FINAL PLAT
HIGHLAND POINTE AT STONE CANYON
PHASE I

AN ADDITION TO ROGERS COUNTY, STATE OF OKLAHOMA, LOCATED IN A PART OF SECTION 1, T-20-N, R-14-E, I.B.&M., ROGERS COUNTY, STATE OF OKLAHOMA

I-2015-000245 Book 2448 Pg. 78
01/07/2015 4:17 pm Pg 0078-0079
Fee: $ 30.00 Doc: $ 0.00
Robin Anderson - Rogers County Clerk
State of Oklahoma

#881

OWNER/DEVELOPER:
C.A.B.O. DEVELOPMENT CO., L.L.C.
12150 E. 96th St. N., Suite 202
Owasso, Oklahoma 74055
(918) 272-3282

ENGINEER:
KELLOGG ENGINEERING, INC.
6755 South 4060 Road
Talala, Oklahoma 74080
(918) 275-4080
Cert. of Authorization No. 2788
Renewal Date: June 30, 2015

PLANNER:
PLANNING DESIGN GROUP, INC.
5314 S. Yale Ave., Suite 710
Tulsa, Oklahoma 74135
(918) 628-1255

SURVEYOR:
BENCHMARK SURVEYING AND LAND SERVICES, INC.
P.O. BOX 1078
Owasso, Oklahoma 74055
(918) 274-9081
Cert. of Authorization No. 2235
Renewal Date: June 30, 2016

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

STONE CANYON PUD
ZONED: RS-20

SUBDIVISION CONTAINS
45 LOTS IN 4 BLOCKS
& 5 RESERVE AREAS

TOTAL AREA: 59.15 ACRES

FLOOD PLAIN NOTE:
THIS SITE IS LOCATED OUTSIDE THE FEMA 100 YEAR FLOOD PLAIN. SEE FEMA MAP NO. 40131C0335H, DATED: APRIL 3, 2012

N

0 50 100 200
Scale: 1"=100'

R 14 E
EAST 66TH STREET NORTH
T 20 N
SECTION 01, T-20-N, R-14-E ROGERS COUNTY
LOCATION MAP
SCALE: 1"=2000'

POINT OF COMMENCEMENT NW CORNER OF SEC. 01, T-21-N, R-14-E

NORTH LINE SECTION 01

EAST LINE SECTION 01

S 0°16'44" E 881.90'

S 0°16'44" E 882.95'

POINT OF BEGINNING

S 88°49'41" W 163.27'

UNPLATTED FUTURE DEVELOPMENT

FUTURE - N. 177TH E. AVE.

E SUNSET RIDGE (PRIVATELY MAINTAINED ROADS)

N INDIGO TRAIL (PRIVATELY MAINTAINED ROADS)

N WILDWOOD LANE (PRIVATELY MAINTAINED ROADS)

E LIMESTONE LANE (PRIVATELY MAINTAINED ROADS)

FLAT ROCK CIRCLE (PRIVATELY MAINTAINED ROADS)

N. PATRIOT DRIVE

TEMPORARY CUL-DE-SAC EASEMENT

PATRIOT GOLF COURSE

RESERVE AREA 'B' 8.97 AC.

RESERVE AREA 'C' 1.07 AC.

RESERVE AREA 'D' 0.53 AC.

RESERVE AREA 'A' 1.93 AC.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) AND THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1) OF TOWNSHIP TWENTY (20) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M), ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, ROGERS COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NW/4 OF SEC. 1, T-20-N, R-14-E, I.B.&M.; THENCE S 01°16'44" E ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 881.90 FEET TO THE POINT OF BEGINNING; THENCE S 01°16'44" E ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 882.95 FEET TO THE BOUNDARY OF THE PATRIOT GOLF COURSE; THENCE S 80°07'51" E ALONG THE BOUNDARY OF SAID PATRIOT GOLF COURSE (AND UNTIL OTHERWISE NOTED) A DISTANCE OF 97.31 FEET; THENCE S 66°13'35" E A DISTANCE OF 134.82 FEET; THENCE S 48°23'36" E A DISTANCE OF 81.89 FEET; THENCE S 36°32'13" E A DISTANCE OF 118.67 FEET; THENCE S 58°27'31" E A DISTANCE OF 139.51 FEET; THENCE N 88°44'10" E A DISTANCE OF 190.97 FEET; THENCE S 62°04'48" E A DISTANCE OF 220.41 FEET; THENCE S 76°02'01" E A DISTANCE OF 387.47 FEET; THENCE S 73°05'43" E A DISTANCE OF 337.15 FEET; THENCE S 56°01'08" E A DISTANCE OF 118.44 FEET; THENCE S 17°29'33" E A DISTANCE OF 354.11 FEET; THENCE S 26°47'41" E A DISTANCE OF 231.22 FEET; THENCE S 44°05'33" E AND LEAVING THE BOUNDARY OF SAID PATRIOT GOLF COURSE A DISTANCE OF 30.00 FEET TO THE BOUNDARY OF THE BLUFFS AT STONE CANYON, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N 45°54'27" E ALONG THE BOUNDARY OF SAID THE BLUFFS AT STONE CANYON (AND UNTIL OTHERWISE NOTED) A DISTANCE OF 30.15 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD LENGTH OF 35.36 FEET, A CHORD BEARING OF N 00°54'27" E FOR A DISTANCE OF 39.27 FEET TO THE WESTERLY RIGHT-OF-WAY OF PATRIOT DRIVE; THENCE N 44°05'33" W (AND LEAVING THE BOUNDARY OF SAID THE BLUFFS AT STONE CANYON) ALONG THE WESTERLY RIGHT-OF-WAY OF SAID PATRIOT DRIVE (AND UNTIL OTHERWISE NOTED) A DISTANCE OF 32.86 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 68°42'38", A CHORD LENGTH OF 361.17 FEET, A CHORD BEARING OF N 09°44'14" W, FOR A DISTANCE OF 383.75 FEET; THENCE N 24°37'05" E A DISTANCE OF 180.81 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 46°04'31", A CHORD LENGTH OF 250.46 FEET, A CHORD BEARING OF N 01°34'49" E, FOR A DISTANCE OF 257.33 FEET; THENCE N 21°27'27" W A DISTANCE OF 485.97 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 29°25'23", A CHORD LENGTH OF 218.40 FEET, A CHORD BEARING OF N 06°44'45" W, FOR A DISTANCE OF 220.82 FEET; THENCE N 07°57'56" E A DISTANCE OF 110.06 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 46°18'11", A CHORD LENGTH OF 762.74 FEET, A CHORD BEARING OF N 15°11'09" W, FOR A DISTANCE OF 783.90 FEET; THENCE N 38°20'15" W A DISTANCE OF 260.92 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°07'32", A CHORD LENGTH OF 34.77 FEET, A CHORD BEARING OF N 82°24'01" W, FOR A DISTANCE OF 38.45 FEET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF SAID PATRIOT DRIVE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,650.00 FEET, A CENTRAL ANGLE OF 02°37'55", A CHORD LENGTH OF 75.79 FEET, A CHORD BEARING OF S 54°51'34" W, FOR A DISTANCE OF 75.80 FEET; THENCE S 56°10'32" W A DISTANCE OF 260.78 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,675.00 FEET, A CENTRAL ANGLE OF 32°39'10", A CHORD LENGTH OF 941.71 FEET, A CHORD BEARING OF S 72°30'07" W, FOR A DISTANCE OF 954.58 FEET; THENCE S 88°49'41" W A DISTANCE OF 163.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 59.15 ACRES, MORE OR LESS.

CURVE TABLE

CURVE NUMBER	L	R	Cb	Ch	D
C-1	39.27'	25.00'	N 00°54'27" E	35.36'	90°00'00"
C-2	383.75'	320.00'	N 09°44'14" W	361.17'	68°42'38"
C-3	257.33'	320.00'	N 01°34'49" E	250.46'	46°04'31"
C-4	220.82'	430.00''	N 06°44'45" W	218.40'	29°25'23"
C-5	783.90'	970.00	N 15°11'09" W	762.74'	46°18'11"
C-6	38.45'	25.00'	N 82°23'49" W	34.77'	88°07'09"
C-7	75.80'	1650.00'	N 54°51'34" E	75.79'	02°37'55"
C-8	954.58'	1675.00'	N 72°30'07" E	941.71'	32°39'10"

ENTRY DETAIL
SCALE: 1"=50'

NOTE:

RESERVE AREA 'A' IS LOCATED WITHIN THE ENTIRE LIMITS OF THE PLATTED STREETS AS SHOWN ON THIS PLAT. RESERVE AREA 'A' IS PLATTED AS A ROADWAY AND UTILITY EASEMENT AND A DRAINAGE EASEMENT.

THE STREETS AND DRIVEWAYS WITHIN THIS SUBDIVISION HAVE NOT BEEN DEDICATED TO THE PUBLIC, AND SAID STREETS SHALL BE MAINTAINED BY PRIVATE PROPERTY OWNERS WITHIN THE SUBDIVISION, BUT SAID STREETS SHALL ALWAYS BE OPEN TO POLICE, FIRE, UTILITY PROVIDERS, AND OTHER VEHICLES OF ALL LOCAL, COUNTY, STATE, AND FEDERAL AGENCIES.

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

THE CULVERT NOTATIONS REPRESENT THE MINIMUM SIZE OF SMOOTH HDPE PIPES OR SMOOTH PVC PIPES OR SMOOTH STEEL PIPES REQUIRED FOR PROPER DRAINAGE.

SERVICE PROVIDERS:
1. WATER SERVICE TO BE PROVIDED BY RURAL WATER DISTRICT NO. 3, ROGERS COUNTY.
2. SANITARY SEWER DISPOSAL TO BE PROVIDED BY INDIVIDUAL ON-SITE ODEQ APPROVED SEWAGE DISPOSAL SYSTEMS.
3. ELECTRICAL SERVICE TO BE PROVIDED BY VERDIGRIS VALLEY ELECTRIC COOPERATIVE.
4. TELEPHONE SERVICE TO BE PROVIDED BY AT&T.

FINAL PLAT
HIGHLAND POINTE AT STONE CANYON PHASE I
DECEMBER 19, 2014
SHEET 1 of 2

UNOFFICIAL DOCUMENT

2015-000245 Book 2448 Pg 79
01/07/2015 4:17 pm Pg 0078-0079
Fee: $ 30.00 Doc $ 0.00
Robin Anderson - Rogers County Clerk
State of Oklahoma

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IN A PART OF SECTION 1, T-20-N, R-14-E, I.B.&M.,
ROGERS COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND CERTAIN RESTRICTIONS.

KNOW ALL MEN BY THESE PRESENTS: C.A.B.O. DEVELOPMENT COMPANY, L.L.C. ("OWNER/DEVELOPER"), BEING THE OWNER AND DEVELOPER OF THE FOLLOWING DESCRIBED REAL ESTATE:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) AND THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1) OF TOWNSHIP TWENTY (20) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, ROGERS COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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HAS CAUSED THE SAME TO BE ENGINEERED, SURVEYED, STAKED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVE AREAS IN CONFORMITY TO THE ACCOMPANYING PLAT AND SURVEY THEREOF, WHICH PLAT IS MADE A PART HEREOF (THE "PLAT"), AND HAS CAUSED THE SAME TO BE NAMED HIGHLAND POINTE AT STONE CANYON PHASE I, A SUBDIVISION IN ROGERS COUNTY, STATE OF OKLAHOMA (THE "SUBDIVISION").

1. UTILITY EASEMENTS:

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

2. UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE:

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

A. THE SUPPLY OF ELECTRIC SERVICE, TELEPHONE, COMMUNICATION AND CABLE TELEVISION SERVICE SHALL ONLY BE SERVED BY UNDERGROUND LINES WITHIN THE DEDICATED UTILITY EASEMENT AREAS 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 IN EASEMENT WAYS RESERVED FOR GENERAL UTILITIES AND STREETS SHOWN ON THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY BE ALSO LOCATED IN SUCH EASEMENT WAYS.

B. UNDERGROUND SERVICE CABLES TO ALL HOUSES LOCATED ON ALL LOTS IN THE SUBDIVISION SHALL RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE, DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH HOUSE AS MAY BE LOCATED UPON EACH SAID LOT; PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE TO A PARTICULAR HOUSE, THE SUPPLIER OF ELECTRIC, TELEPHONE, COMMUNICATION OR CABLE TELEVISION SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON EACH LOT COVERING A FIVE 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 SAID HOUSE.

C. THE SUPPLIER OF ELECTRIC, TELEPHONE, COMMUNICATION AND CABLE TELEVISION SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL, AT ALL TIMES, HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENT WAYS SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEDICATION FOR THE PURPOSES OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND ELECTRIC, TELEPHONE, COMMUNICATION OR CABLE TELEVISION SO INSTALLED BY IT.

D. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, COMMUNICATION AND CABLE TELEVISION FACILITIES LOCATED ON SUCH OWNER'S PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, COMMUNICATION OR CABLE TELEVISION FACILITIES. SUCH UTILITY COMPANY SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, COMMUNICATION OR CABLE TELEVISION FACILITIES, BUT THE OWNER SHALL PAY FOR THE DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, ITS AGENTS OR CONTRACTORS.

E. THE FOREGOING COVENANTS CONCERNING UNDERGROUND ELECTRIC, TELEPHONE, COMMUNICATION AND CABLE TELEVISION FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, COMMUNICATION OR CABLE TELEVISION SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

F. STREET LIGHT POLES OR STANDARDS MUST BE SERVED BY UNDERGROUND CABLE. ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT. THE OWNER DOES HEREBY RESTRICT THE UTILITY EASEMENTS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT TO A SINGLE SUPPLIER OF ELECTRICAL SERVICE. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY: TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

3. UNDERGROUND UTILITY SERVICE:

UNDERGROUND SERVICE LINES TO ALL HOMES SHALL RUN FROM THE NEAREST SERVICE CONNECTION TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF THE HOME; PROVIDED, THAT UPON THE INSTALLATION OF SUCH A SERVICE LINE TO A HOME, THE SUPPLIER OF GAS SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE FOOT (5') STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE LINE, EXTENDING FROM THE SERVICE CONNECTION TO THE SERVICE ENTRANCE ON THE HOME. ALL GAS METERS SHALL BE PHYSICALLY LOCATED AT OR NEAR THE SERVICE ENTRANCE TO THE HOME.

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

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

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

D. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT TO THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY: TO CUT DOWN, TRIM, OR TREAT

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

4. POTABLE WATER AND STORM SEWER:

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

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

B. WATER SERVICE: POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, ROGERS COUNTY, OR ITS ASSIGNEES. IRRIGATION AND SIMILAR NEEDS MAY BE SERVICED BY ALTERNATIVE SOURCES OF WATER IF APPROVED BY THE DEVELOPER.

C. SANITARY SEWER DISPOSAL: SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE DEED APPROVED SEWAGE DISPOSAL SYSTEMS. NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE DEVELOPER. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY. THE DEVELOPER RESERVES THE RIGHT TO DESIGNATE AN APPROVED THIRD-PARTY CONTRACTOR WITH EXPERIENCE IN INSTALLING/MAINTAINING SEWAGE DISPOSAL SYSTEMS FOR THE PURPOSE OF PERFORMING REGULAR MAINTENANCE AND MONITORING FUNCTIONS OF ALL SUCH SYSTEMS WITHIN HIGHLAND POINTE AT STONE CANYON PHASE I. IF THE DEVELOPER SO DESIGNATES, THE FEES FOR SUCH SERVICES MAY BE SATISFIED THROUGH REGULAR OR SPECIAL ASSESSMENTS IMPOSED UPON EACH LOT.

D. COMPLIANCE WITH CODE. ALL RESIDENTIAL LOTS ARE SUBJECT TO THE USES, RESTRICTIONS AND REQUIREMENTS OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

E. THE FOLLOWING STORMWATER DRAINAGE FACILITIES/IMPROVEMENTS ARE THE PRIMARY RESPONSIBILITY OF EACH LOT OWNER TO MAINTAIN AND PROTECT:

A) THE BORROW DITCHES RUNNING PARALLEL TO THE PAVED ROADWAYS ALONG THE FRONT OF EACH LOT OWNER'S LOT, WHETHER THE DITCH IS WITHIN OR WITHOUT RESERVE AREA A;

B) THE CULVERTS AND HEADWALLS AT THE DRIVEWAY ENTRANCES TO EACH LOT OWNER'S LOT, WHETHER THE CULVERTS, HEADWALLS OR DRIVEWAYS ARE WITHIN OR WITHOUT RESERVE AREA A;

C) OVERLAND DRAINAGE SWALES LOCATED ALONG OR NEAR THE LOT LINES OF EACH LOT OWNER'S LOT;

THE ABOVE FACILITIES/IMPROVEMENTS ARE CRITICAL TO THE MANAGEMENT OF STORMWATER DRAINAGE THROUGHOUT THE SUBDIVISION. THE OWNER SHALL PREVENT THE ALTERATION OF GRADE FROM THE ORIGINAL CONTOURS AND THE OWNER SHALL PREVENT ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES/IMPROVEMENTS. PROVIDED, HOWEVER, THAT IN THE EVENT THAT EITHER THE DEVELOPER OR ROGERS COUNTY DETERMINES THAT ANY CORRECTIVE OR CURATIVE WORK IS NECESSARY TO BE PERFORMED UPON ANY SUCH FACILITIES/IMPROVEMENTS, AN EASEMENT IS RETAINED IN FAVOR OF SAID OWNER/DEVELOPER AND/OR ROGERS COUNTY TO ENTER UPON ANY LOT OR RESERVE AREA TO REMEDY THE SITUATION. BOTH THE NEED FOR REMEDIAL ACTION AND THE NATURE OF THE REMEDIAL WORK TO BE PERFORMED, IF ANY, SHALL BE IN THE SOLE DISCRETION OF THE OWNER/DEVELOPER AND/OR ROGERS COUNTY. IN THE EVENT THAT SUCH CURATIVE OR REMEDIAL WORK IS NECESSITATED DUE TO THE ACTS OR OMISSIONS OF THE LOT OWNER, THEN THE COST OF SUCH CURATIVE OR REMEDIAL WORK SHALL BE PAID FOR BY THE LOT OWNER AND SUCH OBLIGATION MAY BE SECURED BY THE PLACEMENT OF A LIEN UPON THE LOT OWNER'S LOT.

5. LANDSCAPE AND PAVING REPAIR:

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS (OR RESERVE AREA 'A' ALONG THE FRONT BOUNDARY LINE OF EACH LOT) IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, TELEPHONE, OR CABLE TELEVISION SERVICE. NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS, RESERVE AREA 'A', OR RIGHT-OF-WAYS WHICH WOULD POTENTIALLY ENDANGER, THREATEN, OR HAMPER ANY UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHT-OF-WAYS. THE OWNER SHALL BE RESPONSIBLE FOR REPAIRING ANY TREES OR SHRUBBERY LOCATED IN SAID EASEMENTS OR RIGHT-OF-WAYS ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHT-OF-WAYS. ROGERS COUNTY OR THE AFFECTED UTILITY PROVIDER SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE SAME.

6. DEVELOPER'S RESERVED RIGHTS:

A. INCLUSION IN PROPERTY OWNERS ASSOCIATION: AS A PART OF THE DEVELOPMENT OF THE SUBDIVISION, THE DEVELOPER THEREOF HAS CREATED OR WILL CREATE "THE BLUFFS PROPERTY OWNER'S ASSOCIATION, INC.", AN OKLAHOMA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION" OR "BLUFFS ASSOCIATION"). IN ADDITION, THE SUBDIVISION IS SUBJECT TO THE MASTER DECLARATION FOR THE STONE CANYON PUD AND, THEREFORE, SUBJECT TO THE JURISDICTION OF THE STONE CANYON COMMUNITY ASSOCIATION, INC. (MASTER ASSOCIATION). BOTH THE BLUFFS ASSOCIATION AND THE MASTER ASSOCIATION ARE COLLECTIVELY REFERRED TO HEREIN AS THE "ASSOCIATIONS".

B. BINDING EFFECT: ALL LAWFUL ACTS OF THE ASSOCIATION MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON ALL THE LOTS CONTAINED IN THE SUBDIVISION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATIONS SHALL CONSIST OF ALL OWNERS OF LOTS IN THE SUBDIVISION AND THE OWNERS OF ANY OTHER PARCELS/LOTS SO DESIGNATED BY THE DEVELOPER.

C. ASSESSMENTS: ANNUAL ASSESSMENTS AND PERMITTED SPECIAL ASSESSMENTS MAY BE MADE BY THE ASSOCIATION AND/OR THE MASTER ASSOCIATION ON A PER LOT BASIS, ALL AS MORE FULLY SET FORTH IN THE ASSOCIATION'S GOVERNING DOCUMENTS AND IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONE CANYON AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND POINTE AT STONE CANYON PHASE I. NO LOT OWNER SHALL BE ENTITLED TO MORE THAN ONE (1) VOTING NUMBER OF OWNERS.

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

7. RESERVE AREAS:

A. THE DEVELOPER DOES HEREBY ESTABLISH AND GRANT AN EASEMENT OVER THE AREAS DESIGNATED AS "RESERVE" FOR THE PURPOSES OF ROADWAYS, UTILITIES OF STORMWATER DETENTION/CONVEYANCE AND/OR RECREATIONAL FACILITIES AND OPEN SPACE. AREAS DESIGNATED ON THE PLAT AS RESERVE AREAS ARE HEREBY RETAINED BY THE DEVELOPER FOR POSSIBLE LATER CONVEYANCE, AT THE DEVELOPER'S SOLE DISCRETION, TO THE BLUFFS ASSOCIATION OR OTHER THIRD PARTY FOR THE PURPOSE OF PROVIDING ROADWAY MAINTENANCE, GREEN AREAS, STORMWATER DETENTION, PROPER VISUAL SCREENING OF THE SUBDIVISION FROM SURROUNDING AREAS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF ANY SCREENING FENCE OR WALL, AND FOR OTHER PURPOSES DEEMED ADVISABLE BY THE DEVELOPER OR THE BLUFF'S ASSOCIATION. ALL RESERVE AREAS AND FENCE EASEMENTS (AS DESCRIBED BELOW) ARE HEREBY DEEMED AS ROADWAY, DRAINAGE, AND UTILITY EASEMENTS AND MAY BE USED AS SUCH SO LONG AS SUCH UTILITY USAGE DOES NOT MATERIALLY INTERFERE WITH THE DEVELOPER'S INTENDED USE OF SUCH RESERVE AREAS AND/OR FENCE EASEMENTS. EXCEPT AS SET FORTH IN PARAGRAPH 4E HEREIN, RESERVE AREAS SHALL BE MAINTAINED BY THE BLUFF'S PROPERTY OWNERS' ASSOCIATION AND ALL COSTS SHALL BE BORNE BY THE BLUFF'S ASSOCIATION.

B. RESERVE AREA 'A' (PRIVATE STREETS). ALL STREETS WITHIN THE SUBDIVISION ARE BY GRANT OF THE OWNER DEEMED AS PRIVATE STREETS (SHOWN AS RESERVE 'A' ON THE ACCOMPANYING PLAT) FOR THE COMMON USE AND BENEFIT OF THE RESIDENTIAL LOTS WITHIN HIGHLAND POINTE AT STONE CANYON PHASE I, ALL OTHER OR FUTURE OWNERS WITHIN THE BLUFFS COMMUNITY WHO MUST TRAVEL UPON SAID RESERVE AREA 'A' TO GAIN ACCESS TO SUCH OWNERS' LOT/PARCEL, GUESTS, MEMBERS AND INVITEES OF THE PATRIOT GOLF CLUB AND THE POLOS OF STONE CANYON GOLF COURSE, MEMBERS AND INVITEES OF THE UNIVERSITY CLUB, AND OTHER INVITEES SO DESIGNATED BY THE DEVELOPER, INCLUDING THE SUCCESSORS AND ASSIGNS OF SUCH GROUPS. THE PRIVATE STREET WITHIN RESERVE AREA 'A' IS TO BE OWNED AND MAINTAINED BY THE BLUFFS AT STONE CANYON PROPERTY OWNERS ASSOCIATION TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS RESIDENTIAL LOTS AND ANY OTHER OWNERS/USERS AS HEREIN ABOVE DESCRIBED. THE OWNER HEREIN GRANTS TO ROGERS COUNTY, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE OR SCHOOL BUS SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT. THE OWNER, FOR ITSELF AND ITS SUCCESSORS, HEREIN COVENANTS WITH ROGERS COUNTY, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INSURE TO THE BENEFIT OF ROGERS COUNTY, OKLAHOMA, AND SHALL BE ENFORCEABLE BY ROGERS COUNTY, OKLAHOMA, TO: CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREETS DEPICTED WITHIN THE ACCOMPANYING PLAT, AND MEETING OR EXCEEDING ROGERS COUNTY STANDARDS FOR RESIDENTIAL STREETS. STREET SLOPE SHALL NOT EXCEED 12%, UNLESS APPROVED, PRIOR TO CONSTRUCTION, BY THE ROGERS COUNTY BOARD OF COUNTY COMMISSIONERS. PAVING MATERIALS SHALL BE THE QUALITY AND THICKNESS OF THAT OF ROGERS COUNTY STANDARDS. UNLESS IN FULL COMPLIANCE WITH THE ROGERS COUNTY REGULATIONS FOR OPERATIONAL GATES ON PRIVATE STREETS, NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PRIVATE STREETS THAT WOULD PROHIBIT ANY GOVERNMENTAL VEHICLES, SPECIFICALLY ANY FIRE VEHICLE, FROM FREE USAGE OF THE PRIVATE STREETS. THIS WILL ALLOW THE BLUFFS ASSOCIATION THE OPPORTUNITY TO DEDICATE THE STREETS TO THE ROGERS COUNTY IF SO DESIRED. UNLESS SUCH PRIVATE STREETS ARE LATER DEDICATED TO AND ACCEPTED BY ROGERS COUNTY, THE PRIVATE STREETS SHALL BE MAINTAINED BY THE BLUFFS ASSOCIATION AND ALL COSTS SHALL BE BORNE BY THE BLUFFS ASSOCIATION.

8. LEGAL ACCESS TO THE BLUFFS AT STONE CANYON:

ACTUAL LEGAL ACCESS TO THE HIGHLAND POINTE AT STONE CANYON PHASE I IS PROVIDED BY THAT CERTAIN PRIVATE ROADWAY KNOWN AS PATRIOT DRIVE. PATRIOT DRIVE WAS CREATED BY A SEPARATE LEGAL INSTRUMENT AND WAS FILED OF RECORD IN THE OFFICE OF THE ROGERS COUNTY CLERK IN BOOK 2038 AT PAGE 1-4 (SPECIFICALLY EXHIBIT 'B' THEREOF) PRIOR TO THE FILING OF THIS PLAT. THIS PRIVATE ROADWAY EXTENDS FROM AND IS CONNECTED TO THAT CERTAIN PUBLICLY DEDICATED COUNTY ROAD KNOWN AS NORTH 177TH EAST AVENUE. A PRIVATE, CONTROLLED ACCESS GATE WILL BE CONSTRUCTED ON PATRIOT DRIVE PRIOR TO THE POINT THAT PATRIOT DRIVE INTERSECTS THE ROADWAY LEADING INTO HIGHLAND POINTE AT STONE CANYON PHASE I. CERTAIN OF THE DUES COLLECTED BY THE BLUFFS PROPERTY OWNERS ASSOCIATION, INC. WILL BE USED FOR THE CARE, LANDSCAPING AND GENERAL MAINTENANCE OF PATRIOT DRIVE AND THE ASSOCIATED CONTROL