Tulsa County Clerk - Michael Willis
Doc # 6871 Page(s): 2 Recorded 08/21/2019 12:19:06 PM
Receipt # 19-45787 Fees: $30.00

FINAL PLAT
MAGNOLIA RIDGE
PHASE I

PART OF THE SE/4 OF SECTION 23, T-21-N, R-13-E I.B.&M.
TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
K&S DEVELOPMENTS, INC.
12150 E. 96TH ST. N., SUITE 200
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-0406
EMAIL: brian@simmonskourfis.com

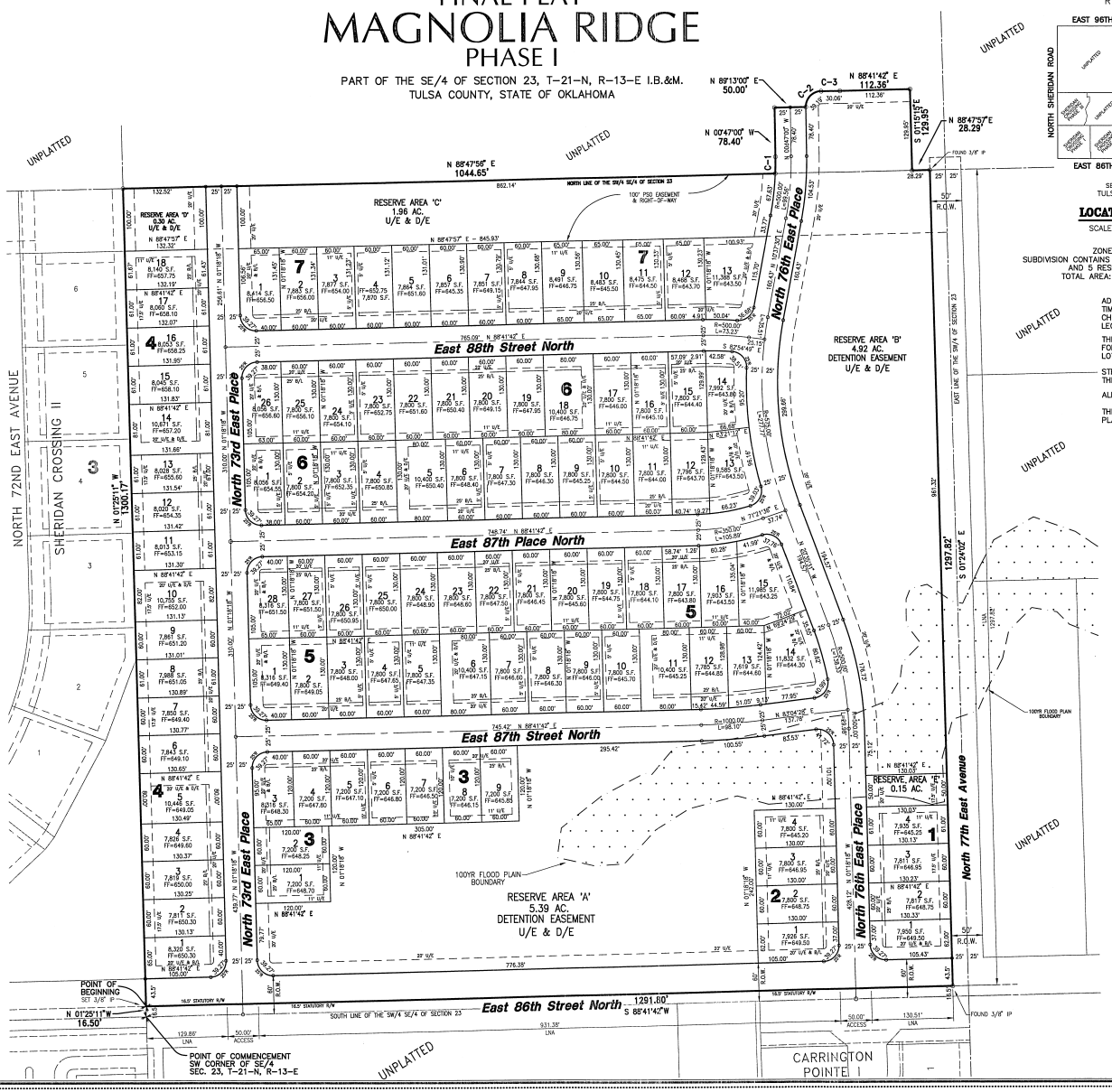
ENGINEER:
KELLOGG ENGINEERING, INC.
6755 SOUTH 4060 ROAD
TALALA, OKLAHOMA 74080
PHONE: (918) 275-4080
FAX: (918) 275-7171
EMAIL: kelloggengineering@totelcsi.com
CERT. OF AUTHORIZATION NO. 2788
RENEWAL DATE: JUNE 30, 2019

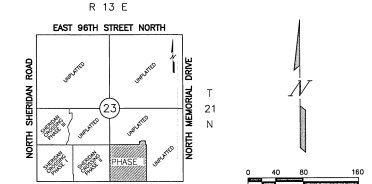
SURVEYOR:
BENCHMARK SURVEYING AND LAND SERVICES, INC.
P.O. BOX 1078
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-9081
FAX: (918) 274-0807
EMAIL: benchmark@atlasok.com
CERT.OF AUTHORIZATION NO. 2235
RENEWAL DATE: JUNE 30, 2020

CURVE TABLE

CURVE NUMBER	L	R	Cb	Ch	D
C-1	26.95'	475.00'	N 00°50'32" E	26.95'	03°15'04"
C-2	39.19'	25.00'	N 44°07'38" E	35.30'	89°49'16"
C-3	30.06'	5025.00'	N 88°51'59" E	30.06'	00°20'34"

BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS
1	1	8501 N 76th E PL	5	17	7604 E 87th PL N
1	2	8507 N 76th E PL	5	18	7518 E 87th PL N
1	3	8613 N 76th E PL	5	19	7512 E 87th PL N
1	4	8619 N 76th E PL	5	20	7506 E 87th PL N
2	1	8602 N 76th E PL	5	21	7420 E 87th PL N
2	2	8608 N 76th E PL	5	22	7414 E 87th PL N
2	3	8614 N 76th E PL	5	23	7408 E 87th PL N
2	4	8620 N 76th E PL	5	24	7402 E 87th PL N
3	1	8617 N 73rd E PL	5	25	7322 E 87th PL N
3	2	8623 N 73rd E PL	5	26	7316 E 87th PL N
3	3	7306 E 87th ST N; 8629 N 73rd E PL	5	27	7310 E 87th PL N
3	4	7312 E 87th ST N	5	28	7304 E 87th PL N; 8719 N 73rd E PL
3	5	7318 E 87th ST N	6	1	7303 E 87th PL N; 8735 N 73rd E PL
3	6	7324 E 87th ST N	6	2	7309 E 87th PL N
3	7	7404 E 87th ST N	6	3	7315 E 87th PL N
3	8	7410 E 87th ST N	6	4	7321 E 87th PL N
3	9	7416 E 87th ST N	6	5	7401 E 87th PL N
4	1	8604 N 73rd E PL	6	6	7407 E 87th PL N
4	2	8610 N 73rd E PL	6	7	7413 E 87th PL N
4	3	8616 N 73rd E PL	6	8	7419 E 87th PL N
4	4	8622 N 73rd E PL	6	9	7505 E 87th PL N
4	5	8628 N 73rd E PL	6	10	7511 E 87th PL N
4	6	8634 N 73rd E PL	6	11	7517 E 87th PL N
4	7	8702 N 73rd E PL	6	12	7603 E 87th PL N
4	8	8708 N 73rd E PL	6	13	7609 E 87th PL N; 8736 N 76th E PL
4	9	8714 N 73rd E PL	6	14	7608 E 88th ST N; 8748 N 76th E PL
4	10	8720 N 73rd E PL	6	15	7602 E 88th ST N
4	11	8726 N 73rd E PL	6	16	7516 E 88th ST N
4	12	8732 N 73rd E PL	6	17	7510 E 88th ST N
4	13	8738 N 73rd E PL	6	18	7504 E 88th ST N
4	14	8744 N 73rd E PL	6	19	7424 E 88th ST N
4	15	8750 N 73rd E PL	6	20	7418 E 88th ST N
4	16	8804 N 73rd E PL	6	21	7412 E 88th ST N
4	17	8810 N 73rd E PL	6	22	7406 E 88th ST N
4	18	8816 N 73rd E PL	6	23	7320 E 88th ST N
5	1	7305 E 87th ST N; 8709 N 73rd E PL	6	24	7314 E 88th ST N
5	2	7311 E 87th ST N	6	25	7308 E 88th ST N
5	3	7317 E 87th ST N	6	26	7302 E 88th ST N; 8747 N 73rd E PL
5	4	7323 E 87th ST N	7	1	7301 E 88th ST N; 8811 N 73rd E PL
5	5	7403 E 87th ST N	7	2	7307 E 88th ST N
5	6	7409 E 87th ST N	7	3	7313 E 88th ST N
5	7	7415 E 87th ST N	7	4	7319 E 88th ST N
5	8	7421 E 87th ST N	7	5	7405 E 88th ST N
5	9	7501 E 87th ST N	7	6	7411 E 88th ST N
5	10	7507 E 87th ST N	7	7	7417 E 88th ST N
5	11	7513 E 87th ST N	7	8	7423 E 88th ST N
5	12	7605 E 87th ST N	7	9	7503 E 88th ST N
5	13	7611 E 87th ST N	7	10	7509 E 88th ST N
5	14	7617 E 87th ST N; 8710 N 76th E PL	7	11	7515 E 88th ST N
5	15	7616 E 87th PL N; 8718 N 76th E PL	7	12	7601 E 88th ST N
5	16	7610 E 87th PL N	7	13	7607 E 88th ST N; 8812 N 76th E PL





SECTION 23
TULSA COUNTY

LOCATION MAP
SCALE: 1"=2000'

ZONED: RE
SUBDIVISION CONTAINS 102 LOTS IN 7 BLOCKS AND 5 RESERVE AREAS
TOTAL AREA: 39.15 ACRES

ACC	ACCESS PERMITTED
B/L	BUILDING SETBACK LINE
D/E	DRAINAGE EASEMENT
LNA	LIMITS OF NO ACCESS
RA	RESERVE AREA
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
F/E	FENCE EASEMENT
L/E	LANDSCAPE EASEMENT
A/E	ACCESS EASEMENT

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

THE RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONSTRUCTING A SIDEWALK ACROSS THE FRONT OF THE LOT AS REQUIRED BY THE TULSA COUNTY ENGINEER.

STREET RIGHT-OF-WAYS SHOWN HEREON ARE DEDICATED BY THIS PLAT.

ALL LOT CORNERS ARE MONUMENTED WITH NO.3 REBAR /CAP

THE BEARING BASE FOR THIS PLAT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $144.00 per trust receipt no.15914 to be applied to 2019 taxes. This certificate is NOT to be construed as payment of 2019 taxes. This notice is given in order that this plat may proceed to record. 2019 taxes may exceed the amount of security held on deposit.

Dated: 07/10/2019
Dennis Semler
Tulsa County Treasurer
By: _____ Deputy

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on JUL 19 2019

Susan Miller
TMAPC/INCOG

This approval is void if this plat is not filed in the Office of the County Clerk on or before

County Engineer

FINAL PLAT
MAGNOLIA RIDGE PHASE I
APRIL 11, 2019
SHEET 1 of 2

FINAL PLAT
MAGNOLIA RIDGE
PHASE I

PART OF THE SE/4 OF SECTION 23, T–21–N, R–13–E I.B.&M.
TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION

K&S DEVELOPMENTS INC., AN OKLAHOMA CORPORATION (THE "DEVELOPER"), BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY–THREE (23) OF TOWNSHIP TWENTY–ONE (21) NORTH AND RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SE/4 OF SEC. 23, T–21–N, R–13–E, I.B.&M.; THENCE N 01°25'11" W ALONG THE WEST LINE OF SAID SE/4 A DISTANCE OF 16.50 FEET TO THE POINT OF BEGINNING; THENCE N 01°25'11" W A DISTANCE OF 1300.17 FEET; THENCE N 88°47'56" E A DISTANCE OF 1044.65 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 03°15'04", A CHORD LENGTH OF 26.95 FEET, A CHORD BEARING OF N 00°50'32" E, A DISTANCE OF 26.95 FEET; THENCE N 00°47'00" W A DISTANCE OF 78.40 FEET; THENCE N 89°13'00" E A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°49'16", A CHORD LENGTH OF 35.30 FEET, A CHORD BEARING OF N 44°07'38" E, A DISTANCE OF 39.19 FEET; THENCE ALONG A CURVE THE RIGHT HAVING A RADIUS OF 5025.00 FEET, A CENTRAL ANGLE OF 00°20'34", A CHORD LENGTH OF 30.06 FEET, A CHORD BEARING OF N 89°59'59" E, A DISTANCE OF 30.06 FEET; THENCE N 88°41'42" E A DISTANCE OF 112.36 FEET; THENCE S 01°15'15" E A DISTANCE OF 129.95 FEET; THENCE N 88°47'57" E A DISTANCE OF 28.29 FEET; THENCE S 01°24'02" E A DISTANCE OF 1297.62 FEET; THENCE S 88°41'42" W PARALLEL WITH THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 1291.80 FEET TO THE POINT OF BEGINNING, AND CONTAINING 39.15 ACRES, MORE OR LESS.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

HAS CAUSED THE SAME TO BE ENGINEERED, SURVEYED, STAKED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVE AREAS IN CONFORMITY TO THE ACCOMPANYING PLAT AND SURVEY THEREOF, WHICH PLAT IS MADE A PART HEREOF (THE "PLAT"), AND HAS CAUSED THE SAME TO BE NAMED MAGNOLIA RIDGE PHASE I, AN ADDITION TO THE TULSA COUNTY, STATE OF OKLAHOMA (THE "ADDITION").

1. PUBLIC STREETS AND UTILITY EASEMENTS.

THE DEVELOPER DEDICATES TO THE PUBLIC, FOR PUBLIC USE FOREVER, THE UTILITY EASEMENTS AND STREET RIGHT–OF–WAYS AS SHOWN ON THE PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, STORM AND SANITARY SEWER LINES, COMMUNICATION LINES, ELECTRIC POWER LINES, CABLE TELEVISION LINES, TRANSFORMERS, PEDESTALS, GAS AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH SUCH FACILITY AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHT–OF–WAYS FOR THE USES AND PURPOSES THEREOF.

2. UNDERGROUND ELECTRIC AND COMMUNICATION AND GAS SERVICE.

IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION AND GAS SERVICES, ALL LOTS ARE SUBJECT TO THE FOLLOWING:

A. OVERHEAD POLES MAY BE LOCATED ALONG THE PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT–WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT. THE OWNER DOES HEREBY RESTRICT THE UTILITY EASEMENTS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT TO A SINGLE SUPPLIER OF ELECTRICAL SERVICE.

B. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, AND CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENTS.

C. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT; PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, 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 GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

D. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND 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 GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY: TO CUT DOWN, TRIM, OR TREAT TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

E. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISON OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH 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. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION OR GAS SERVICES.

3. WATER, SANITARY AND STORM SEWER.

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND SANITARY/STORM SEWER FACILITIES LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE IN EXCESS FROM THE ORIGINAL CONTOURS OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES.

A. RURAL WATER DISTRICT NO.3–WASHINGTON COUNTY, OR OTHER PROVIDER AS THE CASE MAY BE, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS PUBLIC WATER LINE MAINS, BUT THE OWNER OF EACH LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. RURAL WATER DISTRICT NO.3–WASHINGTON COUNTY SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND WATER LINE FACILITIES. THE FOREGOING COVENANTS CONCERNING WATER LINE FACILITIES SHALL BE ENFORCEABLE BY RURAL WATER DISTRICT NO.3– WASHINGTON COUNTY AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

B. WATER SERVICE: POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3–WASHINGTON COUNTY OR ITS ASSIGNEES.

C. THE CITY OF OWASSO SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS PUBLIC SANITARY SEWER MAINS, BUT THE OWNER OF EACH LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE CITY OF OWASSO SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND SANITARY SEWER LINE FACILITIES. THE FOREGOING COVENANTS CONCERNING SEWER LINE FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF OWASSO AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

D. SANITARY SEWER DISPOSAL: SEWAGE SERVICE SHALL BE PURCHASED AND PROVIDED BY THE CITY OF OWASSO OR ITS ASSIGNEES.

4. FENCE, LANDSCAPE, AND PAVING REPAIR.

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY FENCING, LANDSCAPING, AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER MAINS, STORM SEWERS, ELECTRIC, NATURAL GAS, TELEPHONE, OR CABLE TELEVISION SERVICE. NO LOT OWNER SHALL PLACE ANY FENCING, LANDSCAPING, OR PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHT–OF–WAYS WHICH WOULD POTENTIALLY ENDANGER, THREATEN, OR HARM ANY UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHT–OF–WAYS. IF IT IS DETERMINED THAT ANY FENCING, LANDSCAPING, TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHT–OF–WAYS ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHT–OF–WAYS, THE TULSA COUNTY AND OR RESPECTIVE UTILITY PROVIDER SHALL HAVE THE RIGHT TO REMOVE SAID FENCING, LANDSCAPING, TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE SAME.

5. DEVELOPER'S RESERVED RIGHTS:

A. INCLUSION IN PROPERTY OWNERS ASSOCIATION: AS A PART OF THE DEVELOPMENT OF THE SUBDIVISION, THE DEVELOPER THEREOF HAS CREATED OR WILL CREATE "MAGNOLIA RIDGE ASSOCIATION," AN OKLAHOMA NOT–FOR–PROFIT CORPORATION, PURSUANT TO 60 O.S. 1991, § 851, ET SEQ., TO MAINTAIN THE ENTRYWAYS AND THE RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE.

B. BINDING EFFECT: ALL LAWFUL ACTS OF THE ASSOCIATION MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY–LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE SUBDIVISION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE SUBDIVISION.

C. ASSESSMENTS: ANNUAL ASSESSMENTS AND PERMITTED SPECIAL ASSESSMENTS MAY BE MADE BY THE ASSOCIATION ON A PER LOT BASIS, ALL AS MORE FULLY SET FORTH IN THE ASSOCIATION'S GOVERNING DOCUMENTS AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAGNOLIA RIDGE PHASE I. NO LOT SHALL BE ENTITLED TO MORE THAN ONE (1) VOTE, REGARDLESS OF NUMBER OF OWNERS.

D. OTHER RIGHTS: DEVELOPER SHALL HAVE THE RIGHT AND POWER TO EXECUTE ALL DOCUMENTS AND DO ALL OTHER ACTS AND THINGS AFFECTING THE SUBDIVISION WHICH DEVELOPER DETERMINES ARE NECESSARY OR DESIRABLE IN CONNECTION WITH THE RIGHTS OF DEVELOPER UNDER THIS DECLARATION, INCLUDING THE EXECUTION AND FILING OF VARIOUS COVENANTS, CONDITIONS AND RESTRICTIONS OR AMENDMENTS HERETO FOR THE SUBDIVISION.

6. RESERVE AREAS.

THE DEVELOPER DOES HEREBY ESTABLISH AND GRANT AN EASEMENT OVER THE AREAS DESIGNATED AS 'RESERVE AREA'. AREAS DESIGNATED ON THE PLAT AS RESERVE AREAS ARE HEREBY RETAINED BY THE DEVELOPER FOR POSSIBLE LATER CONVEYANCE, AT THE DEVELOPER'S SOLE DISCRETION, TO THE MAGNOLIA RIDGE PROPERTY OWNERS' ASSOCIATION OR OTHER THIRD PARTY. MAINTENANCE OF SAID RESERVE AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE MAGNOLIA RIDGE PROPERTY OWNERS' ASSOCIATION HAS BEEN CREATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF TULSA COUNTY, OKLAHOMA.

A. ALL RESERVE AREAS, AS SHOWN ON THE PLAT, ARE SUBJECT FIRST AND FOREMOST TO THE EASEMENTS WITHIN SAID RESERVE AREAS AS SHOWN ON THE PLAT AND ALL EASEMENT REQUIREMENTS AS SET FORTH IN SECTIONS: 1, 2, 3.

B. RESERVE AREAS 'A', 'B', 'C', AND 'D' ARE HEREBY DEEMED AS DETENTION, DRAINAGE, AND UTILITY EASEMENTS AND MAY BE USED AS SUCH SO LONG AS SUCH UTILITY USAGE DOES NOT MATERIALLY INTERFERE WITH THE DEVELOPER'S INTENDED USE OF SUCH RESERVE AREAS.

C. RESERVE AREA 'E' IS HEREBY DEEMED A UTILITY EASEMENT FOR THE INSTALLATION, AND MAINTENANCE OF THE CITY OF OWASSO'S SANITARY SEWER LINES & FACILITIES. THE CITY OF OWASSO SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO RESERVE AREA 'E' AS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS SANITARY SEWER LINES & FACILITIES.

7. DRAINAGE.

EACH 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. NO LOT OWNER SHALL CONSTRUCT OR PERMIT THE CONSTRUCTION OF ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO ENTER UPON EACH LOT FOR THE PURPOSE OF RESOLVING OR CURING DRAINAGE ISSUES RELATED TO ADJACENT OR NEARBY LOTS.

8. FINISHED FLOOR ELEVATIONS:

THE FINISHED FLOOR ELEVATIONS AS SHOWN ON THE FINAL PLAT ARE RECOMMENDED ELEVATIONS AND SHOULD NOT BE CONSIDERED AS THE FINAL, DESIGNED PROPER FINISHED FLOOR ELEVATION OF ANY PROPOSED DWELLING. THE RESPECTIVE OWNER OF EACH DWELLING AND THE OWNER'S BUILDER SHALL BE RESPONSIBLE FOR DETERMINING THE PROPER FINISHED FLOOR ELEVATION OF THE RESPECTIVE DWELLING. THE FINISHED FLOOR ELEVATION SHALL BE DETERMINED BY ESTABLISHING AND ACCOUNTING FOR PROPER DRAINAGE IN ALL DIRECTIONS RELATIVE TO, BUT NOT LIMITED TO: ROADWAYS, AREAS OF HIGHER ELEVATION, THE NATURAL TOPOGRAPHIC SLOPE OF THE LOT, THE AESTHETICS OF THE PROPOSED ELEVATION OF THE DWELLING, DITCHES, CULVERT PIPES, ELEVATION OF ADJACENT LOTS, ETC.

9. INGRESS, EGRESS AND WALKWAYS.

CONSTRUCTION OF ALL PUBLIC ROADWAYS WITHIN MAGNOLIA RIDGE SHALL BE COMPLETED, BY THE OWNER, WITHIN THE PUBLIC DEDICATION AS REQUIRED BY AND IN ACCORDANCE WITH TULSA COUNTY STANDARDS.

10. OWNER'S RESPONSIBILITIES

THE RESPECTIVE OWNER OF EACH DWELLING AND THE OWNER'S BUILDER SHALL BE RESPONSIBLE FOR ALL STRUCTURE DESIGN, GEOTECHNICAL DESIGN, FOUNDATION DESIGN, GRADING, DRAINAGE, AND ALL OTHER STRUCTURAL ASPECTS OF THE DWELLING INDEPENDENT OF THE DEVELOPER AND THE DEVELOPER'S ENGINEER. SAID OWNER AND BUILDER SHALL CONSTRUCT ALL ASPECTS OF THE DWELLING IN ACCORDANCE WITH ALL FEDERAL, STATE, AND TULSA COUNTY BUILDING CODES.

11. WAIVER OF RIGHT OF RECOVERY

EACH OWNER SHALL BE RESPONSIBLE FOR OBTAINING INSURANCE COVERAGE FOR THE RISK OF BODILY INJURY AND PHYSICAL LOSS OR DAMAGES OF ANY KIND TO HIS AND HIS INVITEES' PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY PERSONAL PROPERTY STORED OR LOCATED ON PROPERTY WITHIN THE SUBDIVISION AND WITH RESPECT TO HIS HOME. THE ASSOCIATION AND EACH OWNER HEREBY WAIVE AND RELEASE ANY AND ALL CLAIMS WHICH THEY MAY HAVE AGAINST ANY OWNER, THE ASSOCIATION, ITS DIRECTORS AND OFFICERS, THE DEVELOPER, THE MANAGING AGENT, IF ANY, AND THEIR RESPECTIVE EMPLOYEES AND AGENTS, FOR DAMAGE TO THE LOTS, OR THE HOMES, OR TO ANY PERSONAL PROPERTY LOCATED IN THE LOTS, OR THE HOMES, CAUSED BY FIRE, FLOOD OR OTHER CASUALTY, TO THE EXTENT THAT SUCH DAMAGE IS INSURABLE BY FIRE, FLOOD OR OTHER FORMS OF CASUALTY INSURANCE, AND TO THE EXTENT POSSIBLE, ALL SUCH POLICIES SHALL CONTAIN WAIVERS OF THE INSURER'S RIGHTS TO SUBROGATION AGAINST ANY OWNER, THE ASSOCIATION, ITS DIRECTORS AND OFFICERS, DEVELOPER, THE MANAGING AGENT, IF ANY, AND THEIR RESPECTIVE EMPLOYEES AND AGENTS.

12. ENFORCEMENT AND DURATION:

SUBJECT TO THE DEVELOPER'S RESERVED RIGHT OF AMENDMENT, THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNER/DEVELOPER, ITS GRANTEES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF FIFTY (50) YEARS FROM THE DATE OF RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREAFTER PROVIDED. IF A LOT OWNER OR HIS/HER HEIRS, SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OWNING A LOT SITUATED WITHIN THE SUBDIVISION TO MAINTAIN AN ACTION AT LAW OR EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND TO PREVENT HIM/HER OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANTS OR TO RECOVER DAMAGES FOR SUCH VIOLATIONS.

13. SEVERABILITY:

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED BY REFERENCE, SHALL BE CONSTRUED IN THEIR ENTIRETY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE OR PROVISIONS 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 PHRASE, CLAUSE OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE UNDERSIGNED. THE FAILURE OF THE GRANTOR, OR ANY SUCCESSOR IN TITLE, TO ENFORCE ANY GIVEN RESTRICTION OR COVENANT, OR CONDITIONS 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.

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, K&S DEVELOPMENTS, INC, AN OKLAHOMA CORPORATION, BEING THE SOLE OWNER OF THE SUBDIVISION, HEREBY APPROVES THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ON THIS 16th DAY OF July, 2019.

K&S DEVELOPMENTS, INC.
AN OKLAHOMA CORPORATION

STATE OF OKLAHOMA } SS
COUNTY OF Tulsa }

PETE KOURTIS – PRESIDENT

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 16th DAY OF July, 2019, PERSONALLY APPEARED PETE KOURTIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS PRESIDENT OF K&S DEVELOPMENTS, INC., AN OKLAHOMA CORPORATION, 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 OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

9-25-2020
MY COMMISSION EXPIRES

SUSAN KEATING
NOTARY PUBLIC
03009318
EXP. 09/23/20
STATE OF OKLAHOMA

Susan Keating
NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, KEVIN M. NEWLUN, A REGISTERED LAND SURVEYOR 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 SAID PLAT DESIGNATED HEREIN AS MAGNOLIA RIDGE PHASE I, AN ADDITION TO TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

WITNESS MY HAND AND SEAL THIS 2ND DAY OF July, 2019.

KEVIN M. NEWLUN
OKLAHOMA REGISTERED LAND SURVEYOR #1289
BENCHMARK SURVEYING AND LAND SERVICES, INC.,
C.A. #2239, EXP. 6–30–20

KEVIN M. NEWLUN 1289 REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA

STATE OF OKLAHOMA } SS
COUNTY OF Tulsa }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 2 DAY OF July, 2019, PERSONALLY APPEARED KEVIN M. NEWLUN, UNTO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT.
GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

JULIE GARRETT-CHERRYHOLMES
Notary Public in and for the State of Oklahoma
Commission #18002685
My Commission expires 2/14/2022

2/14/2022
MY COMMISSION EXPIRES

Julie Garrett-Cherryholmes
NOTARY PUBLIC

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

THE TULSA COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND PUBLIC SANITARY SEWER SYSTEMS ON THIS 2 DAY OF July, 2019.

Mark Beadle
ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

STATE OF OKLAHOMA
APPROVED
JUL 02 2019
DEPARTMENT OF ENVIRONMENTAL QUALITY

FINAL PLAT
MAGNOLIA RIDGE PHASE I
APRIL 11, 2019