



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, JULY 19, 2021, 6:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
 - Melanie Lander ____
 - Jessica Morris ____
 - Kathy Sloat-Ahlstrom ____
 - 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 REGULAR MEETING OF THE COWETA PLANNING COMMISSION HELD ON JUNE 21, 2021.

Documents:

[210621 PLANNING COMMISSION MINUTES.PDF](#)

- V. PUBLIC HEARINGS

- 1. PUBLIC HEARING - PRELIMINARY PLAT LANCASTER PLACE, PHASE 1

- PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF LANCASTER PLACE, PHASE 1, A SUBDIVISION OF APPROXIMATELY 27.09 ACRES, MORE OR LESS, WITH 95 LOTS, LOCATED ON THE CORNER OF SOUTH 273RD EAST AVENUE AND EAST 111TH STREET SOUTH IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[210721 STAFF REPORT LANCASTER PLACE PRELIMINARY PLAT.PDF](#)

[20210702_LANCASTER PRELIMINARY PLAT.PDF](#)

[20210707_LANCASTER PLAT WITH CONTOURS.PDF](#)

- 2. PUBLIC HEARING - PRELIMINARY PLAT WAY MAKER ACRES

- PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF WAY MAKER ACRES, A SUBDIVISION OF APPROXIMATELY 8.00 ACRES, MORE OR LESS, WITH 1 LOT, LOCATED ON EAST 111TH STREET SOUTH AND AND EAST OF

SOUTH 273RD EAST AVENUE IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[210721 STAFF REPORT WAY MAKER ACRES PRELIMINARY PLAT.PDF](#)
[212431 DRAFT PRELIM PLAT-1.PDF](#)
[212431 DRAFT PRELIM PLAT-2.PDF](#)

VI. OLD BUSINESS

1. CLS 21-02 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY MANAGER OF A MINOR SUBDIVISION, CASE NO. CLS 21-02, ON PROPERTY LOCATED AT 14355 SOUTH 273RD EAST AVENUE IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[210721 STAFF REPORT CLS 21-02.PDF](#)
[CLS 21-02 AERIAL VIEW WITH FLOODPLAIN.PDF](#)
[CLS 21-02 LOCATION MAP.PDF](#)
[CLS 21-02 SURVEY.PDF](#)
[CLS 21-02 ZONING MAP.PDF](#)

2. PRELIMINARY PLAT - LANCASTER PLACE, PHASE 1

DISCUSSION AND POSSIBLE ACTION, INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF LANCASTER PLACE, PHASE 1, A SUBDIVISION OF APPROXIMATELY 27.09 ACRES, MORE OR LESS, WITH 95 LOTS, LOCATED ON THE CORNER OF SOUTH 273RD EAST AVENUE AND EAST 111TH STREET SOUTH IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[210721 STAFF REPORT LANCASTER PLACE PRELIMINARY PLAT.PDF](#)
[20210702_LANCASTER PRELIMINARY PLAT.PDF](#)
[20210707_LANCASTER PLAT WITH CONTOURS.PDF](#)

3. PRELIMINARY PLAT - WAY MAKER ACRES

DISCUSSION AND POSSIBLE ACTION, INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF WAY MAKER ACRES, A SUBDIVISION OF APPROXIMATELY 8.00 ACRES, MORE OR LESS, WITH 1 LOT, LOCATED ON EAST 111TH STREET SOUTH AND AND EAST OF SOUTH 273RD EAST AVENUE IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[210721 STAFF REPORT WAY MAKER ACRES PRELIMINARY PLAT.PDF](#)
[212431 DRAFT PRELIM PLAT-1.PDF](#)
[212431 DRAFT PRELIM PLAT-2.PDF](#)

4. FINAL PLAT - WAY MAKER ACRES

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL FOR THE FINAL PLAT OF WAY MAKER ACRES, A SUBDIVISION OF APPROXIMATELY 8.00 ACRES, MORE OR LESS, WITH 1 LOT, LOCATED ON EAST 111TH STREET SOUTH AND AND EAST OF SOUTH 273RD EAST AVENUE IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[210719 STAFF REPORT FINAL PLAT WAY MAKER ACRES.PDF](#)
[212431 DRAFT FINAL PLAT-1.PDF](#)
[212431 DRAFT FINAL PLAT-2.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, JUNE 21, 2021, 6:00 PM**

I. CALL TO ORDER

Vice-Chairperson Carter Mathews called the meeting to order at 6:01 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathy Sloat-Ahlstrom	Absent
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent

Vice-Chairperson Carter Mathews 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 May 17, 2021.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner Joanna Jones to approve Consent Agenda.

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

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Not Present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not Present

V. PUBLIC HEARINGS

1. Public Hearing - Preliminary Plat – Wynstone Phase II

Public hearing to accept public comment on a request for approval of a preliminary plat of Wynstone Phase II, a subdivision of approximately 39.37 acres, more or less, with 132 lots, located on the corner of South 273rd East Avenue and East 111th Street South in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Vice-Chairperson Carter Mathews opened the floor for public comment. There were no comments from the citizens in attendance at this meeting. The public hearing for this item was closed.

2. Public Hearing – CZ 21-05 MET Recycling Center

Public hearing to accept public comment on an application by the City of Coweta for a Specific Use Permit (SUP), CZ 21-05 SUP, for a M.E.T. Recycling Center on property zoned Residential Single Family (RS-3) located in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma at 14762 South 298th East Avenue, Coweta, Oklahoma.

Vice-Chairperson Carter Mathews opened the floor for public comment. Citizen Jennifer Bradshaw addressed the Commissioners regarding the new location of the MET Recycling Center. She has concerns with the following: 1) The new location is too close to the school and along the route that children take walking home from school. 2) The new location is in a residential neighborhood on a dead-end street. Parking and street congestion could become an issue. 3) Future street maintenance needs due to the increased traffic. 4) The affect it could have on their property value. 5) Possibility of increased pests and rodents. 6) The new location is not fenced in, so late-night drop-offs and illegal dumping could pose a problem.

There were no additional comments from the public in attendance. The public hearing was closed.

VI. OLD BUSINESS

1. Announcement-Start of a Public Review for Proposed Revision to Comprehensive Plan Land Use Maps

Announce the start of a public review for proposed revisions to the City of Coweta Current (2020-2030) Comprehensive Plan Land Use Maps.
(Doug Moore, Community Development Director)

Community Development Director, Doug Moore, explained the need for the Comprehensive Plan Land Use Map revisions in an information-only format. A 30-day public review is required. The next meeting on this item will be a public hearing on July 19, 2021.

2. Preliminary Plat – Wynstone Phase II

Discussion and possible action, including approval, approval with conditions, or denial of a request for approval of a preliminary plat of Wynstone Phase II, a subdivision of approximately 39.37 acres, more or less, with 132 lots, located on the corner of South 273rd East Avenue and East 111th Street South in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.
(Doug Moore, Community Development Director)

Community Development Director, Doug Moore, gave the Staff Report. He explained that the Preliminary Plat for Wynstone Phase II received approval from the Coweta Planning Commission on April 27, 2020, and has therefore, not met the deadline for Final Plat approval from the Coweta City Council within one year of Preliminary Plat approval. The original Wynstone Phase II Preliminary Plat has expired and is nullified. The Planning Commission will need to review the Preliminary Plat again. There have been minor revisions made to the original preliminary plat in Reserve Area B and the road that runs alongside Reserve Area B, 275th East Avenue.

Motion was made by Commissioner Jessica Morris to approve the revised Preliminary Plat for Wynstone Phase II. That motion was seconded by Commissioner Carter Mathews.

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

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Not Present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve

3. CZ 21-05 SUP M.E.T. Recycling Center

(Doug Moore, Community Development Director)

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Not Present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not Present

Approved:

Chairman

Secretary

Date



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: Approval Preliminary Plat Lancaster Place – Phase I
Date: 07-19-2021

BACKGROUND

Discuss and consider possible action, including approval, approval with conditions, or denial of a request by Glenwood Homes, LP, Developer; for Approval Preliminary Plat of Lancaster Place – Phase I, a subdivision of approximately 27.09 acres more or less with 95 lots. Located on the northwest corner of East 111th Street and South 273rd East Avenue, to the east of State Highway 51 in Coweta, in Section 26, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned RS-3 (Residential Single Family).

At the Monday January 28, 2019 Planning Commission meeting, the Planning Commission held a public hearing and recommended approval of the Preliminary Plat Warwick Village – Phase I with 93 lots at the same location, with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer. By a vote of 5-0.

STAFF RECOMMENDATION

The Planning Commission can approve, conditionally approve, or disapprove 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 disapproved, the reasons for that action shall be stated.

Staff recommends approval approval of the Preliminary Plat, Lancaster Place – Phase I

ATTACHMENTS

1. Preliminary Plat, Lancaster Place – Phase I

ZONING REQUIREMENTS

TYPICAL BUILDING SETBACKS	
• SIDE LOT:	5 FEET
• FRONT SETBACK:	25 FEET
• REAR SETBACK:	15 FEET

NOTES

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
3. ALL SIDE LOT BUILDING SETBACKS SHALL BE 5 FEET UNLESS OTHERWISE NOTED.

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (A) WHICH IS CLASSIFIED AS AREAS DETERMINED AS SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED.

BASIS OF BEARINGS

THE BASIS OF BEARING IS BASED ON THE SOUTH LINE OF SECTION 26, T-18-N, R-15-E, AS BEING N88°49'39"E.

SITE DATA

EXISTING ZONING:	RS-3
TOTAL ACREAGE:	27.09 ACRES (1,180,234.42 SQUARE FEET)
NUMBER OF BLOCKS:	6
NUMBER OF LOTS:	95
RESERVE AREAS:	1

UTILITY SERVICE PROVIDERS

WATER	-	WAGONER COUNTY RURAL WATER DISTRICT NO. 4
SEWER	-	CITY OF COWETA
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAM COMMUNICATIONS
GAS	-	OKLAHOMA NATURAL GAS
CABLE	-	COX COMMUNICATION

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

LINE LEGEND

—	PROPOSED BOUNDARY
—	PROPOSED RIGHT-OF-WAY
—	PROPOSED LOT LINE
—	PROPOSED BUILDING LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED CENTER LINE

ABBREVIATIONS

ACC	ACCESS
B/L	BUILDING LINE
BK PG	BOOK & PAGE
F/UE	FENCE & UTILITY EASEMENT
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

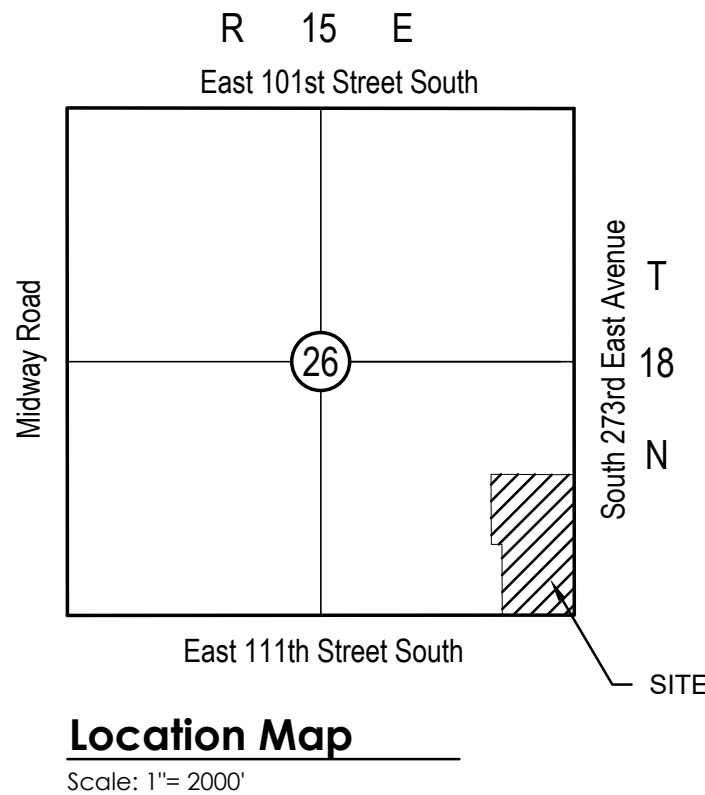
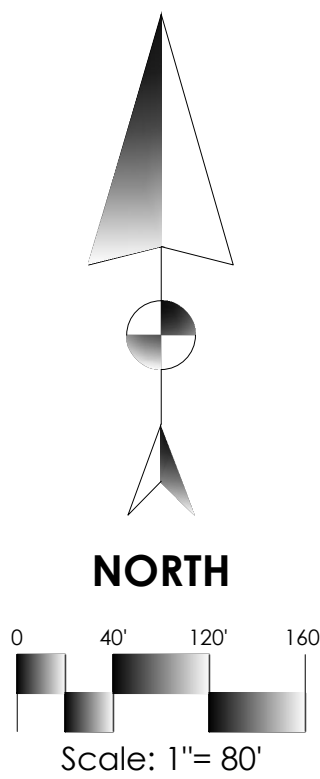
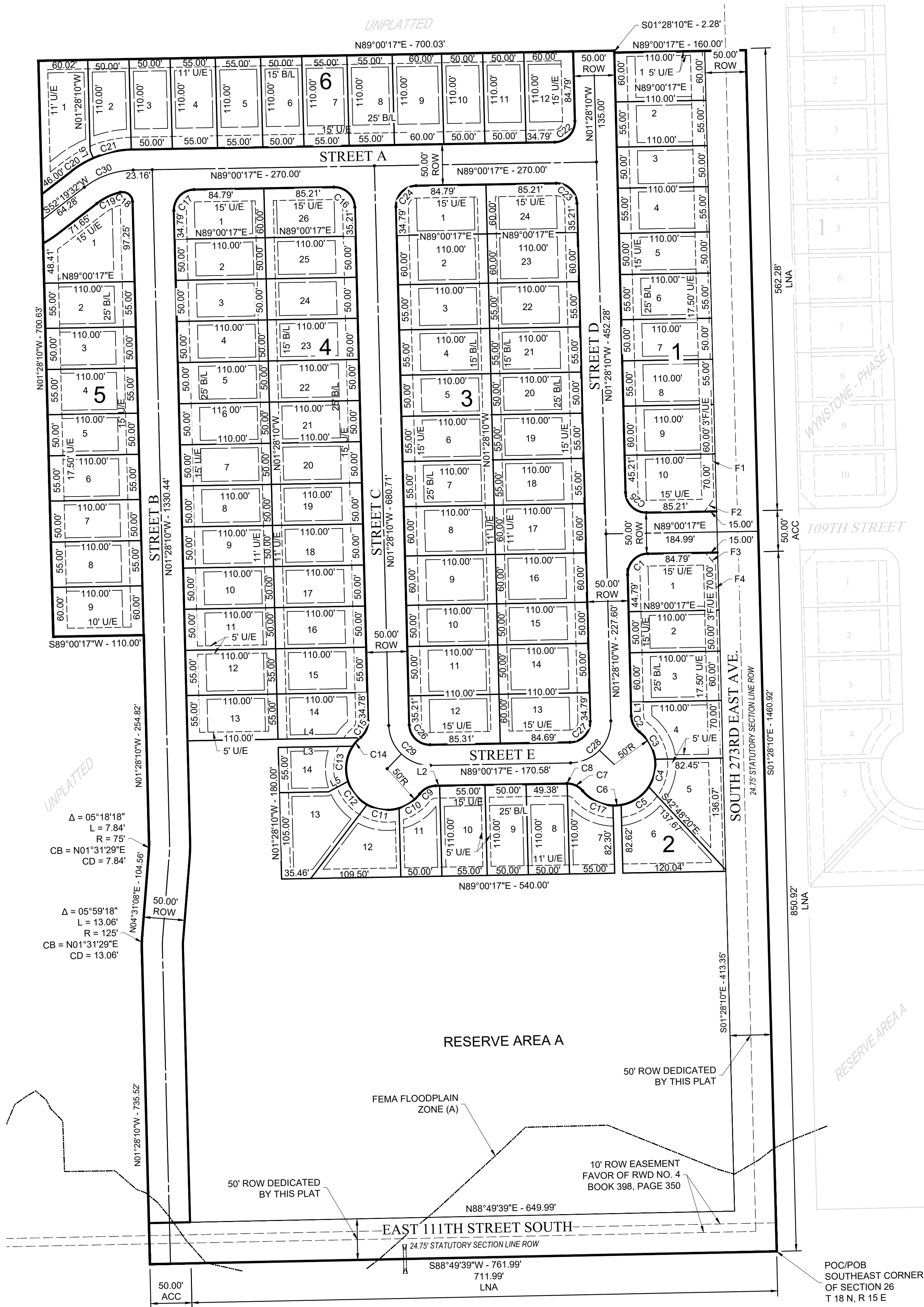
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26; THENCE S88°49'39"W ALONG THE SOUTH SECTION LINE FOR A DISTANCE OF 761.99 FEET, THENCE N01°28'10"W A DISTANCE OF 385.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 5°59'18" HAVING A RADIUS OF 125 FEET FOR A LENGTH OF 13.06 FEET, AND WHOSE LONG CHORD BEARS N01°31'29"E FOR A DISTANCE OF 13.06 FEET, THENCE N04°31'08"E FOR A DISTANCE OF 104.56 FEET, THENCE N01°28'10"W FOR A DISTANCE OF 254.82 FEET, THENCE S89°00'17"W A DISTANCE OF 110.00 FEET, THENCE N01°28'10"W A DISTANCE OF 700.63 FEET, THENCE N89°00'17"E A DISTANCE OF 700.03 FEET, THENCE S01°28'10"E A DISTANCE OF 2.28 FEET, THENCE N89°00'17"E FOR A DISTANCE OF 160.00 FEET, THENCE S01°28'10"E A DISTANCE OF 1,460.29 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,180,234.42 SQUARE FEET (27.09 ACRES), MORE OR LESS.

PRELIMINARY PLAT

LANCASTER PLACE - PHASE 1

PUD #R19-01

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SE/4 OF SECTION TWENTY-SIX (26),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN



LINE AND CURVE TABLE

Line #/Curve #	Length	Direction	Radius	Chord Length	Δ
C1	39.48	N43°46'04"E	25'	35.50	90°28'27"
C2	22.26	S26°58'34"E	25'	21.53	51°00'49"
C3	39.38	S29°55'05"E	50'	38.37	45°07'48"
C4	35.16	S12°47'31"W	50'	34.44	40°17'24"
C5	41.39	S56°27'21"W	51'	40.26	46°41'59"
C6	10.01	N87°12'55"E	66'	10.00	8°40'56"
C7	21.64	S64°45'20"E	25'	20.97	49°30'23"
C8	0.62	N89°00'17"E	15'	0.62	2°24'46"
C9	22.45	S63°16'59"W	25'	21.70	51°26'37"
C10	31.11	S55°23'13"W	50'	30.61	35°39'06"
C11	40.28	S83°42'33"E	50'	39.20	46°15'56"
C12	37.33	S39°14'29"E	50'	36.47	42°46'44"
C13	44.73	N7°46'44"E	50'	43.26	51°15'42"
C14	14.46	N41°41'31"E	50'	14.41	16°33'52"
C15	22.45	S24°15'09"W	25'	21.70	51°26'37"
C16	39.06	N46°13'56"W	25'	35.21	89°31'33"
C17	42.06	S64°09'39"E	50'	40.81	48°27'59"
C20	30.67	N59°18'11"E	125'	30.60	14°03'36"
C21	47.42	N77°10'49"E	125'	47.14	21°39'14"
C22	39.48	S43°46'04"W	25'	35.50	90°28'27"
C23	39.06	N46°13'56"W	25'	35.21	89°31'33"
C24	39.48	S43°46'04"W	25'	35.50	90°28'27"
C25	39.06	N46°13'56"W	25'	35.21	89°31'33"
C26	39.06	S46°13'56"E	25'	35.21	89°31'33"
C27	39.48	N43°46'04"E	25'	35.50	90°28'27"
C28	78.95	N43°46'04"E	50'	71.00	90°28'27"
C29	78.13	S46°13'56"E	50'	70.42	89°31'33"
C30	64.11	S70°38'20"W	100'	63.02	36°43'55"
L1	17.06	S01°28'10"E			
L2	8.24	N89°00'17"E			
L3	90.73	N89°00'17"E			
L4	99.86	N89°00'17"E			
L5	26.84	N61°51'12"E			
L6	10.02	N23°40'01"W			

Fence Line Easement

LINE NO.	BEARING	DISTANCE
F1	S01°28'10"E	545.00'
F2	N37°22'31"E	19.13'
F3	N39°56'38"W	27.32'
F4	S01°28'10"E	372.72'

OWNER:
Glenwood Homes, L.P.
5705 E. 71st St. South, Suite 220
Tulsa, Oklahoma 74146
Phone: (918) 949-9268
valad@homecreations.com

ENGINEER:
Wallace Design Collective, PC
123 N. Martin Luther King Jr. Blvd
Tulsa, Oklahoma, 74103
Phone: (918) 586-5858
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 1460, EXPIRES 6/30/2023
nicole.watts@wallace.design

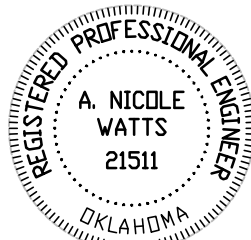
SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 476-7484
OK CA NO. CA 4502, EXPIRES 6/30/2022
wade@bennettsurveying.com

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'LANCASTER PLACE - PHASE 1' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF COWETA, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

HAMID VALAD KHANI, MANAGING MEMBER
GLENWOOD HOMES, L.P.
AN OKLAHOMA LIMITED LIABILITY COMPANY

A. NICOLE WATTS
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #21511
WALLACE DESIGN COLLECTIVE, PC
C.A. #1460, EXP. 6-30-2023

R. WADE BENNETT
OKLAHOMA REGISTERED LAND SURVEYOR #1556
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2022



LANCASTER PLACE - PHASE 1

PUD #R19-01

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SE/4 OF SECTION TWENTY-SIX (26),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT GLEN WOOD HOMES, LP, AN OKLAHOMA LIMITED PARTNERSHIP, HEREINAFTER SOMETIMES CALLED "OWNER", IS THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF COWETA, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND LOCATED IN THE SE/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26; THENCE S88°49'39"W ALONG THE SOUTH SECTION LINE FOR A DISTANCE OF 761.99 FEET, THENCE N01°28'10"W A DISTANCE OF 385.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 5°59'18" HAVING A RADIUS OF 125 FEET FOR A LENGTH OF 13.06 FEET, AND WHOSE LONG CHORD BEARS N01°31'29"E FOR A DISTANCE OF 13.06 FEET, THENCE N04°31'08"E FOR A DISTANCE OF 104.56 FEET, THENCE N01°28'10"W FOR A DISTANCE OF 254.82 FEET, THENCE S89°00'17"W A DISTANCE OF 110.00 FEET, THENCE N01°28'10"W A DISTANCE OF 700.63 FEET, THENCE N89°00'17"E A DISTANCE OF 700.03 FEET, THENCE S01°28'10"E A DISTANCE OF 2.28 FEET, THENCE N89°00'17"E FOR A DISTANCE OF 160.00 FEET, THENCE S01°28'10"E A DISTANCE OF 1,460.29 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,180,234.42 SQUARE FEET (27.09 ACRES), MORE OR LESS.

SECTION I. STREETS, EASEMENTS AND UTILITIES

1.1 GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC 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, TELEPHONE AND COMMUNICATION LINES, ELECTRIC AND POWER LINES, AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENT FOR THE USES AND PURPOSES AFORESAID, PROVIDED FOREVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENT DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF COWETA, OKLAHOMA AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE. SAID COVENANT STATES THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDINGS, STRUCTURE OR OTHER ABOVE OR BELOW-GROUND OBSTRUCTION MAY INTERFERE WITH THE USES AND PURPOSES OF THE EASEMENT; SAID COVENANT DOES PROHIBIT OBSTRUCTIONS WITHIN THE EASEMENTS HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

1.2 UNDERGROUND SERVICES

1.2.1 OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE WEST AND SOUTH PERIMETER EASEMENT OF THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS. STREET LIGHT POLES OR STANDARDS MUST BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION.

1.2.2 UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE 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 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.

1.2.3 THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR, OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

1.2.4 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

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

1.3 WATER, SANITARY SEWER AND STORM SEWER SERVICE

1.3.1 THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS LOCATED ON THEIR LOT.

1.3.2 WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT THE ALTERATION OF GRADE IN EXCESS OF A FOOT FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

1.3.3 THE CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC STORM SEWER FACILITIES BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, THEIR AGENTS OR CONTRACTORS.

A. RIGHT TO ACCESS: THE CITY OF COWETA, OKLAHOMA, OR THEIR SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO GENERAL UTILITY EASEMENTS AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF STORM SEWER FACILITIES.

1.3.4 CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS AND WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF WATER MAINS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, THEIR AGENTS OR CONTRACTORS.

A. RIGHT TO ACCESS - THE CITY OF COWETA AND WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OR THEIR SUCCESSORS, SHALL AT ALL TIME HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER AND SANITARY SEWER FACILITIES.

B. EXCLUSIVITY - EASEMENTS DENOTED ON THE ACCOMPANYING PLAT AS 'RWD4 EASEMENT' OR 'RWD4 RW EASE' ARE FOR THE EXCLUSIVE USE BY WAGONER COUNTY RURAL WATER DISTRICT NO. 4 AND ARE DEDICATED FOR THE SOLE PURPOSE OF PROVIDING WATER AND SHALL BE FOR THE EXCLUSIVE USE AND BENEFIT OF RURAL WATER DISTRICT NO. 4, ITS SUCCESSORS AND ASSIGNS.

C. WHERE WATERLINES FALL WITHIN THE UTILITY EASEMENT, THAT PORTION OF THE UTILITY EASEMENT IS FOR THE USE OF WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS.

D. WHERE SANITARY SEWER LINES FALL WITHIN THE UTILITY EASEMENT, THAT PORTION OF THE UTILITY EASEMENT IS FOR THE USE OF CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS.

1.3.5 THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.3 SHALL BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, AND WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

1.4 SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT. FENCING IS PERMITTED SUCH THAT THE CONSTRUCTION OF SUCH DOES NOT RESTRICT OR CONFINE THE FLOW OF SURFACE WATER. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND/OR BY CITY OF COWETA, OKLAHOMA.

1.5 GAS SERVICE

1.5.1 THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

1.5.2 THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, OR ITS AGENTS OR CONTRACTORS.

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

1.6 PAVING AND LANDSCAPING WITHIN EASEMENTS

1.6.1 NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHTS-OF-WAY WHICH WOULD POTENTIALLY ENDANGER, THREATEN OR HARM ANY UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY.

1.6.2 THE GOVERNMENT WILL REMOVE OBSTRUCTIONS FROM THE RIGHT-OF-WAY THAT ARE DEEMED TO BE A DANGER TO PUBLIC SAFETY WITHOUT NOTICE.

1.6.3 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR LANDSCAPING AND PAVING DAMAGED OR REMOVED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM SEWER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT. IT SHALL BE NOTED THAT CITY OF COWETA, OKLAHOMA, WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

1.7 SIDEWALKS

1.7.1 SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE ABUTTING LOT AT SUCH OWNER'S EXPENSE. THE SIDEWALK ABUTTING A LOT SHALL BE COMPLETED ACCORDING TO CITY OF COWETA'S SPECIFICATIONS PRIOR TO INITIAL OCCUPANCY OF THE STRUCTURE OF THE ABUTTING LOT.

1.7.2 THIS RESTRICTIVE COVENANT MAY BE ENFORCED BY ANY OWNER OF A LOT IN THE SUBDIVISION, THE HOMEOWNERS ASSOCIATION OR THE CITY OF COWETA.

1.8 FENCE AND LANDSCAPE EASEMENT

1.8.1 THE OWNER HEREBY ESTABLISHES AND RESERVES FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION AN EXCLUSIVE PERPETUAL EASEMENT TO ERECT AND MAINTAIN FENCING, WALLS AND LANDSCAPING WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT AS 'FENCE & LANDSCAPE EASEMENT' OR 'F/E'.

SECTION II. RESERVE AREA

2.1 RESERVE AREA 'A'

2.1.1 THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE AREA 'A' FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION. RESERVE AREA 'A' SHALL ALSO BE USED FOR PLAYGROUND EQUIPMENT, WALKING TRAILS AND OTHER RECREATIONAL ACTIVITIES RESERVED FOR USE BY HOMEOWNERS AND THEIR INVITED GUESTS ONLY.

2.1.2 DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY CITY OF COWETA, OKLAHOMA.

2.1.3 ALL PARKING AREAS AND RECREATIONAL FACILITIES SHALL BE OWNED AND MAINTAINED BY THE LANCASTER PLACE HOMEOWNERS' ASSOCIATION.

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

A. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.

B. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

C. THE RESERVE SHALL BE KEPT FREE OF DEBRIS.

D. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

2.1.5 LANDSCAPING SHALL BE ALLOWED WITHIN THE RESERVE.

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

2.1.7 RESERVE AREA 'A' SHALL BE UTILIZED FOR STORMWATER DETENTION EASEMENT, UTILITY EASEMENT, PARK AND OPEN SPACE USES.

SECTION III. PRIVATE RESTRICTIONS AND COVENANTS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN,

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

3.1 ARCHITECTURAL COMMITTEE - PLAN REVIEW

3.1.1 PLAN REVIEW. NO BUILDING, STRUCTURE, FENCE, WALL, PAVING, HARDSCAPE, LANDSCAPING, SWIMMING POOL, EXTERIOR LIGHTING, EXTERIOR ANTENNAE, EXTERIOR WINDOWS, EXTERIOR DOORS, EXTERIOR FINISH (INCLUDING EXTERIOR PAINTING AND COLORS AND WINDOW COVERINGS VISIBLE FROM THE EXTERIOR), GARBAGE RECEPTACLE ENCLOSURE, OR FREE STANDING MAIL BOX SHALL AT ANY TIME BE ERRECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED IN WRITING BY THE OWNER OR ITS AUTHORIZED REPRESENTATIVES OR SUCCESSORS, WHICH ARE HEREINAFTER REFERRED TO AS THE 'ARCHITECTURAL COMMITTEE'. FOR EACH BUILDING, THE REQUIRED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE AND INCLUDE A SITE PLAN; A FLOOR PLAN; EXTERIOR ELEVATIONS, INCLUDING DESIGNATION OF EXTERIOR MATERIALS, COLOR SCHEME AND LIGHTING; A

LANDSCAPE PLAN, INCLUDING LANDSCAPE HARDSCAPE AND LIGHTING; AND DRAINAGE AND GRADING PLANS. APPROVAL OF PLANS IS AT THE SOLE DISCRETION OF THE ARCHITECTURAL COMMITTEE EXERCISED IN ACCORDANCE WITH THE PURPOSES OF THE COMMITTEE HEREINAFTER SET FORTH. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE PLANS AND SPECIFICATIONS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN TWENTY (20) DAYS AFTER SUBMISSION, THE PLANS SO SUBMITTED SHALL BE DEEMED APPROVED. THE DEVELOPMENT AND USE OF THE SUBJECT LOT SHALL THEREAFTER BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS OR APPROVED AMENDMENTS THERETO. IN THE EVENT NO SUIT TO ENJOIN THE ERECTION OF THE BUILDING OR STRUCTURE OR THE MAKING OF AN ALTERATION HAS BEEN COMMENCED PRIOR TO THE 30TH DAY FOLLOWING COMPLETION THEREOF, APPROVAL OF THE ARCHITECTURAL COMMITTEE SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH. NOTWITHSTANDING THE FOREGOING, THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION.

3.1.2 COMMITTEE PURPOSE. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN IS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE COLOR SCHEME, THE SITE UPON WHICH IT IS PROPOSED TO BE ERRECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR CODE VIOLATIONS. THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION. NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT ANY LOT OWNER IN THE SUBDIVISION FROM PROSECUTING ANY LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THE SUBDIVISION WHICH THEY THEY WOULD OTHERWISE BE ENTITLED TO PROSECUTE.

3.1.3 TRANSFER OF DUTIES. THE OWNER MAY ASSIGN THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE TO THE HOMEOWNERS' ASSOCIATION AT ANY TIME, AT THE DISCRETION OF THE OWNER, BY A WRITTEN INSTRUMENT. UNLESS ASSIGNED TO IT IN WRITING BY THE ARCHITECTURAL COMMITTEE PRIOR TO SUCH TIME, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE DEEMED TRANSFERRED TO THE HOMEOWNERS' ASSOCIATION AT SUCH TIME AS THE OWNER (OR ITS SUCCESSOR BY ASSIGNMENT) OWNS NO LOTS OR RESERVES, AND THEREAFTER THE FOREGOING POWERS AND DUTIES SHALL BE EXERCISED BY THE BOARD OF DIRECTORS OF THE HOMEOWNERS' ASSOCIATION.

3.2 LOT RESTRICTIONS

THE LOTS SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS.

3.2.1 USE

THE USE OF THE LOTS SHALL BE LIMITED TO DETACHED SINGLE FAMILY RESIDENCES AND CUSTOMARY ACCESSORY USES.

3.2.2 FLOOR AREA

A SINGLE STORY DWELLING SHALL HAVE A MINIMUM OF 1,100 SQUARE FEET OF LIVING FLOOR AREA. THE COMPUTATION OF LIVING AREA SHALL EXCLUDE BASEMENTS, ATTICS, GARAGES, OPEN SPACE AND BREEZEWAYS.

3.2.3 ORIENTATION OF DWELLINGS

THE ORIENTATION OF THE DWELLING WITHIN A LOT (DIRECTION FACED BY FRONT OF THE DWELLING) SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

3.2.4 GARAGES

WITHIN EACH LOT THERE SHALL BE PROVIDED A MINIMUM OF TWO (2) PARKING SPACES WITHIN AN ATTACHED GARAGE. GARAGES SHALL BE ENCLOSED, AND CARPORTS ARE PROHIBITED. RAISED PANEL GARAGE DOORS SHALL BE CONSTRUCTED AND GLASS IN GARAGE DOORS IS PROHIBITED.

3.2.5 FOUNDATIONS

ANY EXPOSED FOUNDATION SHALL BE OF BRICK, STONE OR STUCCO. NO STEM WALL SHALL BE EXPOSED.

3.2.6 EXTERIOR WALLS

THE EXTERIOR SURFACE OF THE FIRST STORY OF A DWELLING, EXCEPTING WINDOWS AND DOORS, SHALL BE A MINIMUM OF 50% BRICK, STONE OR STUCCO. NO STEEL, ALUMINUM, VINYL OR PLASTIC SIDING SHALL BE PERMITTED. THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE AND UPON WRITTEN REQUEST, WAIVE THE REQUIREMENTS OF THIS PARAGRAPH.

3.2.7 WINDOWS

WINDOWS SHALL BE VINYL, WOOD, OR VINYL CLAD WOOD. ALUMINUM WINDOWS ARE PROHIBITED.

3.2.8 ROOF PITCH

NO DWELLING SHALL HAVE A ROOF PITCH OF NOT LESS THAN 6/12.

3.2.9 ROOFING MATERIALS

ROOFING FOR A DWELLING SHALL BE COMPOSITION SHINGLES HAVING A MINIMUM THIRTY-YEAR LIFE RATING AND SHALL BE WOOD GRAINED IN APPEARANCE SUCH AS TAMKO HERITAGE 30 YEAR SIMULATED 'WEATHERED WOOD' SHINGLES. PROVIDED, HOWEVER, THAT IF SUCH ROOFING SHOULD NOT BE REASONABLY AVAILABLE, ALTERNATIVE ROOFING APPROVED BY THE ARCHITECTURAL COMMITTEE SHALL BE PERMITTED UPON DETERMINATION OF THE ARCHITECTURAL COMMITTEE THAT THE ALTERNATIVE IS OF EQUAL OR SUPERIOR QUALITY AND OF A DESIGN AND COLOR COMPATIBLE WITH THE ROOFING MATERIAL ABOVE SPECIFIED. IN NO EVENT SHALL WOOD SHINGLES BE PERMITTED. ROOF FLASHING AND VALLEYS SHALL BE BRONZE OR COPPER OR SHALL BE PAINTED TO MATCH THE ROOF OF THE DWELLING. SHEET METAL, ALUMINUM VENTS, FLUE LINER TERMINALS, CHIMNEY CAPS OR OTHER ROOFTOP PROTRUSIONS SHALL BE PAINTED TO MATCH THE ROOF OF THE

DWELLING. ROOF MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, AIR CONDITIONS AND SOLAR EQUIPMENT IS PROHIBITED.

3.2.10 CHIMNEYS

THE EXTERIOR SURFACE OF CHIMNEYS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. CHIMNEYS SHALL HAVE A DECORATIVE SHROUD OR CAP, AND ALL CHIMNEY SHROUDS AND CAPS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

3.2.11 DRIVEWAYS

DRIVEWAYS SHALL BE CONCRETE AND SHALL BE THE SAME COLOR AS THE SIDEWALKS AND CURBS WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE, UPON WRITTEN REQUEST, WAIVE THIS RESTRICTION.

3.2.12 FENCING

FENCING OR WALLS WITHIN A LOT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. FENCING OR WALLS WITHIN A LOT SHALL NOT EXTEND BEYOND THE FRONT BUILDING LINE DEPICTED WITHIN THE ACCOMPANYING PLAT. IF A DWELLING IS BUILT BEHIND THE FRONT BUILDING LINE, NO FENCE MAY EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH CORNER OF THE FRONT BUILDING WALL OF THE DWELLING. ALL FENCES SHALL BE PRIVACY FENCES CONSTRUCTED OF WOOD OR MASONRY AND SHALL BE 6 FEET IN HEIGHT, PROVIDED HOWEVER, THAT THE ARCHITECTURAL COMMITTEE MAY IN THE PARTICULAR INSTANCE, AND UPON WRITTEN REQUEST, WAIVE THE REQUIREMENTS OF THIS PARAGRAPH. ALL FENCE TYPES PROPOSED FOR LOCATION ADJACENT TO RESERVES AND GREEN BELTS SHALL BE 4 FOOT RANCH RAIL STYLE FENCE.

3.2.13 LANDSCAPING OF LOTS; IRRIGATION SYSTEMS

LANDSCAPING WITHIN A LOT IS SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. PRIOR TO THE OCCUPANCY OF A DWELLING, THE OWNER OF THE LOT SHALL HAVE PROFESSIONALLY LANDSCAPED THE FRONT (AND SIDE OF DWELLING ON CORNER LOTS). ENTIRE BACK YARD SHALL BE SODDED.

3.2.14 ON-SITE CONSTRUCTION

NO DWELLING OR BUILDING BUILT OFF-SITE SHALL BE MOVED TO, OR PLACED ON, ANY LOT.

3.2.15 OUTBUILDINGS

OUTBUILDINGS ARE PROHIBITED, PROVIDED HOWEVER, THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE, WAIVE THIS RESTRICTION.

3.2.16 SWIMMING POOLS

ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.

3.2.17 ANTENNAS

EXTERIOR TELEVISION, RADIO OR OTHER TYPE ANTENNAS INCLUDING SATELLITE DISHES SHALL BE PROHIBITED, PROVIDED, HOWEVER THAT ONE SATELLITE DISH NOT EXCEEDING TWO (2) FEET IN DIAMETER, AND IN A LOCATION NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET, SHALL BE PERMITTED WITHIN A LOT.

3.2.18 LOT MAINTENANCE

NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT AND EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF RUBBISH, TRASH AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.

3.2.19 RECREATIONAL VEHICLES AND EQUIPMENT

NO BOATS, RECREATIONAL TRAILERS, PERSONAL WATER CRAFT, CAMPERS, MOTOR HOMES OR OTHER RECREATIONAL VEHICULAR EQUIPMENT, SHALL BE STORED, PLACED OR PARKING ON ANY STREET WITHIN THE SUBDIVISION OR ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE.

3.2.20 TRAILERS, MACHINERY AND EQUIPMENT; COMMERCIAL VEHICLES

NO TRAILERS, MACHINERY OR EQUIPMENT, OR COMMERCIAL VEHICLES, SHALL BE STORED, PLACED OR PARKED ON ANY STREET WITHIN THE SUBDIVISION OR ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE; PROVIDED HOWEVER, NOTHING HEREIN SHALL PROHIBIT THE PARKING OF VEHICLES, MACHINERY OR EQUIPMENT WHEN BEING UTILIZED IN CONNECTION WITH SERVICES PERTAINING TO A RESIDENCE IN THE SUBDIVISION; FURTHER PROVIDED THAT NOTHING HEREIN SHALL PROHIBIT THE PARKING OF LIGHT TRUCKS WITHOUT COMMERCIAL SIGNAGE (MAXIMUM $\frac{1}{2}$ TON).

3.2.21 ALL-TERRAIN VEHICLES AND UNLICENSED MOTOR VEHICLES

NO ALL-TERRAIN VEHICLES (ATVS) OR UNLICENSED MOTOR VEHICLES SHALL BE OPERATED WITHIN THE SUBDIVISION.

3.2.22 BASKETBALL GOALS

NO BASKETBALL GOALS SHALL BE VISIBLE FROM A PUBLIC OR PRIVATE STREET.

3.2.23 ON-STREET PARKING PROHIBITED

ON-STREET PARKING BY OWNERS OF LOTS OR THEIR TENANTS IS PROHIBITED, PROVIDED THAT THE HOMEOWNERS' ASSOCIATED MAY PERMIT, BY RULES AND REGULATIONS, ON-STREET PARKING DURING OCCASIONAL EVENTS WITHIN THE SUBDIVISION.

3.2.24 CLOTHESLINES AND GARBAGE RECETACLES

CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED, AND NO EXPOSED GARBAGE CAN, TRASH CAN OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT. ALL TRASH CONTAINERS SHALL BE STORED OUT OF PUBLIC VIEW EXCEPT FOR A 12-HOUR PERIOD DURING COLLECTION.

3.2.25 MAILBOXES

MAILBOXES SHALL BE CONSTRUCTED OF BRICK AND A UNIFORM DESIGN TO BE SELECTED BY THE ARCHITECTURAL COMMITTEE AND SHALL BE PLACED AT A HEIGHT AND LOCATION WITHIN THE LOT TO BE DESIGNATED BY THE ARCHITECTURAL COMMITTEE.

PRELIMINARY PLAT

LANCASTER PLACE - PHASE 1

PUD #R19-01

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SE/4 OF SECTION TWENTY-SIX (26),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN

3.2.26 ANIMALS

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD OR KEPT EXCEPT THAT TWO DOGS, TOW CATS AND OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES. EXCEPT WHEN ACCOMPANIED BY THE OWNER OF THE LOT, THE OWNER'S FAMILY MEMBER OR GUEST, DOGS SHALL BE KEPT INSIDE THE DWELLING ON THE LOT BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M.

3.2.27 NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

3.2.28 SIGNAGE

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW OF ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN 5 SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT OR SIGNS USED BY THE OWNER OR A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

3.2.29 MATERIALS AND STORAGE

NO LOT SHALL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION AND THE CONSTRUCTION SHALL BE COMPLETED WITHIN SIX (6) MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.

3.2.30 TEMPORARY TRASH RECEPTACLE

A TEMPORARY TRASH RECEPTACLE IS REQUIRED ON EACH LOT DURING THE CONSTRUCTION PERIOD OF THE HOUSE. THE TRASH RECEPTACLE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL BE EMPTIED ON A REGULAR BASIS OR AS NEEDED.

SECTION IV. HOMEOWNER'S ASSOCIATION

4.1 FORMATION OF HOMEOWNER'S ASSOCIATION: THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE 'LANCASTER PLACE' HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER REFERRED TO AS THE 'ASSOCIATION'), A NON-PROFIT CORPORATE ENTITY TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF BRIDLEWOOD PARK.

4.2 MEMBERSHIP: EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

4.3 COVENANT FOR ASSESSMENTS: THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREOF, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER/DEVELOPER PRIOR TO THE CONVEYANCE OF A LOT WITHIN LANCASTER PLACE. AS ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE OF THE LIEN OF ANY FIRST MORTGAGE.

4.4 ENFORCEMENT RIGHTS OF THE ASSOCIATION: WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DOCUMENT, AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

5.1 ENFORCEMENT

THE COVENANTS AND RESTRICTIONS HEREIN SET FORTH, AND THE GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHTS OF WAY HEREIN SET FORTH, ARE COVENANTS TO RUN WITH THE LAND. THE SAME SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF ALL OWNERS OF PROPERTY IN THE SUBDIVISION. IN ADDITION CERTAIN EASEMENTS AND COVENANTS SET FORTH IN SECTION 1 HEREOF MAY IN SPECIFIED INSTANCES BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA. SUCH COVENANTS, RESTRICTIONS, GRANTS AND RESERVATIONS MAY BE ENFORCED BY APPROPRIATE ACTION IN ANY COURT OF COGNIZANT JURISDICTION, IN SUCH ACTION TO ENFORCE THE SAME, THE ULTIMATELY PREVAILING PARTY SHALL BE ENTITLED TO RECOVER FROM THE OTHER ITS COSTS AND EXPENSES INCURRED IN SUCH ENFORCEMENT, AND IN ANY APPEAL OF SUCH ACTION, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS.

5.2 VALIDITY

VIOLATION OF OR FAILURE TO COMPLY WITH THESE COVENANTS AND RESTRICTIONS SHALL NOT AFFECT THE VALIDITY OF ANY MORTGAGE, BONA FIDE LIEN OR OTHER SIMILAR SECURITY INSTRUMENT WHICH MAY BE THEN EXISTING ON ANY LOT. INVALIDATION OF ANY ONE OR MORE OF THESE COVENANTS AND RESTRICTION, OR ANY PORTIONS THEREOF, BY A JUDGEMENT, DECREE, OR COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS OR COVENANTS HEREIN CONTAINED WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. IN THE EVENT ANY PORTION OF THESE COVENANTS CONFLICT WITH ANY ORDINANCE OR REGULATION PROMULGATED BY A GOVERNMENTAL AUTHORITY, THEN THE GOVERNMENTAL PROVISIONS SHALL CONTROL.

5.3 DURATION

THESE COVENANTS SHALL BE BINDING UPON THE UNDERSIGNED OWNERS AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2031, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS; PROVIDED, HOWEVER, EITHER BEFORE OR AFTER THE YEAR 2028, THE THEN MAJORITY OF ALL THE LOT OWNERS IN SAID SUBDIVISION MAY CHANGE OR VACATE THESE COVENANTS, EITHER IN WHOLE OR IN PART, AND SUCH CHANGE OR VACATION SHALL BE EVIDENCED BY A WRITTEN INSTRUMENT SIGNED BY THE THEN OWNERS OF THE MAJORITY OF THE LOTS IN SAID SUBDIVISION AND DULY RECORDED AND FILED WITH THE COUNTY CLERK OF WAGONER COUNTY, OKLAHOMA. THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED AT ANY TIME IN ACCORDANCE WITH SECTION 5.4.

5.4 AMENDMENT OR TERMINATION

ANY AND ALL OF THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING THE TIME OF THE OWNER/DEVELOPER'S OWNERSHIP OF AT LEAST ONE (1) LOT. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

5.5 SEVERABILITY

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

CERTIFICATE OF OWNER

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS ____ DAY OF _____, 2021.

GLEN WOOD HOMES, L.P.
an OKLAHOMA LIMITED PARTNERSHIP

BY: _____
HAMID VALAD KHANI, GENERAL PARTNER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2021, PERSONALLY APPEARED HAMID VALAD KHANI TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, R. WADE BENNETT, A REGISTERED 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 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 _____, 2021.



BY: _____
R. WADE BENNETT
REGISTERED PROFESSIONAL LAND
SURVEYOR
OKLAHOMA NO. 1556

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE ____ DAY OF _____, 2021, PERSONALLY APPEARED TO ME R. WADE BENNETT KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES NOTARY PUBLIC

CITY OF COWETA APPROVALS

APPROVED: APPROVED:

COWETA PLANNING MAYOR
COMMISSION CHAIRMAN

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE
IS NOT ENDORSED BY THE CITY CLERK

CITY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I, DANA PATTEN, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2021 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS BRIDLEWOOD PARK - PHASE 1.

DANA PATTEN, WAGONER COUNTY TREASURER

CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, THE COUNTY CLERK OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED LANCASTER PLACE - PHASE 1 HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

LORI HENDRICKS, WAGONER COUNTY CLERK

ZONING REQUIREMENTS

TYPICAL BUILDING SETBACKS	
• SIDE LOT:	5 FEET
• FRONT SETBACK:	25 FEET
• REAR SETBACK:	15 FEET

NOTES

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ALL SIDE LOT BUILDING SETBACKS SHALL BE 5 FEET UNLESS OTHERWISE NOTED.

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (A) WHICH IS CLASSIFIED AS AREAS DETERMINED AS SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED.

BASIS OF BEARINGS

THE BASIS OF BEARING IS BASED ON THE SOUTH LINE OF SECTION 26, T-18-N, R-15-E, AS BEING N88°49'39"E.

SITE DATA

EXISTING ZONING:	RS-3
TOTAL ACREAGE:	27.09 ACRES (1,180,234.42 SQUARE FEET)
NUMBER OF BLOCKS:	6
NUMBER OF LOTS:	95
RESERVE AREAS:	1

UTILITY SERVICE PROVIDERS

WATER	-	WAGONER COUNTY RURAL WATER DISTRICT NO. 4
SEWER	-	CITY OF COWETA
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAM COMMUNICATIONS
GAS	-	OKLAHOMA NATURAL GAS
CABLE	-	COX COMMUNICATION

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

LINE LEGEND

—	PROPOSED BOUNDARY
—	PROPOSED RIGHT-OF-WAY
—	PROPOSED LOT LINE
—	PROPOSED BUILDING LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED CENTER LINE

ABBREVIATIONS

ACC	ACCESS
B/L	BUILDING LINE
BK PG	BOOK & PAGE
F/U/E	FENCE & UTILITY EASEMENT
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

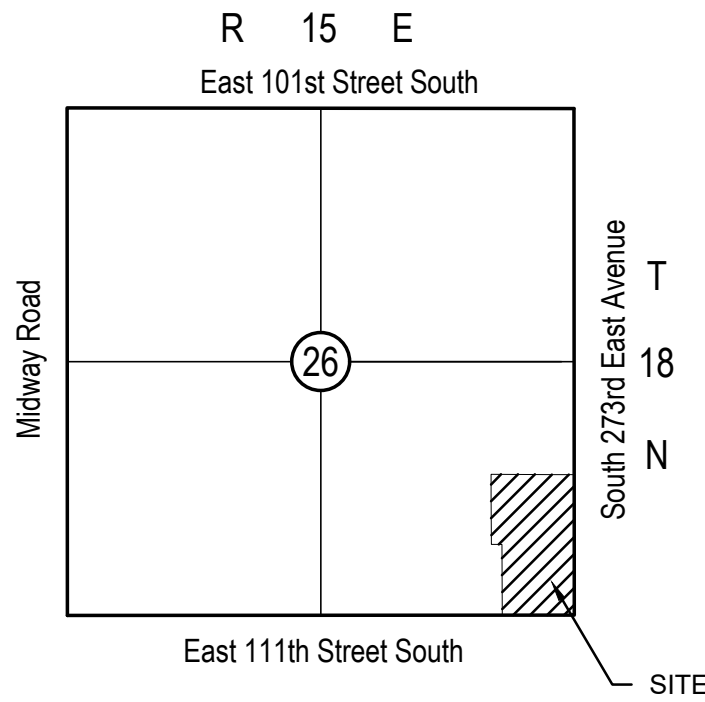
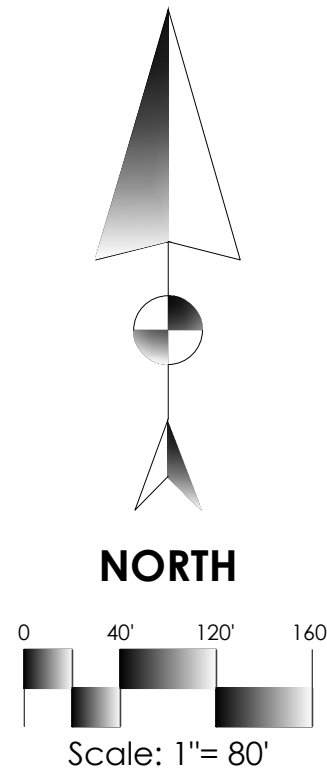
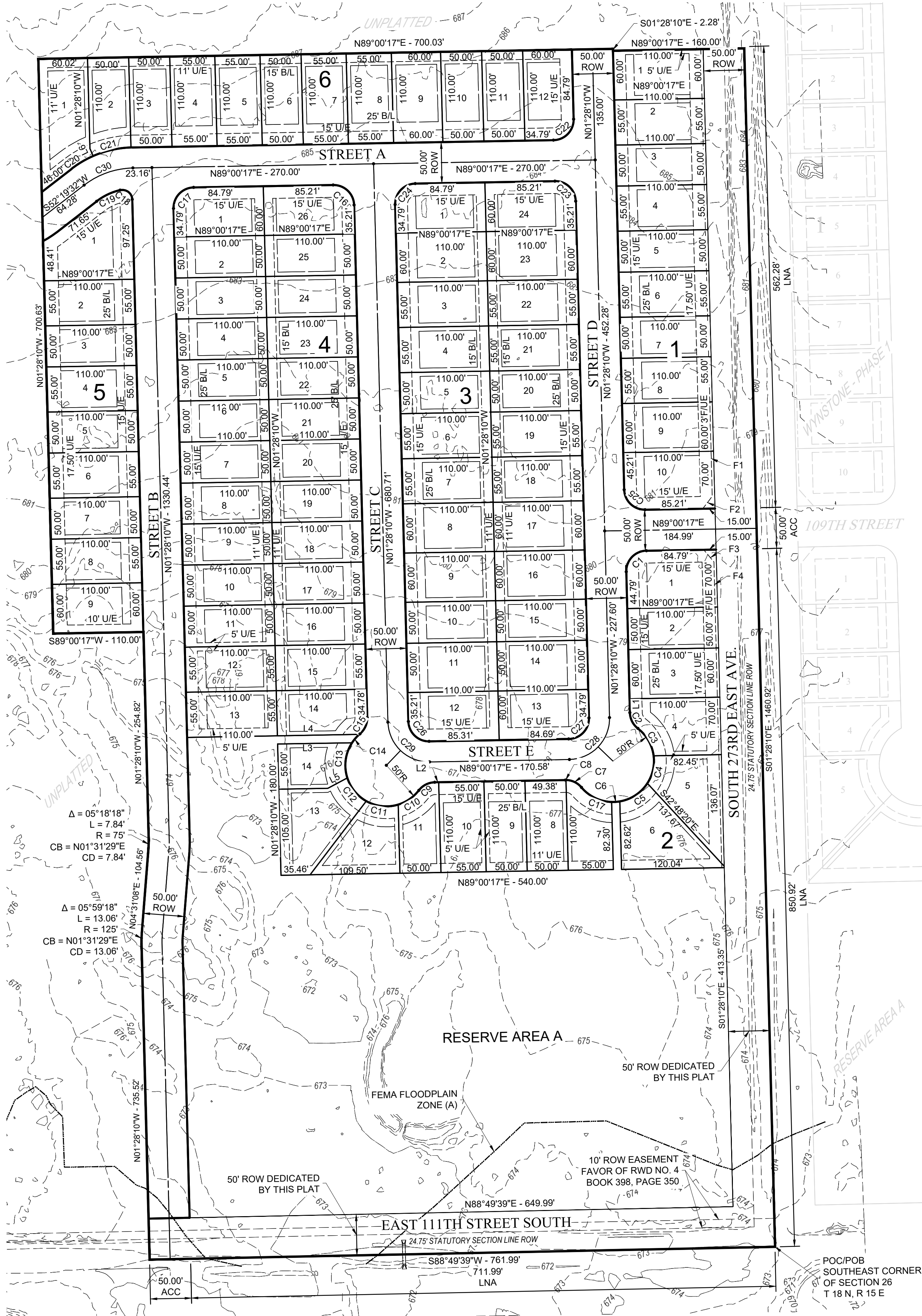
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26; THENCE S88°49'39"W ALONG THE SOUTH SECTION LINE FOR A DISTANCE OF 761.99 FEET, THENCE N01°28'10"W A DISTANCE OF 385.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 5°59'18" HAVING A RADIUS OF 125 FEET FOR A LENGTH OF 13.06 FEET, AND WHOSE LONG CHORD BEARS N01°31'29"E FOR A DISTANCE OF 13.06 FEET, THENCE N04°31'08"E FOR A DISTANCE OF 104.56 FEET, THENCE N01°28'10"W FOR A DISTANCE OF 254.82 FEET, THENCE S89°00'17"W A DISTANCE OF 110.00 FEET, THENCE N01°28'10"W A DISTANCE OF 700.63 FEET, THENCE N89°00'17"E A DISTANCE OF 700.03 FEET, THENCE S01°28'10"E A DISTANCE OF 2.28 FEET, THENCE N89°00'17"E FOR A DISTANCE OF 160.00 FEET, THENCE S01°28'10"E A DISTANCE OF 1,460.29 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,180,234.42 SQUARE FEET (27.09 ACRES), MORE OR LESS.

PRELIMINARY PLAT

LANCASTER PLACE - PHASE 1

PUD #R19-01

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SE/4 OF SECTION TWENTY-SIX (26),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN



Location Map

Scale: 1" = 2000'

LINE AND CURVE TABLE

Line #/Curve #	Length	Direction	Radius	Chord Length	Δ
C1	39.48	N43°46'04"E	25'	35.50	90°28'27"
C2	22.26	S26°58'34"E	25'	21.53	51°00'49"
C3	39.38	S29°55'05"E	50'	38.37	45°07'48"
C4	35.16	S12°47'31"W	50'	34.44	40°17'24"
C5	41.39	S56°27'21"W	51'	40.26	46°41'59"
C6	10.01	N87°12'55"E	66'	10.00	8°40'56"
C7	21.64	S64°45'20"E	25'	20.97	49°30'23"
C8	0.62	N89°00'17"E	15'	0.62	2°24'46"
C9	22.45	S63°16'59"W	25'	21.70	51°26'37"
C10	31.11	S55°23'13"W	50'	30.61	35°39'06"
C11	40.28	S83°42'33"E	50'	39.20	46°15'56"
C12	37.33	S39°14'29"E	50'	36.47	42°46'44"
C13	44.73	N7°46'44"E	50'	43.26	51°15'42"
C14	14.46	N41°41'31"E	50'	14.41	16°33'52"
C15	22.45	S24°15'09"W	25'	21.70	51°26'37"
C16	39.06	N46°13'56"W	25'	35.21	89°31'33"
C17	42.06	S64°09'39"E	50'	40.81	48°27'59"
C20	30.67	N59°18'11"E	125'	30.60	14°03'36"
C21	47.42	N77°10'49"E	125'	47.14	21°39'14"
C22	39.48	S43°46'04"W	25'	35.50	90°28'27"
C23	39.06	N46°13'56"W	25'	35.21	89°31'33"
C24	39.48	S43°46'04"W	25'	35.50	90°28'27"
C25	39.06	N46°13'56"W	25'	35.21	89°31'33"
C26	39.06	S46°13'56"E	25'	35.21	89°31'33"
C27	39.48	N43°46'04"E	25'	35.50	90°28'27"
C28	78.95	N43°46'04"E	50'	71.00	90°28'27"
C29	78.13	S46°13'56"E	50'	70.42	89°31'33"
C30	64.11	S70°38'20"W	100'	63.02	36°43'55"
L1	17.06	S01°28'10"E			
L2	8.24	N89°00'17"E			
L3	90.73	N89°00'17"E			
L4	99.86	N89°00'17"E			
L5	26.84	N61°51'12"E			
L6	10.02	N23°40'01"W			

OWNER:
Glenwood Homes, L.P.
5705 E. 71st St. South, Suite 220
Tulsa, Oklahoma 74146
Phone: (918) 949-9268
valad@homecreations.com

ENGINEER:
Wallace Design Collective, PC
123 N. Martin Luther King Jr. Blvd
Tulsa, Oklahoma, 74103
Phone: (918) 586-5858
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 1460, EXPIRES 6/30/2023
nicole.watts@wallace.design

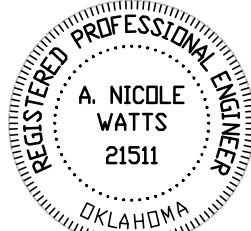
SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 476-7484
OK CA NO. CA 4502, EXPIRES 6/30/2022
wade@bennettsurveying.com

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'LANCASTER PLACE - PHASE 1' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF COWETA, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

HAMID VALAD KHANI, MANAGING MEMBER
GLENWOOD HOMES, L.P.
AN OKLAHOMA LIMITED LIABILITY COMPANY

A. NICOLE WATTS
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #21511
WALLACE DESIGN COLLECTIVE, PC
C.A. #1460, EXP. 6-30-2023

R. WADE BENNETT
OKLAHOMA REGISTERED LAND SURVEYOR #1556
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2022





POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Zoning: AG (Agriculture)
Re: Approval Preliminary Plat Way Maker Acres
Date: 07-19-2021

BACKGROUND

Discuss and consider possible action, including approval, approval with conditions, or denial of a request by The Way Nazarene Church, Developer; Bennett Surveying, Inc., Surveyor; for Preliminary Plat approval of Way Maker Acres, a subdivision of approximately 8.00 acres more or less with 1 lot. Located on East 111st Street South and East of South 273rd East Avenue, in Section 25, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned AG (Agriculture).

Utilities/Site Area: The 8.00 acre more or less, subdivision is proposed to be served by Rural Water No. 4 Water and City of Coweta Sewer. Windstream, ONG, AEP, and Cox have all been notified and a No Meet, Technical Advisory Committee meeting was held on July 15, 2021.

STAFF RECOMMENDATION

The Planning Commission can approve, conditionally approve, or disapprove 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 disapproved, the reasons for that action shall be stated.

Staff recommends approval of the Preliminary Plat, Way Maker Acres, with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

ATTACHMENTS

1. Preliminary Plat, for Way Maker Acres

NOTES

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, WAGONER COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS NO PORTION OF THE PROPERTY DESCRIBED HEREON TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

BASIS OF BEARINGS

THE BEARING BASE FOR THIS PLAT IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25 T-18-N, R-15-E AS N88°43'07"E.

UTILITY SERVICE PROVIDERS

WATER	-	WAGONER COUNTY RURAL WATER DISTRICT NO. 4
SEWER	-	CITY OF COWETA
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAM COMMUNICATIONS
GAS	-	OKLAHOMA NATURAL GAS
CABLE	-	COX COMMUNICATION

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA; THENCE N88°43'07"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 25 FOR A DISTANCE OF 971.36 FEET TO THE POINT OF BEGINNING; THENCE N01°25'12"W FOR A DISTANCE OF 732.10 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 476.00 FEET; THENCE S01°25'12"E FOR A DISTANCE OF 732.10 FEET; THENCE S88°43'07"W FOR A DISTANCE OF 476.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 8.00 ACRES MORE OR LESS.

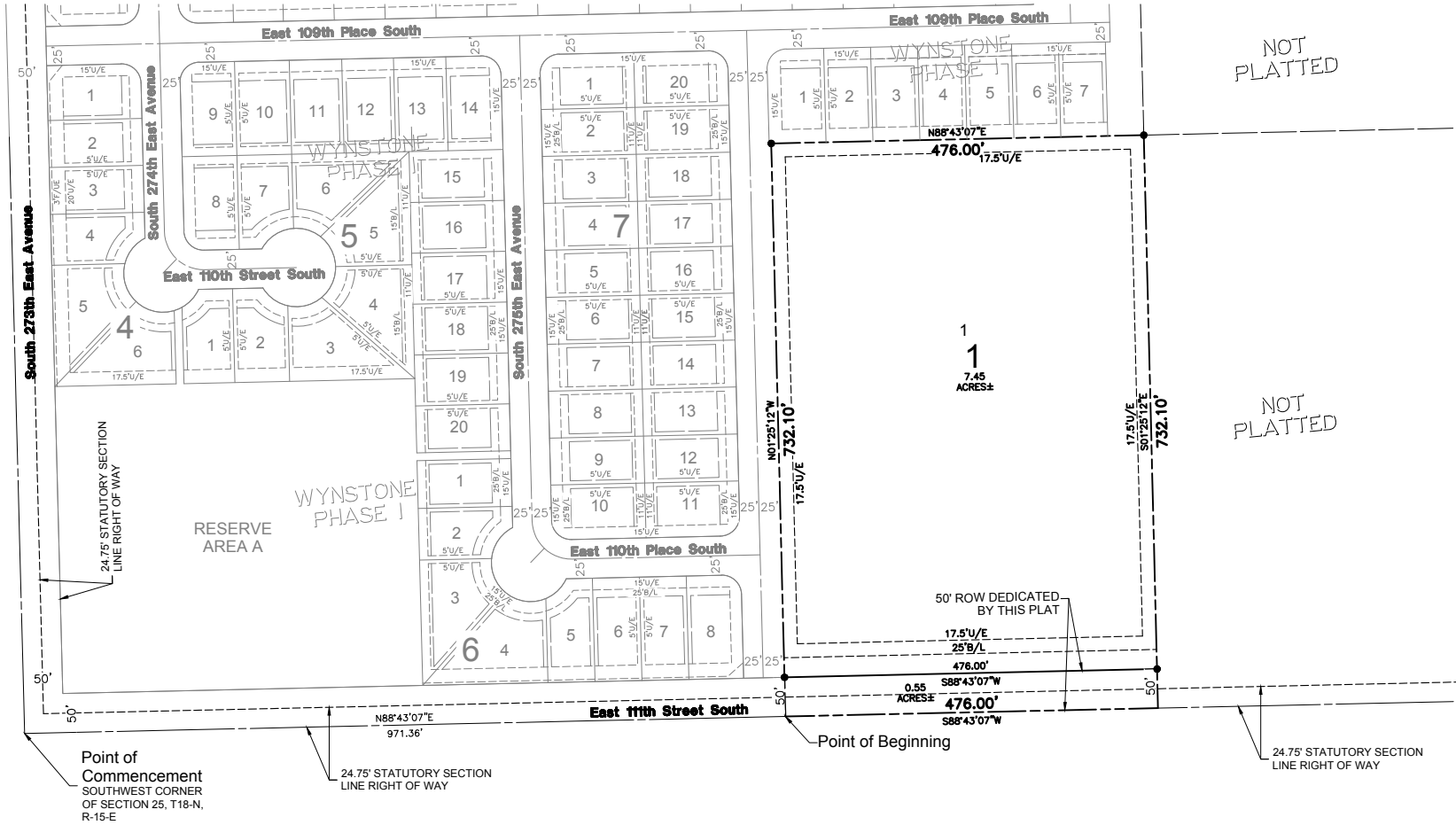
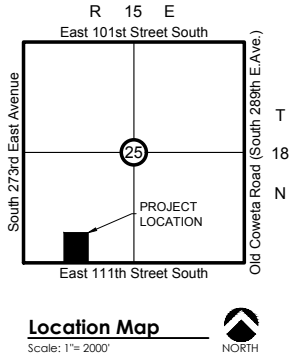
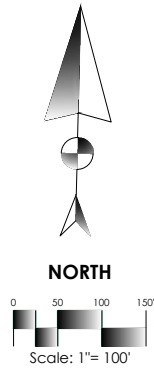
PRELIMINARY PLAT

Way Maker Acres

A SUBDIVISION IN CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA,
BEING A PART OF THE SW/4 OF SECTION TWENTY-FIVE (25),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN.

OWNER:
THE WAY NAZARENE CHURCH
27689 E 111th Street, Coweta, OK 74429
STEVEN LESTER
918-581-4998
steven.lester@cowetaps.org

SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 476-7484
OK CA NO. CA 4502, EXPIRES 6/30/2022
wade@bennettsurveying.com



WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'WAY MAKER ACRES' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF COWETA, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

STEVEN LESTER
THE WAY NAZARENE CHURCH

AARON BURNS
OKLAHOMA REGISTERED LAND SURVEYOR #1923
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2022

PRELIMINARY PLAT

WAY MAKER ACRES

A SUBDIVISION IN WAGONER COUNTY, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SW/4 OF SECTION TWENTY-FIVE (25),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN

KNOW ALL MEN BY THESE PRESENTS:

THE WAY OF THE NAZARENE CHURCH, HEREINAFTER REFERRED TO AS THE "OWNER," IS THE OWNER AND DEVELOPER OF THE FOLLOWING DESCRIBED LAND IN WAGONER COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND LYING IN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA; THENCE N88°43'07"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 25 FOR A DISTANCE OF 971.36 FEET TO THE POINT OF BEGINNING; THENCE N01°25'12"W FOR A DISTANCE OF 732.10 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 476.00 FEET; THENCE S01°25'12"E FOR A DISTANCE OF 732.10 FEET; THENCE S88°43'07"W FOR A DISTANCE OF 476.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 8.00 ACRES MORE OR LESS.

SECTION I. UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY AS SHOWN ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR THE PUBLIC USE THE UTILITY EASEMENTS AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE LINES, CABLE TELEVISION, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SUCH FACILITIES INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND ANY OTHER APPURTENANCES THERETO, WITH RIGHT OF INGRESS AND EGRESS TO SUCH EASEMENTS FOR THE USES AND PURPOSES AFORESAID; PROVIDED, HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER, AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, AND ALONG ALL OF THE EASEMENT AREAS SHOWN ON THE PLAT, FOR THE PURPOSES OF FURNISHING WATER AND/OR SEWER SERVICE TO THE AREA INCLUDED WITHIN THE PLAT. THE OWNER HEREON IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER SHALL BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW-GROUND CONSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED; PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID.

A. WATER AND SEWER SERVICE

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTILLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE REASONABLE JUDGEMENT OF THE CITY OF COWETA (SEWER) AND WAGONER COUNTY RURAL WATER DISTRICT #4 (WATER) WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF COWETA, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- WAGONER COUNTY RURAL WATER DISTRICT #4, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF COWETA AND WAGONER COUNTY RURAL WATER DISTRICT #4, OKLAHOMA OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENT-WAYS SHOWN ON SAID PLAT OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND WATER AND SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

SECTION II. DEFINITION OF TERMS, ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

- DEFINITION OF TERMS
IN THE EVENT OF ANY AMBIGUITY AS TO THE MEANING OF ANY TERMS PERTAINING TO USE AND BUILDING RESTRICTIONS AS SET FORTH IN SECTION II HEREOF, THE DEFINITION OF SUCH TERMS SHALL BE DEEMED TO BE THE SAME AS THE PROVISIONS OF THE COWETA SUBDIVISION REGULATIONS, COWETA REVISED ORDINANCES, AS THE SAME EXISTED ON THE DATE OF EXECUTION OF THIS DEED OF DEDICATION.
- ENFORCEMENT
THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL BE COVENANTS WHICH SHALL RUN WITH THE LAND AND WHICH SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, UTILITY EASEMENTS ARE SET FORTH CERTAIN COVENANTS AND CERTAIN ENFORCEMENT RIGHTS PERTAINING THERETO AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA IN THE EVENT THE OWNER OR ANY OF ITS SUCCESSORS OR ASSIGNS, OR ANY PERSON CLAIMING UNDER THEM SHALL VIOLATE OR BREACH ANY OF THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN OR IMPOSED HEREBY. THE BENEFICIARIES OF THE COVENANTS AS SET FORTH IN SECTION I HEREOF WITH RESPECT TO SUCH COVENANTS ONLY, OR THE CITY OF COWETA, OKLAHOMA WITH RESPECT TO SUCH COVENANTS SET FORTH IN SECTION I, SHALL HAVE THE RIGHT TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS ATTEMPTING TO VIOLATE ANY OF SUCH COVENANTS OR RESTRICTIONS TO PREVENT VIOLATION OR TO RECOVER DAMAGES FOR THE VIOLATIONS THEREOF.
- DURATION
THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- SEVERABILITY
INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF BY AN ORDER, JUDGEMENT OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- AMENDMENT
THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF THE PROPERTY TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND BY THE COWETA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF COWETA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY EXECUTED AND RECORDED.

CERTIFICATE OF OWNER

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS ____ DAY OF _____, 2021.

THE WAY NAZARENE CHURCH

BY: _____
STEVEN LESTER, PASTOR

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2021, PERSONALLY APPEARED STEVEN LESTER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, AARON BURNS, A REGISTERED 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 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 _____, 2021.

BY: _____
AARON BURNS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1923

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE ____ DAY OF _____, 2021, PERSONALLY APPEARED TO ME AARON BURNS KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES NOTARY PUBLIC

CITY OF COWETA APPROVALS

APPROVED: APPROVED:

COWETA PLANNING COMMISSION CHAIRMAN MAYOR

SIGNATURE THIS APPROVAL IS VOID IF THE ABOVE IS NOT ENDORSED BY THE CITY CLERK

CITY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I, DANA PATTEN, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2021 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS WAY MAKER ACRES.

DANA PATTEN, WAGONER COUNTY TREASURER

CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, THE COUNTY CLERK OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED WAY MAKER ACRES HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

LORI HENDRICKS, WAGONER COUNTY CLERK

CERTIFICATE OF RURAL WATER DISTRICT NO. 4

I, _____, THE RURAL WATER DISTRICT NO. 4 OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED WAY MAKER ACRES - HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

BOARD OF DIRECTORS CHAIRMAN



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Planning Commission
From: Doug Moore, Community Development Director
Location: 14355 South 273rd East Avenue
Zoning: Agriculture (AG)
Re: CLS 21-02 – Minor Subdivision (Lot Split)
Date: 07-19-2021

BACKGROUND

The applicants, Braxton and Whitney Lowrey, have applied for a Minor Subdivision (Lot Split), to split the following tract into tract 1 and tract 2.

This property is currently zoned (AG) Agriculture. The new lots will meet the minimum yard requirements for the (AG) Agriculture District. Tract 1 will face South 273rd East Avenue, Containing 2.00 Acres / 87,122.80 square feet. Tract 2 will face South 273rd East Avenue, Containing 4.02 Acres / 175,171.84 square feet. Tract 3 is a proposed 30' right-of-way easement.

A Technical Advisory Committee (TAC) Agenda was sent on July 15, 2021. City Staff received no adverse comments to the proposed minor subdivision.

Surrounding Tract: N: AG E: AG S: AG W: AG

Legal Description:

Original Tract: A PART OF THE SOUTH 198 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) AND THE NORTH 198 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Tract 1: A PART OF THE SOUTH 198 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) AND THE NORTH 198 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

DESCRIBED AS FOLLOWS:

THE WEST 251.80 FEET OF THE SOUTH 198.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4), TOGETHER WITH, THE WEST 251.80 FEET OF THE NORTH 148.00 FEET OF THE NORTH 198.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4), ALL IN SECTION THIRTEEN (13) TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE N 01° 33' 55" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 198.00 FEET; THENCE N 88° 25' 42" E, PARALLEL WITH AND 198.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4 NW/4), A DISTANCE OF 251.80 FEET; THENCE S 01° 33' 55" E, PARALLEL WITH AND 251.80 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 198.00 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4 NW/4); THENCE CONTINUING S 01° 33' 55" E, PARALLEL WITH AND 251.80 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 148.00 FEET; THENCE S 88° 25' 42" W, PARALLEL WITH AND 148.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER (NW/4 SW/4 NW/4), A DISTANCE OF 251.80 FEET, TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE N 01° 33' 55" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 148.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2.00 ACRES / 87,122.80 SQUARE FEET.

Tract 2:

A PART OF THE SOUTH 198 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) AND THE NORTH 198 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

DESCRIBED AS FOLLOWS:

THE NORTH 198.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4), LESS AND EXCEPT THE WEST 251.80 FEET THEREOF, TOGETHER WITH, THE SOUTH 198.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4), LESS AND EXCEPT THE WEST 251.80 FEET THEREOF, TOGETHER WITH, THE SOUTH 50.00 FEET OF THE NORTH 198.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4), ALL IN SECTION THIRTEEN (13) TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE S 01° 33' 55" E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 148.00 FEET, TO THE POINT OF BEGINNING; THENCE N 88° 25' 42" E, PARALLEL WITH AND 148.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER (NW/4 SW/4 NW/4), A DISTANCE OF 251.80 FEET; THENCE N 01° 33' 55" W, PARALLEL WITH AND 251.80 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 148.00 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4 NW/4); THENCE CONTINUING N 01° 33' 55" W, PARALLEL WITH AND 251.80 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 198.00 FEET; THENCE N 88° 25' 42" E, PARALLEL WITH AND 198.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4 NW/4), A DISTANCE OF 410.62 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4 NW/4); THENCE S 01° 32' 58" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4 NW/4), A DISTANCE OF 198.00 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4 NW/4); THENCE CONTINUING S 01° 32' 58" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER (NW/4 SW/4 NW/4), A DISTANCE OF 198.00 FEET; THENCE S 88° 25' 42" W, PARALLEL WITH AND 198.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER (NW/4 SW/4 NW/4), A DISTANCE OF 662.31 FEET, TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE N 01° 33'

55" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 4.02 ACRES / 175,171.84 SQUARE FEET.

Tract 3:

A PART OF THE SOUTH 198 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) AND THE NORTH 198 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

DESCRIBED AS FOLLOWS:

THE WEST 30.00 FEET OF THE SOUTH 198.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4), TOGETHER WITH, THE WEST 30.00 FEET OF THE NORTH 198.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4), ALL IN SECTION THIRTEEN (13) TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE N 01° 33' 55" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 198.00 FEET; THENCE N 88° 25' 42" E, PARALLEL WITH AND 198.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4 NW/4), A DISTANCE OF 30.00 FEET; THENCE S 01° 33' 55" E, PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 198.00 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4 NW/4); THENCE CONTINUING S 01° 33' 55" E, PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 198.00 FEET; THENCE S 88° 25' 42" W, PARALLEL WITH AND 198.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER (NW/4 SW/4 NW/4), A DISTANCE OF 30.00 FEET, TO

A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4);
THENCE N 01° 33' 55" W, ALONG THE WEST LINE OF SAID NORTHWEST
QUARTER (NW/4), A DISTANCE OF 198.00 FEET, TO THE POINT OF
BEGINNING. 30' RIGHT-OF-WAY EASEMENT:

SAID TRACT OF LAND CONTAINING 0.27 ACRES / 11,880.00 SQUARE FEET.

STAFF RECOMMENDATION

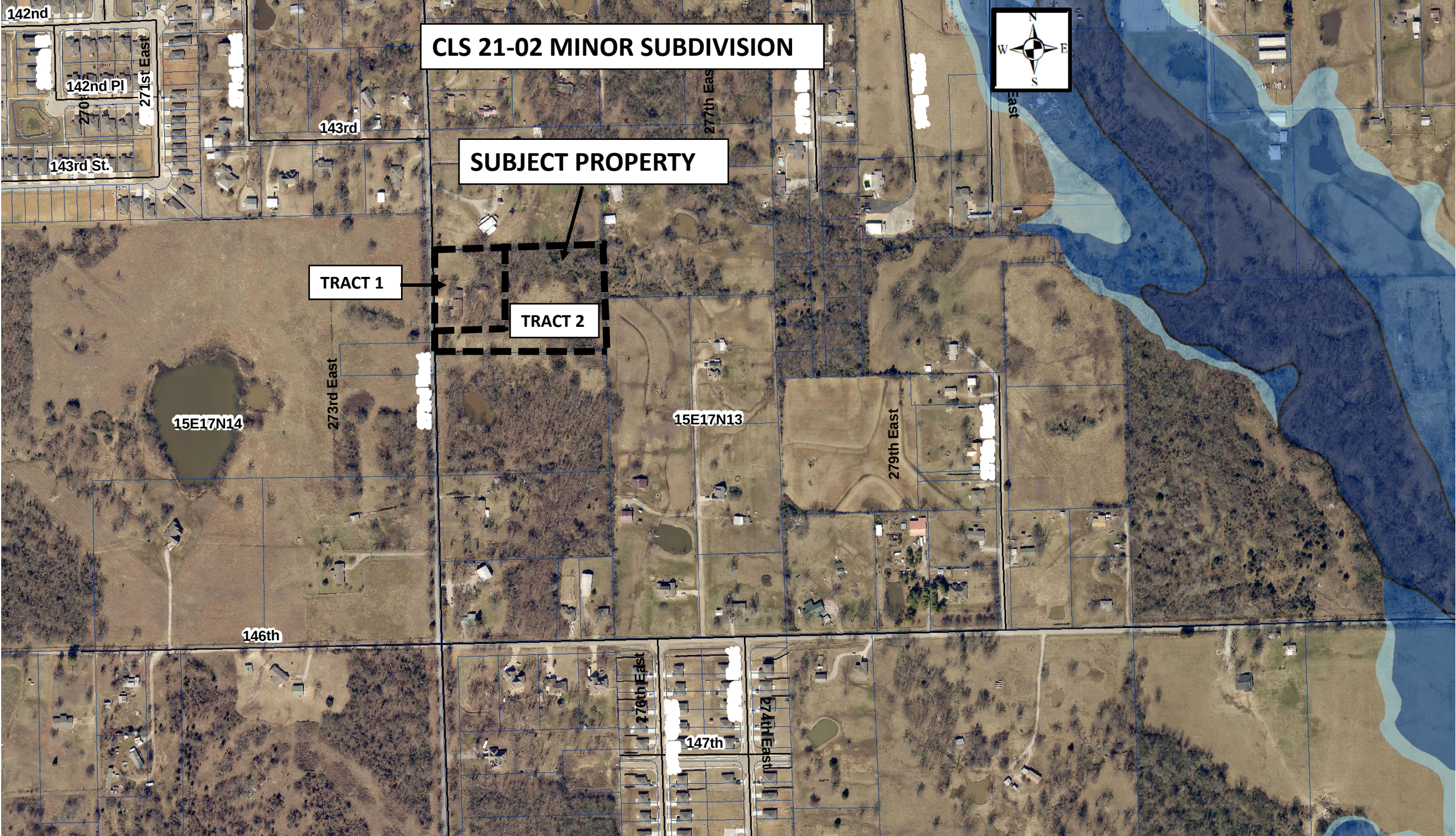
The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the request of the Minor Subdivision request. Staff recommends approval.

ATTACHMENTS

1. Location Map

2. Zoning Map

3. Aerial View Map



CLS 21-02 MINOR SUBDIVISION

SUBJECT PROPERTY

TRACT 1

TRACT 2

15E17N14

15E17N13

146th

270th East

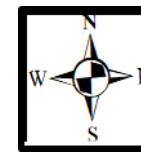
147th

271st East

279th East



CLS 21-02 MINOR SUBDIVISION



SUBJECT PROPERTY

15E17N14

15E17N13

TRACT 1

TRACT 2

270th E

271st East

143rd

273rd East

277th East

CLS 21-02 MINOR SUBDIVISION



271st East

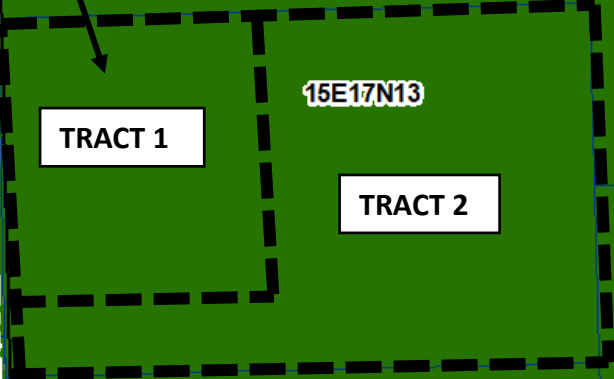
143rd

RS-1

277th East

RS-2

SUBJECT PROPERTY



15E17N14

15E17N13

AG

AG

273rd East

Legend

ZONE_TYPE

	AG Agriculture
	RS-1 Residential Single Family
	RS-2 Residential Single Family
	RS-3 Residential Single Family



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: Approval Preliminary Plat Lancaster Place – Phase I
Date: 07-19-2021

BACKGROUND

Discuss and consider possible action, including approval, approval with conditions, or denial of a request by Glenwood Homes, LP, Developer; for Approval Preliminary Plat of Lancaster Place – Phase I, a subdivision of approximately 27.09 acres more or less with 95 lots. Located on the northwest corner of East 111th Street and South 273rd East Avenue, to the east of State Highway 51 in Coweta, in Section 26, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned RS-3 (Residential Single Family).

At the Monday January 28, 2019 Planning Commission meeting, the Planning Commission held a public hearing and recommended approval of the Preliminary Plat Warwick Village – Phase I with 93 lots at the same location, with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer. By a vote of 5-0.

STAFF RECOMMENDATION

The Planning Commission can approve, conditionally approve, or disapprove 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 disapproved, the reasons for that action shall be stated.

Staff recommends approval approval of the Preliminary Plat, Lancaster Place – Phase I

ATTACHMENTS

1. Preliminary Plat, Lancaster Place – Phase I

ZONING REQUIREMENTS

TYPICAL BUILDING SETBACKS	
• SIDE LOT:	5 FEET
• FRONT SETBACK:	25 FEET
• REAR SETBACK:	15 FEET

NOTES

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ALL SIDE LOT BUILDING SETBACKS SHALL BE 5 FEET UNLESS OTHERWISE NOTED.

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (A) WHICH IS CLASSIFIED AS AREAS DETERMINED AS SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED.

BASIS OF BEARINGS

THE BASIS OF BEARING IS BASED ON THE SOUTH LINE OF SECTION 26, T-18-N, R-15-E, AS BEING N88°49'39"E.

SITE DATA

EXISTING ZONING:	RS-3
TOTAL ACREAGE:	27.09 ACRES (1,180,234.42 SQUARE FEET)
NUMBER OF BLOCKS:	6
NUMBER OF LOTS:	95
RESERVE AREAS:	1

UTILITY SERVICE PROVIDERS

WATER	-	WAGONER COUNTY RURAL WATER DISTRICT NO. 4
SEWER	-	CITY OF COWETA
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAM COMMUNICATIONS
GAS	-	OKLAHOMA NATURAL GAS
CABLE	-	COX COMMUNICATION

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

LINE LEGEND

—	PROPOSED BOUNDARY
—	PROPOSED RIGHT-OF-WAY
—	PROPOSED LOT LINE
—	PROPOSED BUILDING LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED CENTER LINE

ABBREVIATIONS

ACC	ACCESS
B/L	BUILDING LINE
BK PG	BOOK & PAGE
F/UE	FENCE & UTILITY EASEMENT
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

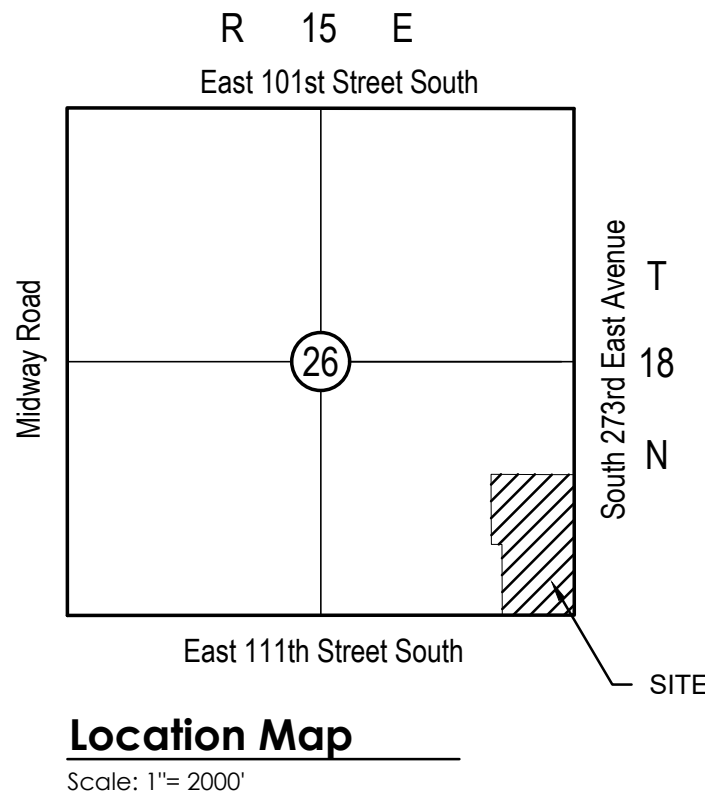
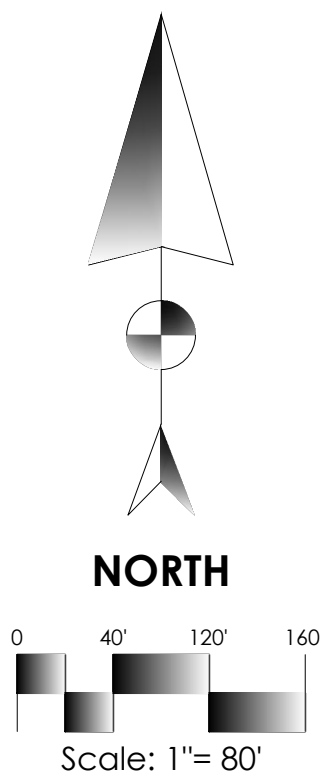
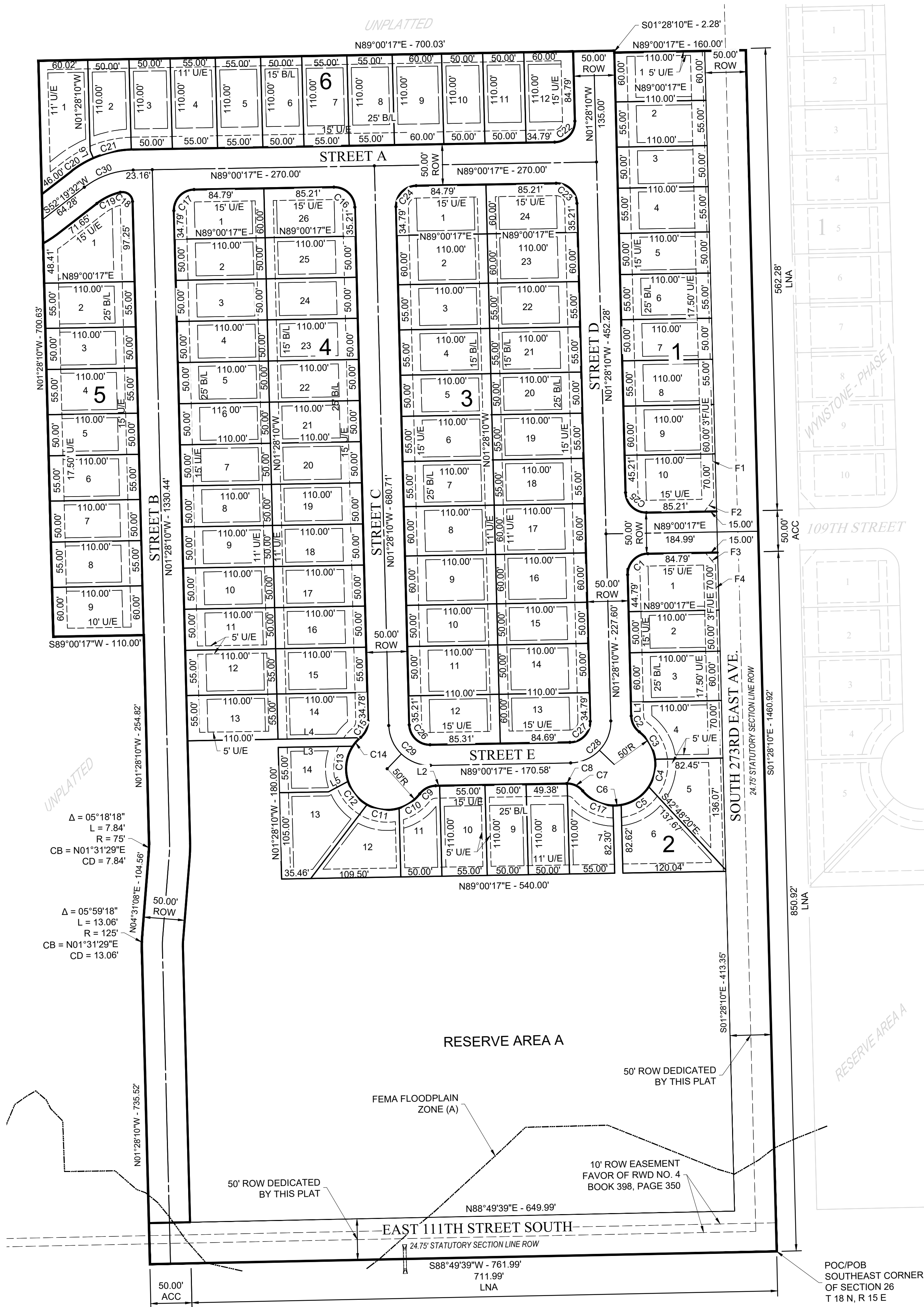
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26; THENCE S88°49'39"W ALONG THE SOUTH SECTION LINE FOR A DISTANCE OF 761.99 FEET, THENCE N01°28'10"W A DISTANCE OF 385.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 5°59'18" HAVING A RADIUS OF 125 FEET FOR A LENGTH OF 13.06 FEET, AND WHOSE LONG CHORD BEARS N01°31'29"E FOR A DISTANCE OF 13.06 FEET, THENCE N04°31'08"E FOR A DISTANCE OF 104.56 FEET, THENCE N01°28'10"W FOR A DISTANCE OF 254.82 FEET, THENCE S89°00'17"W A DISTANCE OF 110.00 FEET, THENCE N01°28'10"W A DISTANCE OF 700.63 FEET, THENCE N89°00'17"E A DISTANCE OF 700.03 FEET, THENCE S01°28'10"E A DISTANCE OF 2.28 FEET, THENCE N89°00'17"E FOR A DISTANCE OF 160.00 FEET, THENCE S01°28'10"E A DISTANCE OF 1,460.29 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,180,234.42 SQUARE FEET (27.09 ACRES), MORE OR LESS.

PRELIMINARY PLAT

LANCASTER PLACE - PHASE 1

PUD #R19-01

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SE/4 OF SECTION TWENTY-SIX (26),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN



LINE AND CURVE TABLE

Line #/Curve #	Length	Direction	Radius	Chord Length	Δ
C1	39.48	N43°46'04"E	25'	35.50	90°28'27"
C2	22.26	S26°58'34"E	25'	21.53	51°00'49"
C3	39.38	S29°55'05"E	50'	38.37	45°07'48"
C4	35.16	S12°47'31"W	50'	34.44	40°17'24"
C5	41.39	S56°27'21"W	51'	40.26	46°41'59"
C6	10.01	N87°12'55"E	66'	10.00	8°40'56"
C7	21.64	S64°45'20"E	25'	20.97	49°30'23"
C8	0.62	N89°00'17"E	15'	0.62	2°24'46"
C9	22.45	S63°16'59"W	25'	21.70	51°26'37"
C10	31.11	S55°23'13"W	50'	30.61	35°39'06"
C11	40.28	S83°42'33"E	50'	39.20	46°15'56"
C12	37.33	S39°14'29"E	50'	36.47	42°46'44"
C13	44.73	N7°46'44"E	50'	43.26	51°15'42"
C14	14.46	N41°41'31"E	50'	14.41	16°33'52"
C15	22.45	S24°15'09"W	25'	21.70	51°26'37"
C16	39.06	N46°13'56"W	25'	35.21	89°31'33"
C17	42.06	S64°09'39"E	50'	40.81	48°27'59"
C20	30.67	N59°18'11"E	125'	30.60	14°03'36"
C21	47.42	N77°10'49"E	125'	47.14	21°39'14"
C22	39.48	S43°46'04"W	25'	35.50	90°28'27"
C23	39.06	N46°13'56"W	25'	35.21	89°31'33"
C24	39.48	S43°46'04"W	25'	35.50	90°28'27"
C25	39.06	N46°13'56"W	25'	35.21	89°31'33"
C26	39.06	S46°13'56"E	25'	35.21	89°31'33"
C27	39.48	N43°46'04"E	25'	35.50	90°28'27"
C28	78.95	N43°46'04"E	50'	71.00	90°28'27"
C29	78.13	S46°13'56"E	50'	70.42	89°31'33"
C30	64.11	S70°38'20"W	100'	63.02	36°43'55"
L1	17.06	S01°28'10"E			
L2	8.24	N89°00'17"E			
L3	90.73	N89°00'17"E			
L4	99.86	N89°00'17"E			
L5	26.84	N61°51'12"E			
L6	10.02	N23°40'01"W			

Fence Line Easement

LINE NO.	BEARING	DISTANCE
F1	S01°28'10"E	545.00'
F2	N37°22'31"E	19.13'
F3	N39°56'38"W	27.32'
F4	S01°28'10"E	372.72'

OWNER:
Glenwood Homes, L.P.
5705 E. 71st St. South, Suite 220
Tulsa, Oklahoma 74146
Phone: (918) 949-9268
valad@homecreations.com

ENGINEER:
Wallace Design Collective, PC
123 N. Martin Luther King Jr. Blvd
Tulsa, Oklahoma, 74103
Phone: (918) 586-5858
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 1460, EXPIRES 6/30/2023
nicole.watts@wallace.design

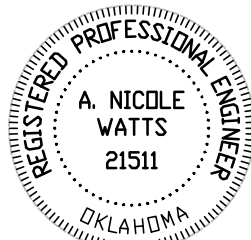
SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 476-7484
OK CA NO. CA 4502, EXPIRES 6/30/2022
wade@bennettsurveying.com

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'LANCASTER PLACE - PHASE 1' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF COWETA, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

HAMID VALAD KHANI, MANAGING MEMBER
GLENWOOD HOMES, L.P.
AN OKLAHOMA LIMITED LIABILITY COMPANY

A. NICOLE WATTS
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #21511
WALLACE DESIGN COLLECTIVE, PC
C.A. #1460, EXP. 6-30-2023

R. WADE BENNETT
OKLAHOMA REGISTERED LAND SURVEYOR #1556
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2022



LANCASTER PLACE - PHASE 1

PUD #R19-01

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SE/4 OF SECTION TWENTY-SIX (26),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT GLEN WOOD HOMES, LP, AN OKLAHOMA LIMITED PARTNERSHIP, HEREINAFTER SOMETIMES CALLED "OWNER", IS THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF COWETA, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND LOCATED IN THE SE/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26; THENCE S88°49'39"W ALONG THE SOUTH SECTION LINE FOR A DISTANCE OF 761.99 FEET, THENCE N01°28'10"W A DISTANCE OF 385.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 5°59'18" HAVING A RADIUS OF 125 FEET FOR A LENGTH OF 13.06 FEET, AND WHOSE LONG CHORD BEARS N01°31'29"E FOR A DISTANCE OF 13.06 FEET, THENCE N04°31'08"E FOR A DISTANCE OF 104.56 FEET, THENCE N01°28'10"W FOR A DISTANCE OF 254.82 FEET, THENCE S89°00'17"W A DISTANCE OF 110.00 FEET, THENCE N01°28'10"W A DISTANCE OF 700.63 FEET, THENCE N89°00'17"E A DISTANCE OF 700.03 FEET, THENCE S01°28'10"E A DISTANCE OF 2.28 FEET, THENCE N89°00'17"E FOR A DISTANCE OF 160.00 FEET, THENCE S01°28'10"E A DISTANCE OF 1,460.29 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,180,234.42 SQUARE FEET (27.09 ACRES), MORE OR LESS.

SECTION I. STREETS, EASEMENTS AND UTILITIES

1.1 GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC 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, TELEPHONE AND COMMUNICATION LINES, ELECTRIC AND POWER LINES, AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENT FOR THE USES AND PURPOSES AFORESAID, PROVIDED FOREVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENT DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF COWETA, OKLAHOMA AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE. SAID COVENANT STATES THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDINGS, STRUCTURE OR OTHER ABOVE OR BELOW-GROUND OBSTRUCTION MAY INTERFERE WITH THE USES AND PURPOSES OF THE EASEMENT; SAID COVENANT DOES PROHIBIT OBSTRUCTIONS WITHIN THE EASEMENTS HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

1.2 UNDERGROUND SERVICES

1.2.1 OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE WEST AND SOUTH PERIMETER EASEMENT OF THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS. STREET LIGHT POLES OR STANDARDS MUST BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION.

1.2.2 UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE 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 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.

1.2.3 THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR, OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

1.2.4 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

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

1.3 WATER, SANITARY SEWER AND STORM SEWER SERVICE

1.3.1 THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS LOCATED ON THEIR LOT.

1.3.2 WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT THE ALTERATION OF GRADE IN EXCESS OF A FOOT FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

1.3.3 THE CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC STORM SEWER FACILITIES BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, THEIR AGENTS OR CONTRACTORS.

A. RIGHT TO ACCESS: THE CITY OF COWETA, OKLAHOMA, OR THEIR SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO GENERAL UTILITY EASEMENTS AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF STORM SEWER FACILITIES.

1.3.4 CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS AND WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF WATER MAINS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, THEIR AGENTS OR CONTRACTORS.

A. RIGHT TO ACCESS - THE CITY OF COWETA AND WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OR THEIR SUCCESSORS, SHALL AT ALL TIME HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER AND SANITARY SEWER FACILITIES.

B. EXCLUSIVITY - EASEMENTS DENOTED ON THE ACCOMPANYING PLAT AS 'RWD4 EASEMENT' OR 'RWD4 RW EASE' ARE FOR THE EXCLUSIVE USE BY WAGONER COUNTY RURAL WATER DISTRICT NO. 4 AND ARE DEDICATED FOR THE SOLE PURPOSE OF PROVIDING WATER AND SHALL BE FOR THE EXCLUSIVE USE AND BENEFIT OF RURAL WATER DISTRICT NO. 4, ITS SUCCESSORS AND ASSIGNS.

C. WHERE WATERLINES FALL WITHIN THE UTILITY EASEMENT, THAT PORTION OF THE UTILITY EASEMENT IS FOR THE USE OF WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS.

D. WHERE SANITARY SEWER LINES FALL WITHIN THE UTILITY EASEMENT, THAT PORTION OF THE UTILITY EASEMENT IS FOR THE USE OF CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS.

1.3.5 THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1.3 SHALL BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, AND WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

1.4 SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT. FENCING IS PERMITTED SUCH THAT THE CONSTRUCTION OF SUCH DOES NOT RESTRICT OR CONFINE THE FLOW OF SURFACE WATER. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND/OR BY CITY OF COWETA, OKLAHOMA.

1.5 GAS SERVICE

1.5.1 THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

1.5.2 THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, OR ITS AGENTS OR CONTRACTORS.

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

1.6 PAVING AND LANDSCAPING WITHIN EASEMENTS

1.6.1 NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHTS-OF-WAY WHICH WOULD POTENTIALLY ENDANGER, THREATEN OR HARM ANY UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY.

1.6.2 THE GOVERNMENT WILL REMOVE OBSTRUCTIONS FROM THE RIGHT-OF-WAY THAT ARE DEEMED TO BE A DANGER TO PUBLIC SAFETY WITHOUT NOTICE.

1.6.3 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR LANDSCAPING AND PAVING DAMAGED OR REMOVED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM SEWER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT. IT SHALL BE NOTED THAT CITY OF COWETA, OKLAHOMA, WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

1.7 SIDEWALKS

1.7.1 SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE ABUTTING LOT AT SUCH OWNER'S EXPENSE. THE SIDEWALK ABUTTING A LOT SHALL BE COMPLETED ACCORDING TO CITY OF COWETA'S SPECIFICATIONS PRIOR TO INITIAL OCCUPANCY OF THE STRUCTURE OF THE ABUTTING LOT.

1.7.2 THIS RESTRICTIVE COVENANT MAY BE ENFORCED BY ANY OWNER OF A LOT IN THE SUBDIVISION, THE HOMEOWNERS ASSOCIATION OR THE CITY OF COWETA.

1.8 FENCE AND LANDSCAPE EASEMENT

1.8.1 THE OWNER HEREBY ESTABLISHES AND RESERVES FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION AN EXCLUSIVE PERPETUAL EASEMENT TO ERECT AND MAINTAIN FENCING, WALLS AND LANDSCAPING WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT AS 'FENCE & LANDSCAPE EASEMENT' OR 'F/E'.

SECTION II. RESERVE AREA

2.1 RESERVE AREA 'A'

2.1.1 THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE AREA 'A' FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION. RESERVE AREA 'A' SHALL ALSO BE USED FOR PLAYGROUND EQUIPMENT, WALKING TRAILS AND OTHER RECREATIONAL ACTIVITIES RESERVED FOR USE BY HOMEOWNERS AND THEIR INVITED GUESTS ONLY.

2.1.2 DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY CITY OF COWETA, OKLAHOMA.

2.1.3 ALL PARKING AREAS AND RECREATIONAL FACILITIES SHALL BE OWNED AND MAINTAINED BY THE LANCASTER PLACE HOMEOWNERS' ASSOCIATION.

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

A. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.

B. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

C. THE RESERVE SHALL BE KEPT FREE OF DEBRIS.

D. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

2.1.5 LANDSCAPING SHALL BE ALLOWED WITHIN THE RESERVE.

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

2.1.7 RESERVE AREA 'A' SHALL BE UTILIZED FOR STORMWATER DETENTION EASEMENT, UTILITY EASEMENT, PARK AND OPEN SPACE USES.

SECTION III. PRIVATE RESTRICTIONS AND COVENANTS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN,

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

3.1 ARCHITECTURAL COMMITTEE - PLAN REVIEW

3.1.1 PLAN REVIEW. NO BUILDING, STRUCTURE, FENCE, WALL, PAVING, HARDSCAPE, LANDSCAPING, SWIMMING POOL, EXTERIOR LIGHTING, EXTERIOR ANTENNAE, EXTERIOR WINDOWS, EXTERIOR DOORS, EXTERIOR FINISH (INCLUDING EXTERIOR PAINTING AND COLORS AND WINDOW COVERINGS VISIBLE FROM THE EXTERIOR), GARBAGE RECEPTACLE ENCLOSURE, OR FREE STANDING MAIL BOX SHALL AT ANY TIME BE ERRECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED IN WRITING BY THE OWNER OR ITS AUTHORIZED REPRESENTATIVES OR SUCCESSORS, WHICH ARE HEREINAFTER REFERRED TO AS THE 'ARCHITECTURAL COMMITTEE'. FOR EACH BUILDING, THE REQUIRED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE AND INCLUDE A SITE PLAN; A FLOOR PLAN; EXTERIOR ELEVATIONS, INCLUDING DESIGNATION OF EXTERIOR MATERIALS, COLOR SCHEME AND LIGHTING; A

LANDSCAPE PLAN, INCLUDING LANDSCAPE HARDSCAPE AND LIGHTING; AND DRAINAGE AND GRADING PLANS. APPROVAL OF PLANS IS AT THE SOLE DISCRETION OF THE ARCHITECTURAL COMMITTEE EXERCISED IN ACCORDANCE WITH THE PURPOSES OF THE COMMITTEE HEREINAFTER SET FORTH. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE PLANS AND SPECIFICATIONS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN TWENTY (20) DAYS AFTER SUBMISSION, THE PLANS SO SUBMITTED SHALL BE DEEMED APPROVED. THE DEVELOPMENT AND USE OF THE SUBJECT LOT SHALL THEREAFTER BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS OR APPROVED AMENDMENTS THERETO. IN THE EVENT NO SUIT TO ENJOIN THE ERECTION OF THE BUILDING OR STRUCTURE OR THE MAKING OF AN ALTERATION HAS BEEN COMMENCED PRIOR TO THE 30TH DAY FOLLOWING COMPLETION THEREOF, APPROVAL OF THE ARCHITECTURAL COMMITTEE SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH. NOTWITHSTANDING THE FOREGOING, THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION.

3.1.2 COMMITTEE PURPOSE. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN IS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE COLOR SCHEME, THE SITE UPON WHICH IT IS PROPOSED TO BE ERRECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR CODE VIOLATIONS. THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION. NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT ANY LOT OWNER IN THE SUBDIVISION FROM PROSECUTING ANY LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THE SUBDIVISION WHICH THEY THEY WOULD OTHERWISE BE ENTITLED TO PROSECUTE.

3.1.3 TRANSFER OF DUTIES. THE OWNER MAY ASSIGN THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE TO THE HOMEOWNERS' ASSOCIATION AT ANY TIME, AT THE DISCRETION OF THE OWNER, BY A WRITTEN INSTRUMENT. UNLESS ASSIGNED TO IT IN WRITING BY THE ARCHITECTURAL COMMITTEE PRIOR TO SUCH TIME, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE DEEMED TRANSFERRED TO THE HOMEOWNERS' ASSOCIATION AT SUCH TIME AS THE OWNER (OR ITS SUCCESSOR BY ASSIGNMENT) OWNS NO LOTS OR RESERVES, AND THEREAFTER THE FOREGOING POWERS AND DUTIES SHALL BE EXERCISED BY THE BOARD OF DIRECTORS OF THE HOMEOWNERS' ASSOCIATION.

3.2 LOT RESTRICTIONS

THE LOTS SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS.

3.2.1 USE

THE USE OF THE LOTS SHALL BE LIMITED TO DETACHED SINGLE FAMILY RESIDENCES AND CUSTOMARY ACCESSORY USES.

3.2.2 FLOOR AREA

A SINGLE STORY DWELLING SHALL HAVE A MINIMUM OF 1,100 SQUARE FEET OF LIVING FLOOR AREA. THE COMPUTATION OF LIVING AREA SHALL EXCLUDE BASEMENTS, ATTICS, GARAGES, OPEN SPACE AND BREEZEWAYS.

3.2.3 ORIENTATION OF DWELLINGS

THE ORIENTATION OF THE DWELLING WITHIN A LOT (DIRECTION FACED BY FRONT OF THE DWELLING) SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

3.2.4 GARAGES

WITHIN EACH LOT THERE SHALL BE PROVIDED A MINIMUM OF TWO (2) PARKING SPACES WITHIN AN ATTACHED GARAGE. GARAGES SHALL BE ENCLOSED, AND CARPORTS ARE PROHIBITED. RAISED PANEL GARAGE DOORS SHALL BE CONSTRUCTED AND GLASS IN GARAGE DOORS IS PROHIBITED.

3.2.5 FOUNDATIONS

ANY EXPOSED FOUNDATION SHALL BE OF BRICK, STONE OR STUCCO. NO STEM WALL SHALL BE EXPOSED.

3.2.6 EXTERIOR WALLS

THE EXTERIOR SURFACE OF THE FIRST STORY OF A DWELLING, EXCEPTING WINDOWS AND DOORS, SHALL BE A MINIMUM OF 50% BRICK, STONE OR STUCCO. NO STEEL, ALUMINUM, VINYL OR PLASTIC SIDING SHALL BE PERMITTED. THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE AND UPON WRITTEN REQUEST, WAIVE THE REQUIREMENTS OF THIS PARAGRAPH.

3.2.7 WINDOWS

WINDOWS SHALL BE VINYL, WOOD, OR VINYL CLAD WOOD. ALUMINUM WINDOWS ARE PROHIBITED.

3.2.8 ROOF PITCH

NO DWELLING SHALL HAVE A ROOF PITCH OF NOT LESS THAN 6/12.

3.2.9 ROOFING MATERIALS

ROOFING FOR A DWELLING SHALL BE COMPOSITION SHINGLES HAVING A MINIMUM THIRTY-YEAR LIFE RATING AND SHALL BE WOOD GRAINED IN APPEARANCE SUCH AS TAMKO HERITAGE 30 YEAR SIMULATED 'WEATHERED WOOD' SHINGLES. PROVIDED, HOWEVER, THAT IF SUCH ROOFING SHOULD NOT BE REASONABLY AVAILABLE, ALTERNATIVE ROOFING APPROVED BY THE ARCHITECTURAL COMMITTEE SHALL BE PERMITTED UPON DETERMINATION OF THE ARCHITECTURAL COMMITTEE THAT THE ALTERNATIVE IS OF EQUAL OR SUPERIOR QUALITY AND OF A DESIGN AND COLOR COMPATIBLE WITH THE ROOFING MATERIAL ABOVE SPECIFIED. IN NO EVENT SHALL WOOD SHINGLES BE PERMITTED. ROOF FLASHING AND VALLEYS SHALL BE BRONZE OR COPPER OR SHALL BE PAINTED TO MATCH THE ROOF OF THE DWELLING. SHEET METAL, ALUMINUM VENTS, FLUE LINER TERMINALS, CHIMNEY CAPS OR OTHER ROOFTOP PROTRUSIONS SHALL BE PAINTED TO MATCH THE ROOF OF THE

DWELLING. ROOF MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, AIR CONDITIONS AND SOLAR EQUIPMENT IS PROHIBITED.

3.2.10 CHIMNEYS

THE EXTERIOR SURFACE OF CHIMNEYS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. CHIMNEYS SHALL HAVE A DECORATIVE SHROUD OR CAP, AND ALL CHIMNEY SHROUDS AND CAPS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

3.2.11 DRIVEWAYS

DRIVEWAYS SHALL BE CONCRETE AND SHALL BE THE SAME COLOR AS THE SIDEWALKS AND CURBS WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE, UPON WRITTEN REQUEST, WAIVE THIS RESTRICTION.

3.2.12 FENCING

FENCING OR WALLS WITHIN A LOT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. FENCING OR WALLS WITHIN A LOT SHALL NOT EXTEND BEYOND THE FRONT BUILDING LINE DEPICTED WITHIN THE ACCOMPANYING PLAT. IF A DWELLING IS BUILT BEHIND THE FRONT BUILDING LINE, NO FENCE MAY EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH CORNER OF THE FRONT BUILDING WALL OF THE DWELLING. ALL FENCES SHALL BE PRIVACY FENCES CONSTRUCTED OF WOOD OR MASONRY AND SHALL BE 6 FEET IN HEIGHT, PROVIDED HOWEVER, THAT THE ARCHITECTURAL COMMITTEE MAY IN THE PARTICULAR INSTANCE, AND UPON WRITTEN REQUEST, WAIVE THE REQUIREMENTS OF THIS PARAGRAPH. ALL FENCE TYPES PROPOSED FOR LOCATION ADJACENT TO RESERVES AND GREEN BELTS SHALL BE 4 FOOT RANCH RAIL STYLE FENCE.

3.2.13 LANDSCAPING OF LOTS; IRRIGATION SYSTEMS

LANDSCAPING WITHIN A LOT IS SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. PRIOR TO THE OCCUPANCY OF A DWELLING, THE OWNER OF THE LOT SHALL HAVE PROFESSIONALLY LANDSCAPED THE FRONT (AND SIDE OF DWELLING ON CORNER LOTS). ENTIRE BACK YARD SHALL BE SODDED.

3.2.14 ON-SITE CONSTRUCTION

NO DWELLING OR BUILDING BUILT OFF-SITE SHALL BE MOVED TO, OR PLACED ON, ANY LOT.

3.2.15 OUTBUILDINGS

OUTBUILDINGS ARE PROHIBITED, PROVIDED HOWEVER, THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE, WAIVE THIS RESTRICTION.

3.2.16 SWIMMING POOLS

ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.

3.2.17 ANTENNAS

EXTERIOR TELEVISION, RADIO OR OTHER TYPE ANTENNAS INCLUDING SATELLITE DISHES SHALL BE PROHIBITED, PROVIDED, HOWEVER THAT ONE SATELLITE DISH NOT EXCEEDING TWO (2) FEET IN DIAMETER, AND IN A LOCATION NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET, SHALL BE PERMITTED WITHIN A LOT.

3.2.18 LOT MAINTENANCE

NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT AND EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF RUBBISH, TRASH AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.

3.2.19 RECREATIONAL VEHICLES AND EQUIPMENT

NO BOATS, RECREATIONAL TRAILERS, PERSONAL WATER CRAFT, CAMPERS, MOTOR HOMES OR OTHER RECREATIONAL VEHICULAR EQUIPMENT, SHALL BE STORED, PLACED OR PARKING ON ANY STREET WITHIN THE SUBDIVISION OR ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE.

3.2.20 TRAILERS, MACHINERY AND EQUIPMENT; COMMERCIAL VEHICLES

NO TRAILERS, MACHINERY OR EQUIPMENT, OR COMMERCIAL VEHICLES, SHALL BE STORED, PLACED OR PARKED ON ANY STREET WITHIN THE SUBDIVISION OR ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE; PROVIDED HOWEVER, NOTHING HEREIN SHALL PROHIBIT THE PARKING OF VEHICLES, MACHINERY OR EQUIPMENT WHEN BEING UTILIZED IN CONNECTION WITH SERVICES PERTAINING TO A RESIDENCE IN THE SUBDIVISION; FURTHER PROVIDED THAT NOTHING HEREIN SHALL PROHIBIT THE PARKING OF LIGHT TRUCKS WITHOUT COMMERCIAL SIGNAGE (MAXIMUM $\frac{1}{2}$ TON).

3.2.21 ALL-TERRAIN VEHICLES AND UNLICENSED MOTOR VEHICLES

NO ALL-TERRAIN VEHICLES (ATVS) OR UNLICENSED MOTOR VEHICLES SHALL BE OPERATED WITHIN THE SUBDIVISION.

3.2.22 BASKETBALL GOALS

NO BASKETBALL GOALS SHALL BE VISIBLE FROM A PUBLIC OR PRIVATE STREET.

3.2.23 ON-STREET PARKING PROHIBITED

ON-STREET PARKING BY OWNERS OF LOTS OR THEIR TENANTS IS PROHIBITED, PROVIDED THAT THE HOMEOWNERS' ASSOCIATED MAY PERMIT, BY RULES AND REGULATIONS, ON-STREET PARKING DURING OCCASIONAL EVENTS WITHIN THE SUBDIVISION.

3.2.24 CLOTHESLINES AND GARBAGE RECETACLES

CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED, AND NO EXPOSED GARBAGE CAN, TRASH CAN OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT. ALL TRASH CONTAINERS SHALL BE STORED OUT OF PUBLIC VIEW EXCEPT FOR A 12-HOUR PERIOD DURING COLLECTION.

3.2.25 MAILBOXES

MAILBOXES SHALL BE CONSTRUCTED OF BRICK AND A UNIFORM DESIGN TO BE SELECTED BY THE ARCHITECTURAL COMMITTEE AND SHALL BE PLACED AT A HEIGHT AND LOCATION WITHIN THE LOT TO BE DESIGNATED BY THE ARCHITECTURAL COMMITTEE.

PRELIMINARY PLAT

LANCASTER PLACE - PHASE 1

PUD #R19-01

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SE/4 OF SECTION TWENTY-SIX (26),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN

3.2.26 ANIMALS

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD OR KEPT EXCEPT THAT TWO DOGS, TOW CATS AND OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES. EXCEPT WHEN ACCOMPANIED BY THE OWNER OF THE LOT, THE OWNER'S FAMILY MEMBER OR GUEST, DOGS SHALL BE KEPT INSIDE THE DWELLING ON THE LOT BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M.

3.2.27 NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

3.2.28 SIGNAGE

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW OF ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN 5 SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT OR SIGNS USED BY THE OWNER OR A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

3.2.29 MATERIALS AND STORAGE

NO LOT SHALL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION AND THE CONSTRUCTION SHALL BE COMPLETED WITHIN SIX (6) MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION.

3.2.30 TEMPORARY TRASH RECEPTACLE

A TEMPORARY TRASH RECEPTACLE IS REQUIRED ON EACH LOT DURING THE CONSTRUCTION PERIOD OF THE HOUSE. THE TRASH RECEPTACLE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL BE EMPTIED ON A REGULAR BASIS OR AS NEEDED.

SECTION IV. HOMEOWNER'S ASSOCIATION

4.1 FORMATION OF HOMEOWNER'S ASSOCIATION: THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE 'LANCASTER PLACE' HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER REFERRED TO AS THE 'ASSOCIATION'), A NON-PROFIT CORPORATE ENTITY TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF BRIDLEWOOD PARK.

4.2 MEMBERSHIP: EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION, AND MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

4.3 COVENANT FOR ASSESSMENTS: THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREOF, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE OWNER/DEVELOPER PRIOR TO THE CONVEYANCE OF A LOT WITHIN LANCASTER PLACE. AS ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE OF THE LIEN OF ANY FIRST MORTGAGE.

4.4 ENFORCEMENT RIGHTS OF THE ASSOCIATION: WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DOCUMENT, AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

5.1 ENFORCEMENT

THE COVENANTS AND RESTRICTIONS HEREIN SET FORTH, AND THE GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHTS OF WAY HEREIN SET FORTH, ARE COVENANTS TO RUN WITH THE LAND. THE SAME SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF ALL OWNERS OF PROPERTY IN THE SUBDIVISION. IN ADDITION CERTAIN EASEMENTS AND COVENANTS SET FORTH IN SECTION 1 HEREOF MAY IN SPECIFIED INSTANCES BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA. SUCH COVENANTS, RESTRICTIONS, GRANTS AND RESERVATIONS MAY BE ENFORCED BY APPROPRIATE ACTION IN ANY COURT OF COGNIZANT JURISDICTION, IN SUCH ACTION TO ENFORCE THE SAME, THE ULTIMATELY PREVAILING PARTY SHALL BE ENTITLED TO RECOVER FROM THE OTHER ITS COSTS AND EXPENSES INCURRED IN SUCH ENFORCEMENT, AND IN ANY APPEAL OF SUCH ACTION, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS.

5.2 VALIDITY

VIOLATION OF OR FAILURE TO COMPLY WITH THESE COVENANTS AND RESTRICTIONS SHALL NOT AFFECT THE VALIDITY OF ANY MORTGAGE, BONA FIDE LIEN OR OTHER SIMILAR SECURITY INSTRUMENT WHICH MAY BE THEN EXISTING ON ANY LOT. INVALIDATION OF ANY ONE OR MORE OF THESE COVENANTS AND RESTRICTION, OR ANY PORTIONS THEREOF, BY A JUDGEMENT, DECREE, OR COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS OR COVENANTS HEREIN CONTAINED WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. IN THE EVENT ANY PORTION OF THESE COVENANTS CONFLICT WITH ANY ORDINANCE OR REGULATION PROMULGATED BY A GOVERNMENTAL AUTHORITY, THEN THE GOVERNMENTAL PROVISIONS SHALL CONTROL.

5.3 DURATION

THESE COVENANTS SHALL BE BINDING UPON THE UNDERSIGNED OWNERS AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2031, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS; PROVIDED, HOWEVER, EITHER BEFORE OR AFTER THE YEAR 2028, THE THEN MAJORITY OF ALL THE LOT OWNERS IN SAID SUBDIVISION MAY CHANGE OR VACATE THESE COVENANTS, EITHER IN WHOLE OR IN PART, AND SUCH CHANGE OR VACATION SHALL BE EVIDENCED BY A WRITTEN INSTRUMENT SIGNED BY THE THEN OWNERS OF THE MAJORITY OF THE LOTS IN SAID SUBDIVISION AND DULY RECORDED AND FILED WITH THE COUNTY CLERK OF WAGONER COUNTY, OKLAHOMA. THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED AT ANY TIME IN ACCORDANCE WITH SECTION 5.4.

5.4 AMENDMENT OR TERMINATION

ANY AND ALL OF THE PROVISIONS CONTAINED IN THESE COVENANTS MAY BE CHANGED OR AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT OR ALTERNATIVELY, THE COVENANTS AND RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING THE TIME OF THE OWNER/DEVELOPER'S OWNERSHIP OF AT LEAST ONE (1) LOT. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

5.5 SEVERABILITY

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

CERTIFICATE OF OWNER

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS ____ DAY OF _____, 2021.

GLEN WOOD HOMES, L.P.
an OKLAHOMA LIMITED PARTNERSHIP

BY: _____
HAMID VALAD KHANI, GENERAL PARTNER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2021, PERSONALLY APPEARED HAMID VALAD KHANI TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, R. WADE BENNETT, A REGISTERED 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 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 _____, 2021.



BY: _____
R. WADE BENNETT
REGISTERED PROFESSIONAL LAND
SURVEYOR
OKLAHOMA NO. 1556

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE ____ DAY OF _____, 2021, PERSONALLY APPEARED TO ME R. WADE BENNETT KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES NOTARY PUBLIC

CITY OF COWETA APPROVALS

APPROVED: APPROVED:

COWETA PLANNING MAYOR
COMMISSION CHAIRMAN

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE
IS NOT ENDORSED BY THE CITY CLERK

CITY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I, DANA PATTEN, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2021 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS BRIDLEWOOD PARK - PHASE 1.

DANA PATTEN, WAGONER COUNTY TREASURER

CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, THE COUNTY CLERK OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED LANCASTER PLACE - PHASE 1 HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

LORI HENDRICKS, WAGONER COUNTY CLERK

ZONING REQUIREMENTS

TYPICAL BUILDING SETBACKS	
• SIDE LOT:	5 FEET
• FRONT SETBACK:	25 FEET
• REAR SETBACK:	15 FEET

NOTES

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ALL SIDE LOT BUILDING SETBACKS SHALL BE 5 FEET UNLESS OTHERWISE NOTED.

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (A) WHICH IS CLASSIFIED AS AREAS DETERMINED AS SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED.

BASIS OF BEARINGS

THE BASIS OF BEARING IS BASED ON THE SOUTH LINE OF SECTION 26, T-18-N, R-15-E, AS BEING N88°49'39"E.

SITE DATA

EXISTING ZONING:	RS-3
TOTAL ACREAGE:	27.09 ACRES (1,180,234.42 SQUARE FEET)
NUMBER OF BLOCKS:	6
NUMBER OF LOTS:	95
RESERVE AREAS:	1

UTILITY SERVICE PROVIDERS

WATER	-	WAGONER COUNTY RURAL WATER DISTRICT NO. 4
SEWER	-	CITY OF COWETA
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAM COMMUNICATIONS
GAS	-	OKLAHOMA NATURAL GAS
CABLE	-	COX COMMUNICATION

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

LINE LEGEND

—	PROPOSED BOUNDARY
—	PROPOSED RIGHT-OF-WAY
—	PROPOSED LOT LINE
—	PROPOSED BUILDING LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED CENTER LINE

ABBREVIATIONS

ACC	ACCESS
B/L	BUILDING LINE
BK PG	BOOK & PAGE
F/U/E	FENCE & UTILITY EASEMENT
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

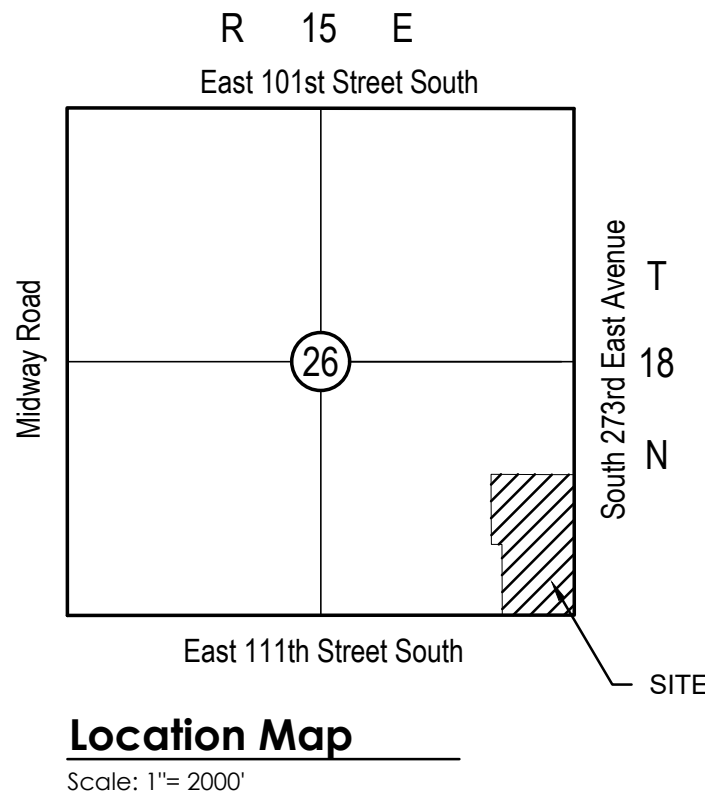
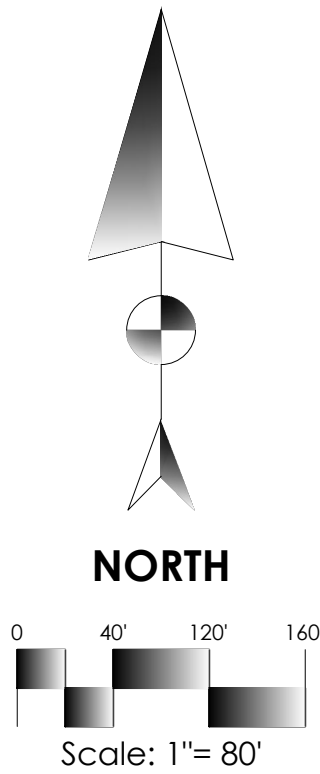
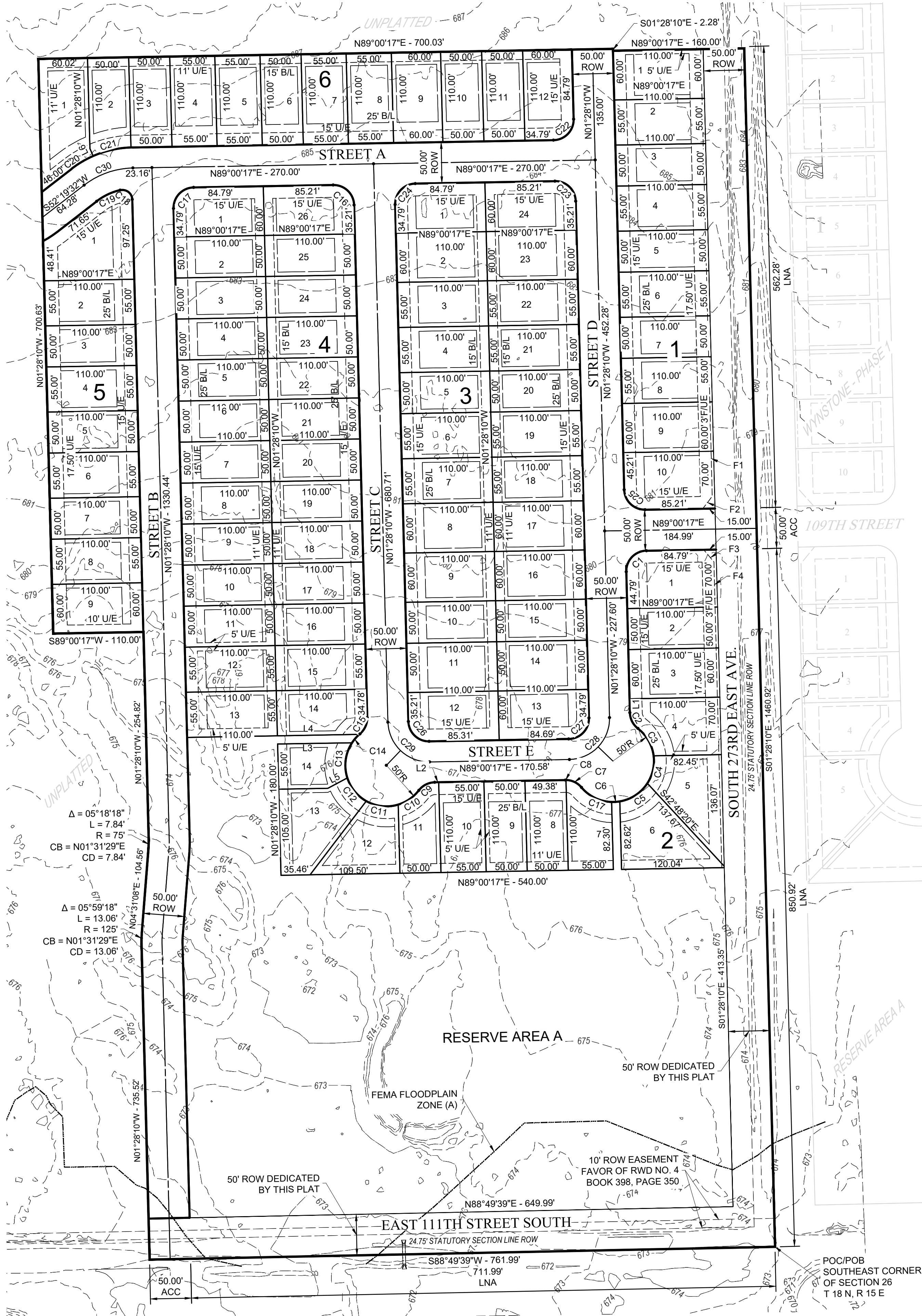
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26; THENCE S88°49'39"W ALONG THE SOUTH SECTION LINE FOR A DISTANCE OF 761.99 FEET, THENCE N01°28'10"W A DISTANCE OF 385.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 5°59'18" HAVING A RADIUS OF 125 FEET FOR A LENGTH OF 13.06 FEET, AND WHOSE LONG CHORD BEARS N01°31'29"E FOR A DISTANCE OF 13.06 FEET, THENCE N04°31'08"E FOR A DISTANCE OF 104.56 FEET, THENCE N01°28'10"W FOR A DISTANCE OF 254.82 FEET, THENCE S89°00'17"W A DISTANCE OF 110.00 FEET, THENCE N01°28'10"W A DISTANCE OF 700.63 FEET, THENCE N89°00'17"E A DISTANCE OF 700.03 FEET, THENCE S01°28'10"E A DISTANCE OF 2.28 FEET, THENCE N89°00'17"E FOR A DISTANCE OF 160.00 FEET, THENCE S01°28'10"E A DISTANCE OF 1,460.29 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,180,234.42 SQUARE FEET (27.09 ACRES), MORE OR LESS.

PRELIMINARY PLAT

LANCASTER PLACE - PHASE 1

PUD #R19-01

A SUBDIVISION IN THE CITY OF COWETA, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SE/4 OF SECTION TWENTY-SIX (26),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN



LINE AND CURVE TABLE

Line #/Curve #	Length	Direction	Radius	Chord Length	Δ
C1	39.48	N43°46'04"E	25'	35.50	90°28'27"
C2	22.26	S26°58'34"E	25'	21.53	51°00'49"
C3	39.38	S29°55'05"E	50'	38.37	45°07'48"
C4	35.16	S12°47'31"W	50'	34.44	40°17'24"
C5	41.39	S56°27'21"W	51'	40.26	46°41'59"
C6	10.01	N87°12'55"E	66'	10.00	8°40'56"
C7	21.64	S64°45'20"E	25'	20.97	49°30'23"
C8	0.62	N89°00'17"E	15'	0.62	2°24'46"
C9	22.45	S63°16'59"W	25'	21.70	51°26'37"
C10	31.11	S55°23'13"W	50'	30.61	35°39'06"
C11	40.28	S83°42'33"E	50'	39.20	46°15'56"
C12	37.33	S39°14'29"E	50'	36.47	42°46'44"
C13	44.73	N7°46'44"E	50'	43.26	51°15'42"
C14	14.46	N41°41'31"E	50'	14.41	16°33'52"
C15	22.45	S24°15'09"W	25'	21.70	51°26'37"
C16	39.06	N46°13'56"W	25'	35.21	89°31'33"
C17	42.06	S64°09'39"E	50'	40.81	48°27'59"
C20	30.67	N59°18'11"E	125'	30.60	14°03'36"
C21	47.42	N77°10'49"E	125'	47.14	21°39'14"
C22	39.48	S43°46'04"W	25'	35.50	90°28'27"
C23	39.06	N46°13'56"W	25'	35.21	89°31'33"
C24	39.48	S43°46'04"W	25'	35.50	90°28'27"
C25	39.06	N46°13'56"W	25'	35.21	89°31'33"
C26	39.06	S46°13'56"E	25'	35.21	89°31'33"
C27	39.48	N43°46'04"E	25'	35.50	90°28'27"
C28	78.95	N43°46'04"E	50'	71.00	90°28'27"
C29	78.13	S46°13'56"E	50'	70.42	89°31'33"
C30	64.11	S70°38'20"W	100'	63.02	36°43'55"
L1	17.06	S01°28'10"E			
L2	8.24	N89°00'17"E			
L3	90.73	N89°00'17"E			
L4	99.86	N89°00'17"E			
L5	26.84	N61°51'12"E			
L6	10.02	N23°40'01"W			

OWNER:
Glenwood Homes, L.P.
5705 E. 71st St. South, Suite 220
Tulsa, Oklahoma 74146
Phone: (918) 949-9268
valad@homecreations.com

ENGINEER:
Wallace Design Collective, PC
123 N. Martin Luther King Jr. Blvd
Tulsa, Oklahoma, 74103
Phone: (918) 586-5858
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 1460, EXPIRES 6/30/2023
nicole.watts@wallace.design

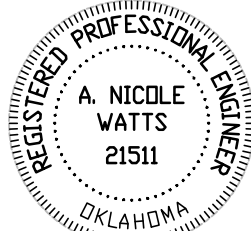
SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 476-7484
OK CA NO. CA 4502, EXPIRES 6/30/2022
wade@bennettsurveying.com

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'LANCASTER PLACE - PHASE 1' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF COWETA, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

HAMID VALAD KHANI, MANAGING MEMBER
GLENWOOD HOMES, L.P.
AN OKLAHOMA LIMITED LIABILITY COMPANY

A. NICOLE WATTS
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #21511
WALLACE DESIGN COLLECTIVE, PC
C.A. #1460, EXP. 6-30-2023

R. WADE BENNETT
OKLAHOMA REGISTERED LAND SURVEYOR #1556
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2022





POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Zoning: AG (Agriculture)
Re: Approval Preliminary Plat Way Maker Acres
Date: 07-19-2021

BACKGROUND

Discuss and consider possible action, including approval, approval with conditions, or denial of a request by The Way Nazarene Church, Developer; Bennett Surveying, Inc., Surveyor; for Preliminary Plat approval of Way Maker Acres, a subdivision of approximately 8.00 acres more or less with 1 lot. Located on East 111st Street South and East of South 273rd East Avenue, in Section 25, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned AG (Agriculture).

Utilities/Site Area: The 8.00 acre more or less, subdivision is proposed to be served by Rural Water No. 4 Water and City of Coweta Sewer. Windstream, ONG, AEP, and Cox have all been notified and a No Meet, Technical Advisory Committee meeting was held on July 15, 2021.

STAFF RECOMMENDATION

The Planning Commission can approve, conditionally approve, or disapprove 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 disapproved, the reasons for that action shall be stated.

Staff recommends approval of the Preliminary Plat, Way Maker Acres, with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

ATTACHMENTS

1. Preliminary Plat, for Way Maker Acres

NOTES

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, WAGONER COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS NO PORTION OF THE PROPERTY DESCRIBED HEREON TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

BASIS OF BEARINGS

THE BEARING BASE FOR THIS PLAT IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25 T-18-N, R-15-E AS N88°43'07"E.

UTILITY SERVICE PROVIDERS

WATER	-	WAGONER COUNTY RURAL WATER DISTRICT NO. 4
SEWER	-	CITY OF COWETA
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAM COMMUNICATIONS
GAS	-	OKLAHOMA NATURAL GAS
CABLE	-	COX COMMUNICATION

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA; THENCE N88°43'07"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 25 FOR A DISTANCE OF 971.36 FEET TO THE POINT OF BEGINNING; THENCE N01°25'12"W FOR A DISTANCE OF 732.10 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 476.00 FEET; THENCE S01°25'12"E FOR A DISTANCE OF 732.10 FEET; THENCE S88°43'07"W FOR A DISTANCE OF 476.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 8.00 ACRES MORE OR LESS.

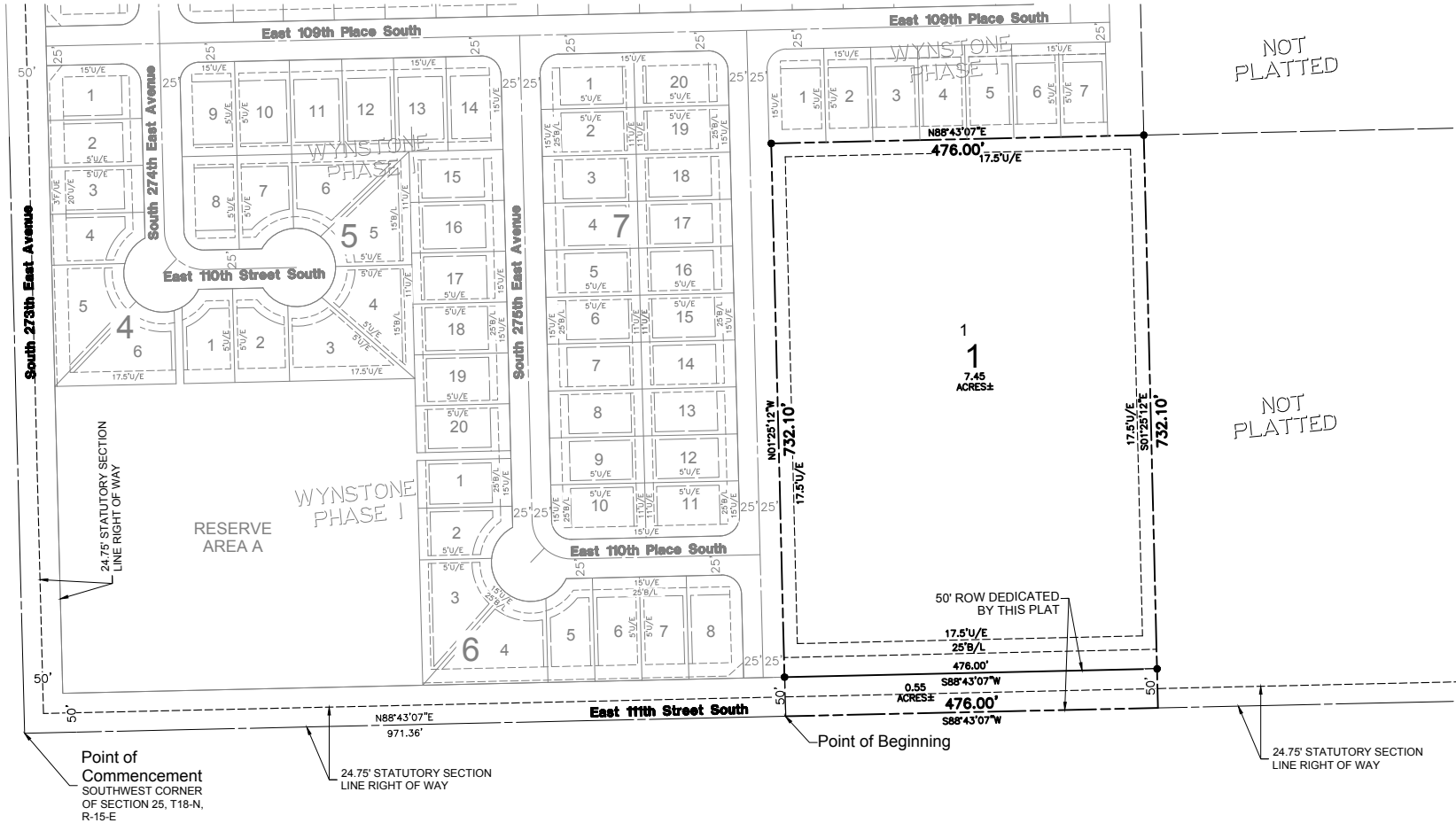
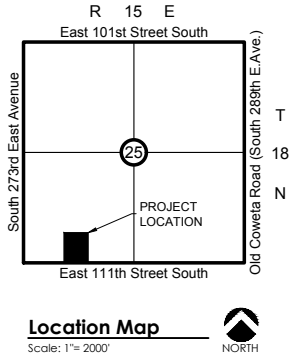
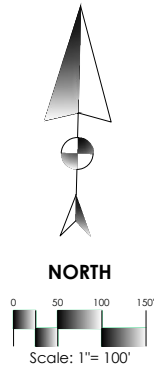
PRELIMINARY PLAT

Way Maker Acres

A SUBDIVISION IN CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA,
BEING A PART OF THE SW/4 OF SECTION TWENTY-FIVE (25),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN.

OWNER:
THE WAY NAZARENE CHURCH
27689 E 111th Street, Coweta, OK 74429
STEVEN LESTER
918-581-4998
steven.lester@cowetaps.org

SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 476-7484
OK CA NO. CA 4502, EXPIRES 6/30/2022
wade@bennettsurveying.com



WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'WAY MAKER ACRES' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF COWETA, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

STEVEN LESTER
THE WAY NAZARENE CHURCH

AARON BURNS
OKLAHOMA REGISTERED LAND SURVEYOR #1923
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2022

PRELIMINARY PLAT

WAY MAKER ACRES

A SUBDIVISION IN WAGONER COUNTY, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SW/4 OF SECTION TWENTY-FIVE (25),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN

KNOW ALL MEN BY THESE PRESENTS:

THE WAY OF THE NAZARENE CHURCH, HEREINAFTER REFERRED TO AS THE "OWNER," IS THE OWNER AND DEVELOPER OF THE FOLLOWING DESCRIBED LAND IN WAGONER COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND LYING IN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA; THENCE N88°43'07"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 25 FOR A DISTANCE OF 971.36 FEET TO THE POINT OF BEGINNING; THENCE N01°25'12"W FOR A DISTANCE OF 732.10 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 476.00 FEET; THENCE S01°25'12"E FOR A DISTANCE OF 732.10 FEET; THENCE S88°43'07"W FOR A DISTANCE OF 476.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 8.00 ACRES MORE OR LESS.

SECTION I. UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY AS SHOWN ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR THE PUBLIC USE THE UTILITY EASEMENTS AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE LINES, CABLE TELEVISION, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SUCH FACILITIES INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND ANY OTHER APPURTENANCES THERETO, WITH RIGHT OF INGRESS AND EGRESS TO SUCH EASEMENTS FOR THE USES AND PURPOSES AFORESAID; PROVIDED, HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER, AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, AND ALONG ALL OF THE EASEMENT AREAS SHOWN ON THE PLAT, FOR THE PURPOSES OF FURNISHING WATER AND/OR SEWER SERVICE TO THE AREA INCLUDED WITHIN THE PLAT. THE OWNER HEREON IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER SHALL BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW-GROUND CONSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED; PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID.

A. WATER AND SEWER SERVICE

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTILLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE REASONABLE JUDGEMENT OF THE CITY OF COWETA (SEWER) AND WAGONER COUNTY RURAL WATER DISTRICT #4 (WATER) WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF COWETA, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- WAGONER COUNTY RURAL WATER DISTRICT #4, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF COWETA AND WAGONER COUNTY RURAL WATER DISTRICT #4, OKLAHOMA OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENT-WAYS SHOWN ON SAID PLAT OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND WATER AND SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

SECTION II. DEFINITION OF TERMS, ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

- DEFINITION OF TERMS
IN THE EVENT OF ANY AMBIGUITY AS TO THE MEANING OF ANY TERMS PERTAINING TO USE AND BUILDING RESTRICTIONS AS SET FORTH IN SECTION II HEREOF, THE DEFINITION OF SUCH TERMS SHALL BE DEEMED TO BE THE SAME AS THE PROVISIONS OF THE COWETA SUBDIVISION REGULATIONS, COWETA REVISED ORDINANCES, AS THE SAME EXISTED ON THE DATE OF EXECUTION OF THIS DEED OF DEDICATION.
- ENFORCEMENT
THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL BE COVENANTS WHICH SHALL RUN WITH THE LAND AND WHICH SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, UTILITY EASEMENTS ARE SET FORTH CERTAIN COVENANTS AND CERTAIN ENFORCEMENT RIGHTS PERTAINING THERETO AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA IN THE EVENT THE OWNER OR ANY OF ITS SUCCESSORS OR ASSIGNS, OR ANY PERSON CLAIMING UNDER THEM SHALL VIOLATE OR BREACH ANY OF THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN OR IMPOSED HEREBY. THE BENEFICIARIES OF THE COVENANTS AS SET FORTH IN SECTION I HEREOF WITH RESPECT TO SUCH COVENANTS ONLY, OR THE CITY OF COWETA, OKLAHOMA WITH RESPECT TO SUCH COVENANTS SET FORTH IN SECTION I, SHALL HAVE THE RIGHT TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS ATTEMPTING TO VIOLATE ANY OF SUCH COVENANTS OR RESTRICTIONS TO PREVENT VIOLATION OR TO RECOVER DAMAGES FOR THE VIOLATIONS THEREOF.
- DURATION
THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- SEVERABILITY
INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF BY AN ORDER, JUDGEMENT OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- AMENDMENT
THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF THE PROPERTY TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND BY THE COWETA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF COWETA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY EXECUTED AND RECORDED.

CERTIFICATE OF OWNER

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS ____ DAY OF _____, 2021.

THE WAY NAZARENE CHURCH

BY: _____
STEVEN LESTER, PASTOR

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2021, PERSONALLY APPEARED STEVEN LESTER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, AARON BURNS, A REGISTERED 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 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 _____, 2021.

BY: _____
AARON BURNS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1923

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE ____ DAY OF _____, 2021, PERSONALLY APPEARED TO ME AARON BURNS KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CITY OF COWETA APPROVALS

APPROVED: _____ APPROVED: _____
COWETA PLANNING COMMISSION CHAIRMAN MAYOR
SIGNATURE THIS APPROVAL IS VOID IF THE ABOVE
IS NOT ENDORSED BY THE CITY CLERK
CITY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I, DANA PATTEN, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2021 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS WAY MAKER ACRES.

DANA PATTEN, WAGONER COUNTY TREASURER

CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, THE COUNTY CLERK OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED WAY MAKER ACRES HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

LORI HENDRICKS, WAGONER COUNTY CLERK

CERTIFICATE OF RURAL WATER DISTRICT NO. 4

I, _____, THE RURAL WATER DISTRICT NO. 4 OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED WAY MAKER ACRES - HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

BOARD OF DIRECTORS CHAIRMAN



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Honorable Mayor and City Council
From: Doug Moore, Community Development Director
Zoning: AG (Agriculture)
Re: Approval Final Plat Way Maker Acres
Date: 08-02-2021

BACKGROUND

Discuss and consider a request by The Way Nazarene Church, Developer; Bennett Surveying, Inc., Surveyor; for Final Plat approval of Way Maker Acres, a subdivision of approximately 8.00 acres more or less with 1 lot. Located on East 111st Street South and East of South 273rd East Avenue, in Section 25, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned AG (Agriculture).

Utilities/Site Area: The 8.00 acre more or less, subdivision is proposed to be served by Rural Water No. 4 Water and City of Coweta Sewer. Windstream, ONG, AEP, and Cox have all been notified and a No Meet, Technical Advisory Committee meeting was held on July 15, 2021.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the Final plat with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

ATTACHMENTS

1. Final Plat, Way Maker Acres.

NOTES

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, WAGONER COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS NO PORTION OF THE PROPERTY DESCRIBED HEREON TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

BASIS OF BEARINGS

THE BEARING BASE FOR THIS PLAT IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25 T-18-N, R-15-E AS N88°43'07"E.

UTILITY SERVICE PROVIDERS

WATER	-	WAGONER COUNTY RURAL WATER DISTRICT NO. 4
SEWER	-	CITY OF COWETA
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAM COMMUNICATIONS
GAS	-	OKLAHOMA NATURAL GAS
CABLE	-	COX COMMUNICATION

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA; THENCE N88°43'07"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 25 FOR A DISTANCE OF 971.36 FEET TO THE POINT OF BEGINNING; THENCE N01°25'12"W FOR A DISTANCE OF 732.10 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 476.00 FEET; THENCE S01°25'12"E FOR A DISTANCE OF 732.10 FEET; THENCE S88°43'07"W FOR A DISTANCE OF 476.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 8.00 ACRES MORE OR LESS.

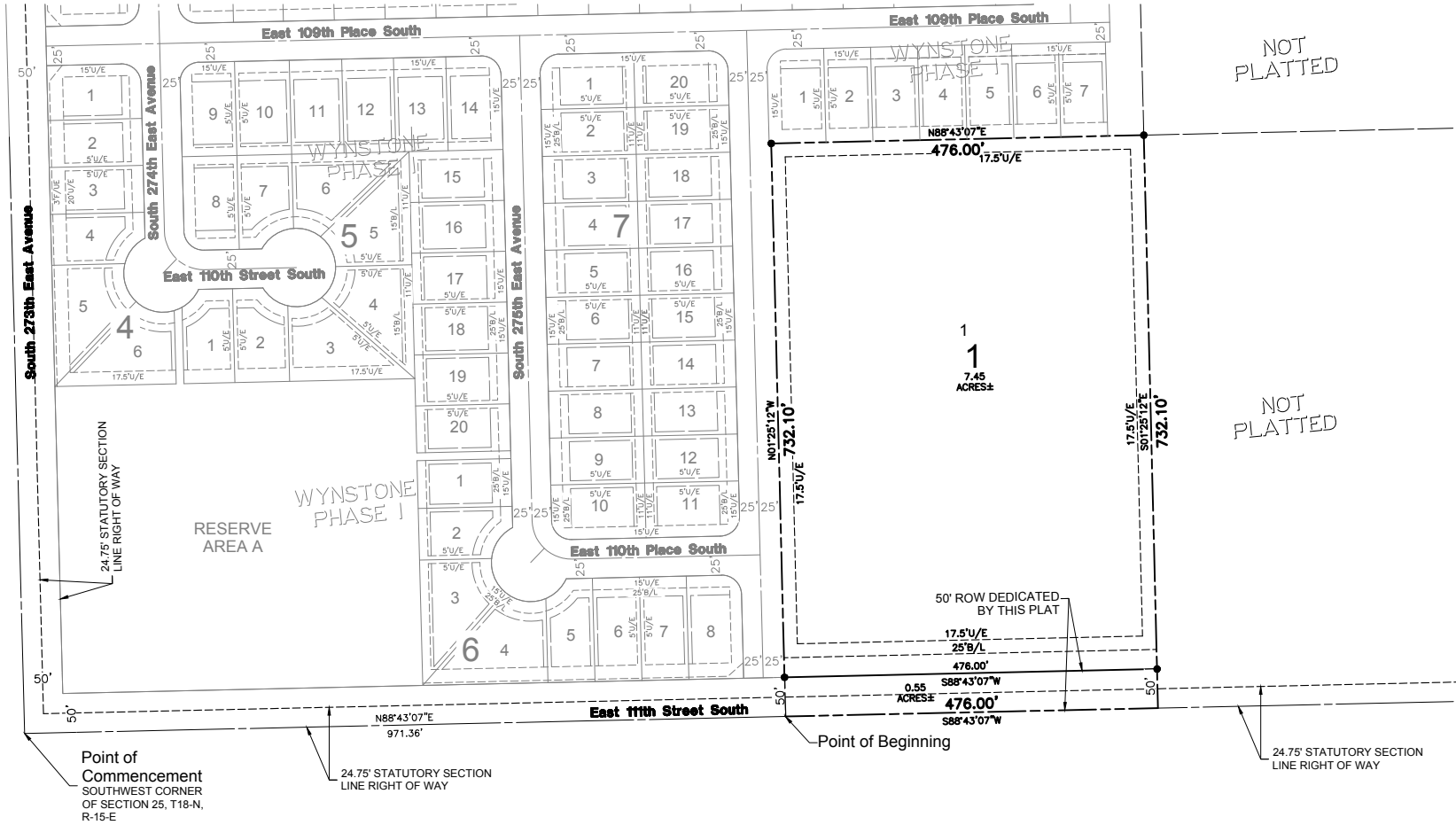
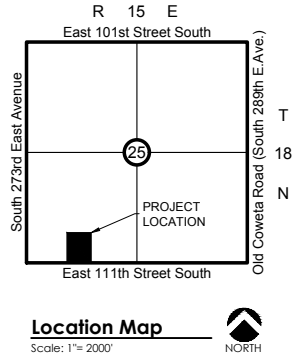
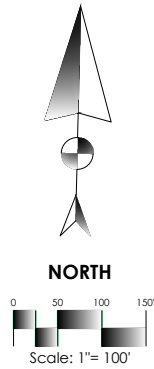
FINAL PLAT

Way Maker Acres

A SUBDIVISION IN CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA,
BEING A PART OF THE SW/4 OF SECTION TWENTY-FIVE (25),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN.

OWNER:
THE WAY NAZARENE CHURCH
27689 E 111th Street, Coweta, OK 74429
STEVEN LESTER
918-581-4998
steven.lester@cowetaps.org

SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 476-7484
OK CA NO. CA 4502, EXPIRES 6/30/2022
wade@bennettsurveying.com



WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'WAY MAKER ACRES' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF COWETA, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

STEVEN LESTER
THE WAY NAZARENE CHURCH

AARON BURNS
OKLAHOMA REGISTERED LAND SURVEYOR #1923
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2022

FINAL PLAT

WAY MAKER ACRES

A SUBDIVISION IN WAGONER COUNTY, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE SW/4 OF SECTION TWENTY-FIVE (25),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN

KNOW ALL MEN BY THESE PRESENTS:

THE WAY OF THE NAZARENE CHURCH, HEREINAFTER REFERRED TO AS THE "OWNER," IS THE OWNER AND DEVELOPER OF THE FOLLOWING DESCRIBED LAND IN WAGONER COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND LYING IN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP EIGHTEEN 18 NORTH, RANGE FIFTEEN EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA; THENCE N88°43'07"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 25 FOR A DISTANCE OF 971.36 FEET TO THE POINT OF BEGINNING; THENCE N01°25'12"W FOR A DISTANCE OF 732.10 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 476.00 FEET; THENCE S01°25'12"E FOR A DISTANCE OF 732.10 FEET; THENCE S88°43'07"W FOR A DISTANCE OF 476.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 8.00 ACRES MORE OR LESS.

SECTION I. UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY AS SHOWN ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR THE PUBLIC USE THE UTILITY EASEMENTS AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE LINES, CABLE TELEVISION, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SUCH FACILITIES INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND ANY OTHER APPURTENANCES THERETO, WITH RIGHT OF INGRESS AND EGRESS TO SUCH EASEMENTS FOR THE USES AND PURPOSES AFORESAID; PROVIDED, HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER, AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, AND ALONG ALL OF THE EASEMENT AREAS SHOWN ON THE PLAT, FOR THE PURPOSES OF FURNISHING WATER AND/OR SEWER SERVICE TO THE AREA INCLUDED WITHIN THE PLAT. THE OWNER HEREON IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER SHALL BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW-GROUND CONSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED; PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID.

A. WATER AND SEWER SERVICE

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTILLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE REASONABLE JUDGEMENT OF THE CITY OF COWETA (SEWER) AND WAGONER COUNTY RURAL WATER DISTRICT #4 (WATER) WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF COWETA, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- WAGONER COUNTY RURAL WATER DISTRICT #4, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF COWETA AND WAGONER COUNTY RURAL WATER DISTRICT #4, OKLAHOMA OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENT-WAYS SHOWN ON SAID PLAT OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND WATER AND SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF COWETA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

SECTION II. DEFINITION OF TERMS, ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

2.1 DEFINITION OF TERMS

IN THE EVENT OF ANY AMBIGUITY AS TO THE MEANING OF ANY TERMS PERTAINING TO USE AND BUILDING RESTRICTIONS AS SET FORTH IN SECTION II HEREOF, THE DEFINITION OF SUCH TERMS SHALL BE DEEMED TO BE THE SAME AS THE PROVISIONS OF THE COWETA SUBDIVISION REGULATIONS, COWETA REVISED ORDINANCES, AS THE SAME EXISTED ON THE DATE OF EXECUTION OF THIS DEED OF DEDICATION.

2.2 ENFORCEMENT

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL BE COVENANTS WHICH SHALL RUN WITH THE LAND AND WHICH SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, UTILITY EASEMENTS ARE SET FORTH CERTAIN COVENANTS AND CERTAIN ENFORCEMENT RIGHTS PERTAINING THERETO AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY CITY OF COWETA, OKLAHOMA IN THE EVENT THE OWNER OR ANY OF ITS SUCCESSORS OR ASSIGNS, OR ANY PERSON CLAIMING UNDER THEM SHALL VIOLATE OR BREACH ANY OF THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN OR IMPOSED HEREBY. THE BENEFICIARIES OF THE COVENANTS AS SET FORTH IN SECTION I HEREOF WITH RESPECT TO SUCH COVENANTS ONLY, OR THE CITY OF COWETA, OKLAHOMA WITH RESPECT TO SUCH COVENANTS SET FORTH IN SECTION I, SHALL HAVE THE RIGHT TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS ATTEMPTING TO VIOLATE ANY OF SUCH COVENANTS OR RESTRICTIONS TO PREVENT VIOLATION OR TO RECOVER DAMAGES FOR THE VIOLATIONS THEREOF.

2.3 DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

2.4 SEVERABILITY

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

2.5 AMENDMENT

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF THE PROPERTY TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND BY THE COWETA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF COWETA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY EXECUTED AND RECORDED.

CERTIFICATE OF OWNER

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS ____ DAY OF _____, 2021.

THE WAY NAZARENE CHURCH

BY:

STEVEN LESTER, PASTOR

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2021, PERSONALLY APPEARED STEVEN LESTER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MEMBER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, AARON BURNS, A REGISTERED 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 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 _____, 2021.

BY:
AARON BURNS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1923

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE ____ DAY OF _____, 2021, PERSONALLY APPEARED TO ME AARON BURNS KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

MY COMMISSION EXPIRES

NOTARY PUBLIC

CITY OF COWETA APPROVALS

APPROVED:

APPROVED:

COWETA PLANNING
COMMISSION CHAIRMAN

MAYOR

SIGNATURE

THIS APPROVAL IS VOID IF THE ABOVE

IS NOT ENDORSED BY THE CITY CLERK

CITY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I, DANA PATTEN, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2021 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS WAY MAKER ACRES.

DANA PATTEN, WAGONER COUNTY TREASURER

CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, THE COUNTY CLERK OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED WAY MAKER ACRES HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

LORI HENDRICKS, WAGONER COUNTY CLERK

CERTIFICATE OF RURAL WATER DISTRICT NO. 4

I, _____, THE RURAL WATER DISTRICT NO. 4 OF WAGONER COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED WAY MAKER ACRES - HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

BOARD OF DIRECTORS CHAIRMAN