Tulsa County Clerk - EARLENE WILSON
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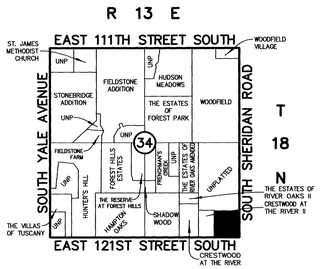
PUD 759

Crestwood Village

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 13 EAST, AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

OWNER:
Crestwood at the River LLC
An Oklahoma Limited Liability Company
11122 South Yale Avenue
Tulsa, Oklahoma 74137
Phone: (918) 299-3929
Contact: Marc Bullock

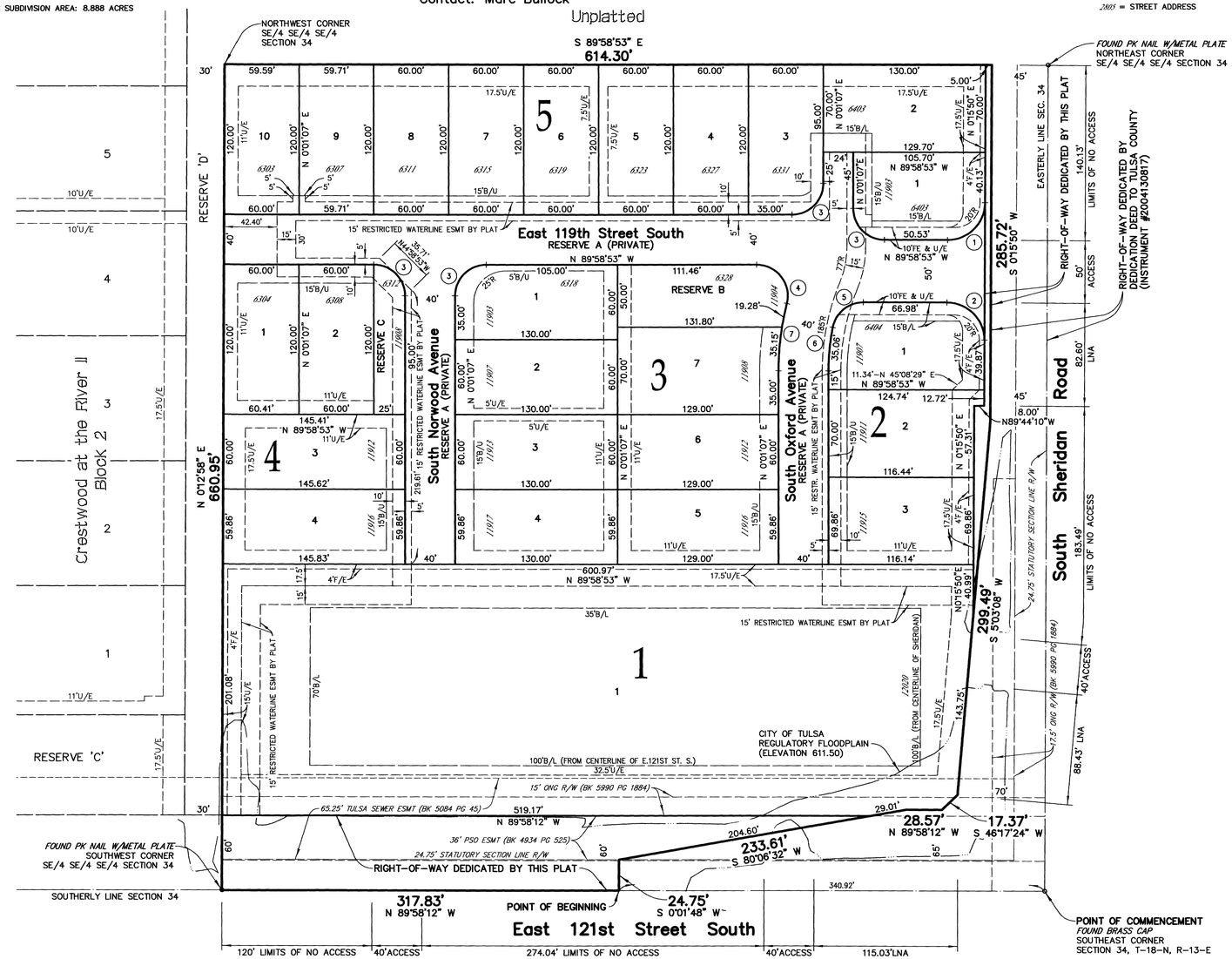
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA No. 2661, EXPIRES 6/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929



Location Map
SCALE: 1"=2000'

SUBDIVISION CONTAINS
TWENTY-FIVE(25) LOTS IN FIVE(5) BLOCKS
AND THREE (3) RESERVES

GROSS SUBDIVISION AREA: 8.888 ACRES



Basis of Bearing

BASIS OF BEARING IS AN ASSUMED BEARING OF NORTH 89°58'12" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 34, T-18-N R-13-E.

Curve Information

CURVE NO.	LENGTH(L)	RADIUS(R)	DELTA(Δ)
1	47.00'	30.00'	89°45'17"
2	47.25'	30.00'	90°14'43"
3	39.27'	25.00'	90°00'00"
4	45.46'	25.00'	104°10'33"
5	34.40'	25.00'	78°50'24"
6	35.06'	180.00'	11°09'36"
7	54.43'	220.00'	14°10'33"

Notes

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

B. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.

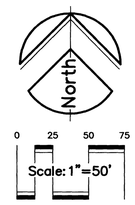
C. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESS ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Benchmark

TOP OF SANITARY MANHOLE LOCATED APPROXIMATELY 70 FEET SOUTH OF CENTER OF E. 121ST STREET S. AND 72 FEET WEST OF SOUTH SHERIDAN ROAD.

ELEVATION = 610.29 (NAVD 1988)

DATE OF PREPARATION: APRIL 23, 2009



B/L = BUILDING LINE
B/U = BUILDING LINE & UTILITY EASEMENT
ESMT = EASEMENT
F/E = FENCE & LANDSCAPE EASEMENT
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
U/E = UTILITY EASEMENT
2805 = STREET ADDRESS

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on APR 15 2009
TMAPC/INCOG

This approval is void if this plat is not filed in the Office of the County Clerk on or before: APR 15 2010

CITY ENGINEER

APPROVED MAY - 7 2009 by the Council of the City of Tulsa, Oklahoma.
Chairman
Mayor
Attest: City Clerk
Approved: City Attorney

STATE OF OKLAHOMA } SS.
COUNTY OF TULSA }

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

Dated the _____day of_____, 20__

EARLENE WILSON, Tulsa County Clerk

_____
Deputy

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 $ 18.00 per trust receipt no. 10465 to be applied to 20 09 taxes. This certificate is NOT to be construed as payment of 20 09 taxes in full but is given in order that this plat may be filed on record. 20 09 taxes will exceed the amount of the security deposit.

Dated 12 May 2009
Dennis Semler
Tulsa County Treasurer
By: _____
Deputy

Crestwood Village
SHEET 1 OF 2

RECEIVED
APR 26 2009
Tulsa Metropolitan Area
Planning Commission

KNOW ALL MEN BY THESE PRESENTS:

THAT CRESTWOOD AT THE RIVER LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) 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 SOUTHEAST CORNER OF SAID SE/4 SE/4 SE/4; THENCE NORTH 89°58'12" WEST AND ALONG THE SOUTHERLY LINE OF THE SE/4 SE/4 SE/4, FOR A DISTANCE OF 340.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°58'12" WEST ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 317.83 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE SE/4 SE/4 SE/4, THENCE NORTH 0°12'58" EAST AND ALONG THE WESTERLY LINE OF THE SE/4 SE/4 SE/4, FOR A DISTANCE OF 660.95 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE SE/4 SE/4 SE/4; THENCE SOUTH 89°58'53" EAST AND ALONG THE NORTHERLY LINE OF THE SE/4 SE/4 SE/4, FOR A DISTANCE OF 614.30 FEET TO A POINT ON THE WESTERLY LINE OF A DEDICATION DEED DESCRIBED IN INSTRUMENT NO. 2004130817 OF THE RECORDS OF SAID TULSA COUNTY, SAID POINT BEING 45.00 FEET WESTERLY, AS MEASURED ALONG SAID NORTHERLY LINE, OF THE NORTHEAST CORNER OF THE SE/4 SE/4 SE/4; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING SIX (6) COURSES: SOUTH 0°15'50" WEST FOR A DISTANCE OF 285.72 FEET TO A POINT; THENCE SOUTH 5°03'08" WEST FOR A DISTANCE OF 299.49 FEET TO A POINT; THENCE SOUTH 46°17'24" WEST FOR A DISTANCE OF 17.37 FEET TO A POINT; THENCE NORTH 89°58'12" WEST FOR A DISTANCE OF 28.57 FEET TO A POINT; THENCE SOUTH 80°06'32" WEST FOR A DISTANCE OF 233.61 FEET TO A POINT; THENCE SOUTH 0°01'48" WEST FOR A DISTANCE OF 24.75 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 387,156 SQUARE FEET, OR 8.888 ACRES.

AND THAT CRESTWOOD AT THE RIVER LLC, HEREINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO TWENTY-FIVE LOTS IN SIX BLOCKS AND RESERVES "A", "B" AND "C" IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "CRESTWOOD VILLAGE", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UE" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT AND TO AREAS OUTSIDE OF THE PLAT. THE OWNER HEREIN 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 ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT FENCES, DRIVES, PARKING AREAS, CURBING AND LANDSCAPING, THAT DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID.

B. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE UTILITY EASEMENTS ALONG EAST 121st STREET SOUTH. ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES, AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN 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 SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, 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 AND EFFECTIVE 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 SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENTWAYS 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 THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

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

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF TULSA, 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 MAINS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL 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 FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

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 SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE 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 THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.

3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE 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 TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 121ST STREET SOUTH AND ADJACENT TO SOUTH SHERIDAN ROAD WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND 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 ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF TULSA.

G. FENCE EASEMENT

THE OWNER DOES HEREBY ESTABLISH AND GRANT FENCE AND LANDSCAPE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "FE" AND SHOWN ON THE ACCOMPANYING PLAT FOR THE USE AND BENEFIT OF CRESTWOOD VILLAGE. THE FENCE AND LANDSCAPE EASEMENTS ARE FOR THE LIMITED PURPOSE OF CONSTRUCTING AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY FEATURES INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SPRINKLER SYSTEM, AND LANDSCAPING, AND FOR THE PURPOSES OF MAINTAINING AND REPAIR THEREOF, TOGETHER WITH THE RIGHT OF ACCESS OVER, ACROSS AND ALONG SUCH EASEMENTS AND OVER, ACROSS AND ALONG LOTS IN "CRESTWOOD VILLAGE", WHICH CONTAIN SUCH EASEMENTS.

H. RESTRICTED WATERLINE EASEMENT

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RESTRICTED WATERLINE EASEMENT" ("RWE") FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATERLINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID.

I. RESERVE "A" - PRIVATE STREETS

RESERVE "A", AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREIN ESTABLISHED BY GRANT OF THE OWNER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN CRESTWOOD VILLAGE, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF CONSTRUCTING PRIVATE STREETS PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS RESIDENTIAL LOTS TO AND FROM PUBLIC STREETS, FOR PROVIDING DRAINAGE FACILITIES TO CONTROL STORMWATER RUNOFF, FOR UTILITIES AND FOR PROVIDING ENTRANCE SECURITY FACILITIES, DECORATIVE FENCING AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO A HOMEOWNER'S ASSOCIATION.

THE OWNER HEREIN GRANTS TO THE CITY OF TULSA, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE "A" AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

THE OWNER, FOR ITSELF AND ITS SUCCESSOR HOMEOWNER'S ASSOCIATION HEREIN COVENANTS WITH THE CITY OF TULSA, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF TULSA, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, TO:

1. CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREETS DEPICTED WITHIN RESERVE "A", AND MEETING OR EXCEEDING THE FOLLOWING STANDARDS:

   A. SURFACING WIDTH SHALL BE NOT LESS THAN 26' MEASURED FROM FACE OF CURB TO FACE OF CURB;

   B. STREETS SHALL BE CURBED;

   C. GUTTERS, BASE AND PAVING MATERIALS SHALL BE OF A QUALITY AND THICKNESS MEETING THE NOW EXISTING STANDARDS OF THE CITY OF TULSA, OKLAHOMA, FOR MINOR RESIDENTIAL PUBLIC STREETS;

   D. THE MAXIMUM VERTICAL GRADE OF PRIVATE STREETS SHALL BE 12 PERCENT.

2. PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET DEPICTED WITHIN RESERVE "A" WHICH WOULD PROHIBIT ANY GOVERNMENTAL VEHICLE, SPECIFICALLY ANY FIRE VEHICLE, FROM FREE USAGE OF THE PRIVATE STREETS.

3. SECURE INSPECTION BY THE CITY OF TULSA, OKLAHOMA OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF TULSA, OKLAHOMA THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF TULSA, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREETS, CERTIFICATION SHALL BE SECURED FROM A REGISTERED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE TULSA METROPOLITAN AREA PLANNING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

THE OWNER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE PRIVATE STREETS AS DEPICTED WITHIN RESERVE "A" DO NOT MEET THE CITY OF TULSA, OKLAHOMA STANDARD AS TO WIDTH OF RIGHT-OF-WAY, AND FURTHER ACKNOWLEDGES THAT THE CITY OF TULSA, OKLAHOMA SHALL HAVE NO DUTY TO MAINTAIN ANY OF THE PRIVATE STREETS WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

J. RESERVES "B" AND "C" - LANDSCAPED OPEN SPACE

RESERVE AREAS "B" AND "C", AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREIN ESTABLISHED BY GRANT OF THE OWNER FOR THE COMMON USE AND BENEFIT OF THE RESIDENTIAL LOTS WITHIN CRESTWOOD VILLAGE, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING LANDSCAPED OPEN SPACE. THE OWNER WILL DEDICATE TO THE HOMEOWNER'S ASSOCIATION RESERVE AREAS "B" AND "C" FOR ITS PERPETUAL ENJOYMENT AND MAINTENANCE.

K. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

L. EMERGENCY ACCESS EASEMENT

UPON THE DEVELOPMENT OF LOT 1, BLOCK 1, CRESTWOOD VILLAGE, THE DEVELOPER SHALL GRANT TO THE CITY OF TULSA AN EMERGENCY ACCESS EASEMENT FROM SOUTH NORWOOD AVENUE AND SOUTH OXFORD AVENUE TO EAST 121ST STREET SOUTH AND/OR SOUTH SHERIDAN ROAD. SAID EMERGENCY ACCESS SHALL BE FOR THE PURPOSE OF PROVIDING SECONDARY EMERGENCY ACCESS FOR ALL EMERGENCY AND GOVERNMENT VEHICLES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE AND AMBULANCE VEHICLES. LOCATION OF SAID EMERGENCY ACCESS EASEMENT SHALL BE APPROVED BY THE CITY OF TULSA FIRE MARSHALL AND REMAIN UNOBSTRUCTED AT ALL TIMES.

M. PEDESTRIAN ACCESS AND SIDEWALK EASEMENT

THE OWNER HEREBY ESTABLISHES A NON-EXCLUSIVE PERPETUAL PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS ALL SIDEWALKS WITHIN THE ADDITION FOR THE REASONABLE USE AND BENEFIT OF ALL LOT OWNERS, GRANTEES, INVITEES, ASSIGNS, GOVERNMENTAL EMPLOYEES AND OWNERS RESPECTIVE SUCCESSORS. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREETS IN ACCORDANCE WITH SUBDIVISION REGULATIONS.

N. HOMEOWNER'S ASSOCIATION

A HOMEOWNER'S ASSOCIATION SHALL BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS OF THE SUBDIVISION.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, PUD 759 WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT PURSUANT TO SECTIONS 1100-1170 OF THE TULSA ZONING CODE, AND

WHEREAS PUD 759 WAS RECOMMENDED FOR APPROVAL BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON JUNE 25, 2008 AND APPROVED BY THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA ON JULY 9, 2008 THE IMPLEMENTING ORDINANCE NO. 21854, PUBLISHED JULY 31, 2008, AND

WHEREAS THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS IN TITLE AND THE CITY OF TULSA, OKLAHOMA, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO.

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 IN TITLE AND SHALL BE ENFORCEABLE BY OWNER, ANY PERSON OWNING A LOT IN "CRESTWOOD VILLAGE" AND BY THE CITY OF TULSA AS HEREINAFTER SET FORTH.

DEVELOPMENT STANDARDS

TOTAL SITE LAND AREA:

GROSS:	435,622 SF	10.000 AC
NET:	362,000 SF	8.310 AC

(DEVELOPMENT AREA "A")

LOTS 1-3 BLOCK 2, LOTS 1-7 BLOCK 3, LOTS 1-4 BLOCK 4, LOTS 1-10 BLOCK 5, RESERVE A, B & C

RESIDENTIAL

LAND AREA:

GROSS:	263,560 SF	6.051 AC
NET:	242,550 SF	5.568 AC

PERMITTED USES:

THOSE USES PERMITTED AS A MATTER OF RIGHT IN RS-3 DISTRICT AND THOSE USES CUSTOMARILY ACCESSORY TO SINGLE-FAMILY USES.

PERMITTED USES, RESERVE AREAS:

OPEN SPACE/ PARK AREA, LANDSCAPED FEATURES, STREETS, SECURED ENTRANCES AND RECREATIONAL FACILITIES AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES.

MAXIMUM NUMBER OF LOTS:	24
MINIMUM LOT WIDTH:	59 FT
MINIMUM LOT SIZE:	6,800 SF
MINIMUM LIVABILITY SPACE REQUIRED:	96,000 SF
MINIMUM LIVABILITY SPACE PROVIDED ON EACH LOT	3,506 SF
MINIMUM LIVABILITY SPACE PROVIDED IN COMMON AREAS^	11,860 SF

^PER SECTION 1104-C OF THE ZONING CODE, MAY BE CONTAINED WITHIN ONE OR MORE COMMON OPEN AREAS.

MAXIMUM BUILDING HEIGHT:	35 FT
OFF STREET PARKING:	MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT.

MINIMUM YARDS:

FRONT:	
FROM THE PROPERTY LINE OF ABUTTING STREET	15 FT
GARAGES	20 FT
SIDE:	
SIDE YARDS	5 FT
SIDE YARD ABUTTING INTERNAL PRIVATE STREET*	15 FT
GARAGES ACCESS INTERNAL PRIVATE STREET	20 FT
SIDE YARD ABUTTING DEVELOPMENT AREA B	5 FT

**THE SIDE SETBACK ALONG THE NON-ARTERIAL STREET ROW FOR LOT 1 BLOCK 3 ONLY, (DEPICTED AS LOT 15 ON THE APPLICANT'S CONCEPT PLAN) WILL BE PERMITTED TO BE 5 FEET, SO LONG AS THE ACCESS TO THE LOT IS LIMITED TO THE WEST BOUNDARY OF THE LOT.*

REAR:	
ADJACENT TO SOUTH SHERIDAN ROAD	30 FT
FROM NORTH DEVELOPMENT BOUNDARY	20 FT
FROM WEST DEVELOPMENT BOUNDARY	15 FT
INTERNAL LOTS	15 FT

PRIVATE STREETS:

MINIMUM STREET RIGHT-OF-WAY WIDTH OF 30 FEET WITH MINIMUM 26' OF PAVING.*

* SHALL BE CONSTRUCTED TO MEET THE STANDARDS OF THE CITY OF TULSA FOR MINOR RESIDENTIAL PUBLIC STREETS.

SIGNS:

ONE GROUND SIGN AT THE ENTRANCE ALONG SOUTH SHERIDAN ROAD NOT TO EXCEED 8' IN TOTAL HEIGHT OR 32 SF OF DISPLAY AREA, OR, TWO (2) ENTRY WALL SIGNS ON OPPOSITE SIDES OF THE ENTRANCE WITH A DISPLAY SURFACE AREA OF 32 SQUARE FEET EACH.

(DEVELOPMENT AREA "B")

LOT 1 BLOCK 1

COMMERCIAL

LAND AREA:

GROSS:	172,062 SF	3.950 AC
NET:	119,450 SF	2.742 AC

PERMITTED USES:

THOSE USES PERMITTED BY RIGHT IN THE CS ZONING DISTRICT AND THOSE USES CONSIDERED CUSTOMARILY INCIDENTAL TO THOSE PERMITTED PRINCIPAL USES.

MAXIMUM PERMITTED FLOOR AREA:	35,000 SF
MAXIMUM PERMITTED BUILDING HEIGHT:	NOT TO EXCEED ONE STORY; 35 FT**

***MAXIMUM PERMITTED HEIGHT INCLUDES ALL BUILDING MOUNTED EQUIPMENT AND SCREENING PARAPETS. ARCHITECTURAL FEATURES AND ELEMENTS MAY EXCEED PERMITTED BUILDING HEIGHT WITH DETAIL SITE PLAN APPROVAL.*

MINIMUM BUILDING SETBACKS:

FROM CENTERLINE OF SOUTH SHERIDAN ROAD	100 FT
FROM CENTERLINE OF EAST 121ST STREET SOUTH	100 FT
FROM NORTH BOUNDARY OF DEVELOPMENT AREA B	35 FT
FROM WEST BOUNDARY OF DEVELOPMENT AREA B	70 FT

LANDSCAPING AND SCREENING:

AN EIGHT-FOOT MASONRY OR CONCRETE PANEL WALL OR FENCE SHALL BE ERECTED ALONG THE WEST AND NORTH BOUNDARY (EXCLUSIVE OF PEDESTRIAN AND EMERGENCY ACCESS POINTS) OF DEVELOPMENT AREA B. A 25-FOOT LANDSCAPE BUFFER WILL BE PROVIDED ALONG THE WEST BOUNDARY AND A FIVE (5) FOOT LANDSCAPE BUFFER ALONG THE NORTHERN BOUNDARY OF AREA B, ALONG THE INSIDE OF THE SCREENING WALL.

SIGNS:

1. ONE GROUND SIGN SHALL BE PERMITTED ALONG THE SOUTH SHERIDAN ROAD FRONTAGE AND ONE GROUND SIGN PERMITTED ALONG THE EAST 121ST STREET SOUTH FRONTAGE, EACH NOT TO EXCEED 25 FEET IN HEIGHT AND 160 SQUARE FEET OF DISPLAY SURFACE AREA.

2. WALL SIGNS SHALL BE PERMITTED NOT TO EXCEED TWO (2) SQUARE FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF BUILDING WALL TO WHICH ATTACHED.

PEDESTRIAN CIRCULATION:

A PEDESTRIAN CIRCULATION PLAN SHALL BE REQUIRED THAT INCLUDES THE FOLLOWING:

1. PEDESTRIAN WALKWAYS THROUGH PARKING LOTS AT APPROXIMATELY 200-FOOT INTERVALS ALONG 121ST STREET AND AT EACH VEHICULAR ACCESS POINT FROM DEVELOPMENT AREA A;
2. WALKWAYS SHALL BE A MINIMUM OF THREE (3) FEET IN WIDTH, SEPARATED FROM VEHICULAR TRAVEL LANES TO PROVIDE SAFE ACCESS TO BUILDING ENTRANCES AND/OR INTERNAL SIDEWALKS. THE THREE (3) FOOT WIDTH SHALL NOT INCLUDE ANY VEHICULAR OVERHANGS. WHEEL STOPS SHALL BE INSTALLED IN PARKING SPACES ADJACENT TO ALL PEDESTRIAN WALKWAYS.
3. PEDESTRIAN WALKWAYS CLEARLY DISTINGUISHED FROM TRAFFIC CIRCULATION, PARTICULARLY WHERE VEHICULAR AND PEDESTRIAN ROUTES INTERSECT.
4. SIDEWALKS OR WALKWAYS WHICH CROSS VEHICULAR AISLES OR DRIVEWAYS DISTINGUISHED AS FOLLOWS: BY A CONTINUOUS RAISED CROSSING, BY USING CONTRASTING PAVING MATERIAL AND/OR BY USING HIGH CONTRAST STRIPING.

LIGHTING:

LIGHT STANDARDS, WHETHER POLE OR BUILDING MOUNTED, SHALL NOT EXCEED 25 FEET IN HEIGHT. NO LIGHT STANDARD SHALL BE PERMITTED IN THE WESTERN 25-FEET OF THE DEVELOPMENT AREA. THE LIGHT FIXTURES SHALL BE ARRANGED SO AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM SURROUNDING RESIDENTIAL AREAS. SHIELDING OF SUCH LIGHT SHALL BE DESIGNED SO AS TO PREVENT THE LIGHT PRODUCING ELEMENT OR REFLECTOR OF THE LIGHT FIXTURE FROM BEING VISIBLE TO PERSONS WITHIN SURROUNDING RESIDENTIAL