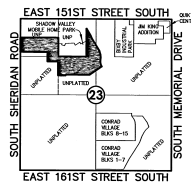
Tulsa County Clerk - Michael Willis
Doc # 7009 Page(s): 3 Recorded 12/14/2021 10:41:56 AM
Receipt # 21-89657 Fees: $35.00

BXPUD-16.04
Development Area C

Estates at Conrad Village

PART OF THE NORTHWEST QUARTER (NW/4) AND
PART OF THE NORTHEAST QUARTER (NE/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:

EIGHTY-ONE (81) LOTS
IN FIVE (5) BLOCKS
WITH SEVEN (7) RESERVE AREAS

GROSS SUBDIVISION AREA: 43.847 ACRES

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:
Great Plains Land and Wildlife Conservation Corporation
AN OKLAHOMA NOT FOR PROFIT CORPORATION
CONTACT: KANE SMITH
3530 East 31st Street South
Tulsa, Oklahoma 74135
Phone: (918) 282-3760

OWNER:
Conrad Farms Bixby, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
BRIAN J. GREEN - MEMBER
17211 South 4170 Road
Claremore, Oklahoma 74017
Phone: (918) 342-0840

NORTH

Scale: 1"= 100'
Tanner Consulting

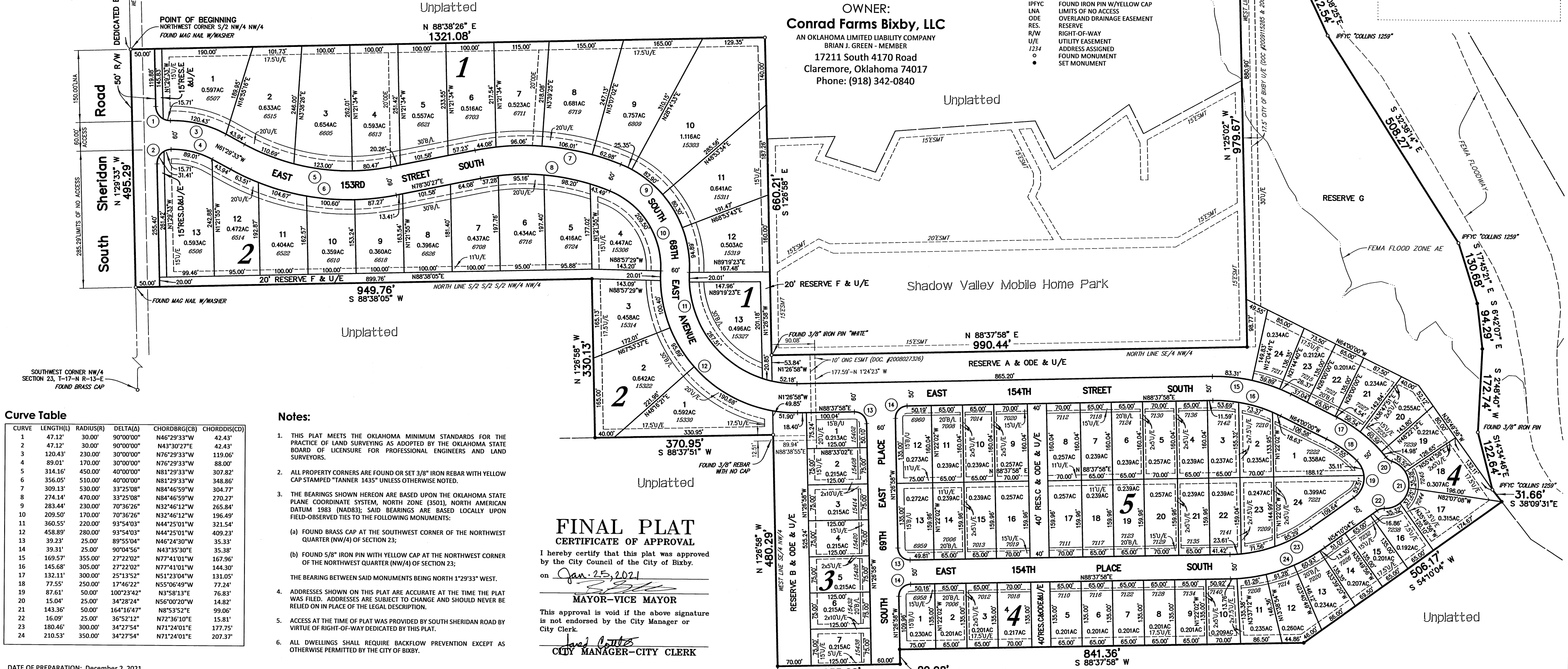
LEGEND

AC	ACRES
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
GOV'T	GOVERNMENT
IPFYC	FOUND IRON PIN W/YELLOW CAP
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT

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 $25,115.00 per trust receipt no.Taxroll to be applied to 2021 taxes. This certificate is NOT to be construed as payment of 2021 taxes in full but is given in order that this plat may be filed on record. 2021 taxes may exceed the amount of the security deposit.

Dated: 12/14/2021
John M. Fothergill
Tulsa County Treasurer
By: [signature]
Deputy



FINAL PLAT
CERTIFICATE OF APPROVAL

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

on Jan. 25, 2021

[signature]
MAYOR–VICE MAYOR

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

[signature]
CITY MANAGER–CITY CLERK

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	47.12'	30.00'	90°00'00"	N46°29'33"W	42.43'
2	47.12'	30.00'	90°00'00"	N43°30'27"E	42.43'
3	120.43'	230.00'	30°00'00"	N76°29'33"W	119.06'
4	89.01'	170.00'	30°00'00"	N76°29'33"W	88.00'
5	314.16'	450.00'	40°00'00"	N81°29'33"W	307.82'
6	356.05'	510.00'	40°00'00"	N81°29'33"W	348.86'
7	309.13'	530.00'	33°25'08"	N84°46'59"W	304.77'
8	274.14'	470.00'	33°25'08"	N84°46'59"W	270.27'
9	283.44'	230.00'	70°36'26"	N32°46'12"W	265.84'
10	209.50'	170.00'	70°36'26"	N32°46'12"W	196.49'
11	360.55'	220.00'	93°54'03"	N44°25'01"W	321.54'
12	458.89'	280.00'	93°54'03"	N44°25'01"W	409.23'
13	39.23'	25.00'	89°55'04"	N46°24'30"W	35.33'
14	39.31'	25.00'	90°04'56"	N43°35'30"E	35.38'
15	169.57'	355.00'	27°22'02"	N77°41'01"W	167.96'
16	145.68'	305.00'	27°22'02"	N77°41'01"W	144.30'
17	132.11'	300.00'	25°13'52"	N51°23'04"W	131.05'
18	77.55'	250.00'	17°46'22"	N55°06'49"W	77.24'
19	87.61'	50.00'	100°23'42"	N3°58'13"E	76.83'
20	15.04'	25.00'	34°28'24"	N56°00'20"W	14.82'
21	143.36'	50.00'	164°16'47"	N8°53'52"E	99.06'
22	16.09'	25.00'	36°52'12"	N72°36'10"E	15.81'
23	180.46'	300.00'	34°27'54"	N71°24'01"E	177.75'
24	210.53'	350.00'	34°27'54"	N71°24'01"E	207.37'

DATE OF PREPARATION: December 2, 2021

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 CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 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:

   (a) FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 23;

   (b) FOUND 5/8" IRON PIN WITH YELLOW CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 23;

   THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°29'33" WEST.
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 SOUTH SHERIDAN ROAD BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
6. ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

BXPUD-16.04
Development Area C

Estates at Conrad Village

PART OF THE NORTHWEST QUARTER (NW/4) AND
PART OF THE NORTHEAST QUARTER (NE/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, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY (CFB, LLC), 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 PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTHEAST QUARTER (NE/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 NORTHWEST CORNER OF SAID NW/4; THENCE SOUTH 1°29'33" EAST AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 660.39 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (S/2 NW/4 NW/4) OF SAID SECTION 23 AND THE POINT OF BEGINNING;

THENCE NORTH 88°38'26" EAST AND ALONG THE NORTH LINE OF SAID S/2 NW/4 NW/4, FOR A DISTANCE OF 1321.08 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°26'58" EAST AND ALONG THE EAST LINE OF THE S/2 NW/4 NW/4, FOR A DISTANCE OF 660.21 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°37'58" EAST AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), FOR A DISTANCE OF 990.44 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NE/4 NW/4); THENCE NORTH 1°25'02" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 98.77 FEET; THENCE SOUTH 64°00'00" EAST FOR A DISTANCE OF 400.55 FEET; THENCE SOUTH 35°49'56" EAST FOR A DISTANCE OF 264.23 FEET TO A POINT ON THE SOUTHWEST LINE OF THAT SAME TRACT OF LAND DEEDED TO THE CITY OF BIXBY BY GENERAL WARRANTY DEED AS RECORDED IN BOOK 6812 PAGE 2573 IN THE OFFICE OF THE TULSA COUNTY CLERK, TULSA COUNTY, OKLAHOMA; THENCE SOUTH 38°09'31" EAST, AND ALONG SAID SOUTHWEST LINE, FOR A DISTANCE OF 31.66 FEET;

THENCE SOUTH 54°10'04" WEST FOR A DISTANCE OF 506.17 FEET; THENCE SOUTH 88°37'58" WEST FOR A DISTANCE OF 841.36 FEET; THENCE SOUTH 1°26'58" EAST FOR A DISTANCE OF 29.98 FEET; THENCE SOUTH 88°33'02" WEST FOR A DISTANCE OF 255.00 FEET TO A POINT ON THE WEST LINE OF THE SE/4 NW/4; THENCE NORTH 1°26'58" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 480.29 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (N/2 N/2 N/2 SW/4 NW/4); THENCE SOUTH 88°37'51" WEST AND ALONG THE SOUTH LINE OF SAID N/2 N/2 N/2 SW/4 NW/4, FOR A DISTANCE OF 370.95 FEET; THENCE NORTH 1°26'58" WEST FOR A DISTANCE OF 330.13 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (S/2 S/2 S/2 NW/4 NW/4); THENCE SOUTH 88°38'05" WEST AND ALONG THE NORTH LINE OF SAID S/2 S/2 S/2 NW/4 NW/4, FOR A DISTANCE OF 949.76 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER THEREOF; THENCE NORTH 1°29'33" WEST AND ALONG SAID WEST LINE OF THE NW/4, FOR A DISTANCE OF 495.29 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,623,045 SQUARE FEET, OR 37.260 ACRES.

AND

THAT GREAT PLAINS LAND AND WILDLIFE CONSERVATION CORPORATION, AN OKLAHOMA NOT FOR PROFIT CORPORATION ("GREAT PLAINS"), IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER (NW/4) AND A PART OF THE NORTHEAST QUARTER (NE/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 NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 88°38'55" WEST AND ALONG THE NORTH LINE OF THE NW/4, FOR A DISTANCE OF 330.40 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NE/4 NW/4); THENCE SOUTH 1°25'02" EAST AND ALONG THE WEST LINE OF SAID E/2 E/2 NE/4 NW/4, FOR A DISTANCE OF 340.48 FEET TO A POINT ON THE SOUTHWEST LINE OF THAT SAME TRACT OF LAND DEEDED TO THE CITY OF BIXBY BY GENERAL WARRANTY DEED AS RECORDED IN BOOK 6812 PAGE 2573 IN THE OFFICE OF THE TULSA COUNTY CLERK, TULSA COUNTY, OKLAHOMA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHWEST LINE FOR THE FOLLOWING SEVEN (7) COURSES: SOUTH 31°25'39" EAST FOR A DISTANCE OF 270.98 FEET; THENCE SOUTH 25°08'25" EAST FOR A DISTANCE OF 112.54 FEET; THENCE SOUTH 32°38'14" EAST FOR A DISTANCE OF 508.27 FEET; THENCE SOUTH 17°45'21" EAST FOR A DISTANCE OF 130.68 FEET; THENCE SOUTH 6°42'07" EAST FOR A DISTANCE OF 94.29 FEET; THENCE SOUTH 2°48'40" WEST FOR A DISTANCE OF 172.74 FEET; THENCE SOUTH 14°34'46" EAST FOR A DISTANCE OF 122.64 FEET; THENCE NORTH 35°49'56" WEST FOR A DISTANCE OF 264.23 FEET; THENCE NORTH 64°00'00" WEST FOR A DISTANCE OF 400.55 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 1°25'02" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 880.90 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 286,950 SQUARE FEET OR 6.587 ACRES.

AND THAT CFB, LLC AND GREAT PLAINS, HEREINAFTER TOGETHER REFERRED TO AS "OWNERS", HAVE JOINTLY CAUSED THE CFB, LLC TRACT TOGETHER WITH THE GREAT PLAINS TRACT TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO EIGHTY-ONE (81) LOTS IN FIVE (5) BLOCKS, SEVEN (7) RESERVE AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS DESIGNATED THE SUBDIVISION AS "ESTATES AT CONRAD VILLAGE", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "ESTATES AT CONRAD VILLAGE"). ALTOGETHER, THE SUBDIVISION IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTHEAST QUARTER (NE/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 NORTHWEST CORNER OF SAID NW/4; THENCE SOUTH 1°29'33" EAST AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 660.39 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (S/2 NW/4 NW/4) OF SAID SECTION 23 AND THE POINT OF BEGINNING;

THENCE NORTH 88°38'26" EAST AND ALONG THE NORTH LINE OF SAID S/2 NW/4 NW/4, FOR A DISTANCE OF 1321.08 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°26'58" EAST AND ALONG THE EAST LINE OF THE S/2 NW/4 NW/4, FOR A DISTANCE OF 660.21 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°37'58" EAST AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), FOR A DISTANCE OF 990.44 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 E/2 NE/4 NW/4); THENCE NORTH 1°25'02" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 979.67 FEET TO A POINT ON THE SOUTHWEST LINE OF THAT SAME TRACT OF LAND DEEDED TO THE CITY OF BIXBY BY GENERAL WARRANTY DEED AS RECORDED IN BOOK 6812 PAGE 2573 IN THE OFFICE OF THE TULSA COUNTY CLERK, TULSA COUNTY, OKLAHOMA;

THENCE ALONG SAID SOUTHWEST LINE FOR THE FOLLOWING EIGHT (8) COURSES: SOUTH 31°25'39" EAST FOR A DISTANCE OF 270.98 FEET; THENCE SOUTH 25°08'25" EAST FOR A DISTANCE OF 112.54 FEET; THENCE SOUTH 32°38'14" EAST FOR A DISTANCE OF 508.27 FEET; THENCE SOUTH 17°45'21" EAST FOR A DISTANCE OF 130.68 FEET; THENCE SOUTH 6°42'07" EAST FOR A DISTANCE OF 94.29 FEET; THENCE SOUTH 2°48'40" WEST FOR A DISTANCE OF 172.74 FEET; THENCE SOUTH 14°34'46" EAST FOR A DISTANCE OF 122.64 FEET; THENCE SOUTH 38°09'31" EAST FOR A DISTANCE OF 31.66 FEET;

THENCE SOUTH 54°10'04" WEST FOR A DISTANCE OF 506.17 FEET; THENCE SOUTH 88°37'58" WEST FOR A DISTANCE OF 841.36 FEET; THENCE SOUTH 1°26'58" EAST FOR A DISTANCE OF 29.98 FEET; THENCE SOUTH 88°33'02" WEST FOR A DISTANCE OF 255.00 FEET TO A POINT ON THE WEST LINE OF THE SE/4 NW/4; THENCE NORTH 1°26'58" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 480.29 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (N/2 N/2 N/2 SW/4 NW/4); THENCE SOUTH 88°37'51" WEST AND ALONG THE SOUTH LINE OF SAID N/2 N/2 N/2 SW/4 NW/4, FOR A DISTANCE OF 370.95 FEET; THENCE NORTH 1°26'58" WEST FOR A DISTANCE OF 330.13 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (S/2 S/2 S/2 NW/4 NW/4); THENCE SOUTH 88°38'05" WEST AND ALONG THE NORTH LINE OF SAID S/2 S/2 S/2 NW/4 NW/4, FOR A DISTANCE OF 949.76 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER THEREOF; THENCE NORTH 1°29'33" WEST AND ALONG SAID WEST LINE OF THE NW/4, FOR A DISTANCE OF 495.29 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,909,995 SQUARE FEET, OR 43.847 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE 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) FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 23;

(2) FOUND 5/8" IRON PIN WITH YELLOW CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 23;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°29'33" WEST.

THE LOTS DEPICTED UPON THE PLAT SHALL HEREINAFTER BE REFERRED TO COLLECTIVELY AS THE "LOTS" AND INDIVIDUALLY AS A "LOT". NOW, THEREFORE, THE OWNERS, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, THEIR RESPECTIVE SUCCESSORS, GRANTEES AND ASSIGNS, THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW, DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNERS, THE OWNER OF ANY PROPERTY WITHIN THE SUBDIVISION, AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW, AND WHICH SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS.

CFB, LLC DOES HEREBY GRANT, DONATE, CONVEY AND DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND THE OWNERS DO FURTHER DEDICATE FOR PUBLIC USE 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 OWNERS HEREBY RESERVE 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 OWNERS FURTHER RESERVE 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 AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER FACILITIES LOCATED ON THE LOT OR RESERVE AREA.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF THREE (3) FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH ANY PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE SO 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 FACILITY, 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 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.

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 AND 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 SOUTH SHERIDAN ROAD RIGHT-OF-WAY AND 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 FIVE (5) FOOT STRIP EXTENDING TWO AND ONE-HALF (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, TERMINATING AT THE PLANE FORMED BY THE EXTERIOR WALL OF 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 OR RESERVE AREA 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, AND 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 WATER, 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

CFB, LLC HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH SHERIDAN ROAD WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, EXCEPT AS MAY HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY CFB, LLC, OR ITS SUCCESSORS, 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 FORGOING COVENANT CONCERNING "LIMITS OF NO ACCESS" SHALL BE ENFORCEABLE BY THE CITY OF BIXBY OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AND RESERVE AREA AGREES TO BE BOUND HEREBY.

F. SURFACE DRAINAGE

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

G. RESERVE AREAS

1. RESERVES A, B, C, D, E, AND F, 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 PROPERTY OWNERS' ASSOCIATION AS SET FORTH IN SECTION III. HEREIN.

2. RESERVES A, B, AND C ARE RESERVED FOR OVERLAND AND UNDERGROUND STORMWATER DRAINAGE, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE DETERMINED BY CFB, LLC AND PERMITTED BY THE CITY OF BIXBY.

3. RESERVES D AND E ARE RESERVED FOR ENTRY FEATURES, SIGNAGE, FENCING, LANDSCAPING, IRRIGATION, LIGHTING, SIDEWALKS, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE DETERMINED BY CFB, LLC AND PERMITTED BY THE CITY OF BIXBY.

4. RESERVE F IS RESERVED FOR SIDEWALKS AND/OR TRAILS, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE DETERMINED BY CFB, LLC AND PERMITTED BY THE CITY OF BIXBY. CFB, LLC HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER OF RESERVE F AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, THAT NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED WITHIN RESERVE F.

5. RESERVE G IS RESERVED BY GREAT PLAINS FOR USES AS PRESENTLY ALLOWED AND AS MAY BE PERMITTED BY THE CITY OF BIXBY.

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

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

8. ALL COSTS AND EXPENSES ASSOCIATED WITH RESERVES A, B, C, D, E, AND F, INCLUDING MAINTENANCE OF VARIOUS DRAINAGE IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE PROPERTY OWNERS' ASSOCIATION, AS PROVIDED IN SECTION III. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION BY CFB, LLC. ALL COSTS AND EXPENSES ASSOCIATED WITH RESERVE G SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF, PROVIDED THAT THE PROPERTY OWNERS' ASSOCIATION MAY ASSUME SUCH MAINTENANCE RESPONSIBILITY. THE CITY OF BIXBY SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN ANY RESERVE AREA.

9. IN THE EVENT THE OWNER OF RESERVES A, B, C, D, E, OR F FAILS TO PROPERLY MAINTAIN SUCH RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS SHALL BE PAID BY THE OWNER THEREOF. IN THE EVENT THE RESERVE AREA OWNER FAILS TO PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, AND SUBSEQUENT FAILURE TO TIMELY PAY SUCH STATEMENT, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER SUCH COSTS OF MAINTENANCE SHALL BECOME A LIEN ON ALL OF THE RESIDENTIAL LOTS WITHIN THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' 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 OWNERS' WATER BILLS, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

H. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE CITY OF BIXBY, AND ITS SUCCESSORS, NON-EXCLUSIVE, PERPETUAL EASEMENTS ON, OVER, AND ACROSS RESERVES A, B, AND C, AND SUCH OTHER PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND 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 H. 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 ESTATES AT CONRAD VILLAGE 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, MINOR AMENDMENT # 1 TO BXPUD-16.04 WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON JUNE 17, 2019, 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 ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNERS DESIRE TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

NOW, THEREFORE, THE OWNERS DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

ESTATES AT CONRAD VILLAGE SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-16.04, AS AMENDED, ALL 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 ESTATES AT CONRAD VILLAGE SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE, AS SUCH PROVISIONS EXISTED ON OCTOBER 10, 2016.

BXPUD-16.04
Development Area C

Estates at Conrad Village

PART OF THE NORTHWEST QUARTER (NW/4) AND
PART OF THE NORTHEAST QUARTER (NE/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

B. DEVELOPMENT STANDARDS (PART OF DEVELOPMENT AREA C)

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:	400 *
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
MINIMUM DWELLING SIZE:	1,600 SF
MINIMUM MASONRY FIRST FLOOR:	80%

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.

2. STANDARDS PERTAINING TO DWELLINGS

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM FINISHED HEATED LIVING AREA OF 1,600 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 BXPUD-16.04 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 "ESTATES AT CONRAD VILLAGE" ("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; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS WHERE BORROW DITCHES OR PRIVATE STREETS ARE PERMITTED THROUGH PLATTING. 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; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY, THROUGH PLATTING, WAIVE THE SIDEWALK REQUIREMENT OF THE SUBDIVISION REGULATIONS UPON SHOWING OF GOOD CAUSE, SUCH AS WHERE BORROW DITCH SHOULDERS SERVE IN LIEU OF SIDEWALKS. 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. PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

CFB, LLC SHALL CAUSE TO BE FORMED A PROPERTY OWNERS' ASSOCIATION (THE "ASSOCIATION"). THE PROPERTY OWNERS' ASSOCIATION SHALL BE COMPRISED OF THE OWNERS OF THE LOTS WITHIN "ESTATES AT CONRAD VILLAGE" AND IS TO 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 RESERVE AREAS A, B, C, D, E, AND F, AND ANY OTHER RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT ARE, OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION ("COMMON AREAS"), AND ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF "ESTATES AT CONRAD VILLAGE" AND OF ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY SUBSEQUENTLY BE ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION AND BYLAWS OF THE PROPERTY OWNERS' ASSOCIATION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A RESIDENTIAL LOT IN "ESTATES AT CONRAD VILLAGE" SHALL BE A MEMBER OF THE PROPERTY OWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH LOT WITHIN "ESTATES AT CONRAD VILLAGE" SHALL BE SUBJECT TO ANNUAL AND SPECIAL ASSESSMENTS BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF COMMON AREAS, IN ACCORDANCE WITH THE COVENANTS FOR "ESTATES AT CONRAD VILLAGE" AND THE BYLAWS OF THE PROPERTY OWNERS' ASSOCIATION. SUCH FUNDS MAY BE USED FOR NEIGHBORHOOD EVENTS AS APPROVED BY THE ASSOCIATION.

D. ASSOCIATION TO BE BENEFICIARY

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEED OF DEDICATION FOR "ESTATES AT CONRAD VILLAGE" TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE ADDITION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR RESPECTIVE 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 PROPERTY OWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNERS OR THEIR RESPECTIVE 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 PROPERTY OWNERS' 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. PROPERTY OWNERS' ASSOCIATION SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE PROPERTY OWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNERS, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION III., IT SHALL BE LAWFUL FOR THE PROPERTY OWNERS' 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 PROPERTY OWNERS' ASSOCIATION, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN SECTIONS III. 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 OR TERMINATION

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, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-16.04 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, THE OWNERS OR THEIR RESPECTIVE ASSIGNEES 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, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS 3rd DAY OF Dec, 2021.

CONRAD FARMS BIXBY, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
BRIAN J. GREEN, MANAGER OF LLC

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 3rd DAY OF Dec, 2021, PERSONALLY APPEARED BRIAN J. GREEN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF CONRAD FARMS BIXBY, 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, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2024
MY COMMISSION EXPIRES

JENNIFER MILLER, NOTARY PUBLIC

GREAT PLAINS LAND AND WILDLIFE CONSERVATION CORPORATION
AN OKLAHOMA NOT FOR PROFIT CORPORATION

BY: _____
KANE SMITH, PRESIDENT

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 3rd DAY OF Dec, 2021, PERSONALLY APPEARED KANE SMITH, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF GREAT PLAINS LAND AND WILDLIFE CONSERVATION CORPORATION TO THE FOREGOING INSTRUMENT, AS ITS PRESIDENT, 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 GREAT PLAINS LAND AND WILDLIFE CONSERVATION CORPORATION, AN OKLAHOMA NOT FOR PROFIT CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2024
MY COMMISSION EXPIRES

JENNIFER MILLER, NOTARY PUBLIC

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 "ESTATES AT CONRAD VILLAGE", 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 3rd DAY OF DECEMBER, 2021.

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

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE 3rd DAY OF Dec, 2021, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO ME 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.

03/08/2024
MY COMMISSION EXPIRES

JENNIFER MILLER, NOTARY PUBLIC

DATE OF PREPARATION: December 2, 2021