Tulsa County Clerk - PAT KEY
Doc # 6562 Page(s): 3 Recorded 09/17/2014 at 02:08 PM
Receipt # 493314 Fee $30.00

Curve Data Table

CURVE NO.	LENGTH	RADIUS	DELTA BEARING	CURVE NO.	LENGTH	RADIUS	DELTA BEARING	CURVE NO.	LENGTH	RADIUS	DELTA BEARING
1	46.23'	75.00'	35°19'03"	16	34.49'	275.00'	7°11'08"	31	39.14'	25.00'	89°41'30"
2	77.05'	125.00'	35°19'03"	17	36.25'	25.00'	83°04'48"	32	16.09'	25.00'	36°52'12"
3	44.26'	125.00'	20°17'12"	18	39.39'	25.00'	90°15'56"	33	142.62'	50.00'	163°25'53"
4	45.75'	75.00'	34°57'11"	19	40.27'	25.00'	92°17'27"	34	39.14'	25.00'	89°41'30"
5	32.74'	25.00'	75°01'31"	20	67.96'	1225.00'	3°10'43"	35	16.09'	25.00'	36°52'12"
6	39.40'	25.00'	90°18'30"	21	12.76'	1175.00'	0°37'20"	36	16.09'	25.00'	36°52'12"
7	21.03'	25.00'	48°11'23"	22	112.25'	1175.00'	5°28'25"	37	39.40'	25.00'	90°18'30"
8	241.19'	50.00'	276°22'46"	23	104.85'	1225.00'	4°54'15"	38	143.16'	50.00'	164°03'10"
9	21.03'	25.00'	48°11'23"	24	40.14'	25.00'	91°59'28"	39	16.09'	25.00'	36°52'28"
10	39.14'	25.00'	89°41'30"	25	38.15'	25.00'	87°26'22"	40	5.63'	395.64'	0°48'57"
11	125.37'	125.00'	57°27'56"	26	117.46'	75.00'	89°44'04"	41	4.92'	345.64'	0°48'57"
12	29.01'	25.00'	66°29'19"	27	39.40'	25.00'	90°18'30"	42	38.44'	75.00'	29°21'57"
13	51.18'	325.00'	9°01'23"	28	39.14'	25.00'	89°41'30"	43	64.07'	125.00'	29°21'57"
14	30.77'	25.00'	70°31'44"	29	39.40'	25.00'	90°18'30"	44	61.48'	125.00'	28°10'55"
15	140.09'	50.00'	160°31'44"	30	39.40'	25.00'	90°18'30"	45	36.89'	75.00'	28°10'55"

Basis of Bearings

BEARINGS BASED ON A PLATTED BEARING OF S 00°06'52" E ALONG THE WEST LINE OF 'GLENN ABBEY, BLOCKS 1 THRU 6', A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, RECORDED AS PLAT NO. 6121

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1580" AT ALL CORNERS.

Benchmark

5/8" REBAR - 1 1/2" ALUMINUM CAP-FLUSH-STAMPED "533", SET NORTHEAST OF 141ST STREET SOUTH AND ELWOOD AVENUE. ELEVATION = 715.276' (NAVD 1988)

PLANNED UNIT DEVELOPMENT NO. 28

Glenn Abbey

BLOCKS 7 THRU 13

A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA BEING A PART OF THE SE/4 OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN.

Notes

ALL STREET RIGHTS-OF-WAY ARE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

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

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF GLENPOOL.

Summary

SUBDIVISION CONTAINS NINETY-ONE (91) LOTS IN SIX (6) BLOCKS AND FOUR (4) RESERVE AREAS

GROSS SUBDIVISION AREA: 1,222,885.51 SF / 28.074 AC

Legend

B/L -- BUILDING SETBACK LINE
U/E -- UTILITY EASEMENT
OD/E -- OVERLAND DRAINAGE EASEMENT
1234 -- LOT STREET ADDRESS

Owner / Developer

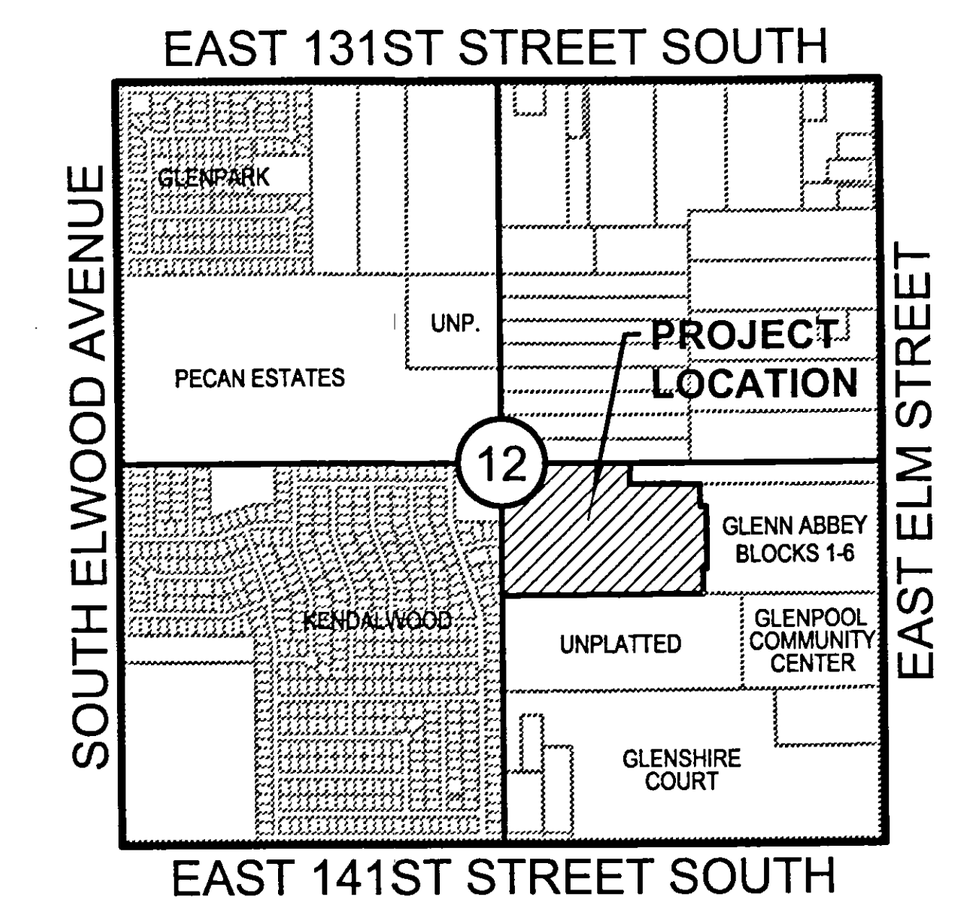
GLEN ABBY CORP.
5711 EAST 71ST STREET, SUITE 120
TULSA, OKLAHOMA 74136
PHONE: (918) 494-4004
MR. STEVE MURPHY

Surveyor

ATLAS LAND OFFICE, LLC
202 SOUTH MAIN STREET
WAGONER, OKLAHOMA 74467
PHONE: (918) 485-9987
EMAIL: info@atlaslandoffice.com
C.A. # 6752 EXPIRES: 6-30-2016

Engineer

ROSENBAUM CONSULTING, LLC
2608 WEST KENOSHA #304
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 798-0210
FAX: (918) 451-3263
C.A. # 6470 EXPIRES 6-30-2015

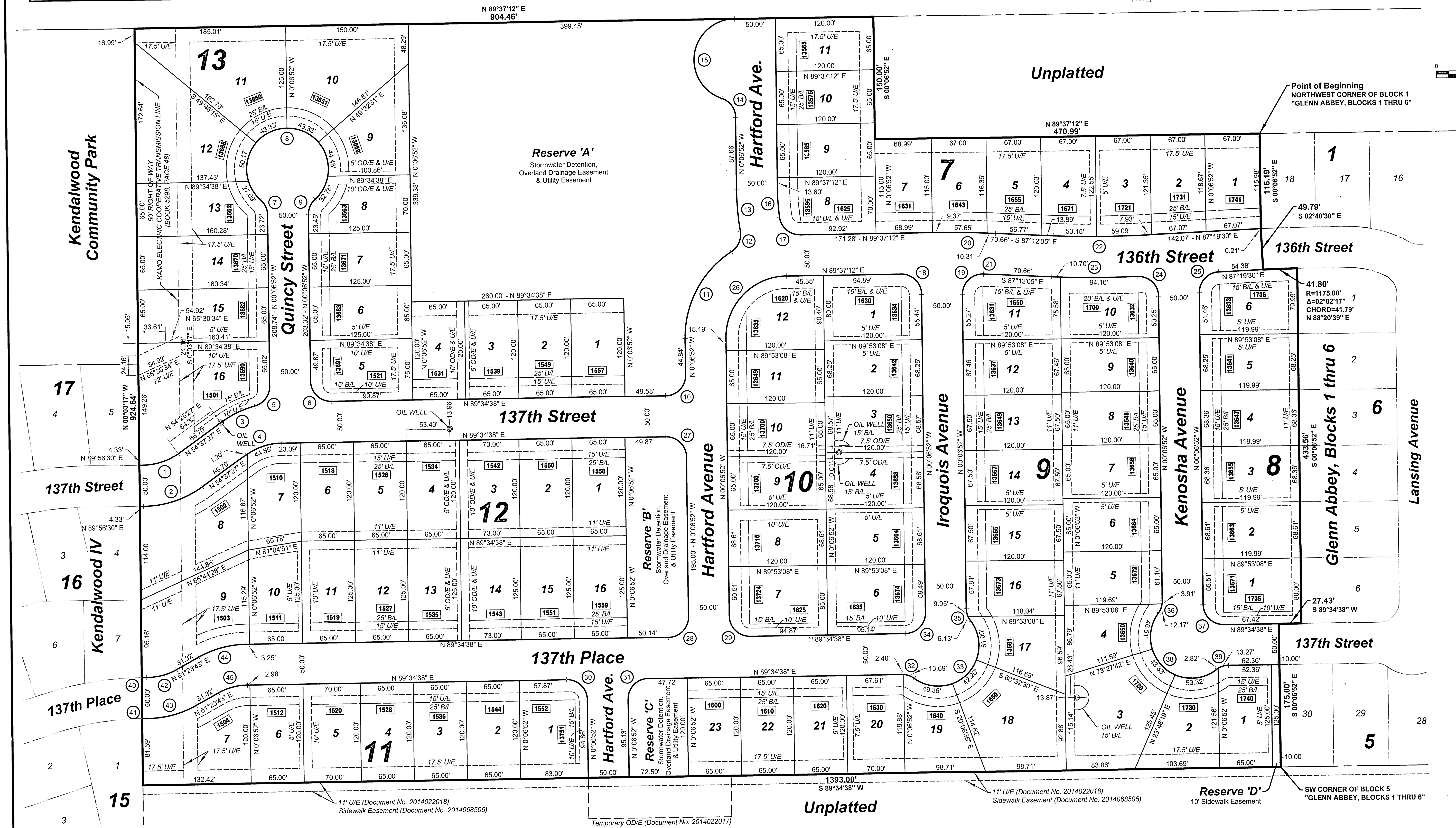


Location Map

SCALE: 1"=2000'

Unplatted

Point of Commencement
NORTHEAST CORNER SE/4
SECTION 12, T-17-N, R-12-E



FINAL PLAT

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL PLANNING COMMISSION ON

9/9/13 [signature]

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL CITY COUNCIL ON

9/16/13 [signature]

MAYOR OR VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURES ARE NOT ENDORSED BY THE CITY MANAGER

[signature]

CITY MANAGER

THIS APPROVAL SHALL NOT BE INTERPRETED TO MEAN STREETS, SANITARY SEWERS, STORM DRAINAGE OR OTHER UTILITIES ARE CONSTRUCTED AS SHOWN ON THIS PLAT.

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

I, PAT KEY, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _______ DAY OF _______________, 2013

PAT KEY, TULSA COUNTY CLERK

____
DEPUTY

RECEIVED
SEP 10 2014
BY:__________

GLENN ABBEY, BLOCKS 7 THRU 13
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

GLEN ABBY CORP., AN OKLAHOMA CORPORATION (HEREINAFTER THE "OWNER AND/OR DEVELOPER"), IS THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALL OF RESERVE "A", GLENN ABBEY, BLOCKS 1 THRU 6, AND ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE/4; THENCE SOUTH 00°06'52" EAST ALONG THE EASTERLY LINE OF SAID SE/4 FOR 150.00 FEET; THENCE SOUTH 89°37'12" WEST ALONG THE EASTERLY EXTENTION OF THE NORTHERLY LINE OF BLOCK ONE (1), GLENN ABBEY, BLOCKS 1 THRU 6, AND ALONG SAID NORTHERLY LINE, AND PARRALLEL WITH THE NORHTERLY LINE OF SAID SE/4 FOR 1269.01 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1 AND THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE ALONG THE WESTERLY LINE OF SAID GLENN ABBEY, BLOCKS 1 THRU 6, FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES: SOUTH 00°06'52" EAST FOR THE 116.19 FEET; THENCE SOUTH 02°40'30" EAST FOR 49.79 FEET; THENCE NORTH 87°19'30" EAST FOR 0.00 FEET TO A POINT OF CURVE; THENCE NORTHERNEASTERLY ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 02°02'17", A RADIUS OF 1175.00 FEET; WITH A CHORD BEARING OF NORTH 88°20'39" EAST, A CHORD LENGTH OF 41.79 FEET, FOR AN ARC LENGTH OF 41.80 FEET; THENCE SOUTH 00°06'52" EAST FOR 433.56 FEET; THENCE SOUTH 89°34'38" WEST FOR 27.43 FEET; THENCE SOUTH 00°06'52" EAST FOR 175.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 5, GLENN ABBEY, BLOCKS 1 THRU 6; THENCE SOUTH 89°34'38" WEST ALONG THE WESTERLY EXTENTION OF THE SOUTHERLY LINE OF SAID BLOCK 5 FOR 1393.00 FEET TO A POINT ON THE WESTERLY LINE OF THE SE/4, THE SAME BEING A POINT ON THE EASTERLY LINE OF KENDALWOOD IV, AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 00°03'17" WEST ALONG SAID WESTERLY LINE OF THE SE/4 AND SAID EASTERLY LINE OF KENDALWOOD IV FOR 924.64 FEET. TO THE CORNER OF BLOCK 18 (PARK AREA) OF SAID KENDALWOOD IV; THENCE NORTH 89°37'12" EAST ALONG THE NORTHERLY LINE OF SAID SE/4 FOR 904.46 FEET; THENCE SOUTH 00°06'52" EAST FOR 150.00 FEET; THENCE NORTH 89°37'12" EAST ALONG THE WESTERLY EXTENTION OF THE NORTHERLY LINE OF SAID BLOCK 1, GLENN ABBEY, BLOCKS 1 THRU 6, AND PARALLEL WITH THE NORTHERLY LINE OF SAID SE/4 FOR 470.99 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 1,222,885 SQUARE FEET OR 28.074 ACRES, MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS AND RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "GLENN ABBEY, BLOCKS 7 THRU 13" A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "GLENN ABBEY, BLOCKS 7 THRU 13").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE, THE STREETS AS DEPICTED ON THE PLAT, AND DOES FURTHER DEDICATE FOR THE PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE PLAT AS "U/E" OR "UTILITY EASEMENT" AND "OD/E" OR "OVERLAND DRAINAGE EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTION, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, 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, PROVIDED HOWEVER, THAT THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATER LINES 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/DEVELOPER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS, PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS AND OTHER NONOBSTRUCTING IMPROVEMENTS.

B. UNDERGROUND ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE MAY BE LOCATED ALONG THE NORTH AND SOUTH PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND PUBLIC STREETS, AS DEPICTED ON THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN EASEMENT-WAYS.

2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF THE STRUCTURE AS MAY BE LOCATED UPON A LOT PROVIDED, THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT COVERING A 5-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO AND UPON ALL THE EASEMENT-WAYS DEPICTED ON THE PLAT OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND ELECTRIC, TELEPHONE AND COMMUNICATION FACILITIES INSTALLED BY THE SUPPLIER OF THE SERVICE.

4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH ELECTRIC, NATURAL GAS, TELEPHONE OR COMMUNICATION 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 SUBSECTION B SHALL BE ENFORCEABLE BY THE SUPPLIER OF SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER AND SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON THE LOT.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF ONE (1) FOOT FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER AND SEWER MAINS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER OR SEWER MAIN, ALL GROUND LEVEL APERTURE, INCLUDING VALVE BOXES, FIRE HYDRANTS AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR AT ITS ELECTION, THE CITY OF GLENPOOL, OKLAHOMA MAY MAKE SUCH ADJUSTMENT AT THE LOT OWNER'S EXPENSE.

3. THE CITY OF GLENPOOL OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, 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 GLENPOOL OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO AND UPON ALL EASEMENT-WAYS 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 UNDERGROUND WATER OR SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.

3. THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, 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 SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO AND UPON ALL EASEMENT-WAYS 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 UNDERGROUND GAS FACILITIES.

5. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST 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 LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

6. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

EACH LOT, IN ACCORDANCE WITH THE FINISH GRADING PLAN, 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 THE LOT OWNED. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER OR BY THE CITY OF GLENPOOL, OKLAHOMA.

F. 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 NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, ELECTRIC, NATURAL GAS AND COMMUNICATION FACILITIES AS DEPICTED UPON THE PLAT, PROVIDED, HOWEVER, THE CITY OF GLENPOOL, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO BUILDING PERMITS OF CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE CITY UNTIL COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY.

H. RESERVE 'A', 'B' AND 'C' - STORMWATER DETENTION, OVERLAND DRAINAGE EASEMENT AND UTILITY EASEMENT

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON AND OVER THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE 'A', 'B' AND 'C' FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

1. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN RESERVE 'A', 'B' AND 'C' SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

2. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE RESERVE NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID RESERVES UNLESS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

3. DETENTION, RETENTION, AND OTHER ASSOCIATED DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE ASSOCIATION SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN RESERVE 'A', 'B' AND 'C' IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

   a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
   b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
   c. THE RESERVE SHALL BE KEPT FREE OF DEBRIS.
   d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

4. LANDSCAPING, APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA, SHALL BE ALLOWED WITHIN RESERVE 'A', 'B' AND 'C'.

5. IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE RESERVE, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION, PROVIDED, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT LOT'S PRO RATA PORTION OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

I. RESERVE 'D' - SIDEWALK EASEMENT

THE USE OF RESERVE 'D' SHALL BE LIMITED TO OPEN SPACE, PEDESTRIAN ACCESS AND SIDEWALKS. THE RESERVE AREA SHALL SUBSEQUENTLY BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION III FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE RESERVE.

J. OVERLAND DRAINAGE EASEMENTS

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF GLENPOOL, OKLAHOMA, THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC, AND HEREIN ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE PLAT AS "OD/E" OR "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

2. DRAINAGE FACILITIES CONSTRUCTED IN OVERLAND DRAINAGE EASEMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE GLENPOOL, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF GLENPOOL, OKLAHOMA.

3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE OVERLAND DRAINAGE EASEMENT AREAS, NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN THE EASEMENT AREAS, UNLESS APPROVED BY THE CITY ENGINEER OF THE CITY OF GLENPOOL, OKLAHOMA, PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF NOT LESS THAN TWO AND ONE-HALF (2 1/2) INCHES SHALL NOT REQUIRE APPROVAL.

4. THE OVERLAND DRAINAGE EASEMENT AREAS AND FACILITIES LOCATED WITHIN RESERVE AREAS, AS DEPICTED ON THE ACCOMPANYING PLAT, SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION V (HEREINAFTER THE "HOMEOWNERS' ASSOCIATION") TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF GLENPOOL, OKLAHOMA. IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN AN OVERLAND DRAINAGE EASEMENT LOCATED WITH A RESERVE AREA OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT AREA, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF GLENPOOL, OKLAHOMA MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION. IN THE EVENT THE HOMEOWNERS' ASSOCIATION FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOTS, PROVIDED HOWEVER, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED 1/105TH OF THE COSTS AND SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE JUDICIALLY FORECLOSED.

5. THE OVERLAND DRAINAGE EASEMENT AREAS AND FACILITIES LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT UPON WHICH THE DRAINAGE EASEMENT IS LOCATED AT THE OWNER'S COST TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF GLENPOOL, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT OVER WHICH AN OVERLAND DRAINAGE EASEMENT IS LOCATED SHOULD FAIL TO PROPERLY MAINTAIN THE EASEMENT AREA AND FACILITIES LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE EASEMENT AREA, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF GLENPOOL, OKLAHOMA MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE OWNER OF THE LOT. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OF THE OWNER BUT SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE JUDICIALLY FORECLOSED.

SECTION II. DEVELOPMENT RESTRICTIONS

A. RESIDENTIAL DEVELOPMENT AREA

LOTS 1 THROUGH 11, BLOCK 7: LOTS 1 THROUGH 6, BLOCK 8: LOTS 1 THROUGH 23, BLOCK 9: LOTS 1 THROUGH 12, BLOCK 10: LOTS 1 THROUGH 7, BLOCK 11: LOTS 1 THROUGH 16, BLOCK 12: AND LOTS 1 THROUGH 12, BLOCK 13: LOTS 1 THROUGH 16 (REFERRED TO HEREIN OF THE "RESIDENTIAL DEVELOPMENT AREA") SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS:

1. USE

ALL LOTS IN SAID SUBDIVISION SHALL ONLY BE USED FOR SINGLE-FAMILY RESIDENCES. THE USE OF THE RESIDENTIAL LOTS SHALL BE LIMITED TO DETACHED SINGLE FAMILY RESIDENTIAL PURPOSES HAVING AN ATTACHED GARAGE PROVIDING SPACE FOR A MINIMUM OF TWO AUTOMOBILES. THE USE OF RESERVES 'A', 'B' AND 'C' SHALL BE LIMITED TO NON-RESIDENTIAL, STORMWATER DETENTION USE, AND PARK AND RECREATION USES.

2. FRONTING AND ACCESS LIMITATION

EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET.

3. YARDS AND SETBACKS

   a. STREET SETBACK: NO BUILDING SHALL BE ERECTED NEARER TO AS PUBLIC STREET THAN THE BUILDING SETBACK LINES DEPICTED ON THE ACCOMPANYING PLAT. GARAGE FACING SIDE STREETS HAVING A FIFTEEN (15) FEET BUILDING LINE SHALL BE SETBACK TWENTY-FIVE (25) FEET FROM THE PROPERTY LINE. THE FRONT OF THE HOUSE MUST FACE THE MOST RESTRICTIVE BUILDING LINE.

   b. REAR YARD: THE MINIMUM REAR YARD SHALL NOT BE LESS THAN TWENTY (20) FEET IN WIDTH.

   c. SIDE YARD: THE MINIMUM SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET NOR THE WIDTH OF ANY UTILITY EASEMENT LOCATED WITHIN THE RESIDENTIAL LOT AND ALONG THE SIDE LOT LINE.

   d. DWELLING SEPARATION: DWELLINGS SHALL MAINTAIN A SEPARATION OF NOT LESS THAN 10 FEET.

   e. EASEMENT SETBACKS: NO BUILDING, WHETHER PRINCIPAL OR ACCESSORY, SHALL ENCROACH UPON ANY UTILITY OR DRAINAGE EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT.

   f. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) FEET AND SIX (6) FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE SIGHT-TRIANGLE AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF STREET LINES OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINES SHALL APPLY ON ANY RESIDENTIAL LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN EACH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION AT SUCH SIGHT LINES. NO FENCE SHALL BE EXTENDED BEYOND THE TWENTY-FIVE (25) FOOT FRONT BUILDING LINE OR AS REQUIRED BY THE CITY OF GLENPOOL ZONING ORDINANCE.

SECTION III. ADDITIONAL RESTRICTIONS

WHEREAS, THE DEVELOPER DESIRES TO ESTABLISH ADDITIONAL RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE RESIDENTIAL DEVELOPMENT AREA AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS.

THEREFORE, THE DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING ADDITIONAL RESTRICTIONS AND COVENANTS ON THE RESIDENTIAL DEVELOPMENT AREA, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS:

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW

1. NO BUILDING, FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT ARE SUBMITTED TO THE "ARCHITECTURAL COMMITTEE" COMPOSED OF THE MEMBERS OF GLEN ABBY CORP. OR THEIR DUTY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER AT THE ABOVE NAMED ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS, AS ABOVE SET FORTH. ANY CHANGES TO PLANS OR TITLE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.

2. THE ARCHITECTURAL COMMITTEE PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.

3. THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL UPON CONSTRUCTION OF A DWELLING WITHIN EACH OF THE LOTS, SHALL BE DEEMED TRANSFERRED TO THE HOMEOWNERS' ASSOCIATION. (TO BE ESTABLISHED AS SET FORTH WITHIN SECTION III HEREOF), OR UPON WRITTEN ASSIGNMENT TO THE ASSOCIATION BY THE OWNER/DEVELOPER, WHICHEVER EVENT FIRST OCCURS, AND THEREAFTER THE FOREGOING POWERS AND DUTIES SHALL BE EXERCISED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION.

B. MINIMUM SQUARE FOOTAGE

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM OF 1,500 SQUARE FEET OF FINISHED HEATED LIVING AREA.

C. BUILDING MATERIAL REQUIREMENTS

1. STEM WALLS

ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK OR STONE OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEM WALLS WILL BE EXPOSED.

2. ROOFING

ROOFING SHALL BE TAMKO HERITAGE, WEATHER WOOD OR EQUIVALENT. THE MINIMUM ROOF PITCH SHALL BE ON 8/12 PITCH ON THE FORWARD FACING ALL ROOFS MUST BE MATCHING SHINGLE AND COLOR.

3. EXTERIOR WALLS

THE FIRST STORY EXTERIOR WALLS OF THE DWELLING ERECTED ON ANY RESIDENTIAL LOT SHALL BE OF AT LEAST NINETY PERCENT (90%) BRICK, STONE OR STUCCO. UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE, PROVIDED HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES, AS WELL AS FIREPLACE CHASES, SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTION OF A GABLE-TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS.

4. WINDOWS

ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD WILL BE EITHER VINYL OR ELECTROSTATICALLY PAINTED. METAL WINDOW FRAMES WILL BE A COLOR IN HARMONY WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. NO UNPAINTED ALUMINUM WILL BE PERMITTED FOR WINDOW FRAMING. WOOD FRAMES WILL BE PAINTED, SEALED OR STAINED.

5. SIDING

NO STEEL, ALUMINUM, PLASTIC OR VINYL SIDING SHALL BE PERMITTED ON ANY BUILDING ON ANY RESIDENTIAL LOT.

6. MAILBOXES

ALL MAILBOXES SHALL BE OF SIMILAR DESIGN TO THAT SPECIFIC PLAN APPROVED BY THE ARCHITECTURAL COMMITTEE. THE MAILBOX SHALL BE POSITIONED SO THAT IT IS ACCESSIBLE FROM THE CURB AND 6 FEET FROM THE "INSIDE EDGE" OF THE DRIVEWAY. "INSIDE EDGE" SHALL MEAN THE EDGE OF THE DRIVEWAY WHICH BORDERS THE LARGEST CONTINUOUS LOT AREA. THE TOP OF THE MAILBOX SHALL BE 42 INCHES FROM THE STREET LEVEL. NO MAILBOX SHALL BE ERECTED ON ANY RESIDENTIAL LOT WITHOUT THE APPROVAL OF THE DESIGN BY THE ARCHITECTURAL COMMITTEE.

7. WAIVER

THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN A PARTICULAR INSTANCE, THE BUILDING MATERIAL REQUIREMENTS SET OUT IN THIS SUBSECTION, AND ANY LANDSCAPE REQUIREMENTS: PROVIDED, SUCH WAIVER TO BE EFFECTIVE MUST BE IN WRITING, DATED AND SIGNED BY A MAJORITY OF THE ARCHITECTURAL COMMITTEE.

D. NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT, NOR SHALL ANY TRASH, OR OTHER BE THROWN, PLACED OR DUMPED UPON ANY VACANT RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

E. EXISTING BUILDING

NO EXISTING OR ERECTED BUILDING OF ANY SORT MAY BE MOVED ONTO OR PLACED ON ANY RESIDENTIAL LOT, EXCEPT FOR CONSTRUCTION OR SALES TRAILERS WHICH MAY BE INSTALLED ON A TEMPORARY BASIS ONLY.

F. TEMPORARY STRUCTURES AND OUTBUILDINGS

1. NO TRAILER, TENT, GARAGE, BARN, NOR ANY STRUCTURE OF A TEMPORARY NATURE SHALL BE AT ANY TIME USED FOR HUMAN OCCUPATION, TEMPORARILY OR PERMANENTLY. A TEMPORARY SALES TRAILER AND ONE TEMPORARY CONSTRUCTION TRAILER MAY BE ALLOWED.

2. DETACHED STRUCTURES AND OUTBUILDINGS ARE STRICTLY PROHIBITED.

G. VEHICLE STORAGE AND PARKING

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD, AND IF NOT LOCATED WITHIN AN ENCLOSED GARAGE , SHALL BE SCREENED SUFFICIENTLY TO PREVENT ANY VIEW THEREOF FROM ANY STREET WITHIN THE ADDITION AND SHALL COMPLY WITH THE CITY OF GLENPOOL, OKLAHOMA REGULATIONS.

H. ANTENNAS

NO RADIO OR TELEVISION TOWER, AERIAL OR ANTENNA SHALL BE LOCATED ON ANY RESIDENTIAL LOT. SATELLITE DISHES SHALL BE NO LARGER THAN EIGHTEEN (18) INCHES IN DIAMETER AND BE SCREENED FROM VIEW FROM THE STREET AND ADJACENT RESIDENTIAL LOTS WITHIN THE ADDITION.

I. LANDSCAPING REQUIREMENTS

THE FRONT ELEVATION OF ALL RESIDENTIAL LOTS AND SIDE ELEVATIONS OF ANY CORNER RESIDENTIAL LOT MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SODDED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. ONE (1) TREE NOT LESS THAN 2 1/2 INCH DIAMETER SHALL BE PLANTED UPON COMPLETION OF THE RESIDENCE.

J. LIVESTOCK AND POULTRY PROHIBITED

NO ANIMALS, LIVESTOCK OR POULTRY (INCLUDING PIGEONS) OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY RESIDENTIAL LOT OR PART THEREOF, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT; PROVIDED, THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

K. INTERIOR FENCES AND WALLS

INTERIOR FENCES AND WALLS SITUATED UPON RESIDENTIAL LOTS SHALL COMPLY WITH THE FOLLOWING:

1. NO FENCING SHALL EXTEND BEYOND THE BUILDING LINE OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A RESIDENTIAL LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH BUILDING CORNER.

2. ALL FENCES SHALL CONSIST ENTIRELY OF WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR SOME COMBINATION THEREOF. THE ARCHITECTURAL COMMITTEE MAY, BUT SHALL NOT BE OBLIGATED TO, GRANT ON EXCEPTION TO THIS PROVISION UPON WRITTEN REQUEST. NO CHAIN LINK, BARBED WIRE, MESH OR OTHER METAL FENCING SHALL BE PERMITTED UNDER ANY CIRCUMSTANCES.

3. NO FENCE IN EXCESS OF SIX (6) FEET IN HEIGHT SHALL BE PERMITTED.

L. GARAGES

EACH DWELLING SHALL HAVE A GARAGE FOR AT LEAST TWO AUTOMOBILES. GLASS SHALL NOT BE PERMITTED IN THE GARAGE DOORS.

M. COMMERCIAL STRUCTURES

NO BUILDING OR STRUCTURE SHALL BE PLACED, ERECTED OR USED AT ANY TIME FOR ANY BUSINESS, PROFESSIONAL, TRADE OR COMMERCIAL PURPOSE ON ANY PORTION OF ANY RESIDENTIAL LOT; PROVIDED, HOWEVER, THAT OWNER, AS THE DEVELOPER OF THE SUBDIVISION MAY MAINTAIN A SALES OFFICE IN THE SUBDIVISION FOR THE SALE OF THE SUBDIVISION LOTS AND BUILDING CONTRACTORS MAY MAINTAIN SALES OFFICES, CONSTRUCTION TRAILERS, AND MODEL HOMES IN THE SUBDIVISION FOR THE CONSTRUCTION, SALE AND DISPLAY OF HOMES LOCATED, OR TO BE LOCATED, IN THE SUBDIVISION SUBJECT TO THE CITY OF GLENPOOL ZONING CODE REQUIREMENTS AND THE CITY OF GLENPOOL ZONING CODE.

N. SIDEWALKS

SIDEWALKS SHALL BE REQUIRED ON ALL LOTS ALONG STREET FRONTAGE PER THE CITY OF GLENPOOL DESIGN STANDARDS.

SECTION IV. PLANNED UNIT DEVELOPMENT

WHEREAS, GLENN ABBEY, BLOCKS 7 THRU 13 WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 28) AS PROVIDED WITHIN SECTION 100 OF TITLE, GLENPOOL REVISED ORDINANCES (GLENPOOL ZONING CODE), AND

WHEREAS, PUD NO. 28 WAS AFFIRMATIVELY RECOMMENDED BY THE GLENPOOL PLANNING COMMISSION ON SEPTEMBER 9, 2013, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA, ON SEPTEMBER 16, 2013, THE IMPLEMENTING ORDINANCE NO. 678 BEING ADOPTED ON SEPTEMBER 16, 2013, AND PUBLISHED ON SEPTEMBER 16, 2013, AND

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

WHEREAS, THE OWNER/DEVELOPER 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/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF GLENPOOL, OKLAHOMA.

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

A. DEVELOPMENT IN ACCORDANCE WITH PUD

GLENN ABBEY, BLOCKS 7 THRU 13 SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. 28 APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. 28 AS MAY BE SUBSEQUENTLY APPROVED.

B. APPLICABLE ORDINANCE

THE DEVELOPMENT OF GLENN ABBEY, BLOCKS 7 THRU 13 SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE GLENPOOL ZONING CODE, AS SUCH PROVISIONS EXISTED ON SEPTEMBER 16, 2013.

C. USE

ALL USES ALLOWED BY RIGHT IN THE RS-4 ZONING DISTRICT AND SPECIFICALLY SINGLE-FAMILY RESIDENTIAL HOMES.

D. DEVELOPMENT STANDARDS

DEVELOPMENT AREA - SINGLE FAMILY LOTS:

PERMITTED USES SINGLE FAMILY RESIDENCES AND CUSTOMARY ACCESSORY USES.

MINIMUM LOT WIDTH:	65 FEET
MINIMUM LOT AREA:	7800 SQUARE FEET
MINIMUM FRONT YARD SETBACK:	25 FEET
MINIMUM REAR YARD SETBACK:	20 FEET
MINIMUM SIDE YARD SETBACK:	5 FEET

OTHER BULK AND AREA REQUIREMENTS AS SET FORTH WITHIN AN RS-4 DISTRICT

E. SITE PLAN REVIEW AND COMPLIANCE WITH APPROVED PLANS

THE APPROVED FINAL PLAT OF THE SUBDIVISION SHALL CONSTITUTE THE DETAILED SITE PLAN REQUIRED BY THE GLENPOOL ZONING CODE. THE DEVELOPMENT AND USE OF GLENN ABBEY, BLOCKS 7 THRU 13 SHALL BE IN COMPLIANCE WITH THE APPROVED BUILDING PLANS AND SIGN PLANS, AS MAY BE LATER APPROVED BY THE GLENPOOL PLANNING COMMISSION OR ITS SUCCESSOR.

F. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN THIS SECTION II., THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE GLENPOOL ZONING CODE AS THE SAME EXISTED ON SEPTEMBER 16, 2013.

SECTION V. HOMEOWNERS' ASSOCIATION

TO THE EXTENT THAT THE FOLLOWING COVENANTS AND RESTRICTIONS ARE IN CONFLICT WITH THE COVENANTS AND RESTRICTIONS OF GLENN ABBEY, BLOCKS 1 THRU 6 INCORPORATED HEREIN, THE FOLLOWING COVENANTS SHALL PREVAIL.

A. MEMBERSHIP IN GLENN ABBEY HOMEOWNERS' ASSOCIATION

EVERY OWNER OF A LOT IN GLENN ABBEY, BLOCKS 7 THRU 13 SHALL BE A MEMBER OF THE GLENN ABBEY HOMEOWNERS' ASSOCIATION, AN OKLAHOMA NOT-FOR-PROFIT CORPORATION (THE "HOMEOWNERS' ASSOCIATION") OF WHICH ALL OWNERS OF LOTS IN GLENN ABBEY, BLOCKS 1 THRU 6, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT (NO. 6121) THEREOF ARE ALSO MEMBERS. MEMBERSHIP SHALL BE MANDATORY AND APPURTENANT TO AND MAY NOT BE SEPARATED FROM OWNERSHIP OF ANY LOT. THE OWNER OF A LOT BY ACCEPTANCE OF THE DEED THERETO ACKNOWLEDGES THAT THE MANAGEMENT, MAINTENANCE, OWNERSHIP AND IMPROVEMENT OF THE COMMON AREA IN GLENN ABBEY, BLOCKS 1 THRU 6 AND OF THE COMMON AREA IN GLENN ABBEY, BLOCKS 7 THRU 13 IS THE RIGHT AND OBLIGATION OF THE HOMEOWNERS' ASSOCIATION. THE RIGHTS AND OBLIGATIONS OF THE OWNERS OF LOTS WITHIN GLENN ABBEY, BLOCKS 7 THRU 13 AS MEMBERS OF THE HOMEOWNERS' ASSOCIATION ARE HEREBY ESTABLISHED AS SET FORTH IN SECTION IV OF THE DEED OF DEDICATION OF GLENN ABBEY, BLOCKS 1 THRU 6.

B. COMMON AREA

RESERVE AREAS 'A', 'B', 'C' AND 'D' WITHIN GLENN ABBEY, BLOCKS 7 THRU 13 ARE HEREBY INCLUDED IN THE COMMON AREA TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. EVERY MEMBER OF THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO USE AND ENJOY THE COMMON AREAS IN GLENN ABBEY, BLOCKS 1 THRU 6 AND IN GLENN ABBEY, BLOCKS 7 THRU 13, AND ALL IMPROVEMENTS THEREON, AND THE EASEMENT SHALL BE APPURTENANT TO AND SHALL PASS WITH TITLE TO THE LOTS IN GLENN ABBEY, BLOCKS 1 THRU 6 AND GLENN ABBEY, BLOCKS 7 THRU 13. THE OWNER / DEVELOPER PURSUANT TO THE DEVELOPMENT OF GLENN ABBEY, BLOCKS 7 THRU 13 MAY MAKE CUSTOMARY AND REASONABLE IMPROVEMENTS TO THE COMMON AREA AS SHOWN ON THIS PLAT.

C. ASSESSMENTS

ANY INCREASE IN THE ANNUAL ASSESSMENT GREATER THAN 50% FROM THE PREVIOUS YEAR'S ANNUAL ASSESSMENT AMOUNT SHALL REQUIRE THE AFFIRMATIVE VOTE OF A MAJORITY OF THOSE OWNERS OF LOTS IN GLENN ABBEY, BLOCKS 1 THRU 6 AND GLENN ABBEY, BLOCKS 7 THRU 13 WHO ARE IN ATTENDANCE (EITHER IN PERSON OR BY PROXY) AT A SPECIAL MEETING OF THE MEMBERS, DULY CALLED AND NOTICED. SPECIAL ASSESSMENTS AGAINST LOTS IN GLENN ABBEY, BLOCKS 1 THRU 6 AND GLENN ABBEY, BLOCKS 7 THRU 13 SHALL REQUIRE THE AFFIRMATIVE VOTE OF ONE-HALF (1/2) OF THE OWNERS OF SUCH LOTS WHO ARE MEMBERS OF THE HOMEOWNERS' ASSOCIATION WHO ARE IN ATTENDANCE (IN PERSON OR BY PROXY) AT A SPECIAL MEETING OF THE MEMBERS OF THE ASSOCIATION, DULY CALLED AND NOTICED. THE ANNUAL ASSESSMENT FOR LOTS IN GLENN ABBEY, BLOCKS 1 THRU 6 AND GLENN ABBEY, BLOCKS 7 THRU 13 OWNED BY THE OWNER / DEVELOPER, OR BY ANY PERSON OR ENTITY WHO IS A BUILDER OR PROSPECTIVE BUILDER OF A RESIDENTIAL STRUCTURE ON THE LOT AND DOES NOT CCCUPY SUCH STRUCTURE AS A PRINCIPAL RESIDENCE, SHALL COMMENCE JANUARY 1, 2015, PROVIDED HOWEVER THAT THE OWNER / DEVELOPER MAY DEFER THE INITIAL COMMENCEMENT OF SUCH ASSESSMENTS BY THE RECORDING OF AN INSTRUMENT ESTABLISHING A DEFERRED COMMENCEMENT DATE.

SECTION VI. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER / DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. 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 INSURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II - DEVELOPMENT RESTRICTIONS, ARE ESTABLISHED PURSUANT TO THE PROVISIONS OF THE CITY OF GLENPOOL ZONING CODE AND SHALL INSURE TO THE BENEFIT OF THE CITY OF GLENPOOL, OKLAHOMA. IF THE UNDERSIGNED OWNER / DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II. IT SHALL BE LAWFUL FOR THE CITY OF GLENPOOL TO MAINTAIN ANY ACTION OF LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT.

B. DURATION

THESE RESTRICTIONS TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND AFFECT 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. STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNFR OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY COUNCIL OR THE CITY OF GLENPOOL, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II, DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 75% OF THE RESIDENTIAL LOTS AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OR ITS SUCCESSORS. THE COVENANTS CONTAINED WITHIN SECTION III. ADDITIONAL RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN SEVENTY-FIVE PERCENT (75%) OF THE RESIDENTIAL LOTS. THE PROVISIONS OF ANY INSTRUMENT AMENDMENT OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

IN WITNESS WHEREOF, THE OWNER/DEVELOPER HAS EXECUTED THIS INSTRUMENT ON September 4th, 2014.

GLEN ABBY CORP.
AN OKLAHOMA CORPORATION

BY _____
STEVE MURPHY
MANAGER

STATE OF OKLAHOMA }
} SS.
COUNTY OF TULSA }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS 4th DAY OF September, 2014, PERSONALLY APPEARED TO ME Steve Murphy, MANAGER OF GLEN ABBY CORP., AN OKLAHOMA CORPORATION, KNOWN TO BE THE IDENTICAL PERSON(S) WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF GLEN ABBY CORP. FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Stephanie Love
NOTARY PUBLIC

8/22/2015
MY COMMISSION EXPIRES

07008151
MY COMMISSION NUMBER

Stephanie M. Love
Notary Public - Oklahoma
Commission #07008151
Commission Expires 8/22/2015

CERTIFICATE OF SURVEY

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS 'GLENN ABBEY, BLOCKS 7 THRU 13', A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING ADOPTED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS 3rd DAY OF SEPTEMBER, 2014.

ALBERT JONES III, PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

9.9.14

PROFESSIONAL LAND SURVEYOR
ALBERT JONES III
1580
OKLAHOMA

STATE OF OKLAHOMA }
} SS.
COUNTY OF TULSA }

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 9th DAY OF September 2014, PERSONALLY APPEARED ALBERT JONES III, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

2/13/2017
MY COMMISSION EXPIRES

13001513
MY COMMISSION NUMBER

ROY BINGHAM
Notary Public
State of Oklahoma
Commission #13001513
Expires: February 13, 2017

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 $55.00 per trust receipt no.13578 to be applied to 2014 taxes. This certificate is NOT to be construed as payment of 2014 taxes in full but is given in order that this plat may be filed on record. 2014 taxes may exceed the amount of the security deposit.

Dated: 09/17/14
Dennis Semler
Tulsa County Treasurer
By: _____
Deputy