



Tulsa Metropolitan Area
Planning Commission

Case : Easton Estates

Hearing Date: June 17, 2020

Case Report Prepared by:

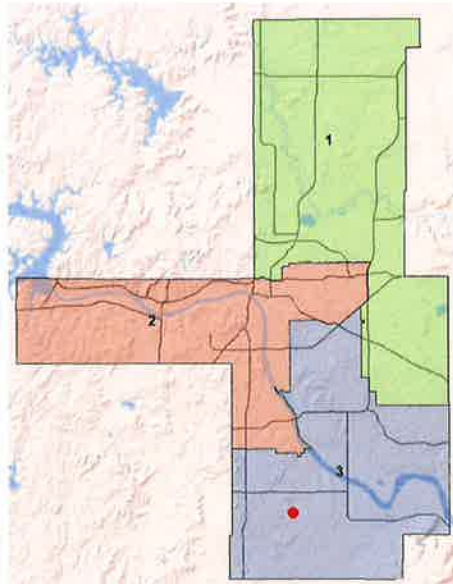
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: CJ Land Investments, LLC

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Preliminary Plat

35 lots, 7 blocks, 67.16 ± acres

Location: South of the southeast corner of
East 161st Street South and South Lewis
Avenue

Zoning: AG-R (Agriculture – Residential)

Staff Recommendation:

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

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Preliminary Plat

14.1

PRELIMINARY PLAT

Easton Estates – (Tulsa County)

South of the southeast corner of East 161st Street South and South Lewis Avenue

This plat consists of 35 lots, 7 blocks on 67.16 ± acres.

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

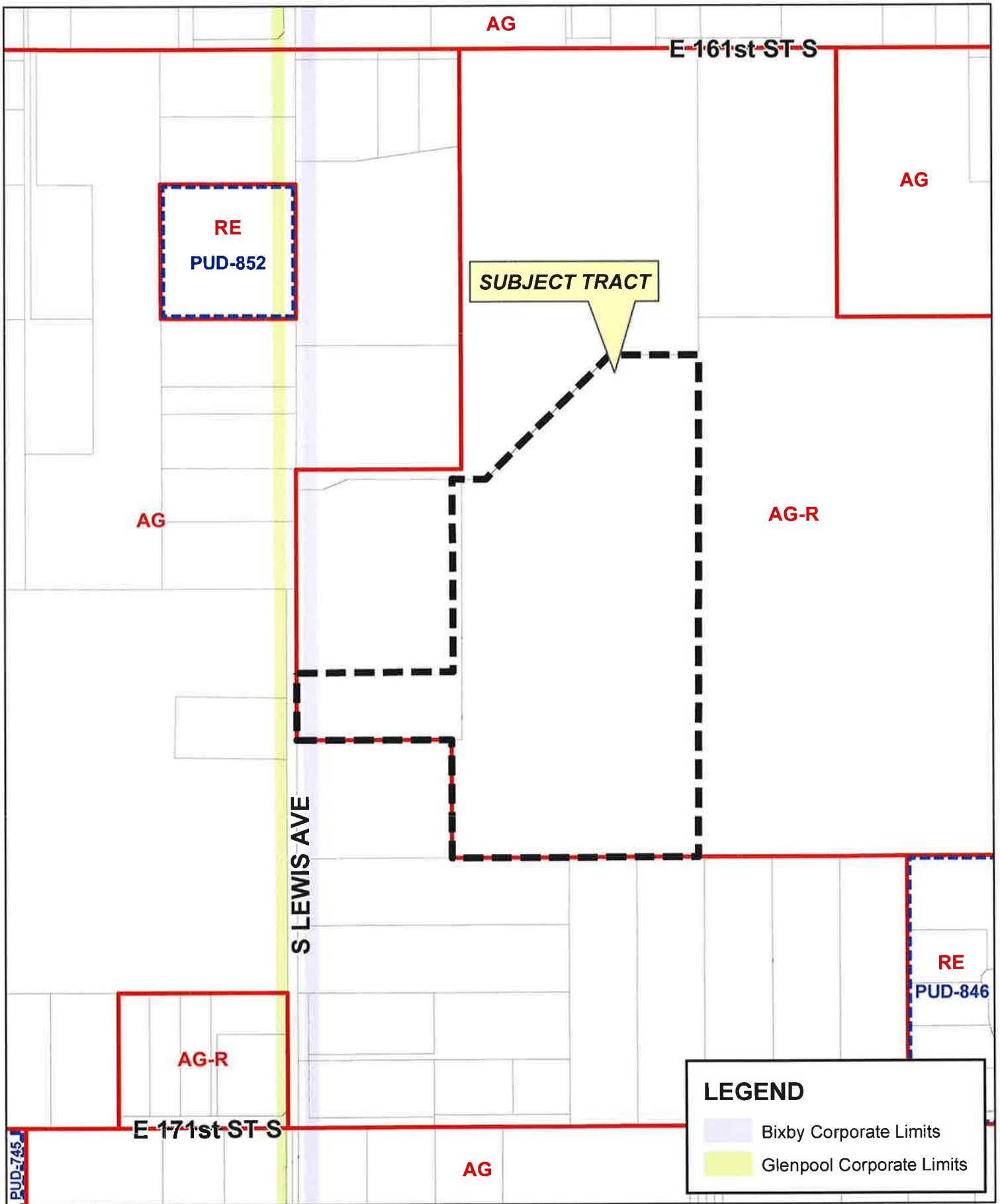
1. **Zoning:** Property is zoned AG-R. All lots will be required to comply with the Tulsa County Zoning Code, AG-R bulk and area requirements.
2. **Addressing:** Approved as submitted.
3. **County Engineering:** New street construction and drainage/detention required to comply with Tulsa County standards. County Engineer must release final plat prior to approval.
4. **Sewer/Water:** Lots will be served by on-site sewage disposal approved by Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2. Release letter from RWD2 required prior to final plat approval.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters required to be provided by all franchise utility providers serving the subdivision prior to approval of a final plat. Certificate of Records for oil & gas activity provided by the Oklahoma Corporation Commission required prior to final plat approval.

Waivers of Subdivision Regulations:

1. None Requested

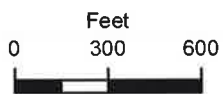
Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by the Technical Advisory Committee and the requirements of the Subdivision & Development Regulations.

14.2

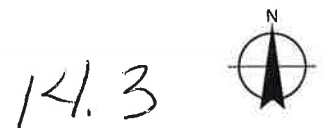


LEGEND

- Bixby Corporate Limits
- Glenpool Corporate Limits



**EASTON
ESTATES**
17-13 29





E 161st ST S

S LEWIS AVE

E 171st ST S



Subject Tract

EASTON ESTATES

17-13 29

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

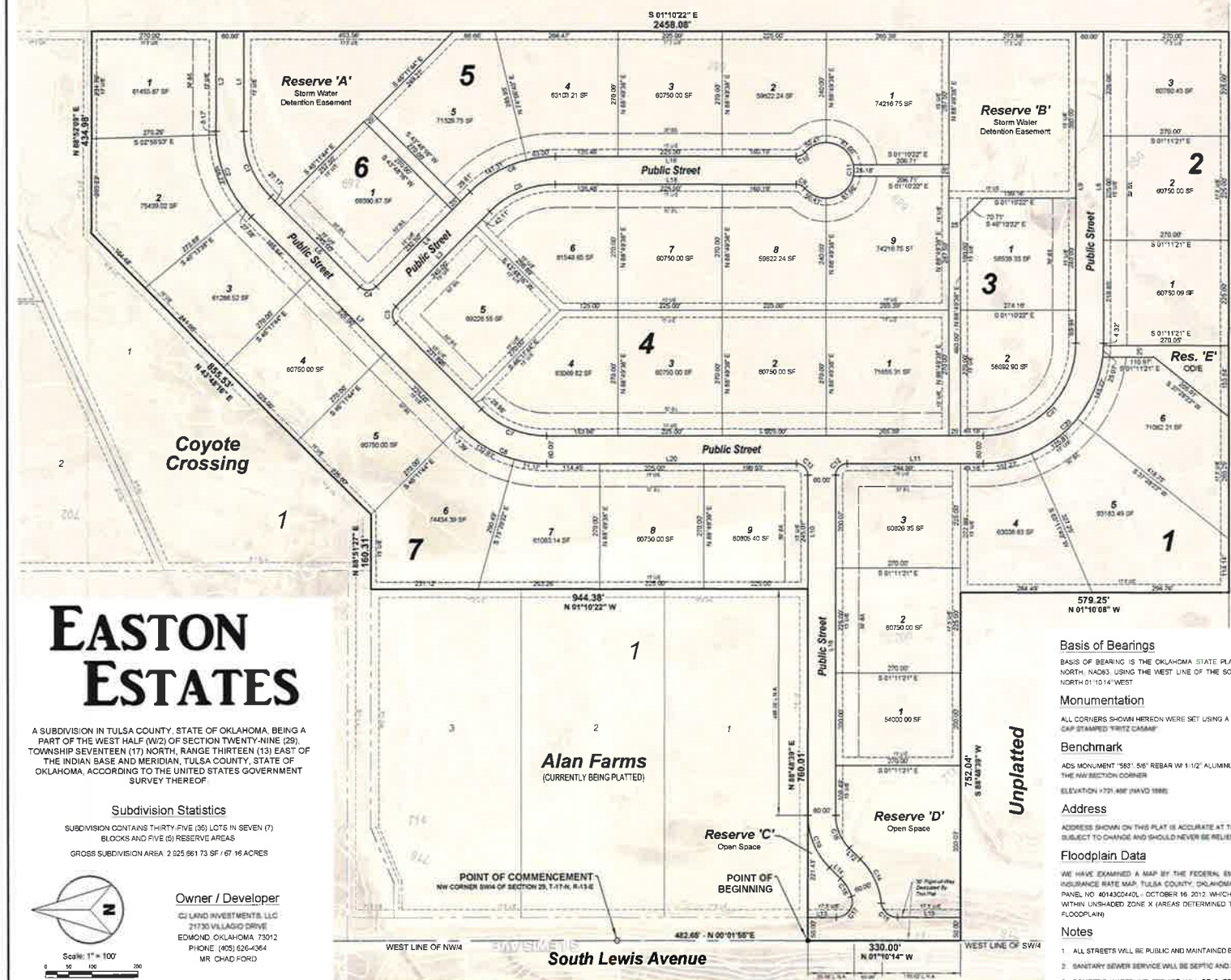
Aerial Photo Date: February 2018



14.4

PRELIMINARY PLAT

Unplatted



R 13 E

Line Table

LINE	BEARING	DISTANCE
L1	S 88° 52' 00" W	213.24'
L2	N 88° 52' 00" E	213.24'
L3	N 88° 11' 44" W	287.11'
L4	S 88° 11' 44" E	287.11'
L5	S 43° 43' 11" W	273.17'
L6	S 43° 43' 11" E	273.17'
L7	N 43° 43' 11" E	643.00'
L8	N 43° 43' 11" W	643.00'
L9	N 88° 48' 39" E	600.54'
L10	N 88° 48' 39" W	243.07'
L11	S 01° 12' 22" E	600.54'
L12	S 01° 12' 22" W	33.72'
L13	N 01° 12' 14" W	67.42'
L14	N 88° 48' 39" E	33.72'
L15	N 01° 12' 14" W	136.17'
L16	N 88° 48' 39" E	733.36'
L17	S 01° 12' 22" E	843.58'
L18	N 01° 12' 22" W	300.87'
L19	S 01° 12' 22" E	520.87'
L20	N 01° 12' 22" W	530.39'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	147.31'	200.00'	45° 25' 53.73"	S 89° 20' 17" W	143.39'
C2	234.58'	300.00'	45° 25' 53.73"	S 89° 20' 17" W	199.37'
C3	39.27'	21.00'	90° 00' 00.00"	S 89° 48' 18" W	35.30'
C4	36.27'	23.00'	90° 00' 00.00"	S 89° 48' 18" W	35.30'
C5	137.78'	200.00'	45° 25' 53.73"	N 21° 18' 33" W	133.15'
C6	224.31'	300.00'	45° 25' 53.73"	N 21° 18' 33" W	199.29'
C7	137.00'	200.00'	44° 34' 33.17"	S 21° 18' 33" W	133.00'
C8	224.10'	300.00'	44° 34' 33.17"	S 21° 18' 33" W	199.00'
C9	21.68'	25.00'	49° 42' 47.22"	N 43° 25' 42.00" E	21.30'
C10	21.68'	25.00'	49° 42' 47.22"	S 25° 25' 42.00" E	21.30'
C11	282.54'	400.00'	25° 21' 34.46"	N 63° 11' 22" E	108.17'
C12	39.26'	21.00'	90° 00' 00.00"	N 49° 10' 51" W	35.30'
C13	39.26'	21.00'	89° 39' 59.21"	N 49° 10' 51" W	35.30'
C14	136.27'	190.00'	26° 42' 21.57"	S 53° 42' 10" E	108.17'
C15	51.15'	35.00'	42° 48' 18.78"	S 42° 43' 36" W	48.72'
C16	78.54'	100.00'	45° 00' 00.00"	S 89° 18' 39" W	78.54'
C17	66.84'	35.00'	139° 05' 53.17"	S 53° 42' 10" E	57.27'
C18	65.24'	100.00'	25° 21' 34.46"	N 63° 11' 22" E	44.80'
C19	173.89'	100.00'	45° 00' 00.00"	N 49° 18' 39" E	172.49'
C20	408.48'	280.00'	30° 00' 58.00"	S 49° 12' 51" E	287.73'
C21	314.23'	300.00'	60° 00' 00.00"	S 49° 12' 51" E	382.83'

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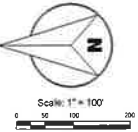
Surveyor
FRITZ LAND SURVEYING, LLC
2011 WEST 41ST STREET
TULSA, OKLAHOMA 74127
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5486 EXPIRES 6-30-2020

Engineer
ENGINEERED BY DESIGN, PLLC
P.O. BOX 15857
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
shane@engineeredbydesign.pro
C.A. # 7605 EXPIRES 6-30-2020

EASTON ESTATES

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Subdivision Statistics
SUBDIVISION CONTAINS THIRTY-FIVE (35) LOTS IN SEVEN (7) BLOCKS AND FIVE (5) RESERVE AREAS
GROSS SUBDIVISION AREA: 2,925,961.73 SF / 67.16 ACRES



Owner / Developer
CJ LAND INVESTMENTS, LLC
21730 VILLAGIO DRIVE
EDMOND, OKLAHOMA 73012
PHONE: (405) 626-4364
MR. CHAD FORD

Alan Farms
(CURRENTLY BEING PLATTED)

Reserve 'C'
Open Space

Reserve 'D'
Open Space

POINT OF COMMENCEMENT
NW CORNER 8884 OF SECTION 29, T-17-N, R-13-E

POINT OF BEGINNING

South Lewis Avenue

Basis of Bearings
BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 3501 OK NORTH, NAD83, USING THE WEST LINE OF THE SOUTHWEST QUARTER OF 528-T2N/R13E AS NORTH 01°10'14" WEST.

Monumentation
ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 1/8" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CASAP".

Benchmark
ADS MONUMENT "583' 56" REBAR W/ 1 1/2" ALUMINUM CAP AT 23.95' NORTH AND 31.01' EAST OF THE NW SECTION CORNER.
ELEVATION #721 486' 08" NAVD 1988

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

Floodplain Data
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 401430040L, OCTOBER 16, 2012 WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

- Notes**
- ALL STREETS WILL BE PUBLIC AND MAINTAINED BY TULSA COUNTY
 - SANITARY SEWER SERVICE WILL BE SEPTIC AND MAINTAINED BY INDIVIDUAL LOT OWNERS
 - DOMESTIC WATERLINE SERVICE WILL BE SUPPLIED AND MAINTAINED BY CREEK COUNTY MUNICIPAL WATER DISTRICT NO. 2

FINAL PLAT CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON:

_____/_____/_____

T/MAR/COC OFFICIAL

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE:

_____/_____/_____

COUNTY ENGINEER

COUNTY TREASURER STAMP

14.5

34. **HOMEOwner COMPLIANCE**
EACH OWNER SHALL PROMPTLY AND PROPERLY COMPLY WITH ALL FEDERAL, STATE, COUNTY OR LOCAL LAWS, STATUTES, ORDINANCES, RULES, AND REGULATIONS REGARDING USE AND OCCUPANCY OF OWNER'S PROPERTY AND CONSTRUCTION AND MAINTENANCE OF ANY IMPROVEMENTS THEREON INCLUDING, BUT NOT LIMITED TO, APPLICABLE ZONING, LAND USE AND HEALTH AND SAFETY ISSUES.

35. **LEASING/RENTING RESTRICTIONS**
IN THE EVENT AN OWNER LEASES THEIR RESIDENCE, THE OWNER HAS AN AFFIRMATIVE DUTY TO NOTIFY TENANT(S) OF THE EXISTENCE OF EASTON ESTATES HOMEOWNERS ASSOCIATION AND RECEIVE WRITTEN APPROVAL FROM THE EASTON ESTATES HOMEOWNERS ASSOCIATION. AND THE TERMS AND CONDITIONS AND REQUIREMENTS OF THE RESTRICTIVE COVENANTS SET FORTH HEREIN. A COPY OF THE COVENANTS SHALL BE PROVIDED BY OWNER TO TENANT(S). THE OWNER SHALL ENDEAVOR TO INSURE THAT THE TENANT(S) SHALL COMPLY WITH THE COVENANTS AND REQUIREMENTS HEREIN, AND SHALL PROVIDE THE UNDERSIGNED OWNER AND THE THEN PRESIDENT OF THE ASSOCIATION WITH THE NAME AND PHONE NUMBER OF THE TENANT(S) AND ADDRESS AND PHONE NUMBER WHERE THE LOT OWNER CAN BE CONTACTED IN THE EVENT ANY PROBLEMS REGARDING COMPLIANCE WITH THE COVENANTS OR OTHER REQUIREMENTS SET FORTH HEREIN OCCUR. OWNER ACKNOWLEDGES THAT COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE COVENANTS IS THE OWNER'S ULTIMATE RESPONSIBILITY REGARDLESS OF ANY AGREEMENT BETWEEN THE OWNER AND THE TENANT(S) AND ANY ACTION OR INACTION ON THE PART OF THE TENANT(S).

36. **RESIDENCY**
NO STRUCTURE OTHER THAN A DWELLING SHALL BE USED AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.

37. **CHIMNEYS**
ALL CHIMNEYS SHALL HAVE AN ARCHITECTURAL COMMITTEE APPROVED SINGLE STYLE TERMINATOR CAP.

38. **INOPERABLE VEHICLES**
NO OWNER OF A LOT, OR HIS TENANT, GUEST, OR OTHER PERSON SHALL REPAIR OR RESTORE ANY TYPE OF VEHICLE, BOAT OR RV UPON ANY LOT EXCEPT FOR EMERGENCY REPAIRS THEREON AND THEN ONLY TO THE EXTENT NECESSARY TO ENABLE MOVEMENT THEREOF TO A PROPER REPAIR FACILITY.

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED BY REFERENCE, SHALL BE CONSTRUED AS AN ENTIRETY AND THE RESTRICTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE OR PROVISION HEREIN CONTAINED SHALL NOT SERVE TO RENDER THE BALANCE OF THIS INSTRUMENT VOID OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH CLAUSE OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE UNDERSIGNED. THE FAILURE OF THE GRANTEE OR ANY SUCCESSOR TO ENFORCE ANY GIVEN RESTRICTION, COVENANT, OR CONDITION AT ANY TIME OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS. IN MATTERS PERTAINING TO THE APPEARANCE OF SPECIFIC HOMES IN EASTON ESTATES OR THE OVERALL APPEARANCE OF EASTON ESTATES SUBDIVISION, THE ARCHITECTURAL COMMITTEE SHALL BE RESPONSIBLE FOR INTERPRETING THESE COVENANTS OR ISSUING THE PERMITS TO BE USED IN THE EVENT A COVENANT BECOMES INVALID OR UNENFORCEABLE.

THE OWNER/DEVELOPER OF EASTON ESTATES RESERVES THE RIGHT IN ITS SOLE DISCRETION AND WITHOUT JOINDER OF ANY OF THE OWNERS OF ANY OTHER LOT AT ANY TIME SO LONG AS IT IS OWNER OF TWO OR MORE LOTS TO AMEND, REVISE OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS AND RESTRICTIONS CONTAINED IN THIS SECTION BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED BY IT AS OWNER AND DEVELOPER AND FILED IN THE TULSA COUNTY CLERK'S SUBDIVISION TO THE FORMATION OF EASTON ESTATES HOMEOWNERS ASSOCIATION. THE OWNER/DEVELOPER MAY ASSIGN THIS RESTRICTION TO THE ASSOCIATION. HOWEVER, THE BY-LAWS OF THE ASSOCIATION SHALL PROVIDE THAT A LANY COVENANT SHALL NOT BE CHARGED OR ABOLISHED UNLESS APPROVED BY SIXTY PERCENT OF THE MEMBER OF THE ASSOCIATION.

SECTION III. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS ASSOCIATION

THE HOMEOWNERS ASSOCIATION KNOWN AS EASTON ESTATES HOMEOWNERS ASSOCIATION (THE ASSOCIATION), AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 80 O.S. 1981, 801, 801, 802, TO MAINTAIN THE RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL SUCH ACTS IF ANY OF THE ASSOCIATION MADE IN ACCORDANCE TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

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

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE EASTON ESTATES HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EASTON ESTATES AND THE BY-LAWS OF THE ASSOCIATION.

SECTION IV. 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 OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, PUBLIC STREETS, UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE SET FORTH CERTAIN COVENANTS AND ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS CONTAINED WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREON SO STATED, SHALL ALSO RUN TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY TULSA COUNTY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II RESTRICTIONS AND COVENANTS SHALL BIND ONLY TO THE BENEFIT OF AND SHALL BE ENFORCEABLE ONLY BY THE OWNER OF A LOT AND/OR THE EASTON ESTATES ARCHITECTURAL COMMITTEE. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS SET FORTH WITHIN SECTION II, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT AND/OR TO RECOVER DAMAGES, WITH THE EXCEPTION OF ACTIONS TO ENFORCE COVENANTS CONTAINED WITHIN SECTION I, PRIOR TO THE COMMENCEMENT OF ANY ACTION PERTAINING TO THESE RESTRICTIONS, THE PERSON INTENDING TO COMMENCE THE ACTION SHALL GIVE THE RECORD OWNER OF THE PROPERTY ON WHICH THE VIOLATION IS OCCURRING OR HAS OCCURRED WRITTEN NOTICE OF THE VIOLATION. IN THE EVENT REASONABLE EFFORTS TO CURE THE VIOLATION ARE COMPLETED WITHIN THIRTY (30) DAYS FROM RECEIPT OF NOTICE, NO JUDICIAL ACTION SHALL BE COMMENCED TO ENFORCE THE RESTRICTIONS SO LONG AS THE EFFORTS TO CURE THE VIOLATION SUCCESSFULLY PROCEEDED TO COMPLETION. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS OR RESTRICTIONS, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDINGS HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED IN ANY JUDICIAL ACTION BROUGHT BY THE HOMEOWNERS ASSOCIATION OR ANY LOT OWNER. SUCH ACTION SHALL BE TO ENFORCE THE COVENANTS OR RESTRICTIONS AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF. THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE HIS OR ITS REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE COVENANTS AND RESTRICTIONS SET FORTH WITHIN THIS DEED OF DEDICATION, 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, UTILITY EASEMENTS AND RIGHTS-OF-WAY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A 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 (MAPAC) OR ITS SUCCESSORS AND TULSA COUNTY. THE COVENANTS AND RESTRICTIONS CONTAINED WITHIN SECTION II, RESTRICTIONS AND COVENANTS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST 1 LOT. OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 50% OF THE LOTS. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER DURING ITS OWNERSHIP OF AT LEAST 1 LOT, AND ANY AMENDMENT PROPERLY EXECUTED BY THE OWNERS OF 50% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

IN WITNESS WHEREOF, THE OWNER/DEVELOPER HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2020.

BY: _____
AN OKLAHOMA LIMITED LIABILITY COMPANY.

BY: _____
CHAD FORD, MANAGER

STATE OF OKLAHOMA |
COUNTY OF TULSA | SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2020, PERSONALLY APPEARED TO ME CHAD FORD, MANAGER OF C-LAND INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, KNOWN TO BE THE IDENTICAL PERSON WHO SIGNED HIS NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF ROLLER ENTERPRISES, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES 01/30/2022
MY COMMISSION NUMBER 1485888



CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #8484, DO 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 "EASTON ESTATES" A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1898
STATE OF OKLAHOMA |
COUNTY OF TULSA | SS



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2020, PERSONALLY APPEARED ANDY FRITZ, TO ME CLAIM TO BE THE IDENTICAL PERSON WHO SIGNED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY 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 _____
MY COMMISSION NUMBER _____

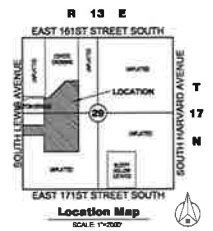
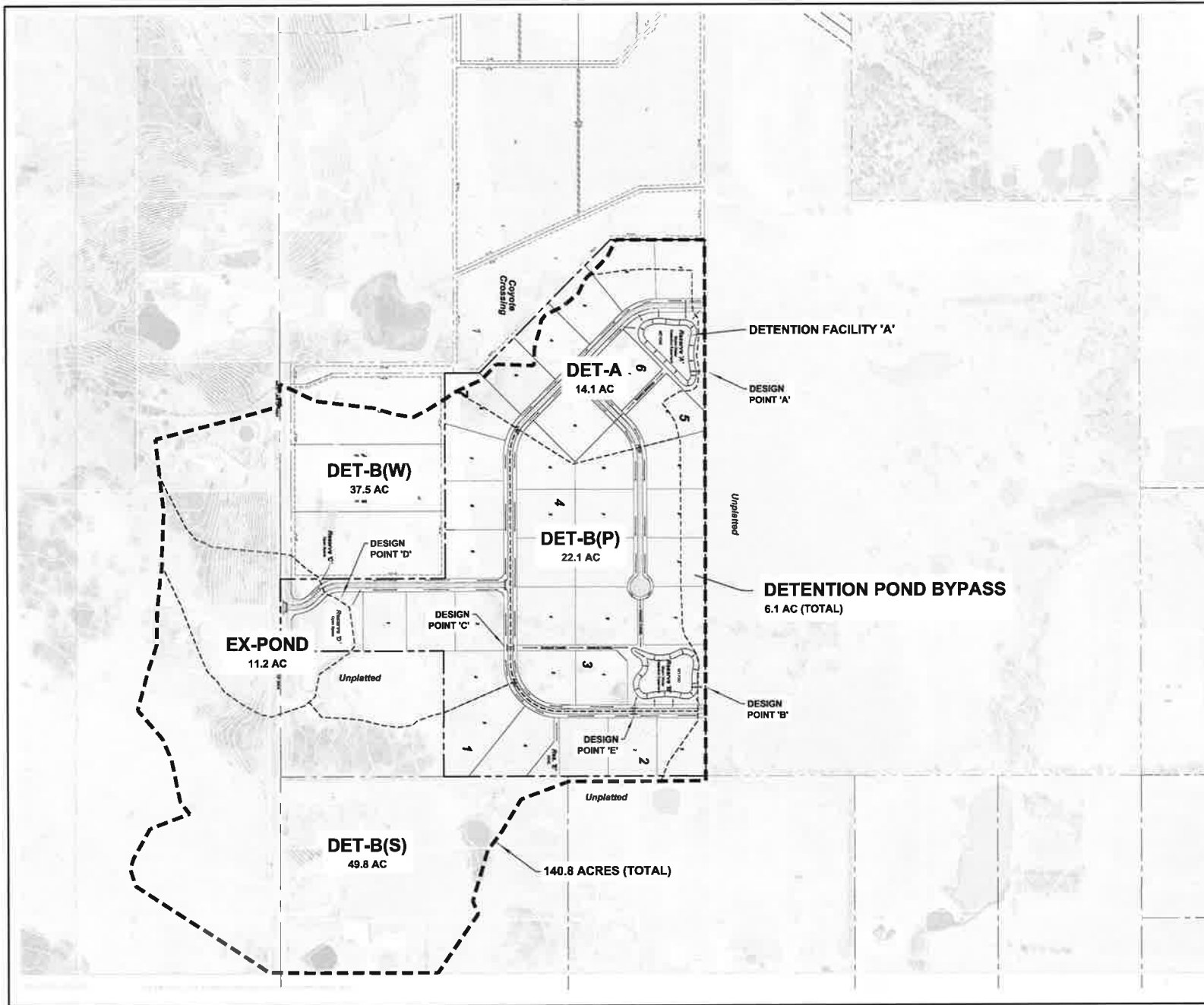
CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

THE TULSA OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND INDIVIDUAL ON-SITE SEWER SYSTEMS ON THE _____ DAY OF _____, 2020.

MICHAEL CHAD KELLER
SE ENVIRONMENTAL PROGRAM SPECIALIST IV
DEPARTMENT OF ENVIRONMENTAL QUALITY

PRELIMINARY PLAT

14.7

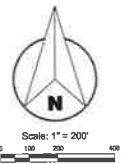


EASTON ESTATES

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

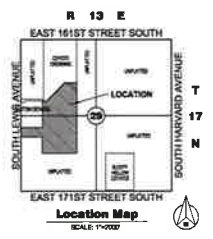
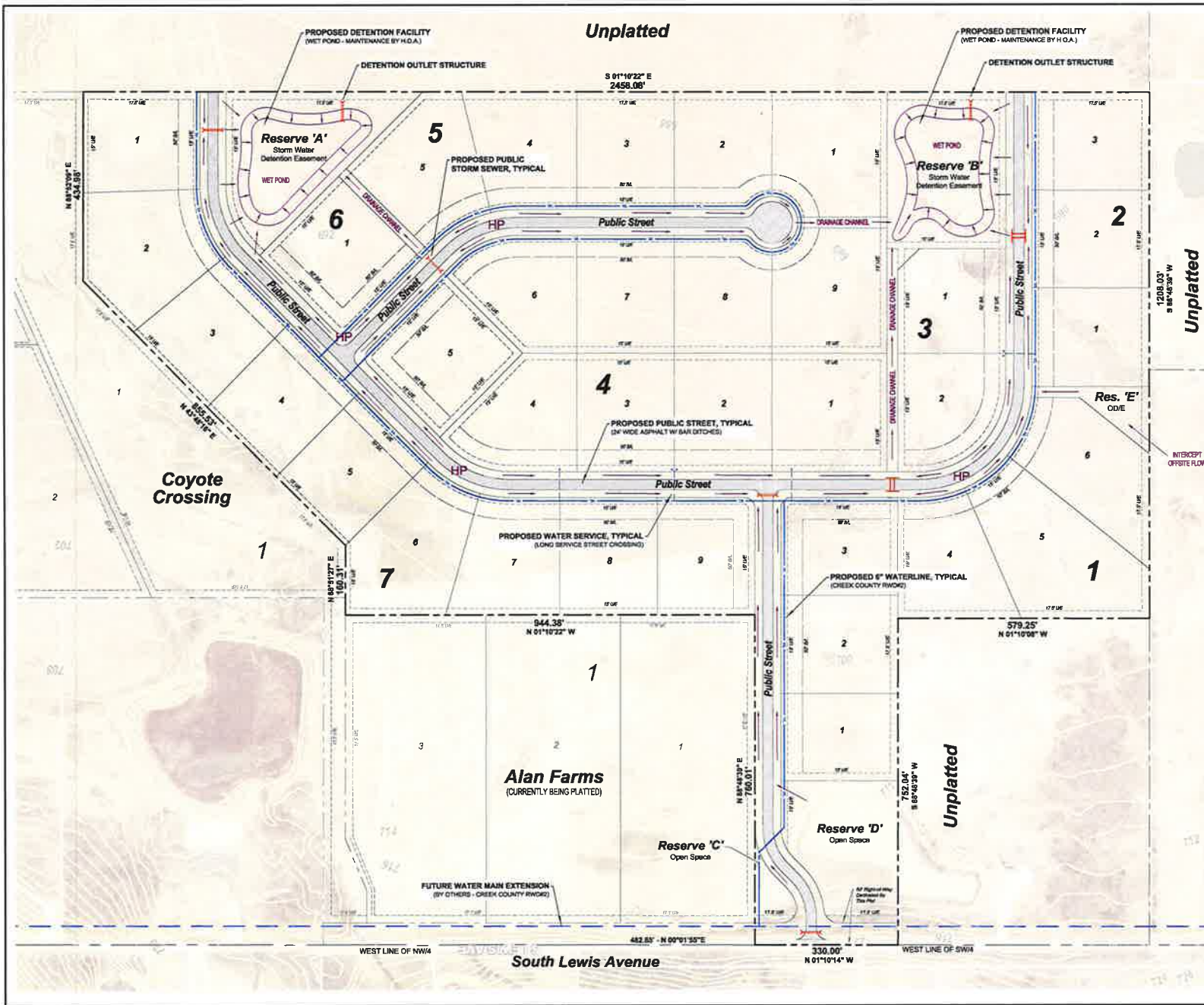
Subdivision Statistics
 SUBDIVISION CONTAINS THIRTY-FIVE (35) LOTS IN SEVEN (7) BLOCKS AND FIVE (5) RESERVE AREAS.
 GROSS SUBDIVISION AREA: 2,925,861.73 SF / 67.16 ACRES

PRELIMINARY DRAINAGE PLAN



Owner / Developer
 CJ LAND INVESTMENTS, LLC
 21730 VILLAGIO DRIVE
 EDMOND, OKLAHOMA 73012
 PHONE: (405) 626-4364
 MR. CHAD FORD

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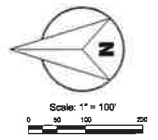


EASTON ESTATES

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Subdivision Statistics
 SUBDIVISION CONTAINS THIRTY-FIVE (35) LOTS IN SEVEN (7) BLOCKS AND FIVE (5) RESERVE AREAS.
 GROSS SUBDIVISION AREA, 2,925,881.73 SF / 67.18 ACRES

CONCEPTUAL IMPROVEMENTS PLAN



Owner / Developer
 C/J LAND INVESTMENTS, LLC
 31730 VILLADIO DRIVE
 EDMOND, OKLAHOMA 73012
 PHONE: (405) 626-4364
 MR. CHAD FORD

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH ODEG REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

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