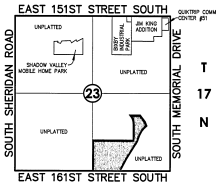
Tulsa County Clerk - Michael Willis
Doc # 6870 Page(s): 3 Recorded 08/09/2019 09:47:00 AM
Receipt # 19-42490 Fees: $30.00

BXPUD-16.04
Development Area D

Conrad Village
Blocks 1 - 7

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23,
TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



Location Map
Scale: 1"= 2000'
NORTH

SUBDIVISION CONTAINS:

NINETY-SEVEN (97) LOTS
IN SEVEN (7) BLOCKS
WITH SEVEN (7) RESERVE AREAS

GROSS SUBDIVISION AREA: 35.754 ACRES

OWNER:
Conrad Farms Bixby 63, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
DAVID C. FRYE - MANAGER
4058 N. College Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2021
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

NORTH
0 50 100 150
Scale: 1"= 100'
Tanner Consulting

LEGEND

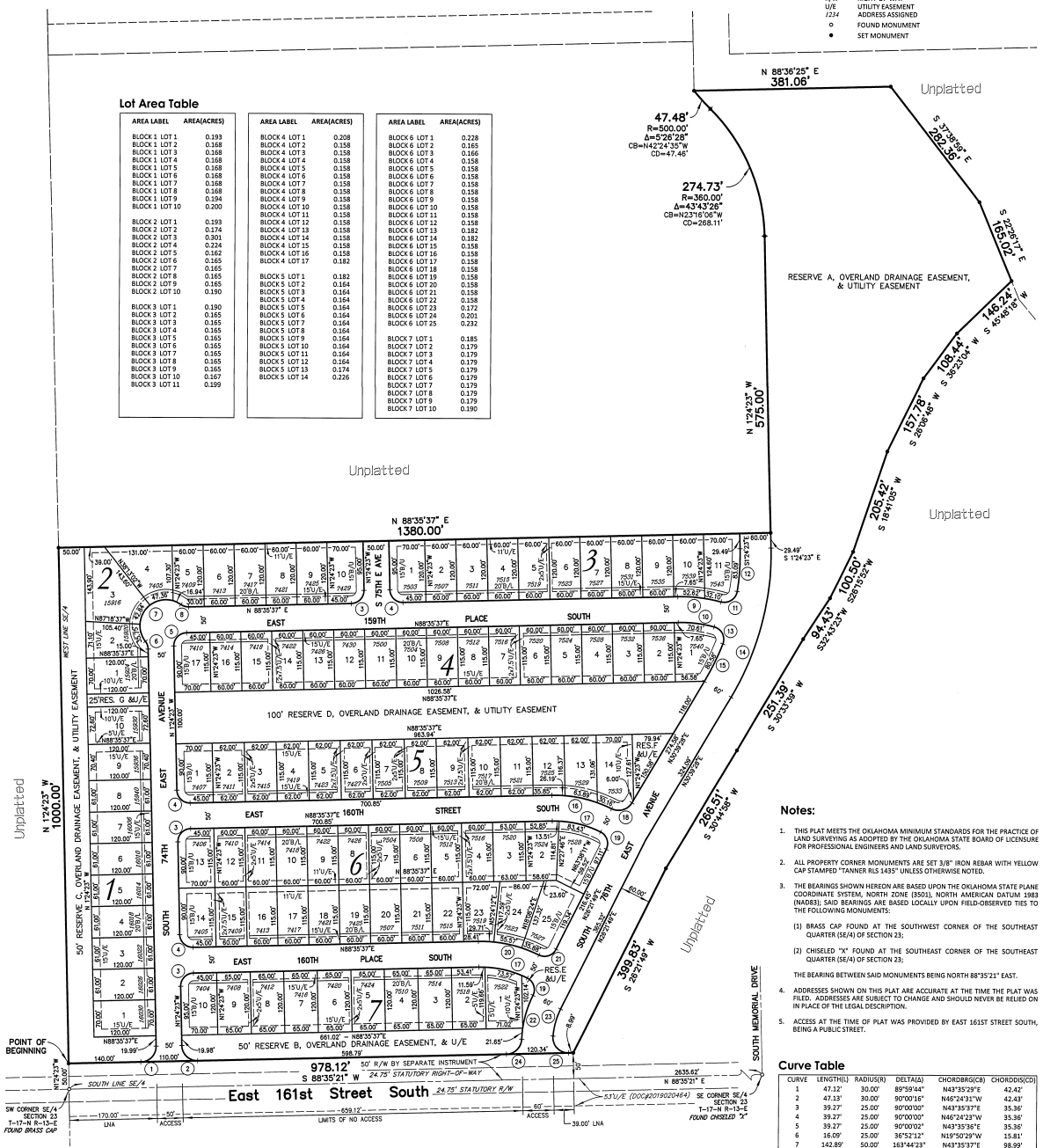
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
o	FOUND MONUMENT
•	SET MONUMENT

Lot Area Table

AREA LABEL	AREA(ACRES)
BLOCK 1 LOT 1	0.193
BLOCK 1 LOT 2	0.168
BLOCK 1 LOT 3	0.168
BLOCK 1 LOT 4	0.168
BLOCK 1 LOT 5	0.168
BLOCK 1 LOT 6	0.168
BLOCK 1 LOT 7	0.168
BLOCK 1 LOT 8	0.168
BLOCK 1 LOT 9	0.194
BLOCK 1 LOT 10	0.200
BLOCK 2 LOT 1	0.193
BLOCK 2 LOT 2	0.174
BLOCK 2 LOT 3	0.301
BLOCK 2 LOT 4	0.224
BLOCK 2 LOT 5	0.162
BLOCK 2 LOT 6	0.165
BLOCK 2 LOT 7	0.165
BLOCK 2 LOT 8	0.165
BLOCK 2 LOT 9	0.165
BLOCK 2 LOT 10	0.190
BLOCK 3 LOT 1	0.190
BLOCK 3 LOT 2	0.165
BLOCK 3 LOT 3	0.165
BLOCK 3 LOT 4	0.165
BLOCK 3 LOT 5	0.165
BLOCK 3 LOT 6	0.165
BLOCK 3 LOT 7	0.165
BLOCK 3 LOT 8	0.165
BLOCK 3 LOT 9	0.165
BLOCK 3 LOT 10	0.167
BLOCK 3 LOT 11	0.199

AREA LABEL	AREA(ACRES)
BLOCK 4 LOT 1	0.208
BLOCK 4 LOT 2	0.158
BLOCK 4 LOT 3	0.158
BLOCK 4 LOT 4	0.158
BLOCK 4 LOT 5	0.158
BLOCK 4 LOT 6	0.158
BLOCK 4 LOT 7	0.158
BLOCK 4 LOT 8	0.158
BLOCK 4 LOT 9	0.158
BLOCK 4 LOT 10	0.158
BLOCK 4 LOT 11	0.158
BLOCK 4 LOT 12	0.158
BLOCK 4 LOT 13	0.158
BLOCK 4 LOT 14	0.158
BLOCK 4 LOT 15	0.158
BLOCK 4 LOT 16	0.158
BLOCK 4 LOT 17	0.182
BLOCK 5 LOT 1	0.182
BLOCK 5 LOT 2	0.164
BLOCK 5 LOT 3	0.164
BLOCK 5 LOT 4	0.164
BLOCK 5 LOT 5	0.164
BLOCK 5 LOT 6	0.164
BLOCK 5 LOT 7	0.164
BLOCK 5 LOT 8	0.164
BLOCK 5 LOT 9	0.164
BLOCK 5 LOT 10	0.164
BLOCK 5 LOT 11	0.164
BLOCK 5 LOT 12	0.164
BLOCK 5 LOT 13	0.174
BLOCK 5 LOT 14	0.226

AREA LABEL	AREA(ACRES)
BLOCK 6 LOT 1	0.228
BLOCK 6 LOT 2	0.165
BLOCK 6 LOT 3	0.166
BLOCK 6 LOT 4	0.158
BLOCK 6 LOT 5	0.158
BLOCK 6 LOT 6	0.158
BLOCK 6 LOT 7	0.158
BLOCK 6 LOT 8	0.158
BLOCK 6 LOT 9	0.158
BLOCK 6 LOT 10	0.158
BLOCK 6 LOT 11	0.158
BLOCK 6 LOT 12	0.158
BLOCK 6 LOT 13	0.182
BLOCK 6 LOT 14	0.182
BLOCK 6 LOT 15	0.158
BLOCK 6 LOT 16	0.158
BLOCK 6 LOT 17	0.158
BLOCK 6 LOT 18	0.158
BLOCK 6 LOT 19	0.158
BLOCK 6 LOT 20	0.158
BLOCK 6 LOT 21	0.158
BLOCK 6 LOT 22	0.158
BLOCK 6 LOT 23	0.172
BLOCK 6 LOT 24	0.201
BLOCK 6 LOT 25	0.232
BLOCK 7 LOT 1	0.185
BLOCK 7 LOT 2	0.179
BLOCK 7 LOT 3	0.179
BLOCK 7 LOT 4	0.179
BLOCK 7 LOT 5	0.179
BLOCK 7 LOT 6	0.179
BLOCK 7 LOT 7	0.179
BLOCK 7 LOT 8	0.179
BLOCK 7 LOT 9	0.179
BLOCK 7 LOT 10	0.190



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 LAND SURVEYORS.
2. ALL PROPERTY CORNER MONUMENTS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
   (1) BRASS CAP FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23;
   (2) CHISELED "X" FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23;
   THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'21" EAST.
4. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 161ST STREET SOUTH, BEING A PUBLIC STREET.

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	47.12'	30.00'	89°59'44"	N43°35'29"E	42.42'
2	47.13'	30.00'	90°00'16"	N46°24'31"W	42.43'
3	39.27'	25.00'	90°00'00"	N43°35'37"E	35.36'
4	39.27'	25.00'	90°00'00"	N46°24'23"W	35.36'
5	39.27'	25.00'	90°00'00"	N43°35'37"E	35.36'
6	16.09'	25.00'	36°52'12"	N19°50'29"W	15.81'
7	142.89'	50.00'	163°44'23"	N43°35'37"E	98.99'
8	16.09'	25.00'	36°52'12"	N72°58'17"W	15.81'
9	84.73'	300.00'	16°10'55"	N83°18'56"W	84.45'
10	70.61'	250.00'	16°10'55"	N83°18'56"W	70.37'
11	42.01'	25.00'	96°17'28"	N56°37'47"E	37.24'
12	83.09'	481.28'	9°53'32"	N3°32'17"E	82.99'
13	42.01'	25.00'	96°17'28"	N27°04'45"W	37.24'
14	302.95'	541.28'	32°04'03"	N14°37'33"E	299.01'
15	80.58'	481.28'	9°35'34"	N25°51'47"E	80.49'
16	120.24'	250.00'	27°33'27"	N77°37'40"W	119.09'
17	96.94'	200.00'	27°46'12"	N77°31'17"W	95.99'
18	44.76'	30.00'	85°29'35"	N73°24'16"E	40.73'
19	39.27'	25.00'	90°00'00"	N18°38'11"W	35.36'
20	121.17'	250.00'	27°46'12"	N77°31'17"W	119.99'
21	39.27'	25.00'	90°00'00"	N71°21'49"E	35.36'
22	88.55'	205.00'	24°45'00"	N13°59'19"E	87.87'
23	54.63'	145.00'	21°35'06"	N15°34'16"E	54.30'
24	45.54'	30.00'	86°58'32"	N45°06'05"E	41.29'
25	50.36'	30.00'	96°11'23"	N43°18'58"W	44.66'

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 $27,767.00 per trust receipt no.15958 to be applied to 2019 taxes. This certificate is NOT to be construed as payment of 2019 taxes in full but is given in order that this plat may be filed of record. 2019 taxes may exceed the amount of the security deposit.

Dated: 08/09/2019
Dennis Semler
Tulsa County Treasurer
By: Deputy

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby.

on April 22, 2019

MAYOR–VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

CITY MANAGER–CITY CLERK

DATE OF PREPARATION: July 10, 2019

BXPUD-16.04
Development Area D

Conrad Village
Blocks 1 - 7

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23,
TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT CONRAD FARMS BIXBY 63, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 23; THENCE NORTH 1°24'23" WEST AND ALONG THE WEST LINE OF SAID SE/4 FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 1°24'23" WEST AND CONTINUING ALONG SAID WEST LINE FOR A DISTANCE OF 1000.00 FEET; THENCE NORTH 88°35'37" EAST FOR A DISTANCE OF 1380.00 FEET; THENCE NORTH 1°24'23" WEST FOR A DISTANCE OF 575.00 FEET; THENCE ALONG A 360.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 43°43'26", A CHORD BEARING AND DISTANCE OF NORTH 23°16'06" WEST FOR 268.11 FEET, FOR AN ARC DISTANCE OF 274.73 FEET; THENCE ALONG A 500.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 5°26'28", A CHORD BEARING AND DISTANCE OF NORTH 42°24'35" WEST FOR 47.46 FEET, FOR AN ARC DISTANCE OF 47.48 FEET; THENCE NORTH 88°36'25" EAST FOR A DISTANCE OF 381.06 FEET TO A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND DEEDED TO THE CITY OF BIXBY AS RECORDED IN GENERAL WARRANTY DEED IN BOOK 6812 AT PAGE 2573, TULSA COUNTY CLERK'S RECORDS, TULSA COUNTY, OKLAHOMA; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING ELEVEN COURSES; SOUTH 37°38'59" EAST FOR A DISTANCE OF 282.36 FEET; THENCE SOUTH 22°26'17" EAST FOR A DISTANCE OF 165.02 FEET; THENCE SOUTH 45°48'18" WEST FOR A DISTANCE OF 146.24 FEET; THENCE SOUTH 36°23'04" WEST FOR A DISTANCE OF 108.44 FEET; THENCE SOUTH 26°06'48" WEST FOR A DISTANCE OF 157.78 FEET; THENCE SOUTH 18°41'05" WEST FOR A DISTANCE OF 205.42 FEET; THENCE SOUTH 26°15'52" WEST FOR A DISTANCE OF 100.50 FEET; THENCE SOUTH 32°43'23" WEST FOR A DISTANCE OF 94.43 FEET; THENCE SOUTH 30°33'39" WEST FOR A DISTANCE OF 251.39 FEET; THENCE SOUTH 30°44'58" WEST FOR A DISTANCE OF 266.51 FEET; THENCE SOUTH 26°21'49" WEST FOR A DISTANCE OF 399.83 FEET; THENCE SOUTH 88°35'21" WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 978.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,557,434 SQUARE FEET OR 35.754 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(1) BRASS CAP FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23;

(2) CHISELED "X" FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'21" EAST.

AND THE OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO NINETY-SEVEN (97) LOTS IN SEVEN (7) BLOCKS, SEVEN (7) RESERVE AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS DESIGNATED THE SUBDIVISION AS "CONRAD VILLAGE BLOCKS 1-7", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "CONRAD VILLAGE BLOCKS 1-7"). THE LOTS DEPICTED UPON THE PLAT SHALL HEREINAFTER BE REFERRED TO COLLECTIVELY AS THE "LOTS" AND INDIVIDUALLY AS A "LOT".

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS.

THE OWNER DOES HEREBY GRANT, DONATE, CONVEY, AND DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWER LINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE.

1. EACH LOT OR RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS LOCATED ON THE LOT OR RESERVE AREA.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER, SANITARY SEWER MAIN, OR STORM SEWER MAINS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OR RESERVE AREA OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

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

4. THE CITY OF BIXBY, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED 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 WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS, AND EACH LOT OR RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE.

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE PERIMETER UTILITY EASEMENTS OF SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS 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 THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN 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 THE LOT OR RESERVE AREA. PROVIDED THAT, UPON THE INSTALLATION OF A 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-EXCLUSIVE RIGHT-OF-WAY 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, COMMUNICATION, AND GAS SERVICES, 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, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

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

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT OR RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS.

THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING FROM THE ACTIONS OF THE CITY OF BIXBY OR THE SUPPLIER OF UTILITY SERVICES IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM SEWER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. LIMITS OF NO ACCESS.

THE OWNER HEREBY RELINQUISHES RIGHT OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY WITHIN THE BOUNDS DESIGNATED ON THE ACCOMPANYING PLAT AS "LIMITS OF NO ACCESS" ("LNA") EXCEPT AS MAY HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY THE OWNER AND THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE FOREGOING COVENANT CONCERNING "LIMITS OF NO ACCESS" SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

F. RESERVE AREAS.

1. RESERVES A, B, C, D, E, F, AND G, AS DEPICTED UPON THE ACCOMPANYING PLAT, ARE ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND ARE HEREBY RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION AS SET FORTH IN SECTION III. HEREIN.

2. RESERVE A IS RESERVED FOR OPEN SPACE AND PRIVATE RECREATION INCLUDING BUT NOT LIMITED TO SHADE STRUCTURES, PLAYGROUND, SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, LIGHTING, FENCING, ENTRY FEATURES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY.

3. RESERVES B, C, E, F, AND G ARE RESERVED FOR OPEN SPACE AND PRIVATE RECREATION INCLUDING BUT NOT LIMITED TO SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, LIGHTING, FENCING, ENTRY FEATURES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY.

4. RESERVE D IS RESERVED FOR OPEN SPACE AND PRIVATE RECREATION INCLUDING BUT NOT LIMITED TO SIDEWALKS, LANDSCAPING, IRRIGATION, SIGNAGE, LIGHTING, FENCING, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY.

5. RESERVES A, B, C, AND D, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS OVERLAND DRAINAGE EASEMENTS, PROVIDED THAT THE OWNER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE RECREATIONAL FACILITIES AND USES AS OUTLINED HEREINABOVE.

6. RESERVES A, B, C, D, E, F, AND G, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS GENERAL UTILITY EASEMENTS, PROVIDED THAT THE OWNER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE RECREATIONAL FACILITIES AND USES AS OUTLINED HEREINABOVE.

7. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION, AS PROVIDED IN SECTION III. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION BY THE OWNER. THE CITY OF BIXBY SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN ANY RESERVE AREA.

8. IN THE EVENT ANY RESERVE AREA OWNER FAILS TO PROPERLY MAINTAIN THEIR RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS SHALL BE PAID BY THE OWNER THEREOF. IN THE EVENT SUCH OWNER FAILS TO PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE, RECEIPT OF A STATEMENT OF COSTS, AND FAILURE TO TIMELY PAY SUCH STATEMENT, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS OF MAINTENANCE, AND THEREAFTER SUCH COSTS SHALL BECOME A LIEN ON ALL OF THE RESIDENTIAL LOTS WITHIN THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION AS SET FORTH WITHIN SECTION III. HEREIN, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA; OR THE CITY OF BIXBY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

G. OVERLAND DRAINAGE EASEMENTS.

1. THE OWNER DOES HEREBY DEDICATE TO THE CITY OF BIXBY, OR ITS SUCCESSORS, NON-EXCLUSIVE, PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN THE OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA CONTAINING SUCH EASEMENTS IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION G. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

SECTION II. PLANNED UNIT DEVELOPMENT

WHEREAS, THE PROPERTY COMPRISING CONRAD VILLAGE BLOCKS 1-7 WAS SUBMITTED AS A PART OF PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-16.04 ("CONRAD FARMS") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-16.04 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON SEPTEMBER 19, 2016, AND APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 10, 2016 (ORDINANCE NO. 2198), AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL.

1. DEVELOPMENT IN ACCORDANCE WITH PUD.

CONRAD VILLAGE BLOCKS 1-7 SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-16.04, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-16.04 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE.

THE DEVELOPMENT OF CONRAD VILLAGE BLOCKS 1-7 SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE, AS SUCH PROVISIONS EXISTED ON OCTOBER 10, 2016.

B. DEVELOPMENT STANDARDS (PART OF DEVELOPMENT AREA D).

PERMITTED USES:

USE UNIT 6 DETACHED RESIDENTIAL DWELLING UNITS, INCLUDING SINGLE FAMILY, PATIO HOME, AND CUSTOMARY ACCESSORY USES, INCLUDING USE UNIT 5 COMMON AREA FACILITIES SUCH AS CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND RECREATIONAL OPEN SPACE.

MAXIMUM NUMBER OF LOTS:	300 *
MINIMUM LOT WIDTH:	60 FT **
MINIMUM LOT SIZE:	6,900 SF
MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT. ***

OFF-STREET PARKING AND FRONT YARD COVERAGE:

MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD.

MINIMUM LIVABILITY SPACE:	2,000 SF ****

MINIMUM YARD SETBACKS:

FRONT YARD:	20 FT
REAR YARD:	20 FT
SIDE YARD ABUTTING A STREET:	15 FT
SIDE YARD NOT ABUTTING A STREET:	5 FT

OTHER BULK AND AREA REQUIREMENTS:

AS REQUIRED WITHIN THE RS-3 DISTRICT

* THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 250 UNTIL ALL CONTIGUOUS DEVELOPMENT WITHIN SUCH DEVELOPMENT AREA IS SERVED BY NOT LESS THAN THREE (3) POINTS OF ACCESS.

** ALL LOTS ABUTTING ARTERIAL STREETS SHALL HAVE A LOT WITH OF 65'.

*** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

**** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-7I-5.C OF THE BIXBY ZONING CODE.

C. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS.

1. SIGNS.

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG ARTERIAL AND COLLECTOR STREET FRONTAGES AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. ALL OTHER SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

DATE OF PREPARATION: July 10, 2019

BXPUD-16.04
Development Area D

Conrad Village
Blocks 1 - 7

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 23,
TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS (CONT.)

2. STANDARDS PERTAINING TO DWELLINGS.

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM FINISHED HEATED LIVING AREA OF 1,200 SQUARE FEET AND FIRST-FLOOR MASONRY CONTENT NOT LESS THAN 80%. MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS AND BENEATH COVERED PORCHES. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO. THE EXTERIOR SURFACE OF ANY FOUNDATION, INCLUDING STEM WALLS, SHALL ALSO BE OF MASONRY.

3. ACCESS AND CIRCULATION.

AS INDICATED ON THE TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN, CONRAD FARMS PROPOSES A MID-MILE COLLECTOR STREET SYSTEM CONNECTING 161ST ST. S. TO 151ST ST. S. (STATE HIGHWAY 67) AND SHERIDAN RD. THE 151ST ST. S. AND SHERIDAN RD. COLLECTOR STREET SEGMENTS SHOULD BE EXTENDED AS THEIR RESPECTIVE INTERCEPTED TRACTS ARE DEVELOPED. A MINOR RESIDENTIAL STREET IS PROPOSED TO CONNECT THE COLLECTOR STREET SYSTEM. TO SHERIDAN RD. APPROXIMATELY AT THE 153RD STREET SOUTH ALIGNMENT. WHILE FURTHER STREET PATTERNS WILL BE DESIGNED DURING THE PLATTING STAGE, CONCEPTUAL STREET ALIGNMENTS ARE INDICATED ON THE EXHIBIT B CONCEPTUAL SITE PLAN. WITHIN RESIDENTIAL DEVELOPMENT AREAS C AND D, THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 250 UNTIL ALL CONTIGUOUS DEVELOPMENT WITHIN SUCH DEVELOPMENT AREA IS SERVED BY NOT LESS THAN THREE (3) POINTS OF ACCESS. STUB-OUT STREETS WILL BE REQUIRED BY THE BIXBY SUBDIVISION REGULATIONS TO ALL ABUTTING UNPLATTED TRACTS, UNLESS WAIVED BY THE BIXBY CITY COUNCIL.

STREETS SERVING CONRAD FARMS, WHETHER PUBLIC OR PRIVATE, SHALL BE CONSTRUCTED TO MEET THE STANDARDS OF THE CITY OF BIXBY FOR PUBLIC STREETS, INCLUDING 60' MINIMUM RIGHTS-OF-WAY AND 36' MINIMUM PAVING BETWEEN CURB FACES FOR COLLECTOR STREETS AND 50' MINIMUM RIGHTS-OF-WAY AND 26' MINIMUM PAVING BETWEEN CURB FACES FOR MINOR STREETS. PRIVATE ACCESS DRIVES SERVING COMMERCIAL DEVELOPMENT AREAS SHALL MEET THESE DIMENSIONAL STANDARDS FOR COLLECTOR OR MINOR STREETS, AS DETERMINED BY THE CITY OF BIXBY DURING THE PLATTING STAGE. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE.

DURING THE PLATTING STAGE, PEDESTRIAN ACCESS FROM ANY SUBDIVISION SHALL BE PROVIDED TO THE ADJOINING BIXBY CREEK RIGHT-OF-WAY, WHICH IS IDENTIFIED AS A TRAIL CORRIDOR ON BOTH THE BIXBY COMPREHENSIVE PLAN AND THE "GO PLAN," THE TULSA REGIONAL BICYCLE AND PEDESTRIAN MASTER PLAN. THE FORMER INDICATES A TRAIL ON THE WESTERLY SIDE OF BIXBY CREEK, AND THE LATTER ON THE EASTERLY SIDE. BOTH SIDES MAY ULTIMATELY CONTAIN TRAILS. THEREFORE, BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENT AREA DESIGNS SHALL BE ORIENTED TO ACCOMMODATE AND PROVIDE POINTS OF ACCESS TO THE CITY'S PLANNED BIXBY CREEK TRAIL AND WILL, WHERE NECESSARY, PROVIDE TRAIL EASEMENTS TO SUPPLEMENT EXISTING BIXBY CREEK RIGHT-OF-WAY. AS THE BIXBY CREEK RIGHT-OF-WAY WILL BE CONSIDERED A PUBLIC, LINEAR PARK AMENITY, WHETHER OR NOT THE CITY'S TRAIL IS ACTUALLY CONSTRUCTED AT THE TIME OF PLATTING, POINTS OF ACCESS AND DESIGN ORIENTATION SHALL BE PROVIDED TO THE RIGHT-OF-WAY. FURTHER, PEDESTRIAN AND BICYCLE CONNECTIVITY BETWEEN NEIGHBORHOODS AND TO ADJACENT AREAS WILL BE PLANNED AND INCLUDED IN DEVELOPMENT DESIGNS DURING THE PLATTING PROCESS.

SIDEWALKS, INCLUDING BOTH INTERNAL AND ALONG EXTERIOR STREET FRONTAGES, SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER. SIDEWALKS WHICH ARE PROPOSED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN A PUBLIC SIDEWALK EASEMENT.

LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLAT(S) ALONG ARTERIAL STREET FRONTAGES, EXCEPT AT APPROVED STREET INTERSECTIONS.

4. PLATTING AND SITE PLAN REQUIREMENTS.

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT. NONRESIDENTIAL BUILDINGS WITHIN DEVELOPMENT AREAS A AND B, AND ANY NEIGHBORHOOD AMENITIES REQUIRING A BUILDING PERMIT, SHALL SUBMIT AND RECEIVE BIXBY CITY STAFF APPROVAL OF A SITE PLAN APPLICATION.

5. CITY DEPARTMENT REQUIREMENTS.

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

SECTION III. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION.

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN CONRAD VILLAGE BLOCKS 1-7 TO BE KNOWN AS "CONRAD VILLAGE PROPERTY OWNERS ASSOCIATION" (HEREIN SOMETIMES REFERRED TO AS "HOMEOWNERS' ASSOCIATION"). THE HOMEOWNERS' ASSOCIATION SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS, INCLUDING BUT WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF CONRAD VILLAGE BLOCKS 1-7 AND OF ANY RESIDENTIAL SUBDIVISION WHICH MAY SUBSEQUENTLY BE ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOMEOWNERS' ASSOCIATION.

B. MEMBERSHIP.

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A RESIDENTIAL LOT IN CONRAD VILLAGE BLOCKS 1-7 SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT.

EACH SUBSEQUENT RECORD OWNER OF A LOT IN CONRAD VILLAGE BLOCKS 1-7 SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE COMMON AREAS, IN ACCORDANCE WITH THE COVENANTS FOR CONRAD VILLAGE BLOCKS 1-7 AND THE BYLAWS OF THE HOMEOWNERS' 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, ITS 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 ADDITIONALLY THE COVENANTS WITHIN SECTION I., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE AND SHALL INURE TO THE BENEFIT OF THE CITY OF BIXBY, OKLAHOMA, ANY OWNER OF A LOT, AND THE HOMEOWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II., IT SHALL BE LAWFUL FOR THE CITY OF BIXBY, ANY OWNER OF A LOT OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE COVENANTS CONTAINED IN SECTION III. HOMEOWNERS' ASSOCIATION SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION III., IT SHALL BE LAWFUL FOR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY ANY OWNER OF A LOT OR THE HOMEOWNERS' ASSOCIATION, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED HEREIN AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

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 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 BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS 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 BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION II. SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF AN AMENDMENT TO BXPUD-16.04 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, THE OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND THE COVENANTS STATED HEREIN BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE TULSA COUNTY CLERK. THE PROVISIONS OF ANY INSTRUMENT SUPPLEMENTING OR AMENDING THESE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE RECORDS 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 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, CONRAD FARMS BIXBY 63, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT ON THIS 25th DAY OF July, 2019.

CONRAD FARMS BIXBY 63, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
DAVID C. FRYE, MANAGER OF LLC

STATE OF OKLAHOMA) Arkansas
) SS Washington
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 25th DAY OF July, 2019, PERSONALLY APPEARED DAVID C. FRYE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF CONRAD CONRAD FARMS BIXBY 63, LLC TO THE FOREGOING INSTRUMENT, AS ITS MANAGER, 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 CONRAD FARMS BIXBY 63, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

11-17-22
MY COMMISSION EXPIRES

JENNIFER MILLER, NOTARY PUBLIC
Kristy Payne

Kristy Payne
Notary Public
Washington County, Arkansas
Comm. No. 12390934
Comm. Exp. 11-17-22

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "CONRAD VILLAGE BLOCKS 1-7", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 25 DAY OF July, 2019.

BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

LICENSED PROFESSIONAL LAND SURVEYOR
Dan Edwin Tanner
1435
OKLAHOMA

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE 25 DAY OF July, 2019, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

03.08.2020
MY COMMISSION EXPIRES

JENNIFER MILLER, NOTARY PUBLIC

JENNIFER R. MILLER NOTARY PUBLIC #12002299 EXP. 03/08/2020 STATE OF OKLAHOMA

DATE OF PREPARATION: July 10, 2019