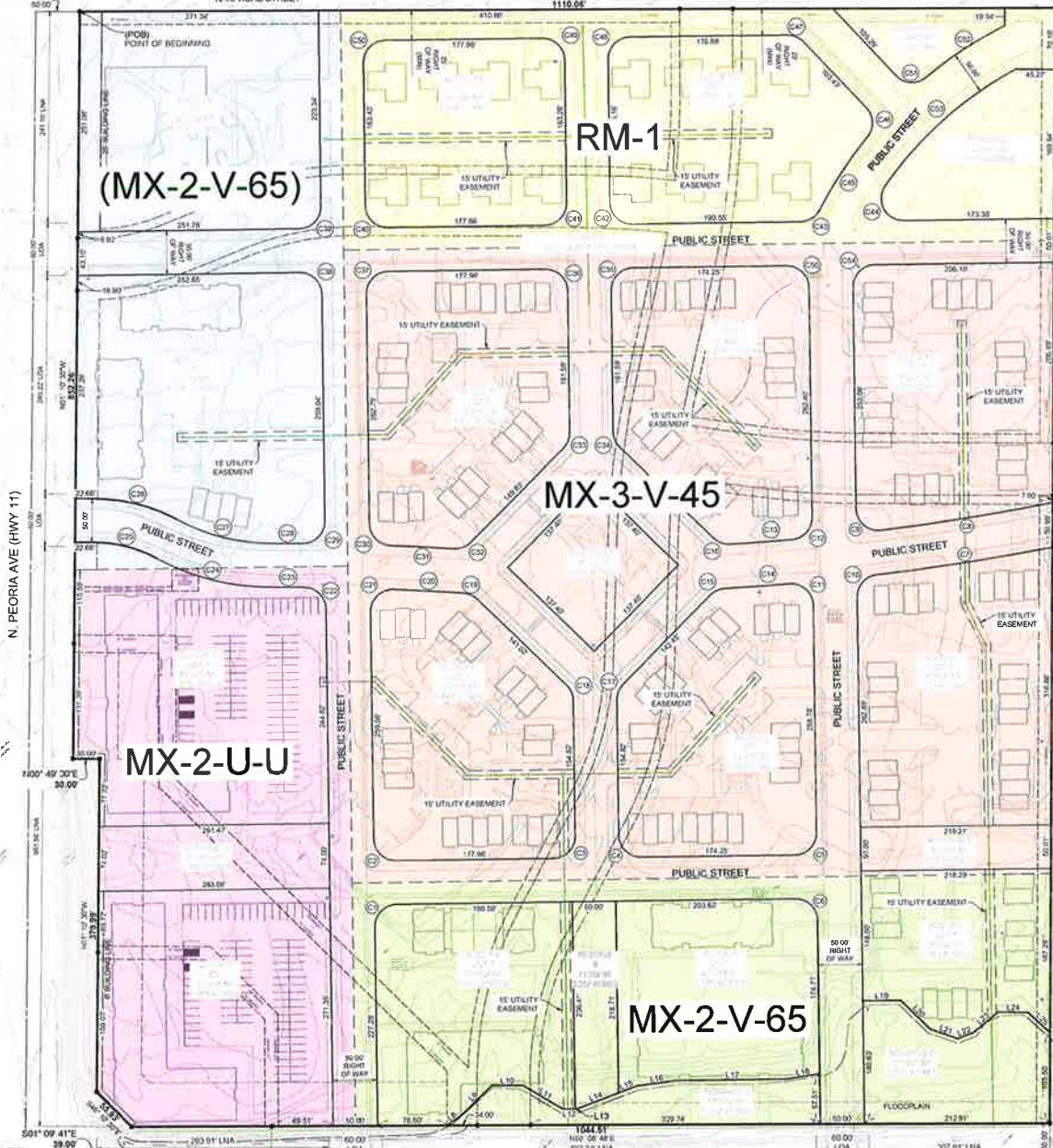
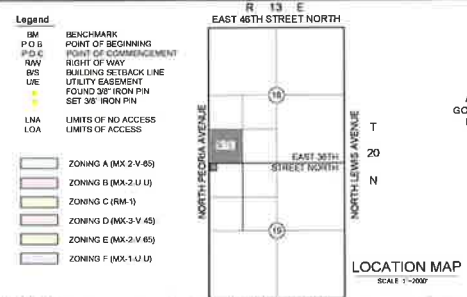
OWNER
TULSA HOUSING AUTHORITY
415 WEST INDEPENDENCE STREET
TULSA, OK 74120
ATTN: CITY CLERK, SUITE 208

ENGINEER
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC
123 MARTIN LUTHER KING JR. BLVD
TULSA, OK 74103
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OKLAHOMA CA #1490
ESP DATE 9/20/21
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SURVEYOR
BIBNETT SURVEYING, INC
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: 818-438-3488
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EXPIRES 8/30/2020
www.bibnettsurveying.com



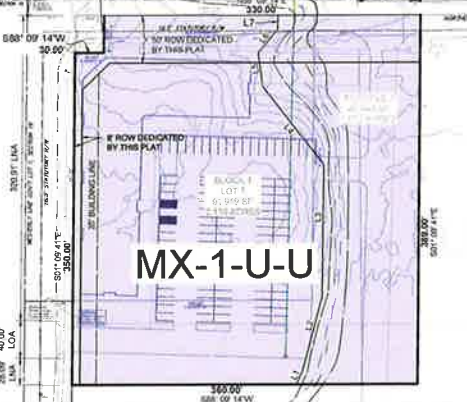
SUBDIVISION CONTAINS SIXTEEN (16) LOTS IN SIXTEEN (16) BLOCKS AND TEN (10) RESERVE RIGHT OF WAY DEDICATED BY THIS PLAT



OFFSITE
DETENTION
POND
1.5 AC-FT

LINE NO.	LENGTH (FT)	BEARING
L1	15.48	N22° 23' 09"E
L2	81.66	N12° 51' 22"E
L3	138.85	N0° 50' 10"W
L4	104.35	N33° 37' 42"W
L5	35.47	N0° 50' 22"W
L6	31.84	N38° 08' 45"E
L7	14.07	N0° 30' 59"E
L8	20.32	N02° 01' 43"E
L9	47.56	S43° 43' 49"W
L10	34.86	S67° 59' 55"E
L11	33.40	S60° 52' 38"E
L12	13.00	N61° 54' 03"E
L13	1.57	N67° 54' 09"E
L14	51.56	N67° 29' 47"E
L15	22.69	N67° 29' 47"E
L16	48.84	N80° 45' 42"E
L17	125.91	N67° 37' 02"E
L18	37.24	N78° 48' 10"E
L19	43.85	N67° 58' 34"E
L20	47.06	S47° 33' 17"E
L21	33.85	S72° 54' 17"E
L22	19.48	N68° 48' 31"E
L23	38.43	S48° 30' 08"W
L24	34.16	N68° 00' 25"E
L25	34.37	S48° 29' 16"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	38.37	25.00	88.00000°	S42.20200°W	37.36
C2	38.37	25.00	88.00000°	S47.79797°W	37.36
C3	38.37	25.00	88.00000°	S47.20200°W	37.36
C4	38.37	25.00	88.00000°	S42.79797°W	37.36
C5	38.37	25.00	88.00000°	S42.20200°W	37.36
C6	38.37	25.00	88.00000°	S47.79797°W	37.36
C7	38.37	25.00	88.00000°	S47.20200°W	37.36
C8	38.37	25.00	88.00000°	S42.79797°W	37.36
C9	38.37	25.00	88.00000°	S42.20200°W	37.36
C10	38.37	25.00	88.00000°	S47.79797°W	37.36
C11	38.37	25.00	88.00000°	S47.20200°W	37.36
C12	38.37	25.00	88.00000°	S42.79797°W	37.36
C13	38.37	25.00	88.00000°	S42.20200°W	37.36
C14	38.37	25.00	88.00000°	S47.79797°W	37.36
C15	38.37	25.00	88.00000°	S47.20200°W	37.36
C16	38.37	25.00	88.00000°	S42.79797°W	37.36
C17	38.37	25.00	88.00000°	S42.20200°W	37.36
C18	38.37	25.00	88.00000°	S47.79797°W	37.36
C19	38.37	25.00	88.00000°	S47.20200°W	37.36
C20	38.37	25.00	88.00000°	S42.79797°W	37.36



DATE 9/21/2020
COMANCHE PARK
PRELIMINARY PLAT
SHEET 1 OF 2

15.11