



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, DECEMBER 21, 2020, 6:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
 - Melanie Lander ____
 - Jessica Morris ____
 - Kathleen Robinson ____
 - Carter Mathews ____
 - Joanna Jones ____

- IV. CONSENT
(All matters under the "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

- 1. MINUTES OF THE REGULAR MEETING
APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION, REGULAR MEETING, HELD ON OCTOBER 19, 2020.

Documents:

[201019 MINUTES OF THE REGULAR PLANNING COMMISSION.PDF](#)

- V. PUBLIC HEARINGS

- 1. PUBLIC HEARING-PUD-C 20-03
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-C 20-03, ON PROPERTY CONSISTING OF APPROXIMATELY 0.78 ACRES, MORE OR LESS, IN COWETA, OKLAHOMA, LOCATED AT SOUTH 257TH EAST AVENUE AND EAST STATE HIGHWAY 51, IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. THIS PROPERTY HAS A PHYSICAL ADDRESS OF 25705 EAST STATE HIGHWAY 51.

Documents:

[201221 PUD C 20-03.PDF](#)
[CZ 20-13 PUD-C 20-03 AERIAL VIEW MAP.PDF](#)
[CZ 20-13 PUD-C 20-03 ZONING MAP.PDF](#)

- 2. PUBLIC HEARING-CZ 20-14 REZONE
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON CZ 20-14, AN APPLICATION TO CHANGE THE ZONING FROM CG (COMMERCIAL GENERAL) TO RS-3 (RESIDENTIAL SINGLE FAMILY) FOR THE FOLLOWING DESCRIBED PROPERTY: LOTS 23, 24, 25 AND 26, BLOCK 47, LESS THAT PART OF LOTS 25 AND 26 DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 26, THENCE WEST 30 FEET, THENCE SOUTH 40 FEET, THENCE EAST 30 FEET, THENCE NORTH 40 FEET TO THE POINT OF BEGINNING, NEW COWETA, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LOCATED AT 421 EAST SYCAMORE STREET, COWETA, OK.

Documents:

[CZ 20-14 AERIAL VIEW MAP.PDF](#)
[CZ 20-14 ZONING MAP.PDF](#)

3. PUBLIC HEARING-PRELIMINARY PLAT-THE WOODS I
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF THE WOODS I, A SUBDIVISION OF APPROXIMATELY 53.601 ACRES, MORE OR LESS, WITH 106 LOTS LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. THIS PLAT IS PART OF PLANNED UNIT DEVELOPMENT NO. R 13-02 WITH RS-2 (RESIDENTIAL SINGLE-FAMILY) AND RM-1 (RESIDENTIAL MULTI-FAMILY) ZONING.

Documents:

[20019_20201210_PRELIMINARYPLAT_THEWOODS1 \(2\).PDF](#)
[THE WOODS I PRELIMINARY PLAT SITE PLAN.PDF](#)

VI. OLD BUSINESS

1. CLS 20-08 MINOR SUBDIVISION
DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 20-08, ON PROPERTY LOCATED AT 28897 EAST 141ST STREET SOUTH, IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[201221 STAFF REPORT CLS 20-08.PDF](#)
[CLS 20-08 AERIAL VIEW MAP.PDF](#)
[CLS 20-08 ZONING MAP.PDF](#)

2. PUD-C 20-03
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-C 20-03, ON PROPERTY CONSISTING OF APPROXIMATELY 0.78 ACRES, MORE OR LESS, IN COWETA, OKLAHOMA, LOCATED AT SOUTH 257TH EAST AVENUE AND EAST STATE HIGHWAY 51, IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. THIS PROPERTY HAS A PHYSICAL ADDRESS OF 25705 EAST STATE HIGHWAY 51.
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[201221 STAFF REPORT PUD C 20-03.PDF](#)
[MIDWAY BOXYARD PUD-C 20-03.PDF](#)
[CZ 20-13 PUD-C 20-03 AERIAL VIEW MAP.PDF](#)
[CZ 20-13 PUD-C 20-03 ZONING MAP.PDF](#)

3. CZ 20-14 REZONE
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 20-14, AN APPLICATION TO CHANGE THE ZONING FROM CG (COMMERCIAL GENERAL) TO RS-3 (RESIDENTIAL SINGLE-FAMILY) AT THE FOLLOWING DESCRIBED PROPERTY: LOTS 23, 24, 25 AND 26, BLOCK 47, LESS THAT PART OF LOTS 25 AND 26 DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 26, THENCE WEST 30 FEET, THENCE SOUTH 40 FEET, THENCE EAST 30 FEET, THENCE NORTH 40 FEET TO THE POINT OF BEGINNING, NEW COWETA, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LOCATED AT 421 EAST SYCAMORE STREET, COWETA, OK.
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[201221 STAFF REPORT CZ 20-14.PDF](#)
[CZ 20-14 AERIAL VIEW MAP.PDF](#)
[CZ 20-14 ZONING MAP.PDF](#)

4. PRELIMINARY PLAT-THE WOODS I

DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF THE WOODS I, A SUBDIVISION OF APPROXIMATELY 53.601 ACRES, MORE OR LESS, WITH 106 LOTS LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. THIS PLAT IS PART OF PLANNED UNIT DEVELOPMENT NO. R 13-02 WITH RS-2 (RESIDENTIAL SINGLE FAMILY) AND RM-1 (RESIDENTIAL MULTI-FAMILY) ZONING. (CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[201221 STAFF REPORT WOODS I PRELIMINARY PLAT.PDF](#)
[20019_20201210_PRELIMINARYPLAT_THEWOODS1 \(2\).PDF](#)
[THE WOODS I PRELIMINARY PLAT SITE PLAN.PDF](#)

VII. NEW BUSINESS

VIII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, OCTOBER 19, 2020, 6:00 PM**

I. CALL TO ORDER

Vice-Chairperson Kathleen Robinson called the meeting to order at 6:04 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathleen Robinson	Present
Jessica Morris	Present
Joanna Jones	Absent
Melanie Lander	Absent

Vice-Chairperson Kathleen Robinson requested that the roll be called, and a quorum was declared to be present.

IV. CONSENT

1. Consideration of the minutes of the regular meeting of September 21, 2020.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Jessica Morris to approve Consent Agenda.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Absent
Melanie Lander	Absent

V. PUBLIC HEARINGS

1. Public Hearing-Zoning Code Amendment Sections 18.3 and 18.8

Public hearing to accept public comment on a text amendment to the zoning ordinance of the City of Coweta, Oklahoma pertaining to political signs on private property.

Vice-Chairperson Kathleen Robinson opened the floor for public comment. There were no citizens in attendance. The public hearing was closed.

VI. OLD BUSINESS

1. Zoning Code Amendment Sections 18.3 and 18.8

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council for a text amendment to the Coweta Zoning Code, Chapter 18, Section 18.3, General Use Conditions, and 18.8, Political Signs.

Community Development Director, Carolyn Back, discussed the Staff Report and the reason why the text amendment is needed.

Commissioner Jessica Morris made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Carter Mathews seconded that motion.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Absent
Melanie Lander	Absent

VII. NEW BUSINESS

VIII. ADJOURNMENT

Vice-Chairperson Kathleen Robinson moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:15 p.m.

Approved:

Chairman

Secretary

Date

**Planned Unit Development
for
Midway Boxyard**

PUD-C 20-03

**Coweta, Oklahoma in Wagoner County
December 21, 2020**

Prepared by:

Stephen Garcille
8165 E. 31st St.
Tulsa, OK 74145

Prepared for:

Boatmen Holdings
8833 S. 264th E. Ave.
Broken Arrow, OK 74014

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SECTION 1: GENERAL INFORMATION

1.1 INTRODUCTION

The Midway Boxyard is located on the northeast corner of State Highway 51 and South 257th East Avenue in Coweta, Oklahoma.

The overall site is approximately .78 acres and will be developed in phases. The purpose of this Planned Unit Development (PUD) document is to provide appropriate Development Standards for the overall mix of uses to ensure compatibility within the PUD and with surrounding properties.

The land use categories within this PUD are commercial and multi-family. All commercial development will comply with the City of Coweta Zoning Ordinance and will go through a site plan submittal and review process with City staff.

1.2 OWNER/DEVELOPER INFORMATION

Boatmen Holdings
8165 E. 31st St.
Tulsa, OK 74145
918.938.1931

1.3 SITE AND SURROUNDING AREA

The property is currently an undeveloped site. The overall site is bordered by the following uses and/or streets:

North – Land with Single-Family Mobile Home
Zoning: Coweta - RS-1

East – Land with Single-Family Home and a Commercial Shop
Zoning: Coweta – RS-1

South –State Highway 51 and New Home Free Will Baptist Church
Zoning: Coweta – RS-1

West – South 257th East Ave
Zoning: Coweta – RS-1

Being located on the corner of State Highway 51 and South 257th East Ave (Midway Road), there are several commercial uses, or properties that were used for commercial businesses, ranging from hair salon to outdoor recreational vehicle (RV) storage and repair along with other auto oriented businesses to include: used auto sales and auto repair.

SECTION 2: PHYSICAL CHARACTERISTICS

The entire site is undeveloped, and the western edge is constrained by a RWD #4 water easement and Midway Rd (E 257th). The southern edge of the site is bounded by HWY 51 and the eastern edge of the site is bounded by the approximately one-acre tract with

a house and commercial use shop. The northern portion of the site is constrained by the approximately one-acre tract with the mobile home.

SECTION 3: DEVELOPMENT CONCEPT

The intent of this PUD is to create a regulatory document which acknowledges the mix of uses as depicted on the overall Site Plan.

These allowed uses within this PUD are derived from the current City of Coweta Zoning Ordinance and are defined as follows:
Commercial

The City of Coweta Zoning Ordinance currently defines the Commercial General (CG) Zoning District as follows: *This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as a special exception subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.*

The development standards for this PUD are located in Section 5: Development Standards.

3.1 EXISTING SITE

Legal Description Overall (PUD Development Area)

Beginning at a point 1520.81 feet South of NW corner of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State Of Oklahoma, According To The U.S. Government Survey Thereof; Thence N 89°55'10" E 212.97 feet to a point; Thence S 0°04'50" E 118.00 feet to a point; Thence S 21°46'10" W 90.46 feet to a point; Thence N 61°02'20" W 205.25 feet to a point; Thence due North 102.32 feet to the Point of Beginning.

The overall site is approximately .78 acres

3.2 PROPOSED SITE

The proposed commercial development will comply with the City of Coweta Zoning Code for the CG (Commercial General) District, and Residential unless otherwise specified within this PUD. All development will go through a building permitting process.

SECTION 4: UTILITIES AND INFRASTRUCTURE

4.1 VEHICULAR AND PEDESTRIAN ACCESS

Commercial access will be off of both State Highway 51 and Midway Rd (257th). Access will be limited to passenger vehicles and box trucks and prohibit use by semi-truck traffic.

4.2 SANITARY SEWER

Sanitary sewer is not available to this parcel at current time. There is an aerobic septic tank on the NE corner of the property that will serve the needs of the commercial as well as any future residential.

4.3 WATER

There is an 18" Rural Water District #4 water line on the west side of the property that is in an easement. There is a water meter on the southeast corner of the property that will service the retail as well as future residential. The development will tap and connect to the aforementioned public lines.

4.4 GAS, ELECTRIC, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development. All necessary easements to serve the buildings shall be provided as required.

4.5 STORMWATER DRAINAGE

The previous square footage of buildings on the property was approximately 7200. The proposed total square footage of buildings will be approximately 5900. There is a ditch on the western edge of the property along Midway Rd. that will not be changed as part of this project.

4.6 REFUSE AND RECYCLING

Refuse services will be provided by the City of Coweta. Recycling will be handled through the MET.

SECTION 5: DEVELOPMENT STANDARDS

The property shall be developed in accordance with the City of Coweta Zoning Ordinance for the Multi-family and Commercial Development Areas and the use and development regulations of this PUD, except as noted herein:

5.1 PERMITTED USES:

Current and/or future, Multi-Family (RM-1), and Commercial General (CG) uses of the property shall be allowed, except as noted in Section 5.2 below.

Up to two (2) upper level apartments are allowed within this PUD. Building Permits and Tenant Improvements shall be submitted for review and approval by City staff at time of permitting.

On-site container self-storage is an allowed business within this PUD. The self-storage use should decrease as the commercial tenant retail use demand increases. Building Permits and Tenant Improvements shall be submitted for review and approval by City staff at time of permitting.

5.2 NON-PERMITTED USES:

The Non-Permitted uses shall be per the City of Coweta Zoning Ordinance for the RM-1 and CG zoning districts.

5.3 BULK AND AREA REQUIREMENTS

Please refer to the City of Coweta Zoning Ordinance for the Residential Multi-Family (RM-1) and Commercial General (CG) Bulk and Area Requirements, unless specified below:

- Maximum Building Height – 35 ft (Not exceed two and a half (2.5) stories)
- Front Building Setback - 20 ft
- Side and Rear Yard Setbacks - 0 ft

5.4 ARCHITECTURAL REGULATIONS

Exterior Finishes of storage boxes with be painted in matching matte blue on all visible faces that are in the public view.

Please reference:

Section 6: Conceptual Site Plan and 3D Building Elevations – Exhibit A

5.5 SITE PLAN

A conceptual site plan is being submitted with this PUD.

Commercial Site Plans, Building Permits, and Tenant Improvements shall be submitted for review and approval by City staff at time of permitting.

5.6 LANDSCAPING AND SCREENING REGULATIONS

A landscaping plan shall be submitted to the City of Coweta for review and approval by City staff at time of permitting.

The approved landscaping shall be provided per the approved plans and maintained in accordance with the approved plans.

Please reference:

Section 6: Conceptual Site Plan and 3D Building Elevations – Exhibit A

5.7 LIGHTING REGULATIONS

The site lighting utilized in this PUD shall be shielded and directed away from any adjacent properties in existence at the adoption of the PUD. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams. The site lighting in this PUD shall be in accordance with City of Coweta Zoning Code.

5.8 DUMPSTER REGULATIONS

Dumpster shall be located between 2 containers on the Southeast side of the development and be shielded in the rear by a fence that matches the containers and close in the front to maintain a uniform look between containers.

5.9 STREET AND ACCESS REGULATIONS

Commercial access will be off of Hwy 51 and Midway Rd.

All access points shall be submitted for review and approval by City staff at time of permitting.

5.10 PARKING REGULATIONS

There will be 6 parking spaces for each of the 2 commercial tenants with one shared handicapped parking space with room for a wheelchair lift. There will be open parking in front of storage containers as well. The future apartments will have one dedicated parking space per unit.

5.11 SIGNAGE

All signage must go through a sign permit application review and approval process with the City of Coweta and meet current zoning code requirements unless otherwise specified below.

Commercial Development Identification Signage Allowed

One (1) painted sign, name of the development, solid block letters, approximately 6' tall and 35' in length totaling approximately 210 square feet is allowed on container facing State Highway 51.

One (1) painted sign, name of the development, solid block letters, approximately 6' tall and 35' in length totaling approximately 210 square feet is allowed on container facing Midway Road (South 257th East Ave).

These signs will be lit from the ground up and the light beams will be shielded from view by passing automobiles and light fixtures will be shielded from sight by landscaping.

Tenant Identification Signage Allowed

One (1) sign per tenant space, 16 square feet maximum. These signs will be situated above the doors on each retail tenant space and shall only be visible from the interior parking lot.

Tenant Kiosk Monument Sign Allowed

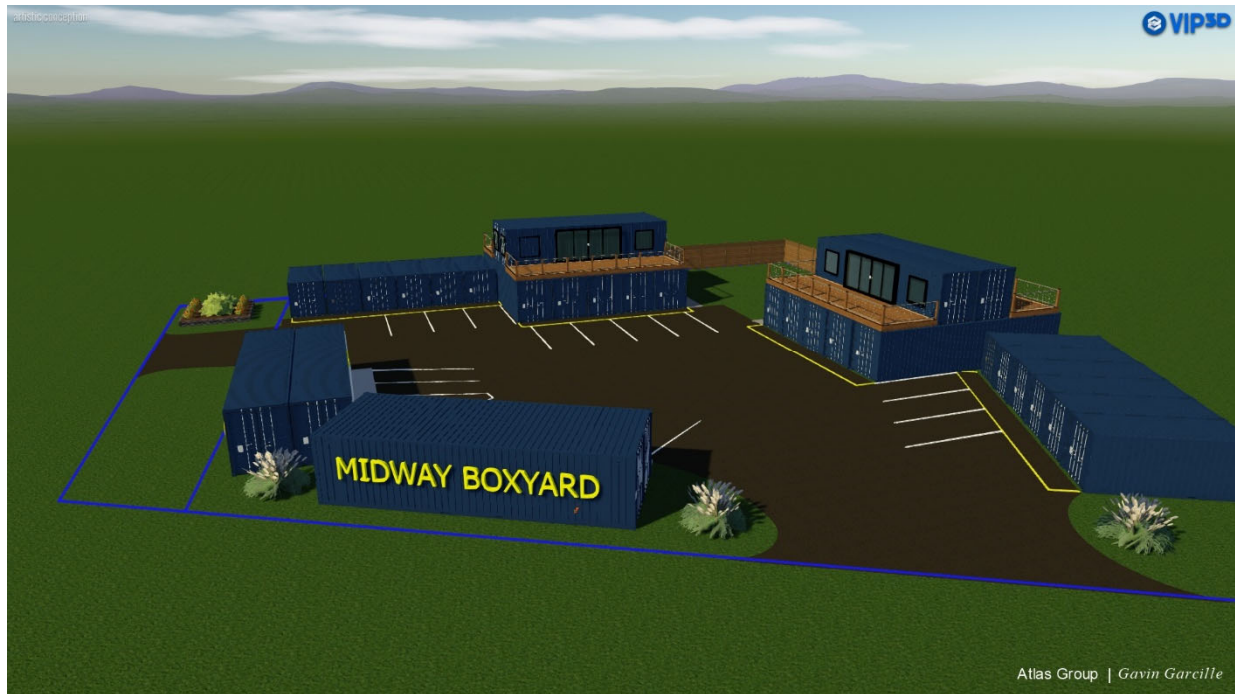
One (1) tenant kiosk monument sign may be allowed; however, the sign must meet current zoning setback and height requirements within the current City of Coweta zoning code.

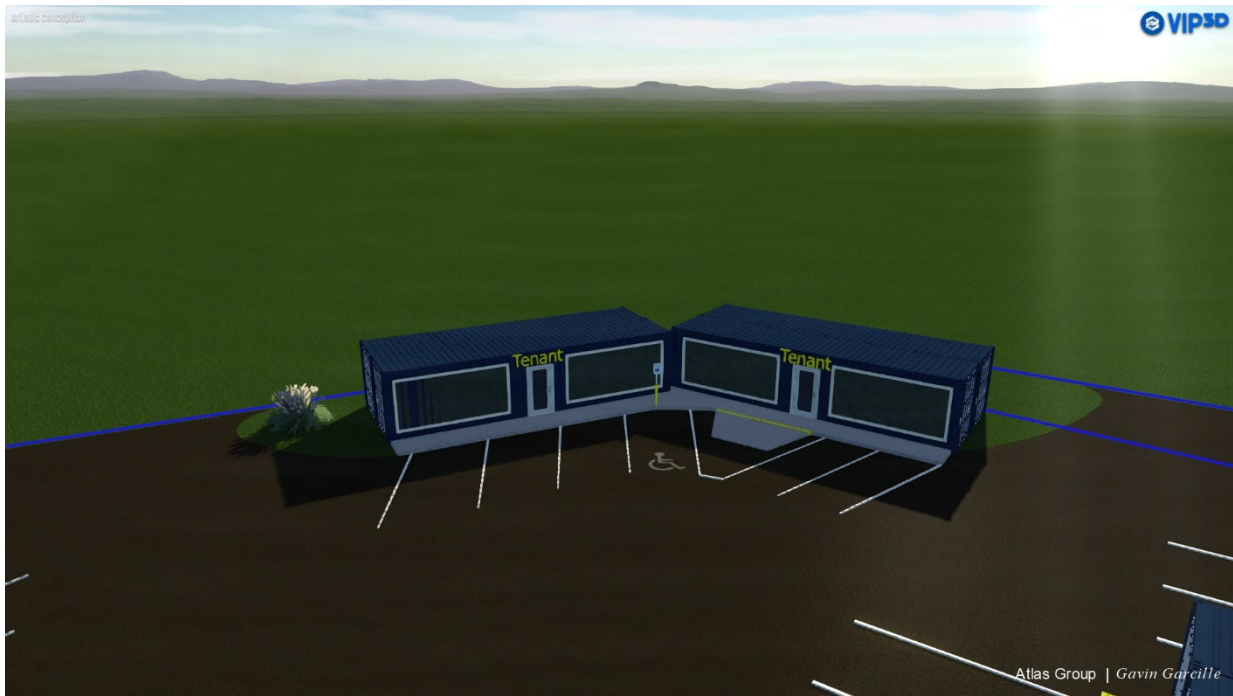
SECTION 6: EXHIBITS

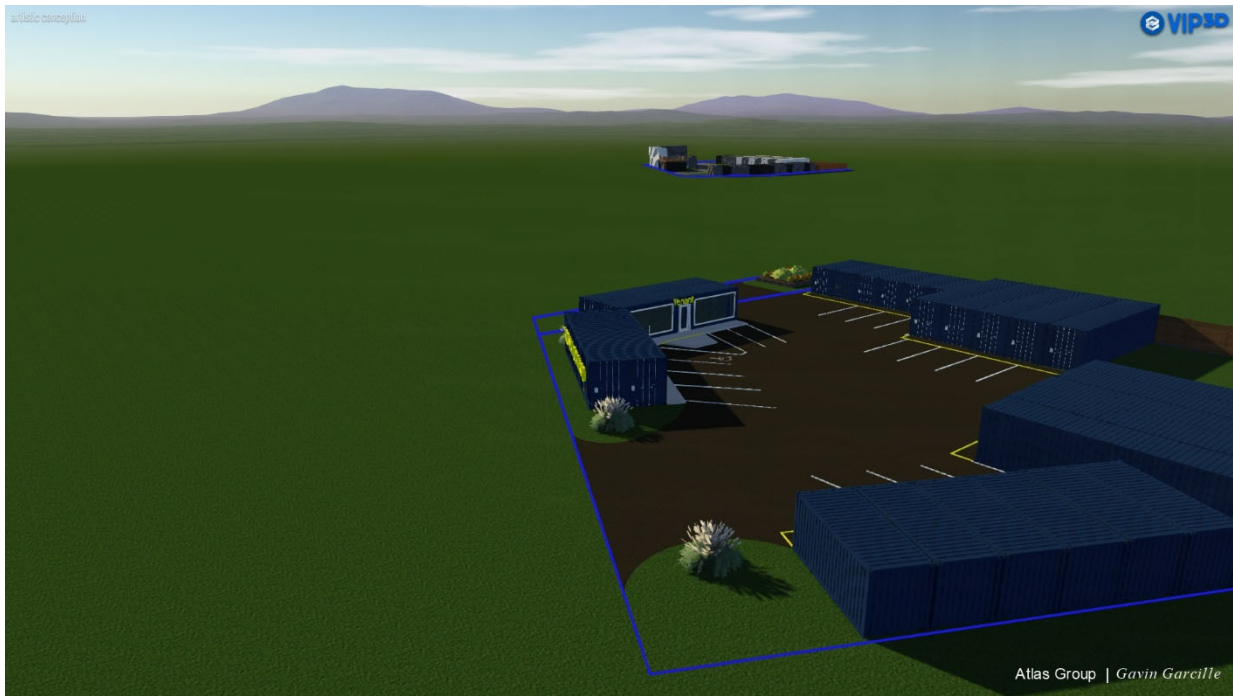
(Please refer to following pages for exhibits.)

EXHIBIT A

CONCEPTUAL SITE PLAN CONCEPTUAL SITE SIGNAGE CONCEPTUAL LANDSCAPING CONCEPTUAL PARKING LAYOUT CONCEPTUAL 3D BUILDING ELEVATIONS







PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-C 20-03



SUBJECT PROPERTY



State Highway 51

15E18N27

15E18N26

105th

257th East

107th

105th

260th East

260th East

104th

105th

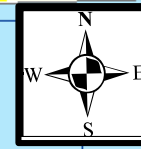
263rd East

264th East

264th East

PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-C 20-03

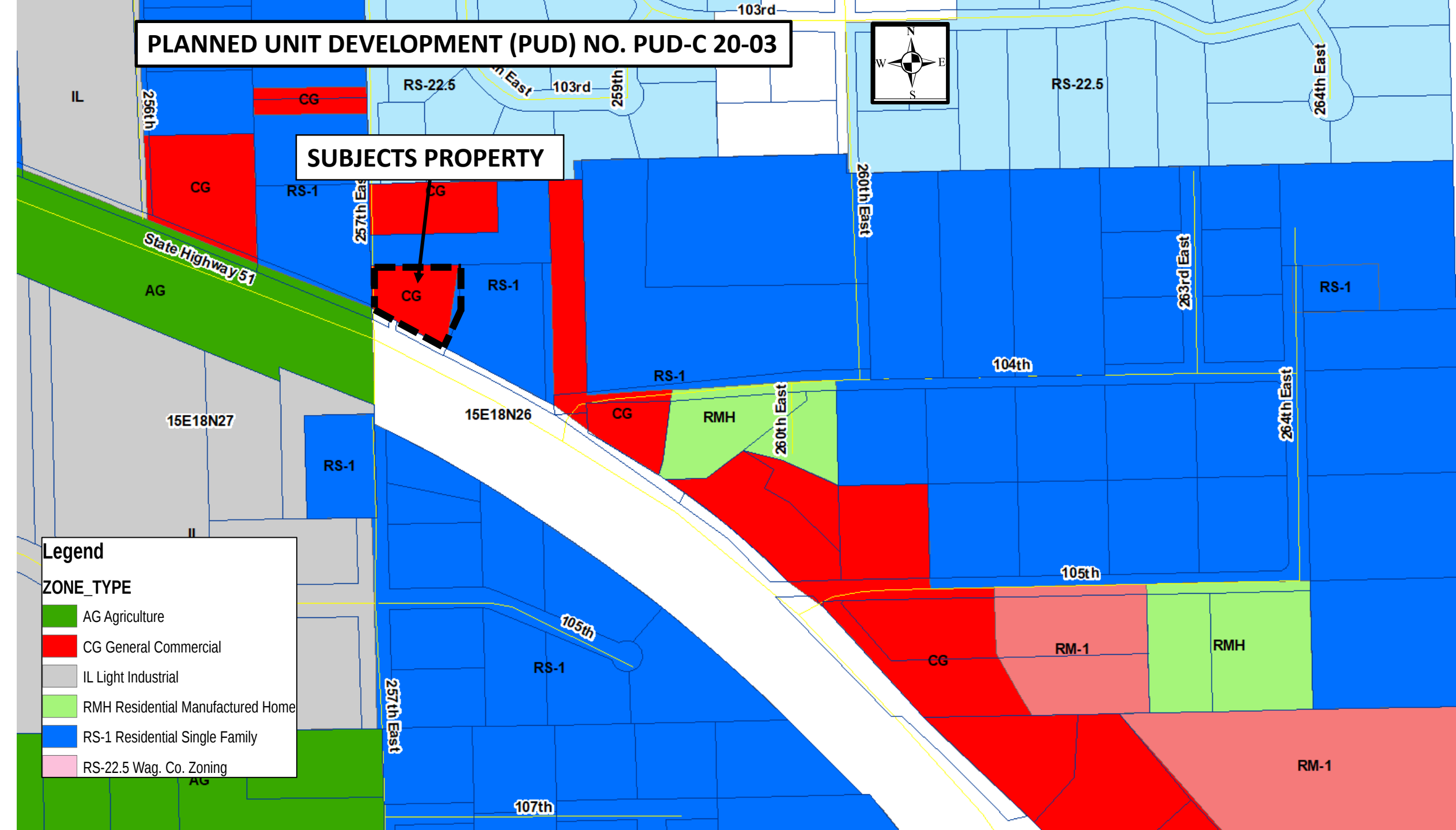
SUBJECTS PROPERTY



Legend

ZONE_TYPE

- AG Agriculture
- CG General Commercial
- IL Light Industrial
- RMH Residential Manufactured Home
- RS-1 Residential Single Family
- RS-22.5 Wag. Co. Zoning



CZ 20-14 REZONE FROM CG GENERAL COMMERCIAL TO RS-3 RESIDENTIAL SINGLE FAMILY



Chestnut

State Highway 51

SUBJECTS PROPERTY

ONG-ONEOK, INC

16E17N18

Guthrie

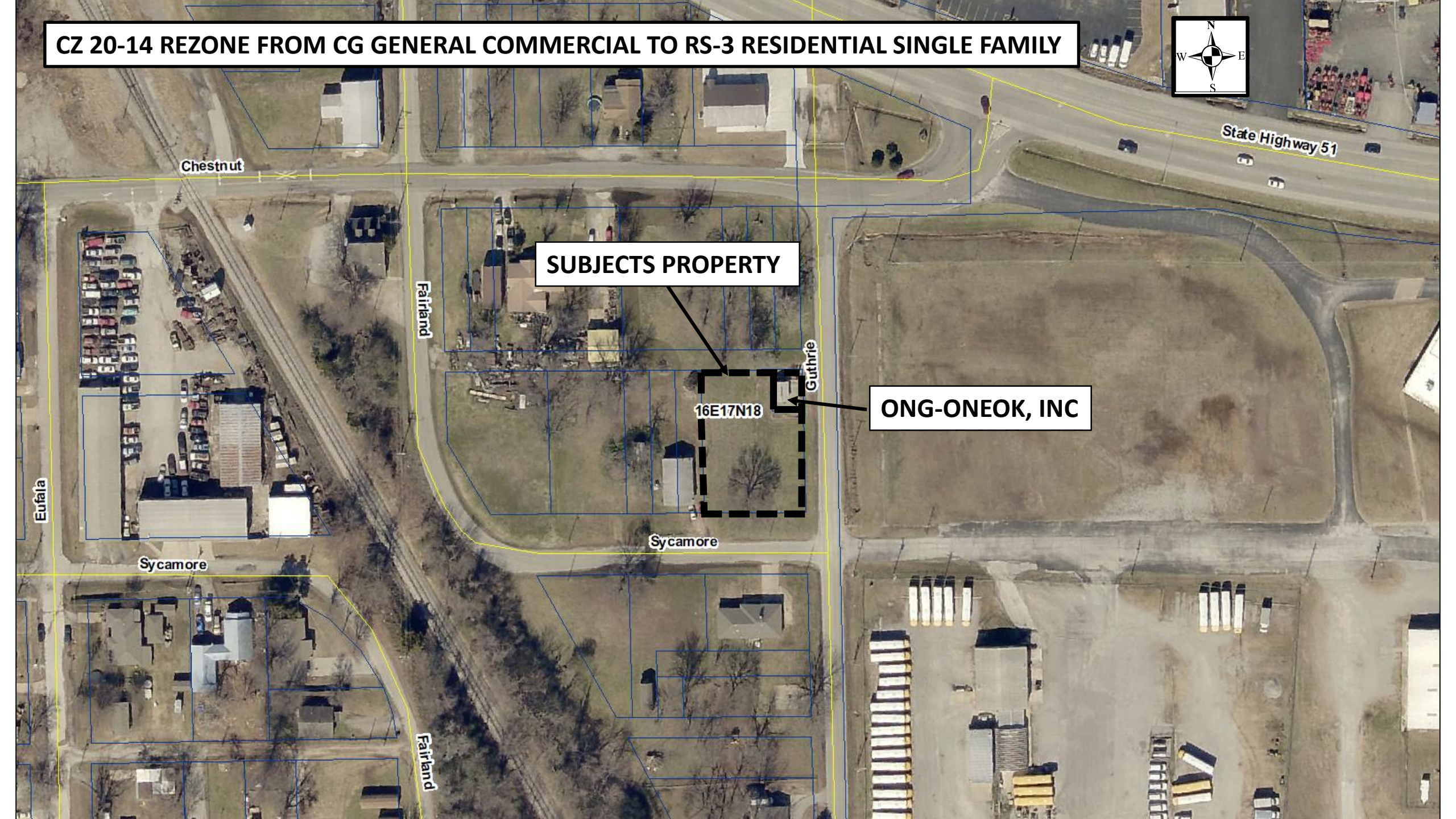
Sycamore

Eufala

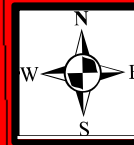
Sycamore

Fairland

Fairland



**CZ 20-14 REZONE FROM CG GENERAL COMMERCIAL
TO RS-3 RESIDENTIAL SINGLE FAMILY**



SUBJECTS PROPERTY

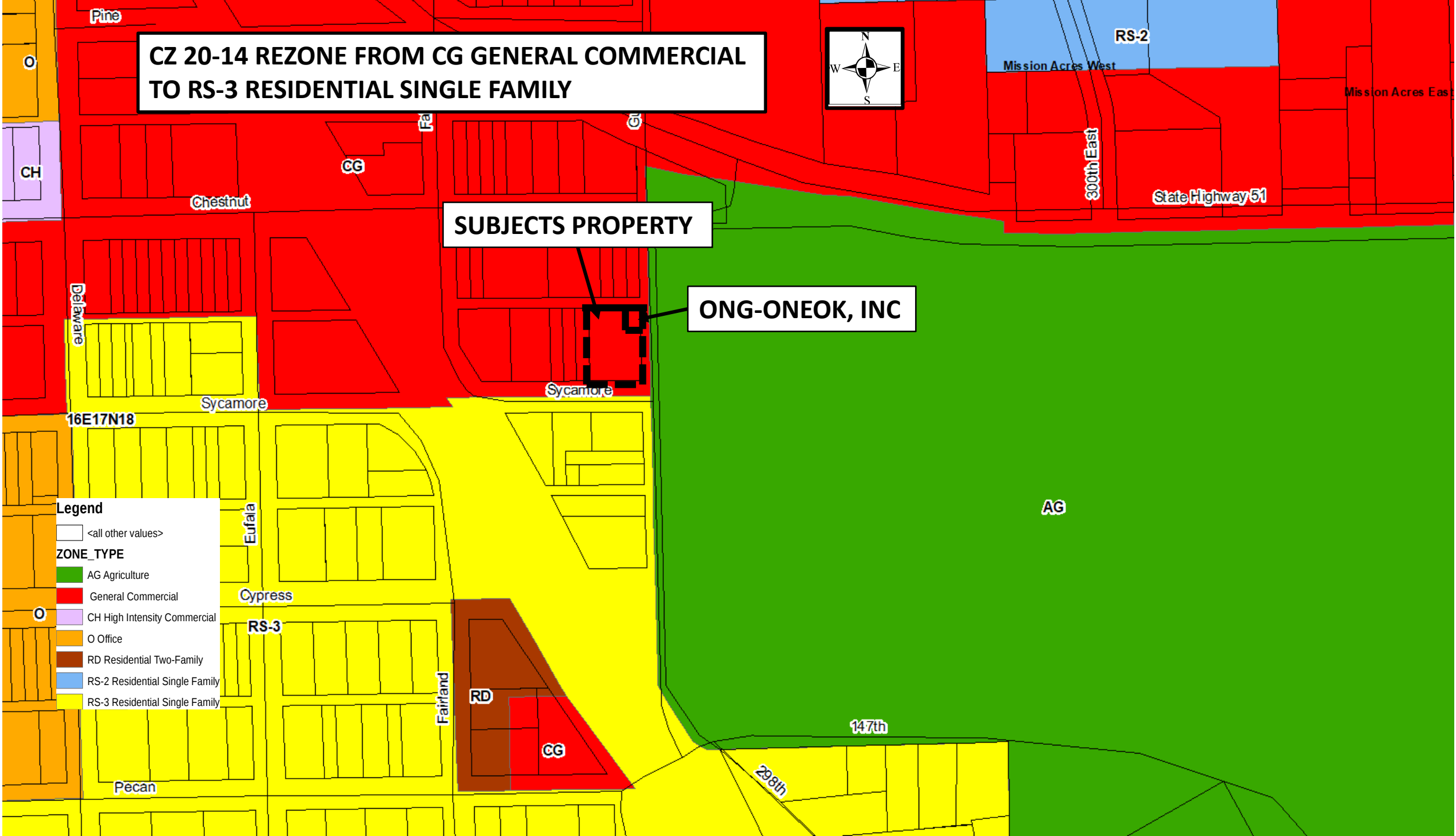
ONG-ONEOK, INC

Legend

<all other values>

ZONE_TYPE

- AG Agriculture
- General Commercial
- CH High Intensity Commercial
- O Office
- RD Residential Two-Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family



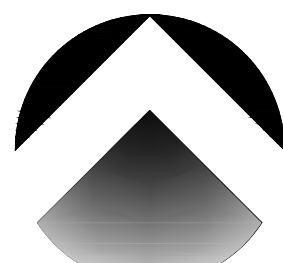
R 15 E

Preliminary Plat

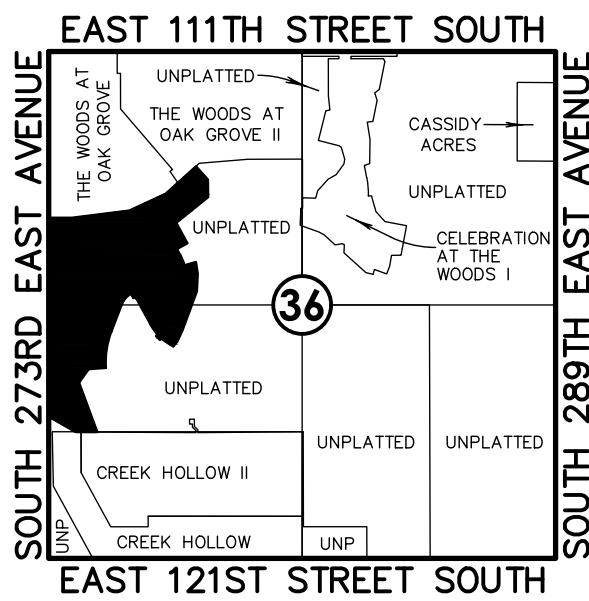
PUD-R 13-02

The Woods 1

PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF
OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



NORTH
Scale: 1"= 100'
Tanner Consulting



Location Map
Scale: 1"= 2000'



SUBDIVISION CONTAINS:

ONE HUNDRED AND SIX (106) LOTS
IN FIVE (5) BLOCKS
WITH ONE (1) RESERVES

GROSS SUBDIVISION AREA: 53.601 ACRES

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

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

OWNER:
Tulsa L Dev., LLC

P.O. Box 10560
Fayetteville, AR 72703
Phone: (479) 301-6639

Notes:

- 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.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(a) FOUND BRASS CAP STEM AT THE NORTHWEST CORNER OF SECTION 36;
(b) FOUND BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°19'23" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF COWETA AND WERE 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.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 116TH STREET SOUTH BY BEING A PUBLIC STREET

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
A	117.24'	535.00'	12°33'21"	S23°43'19"E	117.01'
B	128.36'	560.00'	13°07'59"	N57°53'53"W	128.08'
C	37.13'	25.00'	85°05'49"	S86°07'12"W	33.81'
D	37.13'	25.00'	85°05'49"	N1°01'23"E	33.81'
E	112.65'	560.00'	11°31'32"	N35°45'46"W	112.46'
F	39.27'	25.00'	90°00'00"	N75°00'00"W	35.36'
G	140.29'	200.00'	40°11'24"	S39°54'18"W	137.43'
H	384.31'	875.00'	25°09'53"	N7°13'40"E	381.22'

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
1	272.90'	325.00'	48°06'37"	N67°16'04"W	264.95'
2	283.63'	265.00'	61°19'23"	N60°39'41"W	270.28'
3	35.59'	25.00'	81°33'25"	N83°59'28"W	32.66'
4	37.28'	25.00'	85°26'56"	N12°43'28"E	33.92'
5	39.27'	25.00'	90°00'00"	N15°00'00"E	35.36'
6	41.91'	25.00'	96°02'32"	N88°24'27"W	37.17'
7	41.91'	25.00'	96°02'32"	N4°26'59"W	37.17'
8	338.24'	500.00'	38°45'34"	N71°51'02"W	331.83'
9	128.90'	300.00'	24°37'09"	N31°15'43"E	127.92'
10	107.42'	250.00'	24°37'09"	N31°15'43"E	106.60'
11	39.27'	25.00'	90°00'00"	N26°02'51"W	35.36'
12	21.03'	25.00'	48°11'23"	N84°51'27"E	20.41'
13	241.19'	50.00'	276°22'46"	N18°57'09"E	66.67'
14	21.03'	25.00'	48°11'23"	N46°57'10"W	20.41'
15	39.27'	25.00'	90°00'00"	N63°57'09"E	35.36'
16	457.09'	535.00'	48°57'09"	N5°31'26"W	443.32'
17	308.09'	485.00'	36°23'47"	N0°45'15"E	302.94'
18	44.75'	25.00'	102°33'21"	N68°43'19"W	39.01'
19	88.29'	225.00'	22°28'55"	N71°14'28"E	87.72'
20	68.67'	175.00'	22°28'55"	N71°14'28"E	68.23'
21	21.03'	25.00'	48°11'23"	N35°52'52"E	20.41'
22	152.77'	50.00'	175°03'34"	N80°39'36"W	99.91'
23	16.09'	25.00'	36°52'12"	N11°33'54"W	15.81'
24	39.27'	25.00'	90°00'00"	N75°00'00"W	35.36'
25	16.09'	25.00'	36°52'12"	N48°26'06"W	15.81'
26	152.84'	50.00'	175°08'13"	N20°41'55"E	99.91'
27	20.45'	25.00'	46°51'28"	N84°50'18"E	19.88'
28	96.46'	225.00'	24°33'49"	N73°41'29"E	95.72'
29	79.33'	175.00'	25°58'23"	N72°59'12"E	78.65'
30	102.00'	225.00'	25°58'23"	N72°59'12"E	101.13'
31	58.90'	175.00'	19°17'04"	N39°38'32"W	58.62'
32	177.23'	125.00'	81°14'15"	N70°37'08"W	162.76'
33	32.95'	25.00'	75°31'21"	N11°31'23"W	30.62'
35	71.99'	125.00'	32°59'54"	N42°44'14"E	71.00'
37	100.79'	175.00'	32°59'54"	N42°44'14"E	99.40'
38	32.95'	25.00'	75°31'21"	N63°59'58"E	30.62'
39	241.17'	50.00'	276°21'24"	N45°33'24"W	66.68'
40	21.57'	25.00'	49°26'02"	N20°58'55"E	20.91'
41	307.16'	1300.00'	13°32'15"	N52°28'04"E	306.44'
42	100.79'	175.00'	32°59'54"	N85°15'41"E	99.40'
43	73.46'	1300.00'	48°11'23"	N30°22'52"E	73.45'
44	76.28'	1350.00'	3°14'15"	N70°22'52"E	76.27'
45	95.12'	325.00'	16°46'11"	N63°36'55"E	94.78'
46	79.44'	275.00'	16°33'04"	N63°43'28"E	79.16'

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- GOV'T GOVERNMENT
- 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 (SEE NOTE 2)

DATE OF PREPARATION: December 10, 2020

The Woods 1
SHEET 1 OF 3

Preliminary Plat
PUD-R 13-02

The Woods 1

PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" AND/OR "DECLARANT," IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, COUNTY OF WAGONER, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4; THENCE SOUTH 1°19'23" EAST AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 1731.01 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF "THE WOODS AT OAK GROVE," A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK PLC4 AT PAGE 392, COUNTY OF WAGONER RECORDS, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID "THE WOODS AT OAK GROVE" SUBDIVISION FOR THE FOLLOWING FOUR (4) COURSES: NORTH 88°40'57" EAST FOR A DISTANCE OF 237.20 FEET; THENCE NORTH 81°30'40" EAST FOR A DISTANCE OF 601.95 FEET; THENCE NORTH 63°51'36" EAST FOR A DISTANCE OF 417.63 FEET; THENCE NORTH 46°34'40" EAST FOR A DISTANCE OF 170.04 FEET TO THE MOST SOUTHERN SOUTHEAST CORNER OF "THE WOODS AT OAK GROVE II," A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1334 AT PAGE 888, WAGONER COUNTY RECORDS; THENCE NORTH 46°34'38" EAST AND ALONG THE SOUTH LINE OF SAID "THE WOODS AT OAK GROVE II" SUBDIVISION, FOR A DISTANCE OF 253.75 FEET;

THENCE SOUTH 43°25'22" EAST FOR A DISTANCE OF 182.51 FEET; THENCE SOUTH 2°01'50" EAST FOR A DISTANCE OF 181.85 FEET; THENCE SOUTH 49°48'29" WEST FOR A DISTANCE OF 427.08 FEET; THENCE SOUTH 30°00'00" EAST FOR A DISTANCE OF 242.27 FEET; THENCE SOUTH 60°00'00" WEST FOR A DISTANCE OF 125.00 FEET; THENCE SOUTH 30°00'00" EAST FOR A DISTANCE OF 73.11 FEET TO A POINT OF CURVATURE; THENCE ALONG A 535.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°33'21", A CHORD BEARING AND DISTANCE OF SOUTH 23°43'19" EAST FOR 117.01 FEET, FOR AN ARC DISTANCE OF 117.24 FEET; THENCE NORTH 72°33'21" EAST FOR A DISTANCE OF 125.00 FEET; THENCE SOUTH 9°45'59" EAST FOR A DISTANCE OF 122.82 FEET; THENCE SOUTH 1°32'39" WEST FOR A DISTANCE OF 182.93 FEET; THENCE SOUTH 18°57'09" WEST FOR A DISTANCE OF 434.94 FEET; THENCE SOUTH 23°18'26" WEST FOR A DISTANCE OF 127.25 FEET; THENCE SOUTH 38°50'42" WEST FOR A DISTANCE OF 61.86 FEET; THENCE NORTHWESTERLY ALONG A 560.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 64°27'53" WEST, A CENTRAL ANGLE OF 13°07'59", A CHORD BEARING AND DISTANCE OF NORTH 57°53'53" WEST FOR 128.08 FEET, FOR AN ARC DISTANCE OF 128.36 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 85°05'49", A CHORD BEARING AND DISTANCE OF SOUTH 86°07'12" WEST FOR 33.81 FEET, FOR AN ARC DISTANCE OF 37.13 FEET; THENCE NORTH 46°25'49" WEST FOR A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 43°34'17" EAST, A CENTRAL ANGLE OF 85°05'49", A CHORD BEARING AND DISTANCE OF NORTH 1°01'23" EAST FOR 33.81 FEET, FOR AN ARC DISTANCE OF 37.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 560.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°31'32", A CHORD BEARING AND DISTANCE OF NORTH 35°45'46" WEST FOR 112.46 FEET, FOR AN ARC DISTANCE OF 112.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 30°00'00" WEST FOR A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 75°00'00" WEST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET;

THENCE NORTH 30°00'00" WEST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 60°00'00" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°11'24", A CHORD BEARING AND DISTANCE OF SOUTH 39°54'18" WEST FOR 137.43 FEET, FOR AN ARC DISTANCE OF 140.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 19°48'36" WEST FOR A DISTANCE OF 311.22 FEET TO A POINT OF CURVATURE; THENCE ALONG A 875.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°09'53", A CHORD BEARING AND DISTANCE OF SOUTH 7°13'40" WEST FOR 381.22 FEET, FOR AN ARC DISTANCE OF 384.31 FEET; THENCE SOUTH 84°38'43" WEST FOR A DISTANCE OF 178.81 FEET; THENCE SOUTH 34°16'22" WEST FOR A DISTANCE OF 174.17 FEET; THENCE SOUTH 21°36'06" EAST FOR A DISTANCE OF 548.34 FEET TO A POINT ON THE SOUTH LINE OF SAID N/2 SW/4; THENCE SOUTH 88°46'10" WEST ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF "CREEK HOLLOW II," AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AS FILED IN BOOK 6, PAGE 34, WAGONER COUNTY RECORDS, FOR A DISTANCE OF 223.03 FEET; THENCE NORTH 61°40'25" WEST FOR A DISTANCE OF 287.89 FEET; THENCE SOUTH 88°44'21" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF THE N/2 SW/4; THENCE NORTH 1°24'11" WEST AND ALONG SAID WEST LINE OF THE N/2 SW/4, FOR A DISTANCE OF 1177.21 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER THEREOF; THENCE NORTH 1°19'23" WEST AND ALONG THE WEST LINE OF SAID NW/4, FOR A DISTANCE OF 909.78 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,334,875 SQUARE FEET, OR 53.601 ACRES.

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

- A) FOUND BRASS CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;
- B) FOUND BRASS CAP AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION 36;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°19'23" WEST.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO ONE HUNDRED NINE (109) LOTS IN FIVE (5) BLOCKS ALONG WITH THE RESERVE AREAS, COMMON AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY ("THE PLAT") AND HAS DESIGNATED THE SUBDIVISION AS "THE WOODS I," A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA ("SUBDIVISION"). THE OWNER HEREBY SUBJECTS THE LAND DESCRIBED ABOVE TO THE PROVISIONS, COVENANTS, AND RESTRICTIONS SET FORTH HEREIN WHICH SHALL RUN WITH THE LAND AND BE BINDING ON EVERY LOT AND RESERVE AREA AND EVERY OWNER THEREOF FOR THE PERIOD AS HEREAFTER DEFINED.

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES 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 OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWERLINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS 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, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER, SANITARY SEWER MAIN, OR STORM SEWERS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OR RESERVE AREA OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, 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 COWETA, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

3. THE CITY OF COWETA OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER, SANITARY SEWER, 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 COWETA 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 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 COWETA 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 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. PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT 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 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, OR GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. 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 COWETA OR THE SUPPLIER OF UTILITY SERVICES, IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF COWETA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. SURFACE DRAINAGE

EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM ADJACENT STREETS AND EASEMENTS. NO LOT OR RESERVE AREA 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 SAID OWNER'S LOT OR RESERVE AREA. THE COVENANTS SET FORTH IN THIS SUBSECTION E. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND THE CITY OF COWETA, OKLAHOMA.

F. RESERVE AREAS

1. RESERVE A, AS DEPICTED UPON THE ACCOMPANYING PLAT, IS ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF RESIDENTIAL LOTS WITHIN THE SUBDIVISION AND IS HEREBY RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOME OWNERS ASSOCIATION AS SET FORTH IN SECTION III. HEREIN.

2. RESERVE A IS RESERVED FOR PRIVATE RECREATION AND OPEN SPACE INCLUDING, BUT NOT NECESSARILY LIMITED TO: PRIVATE PARKS, SIDEWALKS AND TRAILS, LANDSCAPING, IRRIGATION, SIGNAGE, ENTRY FEATURES, LIGHTING, FENCING, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF COWETA, FOR STORMWATER DRAINAGE, AND FOR UTILITIES.

3. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE A, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS PROVIDED IN SECTION III. HEREIN, UPON CONVEYANCE OF RESERVE A TO THE ASSOCIATION. THE CITY OF COWETA SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN RESERVE A.

4. IN THE EVENT THE RESERVE A OWNER FAILS TO PROPERLY MAINTAIN RESERVE A, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER RESERVE A AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS SET FORTH IN SECTION III. HEREIN, UPON CONVEYANCE OF RESERVE A TO THE ASSOCIATION. IN THE EVENT THE RESERVE A OWNER FAILS TO TIMELY PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF COWETA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER SUCH COSTS OF MAINTENANCE SHALL BECOME A LIEN ON RESERVE A, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF COWETA, OKLAHOMA, OR THE CITY OF COWETA PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF COWETA.

5. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AGREES TO HOLD HARMLESS THE OWNER AND THE CITY OF COWETA, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES

ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF COWETA NOR THE OWNER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

G. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

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

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENT UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF COWETA, OKLAHOMA, PROVIDED THAT, WHERE COINCIDENT WITH UTILITY EASEMENTS, NON-OBSTRUCTING ABOVE-GROUND UTILITY APPURTENANCES SHALL BE PERMITTED. ALL LANDSCAPING, EXCEPT THE PLANTING OF TURF, SHALL REQUIRE THE APPROVAL OF THE CITY OF COWETA, OKLAHOMA.

4. DRAINAGE FACILITIES CONSTRUCTED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LOT OR RESERVE AREA OWNER CONTAINING SUCH EASEMENT, AT SUCH OWNER'S EXPENSE, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. CUSTOMARY GROUNDS MAINTENANCE SHALL BE PERFORMED AS PRESCRIBED BY THE CITY OF COWETA, OKLAHOMA, OR, ABSENT SUCH PRESCRIPTIONS, IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- c. DRAINAGE FACILITIES SHALL BE KEPT FREE OF DEBRIS.
- d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE LOT OR RESERVE AREA OWNER SUBJECT TO THE OVERLAND DRAINAGE EASEMENT FAILS TO PROPERLY MAINTAIN THE EASEMENT AREAS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE ALTERATION OF GRADE THEREIN, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER. IN THE EVENT SUCH OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF COWETA, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE WAGONER COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA OWNER, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF COWETA, OKLAHOMA, OR THE CITY OF COWETA PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE LOT OR RESERVE AREA OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF COWETA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PROPERTY COMPRISING "THE WOODS I" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-R 13-02 ("COWETA CROSSINGS") AS PROVIDED WITHIN CHAPTER 16 OF THE COWETA, OKLAHOMA ZONING CODE, AND

WHEREAS, PUD NO. PUD-R 13-02 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF COWETA PLANNING COMMISSION ON FEBRUARY 24, 2014, AND APPROVED BY THE COWETA CITY COUNCIL ON MARCH 3, 2014 WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 744) APPROVED MARCH 3, 2014, WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY, AND

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

WHEREAS, THE OWNER DESIRES TO AND DOES HEREBY ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND ALL PROPERTY THEREIN AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, ALL FUTURE LOT OWNERS, AND THE CITY OF COWETA, OKLAHOMA.

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

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. PUD-R 13-02, AS APPROVED BY THE CITY OF COWETA, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD-R 13-02 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE THE DEVELOPMENT OF THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF COWETA ZONING CODE AS SUCH PROVISIONS EXISTED ON MARCH 3, 2014.

- B. DEVELOPMENT STANDARDS FOR PUD-R 13-02 DEVELOPMENT AREA B (RESIDENTIAL SINGLE-FAMILY- SCHOOL SITE- MUNICIPAL COMMUNITY CENTER, GOLF COURSE/ DRIVING RANGE) (ALL OF "THE WOODS I" EXCEPT RESERVE A AND A SOUTHERLY PORTION OF LOT 1, BLOCK 1, CONTAINING APPROXIMATELY 7.292 ACRES)

LAND AREA:*
GROSS: 276.735 ACRES 12,054,576 SQUARE FEET
NET: 276.735 ACRES 12,054,576 SQUARE FEET
* LAND AREA CALCULATIONS MAY DIFFER BETWEEN ORIGINAL PUD (QUOTED HERE) AND THIS PLAT. DEVELOPMENT AREA B OF ORIGINAL PUD INCLUDED AREAS NOT A PART OF THIS PLAT.

PERMITTED USES (TO BE ALLOWED BY RIGHT): THOSE PERMITTED PRINCIPAL USES, PERMITTED ACCESSORY USES AND USES PERMITTED BY SPECIAL EXCEPTION IN THE RS ZONING DISTRICT, IN ACCORDANCE WITH SECTIONS 410, 420, 430, 440 IN THE ZONING CODE. PROVIDED, BARS, TAVERNS, NIGHT CLUBS AND ADULT ENTERTAINMENT ESTABLISHMENTS SHALL BE PROHIBITED, EXCEPT THAT ANY RESTAURANT OR EATING ESTABLISHMENT CONSTRUCTED ON THE SITE SHALL BE PERMITTED TO SERVE ALCOHOLIC BEVERAGES AND HAVE A SEPARATE BAR AREA AS PART OF THE ESTABLISHMENT, SUBJECT TO COMPLIANCE WITH STATE LAW REGULATING THE SALE OF ALCOHOLIC BEVERAGES.

THE MINIMUM YARD REQUIREMENTS FOR RS-2 WILL APPLY TO ALL SINGLE FAMILY RESIDENTIAL ZONED LOTS. AT THE TIME OF THE FILING OF THIS PLAT, THE SAME ARE:
FRONT: 25 FEET (NO HOUSES WILL FRONT 121ST STREET SOUTH)
REAR: 20 FEET
REAR: 25 FEET (BACKING TO 121ST STREET SOUTH)
SIDE (INTERIOR): 5 FEET
SIDE (STREET): 15 FEET
SIDE (STREET): 20 FEET (ALONG 121ST STREET SOUTH)

MAXIMUM BUILDING HEIGHT: THREE STORY**
45 FEET IN HEIGHT
**(THREE STORY HEIGHT MAY VARY DEPENDING ON TYPE OF FINISH.)

MINIMUM LOT AREA 5,000 SQUARE FEET
MINIMUM LOT WIDTH 50 FEET

- B. DEVELOPMENT STANDARDS FOR PUD-R 13-02 DEVELOPMENT AREA C (RESIDENTIAL MULTI-FAMILY) (RESERVE A AND A SOUTHERLY PORTION OF LOT 1, BLOCK 1, CONTAINING APPROXIMATELY 7.292 ACRES)

LAND AREA:*
FRONT: 23.3 ACRES 1,014,948 SQUARE FEET
NET: 23.3 ACRES 1,014,948 SQUARE FEET
* LAND AREA CALCULATIONS MAY DIFFER BETWEEN ORIGINAL PUD (QUOTED HERE) AND THIS PLAT.

PERMITTED USES (TO BE ALLOWED BY RIGHT IN THE RM-1 ZONING DISTRICT): THOSE PERMITTED PRINCIPAL USES, PERMITTED ACCESSORY USES AND USES PERMITTED BY SPECIAL EXCEPTION IN THE RM-1 ZONING DISTRICT, IN ACCORDANCE WITH SECTIONS 610, 620, 630, 640 IN THE ZONING CODE. PROVIDED, BARS, TAVERNS, NIGHT CLUBS AND ADULT ENTERTAINMENT ESTABLISHMENTS SHALL BE PROHIBITED, EXCEPT THAT ANY RESTAURANT OR EATING ESTABLISHMENT CONSTRUCTED ON THE SITE SHALL BE PERMITTED TO SERVE ALCOHOLIC BEVERAGES AND HAVE A SEPARATE BAR AREA AS PART OF THE ESTABLISHMENT, SUBJECT TO COMPLIANCE WITH STATE LAW REGULATING THE SALE OF ALCOHOLIC BEVERAGES.

MINIMUM YARD REQUIREMENTS PER SECTION 600 OF THE ZONING CODE. AT THE TIME OF THE FILING OF THIS PLAT, THE SAME ARE:
FRONT: 35 FEET FROM EXISTING OR PLANNED RIGHT-OF-WAY (121ST STREET SOUTH)
FRONT: 25 FEET FROM EXISTING OR PLANNED RIGHT-OF-WAY (ALL OTHER STREETS)
REAR: 20 FEET (PRINCIPAL BUILDING)
REAR: 10 FEET (GARAGE APARTMENTS AND DETACHED ACCESSORY BUILDINGS)

REAR: 5 FEET FROM UTILITY EASEMENT (IF GREATER THAN FROM REAR LOT LINE; GARAGE APARTMENTS AND DETACHED ACCESSORY BUILDINGS ONLY)
SIDE (INTERIOR): 5 FEET***
SIDE (STREET): 20 FEET FROM EXISTING OR PLANNED RIGHT-OF-WAY (121ST STREET SOUTH)
SIDE (STREET): 15 FEET FROM EXISTING OR PLANNED RIGHT-OF-WAY (ALL OTHER STREETS)

***FOR PRINCIPAL STRUCTURES OTHER THAN SINGLE- AND TWO-FAMILY DWELLINGS, AN ADDITIONAL 10-FOOT SETBACK SHALL APPLY TO EACH STORY ABOVE ONE (1).

Preliminary Plat
PUD-R 13-02
The Woods 1

PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF
OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

C. DEVELOPMENT STANDARDS FOR ALL PROPERTY

1. LANDSCAPED AREA AND SCREENING ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH CHAPTER 24 OF THE ZONING CODE.

2. SIGNS SIGNAGE SHALL COMPLY WITH CHAPTER 18 OF THE ZONING CODE, WITH THE MAXIMUM SURFACE AREA OF A TEMPORARY OR PERMANENT SIGN SIZE BEING 192 SQUARE FEET.

NO SIGN PERMITS SHALL BE ISSUED FOR ERECTION OF A SIGN WITHIN THE PUD UNTIL A DETAIL SIGN PLAN FOR THE PROPERTY HAS BEEN SUBMITTED TO THE CITY OF COWETA OFFICIAL (WHO HAS AUTHORITY TO ISSUE SIGN PERMITS) AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED PUD DEVELOPMENT STANDARDS.

EACH AND EVERY SIGN WILL BE ARCHITECTURALLY PLEASING AND WELL LANDSCAPED.

3. LIGHTING FLASHING SIGNS, CHANGEABLE COPY SIGNS, RUNNING LIGHT OR TWINKLE SIGNS, ANIMATED SIGNS, REVOLVING OR ROTATING SIGNS WITH MOVEMENT SHALL BE PROHIBITED, EXCEPT AS MAY BE PERMITTED BY THE COWETA ZONING CODE AS PART OF THE APPROVED DETAIL SIGN PLAN.

LIGHTING USED TO ILLUMINATE THE DEVELOPMENT AREA SHALL BE SO ARRANGED AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS AND RESIDENTIAL USES WITHIN THE PUD. NO LIGHT STANDARD OR BUILDING-MOUNTED LIGHT SHALL EXCEED FIVE STORIES IN HEIGHT.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS THERE SHALL BE NO STORAGE OF RECYCLEABLE MATERIALS, TRASH OR SIMILAR MATERIAL OUTSIDE A SCREENED RECEPTACLE. ALL TRASH, MECHANICAL AND EQUIPMENT AREAS, INCLUDING BUILDING MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN FROM A PUBLIC STREET.

5. TOPOGRAPHY, DRAINAGE AND UTILITIES DRAINAGE. ALL STORM WATER DRAINAGE STRUCTURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY OF COWETA ORDINANCES AND REGULATIONS.

A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA SHALL CERTIFY TO THE APPROPRIATE CITY OFFICIAL THAT ALL REQUIRED STORMWATER DRAINAGE STRUCTURES SERVING THE SITE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT ON THAT PROPERTY.

DURING CONSTRUCTION ON THE PROPERTY, THE OWNER WILL PROVIDE ADEQUATE AND REASONABLE EROSION CONTROL, AND, AFTER CONSTRUCTION, THEY WILL PROVIDE AND MAINTAIN VEGETATIVE, LANDSCAPED GROUND COVER SO THAT SOIL DOES NOT ERODE ON OR FROM THE PROPERTY.

6. ACCESS, CIRCULATION AND PARKING ACCESS, TRAFFIC CIRCULATION AND PARKING AREAS ARE DEPICTED ON EXHIBIT F OF THE PUD. SOME OF THE DRIVES AND PARKING AREAS WITHIN THE PUD MAY BE PRIVATELY OWNED AND MAINTAINED. PUBLIC STREETS THROUGH DEVELOPMENT AREA B WILL BE PUBLICLY OWNED AND MAINTAINED. MUTUAL ACCESS BETWEEN AND ACROSS INDIVIDUAL PROPERTIES AND MUTUAL PARKING PRIVILEGES WITHIN THE PUD SHALL BE PROVIDED BY A MUTUAL ACCESS AGREEMENT TO BE RECORDED IN OFFICE OF THE WAGONER COUNTY CLERK BY THE OWNER/DEVELOPER.

PEDESTRIAN ACCESS AND CIRCULATION SHALL BE DEPICTED ON THE DETAILED SITE PLAN DRAWING AND/OR LANDSCAPE PLAN REQUIRED BY THE CITY OF COWETA. AS STATED ABOVE, ALL MUTUAL ACCESS DRIVES IN THE PUD MAY BE PRIVATE DRIVES, WHICH SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY OF COWETA CODES, REGULATIONS AND STANDARDS.

SECTION III. HOME OWNERS ASSOCIATION

A. FORMATION OF HOME OWNERS ASSOCIATION; ADDITIONAL LANDS

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED A HOME OWNERS ASSOCIATION ("HOA") TO GOVERN THE SUBDIVISION TO BE KNOWN AS THE WOODS PROPERTY OWNERS ASSOCIATION. THE HOA SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND BYLAWS PREPARED BY OWNER OR ITS ASSIGNEE, FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION AND ANY ADDITIONS THERETO. OWNER SHALL BE ENTITLED TO APPOINT THE BOARD OF DIRECTORS FOR THE HOA AS PROVIDED IN THE BYLAWS. IT IS CONTEMPLATED THAT ADDITIONAL LANDS/PHASES ADJOINING THE SUBDIVISION, AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES, MAY BE ANNEXED BY THE OWNER (OR ITS ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) TO THE SUBDIVISION AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA, WHICH MAY BE ACCOMPLISHED BY THE OWNER (OR ITS ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) BY FILING A SUPPLEMENTAL DECLARATION HERETO, OR BY NOTING SUCH ANNEXATION ON A SEPARATE DEED OF DEDICATION FOR THE ADDITIONAL LANDS/PHASES TO BE ANNEXED HERETO, OR OTHER INSTRUMENT ADDING SUCH ADDITIONAL LANDS/PHASES TO THE SUBDIVISION AND THE JURISDICTION OF THE HOA, IN WHICH CASE ANY SUCH LANDS/PHASES AND THE SUBSEQUENT OWNERS THEREOF SHALL BE UNDER THE JURISDICTION OF THE HOA AND ALL RULES PERTAINING THERETO.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO ACCEPTS A DEED FOR A LOT IN THE SUBDIVISION AND IS A RECORD OWNER OF THE FEE INTEREST OF A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE HOA AND SUBJECT TO ITS BYLAWS AND RULES. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM OWNERSHIP OF A LOT.

C. ASSESSMENTS

EACH OWNER OF A LOT WITHIN THE SUBDIVISION, EXCEPT OWNER/DECLARANT, BY ACCEPTANCE OF A DEED THEREFOR, IS DEEMED TO COVENANT AND AGREE TO PAY TO

THE HOA CERTAIN ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THESE COVENANTS AND AS AMENDED AND THE BYLAWS OF THE HOA, TO BE EXECUTED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREAS OWNED OR MAINTAINED BY THE HOA AND FOR OTHER PURPOSES WHICH BENEFIT THE SUBDIVISION AND THE OWNERS OF LOTS THEREIN, AND ANY UNPAID SUCH ASSESSMENTS SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. MAINTENANCE OF COMMON AREAS

THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AS DEPICTED ON THE PLAT, OR AS DESCRIBED IN THESE COVENANTS, AND AS AMENDED, WHICH MAY INCLUDE BUT NOT BE LIMITED TO ENTRYWAYS, DRAINAGE, AND DETENTION/RETENTION FACILITIES, PERIMETER FENCING, AND OTHER COMMON AREAS AND RESERVE AREAS AS DEPICTED ON THE PLAT, OR DESCRIBED IN THESE COVENANTS, AND AS AMENDED.

E. LIMITATION ON LIABILITY

THE HOA SHALL BE ENTITLED TO ALL PROTECTIONS AFFORDED UNDER OKLAHOMA'S GENERAL CORPORATION ACT AND ANY OTHER LAWS PROVIDING PROTECTION TO OWNER'S ASSOCIATIONS. NEITHER ANY MEMBER NOR OWNER, NOR THE DIRECTORS AND OFFICERS OF THE HOA SHALL BE PERSONALLY LIABLE FOR DEBTS CONTRACTED FOR OR OTHERWISE INCURRED BY THE HOA OR FOR ANY TORTS COMMITTED BY OR ON BEHALF OF THE HOA OR OTHERWISE. NEITHER THE OWNER, THE HOA, ITS DIRECTORS, OFFICERS, AGENTS OR EMPLOYEES SHALL BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, FOR FAILURE TO INSPECT ANY PREMISES, IMPROVEMENTS OR PORTION THEREOF, OR FOR FAILURE TO REPAIR OR MAINTAIN THE SAME.

SECTION IV. RESTRICTIVE COVENANTS

THE SUBDIVISION (AND EACH LOT SITUATED THEREIN) SHALL BE CONSTRUCTED, DEVELOPED, OCCUPIED AND USED AS FOLLOWS.

A. NO DIVISION OF LOTS

NO LOT MAY BE DIVIDED OR SPLIT.

B. RESIDENTIAL LOTS

ALL LOTS WITHIN THE SUBDIVISION SHALL BE USED, KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE PERMITTED ON EACH LOT. IN ADDITION, ONLY CUSTOMARY AND USUAL NECESSARY STRUCTURES MAY BE CONSTRUCTED ON EACH LOT AS MAY BE PERMITTED BY THE CITY. NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO BUSINESS PURPOSES SHALL BE ERECTED, PLACED, PERMITTED OR MAINTAINED ON ANY LOT. THIS COVENANT SHALL BE CONSTRUED AS PROHIBITING THE ENGAGING IN OR PRACTICE OF ANY COMMERCE, INDUSTRY, BUSINESS, TRADE OR PROFESSION WITHIN THE SUBDIVISION AND/OR WITHIN ANY LOT. THE RESTRICTIONS ON USE HEREIN CONTAINED SHALL BE CUMULATIVE OF AND IN ADDITION TO SUCH RESTRICTIONS ON USAGE AS MAY FROM TIME TO TIME BE APPLICABLE UNDER AND PURSUANT TO THE STATUTES, RULES, REGULATIONS AND ORDINANCES OF THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY OR POLITICAL SUBDIVISION HAVING JURISDICTION OVER THE SUBDIVISION.

C. RESIDENTIAL PURPOSES

BY ACQUISITION OF ANY LOT WITHIN THE SUBDIVISION, EACH OWNER (EXCLUDING BONA FIDE HOME BUILDERS) COVENANTS WITH AND REPRESENTS TO THE DECLARANT AND TO THE ASSOCIATION THAT THE LOT IS BEING SPECIFICALLY ACQUIRED FOR THE SPECIFIC AND SINGULAR PURPOSE OF CONSTRUCTING AND USING A SINGLE FAMILY RESIDENTIAL DWELLING THEREON, OR AS A RESIDENCE FOR SUCH OWNER AND/OR OWNER'S IMMEDIATE FAMILY MEMBERS.

D. SUBMISSION OF PLANS

IN ORDER TO MAINTAIN A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION TWO (2) SETS OF BUILDING AND SITE IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE ("COMMITTEE") FOR ITS APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE COMMITTEE SHALL ACT TO ENFORCE THE REQUIREMENTS OF THESE COVENANTS IN A REASONABLE MANNER. THE COMMITTEE HAS THE AUTHORITY TO MAINTAIN THE ARCHITECTURAL CONFORMITY OF THE SUBDIVISION, AND IN CONSIDERATION THEREOF SHALL DETERMINE THAT THE PROPOSED CONSTRUCTION SHALL NOT DETRACT FROM THE DEVELOPMENT AND SHALL ENHANCE THE PURPOSE OF THE DEVELOPMENT TO PROVIDE A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION. THE COMMITTEE SHALL CONSIDER SUCH MATTERS AS THE PROPOSED SQUARE FOOTAGE, LOCATION, MATERIALS, EXTERIOR STYLE AND LANDSCAPING, ETC. THE COMMITTEE MAY ADOPT RULES OR BYLAWS EXPLAINING THE MECHANICS OF ITS OPERATION AND PROVIDING FOR A TWENTY-ONE (21) DAY MAXIMUM TIME WITHIN WHICH PLANS MUST BE REVIEWED AND APPROVED OR DISAPPROVED AFTER SUBMISSION, AND IF NOT APPROVED OR DISAPPROVED IN THAT PERIOD, THAT THE SAME SHALL BE CONSIDERED AS AUTOMATICALLY APPROVED. THE BOARD MAY ALSO EXERCISE THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD DEEMS IT NECESSARY AND EFFICIENT TO DO SO.

E. ARCHITECTURAL REQUIREMENTS

- EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET.
- NO BUILDING SHALL BE LOCATED CLOSER TO THE STREET THAN THE MINIMUM BUILDING OR SET-BACK LINES SHOWN ON THE RECORDED PLAT.
- ALL RESIDENCES SHALL HAVE ROOF SHINGLES THAT ARE GREY OR BLACK IN COLOR, PREFERABLY WEATHERWOOD. DEVIATION FROM THIS COLOR REQUIRES APPROVAL FROM THE ARC.

F. ADDITIONS TO EXISTING STRUCTURES

ALL ADDITIONS SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE DWELLING ON ANY LOT. ALL ADDITIONS SHALL FALL WITHIN THE BUILDING SET-BACKS ON SAID LOT AND SHALL NOT BE PLACED OVER ANY DRAINAGE OR UTILITY EASEMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO APPLICABLE CITY CODES, RULES AND REGULATIONS. ANY ADDITIONS CONTEMPLATED BY THE HOME OWNER OR LOT OWNER MUST SUBMIT PLANS PRIOR TO CONSTRUCTION TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO AN EXISTING STRUCTURE.

G. GARAGE AND DETACHED STRUCTURES AND STORAGE BUILDINGS

ALL RESIDENCES CONSTRUCTED IN THE SUBDIVISION SHALL HAVE A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES, TO INCLUDE A PRIVATE GARAGE TO ACCOMMODATE A MINIMUM OF ONE (1) AUTOMOBILE AND A PARKING PAD FOR ONE (1) ADDITIONAL AUTOMOBILE. NO CARPORTS ARE ALLOWED ON THE SIDE, REAR OR FRONT YARDS OF ANY LOTS. EACH GARAGE SHALL BE FULLY ENCLOSED AND CONTAIN A FULL-LENGTH OVERHEAD STYLE DOOR. ALL GARAGE DOORS ARE TO BE KEPT CLOSED WHEN NOT ENTERING OR EXITING THE GARAGE. ANY DETACHED STRUCTURE TO BE BUILT ON A LOT, SUCH AS A COVERED ENTERTAINMENT AREA, GUEST HOUSE, POOL HOUSE, STORAGE BUILDING, OR OTHER STRUCTURE, SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE RESIDENTIAL DWELLING. ANY DETACHED STRUCTURE CONTEMPLATED FOR CONSTRUCTION BY ANY HOME OWNER OR LOT OWNER MUST, PRIOR TO CONSTRUCTION, SUBMIT ACCEPTABLE PLANS TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO ANY EXISTING STRUCTURE.

H. TEMPORARY STRUCTURES

NO TRAILER, MOBILE HOME, TENT, CONSTRUCTION SHACK, OR OTHER OUTBUILDING SHALL BE ERECTED ON ANY LOT IN THE SUBDIVISION EXCEPT FOR TEMPORARY USE BY CONSTRUCTION CONTRACTORS FOR A REASONABLE PERIOD OF TIME.

I. FENCES

NO FENCE SHALL BE CONSTRUCTED ON ANY SAID LOT IN THE AREA BETWEEN THE FRONT BUILDING LINE OF ANY DWELLING AND THE FRONT LOT LINE OF ANY SAID LOT. NO FENCE ON A CORNER LOT SHALL BE CONSTRUCTED BEYOND THE SIDE SET-BACK LINE TOWARD THE STREET EXCEPT FOR THE COMMUNITY ENTRY. FURTHER, THE PLACEMENT/LOCATION OF ANY PERIMETER FENCING AROUND THE SUBDIVISION AS INITIALLY INSTALLED BY THE DECLARANT AND/OR ORIGINAL DEVELOPER MAY NOT BE ADJUSTED, RELOCATED OR MOVED WITHOUT THE PRIOR CONSENT OF THE COMMITTEE AND/OR THE BOARD. ANY PRIVACY FENCE SHALL BE CONSTRUCTED SO THAT THE FRAMING SHALL BE TOWARD THE INSIDE OF THE OWNER'S LOT. ALL FENCES MUST BE INSTALLED BY A PROFESSIONAL INSTALLER AND SHALL BE SIX FOOT (6') WOOD PRIVACY FENCING WITH VERTICAL BOARDS (NOT HORIZONTAL) AND NO CHAIN-LINK FENCES, WIRE, HOG WIRE, OR OTHER SIMILAR MATERIALS SHALL BE PERMITTED. PRIOR TO INSTALLATION, THE FENCE DESIGN AND NAME OF THE INSTALLER MUST BE APPROVED BY THE COMMITTEE.

J. MAILBOXES

ALL MAILBOXES SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE TYPE OF CONSTRUCTION SHALL BE CONSISTENT WITH THE DESIGN ESTABLISHED BY THE DEVELOPER. COMMUNITY MAILBOX IS AN APPROVED ALTERNATIVE SUBJECT TO APPROVAL OF THE UNITED STATES POSTAL SERVICE.

K. SIGNS

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN ADVERTISING THE PROPERTY FOR SALE, RESALE OR RENT, OR SIGNS USED BY BUILDER OR AGENT TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALE OF A DWELLING THEREON. IN NO EVENT SHALL ANY SUCH SIGN STAND MORE THAN SEVEN (7) FEET ABOVE GROUND LEVEL, NOR BE MORE THAN FIVE (5) SQUARE FEET IN SIZE, NOR BE LIGHTED AT NIGHT. THESE SIGNAGE RESTRICTIONS AND REQUIREMENTS SHALL NOT APPLY TO DECLARANT.

L. PARKED VEHICLES

ALL VEHICLES PARKED IN THE FRONT OF THE FRONT BUILDING LINE MUST BE PARKED ON THE DRIVEWAY. NO INOPERATIVE VEHICLES OF ANY NATURE SHALL BE PERMITTED TO REMAIN ON ANY LOT OR LOTS FOR A PERIOD IN EXCESS OF ONE (1) DAY. IT IS THE INTENTION OF THE DECLARANT THAT, EXCEPT ON SPECIAL OCCASIONS SUCH AS HOLIDAYS OR EVENTS AT AN OWNER'S RESIDENCE THAT ALL PARKING SHALL BE IN DRIVEWAYS AND NOT ON A STREET OR ON ANY YARD. ACCORDINGLY, NO VEHICLE SHALL BE PARKED ON THE STREET FOR MORE THAN TWO (2) CONSECUTIVE DAYS AND SHALL NOT BE PARKED OVERNIGHT ON A STREET. ANY VIOLATION OF THIS SECTION MAY RESULT IN A TOWING OF THE VEHICLE AT THE OWNER'S EXPENSE PER MUNICIPAL REGULATIONS. NO VEHICLE MAINTENANCE SHALL BE PERFORMED ON THE STREETS OR IN THE FRONT YARDS OR ON PARKING PADS OF ANY LOT.

M. APPEARANCE OF LOT

ALL OWNERS SHALL BE REQUIRED TO KEEP THEIR LOT IN A CLEAN AND SANITARY CONDITION WHETHER OR NOT THEY HAVE CONSTRUCTED A RESIDENCE ON THE LOT. ALL OPEN AREAS ON LOTS SHALL BE KEPT MOVED TO A HEIGHT OF NOT MORE THAN SIX (6) INCHES. NO PLAYGROUNDS, SWING SETS, TRAMPOLINES, SWIMMING POOLS, PICNIC TABLES, OR OTHER SIMILAR EQUIPMENT IS ALLOWED IN THE FRONT YARDS OF ANY LOT. THE BOARD AND COMMITTEE MAY PROMULGATE RULES AND REGULATIONS REGARDING THE MAINTENANCE OF LOTS AND ADEQUATE ENFORCEMENT MECHANISMS IN THE EVENT A LOT IS NOT PROPERLY MAINTAINED. UPON FAILURE OF THE OWNER TO MAINTAIN OR LANDSCAPE THE GROUNDS OF ANY LOT IN ACCORDANCE WITH THE PROVISIONS ABOVE, THE ASSOCIATION MAY, UPON 15 DAYS WRITTEN NOTICE TO THE

OWNER, CAUSE THE GRASS, WEEDS AND VEGETATION TO BE CUT. THE COST OF ANY MAINTENANCE REQUIRED UNDER THIS SECTION AND ANY ENFORCEMENT COSTS SHALL BE ASSESSED TO THE OWNER, AND SHALL CONSTITUTE A LIEN UPON THE LOT, AND MAY BE COLLECTED IN ACCORDANCE WITH SECTION 3.

N. RECREATIONAL VEHICLES AND ACCESSORIES

NO BOATS, TRAILERS, RECREATIONAL VEHICLES, AND VEHICLES USED FOR RECREATIONAL PURPOSES ARE ALLOWED IN THE SUBDIVISION UNLESS THEY WILL FIT ENTIRELY INTO A PRIVATE GARAGE.

O. STORAGE AND CONSTRUCTION MATERIALS

CONSTRUCTION MATERIALS MAY ONLY BE STORED ON A LOT FOR THIRTY (30) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THEREAFTER, CONSTRUCTION IS TO BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME. THE DECLARANT SHALL BE ALLOWED TO STORE MATERIALS ON A LOT IN AN ORDERLY FASHION AS LONG AS MAY BE REASONABLY NECESSARY.

P. GARBAGE/DUMPING

DUMPING IS PROHIBITED IN THE SUBDIVISION. ALL TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS THAT SHALL BE LOCATED AT THE REAR OF EACH RESIDENTIAL UNIT OR ENCLOSED GARAGES AND MUST BE OUT OF SIGHT FROM THE STREET. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

Q. MODEL HOME AND CONSTRUCTION FACILITIES

MODEL HOMES FOR THE PURPOSES OF HOME SALES ARE PERMITTED BY THE DECLARANT. THE GARAGE OF MODEL HOMES MAY BE USED AS SALES OFFICES, ONE TRAILER OR TEMPORARY BUILDING MAY BE LOCATED ON A RESIDENTIAL LOT BY THE DECLARANT AND USED AS A CONSTRUCTION OFFICE UNTIL THE SUBDIVISION REACHES ONE-HUNDRED PERCENT (100%) OCCUPANCY.

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

A. ENFORCEMENT

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY, THE HOA, THE OWNER, AND ANY OWNER OF A LOT, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW, INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN. FAILURE TO DO SO SHALL NOT BE DEEMED A WAIVER OF ANY TERMS HEREOF OR OF THE RIGHT TO SEEK ACTION AGAINST FUTURE NONCOMPLIANCE. REASONABLE REGULATIONS CONCERNING THE PROPERTY AND COMMON AREAS MAY BE MADE AND AMENDED FROM TIME TO TIME BY THE OWNER AND/OR ASSOCIATION. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON IN, UPON, OR AROUND ANY RESIDENCE OR LOT OR IN OR UPON ANY COMMON AREA, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO OTHER OWNERS OR IN ANY WAY INTERFERE WITH THE QUIET ENJOYMENT OF SUCH OWNERS.

B. DURATION

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN THE SUBDIVISION UNTIL JANUARY 1, 2041, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTIONS I. AND II. MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER AND APPROVED BY THE CITY.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. ALTERNATIVELY, THESE COVENANTS MAY BE AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY (60%) OF THE LOTS (SUBJECT TO OWNER CONSENT). 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 COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, _____, AN _____ LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 20____.

TULSA L DEV., LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY _____
[NAME], [TITLE]

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR THE AFORESAID COUNTY AND STATE, DULY COMMISSIONED AND ACTING, APPEARED _____ TO ME PERSONALLY WELL KNOWN AS, OR PROVEN TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING DOCUMENT AND STATED THAT _____ WAS THE [TITLE] OF TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE FOREGOING CONVEYANCE FOR AND ON ITS BEHALF, AND _____ RESPECTIVELY ACKNOWLEDGED TO ME THAT ____ HAD EXECUTED THE SAME FOR THE CONSIDERATION AND PURPOSES THEREIN MENTIONED AND SET FORTH, AND I DO SO CERTIFY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AS SUCH NOTARY PUBLIC AT THE COUNTY AND STATE AFORESAID ON THIS _____ DAY OF _____, 20____.

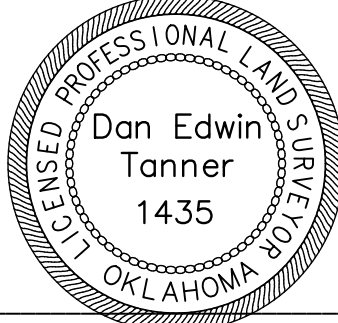
MY COMMISSION EXPIRES _____

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 AS "THE WOODS I", A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER 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 _____ DAY OF _____, 20____.



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

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

The Woods 1

PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF
OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA





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Memorandum

To: Planning Commission
From: Carolyn Back, Community Development Director
Location: 28897 East 141st Street South
Zoning: Residential Single-Family (RS-3)
Re: CLS 20-08 – Minor Subdivision (Lot Split)
Date: 12-21-2020

BACKGROUND

The applicant, Kathy Sloat-Ahlstrom, Realtor for the property owner, Max Cole, has applied for a Minor Subdivision (Lot Split) on the subject property, to split the following tract into Tract 1 and Tract 2.

This tract of land lies within the (RS-3) Residential Single-Family zoning and both tracts of land will meet the minimum yard requirements for the (RS-3) Residential Single-Family District.

Tract 1 will face East 141st Street South.

Tract 2 will have driveway access onto East 141st Street South.

Tract 3 is a proposed 50' right-of-way easement.

A Technical Advisory Committee (TAC) Agenda was sent out on December 04, 2020. City Staff received no comments opposed to the minor subdivision.

Surrounding Tract: N: RS-3 E: RS-3 S: RS-3 W: RS-3

Legal Description:

Original Tract: A TRACT OF LAND SITUATED IN GOVERNMENT LOT 4 (SW/4 SW/4) OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF AND 210 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH ALONG THE WEST LINE A DISTANCE OF 876 FEET TO THE WEST RIGHT-OF-WAY OF THE M.K. & T. RAILROAD; THENCE S29°40'11"E ALONG SAID RIGHT OF WAY A DISTANCE OF 923.9 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE A DISTANCE OF 274.73 FEET TO THE SOUTH SECTION LINE; THENCE WEST ALONG THE SOUTH SECTION LINE A DISTANCE OF 230 FEET; THENCE NORTH 210 FEET; THENCE WEST 210 FEET TO THE POINT OF BEGINNING. CONTAINING 5.86 ACRES, MORE OR LESS.

Tract 1: A TRACT OF LAND SITUATED SW/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA: WITH THE BASIS OF BEARING OF THIS

DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 10/16/2020 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SW CORNER OF SECTION 7, THENCE N1°21'43"W ALONG THE WEST LINE OF SECTION 7 A DISTANCE OF 1086.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE M.K.&T. RAILROAD; THENCE S29°40'11"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 923.9 FEET; THENCE S1°45'10"E A DISTANCE OF 9.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S1°45'10"E A DISTANCE OF 265.33 FEET TO A POINT ON THE SOUTH LINE OF SECTION 7; THENCE S88°54'37"W ALONG THE SOUTH LINE THEREOF A DISTANCE OF 194.38 FEET; THENCE N0°18'40"W A DISTANCE OF 160.56 FEET; THENCE N2°09'00"E A DISTANCE OF 84.29 FEET; THENCE S88°10'35"E A DISTANCE OF 184.74 FEET TO THE POINT OF BEGINNING. CONTAINING 1.18 ACERS, MORE OR LESS.

Tract 2: BEGINNING AT A POINT ON THE WEST LINE OF, AND 210 FEET NORTH OF THE SW CORNER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, THENCE NORTH ALONG THE WEST SECTION LINE, 876 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE M.K.&T., RR; THENCE SE ALONG SAID RIGHT-OF-WAY, 923.9 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST SECTION LINE 274.73 FEET TO THE SOUTH SECTION LINE; THENCE WEST ALONG THE SECTION LINE 230 FEET; THENCE NORTH 210 FEET; THENCE WEST 210 FEET TO THE POINT OF BEGINNING.

LESS A TRACT OF LAND SITUATED SW/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SW CORNER OF SECTION 7, THENCE N1°21'43"W ALONG THE WEST LINE OF SECTION 7 A DISTANCE OF 1086.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE M.K.&T. RAILROAD; THENCE S29°40'11"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 923.9 FEET; THENCE S1°45'10"E A DISTANCE OF 9.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S1°45'10"E A DISTANCE OF 265.33 FEET TO A POINT ON THE SOUTH LINE OF SECTION 7; THENCE S88°54'37"W ALONG THE SOUTH LINE THEREOF A DISTANCE OF 194.38 FEET; THENCE N1°18'40"W A DISTANCE OF 160.56 FEET; THENCE N2°09'00"E A DISTANCE OF 84.29 FEET; THENCE N88°10'35"W A DISTANCE OF 184.74 FEET TO THE POINT OF BEGINNING. CONTAINING 4.65 ACRES, MORE OR LESS.

Tract 3: A STRIP OF LAND SITUATED SW/4 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA: SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SW CORNER OF SECTION 7, THENCE N88°54'37"E ALONG THE SOUTH LINE OF SECTION 7 A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; THENCE N1°21'43"W A DISTANCE OF 50.00 FEET; THENCE N88°54'37"E A DISTANCE OF 230.23 FEET; THENCE S1°45'10"E A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE THEREOF; THENCE S88°54'37"W ALONG

THE SOUTH LINE A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING. 50' RIGHT-OF-WAY EASEMENT:

STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the request of the Minor Subdivision. Staff recommends approval.

ATTACHMENTS

1. Aerial Map
3. Zoning Map

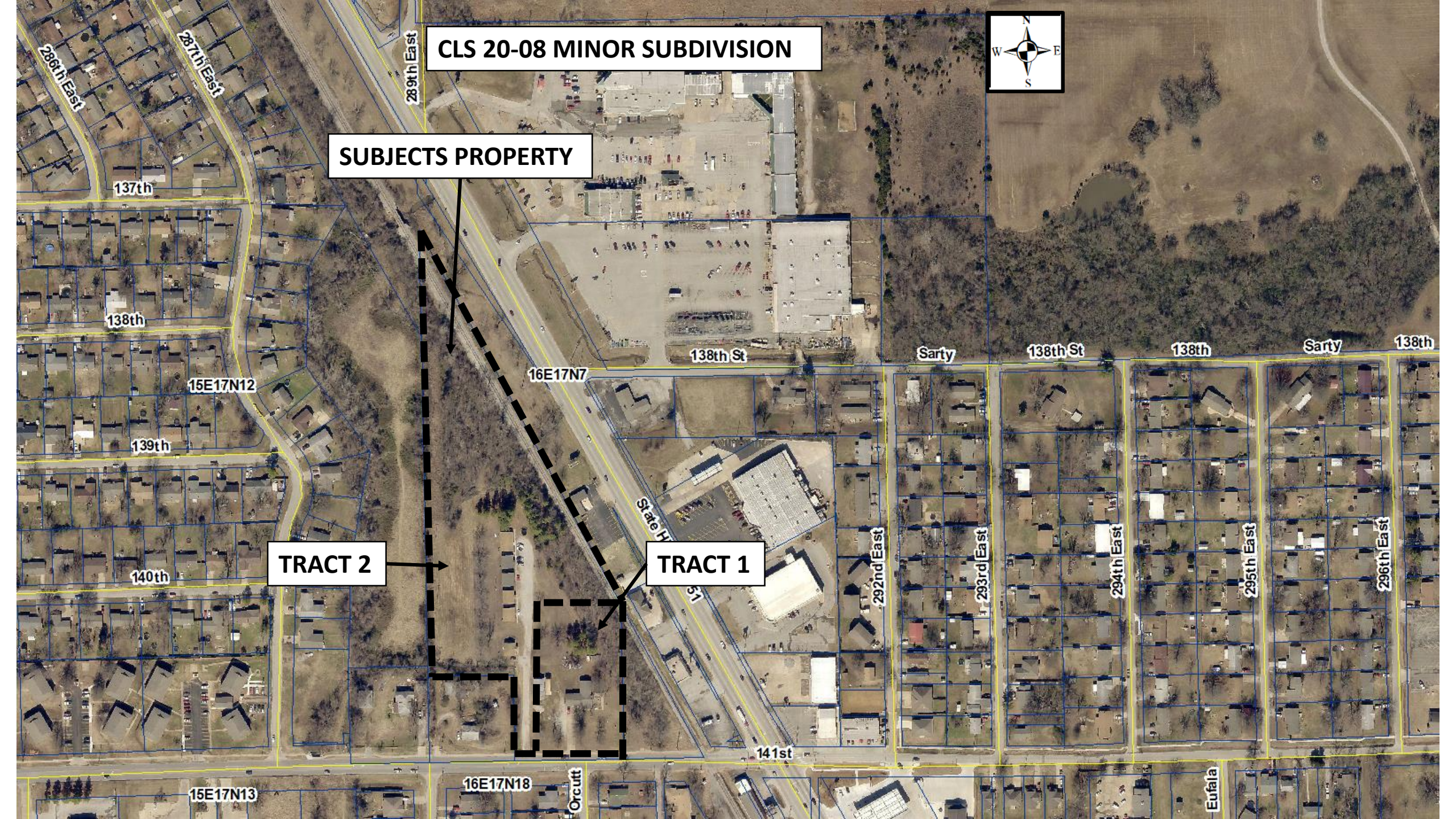
CLS 20-08 MINOR SUBDIVISION



SUBJECTS PROPERTY

TRACT 2

TRACT 1



CLS 20-08 MINOR SUBDIVISION



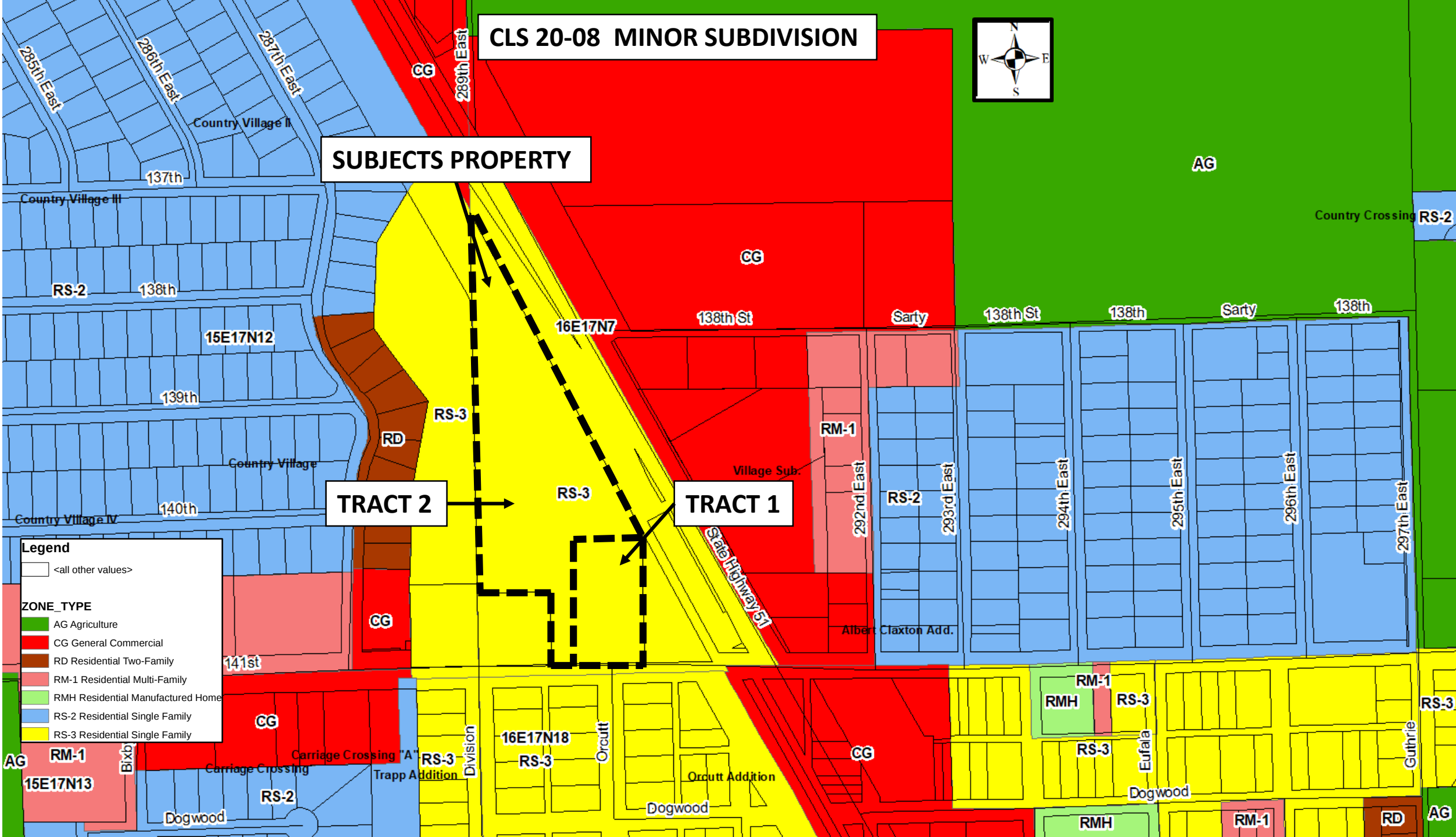
SUBJECTS PROPERTY

TRACT 2

TRACT 1

Legend

	<all other values>
ZONE_TYPE	
	AG Agriculture
	CG General Commercial
	RD Residential Two-Family
	RM-1 Residential Multi-Family
	RMH Residential Manufactured Home
	RS-2 Residential Single Family
	RS-3 Residential Single Family





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Memorandum

To: Planning Commission
From: Carolyn Back, Community Development Director
Location: 25705 East State Highway 51
Zoning: Commercial General (CG) and Residential Multi-Family (RM-1)
Re: Case Number: CZ 20-13 for PUD-C 20-03
Date: 12-21-2020

BACKGROUND

The applicant, Boatmen Holdings, LLC, is seeking a Planned Unit Development (“PUD”) PUD-C 20-03. The property is approximately .78 acres +/- in Coweta, Oklahoma located in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The current zoning for the property is Commercial General (CG).

The applicant has submitted a PUD (PUD-C 20-03) application for Midway Boxyard, located on the northeast corner of South 257th East Avenue and East State Highway 51 in Coweta, Oklahoma. The Planned Unit Development proposes the zoning of Commercial General (CG) and RM-1 Multi-Family Residential Mix-Use, that will allow for both uses to operate on the same property.

The overall site is approximately .78 acres and will be developed in phases, with storage containers that will be used for the Commercial Mixed-Use Development. The Exterior of the storage boxes will be painted in matte blue on all visible faces both front and back including sides that face streets.

The purpose of this Planned Unit Development document is to provide appropriate Development Standards for the overall mix of uses to ensure compatibility within the PUD and surrounding properties.

The land use categories within this PUD are commercial and multi-family residential with a maximum of two (2) multi-family units allowed. All development will go through a site plan submittal and review process with City staff.

Staff finds this request to be in accordance with and meets the objectives of the PUD, City of Coweta Comprehensive Plan, and the Proposed Land Use 2020-2030 Map.

STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the request to the Coweta City Council to establish a Planned Unit Development (“PUD”) PUD-C 20-03. Staff recommends approval.

ATTACHMENTS

1. PUD-C 20-03 2. Aerial View Map 3. Zoning Map

**Planned Unit Development
for
Midway Boxyard**

PUD-C 20-03

**Coweta, Oklahoma in Wagoner County
December 21, 2020**

Prepared by:
Stephen Garcille
8165 E. 31st St.
Tulsa, OK 74145

Prepared for:
Boatmen Holdings
8833 S. 264th E. Ave.
Broken Arrow, OK 74014

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SECTION 1: GENERAL INFORMATION

1.1 INTRODUCTION

The Midway Boxyard is located on the northeast corner of State Highway 51 and South 257th East Avenue in Coweta, Oklahoma.

The overall site is approximately .78 acres and will be developed in phases. The purpose of this Planned Unit Development (PUD) document is to provide appropriate Development Standards for the overall mix of uses to ensure compatibility within the PUD and with surrounding properties.

The land use categories within this PUD are commercial and multi-family. All commercial development will comply with the City of Coweta Zoning Ordinance and will go through a site plan submittal and review process with City staff.

1.2 OWNER/DEVELOPER INFORMATION

Boatmen Holdings
8165 E. 31st St.
Tulsa, OK 74145
918.938.1931

1.3 SITE AND SURROUNDING AREA

The property is currently an undeveloped site. The overall site is bordered by the following uses and/or streets:

North – Land with Single-Family Mobile Home
Zoning: Coweta - RS-1

East – Land with Single-Family Home and a Commercial Shop
Zoning: Coweta – RS-1

South –State Highway 51 and New Home Free Will Baptist Church
Zoning: Coweta – RS-1

West – South 257th East Ave
Zoning: Coweta – RS-1

Being located on the corner of State Highway 51 and South 257th East Ave (Midway Road), there are several commercial uses, or properties that were used for commercial businesses, ranging from hair salon to outdoor recreational vehicle (RV) storage and repair along with other auto oriented businesses to include: used auto sales and auto repair.

SECTION 2: PHYSICAL CHARACTERISTICS

The entire site is undeveloped, and the western edge is constrained by a RWD #4 water easement and Midway Rd (E 257th). The southern edge of the site is bounded by HWY 51 and the eastern edge of the site is bounded by the approximately one-acre tract with

a house and commercial use shop. The northern portion of the site is constrained by the approximately one-acre tract with the mobile home.

SECTION 3: DEVELOPMENT CONCEPT

The intent of this PUD is to create a regulatory document which acknowledges the mix of uses as depicted on the overall Site Plan.

These allowed uses within this PUD are derived from the current City of Coweta Zoning Ordinance and are defined as follows:

Commercial

The City of Coweta Zoning Ordinance currently defines the Commercial General (CG) Zoning District as follows: *This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as a special exception subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.*

The development standards for this PUD are located in Section 5: Development Standards.

3.1 EXISTING SITE

Legal Description Overall (PUD Development Area)

Beginning at a point 1520.81 feet South of NW corner of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State Of Oklahoma, According To The U.S. Government Survey Thereof; Thence N 89°55'10" E 212.97 feet to a point; Thence S 0°04'50" E 118.00 feet to a point; Thence S 21°46'10" W 90.46 feet to a point; Thence N 61°02'20" W 205.25 feet to a point; Thence due North 102.32 feet to the Point of Beginning.

The overall site is approximately .78 acres

3.2 PROPOSED SITE

The proposed commercial development will comply with the City of Coweta Zoning Code for the CG (Commercial General) District, and Residential unless otherwise specified within this PUD. All development will go through a building permitting process.

SECTION 4: UTILITIES AND INFRASTRUCTURE

4.1 VEHICULAR AND PEDESTRIAN ACCESS

Commercial access will be off of both State Highway 51 and Midway Rd (257th). Access will be limited to passenger vehicles and box trucks and prohibit use by semi-truck traffic.

4.2 SANITARY SEWER

Sanitary sewer is not available to this parcel at current time. There is an aerobic septic tank on the NE corner of the property that will serve the needs of the commercial as well as any future residential.

4.3 WATER

There is an 18" Rural Water District #4 water line on the west side of the property that is in an easement. There is a water meter on the southeast corner of the property that will service the retail as well as future residential. The development will tap and connect to the aforementioned public lines.

4.4 GAS, ELECTRIC, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development. All necessary easements to serve the buildings shall be provided as required.

4.5 STORMWATER DRAINAGE

The previous square footage of buildings on the property was approximately 7200. The proposed total square footage of buildings will be approximately 5900. There is a ditch on the western edge of the property along Midway Rd. that will not be changed as part of this project.

4.6 REFUSE AND RECYCLING

Refuse services will be provided by the City of Coweta. Recycling will be handled through the MET.

SECTION 5: DEVELOPMENT STANDARDS

The property shall be developed in accordance with the City of Coweta Zoning Ordinance for the Multi-family and Commercial Development Areas and the use and development regulations of this PUD, except as noted herein:

5.1 PERMITTED USES:

Current and/or future, Multi-Family (RM-1), and Commercial General (CG) uses of the property shall be allowed, except as noted in Section 5.2 below.

Up to two (2) upper level apartments are allowed within this PUD. Building Permits and Tenant Improvements shall be submitted for review and approval by City staff at time of permitting.

On-site container self-storage is an allowed business within this PUD. The self-storage use should decrease as the commercial tenant retail use demand increases. Building Permits and Tenant Improvements shall be submitted for review and approval by City staff at time of permitting.

5.2 NON-PERMITTED USES:

The Non-Permitted uses shall be per the City of Coweta Zoning Ordinance for the RM-1 and CG zoning districts.

5.3 BULK AND AREA REQUIREMENTS

Please refer to the City of Coweta Zoning Ordinance for the Residential Multi-Family (RM-1) and Commercial General (CG) Bulk and Area Requirements, unless specified below:

- Maximum Building Height – 35 ft (Not exceed two and a half (2.5) stories)
- Front Building Setback - 20 ft
- Side and Rear Yard Setbacks - 0 ft

5.4 ARCHITECTURAL REGULATIONS

Exterior Finishes of storage boxes with be painted in matching matte blue on all visible faces that are in the public view.

Please reference:

Section 6: Conceptual Site Plan and 3D Building Elevations – Exhibit A

5.5 SITE PLAN

A conceptual site plan is being submitted with this PUD.

Commercial Site Plans, Building Permits, and Tenant Improvements shall be submitted for review and approval by City staff at time of permitting.

5.6 LANDSCAPING AND SCREENING REGULATIONS

A landscaping plan shall be submitted to the City of Coweta for review and approval by City staff at time of permitting.

The approved landscaping shall be provided per the approved plans and maintained in accordance with the approved plans.

Please reference:

Section 6: Conceptual Site Plan and 3D Building Elevations – Exhibit A

5.7 LIGHTING REGULATIONS

The site lighting utilized in this PUD shall be shielded and directed away from any adjacent properties in existence at the adoption of the PUD. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams. The site lighting in this PUD shall be in accordance with City of Coweta Zoning Code.

5.8 DUMPSTER REGULATIONS

Dumpster shall be located between 2 containers on the Southeast side of the development and be shielded in the rear by a fence that matches the containers and close in the front to maintain a uniform look between containers.

5.9 STREET AND ACCESS REGULATIONS

Commercial access will be off of Hwy 51 and Midway Rd.

All access points shall be submitted for review and approval by City staff at time of permitting.

5.10 PARKING REGULATIONS

There will be 6 parking spaces for each of the 2 commercial tenants with one shared handicapped parking space with room for a wheelchair lift. There will be open parking in front of storage containers as well. The future apartments will have one dedicated parking space per unit.

5.11 SIGNAGE

All signage must go through a sign permit application review and approval process with the City of Coweta and meet current zoning code requirements unless otherwise specified below.

Commercial Development Identification Signage Allowed

One (1) painted sign, name of the development, solid block letters, approximately 6' tall and 35' in length totaling approximately 210 square feet is allowed on container facing State Highway 51.

One (1) painted sign, name of the development, solid block letters, approximately 6' tall and 35' in length totaling approximately 210 square feet is allowed on container facing Midway Road (South 257th East Ave).

These signs will be lit from the ground up and the light beams will be shielded from view by passing automobiles and light fixtures will be shielded from sight by landscaping.

Tenant Identification Signage Allowed

One (1) sign per tenant space, 16 square feet maximum. These signs will be situated above the doors on each retail tenant space and shall only be visible from the interior parking lot.

Tenant Kiosk Monument Sign Allowed

One (1) tenant kiosk monument sign may be allowed; however, the sign must meet current zoning setback and height requirements within the current City of Coweta zoning code.

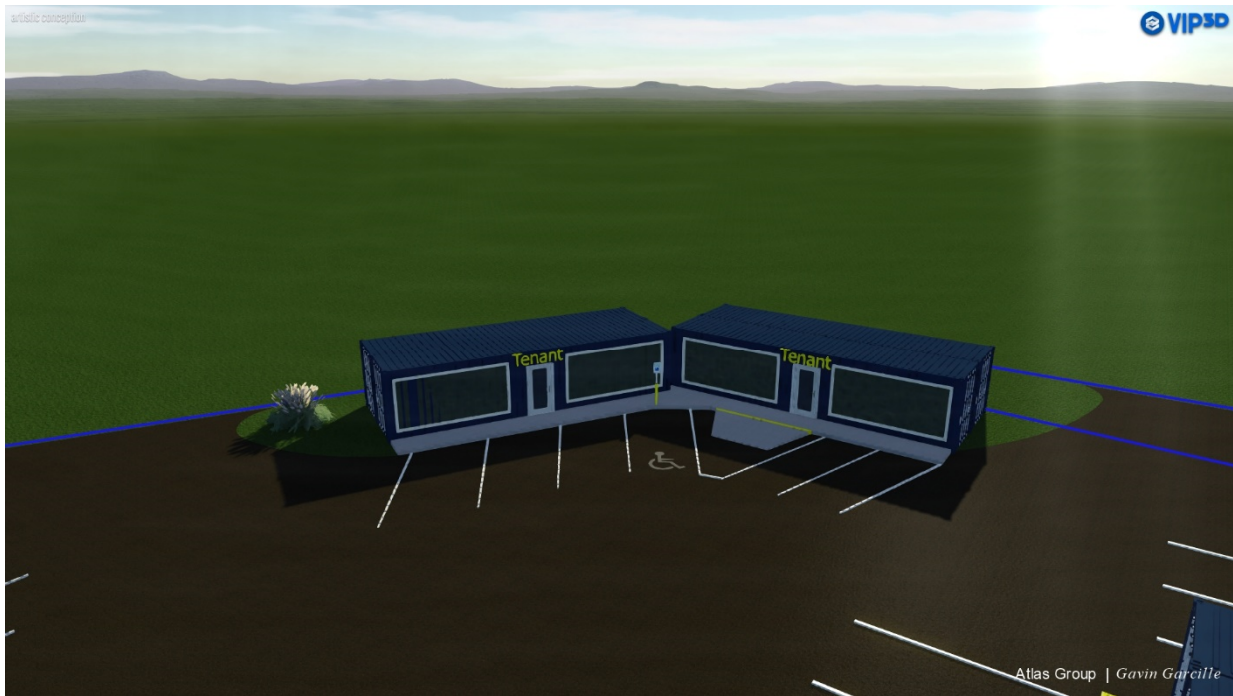
SECTION 6: EXHIBITS

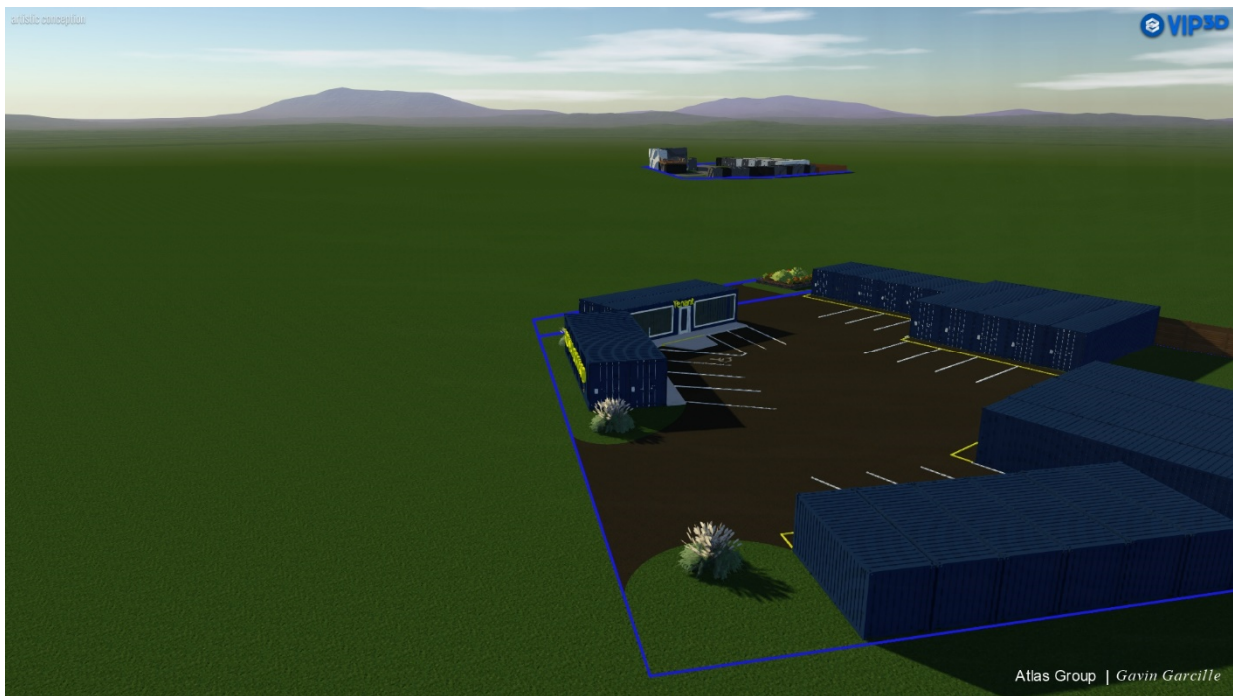
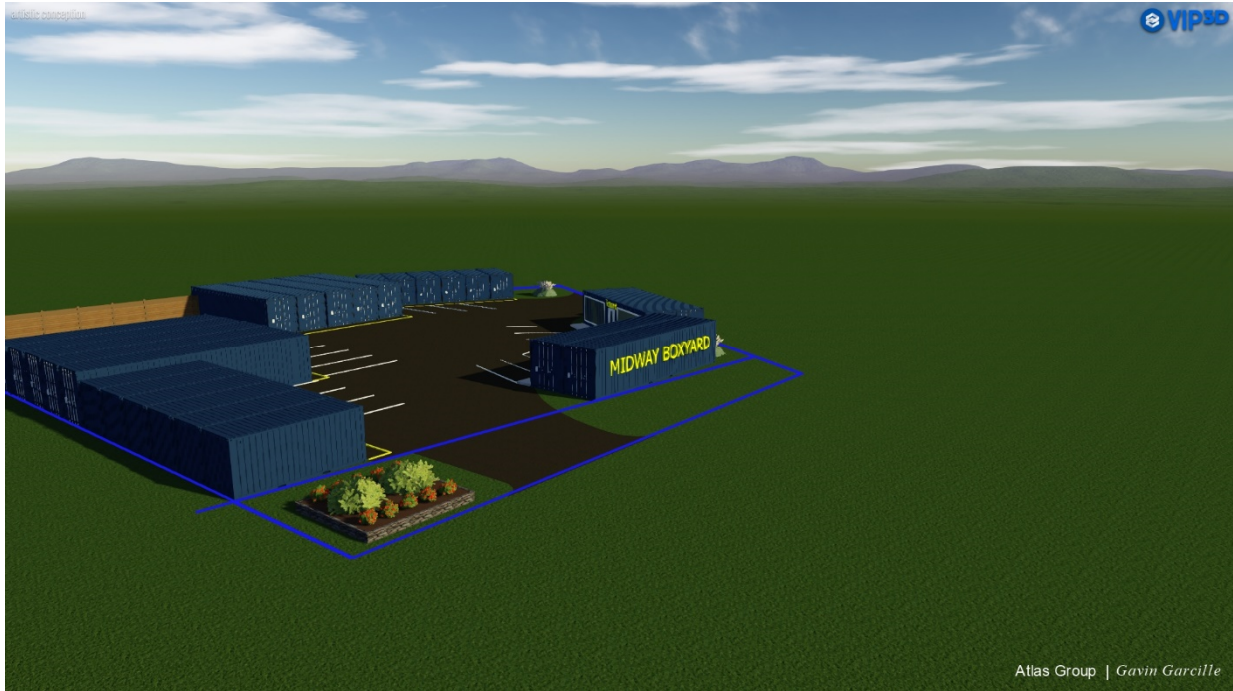
(Please refer to following pages for exhibits.)

EXHIBIT A

CONCEPTUAL SITE PLAN CONCEPTUAL SITE SIGNAGE CONCEPTUAL LANDSCAPING CONCEPTUAL PARKING LAYOUT CONCEPTUAL 3D BUILDING ELEVATIONS







PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-C 20-03



SUBJECT PROPERTY



State Highway 51

15E18N27

15E18N26

105th

257th East

107th

105th

260th East

260th East

104th

105th

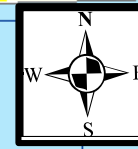
263rd East

264th East

264th East

PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-C 20-03

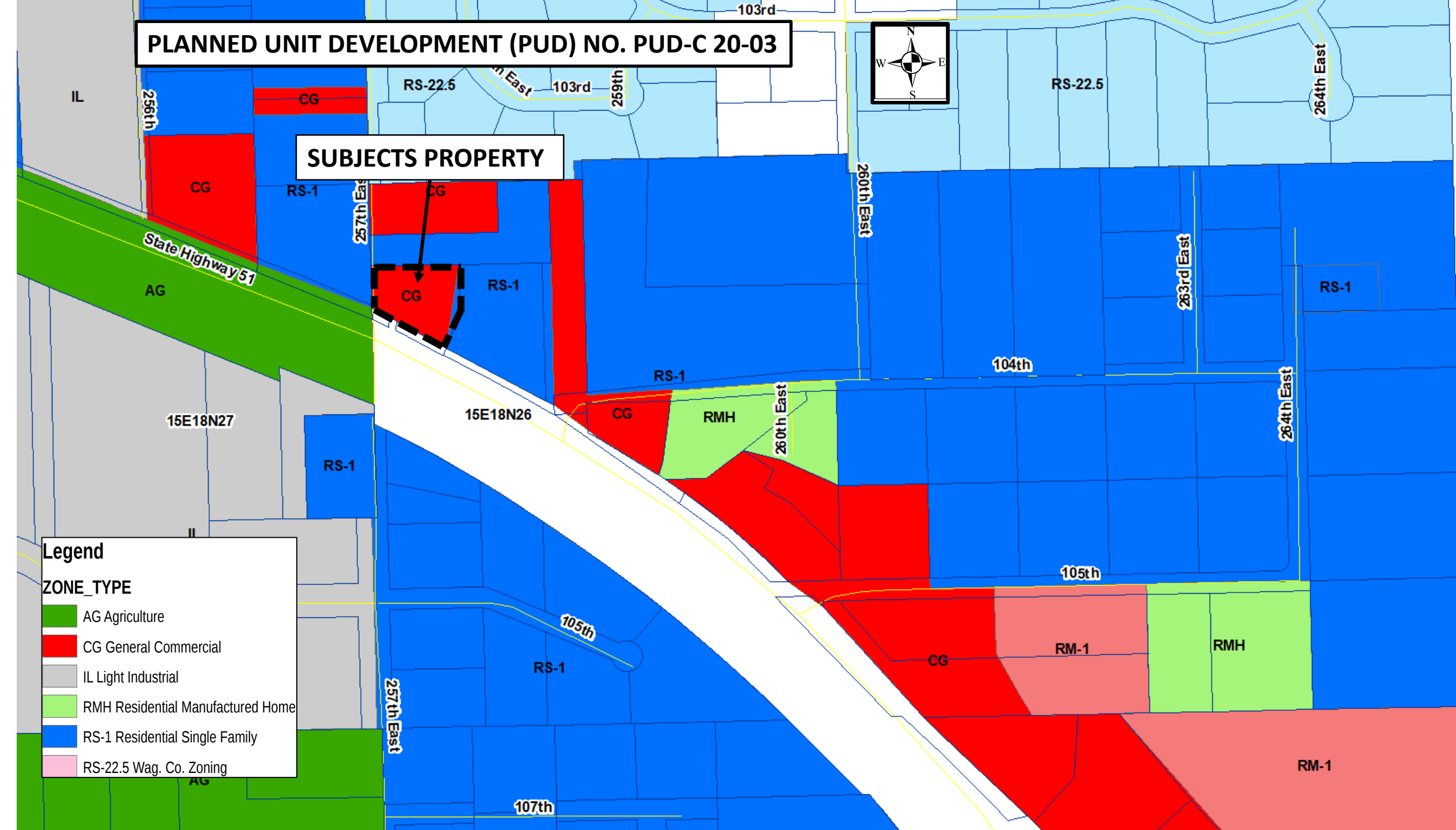
SUBJECTS PROPERTY



Legend

ZONE_TYPE

- AG Agriculture
- CG General Commercial
- IL Light Industrial
- RMH Residential Manufactured Home
- RS-1 Residential Single Family
- RS-22.5 Wag. Co. Zoning





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Memorandum

To: Planning Commission
From: Carolyn Back, Community Development Director
Re: CZ 20-14 Rezone
Location: 421 E Sycamore St
Zoning: General Commercial (CG)
Date: 12-21-2020

BACKGROUND

Applicant is seeking to rezone property from General Commercial (CG) to Residential Single-Family (RS-3). The applicant is wanting to Deed the property to a family member. This rezoning would allow for the construction of a new residential single-family dwelling. The property is located at 421 East Sycamore Street, in Section 18, Township 17 North, Range 16 East, more particularly described as follows:

Property Legal Description: Lots 23, 24, 25, and 26, Block 47, Less that part of Lots 25 and 26 described as; Beginning at the Northeast corner of Lot 26, Thence West 30 feet, Thence South 40 feet, Thence East 30 feet, Thence North 40 feet to the Point of Beginning, New Coweta, Wagoner County, State of Oklahoma, according to the recorded plat thereof.

A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

Staff finds this rezone request not to be in accordance with the City of Coweta Comprehensive Plan Proposed Land Use and City Limits 2020, 2025, and 2030 maps. Should the Planning Commission make a recommendation of approval, a revision to the current 2020, 2025, and 2030 City of Coweta Comprehensive Plan Proposed Land Use and City Limits Map will be required, from Commercial Medium to Residential Medium.

STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council. Staff recommends approval with appropriate map amendments as directed by Planning Commission.

ATTACHMENTS

1. Aerial View Map
2. Zoning Map

CZ 20-14 REZONE FROM CG GENERAL COMMERCIAL TO RS-3 RESIDENTIAL SINGLE FAMILY



Chestnut

State Highway 51

SUBJECTS PROPERTY

ONG-ONEOK, INC

16E17N18

Guthrie

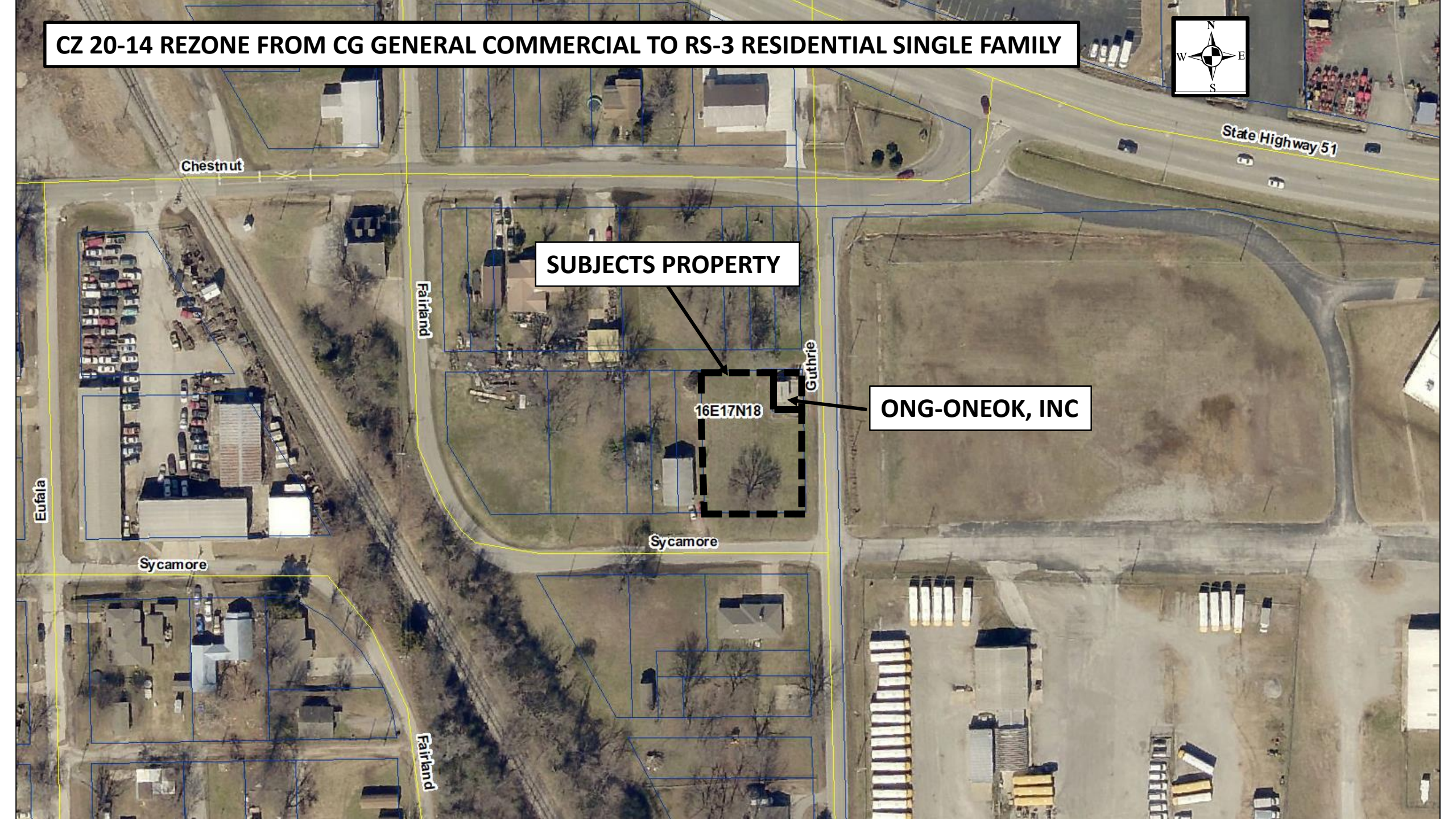
Sycamore

Eufala

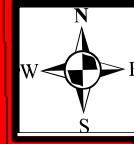
Sycamore

Fairland

Fairland



**CZ 20-14 REZONE FROM CG GENERAL COMMERCIAL
TO RS-3 RESIDENTIAL SINGLE FAMILY**



SUBJECTS PROPERTY

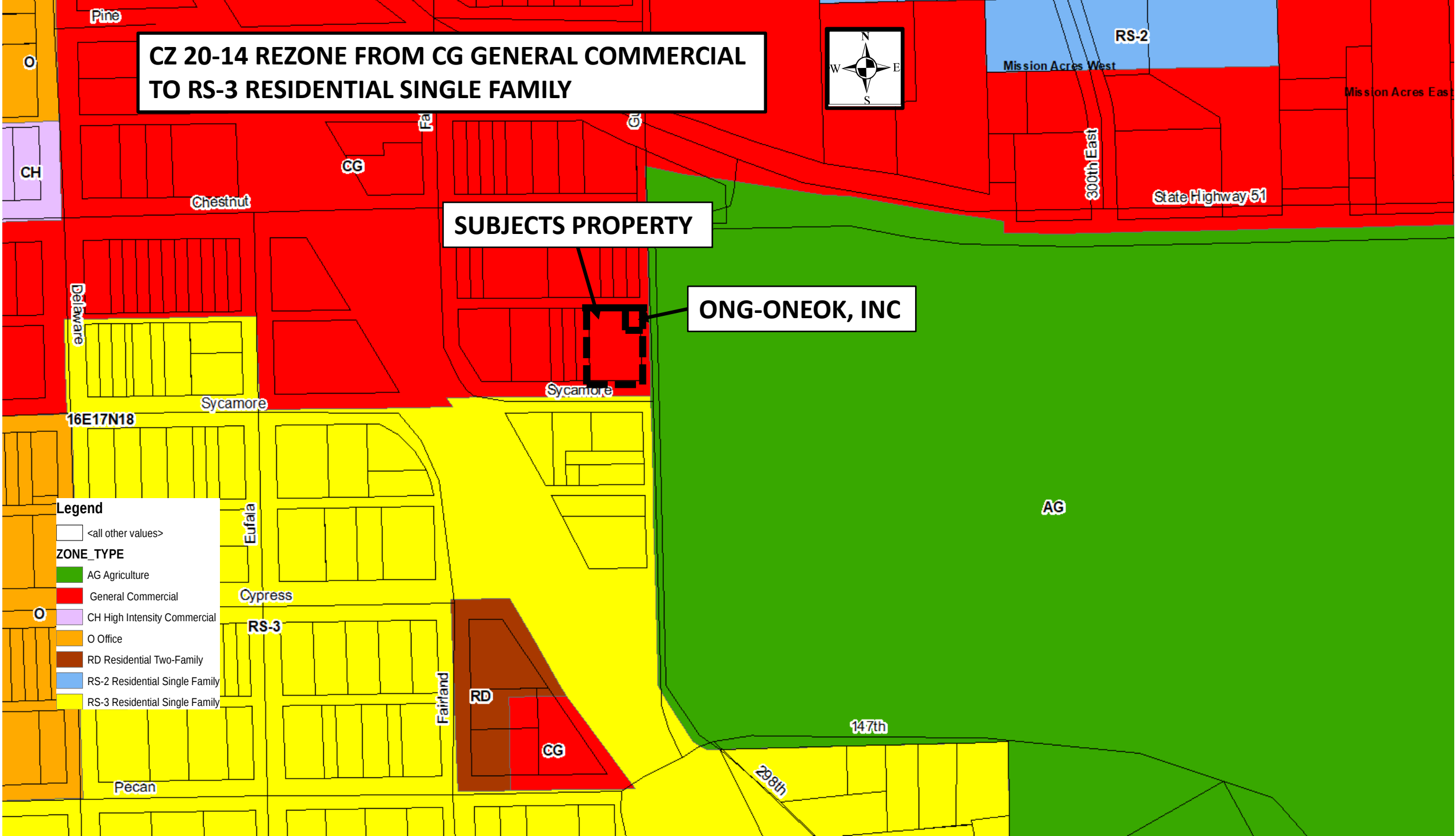
ONG-ONEOK, INC

Legend

<all other values>

ZONE_TYPE

- AG Agriculture
- General Commercial
- CH High Intensity Commercial
- O Office
- RD Residential Two-Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family





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Memorandum

To: Planning Commission
From: Carolyn Back, Community Development Director
Re: Preliminary Plat, The Woods I
Date: 12-21-2020

BACKGROUND

Discussion and possible action, including approval, approval with conditions, or denial of a Preliminary Plat request by Tanner Consulting, LLC, Surveyor/Engineer for Tulsa L. Dev., LLC, Owner/Developer.

The Preliminary Plat, The Woods I, a subdivision of approximately 53.601 acres, more or less, with 106 lots is located in Section 36, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Part of Planned Unit Development PUD No. R 13-02, with RS-2 Residential Single-Family and RM-1 Residential Multi-Family zoning.

Utilities/Site Area: The subdivision is to be served by Wagoner County Rural Water District No. 5 and/or City of Coweta Water and City of Coweta Sanitary Sewer. Windstream, ONG, AEP/PSO and Cox have all been notified and a “No Meet” Technical Advisory Committee meeting was held on December 12, 2020.

TAC Comments Received:

Front Yard easement setbacks:

ONG requested all 15-ft utility easements be increased to 20-ft utility easements.

Engineering Review:

WDB Engineering letter dated November 30, 2020 – Focused on items needed for future construction plans, not pertaining to this phase of Preliminary Plat approval.

STAFF RECOMMENDATION

The Planning Commission may approve, approve with conditions, or deny the preliminary plat. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the preliminary plat is denied, the reasons for that action shall be stated.

Staff recommends approval of The Woods I Preliminary Plat with the following conditions:

1. The developer meet the comments from the Technical Advisory Committee.
2. No earth work, roadwork and/or utility work shall begin until the city has received the Private Funded Public Infrastructure (PFPI) legal documents.
3. No roadwork and/or utility work shall begin until the city has received maintenance and performance bonds for sanitary sewer, water mains, storm sewer, roads, and any additional infrastructure to be constructed along with ODEQ approval.

The City Inspector will perform daily inspections, as needed, when construction starts on the infrastructure being constructed.

ATTACHMENTS

1. Preliminary Plat – The Woods I
2. The Woods I Preliminary Plan Site (Boundary) Plan

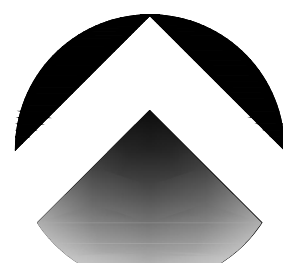
R 15 E

Preliminary Plat

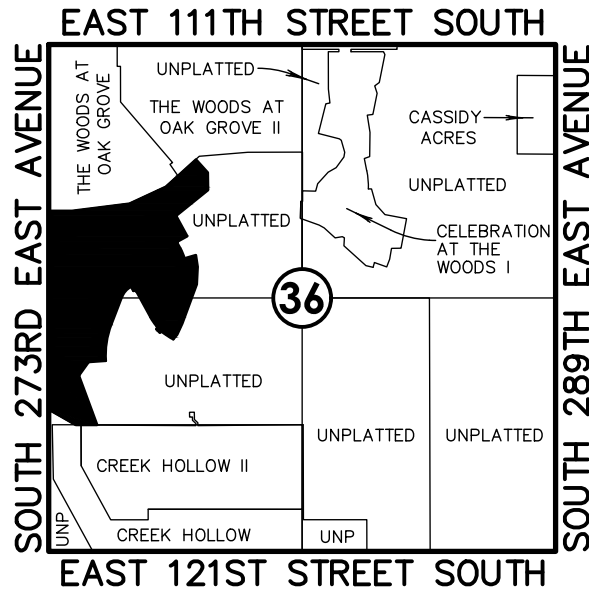
PUD-R 13-02

The Woods 1

PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF
OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



NORTH
Scale: 1"= 100'
Tanner Consulting



Location Map
Scale: 1"= 2000'



SUBDIVISION CONTAINS:

ONE HUNDRED AND SIX (106) LOTS
IN FIVE (5) BLOCKS
WITH ONE (1) RESERVES

GROSS SUBDIVISION AREA: 53.601 ACRES

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

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

OWNER:
Tulsa L Dev., LLC

P.O. Box 10560
Fayetteville, AR 72703
Phone: (479) 301-6639

Notes:

- 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.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - FOUND BRASS CAP STEM AT THE NORTHWEST CORNER OF SECTION 36;
 - FOUND BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°19'23" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF COWETA AND WERE 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.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 116TH STREET SOUTH BY BEING A PUBLIC STREET

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
A	117.24'	535.00'	12°33'21"	S23°43'19"E	117.01'
B	128.36'	560.00'	13°07'59"	N57°53'53"W	128.08'
C	37.13'	25.00'	85°05'49"	S86°07'12"W	33.81'
D	37.13'	25.00'	85°05'49"	N1°01'23"E	33.81'
E	112.65'	560.00'	11°31'32"	N35°45'46"W	112.46'
F	39.27'	25.00'	90°00'00"	N75°00'00"W	35.36'
G	140.29'	200.00'	40°11'24"	S39°54'18"W	137.43'
H	384.31'	875.00'	25°09'53"	N7°13'40"E	381.22'

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
1	272.90'	325.00'	48°06'37"	N67°16'04"W	264.95'
2	283.63'	265.00'	61°19'23"	N60°39'41"W	270.28'
3	35.59'	25.00'	81°33'25"	N83°59'28"W	32.66'
4	37.28'	25.00'	85°26'56"	N12°43'28"E	33.92'
5	39.27'	25.00'	90°00'00"	N15°00'00"E	35.36'
6	41.91'	25.00'	96°02'32"	N88°24'27"W	37.17'
7	41.91'	25.00'	96°02'32"	N4°26'59"W	37.17'
8	338.24'	500.00'	38°45'34"	N71°51'02"W	331.83'
9	128.90'	300.00'	24°37'09"	N31°15'43"E	127.92'
10	107.42'	250.00'	24°37'09"	N31°15'43"E	106.60'
11	39.27'	25.00'	90°00'00"	N26°02'51"W	35.36'
12	21.03'	25.00'	48°11'23"	N84°51'27"E	20.41'
13	241.19'	50.00'	276°22'46"	N18°57'09"E	66.67'
14	21.03'	25.00'	48°11'23"	N46°57'10"W	20.41'
15	39.27'	25.00'	90°00'00"	N63°57'09"E	35.36'
16	457.09'	535.00'	48°57'09"	N5°31'26"W	443.32'
17	308.09'	485.00'	36°23'47"	N0°45'15"E	302.94'
18	44.75'	25.00'	102°33'21"	N68°43'19"W	39.01'
19	88.29'	225.00'	22°28'55"	N71°14'28"E	87.72'
20	68.67'	175.00'	22°28'55"	N71°14'28"E	68.23'
21	21.03'	25.00'	48°11'23"	N35°52'52"E	20.41'
22	152.77'	50.00'	175°03'34"	N80°39'36"W	99.91'
23	16.09'	25.00'	36°52'12"	N11°33'54"W	15.81'
24	39.27'	25.00'	90°00'00"	N75°00'00"W	35.36'
25	16.09'	25.00'	36°52'12"	N48°26'06"W	15.81'
26	152.84'	50.00'	175°08'13"	N20°41'55"E	99.91'
27	20.45'	25.00'	46°51'28"	N84°50'18"E	19.88'
28	96.46'	225.00'	24°33'49"	N73°41'29"E	95.72'
29	79.33'	175.00'	25°58'23"	N72°59'12"E	78.65'
30	102.00'	225.00'	25°58'23"	N72°59'12"E	101.13'
31	58.90'	175.00'	19°17'04"	N39°38'32"W	58.62'
32	177.23'	125.00'	81°14'15"	N70°37'08"W	162.76'
33	32.95'	25.00'	75°31'21"	N11°31'23"W	30.62'
35	71.99'	125.00'	32°59'54"	N42°44'14"E	71.00'
37	100.79'	175.00'	32°59'54"	N42°44'14"E	99.40'
38	32.95'	25.00'	75°31'21"	N63°59'58"E	30.62'
39	241.17'	50.00'	276°21'24"	N45°33'24"W	66.68'
40	21.57'	25.00'	49°26'02"	N20°58'55"E	20.91'
41	307.16'	1300.00'	13°32'15"	N52°28'04"E	306.44'
42	100.79'	175.00'	32°59'54"	N85°15'41"E	99.40'
43	73.46'	1300.00'	48°11'23"	N30°22'52"E	73.45'
44	76.28'	1350.00'	3°14'15"	N70°22'52"E	76.27'
45	95.12'	325.00'	16°46'11"	N63°36'55"E	94.78'
46	79.44'	275.00'	16°33'04"	N63°43'28"E	79.16'

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- GOV'T GOVERNMENT
- 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 (SEE NOTE 2)

DATE OF PREPARATION: December 10, 2020

The Woods 1
SHEET 1 OF 3

Preliminary Plat
PUD-R 13-02

The Woods 1

PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" AND/OR "DECLARANT," IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, COUNTY OF WAGONER, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4; THENCE SOUTH 1°19'23" EAST AND ALONG THE WEST LINE OF THE NW/4, FOR A DISTANCE OF 1731.01 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF "THE WOODS AT OAK GROVE," A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK PL4 AT PAGE 392, COUNTY OF WAGONER RECORDS, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID "THE WOODS AT OAK GROVE" SUBDIVISION FOR THE FOLLOWING FOUR (4) COURSES: NORTH 88°40'57" EAST FOR A DISTANCE OF 237.20 FEET; THENCE NORTH 81°30'40" EAST FOR A DISTANCE OF 601.95 FEET; THENCE NORTH 63°51'36" EAST FOR A DISTANCE OF 417.63 FEET; THENCE NORTH 46°34'40" EAST FOR A DISTANCE OF 170.04 FEET TO THE MOST SOUTHERN SOUTHEAST CORNER OF "THE WOODS AT OAK GROVE II," A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1334 AT PAGE 888, WAGONER COUNTY RECORDS; THENCE NORTH 46°34'38" EAST AND ALONG THE SOUTH LINE OF SAID "THE WOODS AT OAK GROVE II" SUBDIVISION, FOR A DISTANCE OF 253.75 FEET;

THENCE SOUTH 43°25'22" EAST FOR A DISTANCE OF 182.51 FEET; THENCE SOUTH 2°01'50" EAST FOR A DISTANCE OF 181.85 FEET; THENCE SOUTH 49°48'29" WEST FOR A DISTANCE OF 427.08 FEET; THENCE SOUTH 30°00'00" EAST FOR A DISTANCE OF 242.27 FEET; THENCE SOUTH 60°00'00" WEST FOR A DISTANCE OF 125.00 FEET; THENCE SOUTH 30°00'00" EAST FOR A DISTANCE OF 73.11 FEET TO A POINT OF CURVATURE; THENCE ALONG A 535.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°33'21", A CHORD BEARING AND DISTANCE OF SOUTH 23°43'19" EAST FOR 117.01 FEET, FOR AN ARC DISTANCE OF 117.24 FEET; THENCE NORTH 72°33'21" EAST FOR A DISTANCE OF 125.00 FEET; THENCE SOUTH 9°45'59" EAST FOR A DISTANCE OF 122.82 FEET; THENCE SOUTH 1°32'39" WEST FOR A DISTANCE OF 182.93 FEET; THENCE SOUTH 18°57'09" WEST FOR A DISTANCE OF 434.94 FEET; THENCE SOUTH 23°18'26" WEST FOR A DISTANCE OF 127.25 FEET; THENCE SOUTH 38°50'42" WEST FOR A DISTANCE OF 61.86 FEET; THENCE NORTHWESTERLY ALONG A 560.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 64°27'53" WEST, A CENTRAL ANGLE OF 13°07'59", A CHORD BEARING AND DISTANCE OF NORTH 57°53'53" WEST FOR 128.08 FEET, FOR AN ARC DISTANCE OF 128.36 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 85°05'49", A CHORD BEARING AND DISTANCE OF SOUTH 86°07'12" WEST FOR 33.81 FEET, FOR AN ARC DISTANCE OF 37.13 FEET; THENCE NORTH 46°25'49" WEST FOR A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 43°34'17" EAST, A CENTRAL ANGLE OF 85°05'49", A CHORD BEARING AND DISTANCE OF NORTH 1°01'23" EAST FOR 33.81 FEET, FOR AN ARC DISTANCE OF 37.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 560.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°31'32", A CHORD BEARING AND DISTANCE OF NORTH 35°45'46" WEST FOR 112.46 FEET, FOR AN ARC DISTANCE OF 112.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 30°00'00" WEST FOR A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 75°00'00" WEST FOR 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET;

THENCE NORTH 30°00'00" WEST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 60°00'00" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°11'24", A CHORD BEARING AND DISTANCE OF SOUTH 39°54'18" WEST FOR 137.43 FEET, FOR AN ARC DISTANCE OF 140.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 19°48'36" WEST FOR A DISTANCE OF 311.22 FEET TO A POINT OF CURVATURE; THENCE ALONG A 875.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°09'53", A CHORD BEARING AND DISTANCE OF SOUTH 7°13'40" WEST FOR 381.22 FEET, FOR AN ARC DISTANCE OF 384.31 FEET; THENCE SOUTH 84°38'43" WEST FOR A DISTANCE OF 178.81 FEET; THENCE SOUTH 34°16'22" WEST FOR A DISTANCE OF 174.17 FEET; THENCE SOUTH 21°36'06" EAST FOR A DISTANCE OF 548.34 FEET TO A POINT ON THE SOUTH LINE OF SAID N/2 SW/4; THENCE SOUTH 88°46'10" WEST ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF "CREEK HOLLOW II," AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AS FILED IN BOOK 6, PAGE 34, WAGONER COUNTY RECORDS, FOR A DISTANCE OF 223.03 FEET; THENCE NORTH 61°40'25" WEST FOR A DISTANCE OF 287.89 FEET; THENCE SOUTH 88°44'21" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF THE N/2 SW/4; THENCE NORTH 1°24'11" WEST AND ALONG SAID WEST LINE OF THE N/2 SW/4, FOR A DISTANCE OF 1177.21 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER THEREOF; THENCE NORTH 1°19'23" WEST AND ALONG THE WEST LINE OF SAID NW/4, FOR A DISTANCE OF 909.78 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,334,875 SQUARE FEET, OR 53.601 ACRES.

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

- A) FOUND BRASS CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;
- B) FOUND BRASS CAP AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION 36;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°19'23" WEST.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO ONE HUNDRED NINE (109) LOTS IN FIVE (5) BLOCKS ALONG WITH THE RESERVE AREAS, COMMON AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY ("THE PLAT") AND HAS DESIGNATED THE SUBDIVISION AS "THE WOODS I," A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA ("SUBDIVISION"). THE OWNER HEREBY SUBJECTS THE LAND DESCRIBED ABOVE TO THE PROVISIONS, COVENANTS, AND RESTRICTIONS SET FORTH HEREIN WHICH SHALL RUN WITH THE LAND AND BE BINDING ON EVERY LOT AND RESERVE AREA AND EVERY OWNER THEREOF FOR THE PERIOD AS HEREAFTER DEFINED.

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES 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 OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWERLINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS 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, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER, SANITARY SEWER MAIN, OR STORM SEWERS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OR RESERVE AREA OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, 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 COWETA, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

3. THE CITY OF COWETA OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER, SANITARY SEWER, 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 COWETA 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 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 COWETA 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 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. PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT 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 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, OR GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. 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 COWETA OR THE SUPPLIER OF UTILITY SERVICES, IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF COWETA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. SURFACE DRAINAGE

EACH LOT AND RESERVE AREA WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM ADJACENT STREETS AND EASEMENTS. NO LOT OR RESERVE AREA 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 SAID OWNER'S LOT OR RESERVE AREA. THE COVENANTS SET FORTH IN THIS SUBSECTION E. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND THE CITY OF COWETA, OKLAHOMA.

F. RESERVE AREAS

1. RESERVE A, AS DEPICTED UPON THE ACCOMPANYING PLAT, IS ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF RESIDENTIAL LOTS WITHIN THE SUBDIVISION AND IS HEREBY RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOME OWNERS ASSOCIATION AS SET FORTH IN SECTION III. HEREIN.

2. RESERVE A IS RESERVED FOR PRIVATE RECREATION AND OPEN SPACE INCLUDING, BUT NOT NECESSARILY LIMITED TO: PRIVATE PARKS, SIDEWALKS AND TRAILS, LANDSCAPING, IRRIGATION, SIGNAGE, ENTRY FEATURES, LIGHTING, FENCING, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF COWETA, FOR STORMWATER DRAINAGE, AND FOR UTILITIES.

3. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE A, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS PROVIDED IN SECTION III. HEREIN, UPON CONVEYANCE OF RESERVE A TO THE ASSOCIATION. THE CITY OF COWETA SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN RESERVE A.

4. IN THE EVENT THE RESERVE A OWNER FAILS TO PROPERLY MAINTAIN RESERVE A, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER RESERVE A AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS SET FORTH IN SECTION III. HEREIN, UPON CONVEYANCE OF RESERVE A TO THE ASSOCIATION. IN THE EVENT THE RESERVE A OWNER FAILS TO TIMELY PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF COWETA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER SUCH COSTS OF MAINTENANCE SHALL BECOME A LIEN ON RESERVE A, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF COWETA, OKLAHOMA, OR THE CITY OF COWETA PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF COWETA.

5. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AGREES TO HOLD HARMLESS THE OWNER AND THE CITY OF COWETA, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES

ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF COWETA NOR THE OWNER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

G. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

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

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENT UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF COWETA, OKLAHOMA, PROVIDED THAT, WHERE COINCIDENT WITH UTILITY EASEMENTS, NON-OBSTRUCTING ABOVE-GROUND UTILITY APPURTENANCES SHALL BE PERMITTED. ALL LANDSCAPING, EXCEPT THE PLANTING OF TURF, SHALL REQUIRE THE APPROVAL OF THE CITY OF COWETA, OKLAHOMA.

4. DRAINAGE FACILITIES CONSTRUCTED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LOT OR RESERVE AREA OWNER CONTAINING SUCH EASEMENT, AT SUCH OWNER'S EXPENSE, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. CUSTOMARY GROUNDS MAINTENANCE SHALL BE PERFORMED AS PRESCRIBED BY THE CITY OF COWETA, OKLAHOMA, OR, ABSENT SUCH PRESCRIPTIONS, IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- c. DRAINAGE FACILITIES SHALL BE KEPT FREE OF DEBRIS.
- d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE LOT OR RESERVE AREA OWNER SUBJECT TO THE OVERLAND DRAINAGE EASEMENT FAILS TO PROPERLY MAINTAIN THE EASEMENT AREAS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE ALTERATION OF GRADE THEREIN, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER. IN THE EVENT SUCH OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF COWETA, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE WAGONER COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA OWNER, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF COWETA, OKLAHOMA, OR THE CITY OF COWETA PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE LOT OR RESERVE AREA OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF COWETA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PROPERTY COMPRISING "THE WOODS I" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-R 13-02 ("COWETA CROSSINGS") AS PROVIDED WITHIN CHAPTER 16 OF THE COWETA, OKLAHOMA ZONING CODE, AND

WHEREAS, PUD NO. PUD-R 13-02 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF COWETA PLANNING COMMISSION ON FEBRUARY 24, 2014, AND APPROVED BY THE COWETA CITY COUNCIL ON MARCH 3, 2014 WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 744) APPROVED MARCH 3, 2014, WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY, AND

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

WHEREAS, THE OWNER DESIRES TO AND DOES HEREBY ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND ALL PROPERTY THEREIN AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, ALL FUTURE LOT OWNERS, AND THE CITY OF COWETA, OKLAHOMA.

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

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. PUD-R 13-02, AS APPROVED BY THE CITY OF COWETA, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD-R 13-02 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE THE DEVELOPMENT OF THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF COWETA ZONING CODE AS SUCH PROVISIONS EXISTED ON MARCH 3, 2014.

- B. DEVELOPMENT STANDARDS FOR PUD-R 13-02 DEVELOPMENT AREA B (RESIDENTIAL SINGLE-FAMILY- SCHOOL SITE- MUNICIPAL COMMUNITY CENTER, GOLF COURSE/ DRIVING RANGE) (ALL OF "THE WOODS I" EXCEPT RESERVE A AND A SOUTHERLY PORTION OF LOT 1, BLOCK 1, CONTAINING APPROXIMATELY 7.292 ACRES)

LAND AREA:*
GROSS: 276.735 ACRES 12,054,576 SQUARE FEET
NET: 276.735 ACRES 12,054,576 SQUARE FEET
* LAND AREA CALCULATIONS MAY DIFFER BETWEEN ORIGINAL PUD (QUOTED HERE) AND THIS PLAT. DEVELOPMENT AREA B OF ORIGINAL PUD INCLUDED AREAS NOT A PART OF THIS PLAT.

PERMITTED USES (TO BE ALLOWED BY RIGHT): THOSE PERMITTED PRINCIPAL USES, PERMITTED ACCESSORY USES AND USES PERMITTED BY SPECIAL EXCEPTION IN THE RS ZONING DISTRICT, IN ACCORDANCE WITH SECTIONS 410, 420, 430, 440 IN THE ZONING CODE. PROVIDED, BARS, TAVERNS, NIGHT CLUBS AND ADULT ENTERTAINMENT ESTABLISHMENTS SHALL BE PROHIBITED, EXCEPT THAT ANY RESTAURANT OR EATING ESTABLISHMENT CONSTRUCTED ON THE SITE SHALL BE PERMITTED TO SERVE ALCOHOLIC BEVERAGES AND HAVE A SEPARATE BAR AREA AS PART OF THE ESTABLISHMENT, SUBJECT TO COMPLIANCE WITH STATE LAW REGULATING THE SALE OF ALCOHOLIC BEVERAGES.

THE MINIMUM YARD REQUIREMENTS FOR RS-2 WILL APPLY TO ALL SINGLE FAMILY RESIDENTIAL ZONED LOTS. AT THE TIME OF THE FILING OF THIS PLAT, THE SAME ARE:
FRONT: 25 FEET (NO HOUSES WILL FRONT 121ST STREET SOUTH)
REAR: 20 FEET
REAR: 25 FEET (BACKING TO 121ST STREET SOUTH)
SIDE (INTERIOR): 5 FEET
SIDE (STREET): 15 FEET
SIDE (STREET): 20 FEET (ALONG 121ST STREET SOUTH)

MAXIMUM BUILDING HEIGHT: THREE STORY**
45 FEET IN HEIGHT
**(THREE STORY HEIGHT MAY VARY DEPENDING ON TYPE OF FINISH.)

MINIMUM LOT AREA 5,000 SQUARE FEET
MINIMUM LOT WIDTH 50 FEET

- B. DEVELOPMENT STANDARDS FOR PUD-R 13-02 DEVELOPMENT AREA C (RESIDENTIAL MULTI-FAMILY) (RESERVE A AND A SOUTHERLY PORTION OF LOT 1, BLOCK 1, CONTAINING APPROXIMATELY 7.292 ACRES)

LAND AREA:*
FRONT: 23.3 ACRES 1,014,948 SQUARE FEET
NET: 23.3 ACRES 1,014,948 SQUARE FEET
* LAND AREA CALCULATIONS MAY DIFFER BETWEEN ORIGINAL PUD (QUOTED HERE) AND THIS PLAT.

PERMITTED USES (TO BE ALLOWED BY RIGHT IN THE RM-1 ZONING DISTRICT): THOSE PERMITTED PRINCIPAL USES, PERMITTED ACCESSORY USES AND USES PERMITTED BY SPECIAL EXCEPTION IN THE RM-1 ZONING DISTRICT, IN ACCORDANCE WITH SECTIONS 610, 620, 630, 640 IN THE ZONING CODE. PROVIDED, BARS, TAVERNS, NIGHT CLUBS AND ADULT ENTERTAINMENT ESTABLISHMENTS SHALL BE PROHIBITED, EXCEPT THAT ANY RESTAURANT OR EATING ESTABLISHMENT CONSTRUCTED ON THE SITE SHALL BE PERMITTED TO SERVE ALCOHOLIC BEVERAGES AND HAVE A SEPARATE BAR AREA AS PART OF THE ESTABLISHMENT, SUBJECT TO COMPLIANCE WITH STATE LAW REGULATING THE SALE OF ALCOHOLIC BEVERAGES.

MINIMUM YARD REQUIREMENTS PER SECTION 600 OF THE ZONING CODE. AT THE TIME OF THE FILING OF THIS PLAT, THE SAME ARE:
FRONT: 35 FEET FROM EXISTING OR PLANNED RIGHT-OF-WAY (121ST STREET SOUTH)
FRONT: 25 FEET FROM EXISTING OR PLANNED RIGHT-OF-WAY (ALL OTHER STREETS)
REAR: 20 FEET (PRINCIPAL BUILDING)
REAR: 10 FEET (GARAGE APARTMENTS AND DETACHED ACCESSORY BUILDINGS)

REAR: 5 FEET FROM UTILITY EASEMENT (IF GREATER THAN FROM REAR LOT LINE; GARAGE APARTMENTS AND DETACHED ACCESSORY BUILDINGS ONLY)
5 FEET***
SIDE (INTERIOR): 20 FEET FROM EXISTING OR PLANNED RIGHT-OF-WAY (121ST STREET SOUTH)
SIDE (STREET): 15 FEET FROM EXISTING OR PLANNED RIGHT-OF-WAY (ALL OTHER STREETS)

***FOR PRINCIPAL STRUCTURES OTHER THAN SINGLE- AND TWO-FAMILY DWELLINGS, AN ADDITIONAL 10-FOOT SETBACK SHALL APPLY TO EACH STORY ABOVE ONE (1).

Preliminary Plat
PUD-R 13-02
The Woods 1

PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF
OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

C. DEVELOPMENT STANDARDS FOR ALL PROPERTY

1. LANDSCAPED AREA AND SCREENING ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH CHAPTER 24 OF THE ZONING CODE.

2. SIGNS SIGNAGE SHALL COMPLY WITH CHAPTER 18 OF THE ZONING CODE, WITH THE MAXIMUM SURFACE AREA OF A TEMPORARY OR PERMANENT SIGN SIZE BEING 192 SQUARE FEET.

NO SIGN PERMITS SHALL BE ISSUED FOR ERECTION OF A SIGN WITHIN THE PUD UNTIL A DETAIL SIGN PLAN FOR THE PROPERTY HAS BEEN SUBMITTED TO THE CITY OF COWETA OFFICIAL (WHO HAS AUTHORITY TO ISSUE SIGN PERMITS) AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED PUD DEVELOPMENT STANDARDS.

EACH AND EVERY SIGN WILL BE ARCHITECTURALLY PLEASING AND WELL LANDSCAPED.

3. LIGHTING FLASHING SIGNS, CHANGEABLE COPY SIGNS, RUNNING LIGHT OR TWINKLE SIGNS, ANIMATED SIGNS, REVOLVING OR ROTATING SIGNS WITH MOVEMENT SHALL BE PROHIBITED, EXCEPT AS MAY BE PERMITTED BY THE COWETA ZONING CODE AS PART OF THE APPROVED DETAIL SIGN PLAN.

LIGHTING USED TO ILLUMINATE THE DEVELOPMENT AREA SHALL BE SO ARRANGED AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS AND RESIDENTIAL USES WITHIN THE PUD. NO LIGHT STANDARD OR BUILDING-MOUNTED LIGHT SHALL EXCEED FIVE STORIES IN HEIGHT.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS THERE SHALL BE NO STORAGE OF RECYCLEABLE MATERIALS, TRASH OR SIMILAR MATERIAL OUTSIDE A SCREENED RECEPTACLE. ALL TRASH, MECHANICAL AND EQUIPMENT AREAS, INCLUDING BUILDING MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN FROM A PUBLIC STREET.

5. TOPOGRAPHY, DRAINAGE AND UTILITIES DRAINAGE. ALL STORM WATER DRAINAGE STRUCTURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY OF COWETA ORDINANCES AND REGULATIONS.

A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA SHALL CERTIFY TO THE APPROPRIATE CITY OFFICIAL THAT ALL REQUIRED STORMWATER DRAINAGE STRUCTURES SERVING THE SITE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT ON THAT PROPERTY.

DURING CONSTRUCTION ON THE PROPERTY, THE OWNER WILL PROVIDE ADEQUATE AND REASONABLE EROSION CONTROL, AND, AFTER CONSTRUCTION, THEY WILL PROVIDE AND MAINTAIN VEGETATIVE, LANDSCAPED GROUND COVER SO THAT SOIL DOES NOT ERODE ON OR FROM THE PROPERTY.

6. ACCESS, CIRCULATION AND PARKING ACCESS, TRAFFIC CIRCULATION AND PARKING AREAS ARE DEPICTED ON EXHIBIT F OF THE PUD. SOME OF THE DRIVES AND PARKING AREAS WITHIN THE PUD MAY BE PRIVATELY OWNED AND MAINTAINED. PUBLIC STREETS THROUGH DEVELOPMENT AREA B WILL BE PUBLICLY OWNED AND MAINTAINED. MUTUAL ACCESS BETWEEN AND ACROSS INDIVIDUAL PROPERTIES AND MUTUAL PARKING PRIVILEGES WITHIN THE PUD SHALL BE PROVIDED BY A MUTUAL ACCESS AGREEMENT TO BE RECORDED IN OFFICE OF THE WAGONER COUNTY CLERK BY THE OWNER/DEVELOPER.

PEDESTRIAN ACCESS AND CIRCULATION SHALL BE DEPICTED ON THE DETAILED SITE PLAN DRAWING AND/OR LANDSCAPE PLAN REQUIRED BY THE CITY OF COWETA. AS STATED ABOVE, ALL MUTUAL ACCESS DRIVES IN THE PUD MAY BE PRIVATE DRIVES, WHICH SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY OF COWETA CODES, REGULATIONS AND STANDARDS.

SECTION III. HOME OWNERS ASSOCIATION

A. FORMATION OF HOME OWNERS ASSOCIATION; ADDITIONAL LANDS

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED A HOME OWNERS ASSOCIATION ("HOA") TO GOVERN THE SUBDIVISION TO BE KNOWN AS THE WOODS PROPERTY OWNERS ASSOCIATION. THE HOA SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND BYLAWS PREPARED BY OWNER OR ITS ASSIGNEE, FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION AND ANY ADDITIONS THERETO. OWNER SHALL BE ENTITLED TO APPOINT THE BOARD OF DIRECTORS FOR THE HOA AS PROVIDED IN THE BYLAWS. IT IS CONTEMPLATED THAT ADDITIONAL LANDS/PHASES ADJOINING THE SUBDIVISION, AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES, MAY BE ANNEXED BY THE OWNER (OR ITS ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) TO THE SUBDIVISION AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA, WHICH MAY BE ACCOMPLISHED BY THE OWNER (OR ITS ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) BY FILING A SUPPLEMENTAL DECLARATION HERETO, OR BY NOTING SUCH ANNEXATION ON A SEPARATE DEED OF DEDICATION FOR THE ADDITIONAL LANDS/PHASES TO BE ANNEXED HERETO, OR OTHER INSTRUMENT ADDING SUCH ADDITIONAL LANDS/PHASES TO THE SUBDIVISION AND THE JURISDICTION OF THE HOA, IN WHICH CASE ANY SUCH LANDS/PHASES AND THE SUBSEQUENT OWNERS THEREOF SHALL BE UNDER THE JURISDICTION OF THE HOA AND ALL RULES PERTAINING THERETO.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO ACCEPTS A DEED FOR A LOT IN THE SUBDIVISION AND IS A RECORD OWNER OF THE FEE INTEREST OF A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE HOA AND SUBJECT TO ITS BYLAWS AND RULES. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM OWNERSHIP OF A LOT.

C. ASSESSMENTS

EACH OWNER OF A LOT WITHIN THE SUBDIVISION, EXCEPT OWNER/DECLARANT, BY ACCEPTANCE OF A DEED THEREFOR, IS DEEMED TO COVENANT AND AGREE TO PAY TO

THE HOA CERTAIN ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THESE COVENANTS AND AS AMENDED AND THE BYLAWS OF THE HOA, TO BE EXECUTED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREAS OWNED OR MAINTAINED BY THE HOA AND FOR OTHER PURPOSES WHICH BENEFIT THE SUBDIVISION AND THE OWNERS OF LOTS THEREIN, AND ANY UNPAID SUCH ASSESSMENTS SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. MAINTENANCE OF COMMON AREAS

THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AS DEPICTED ON THE PLAT, OR AS DESCRIBED IN THESE COVENANTS, AND AS AMENDED, WHICH MAY INCLUDE BUT NOT BE LIMITED TO ENTRYWAYS, DRAINAGE, AND DETENTION/RETENTION FACILITIES, PERIMETER FENCING, AND OTHER COMMON AREAS AND RESERVE AREAS AS DEPICTED ON THE PLAT, OR DESCRIBED IN THESE COVENANTS, AND AS AMENDED.

E. LIMITATION ON LIABILITY

THE HOA SHALL BE ENTITLED TO ALL PROTECTIONS AFFORDED UNDER OKLAHOMA'S GENERAL CORPORATION ACT AND ANY OTHER LAWS PROVIDING PROTECTION TO OWNER'S ASSOCIATIONS. NEITHER ANY MEMBER NOR OWNER, NOR THE DIRECTORS AND OFFICERS OF THE HOA SHALL BE PERSONALLY LIABLE FOR DEBTS CONTRACTED FOR OR OTHERWISE INCURRED BY THE HOA OR FOR ANY TORTS COMMITTED BY OR ON BEHALF OF THE HOA OR OTHERWISE. NEITHER THE OWNER, THE HOA, ITS DIRECTORS, OFFICERS, AGENTS OR EMPLOYEES SHALL BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, FOR FAILURE TO INSPECT ANY PREMISES, IMPROVEMENTS OR PORTION THEREOF, OR FOR FAILURE TO REPAIR OR MAINTAIN THE SAME.

SECTION IV. RESTRICTIVE COVENANTS

THE SUBDIVISION (AND EACH LOT SITUATED THEREIN) SHALL BE CONSTRUCTED, DEVELOPED, OCCUPIED AND USED AS FOLLOWS.

A. NO DIVISION OF LOTS

NO LOT MAY BE DIVIDED OR SPLIT.

B. RESIDENTIAL LOTS

ALL LOTS WITHIN THE SUBDIVISION SHALL BE USED, KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE PERMITTED ON EACH LOT. IN ADDITION, ONLY CUSTOMARY AND USUAL NECESSARY STRUCTURES MAY BE CONSTRUCTED ON EACH LOT AS MAY BE PERMITTED BY THE CITY. NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO BUSINESS PURPOSES SHALL BE ERECTED, PLACED, PERMITTED OR MAINTAINED ON ANY LOT. THIS COVENANT SHALL BE CONSTRUED AS PROHIBITING THE ENGAGING IN OR PRACTICE OF ANY COMMERCE, INDUSTRY, BUSINESS, TRADE OR PROFESSION WITHIN THE SUBDIVISION AND/OR WITHIN ANY LOT. THE RESTRICTIONS ON USE HEREIN CONTAINED SHALL BE CUMULATIVE OF AND IN ADDITION TO SUCH RESTRICTIONS ON USAGE AS MAY FROM TIME TO TIME BE APPLICABLE UNDER AND PURSUANT TO THE STATUTES, RULES, REGULATIONS AND ORDINANCES OF THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY OR POLITICAL SUBDIVISION HAVING JURISDICTION OVER THE SUBDIVISION.

C. RESIDENTIAL PURPOSES

BY ACQUISITION OF ANY LOT WITHIN THE SUBDIVISION, EACH OWNER (EXCLUDING BONA FIDE HOME BUILDERS) COVENANTS WITH AND REPRESENTS TO THE DECLARANT AND TO THE ASSOCIATION THAT THE LOT IS BEING SPECIFICALLY ACQUIRED FOR THE SPECIFIC AND SINGULAR PURPOSE OF CONSTRUCTING AND USING A SINGLE FAMILY RESIDENTIAL DWELLING THEREON, OR AS A RESIDENCE FOR SUCH OWNER AND/OR OWNER'S IMMEDIATE FAMILY MEMBERS.

D. SUBMISSION OF PLANS

IN ORDER TO MAINTAIN A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION TWO (2) SETS OF BUILDING AND SITE IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE ("COMMITTEE") FOR ITS APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE COMMITTEE SHALL ACT TO ENFORCE THE REQUIREMENTS OF THESE COVENANTS IN A REASONABLE MANNER. THE COMMITTEE HAS THE AUTHORITY TO MAINTAIN THE ARCHITECTURAL CONFORMITY OF THE SUBDIVISION, AND IN CONSIDERATION THEREOF SHALL DETERMINE THAT THE PROPOSED CONSTRUCTION SHALL NOT DETRACT FROM THE DEVELOPMENT AND SHALL ENHANCE THE PURPOSE OF THE DEVELOPMENT TO PROVIDE A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION. THE COMMITTEE SHALL CONSIDER SUCH MATTERS AS THE PROPOSED SQUARE FOOTAGE, LOCATION, MATERIALS, EXTERIOR STYLE AND LANDSCAPING, ETC. THE COMMITTEE MAY ADOPT RULES OR BYLAWS EXPLAINING THE MECHANICS OF ITS OPERATION AND PROVIDING FOR A TWENTY-ONE (21) DAY MAXIMUM TIME WITHIN WHICH PLANS MUST BE REVIEWED AND APPROVED OR DISAPPROVED AFTER SUBMISSION, AND IF NOT APPROVED OR DISAPPROVED IN THAT PERIOD, THAT THE SAME SHALL BE CONSIDERED AS AUTOMATICALLY APPROVED. THE BOARD MAY ALSO EXERCISE THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD DEEMS IT NECESSARY AND EFFICIENT TO DO SO.

E. ARCHITECTURAL REQUIREMENTS

- EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET.
- NO BUILDING SHALL BE LOCATED CLOSER TO THE STREET THAN THE MINIMUM BUILDING OR SET-BACK LINES SHOWN ON THE RECORDED PLAT.
- ALL RESIDENCES SHALL HAVE ROOF SHINGLES THAT ARE GREY OR BLACK IN COLOR, PREFERABLY WEATHERWOOD. DEVIATION FROM THIS COLOR REQUIRES APPROVAL FROM THE ARC.

F. ADDITIONS TO EXISTING STRUCTURES

ALL ADDITIONS SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE DWELLING ON ANY LOT. ALL ADDITIONS SHALL FALL WITHIN THE BUILDING SET-BACKS ON SAID LOT AND SHALL NOT BE PLACED OVER ANY DRAINAGE OR UTILITY EASEMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO APPLICABLE CITY CODES, RULES AND REGULATIONS. ANY ADDITIONS CONTEMPLATED BY THE HOME OWNER OR LOT OWNER MUST SUBMIT PLANS PRIOR TO CONSTRUCTION TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO AN EXISTING STRUCTURE.

G. GARAGE AND DETACHED STRUCTURES AND STORAGE BUILDINGS

ALL RESIDENCES CONSTRUCTED IN THE SUBDIVISION SHALL HAVE A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES, TO INCLUDE A PRIVATE GARAGE TO ACCOMMODATE A MINIMUM OF ONE (1) AUTOMOBILE AND A PARKING PAD FOR ONE (1) ADDITIONAL AUTOMOBILE. NO CARPORTS ARE ALLOWED ON THE SIDE, REAR OR FRONT YARDS OF ANY LOTS. EACH GARAGE SHALL BE FULLY ENCLOSED AND CONTAIN A FULL-LENGTH OVERHEAD STYLE DOOR. ALL GARAGE DOORS ARE TO BE KEPT CLOSED WHEN NOT ENTERING OR EXITING THE GARAGE. ANY DETACHED STRUCTURE TO BE BUILT ON A LOT, SUCH AS A COVERED ENTERTAINMENT AREA, GUEST HOUSE, POOL HOUSE, STORAGE BUILDING, OR OTHER STRUCTURE, SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE RESIDENTIAL DWELLING. ANY DETACHED STRUCTURE CONTEMPLATED FOR CONSTRUCTION BY ANY HOME OWNER OR LOT OWNER MUST, PRIOR TO CONSTRUCTION, SUBMIT ACCEPTABLE PLANS TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO ANY EXISTING STRUCTURE.

H. TEMPORARY STRUCTURES

NO TRAILER, MOBILE HOME, TENT, CONSTRUCTION SHACK, OR OTHER OUTBUILDING SHALL BE ERECTED ON ANY LOT IN THE SUBDIVISION EXCEPT FOR TEMPORARY USE BY CONSTRUCTION CONTRACTORS FOR A REASONABLE PERIOD OF TIME.

I. FENCES

NO FENCE SHALL BE CONSTRUCTED ON ANY SAID LOT IN THE AREA BETWEEN THE FRONT BUILDING LINE OF ANY DWELLING AND THE FRONT LOT LINE OF ANY SAID LOT. NO FENCE ON A CORNER LOT SHALL BE CONSTRUCTED BEYOND THE SIDE SET-BACK LINE TOWARD THE STREET EXCEPT FOR THE COMMUNITY ENTRY. FURTHER, THE PLACEMENT/LOCATION OF ANY PERIMETER FENCING AROUND THE SUBDIVISION AS INITIALLY INSTALLED BY THE DECLARANT AND/OR ORIGINAL DEVELOPER MAY NOT BE ADJUSTED, RELOCATED OR MOVED WITHOUT THE PRIOR CONSENT OF THE COMMITTEE AND/OR THE BOARD. ANY PRIVACY FENCE SHALL BE CONSTRUCTED SO THAT THE FRAMING SHALL BE TOWARD THE INSIDE OF THE OWNER'S LOT. ALL FENCES MUST BE INSTALLED BY A PROFESSIONAL INSTALLER AND SHALL BE SIX FOOT (6') WOOD PRIVACY FENCING WITH VERTICAL BOARDS (NOT HORIZONTAL) AND NO CHAIN-LINK FENCES, WIRE, HOG WIRE, OR OTHER SIMILAR MATERIALS SHALL BE PERMITTED. PRIOR TO INSTALLATION, THE FENCE DESIGN AND NAME OF THE INSTALLER MUST BE APPROVED BY THE COMMITTEE.

J. MAILBOXES

ALL MAILBOXES SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE TYPE OF CONSTRUCTION SHALL BE CONSISTENT WITH THE DESIGN ESTABLISHED BY THE DEVELOPER. COMMUNITY MAILBOX IS AN APPROVED ALTERNATIVE SUBJECT TO APPROVAL OF THE UNITED STATES POSTAL SERVICE.

K. SIGNS

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN ADVERTISING THE PROPERTY FOR SALE, RESALE OR RENT, OR SIGNS USED BY BUILDER OR AGENT TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALE OF A DWELLING THEREON. IN NO EVENT SHALL ANY SUCH SIGN STAND MORE THAN SEVEN (7) FEET ABOVE GROUND LEVEL, NOR BE MORE THAN FIVE (5) SQUARE FEET IN SIZE, NOR BE LIGHTED AT NIGHT. THESE SIGNAGE RESTRICTIONS AND REQUIREMENTS SHALL NOT APPLY TO DECLARANT.

L. PARKED VEHICLES

ALL VEHICLES PARKED IN THE FRONT OF THE FRONT BUILDING LINE MUST BE PARKED ON THE DRIVEWAY. NO INOPERATIVE VEHICLES OF ANY NATURE SHALL BE PERMITTED TO REMAIN ON ANY LOT OR LOTS FOR A PERIOD IN EXCESS OF ONE (1) DAY. IT IS THE INTENTION OF THE DECLARANT THAT, EXCEPT ON SPECIAL OCCASIONS SUCH AS HOLIDAYS OR EVENTS AT AN OWNER'S RESIDENCE THAT ALL PARKING SHALL BE IN DRIVEWAYS AND NOT ON A STREET OR ON ANY YARD. ACCORDINGLY, NO VEHICLE SHALL BE PARKED ON THE STREET FOR MORE THAN TWO (2) CONSECUTIVE DAYS AND SHALL NOT BE PARKED OVERNIGHT ON A STREET. ANY VIOLATION OF THIS SECTION MAY RESULT IN A TOWING OF THE VEHICLE AT THE OWNER'S EXPENSE PER MUNICIPAL REGULATIONS. NO VEHICLE MAINTENANCE SHALL BE PERFORMED ON THE STREETS OR IN THE FRONT YARDS OR ON PARKING PADS OF ANY LOT.

M. APPEARANCE OF LOT

ALL OWNERS SHALL BE REQUIRED TO KEEP THEIR LOT IN A CLEAN AND SANITARY CONDITION WHETHER OR NOT THEY HAVE CONSTRUCTED A RESIDENCE ON THE LOT. ALL OPEN AREAS ON LOTS SHALL BE KEPT MOVED TO A HEIGHT OF NOT MORE THAN SIX (6) INCHES. NO PLAYGROUNDS, SWING SETS, TRAMPOLINES, SWIMMING POOLS, PICNIC TABLES, OR OTHER SIMILAR EQUIPMENT IS ALLOWED IN THE FRONT YARDS OF ANY LOT. THE BOARD AND COMMITTEE MAY PROMULGATE RULES AND REGULATIONS REGARDING THE MAINTENANCE OF LOTS AND ADEQUATE ENFORCEMENT MECHANISMS IN THE EVENT A LOT IS NOT PROPERLY MAINTAINED. UPON FAILURE OF THE OWNER TO MAINTAIN OR LANDSCAPE THE GROUNDS OF ANY LOT IN ACCORDANCE WITH THE PROVISIONS ABOVE, THE ASSOCIATION MAY, UPON 15 DAYS WRITTEN NOTICE TO THE

OWNER, CAUSE THE GRASS, WEEDS AND VEGETATION TO BE CUT. THE COST OF ANY MAINTENANCE REQUIRED UNDER THIS SECTION AND ANY ENFORCEMENT COSTS SHALL BE ASSESSED TO THE OWNER, AND SHALL CONSTITUTE A LIEN UPON THE LOT, AND MAY BE COLLECTED IN ACCORDANCE WITH SECTION 3.

N. RECREATIONAL VEHICLES AND ACCESSORIES

NO BOATS, TRAILERS, RECREATIONAL VEHICLES, AND VEHICLES USED FOR RECREATIONAL PURPOSES ARE ALLOWED IN THE SUBDIVISION UNLESS THEY WILL FIT ENTIRELY INTO A PRIVATE GARAGE.

O. STORAGE AND CONSTRUCTION MATERIALS

CONSTRUCTION MATERIALS MAY ONLY BE STORED ON A LOT FOR THIRTY (30) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THEREAFTER, CONSTRUCTION IS TO BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME. THE DECLARANT SHALL BE ALLOWED TO STORE MATERIALS ON A LOT IN AN ORDERLY FASHION AS LONG AS MAY BE REASONABLY NECESSARY.

P. GARBAGE/DUMPING

DUMPING IS PROHIBITED IN THE SUBDIVISION. ALL TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS THAT SHALL BE LOCATED AT THE REAR OF EACH RESIDENTIAL UNIT OR ENCLOSED GARAGES AND MUST BE OUT OF SIGHT FROM THE STREET. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

Q. MODEL HOME AND CONSTRUCTION FACILITIES

MODEL HOMES FOR THE PURPOSES OF HOME SALES ARE PERMITTED BY THE DECLARANT. THE GARAGE OF MODEL HOMES MAY BE USED AS SALES OFFICES, ONE TRAILER OR TEMPORARY BUILDING MAY BE LOCATED ON A RESIDENTIAL LOT BY THE DECLARANT AND USED AS A CONSTRUCTION OFFICE UNTIL THE SUBDIVISION REACHES ONE-HUNDRED PERCENT (100%) OCCUPANCY.

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

A. ENFORCEMENT

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY, THE HOA, THE OWNER, AND ANY OWNER OF A LOT, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW, INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN. FAILURE TO DO SO SHALL NOT BE DEEMED A WAIVER OF ANY TERMS HEREOF OR OF THE RIGHT TO SEEK ACTION AGAINST FUTURE NONCOMPLIANCE. REASONABLE REGULATIONS CONCERNING THE PROPERTY AND COMMON AREAS MAY BE MADE AND AMENDED FROM TIME TO TIME BY THE OWNER AND/OR ASSOCIATION. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON IN, UPON, OR AROUND ANY RESIDENCE OR LOT OR IN OR UPON ANY COMMON AREA, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO OTHER OWNERS OR IN ANY WAY INTERFERE WITH THE QUIET ENJOYMENT OF SUCH OWNERS.

B. DURATION

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN THE SUBDIVISION UNTIL JANUARY 1, 2041, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTIONS I. AND II. MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER AND APPROVED BY THE CITY.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. ALTERNATIVELY, THESE COVENANTS MAY BE AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY (60%) OF THE LOTS (SUBJECT TO OWNER CONSENT). 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 COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, _____, AN _____ LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 20____.

TULSA L DEV., LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY _____
[NAME], [TITLE]

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR THE AFORESAID COUNTY AND STATE, DULY COMMISSIONED AND ACTING, APPEARED _____ TO ME PERSONALLY WELL KNOWN AS, OR PROVEN TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING DOCUMENT AND STATED THAT _____ WAS THE [TITLE] OF TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE FOREGOING CONVEYANCE FOR AND ON ITS BEHALF, AND _____ RESPECTIVELY ACKNOWLEDGED TO ME THAT ____ HAD EXECUTED THE SAME FOR THE CONSIDERATION AND PURPOSES THEREIN MENTIONED AND SET FORTH, AND I DO SO CERTIFY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AS SUCH NOTARY PUBLIC AT THE COUNTY AND STATE AFORESAID ON THIS _____ DAY OF _____, 20____.

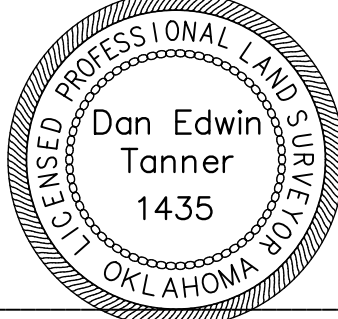
MY COMMISSION EXPIRES _____

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 AS "THE WOODS I", A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER 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 _____ DAY OF _____, 20____.



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

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

The Woods 1

PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE NORTH HALF
OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

