



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, JUNE 19, 2023, 6:00 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Kristi Rentie ____

Jessica Morris ____

Tim Ahlstrom ____

Bruce Watkins ____

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 – 15 MAY 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 15 MAY 2023.

Documents:

[230515 PLANNING COMMISSION MINUTES.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING - PRELIMINARY PLAT – LANCASTER PARK PHASE I

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF LANCASTER PARK PHASE I, A SUBDIVISION OF APPROXIMATELY 21.55 ACRES MORE OR LESS, WITH 68 LOTS, SITUATED IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY LOCATED AT THE INTERSECTION OF 273RD E AVENUE AND 111TH STREET S.

Documents:

[230516 PRELIMINARY PLAT.PDF](#)

[230619 ZONING MAP LANCASTER PARK.PDF](#)

2. PUBLIC HEARING - FINAL PLAT – SPRADLIN ESTATES PHASE II

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR FINAL PLAT APPROVAL OF SPRADLIN ESTATES PHASE II, A SUBDIVISION OF APPROXIMATELY 2.70 ACRES MORE OR LESS, WITH 9 LOTS, SITUATED IN SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY LOCATED AT THE INTERSECTION OF S 273RD E AVENUE AND E 125TH PL S.

Documents:

[230524 FINAL PLAT-CLT MARKUP.PDF](#)
[LOCATION MAP.PDF](#)
[AERIAL MAP.PDF](#)

3. PUBLIC HEARING - CZ 23-06

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-06, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL MANUFACTURED HOME (RMH) TO RESIDENTIAL SINGLE-FAMILY (RS-1) ON PROPERTY DESCRIBED AS A TRACT OF LAND SITUATED NEAR THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY KNOWN AS 25072 E 101 ST S.

Documents:

[AERIAL MAP.PDF](#)
[ZONING MAP.PDF](#)
[230619 PH NOTICE CZ 23-06.PDF](#)

VI. OLD BUSINESS

1. PRELIMINARY PLAT – LANCASTER PARK PHASE I

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF LANCASTER PARK PHASE I, A SUBDIVISION OF APPROXIMATELY 21.55 ACRES MORE OR LESS, WITH 68 LOTS, SITUATED IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA AND GENERALLY LOCATED AT THE INTERSECTION OF S 273RD E AVE AND E 111TH ST S. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230619 STAFF REPORT PRELIMINARY PLAT LANCASTER PARK.PDF](#)
[PUD-R 19-01.PDF](#)
[ZONING MAP.PDF](#)
[FLOODPLAIN MAP.PDF](#)

2. FINAL PLAT – SPRADLIN ESTATES II SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR FINAL PLAT APPROVAL OF SPRADLIN ESTATES II, A SUBDIVISION OF APPROXIMATELY 2.70 ACRES MORE OR LESS, WITH 9 LOTS, SITUATED IN SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA,

WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY LOCATED AT THE INTERSECTION OF S 273RD E AVENUE AND E 125TH PL S. (TOM YOUNG, CITY PLANNER)

Documents:

[230619 STAFF REPORT FINAL PLAT SPRADLIN ESTATES PH II.PDF](#)
[230524 FINAL PLAT-CLT MARKUP.PDF](#)
[AERIAL MAP.PDF](#)
[230619 LOCATION MAP SPRADLIN ESTATES.PDF](#)

3. CLS 23-05 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 23-05, A REQUEST FROM BISHOP PALMER VENTURES, LLC, ON PROPERTY LOCATED AT COWETA CROSSING SOUTH 45, IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230619 STAFF REPORT CLS 23-05.PDF](#)
[230206 STAFF REPORT CC CZ 22-06 SUP.PDF](#)
[AERIAL MAP.PDF](#)
[ZONING MAP.PDF](#)
[PARENT TRACT.PDF](#)
[TRACT A.PDF](#)
[REMAINDER TRACT.PDF](#)
[PUD-R 13-02.PDF](#)

4. CLS 23-06 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 23-06, A REQUEST FROM GARY AND TONDA HOLMES ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST QUARTER OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230619 STAFF REPORT CLS 23-06.PDF](#)
[AERIAL MAP.PDF](#)
[ZONING MAP.PDF](#)
[SURVEY.PDF](#)

5. CLS 23-07 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 23-07, A REQUEST FROM DASH LAND CO., LLC ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230619 STAFF REPORT CLS 23-07.PDF](#)
[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[TRACT 3 FINDINGS OF FACT.PDF](#)
[230518 SITE MAP WITH UTILITIES.PDF](#)

6. CZ 23-06

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-06, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL MANUFACTURED HOME (RMH) TO RESIDENTIAL

SINGLE-FAMILY (RS-1) ON PROPERTY DESCRIBED AS A TRACT OF LAND SITUATED ON THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY KNOWN AS 25072 E 101 ST S. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230619 STAFF REPORT CZ 23-06.PDF](#)
[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[ORDINANCE 593.PDF](#)

7. PROPOSED AMENDMENT TO ZONING CODE

DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF TO PREPARE AN AMENDMENT TO SECTION 240.3 OF THE CITY OF COWETA ZONING CODE. (ROGER KOLMAN, CITY MANAGER)

Documents:

[230515 STAFF REPORT PROPOSED AMENDMENT TO 240.PDF](#)
[230619 PROPOSED AMENDMENT SECTION 240.3 USE OF YARDS.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 OF THE COWETA PLANNING COMMISSION
May 15, 2023 6:00 P.M.

The members of the Coweta Planning Commission met in regular session on Monday, May 15, 2023 at 6:12 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COMMISSIONERS PRESENT: Tim Ahlstrom, Joanna Jones, Kristi Rentie (arrived at 6:12 p.m.).

COMMISSIONERS ABSENT: Jessica Morris and Bruce Watkins.

I. CALL TO ORDER

The meeting was called to order by Chairperson Joanna Jones at 6:12 p.m.

II. Pledge of Allegiance given

III. ROLL CALL

Roll call taken. Planning Commission members were present as shown above.

IV. CONSENT

Motion by Joanna Jones, second by Tim Ahlstrom to approve the consent calendar items:

1. Approval of the minutes of the Coweta Planning Commission meeting on April 17, 2023.

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom

V. PUBLIC HEARING

1. Public Hearing-CZ23-03

- Joanna Jones opens the floor to discussion. Kathy Ahlstrom asks what this is located nearby. Tom Young explains this is near the First United Methodist Church of Coweta.
- Joanna Jones closes the public hearing.

2. Public Hearing-CZ 23-04

- Joanna Jones opens the public hearing.
- Brandon Rainbolt approaches the podium. His questions and concerns include: Will the roads be able to sustain the additional traffic? Who will enforce the six-month residency time limit? What will be done with sewage? Robyn Murray, Community Development Director answers that the roads will sustain the traffic and the time limit for residency will be privately enforced.

MINUTES OF THE COWETA PLANNING COMMISSION
May 15, 2023 6:00 P.M.

- Sandra Satterfield approaches the front. She states she does not feel that the roads are maintained well enough to sustain RV traffic. She also has concerns about registered sex offenders renting from the RV Park. Also, would like to know if there will be a lagoon?
- James Herron approaches the podium. Mr. Herron states that he did not receive any notice via mail regarding this matter. His concerns include whether there will be a lagoon and what types of people will be renting in the RV Park. Also, where will the tax revenue come from?
- Jeff Irwin has concerns that an RV Park will bring in low-income residents. He would also like to know what it is about the area would make it a good location for an RV Park.
- Karen Walker voiced concern about noise and possible trespassers on her property from the RV Park.
- Robert Shew asks if after a renter reaches the six-month limit, will they be restricted from renting another spot in the park for an additional six months? Mr. Shew would also like to know what will be done regarding sound and light noise.
- Joanna Jones closes the public hearing.

3. Public Hearing- Specific Use Permit CZ 23-05 SUP

- Joanna Jones opens the public hearing.
- Developer Ryan Bishop and Engineer Tim Terrell approach the front to answer the questions of the attendees. They state there will be no lagoon on site nor any offsite drainage issues. The sewer will be a city sewer that will be paid for by the developer. He explains this will not be low income. Renters will primarily be members of RV Associations that will reserve their spots on campspot.com. The question about light and noise pollution was addressed by Mr. Terrell. There will be six-foot lights that are downward facing, and the park will also have management onsite to monitor any issues that may arise including noise. There are also plans for 24-hour security.
- Joanna Jones closes the public hearing.

VI. Old Business

1. PRELIMINARY PLAT-THE WOODS BLOCKS 10-17

City Engineer David Wyatt approaches the podium and states that original issues with Hydrology and flood work have now been approved by FEMA. Mr. Wyatt states he recommends approval.

Kristie Rentie makes motion to approve. Joanna Jones seconds the motion.

Aye: Kristie Rentie
Tim Ahlstrom

MINUTES OF THE COWETA PLANNING COMMISSION
May 15, 2023 6:00 P.M.

Joanna Jones

2. CZ 23-03

Tom Young reads report. Robyn Murray states that this is in line with the plan for medium level commercial and recommends approval.

Tim Ahlstrom makes a motion to approve, and Kristie Rentie seconds the motion.

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom

3. CZ 23-04

Robyn Murray states that rezoning is not in line with the comprehensive plan and that staff recommends approval. Kristie Rentie asks developers if there are any background checks done during the reservation process. Applicant Ryan Bishop responds that there aren't any background checks done.

Motion to rezone is made by Tim Ahlstrom. Joanna Jones seconds the motion.

Aye: Tim Ahlstrom
Joanna Jones
Kristie Rentie

4. CZ 23-05 SUP

Robyn Murray states that the city would receive tax revenue from patrons of the RV Park when they spend money inside the city of Coweta. Mrs. Murray also reiterates that the sewer for the facility will be a force main sewer at the cost of the developer which will require inspection. Additionally, Mrs. Murray states that staff recommends approval.

Kristie makes a motion to approve. The motion is seconded by Tim Ahlstrom.

Aye: Kristie Rentie
Tim Ahlstrom
Joanna Jones

5. DISCUSSION AMENDMENT TO SECTION 240.3 OF ZONING CODE

City Manager Roger Kolman states that the staff would like to find a solution to gravel off-street parking and make the guidelines clearer. One solution would be to add a border of hard surface around gravel to contain it. There is no objection by the board to visit modifying the code.

MINUTES OF THE COWETA PLANNING COMMISSION
May 15, 2023 6:00 P.M.

VII. NEW BUSINESS

No New Business

VIII. ADJOURNMENT

Joanna Jones adjourns meeting at 7:26 p.m.

Approved:

Chairperson

Secretary

Date

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

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.

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.

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.

EXISTING ZONING:	R5-3
TOTAL ACREAGE:	21.55 ACRES (938,669.89 SQUARE FEET)
NUMBER OF BLOCKS:	5
NUMBER OF LOTS:	68
RESERVE AREAS:	1

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

ALL CORNERS TO BE SET WITH A $\frac{3}{8}$ " IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

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

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

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 71.99 FEET, THENCE N01°28'10"W A DISTANCE OF 385.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05°59'18" HAVING A RADIUS OF 75.00' FEET FOR A LENGTH OF 7.84 FEET, AND WHOSE LONG CHORD BEARS N01°31'29"E FOR A DISTANCE OF 7.84 FEET, THENCE N04°31'08"E FOR A DISTANCE OF 104.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 05°59'18" HAVING A RADIUS OF 125.00 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 N01°28'10"W FOR A DISTANCE OF 125.04 FEET, THENCE N89°00'17"E A DISTANCE OF 110.00 FEET, THENCE N01°28'10"W A DISTANCE OF 670.00 FEET, THENCE N89°00'17"E A DISTANCE OF 0.41 FEET, THENCE N00°59'43"W A DISTANCE OF 50.00 FEET, THENCE N01°28'10"W FOR A DISTANCE OF 110.00 FEET, THENCE N89°00'17"E A DISTANCE OF 430.00 FEET, THENCE S01°28'10"E A DISTANCE OF 2.28 FEET, THENCE N89°00'17"E A DISTANCE OF 160.00 FEET, THENCE S01°28'10"E A DISTANCE OF 1,460.92 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 938,669.89 SQUARE FEET (21.55 ACRES), MORE OR LESS.

DATE OF PREPARATION: MAY 16, 2023

PRELIMINARY PLAT

LANCASTER PARK - 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 711.99 FEET, THENCE N01°28'10"W A DISTANCE OF 385.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05°59'18" HAVING A RADIUS OF 75.00' FEET FOR A LENGTH OF 7.84 FEET, AND WHOSE LONG CHORD BEARS N01°31'29"E FOR A DISTANCE OF 7.84 FEET, THENCE N04°31'08E FOR A DISTANCE OF 104.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 05°59'18" HAVING A RADIUS OF 125.00 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 N01°28'10"W FOR A DISTANCE OF 125.04 FEET, THENCE N89°00'17"E A DISTANCE OF 110.00 FEET, THENCE N01°28'10"W A DISTANCE OF 670.00 FEET, THENCE N89°00'17"E A DISTANCE OF 0.41 FEET, THENCE N00°59'43"W A DISTANCE OF 50.00 FEET, THENCE N01°28'10"W FOR A DISTANCE OF 110.00 FEET, THENCE N89°00'17"E A DISTANCE OF 430.00 FEET, THENCE S01°28'10"E A DISTANCE OF 2.28 FEET, THENCE N89°00'17"E A DISTANCE OF 160.00 FEET, THENCE S01°28'10"E A DISTANCE OF 1,460.92 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 938,669.89 SQUARE FEET (21.55 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 NOT PREVENT OR RESTRICT 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 PARK 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 LOT'S 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 ERECTED, 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 ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR CODE VIOLATIONS. THE APPROVAL 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. 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.

3.2.11 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 1 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 PARK - 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 PARK' 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 PARK. 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, 2033, 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 _____, 2023.

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 _____, 2023, 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 _____, 2023.



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 _____, 2023, 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
COMMISSION CHAIRMAN

MAYOR

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

CITY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I, CHASITY LEVI, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 2023 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS SUBDIVISION CALLED LANCASTER PARK - PHASE 1.

CHASITY LEVI, 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 PARK - PHASE 1 HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

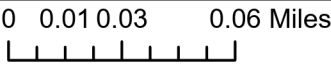
LORI HENDRICKS, WAGONER COUNTY CLERK



-  Subdivision Location
- Zoning Type**
-  CG
 -  IH
 -  RS-3

Lancaster Park Phase I Zoning Map

0 0.01 0.03 0.05 Miles
+ + + + +



 Case Location

Flood Zone

-  500-Year FP
-  100-Year FP - Unanalyzed
-  100-Year FP
-  Floodway

Lancaster Park Phase I

Floodplain Map

BLOCK 1 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
6	9,576.10	27409 E 125TH PL S

BLOCK 2 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
6	9,375.92	27410 E 125TH PL S
7	9,501.98	27436 E 125TH PL S
8	8,648.06	27451 E 125TH PL S
9	14,422.87	27479 E 125TH PL S
10	10,460.72	27489 E 125TH PL S
11	12,441.00	27499 E 125TH PL S
12	7,999.91	27496 E 125TH PL S
13	8,196.29	27480 E 125TH PL S

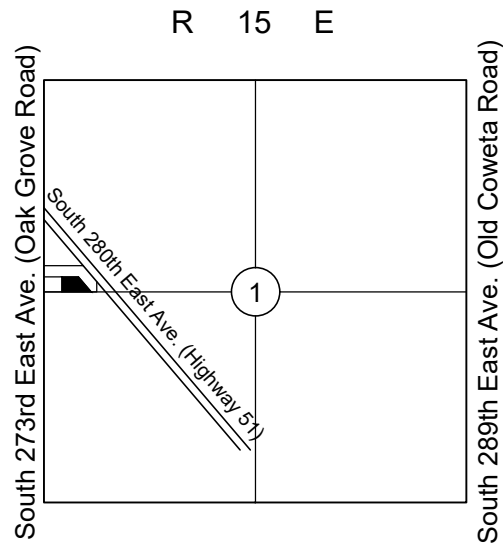
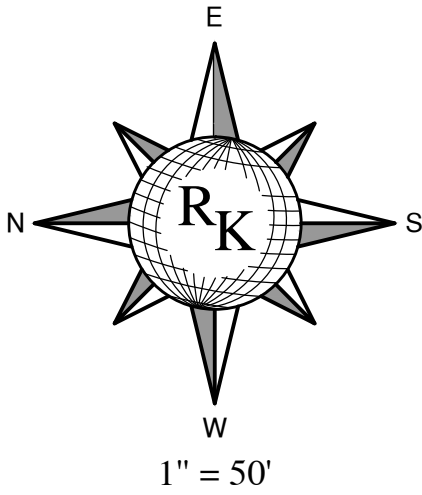
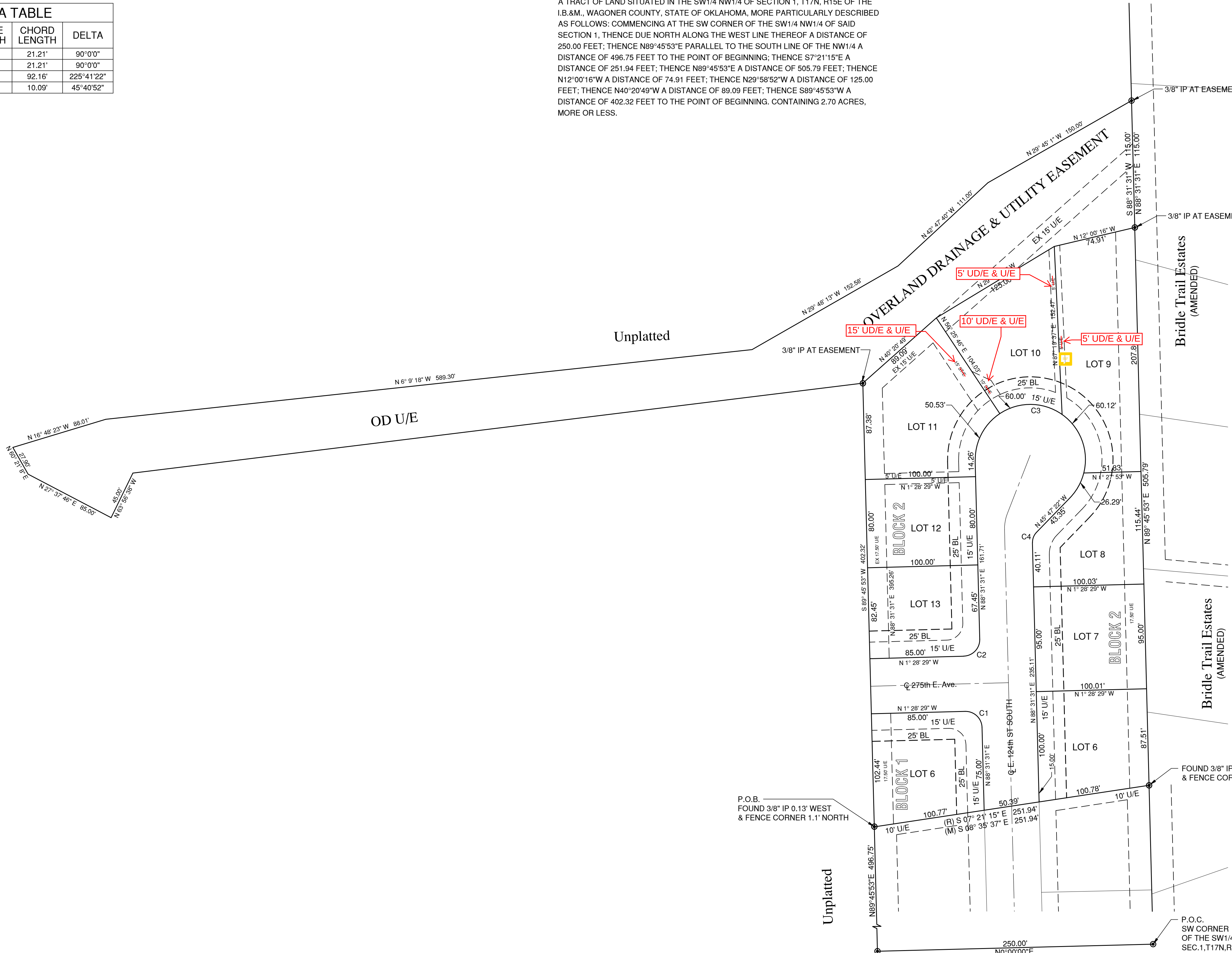
SPRADLIN ESTATES II

AN ADDITION IN THE SW CORNER OF THE NW1/4
OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST, I.B.&M.,
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA
BLOCK 1, LOT 6
BLOCK 2, LOTS 6-13

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SW1/4 NW1/4 OF SECTION 1, T17N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 1, THENCE DUE NORTH ALONG THE WEST LINE THEREOF A DISTANCE OF 250.00 FEET; THENCE N89°45'53"E PARALLEL TO THE SOUTH LINE OF THE NW1/4 A DISTANCE OF 496.75 FEET TO THE POINT OF BEGINNING; THENCE S7°21'15"E A DISTANCE OF 251.94 FEET; THENCE N89°45'53"E A DISTANCE OF 505.79 FEET; THENCE N12°00'16"W A DISTANCE OF 74.91 FEET; THENCE N29°58'52"W A DISTANCE OF 125.00 FEET; THENCE N40°20'49"W A DISTANCE OF 89.09 FEET; THENCE S89°45'53"W A DISTANCE OF 402.32 FEET TO THE POINT OF BEGINNING. CONTAINING 2.70 ACRES, MORE OR LESS.

CURVE DATA TABLE				
NO.	RADIUS	CURVE LENGTH	CHORD LENGTH	DELTA
C1	15.00'	23.56'	21.21'	90°0'0"
C2	15.00'	23.56'	21.21'	90°0'0"
C3	50.00'	196.96'	92.16'	225°41'22"
C4	13.00'	10.36'	10.09'	45°40'52"



LOCATION MAP

TOTAL ACRES = 2.70
LOT TOTAL = 9

BASIS OF BEARINGS

Oklahoma State Plan Coordinates
Oklahoma North OK_N 3501

BENCH MARK BASIS

The Datum is
NAVD88

SURVEYOR

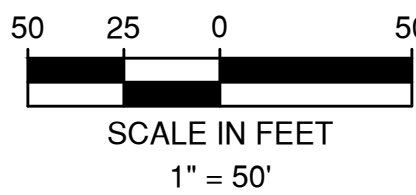
Heartland Surveying
600 Emporia St. Ste. "C"
Muskogee, Oklahoma 74401
Office: (918) 682-7796

OWNER

Abundant Rain Ministries Inc.
12425 South 273rd East Ave.
Coweta, OK 74429
Attn: Ron Spradlin
Phone: (918) 902-7201
e-mail: Spradlin1@aol.com

ENGINEER

RK & Associates, PLC
4815 South Harvard Ave. Ste. 290
Tulsa, Oklahoma 74135
Phone: (918) 277-4784
e-mail: rkosman@sbcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2023



LEGEND

- U/E = UTILITY EASEMENT
- W/E = WATER LINE EASEMENT
- L/E = LANDSCAPE EASEMENT
- ST/E = STORM EASEMENT UNDERGROUND DRAINAGE & UTILITY EASEMENT
- R/W = RIGHT OF WAY
- BL = BOUNDING LINE
- LNA = LIMITS OF NO ACCESS
- ACC = LIMITS OF ACCESS
- POB = POINT OF BEGINNING
- OD U/E = OVERLAND DRAINAGE & UTILITY EASEMENT
- F/E = FENCING EASEMENT
- P R/W = PIPE LINE RIGHT OF WAY
- R/W DED = RIGHT OF WAY DEDICATION PER COVENANTS
- (M) = MEASURED
- (R) = RECORDED

FINAL PLAT
Spradlin Estates II, City of Coweta
May 24, 2023
SHEET 1 OF 1

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

ABUNDANT RAIN MINISTRIES INC. (THE " OWNER/DEVELOPER"), IS THE RECORD OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

A TRACT OF LAND SITUATED IN THE SW1/4 NW1/4 OF SECTION 1, T17N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 1, THENCE DUE NORTH ALONG THE WEST LINE THEREOF A DISTANCE OF 250.00 FEET; THENCE N89°45'53"E PARALLEL TO THE SOUTH LINE OF THE NW1/4 A DISTANCE OF 496.75 FEET TO THE POINT OF BEGINNING; THENCE S7°21'15"E A DISTANCE OF 251.94 FEET; THENCE N89°45'53"E A DISTANCE OF 505.79 FEET; THENCE N12°00'16"W A DISTANCE OF 74.91 FEET; THENCE N29°58'52"W A DISTANCE OF 125.00 FEET; THENCE N40°20'49"W A DISTANCE OF 89.09 FEET; THENCE S89°45'53"W A DISTANCE OF 402.32 FEET TO THE POINT OF BEGINNING, CONTAINING 2.70 ACRES, MORE OR LESS.

AND HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED IN CONFORMITY TO THE ATTACHED PLAT. WHICH IS HEREBY ACCEPTED AS THE PLAT OF THE ABOVE DESCRIBED LAND, UNDER THE NAME OF "SPRADLIN ESTATES II", AN ADDITION TO THE CITY OF COWETA, CITY OF COWETA, OKLAHOMA, (THE 'SUBDIVISION).

SECTION I
STREETS, EASEMENTS & UTILITIES

A. STREETS AND UTILITY EASEMENTS

- THE OWNER DOES HEREBY DEDICATE FOR THE PUBLIC USE AND THE RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT (SPRADLIN ESTATES II) AND FURTHER DEDICATES FOR PUBLIC USE RIGHTS-OF-WAY AND THE UTILITY EASEMENTS AS DEPICTED ON THE ATTACHED PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE LINES, CABLE TELEVISION, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES AND WATER LINE, 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 THE EASEMENTS FOR THE USES AND PURPOSES AFORESAID; PROVIDED, HOWEVER THAT THE OWNER HEREBY RESERVES TO ITSELF, AND TO ITS ASSIGNS, THE RIGHT TO USE OR DELEGATE TO OTHERS THE RIGHT TO USE THE DESIGNATED EASEMENTS AND RIGHTS-OF-WAY TO PROVIDE ANY OF THE SERVICES SET FORTH HEREIN, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO THE AREA INCLUDED WITHIN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL ENFORCEABLE BY CITY OF COWETA, OKLAHOMA AND THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ATTACHED PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF THE EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED UPON SAID EASEMENT; PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT UTILITY EASEMENTS, DRIVES, PARKING AREAS, CURBING, AND LANDSCAPING THAT DOES NOT CONSTITUTE ON OBSTRUCTION AS AFORESAID.

B. ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC , TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE WEST SIDE OF THE SUBDIVISION ALONG South 273rd East Ave. (Oak Grove Rd). ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND, IN EASEMENTS DEDICATED FOR GENERAL UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE 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.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION, AND GAS SERVICE THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL 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 THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 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. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FORGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER SERVICE, SANITARY SEWER AND STORM SEWERS

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.
- WITHIN UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, AND STORM SEWERS OR ANY CONSTRUCTION ACTIVITY WHICH IN THE JUDGEMENT OF THE CITY OF COWETA, WAGONER COUNTY RWD NO. 5 WHICH MAY INTERFERE WITH PUBLIC WATER MAINS SHALL BE PROHIBITED.
- THE CITY OF COWETA, CITY OF COWETA OKLAHOMA RWD NO. 5 OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE 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 FACILITIES OWNED BY IT. THE OWNER SHALL PAY FOR DAMAGE OR RELOCATIONS OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY CITY OF COWETA, WAGONER COUNTY OKLAHOMA RWD NO. 5, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE IF ANY THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE 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.
- 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 OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER SHALL PAY FOR THE DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNERS AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

- EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. 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 HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY CITY OF COWETA, OKLAHOMA. ALL STORM WATER OVERLAND DRAINAGE EASEMENTS AND UNDER DRAIN IN LOTS 6 THRU 9, BLOCK 2 TO BE MAINTAINED BY THE HOA.

F. LIMITS OF NO ACCESS

- THE OWNER HEREBY RELINQUISHES RIGHT OF VEHICULAR INGRESS AND EGRESS FROM THE LOTS WITHIN THE SUBDIVISION TO ADJOINING PUBLIC STREET WITHIN THE BOUNDS DESIGNATED AS " LIMITS OF NO ACCESS" (LNA) ON THE ATTACHED PLAT, WHICH LIMITS OF NO ACCESS MAY BE RELEASED, OR AMENDED BY CITY OF COWETA APPROVAL, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.
- THE FOREGOING COVENANTS CONCERNING LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY CITY OF COWETA, AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

G. SITE PLAN REVIEW AND COMPLIANCE WITH APPROVED PLANS

- THE APPROVED FINAL PLAT OF THE SUBDIVISION SHALL CONSTITUTE THE DETAILED SITE PLAN REQUIRED BY THE CITY OF COWETA. THE DEVELOPMENT AND USE OF " SPRADLIN ESTATES II" SHALL BE IN COMPLIANCE WITH THE APPROVED BUILDING PLANS AND SITE PLANS, AS MAY BE LATER APPROVED BY THE CITY OF COWETA.

H. DEFINITIONS

- IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN THIS SECTION THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF COWETA ZONING CODE AS THE SAME EXISTED ON DECEMBER 2018.

SECTION II
RESTRICTIONS & COVENANTS

A. ARTICLE 1 - ARCHITECTURAL COMMITTEE PLAN REVIEW

- THE DEVELOPER HEREBY ESTABLISHES AN ARCHITECTURAL REVIEW COMMITTEE HEREINAFTER REFERRED TO AS THE "ARCHITECTURAL COMMITTEE". THE ARCHITECTURAL COMMITTEE SHALL BE THE DEVELOPER UNTIL JANUARY 2025. THEREAFTER THE LOT OWNERS SHALL EXERCISE THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE PROVIDED, HOWEVER, THE DEVELOPER MAY AT ANY TIME ASSIGN TO THE LOT OWNERS THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE.
- NO BUILDING, FENCE, OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS ADDITION UNTIL THE BUILDING PLANS AND SPECIFICATIONS, DRAINAGE AND GRADING PLANS, EXTERIOR COLOR SCHEME AND MATERIAL THEREOF, AND PLOT PLAN, WHICH PLOT PLAN SHOWS THE LOCATION AND FACING OF SUCH BUILDING, HAVE BEEN APPROVED IN WRITING BY AT LEAST ONE MEMBER OF THE ARCHITECTURAL COMMITTEE WHICH SHALL BE COMPOSED OF RON SPRADLIN, OR HIS DULY AUTHORIZED REPRESENTATIVE OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE ABOVE-NAMED ARCHITECTURAL COMMITTEE THE REMAINING MEMBER SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE SAME AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE THE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSOR, AS ABOVE SET FORTH. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE ANY SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLANS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN 30 DAYS AFTER SUCH SUBMISSION, OR IN THE EVENT NO SUIT TO ENJOIN THE ERECTION OF SUCH BUILDING OR THE MAKING OF SUCH ALTERATION HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, SUCH APPROVAL SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
- THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE ADDITION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED, SHALL TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING, DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER. NOTHING HEREIN CONTAINED SHALL IN ANY WAY BE DEEMED TO PREVENT ANY OF THE OWNERS OF PROPERTY IN THIS ADDITION FROM MAINTAINING LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THIS ADDITION, WHICH THEY WOULD OTHERWISE BE ENTITLED TO MAINTAIN.

B. ARTICLE 2 - DWELLINGS AND LOT IMPROVEMENTS

- ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL LOTS ONLY. SINGLE STORY HOMES SHALL HAVE A MINIMUM OF 1,000 SQUARE FEET OF HEATED LIVING AREA. ONE AND ONE HALF (1 1/2) OR TWO (2) STORY HOMES SHALL HAVE NO LESS THAN 1,500 SQUARE FEET OF HEATED LIVING AREA.
- CONCRETE STEM WALLS AND SLABS AND FOUNDATIONS SHALL BE COVERED WITH BRICK, NATURAL STONE, OR STUCCO.

SECTION III
HOME OWNERS ASSOCIATION

A. FORMATION

- HOMEOWNERS ASSOCIATION. A HOME OWNERS ASSOCIATION, KNOWN AS SPRADLIN ESTATES II ASSOCIATION, INC. AN OKLAHOMA NOT FOR PROFIT CORPORATION (ASSOCIATION), HAS BEEN OR SHALL BE ESTABLISHED WITH THE CURRENT OKLAHOMA STATUTES TO MAINTAIN THE ENTRYWAYS AND RESERVE AREAS IN THE ADDITION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. EVERY RECORD OWNER OF A FEE INTEREST IN A LOT IN THE ADDITION SHALL BE A MEMBER (MEMBER) OF THE ASSOCIATION AND SUCH MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP IN THE ASSOCIATION. ALL MEMBERS OF THE ASSOCIATION COVENANT AND AGREE TO PAY TO THE ASSOCIATION ANY ANNUAL ASSESSMENT (ANNUAL ASSESSMENT), ANY SPECIAL ASSESSMENT (SPECIAL ASSESSMENT) AND ANY OTHER FINANCIAL CHARGE OR ASSESSMENT ESTABLISHED BY THE ASSOCIATION AS HEREINAFTER SET FORTH OR AS SET FORTH IN THE BY-LAWS OF THE ASSOCIATION. ALL LAWFUL ACTS OF THE ASSOCIATION, MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS, SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF.
- VOTING. EACH MEMBER SHALL BE ENTITLED TO ONE VOTE FOR EACH LOT OWNED BY A MEMBER; PROVIDED, HOWEVER, WHEN TWO OR MORE PERSONS OR ENTITIES HOLD SUCH INTEREST OR INTERESTS IN ANY LOT, ALTHOUGH ALL OF SUCH PERSONS OR ENTITIES SHALL BE MEMBERS OF THE ASSOCIATION, THE VOTE FOR SUCH LOT SHALL BE EXERCISED AS THEY, AMONG THEMSELVES MAY DETERMINE, BUT IN NO EVENT SHALL MORE THAN ONE (1) VOTE PER LOT BE CAST WITH RESPECT TO ANY LOT.
- OWNER/DEVELOPER CONTROL OF ASSOCIATION. OWNER/DEVELOPER, OR ITS DESIGNEE, SHALL BE IN SOLE AND COMPLETE LEGAL CONTROL OF THE ASSOCIATION FROM THE INCEPTION THEREOF UNTIL SUCH TIME AS THE OWNER/DEVELOPER RELINQUISHES CONTROL THEREOF AS SET FORTH HEREIN. THE INITIAL PERFORMANCE OF THE FUNCTIONS OF THE ASSOCIATION AND ITS BOARD OF DIRECTORS AND THE EXERCISE AND ENFORCEMENT OF RIGHTS (INCLUDING COLLECTION AND USE OF ASSESSMENTS) AND REMEDIES GIVEN TO THE ASSOCIATION HEREIN FOR THE PURPOSES HEREIN STATED MAY BE CONDUCTED BY THE OWNER/DEVELOPER, OR ITS ASSIGNEE, IN LIEU OF THE ASSOCIATION AND/OR THE BOARD OF DIRECTORS UNTIL THE TURNOVER DATE AS HEREINAFTER DEFINED. THE DATE ON WHICH THE OWNER/DEVELOPER'S RIGHTS UNDER THIS SECTION III, PARAGRAPH 3 TERMINATE SHALL BE REFERRED TO AS THE "TURNOVER DATE". THE FIRST AND ALL SUBSEQUENT BOARD OF DIRECTORS OF THE ASSOCIATION SHALL CONSIST OF THOSE PERSONS DESIGNATED BY OWNER/DEVELOPER. OWNER/DEVELOPER'S RIGHTS UNDER THIS SECTION III, PARAGRAPH 3 TO DESIGNATE THE MEMBERS OF THE BOARD OF DIRECTORS OF THE ASSOCIATION SHALL TERMINATE ON THE FIRST TO OCCUR OF (A) SUCH TIME AS OWNER/DEVELOPER NO LONGER HOLDS OR CONTROLS TITLE TO ANY PART OF THE PROPERTY, (B) THE GIVING OF WRITTEN NOTICE BY OWNER/DEVELOPER TO THE ASSOCIATION'S BOARD OF DIRECTORS OF THE OWNER/DEVELOPER'S ELECTION TO TERMINATE SUCH RIGHTS, OR (C) FIFTEEN (15) YEARS FROM THE DATE OF RECORDINGS HEREOF. FROM AND AFTER THE TURNOVER DATE, THE ASSOCIATION'S BOARD OF DIRECTORS SHALL BE CONSTITUTED AND ELECTED AS PROVIDED IN THE ASSOCIATION BY-LAWS. PRIOR TO THE TURNOVER DATE ALL OF THE VOTING RIGHTS OF THE LOT OWNERS SHALL BE VESTED EXCLUSIVELY IN THE OWNER/DEVELOPER. THE LOT OWNERS, PRIOR TO THE TURNOVER DATE, SHALL HAVE NO VOTING RIGHTS. DESPITE HAVING NO VOTING RIGHTS AT THAT POINT IN TIME, SUCH OWNER'S LOTS SHALL NEVERTHELESS BE SUBJECT TO ASSESSMENT. OWNER/DEVELOPER, UPON REQUEST OF A LOT OWNER, SHALL SUPPLY SUCH LOT OWNER WITH AN ANNUAL ACCOUNT OF THE MANNER IN WHICH COLLECTED ASSESSMENTS HAVE BEEN SPENT.
- ASSESSMENTS. ALL OWNERS OF ANY LOT BY ACCEPTANCE OF A DEED THEREFORE, WHETHER OR NOT IT SHALL BE SO EXPRESSED IN ANY SUCH DEED OR OTHER CONVEYANCE SHALL BE DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION THEIR SHARE OF:
 - ANNUAL ASSESSMENTS (ANNUAL ASSESSMENT) OF \$ 100.00 SHALL BE MADE ON A PER LOT BASIS. SUCH ASSESSMENTS MAY BE INCREASED TEN PERCENT (10%) PER YEAR BY THE BOARD OF DIRECTORS OF THE ASSOCIATION AND UP TO TWENTY -FIVE PERCENT (25%) PER YEAR UPON THE AFFIRMATIVE VOTE OF TWO-THIRDS OF THE OWNERS OF THE LOTS IN THE ADDITION.
 - SPECIAL ASSESSMENTS (SPECIAL ASSESSMENTS) CAPITAL IMPROVEMENTS, SUCH ASSESSMENTS TO BE FIXED AND ESTABLISHED AT THE ANNUAL MEETING OR ANY SPECIAL MEETING CALLED FOR THAT PURPOSE BY THE AFFIRMATIVE VOTE OF A MAJORITY OF THOSE LOT OWNERS WHO ARE IN ATTENDANCE (EITHER IN PERSON OR BY PROXY) AT SUCH MEETING.
- ASSESSMENT DUE DATES. THE ANNUAL ASSESSMENT SHALL COMMENCE ON THE DATE OF CONVEYANCE OF TITLE TO A LOT TO THE OWNER OF SUCH LOT. THEREAFTER, THE FORM AND MEANS OF WRITTEN NOTICE AND THE DUE DATE AND THE TERMS OF PAYMENT OF THE ANNUAL ASSESSMENT SHALL BE ESTABLISHED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION. THE TERMS OF PAYMENT, THE DUE DATE AND NOTICE OF A SPECIAL ASSESSMENT SHALL BE DETERMINED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION.
- EFFECT OF NONPAYMENT OF ASSESSMENTS. ANY ASSESSMENTS WHICH ARE NOT PAID ON OR BEFORE THE DUE DATE SHALL BE DELINQUENT AND SHALL CONSTITUTE A LIEN ON THE LOT AGAINST WHICH SAID ASSESSMENT IS MADE. IF THE ASSESSMENT IS NOT PAID ON OR BEFORE THE DUE DATE, THE ASSESSMENT SHALL BEAR INTEREST FROM THE DATE OF DELINQUENCY AT THE RATE OF EIGHTEEN PERCENT (18%) PER ANNUM UNTIL PAID. THE ASSOCIATION MAY TAKE ACTION AGAINST ANY MEMBER DELINQUENT IN THE PAYMENT OF ASSESSMENTS OWED TO THE ASSOCIATION. SUCH ACTION MAY INCLUDE ACTIONS TO ENFORCE A LIEN AGAINST THE MEMBER'S PROPERTY AND ANY OTHER ACTIONS AT LAW OR IN EQUITY TO OBTAIN PAYMENT FROM A FINANCIAL OBLIGATION OWED BY A MEMBER. IN TAKING THESE ACTIONS, THE ASSOCIATION SHALL BE ENTITLED TO COLLECT THE COSTS IT HAS INCURRED INCLUDING, BUT NO LIMITED TO, REASONABLE ATTORNEY'S FEES, COURT COSTS, INTEREST AND SUCH OTHER EXPENSES THE ASSOCIATION REASONABLY INCURS IN PURSUING ITS COLLECTION EFFORTS. NO MEMBER MAY WAIVE OR OTHERWISE ESCAPE LIABILITY FOR ANY ASSESSMENTS PROVIDED HEREIN BY NON-USE OF THE RESERVE AREAS OR ABANDONMENT OF HIS LOT.
- SUBORDINATION OF THE LIEN TO MORTGAGES. THE LIEN OF THE ASSESSMENTS PROVIDED FOR HEREIN SHALL BE SUBORDINATE TO THE LIEN OF ANY MORTGAGE NOW OR HEREINAFTER PLACED UPON ANY LOT; PROVIDED, HOWEVER, THAT SUCH SUBORDINATION SHALL APPLY ONLY TO THE ASSESSMENTS OR INSTALLMENTS THEREOF WHICH HAVE BECOME DUE AND PAYABLE PRIOR TO THE SALE OF SUCH LOT PURSUANT TO A FORECLOSURE OF SUCH MORTGAGE OR TRANSFER OR CONVEYANCE IN LIEU OF SUCH FORECLOSURE SHALL NOT RELIEVE SUCH LOT FROM LIABILITY OF ANY ASSESSMENTS THEREOF. THEREAFTER BECOMING DUE OR FROM THE LIEN OF ANY SUCH SUBSEQUENT ASSESSMENTS OR INSTALLMENTS.

SECTION IV
DEVELOPERS RESERVED RIGHTS

1. IN GENERAL, IN ADDITION TO ANY RIGHTS OR POWERS RESERVED TO OWNER/DEVELOPER OR GRANTED TO OWNER/DEVELOPER UNDER THE PROVISIONS OF THIS SPRADLIN ESTATES II DEED OF DEDICATION OR THE ASSOCIATION DOCUMENTS, OWNER/DEVELOPER HAVE THE RIGHTS AND POWERS SET FORTH IN THIS SECTION IV. ANYTHING IN THIS DEED OF DEDICATION OR THE ASSOCIATION DOCUMENTS TO THE CONTRARY NOTWITHSTANDING, THE PROVISIONS SET FORTH IN THIS ARTICLE SHALL GOVERN. THE AUTHORITY GRANTED TO THE OWNER/DEVELOPER BY THIS SECTION IV SHALL TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT ON THE TURNOVER DATE AS SET FORTH IN PARAGRAPH 3 OF SECTION III OF THIS DEED OF DEDICATION.
2. PROMOTION OF SPRADLIN ESTATES II. IN CONNECTION WITH THE PROMOTION, SALE OR RENTAL OF ANY IMPROVEMENTS UPON ANY PROPERTY IN THE SUBDIVISION: (A) OWNER/DEVELOPER SHALL HAVE THE RIGHT AND POWER, WITHIN ITS SOLE DISCRETION, TO CONSTRUCT SUCH TEMPORARY OR PERMANENT IMPROVEMENTS, OR TO DO SUCH ACTS OR OTHER THINGS IN, OR TO SUCH PROPERTY AS OWNER/DEVELOPER MAY DETERMINE TO BE NECESSARY INCLUDING, WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT AND MAINTAIN MODEL HOMES, SALES OR LEASING OFFICES, PARKING AREAS ADVERTISING SIGNS, LIGHTING AND BANNERS, OR OTHER PROMOTIONAL FACILITIES AT SUCH LOCATIONS AND IN SUCH FORMS AS OWNER/DEVELOPER MAY DEEM ADVISABLE; AND (B) OWNER/DEVELOPER AND ITS RESPECTIVE GUESTS, AGENTS, PROSPECTIVE PURCHASERS AND TENANTS, SHALL HAVE THE RIGHT OF INGRESS, EGRESS AND PARKING IN AND THROUGH, AND THE RIGHT TO USE AND ENJOY THE COMMON AND RESERVE AREAS AT ANY TIME WITHOUT FEE OR CHARGE.
3. CONSTRUCTION ON THE PROPERTY WITHIN THE ADDITION. OWNER/DEVELOPER IS HEREBY GRANTED THE RIGHT AND POWER TO MAKE SUCH IMPROVEMENTS TO ANY PROPERTY WITH THE ADDITION AS OWNER/DEVELOPER DEEMS TO BE NECESSARY AND APPROPRIATE. OWNER/DEVELOPER MAY PERMIT SUCH BUILDERS AND OTHER CONTRACTORS ACCESS TO AND UPON THE PROPERTY AS OWNER/DEVELOPER MAY WISH AND SUBJECT TO SUCH LIMITATION AND CONDITION AS OWNER/DEVELOPER MAY REQUIRE. OWNER/DEVELOPER AND ITS RESPECTIVE AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT OF INGRESS, EGRESS AND PARKING ON SUCH PROPERTY AND THE RIGHT TO STORE CONSTRUCTION EQUIPMENT AND MATERIAL ON SUCH PROPERTY WITHOUT THE PAYMENT OF ANY FEE OR CHARGE WHATSOEVER.
4. OTHER RIGHTS. OWNER/DEVELOPER SHALL HAVE THE RIGHT AND POWER TO EXECUTE ALL DOCUMENTS AND DO ALL OTHER ACTS AND THINGS AFFECTING THE SUBDIVISION WHICH OWNER/DEVELOPER DETERMINES ARE NECESSARY OR DESIRABLE IN CONNECTION WITH THE RIGHTS OF DEDICATION UNDER THIS DEED OF DEDICATION.

SECTION V
ENFORCEMENT

A. GOVERNING DOCUMENTS

1. THE ADDITION'S GOVERNING DOCUMENTS SHALL CONSIST OF THE FOLLOWING DOCUMENTS AS THEY MAY BE AMENDED:
- a. ARTICLES OF INCORPORATION OF SPRADLIN ESTATES II ASSOCIATION, INC.
 - b. BY-LAWS OF SPRADLIN ESTATES II ASSOCIATION, INC
 - c. PLAT AND DEED OF DEDICATION FILED AT THE COUNTY CLERKS OFFICE OF WAGONER COUNTY, OKLAHOMA.
 - d. RESOLUTIONS OF BOARD OF DIRECTORS OF SPRADLIN ESTATES II ASSOCIATION, INC.
 - e. THE ARCHITECTURAL GUIDELINES (HEREINAFTER " GOVERNING DOCUMENTS") THE GOVERNING DOCUMENTS APPLY TO ALL LOT OWNERS AND OCCUPANTS OF THE PROPERTY WITHIN THE ADDITION AS WELL AS TO OTHER RESPECTIVE TENANTS, GUESTS, INVITEES. IF A DWELLING ON A LOT IS LEASED, THE LEASE SHALL PROVIDE THAT THE TENANT AND ALL OCCUPANTS OF THE LEASED LOT ARE BOUND BY AND OBLIGATED TO COMPLY WITH THE GOVERNING DOCUMENTS. IF ANY COURT SHOULD DETERMINE ANY PROVISION OR THE GOVERNING DOCUMENTS IS INVALID OR INVALID AS APPLIED IN A PARTICULAR INSTANCE, SUCH DETERMINATION SHALL NOT AFFECT THE VALIDITY OF OTHER PROVISIONS OR APPLICATIONS OF SUCH PROVISIONS.

B. ENFORCEMENT

1. EVERY OWNER AND OCCUPANT OF A LOT SHALL COMPLY WITH THE GOVERNING DOCUMENTS. THE BOARD OF DIRECTORS OF THE ASSOCIATION MAY IMPOSE SANCTIONS FOR VIOLATION OF THE GOVERNING DOCUMENTS AFTER NOTICE AND A HEARING IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE BY-LAWS. SUCH SANCTIONS MAY INCLUDE WITHOUT LIMITATION:
- a. IMPOSING REASONABLE MONETARY FINES WHICH SHALL BE A PERSONAL FINANCIAL OBLIGATION AND SHALL CONSTITUTE A LIEN UPON THE VIOLATORS LOT. IN THE EVENT THAT ANY OCCUPANT, GUEST OR INVITEE OF A LOT VIOLATES THE GOVERNING DOCUMENTS AND A FINE IS IMPOSED, THE FINE SHALL FIRST BE ASSESSED AGAINST THE VIOLATOR, PROVIDED, HOWEVER, IF THE FINE IS NOT PAID BY THE VIOLATOR WITHIN THE TIME SET FORTH BY THE BOARD, THE LOT OWNER SHALL PAY THE FINE UPON NOTICE FROM THE BOARD.
 - b. EXERCISING SELF-HELP OR TAKING ACTION TO ABATE AND VIOLATION OF THE GOVERNING DOCUMENTS, IN A NON-EMERGENCY SITUATION.
 - c. REQUIRING A LOT OWNER, AT HIS OR HER OWN EXPENSE, TO REMOVE ANY STRUCTURE OR IMPROVEMENT ON SUCH OWNER'S LOT IN VIOLATION OF THE GOVERNING DOCUMENTS AND TO RESTORE THE LOT TO ITS PREVIOUS CONDITION. UPON THE FAILURE OF THE LOT OWNER TO DO SO, THE BOARD OR ITS DESIGNEE SHALL HAVE THE RIGHT TO ENTER ON THE LOT, REMOVE THE VIOLATION AND RESTORE THE LOT TO SUBSTANTIALLY THE SAME CONDITION AS PREVIOUSLY EXISTED AND ANY SUCH ACTION SHALL NOT BE DEEMED A TRESPASS.
 - d. LEVYING A SPECIFIC ASSESSMENT TO COVER COSTS IN BRINGING A LOT OWNER OR A LOT INTO COMPLIANCE WITH THE PROVISIONS OF THE GOVERNING DOCUMENTS, PROVIDED THE BOARD OF DIRECTORS SHALL GIVE THE LOT OWNER PRIOR WRITTEN NOTICE AND AN OPPORTUNITY FOR A HEARING IN ACCORDANCE WITH THE BY-LAWS, BEFORE LEVYING A SPECIFIC ASSESSMENT UNDER THIS SUBSECTION.

C. CORRECTION ASSESSMENT

1. IN THE EVENT THAT THE OWNER OF ANY LOT SHALL VIOLATE ANY COVENANT HEREIN, THE BOARD OF DIRECTORS OF THE ASSOCIATION OF THE OWNER/DEVELOPER SHALL HAVE THE RIGHT, UPON FIVE (5) DAYS ADVANCE NOTICE TO THE OWNER OF THE LOT WHERE THE COVENANT VIOLATION(S) EXISTS, AND PROVIDED SUCH VIOLATION IS NOT CORRECTED WITH THE TIME PERIOD PROVIDED FOR IN THE NOTICE, TO ENTER UPON SAID LOT AND TO REMEDY THE VIOLATION(S). THE COST FOR CURING THE VIOLATION(S) SHALL THEREUPON BE ASSESSED AGAINST THE LOT AND SHALL BE A LIEN ON SUCH LOT, WHICH MAY BE ENFORCED AND FORECLOSED AS CONTAINED HEREIN.

SECTION VI
MISCELLANEOUS AMENDMENT

A. NO WAIVER

1. THE FAILURE OF THE OWNER/DEVELOPER, THE ARCHITECTURAL COMMITTEE, THE ASSOCIATION, OR ANY GRANTOR, OR ANY SUCCESSOR IN TITLE, TO ENFORCE ANY GIVEN RESTRICTION OR COVENANT, OR CONDITION AT ANY TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS.

B. SEVERABILITY

1. INVALIDATION OF ANY ONE OF THESE COVENANTS, RESTRICTIONS OR CONDITIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

C. DISCLAIMER OF WARRANTY

1. EXCEPT AS EXPRESSLY PROVIDED IN WRITING, OWNER/DEVELOPER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADDITION, INCLUDING (WITHOUT LIMITATION) ANY RESERVE AREA OR IMPROVEMENT THEREIN, THE SUFFICIENCY OF UTILITIES, THE IMPROVEMENT, INCLUDING WITHOUT LIMITATION ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, HABITABILITY, LIABILITY, FITNESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE OR USE OR ANY WARRANTY OF QUALITY.

D. BINDING EFFECT; AMENDMENT

1. THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS DECLARATION SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM, AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE OWNER/DEVELOPER, THE ARCHITECTURAL COMMITTEE, THE ASSOCIATION AND THE OWNER OF ANY LOT SUBJECT TO THIS DECLARATION, THEIR RESPECTIVE LEGAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS, FOR A TERM OF FIFTEEN (15) YEARS FROM THE DATE THIS DECLARATION IS RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIOD OF TEN (10) YEARS. THE COVENANTS AND RESTRICTIONS OF THIS DECLARATION MAY BE AMENDED, IN WHOLE OR IN PART, MODIFIED, ADDED TO OR CHANGED AT ANY TIME BY AN INSTRUMENT SIGNED BY THE OWNERS OF NOT LESS THAN FIFTY-ONE PERCENT (51%) OF THE LOTS. ANY AMENDMENT MUST BY PROPERLY RECORDED. NOTWITHSTANDING THE FOREGOING OR ANYTHING ELSE HEREIN TO THE CONTRARY, THE OWNER/DEVELOPER RESERVES THE RIGHT TO GRANT VARIANCES THEREFROM IN PARTICULAR CASES AND FURTHER PROVIDED THAT THEY MAY AMEND THE COVENANTS AS FOLLOWS.
2. THIS DECLARATION MAY BE AMENDED UNILATERALLY BY OWNER/DEVELOPER AT ANY TIME:
- a. IF SUCH AMENDMENT IS NECESSARY TO BRING ANY PROVISION HEREOF INTO COMPLIANCE WITH ANY APPLICABLE GOVERNMENTAL STATUTE, RULE OR REGULATION OR JUDICIAL DETERMINATION WHICH SHALL BE IN CONFLICT THEREWITH.
 - b. IF SUCH AMENDMENT IS REQUIRED BY AN INSTITUTIONAL OR GOVERNMENTAL LENDER OR PURCHASER OF MORTGAGE LOANS, TO ENABLE SUCH LENDER OR PURCHASER TO MAKE OR PURCHASE MORTGAGE LOANS ON THE PROPERTY SUBJECT TO THIS DECLARATION.
 - c. IF SUCH AMENDMENT IS NECESSARY TO ENABLE ANY GOVERNMENTAL AGENCY OR REPUTABLE PRIVATE INSURANCE COMPANY TO INSURE MORTGAGE LOANS ON THE PROPERTY SUBJECT TO THIS DECLARATION
 - d. TO CORRECT ERRORS AND MAKE CLARIFICATIONS OR ADDITIONS IN THIS DECLARATION.
 - e. TO MODIFY OR ADD TO THE PROVISIONS OF THIS DECLARATION TO ADEQUATELY COVER SITUATIONS AND CIRCUMSTANCES WHICH OWNER/DEVELOPER BELIEVES, IN ITS REASONABLE JUDGMENT, HAVE NOT BEEN ADEQUATELY COVERED AND WOULD NOT HAVE A MATERIAL AND ADVERSE EFFECT ON THE MARKETABILITY OF LOTS.

3. IN FURTHERANCE OF THE FOREGOING, A POWER COUPLED WITH AN INTEREST IS HEREBY RESERVED AND GRANTED TO OWNER/DEVELOPER TO MAKE OR CONSENT TO ANY SUCH AMENDMENT ON BEHALF OF EACH OWNER. EACH DEED, OR OTHER EVIDENCE OF OBLIGATION OR OTHER INSTRUMENT AFFECTING A LOT AND THE ACCEPTANCE THEREOF SHALL BE DEEMED TO BE A GRANT AND ACKNOWLEDGMENT OF, AND CONSENT TO THE RESERVATION OF THE POWER TO OWNER/DEVELOPER TO MAKE, EXECUTE AND RECORD SUCH AMENDMENTS. THE RIGHT AND POWER OF THE OWNER/DEVELOPER TO MAKE SUCH AMENDMENTS HEREUNDER SHALL TERMINATE AT SUCH TIME OWNER/DEVELOPER HAS SOLD ALL OF ITS LOTS IN THE ADDITION.

SECTION VII OVERLAND DRAINAGE & UTILITY EASEMENT

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF COWETA, OK, THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND GRANT AN OVERLAND DRAINAGE AND UTILITY EASEMENT FOR THE PURPOSE OF PERMITTING STORM WATER FLOW, CONVEYANCE, RETENTION/DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN SPRADLIN ESTATES AND FROM PROPERTIES NOT INCLUDED IN SPRADLIN ESTATES I & II AND TO ALLOW ANY PUBLIC UTILITY TO USE.
2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE OVERLAND DRAINAGE & UTILITY EASEMENT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF COWETA, OKLAHOMA.
3. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE OVERLAND DRAINAGE & UTILITY EASEMENT SHALL BE MAINTAINED BY THE OWNER/DEVELOPER OR THE LAND OCCUPIED BY THE OVERLAND DRAINAGE & UTILITY EASEMENT MAYBE DEDICATED TO THE HOMEOWNERS ASSOCIATION IN THE FUTURE. MAINTENANCE SHALL BE PERFORMED BY THE OWNER/DEVELOPER TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTION INCLUDING REPAIR OF EROSION AND APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATION, AND PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORM WATER DETENTION EASEMENT AREA. MAINTENANCE SHALL BE AT THE COST OF THE APPLICABLE OWNER/DEVELOPER OR IF DEDICATED TO THE HOMEOWNERS ASSOCIATION AS SET FORTH IN SECTION III, AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- i) THE OVERLAND DRAINAGE & UTILITY EASEMENT AREA SHALL BE KEPT FREE OF LITTER.
 - ii) THE OVERLAND DRAINAGE & UTILITY EASEMENT AREA SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 2 WEEKS.
4. IN THE EVENT THE OVERLAND DRAINAGE & UTILITY EASEMENT SHOULD FAIL, TO BE PROPERLY MAINTAINED AS ABOVE PROVIDED, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE OVERLAND DRAINAGE & UTILITY EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER/DEVELOPER OR THE HOMEOWNERS ASSOCIATION. IN THE EVENT OVERLAND DRAINAGE & UTILITY EASEMENT AFTER RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE APPLICABLE TO OVERLAND DRAINAGE & UTILITY EASEMENT "AS ABOVE SET FORTH, THE CITY OF COWETA, OK, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS. THEREAFTER, THE COSTS SHALL BE A LIEN AGAINST THE OWNER/DEVELOPER OR THE HOMEOWNER ASSOCIATION FOR SPRADLIN ESTATES I & II IF THE AREA HAS BEEN DEDICATION TO THE HOA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ABUNDANT RAIN MINISTRIES INC., HEREBY CERTIFY THAT WE ARE THE OWNERS AND THE PERSON OR PERSONS HAVING ANY RIGHT, TITLE OR INTERESTS TO THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

A TRACT OF LAND SITUATED IN THE SW1/4 NW1/4 OF SECTION 1, T17N, R15E OF THE 1.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 1, THENCE DUE NORTH ALONG THE WEST LINE THEREOF A DISTANCE OF 250.00 FEET; THENCE N89°45'53"E PARALLEL TO THE SOUTH LINE OF THE NW1/4 A DISTANCE OF 496.75 FEET TO THE POINT OF BEGINNING; THENCE S7°21'15"E A DISTANCE OF 251.94 FEET; THENCE N89°45'53"E A DISTANCE OF 505.79 FEET; THENCE N12°00'16"W A DISTANCE OF 74.91 FEET; THENCE N29°58'52"W A DISTANCE OF 125.00 FEET; THENCE N40°20'49"W A DISTANCE OF 89.09 FEET; THENCE S89°45'53"W A DISTANCE OF 402.32 FEET TO THE POINT OF BEGINNING, CONTAINING 2.70 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND HAVE CAUSED THIS PLAT TO BE MADE OF SAID TRACT SHOWING ACCURATE DIMENSION OF LOTS AND STREETS. WE HEREBY DESIGNATE SAID TRACT OF LAND AS SPRADLIN ESTATES II AND DEDICATE TO PUBLIC USE ALL STREETS AND EASEMENTS HEREON, THIS _____ DAY OF _____, 2023.

RONALD T. SPRADLIN, PRESIDENT

STATE OF OKLAHOMA)
)SS
COUNTY OF WAGONER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED RONALD T. SPRADLIN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO ON BEHALF OF ABUNDANT RAIN MINISTRIES INC., SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE SET FORTH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, THAT I, TONY ROBISON, A RESIDENT OF THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED AND PLATTED INTO LOTS THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF, I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023

TONY ROBISON, LAND SURVEYOR 1686

STATE OF OKLAHOMA)
)SS
COUNTY OF WAGONER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED TONY ROBISON, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SIGNED THE CERTIFICATE OF SURVEYS AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE SET FORTH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
SECTION VIII UNDERGROUND DRAINAGE EASEMENT AND INFRASTRUCTURE

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND THE FOR THE BENEFIT OF THE CITY OF COWETA, OK, THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND GRANT A DRAINAGE AND UTILITY EASEMENT FOR THE PURPOSE OF PERMITTING STORM WATER FLOW, CONVEYANCE, DETENTION/RETENTION AND DISCHARGE OF STORM WATER WITHIN SPRADLIN ESTATES AND FROM PROPERTIES NOT INCLUDED IN SPRADLIN ESTATES I & II AND TO ALLOW ANY PUBLIC UTILITY TO USE.
2. ALL DRAINAGE FACILITIES CONSTRUCTED WITHIN THE UNDERGROUND DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE OWNER/DEVELOPER OR THE LAND OCCUPIED BY THE UNDERGROUND DRAINAGE EASEMENT MAY BE DEDICATED TO THE HOMEOWNERS ASSOCIATION IN THE FUTURE.

CERTIFICATE OF COWETA PLANNING COMMISSION

I, AS CHAIRMAN OF THE COWETA PLANNING COMMISSION DO CERTIFY THAT THE PROPOSED SUB-DIVISION "SPRADLIN ESTATES II" HAS BEEN PROCESSED THROUGH THE COWETA PLANNING COMMISSION WITH APPROVAL FOR ACCEPTANCE.

CHAIRMAN

CERTIFICATE OF CITY OF COWETA

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA CITY COUNCIL ON _____.

BY _____
MAYOR OR VICE MAYOR

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

BY _____
CITY CLERK

CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, COUNTY CLERK OF WAGONER COUNTY, OKLAHOMA, DOES HEREBY NOW CERTIFY THAT THE PLAT OF SURVEY FOR THE SUBDIVISION KNOWN AS " SPRADLIN ESTATES II" HAS BEEN FILED INTO THE CITY OF COWETA RECORDS.

COUNTY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I, CHASITY LEVI, COUNTY TREASURER OF WAGONER COUNTY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS PERTAINING TO AD VALOREM TAXES ON THE TRACT DESCRIBED IN THE ACCOMPANYING PLAT AND FIND THAT ALL OF THE AD VALOREM TAXES HAVE BEEN PAID TO AND INCLUDING 2023.

DATED THIS _____ DAY OF _____, 2023

COUNTY TREASURER

INTENDED MAINTENANCE SHALL BE PERFORMED BY THE OWNER/DEVELOPER TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTION INCLUDING REPAIR OF EROSION AND APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATION, AND PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE EASEMENT AREA. MAINTENANCE SHALL BE AT THE COST OF THE APPLICABLE OWNER/DEVELOPER OR IF DEDICATED TO THE HOMEOWNERS ASSOCIATION AS SET FORTH IN SECTION III.

MAINTAINED 3. IN THE EVENT THE UNDERGROUND DRAINAGE EASEMENT AREA AND ALL INFRASTRUCTURE THEREIN SHOULD FAIL TO BE MAINTAINED AS ABOVE PROVIDED, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE DRAINAGE EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER/DEVELOPER OR THE HOMEOWNERS ASSOCIATION. IN THE EVENT THE UNDERGROUND DRAINAGE UTILITY EASEMENT AND INFRASTRUCTURE LOCATED THEREIN ARE MAINTAINED BY THE CITY OF COWETA AND THE OWNER/DEVELOPER OR THE HOMEOWNERS ASSOCIATION, IF AFTER RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE APPLICABLE TO THE UNDERGROUND DRAINAGE EASEMENT AND INFRASTRUCTURE AS ABOVE SET FORTH, THE CITY OF COWETA, OK, MAY FILE AND RECORD AT THE WAGONER COUNTY CLERK'S OFFICE A COPY OF THE STATEMENT OF COSTS. THEREAFTER, THE COSTS SHALL BE A LIEN AGAINST THE OWNER/DEVELOPER OR THE HOMEOWNERS ASSOCIATION FOR SPRADLIN ESTATES I & II IF THE AREA HAS BEEN DEDICATED TO THE HOA.



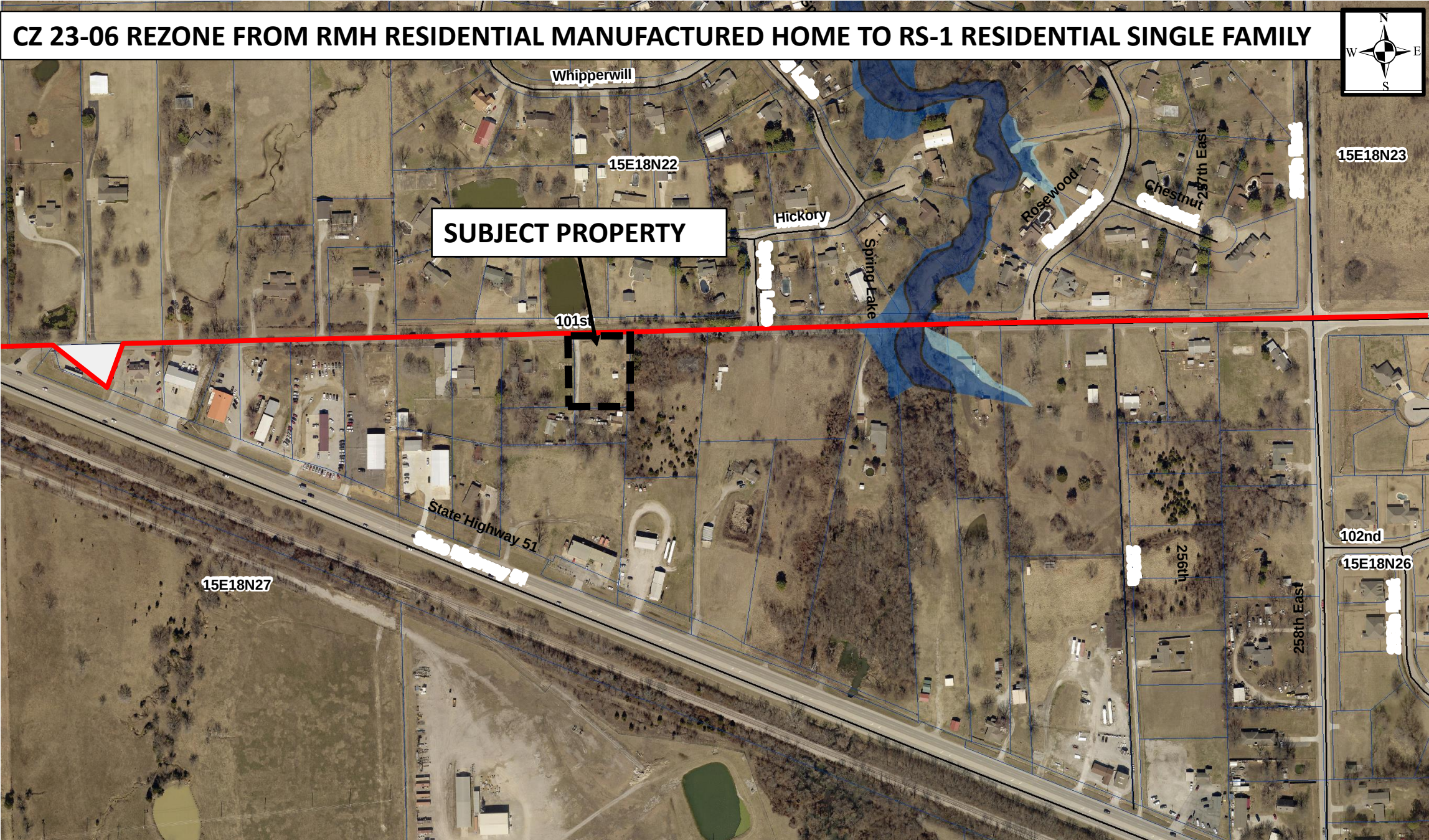
Aerial Date: 2020/2021

CZ 22-01

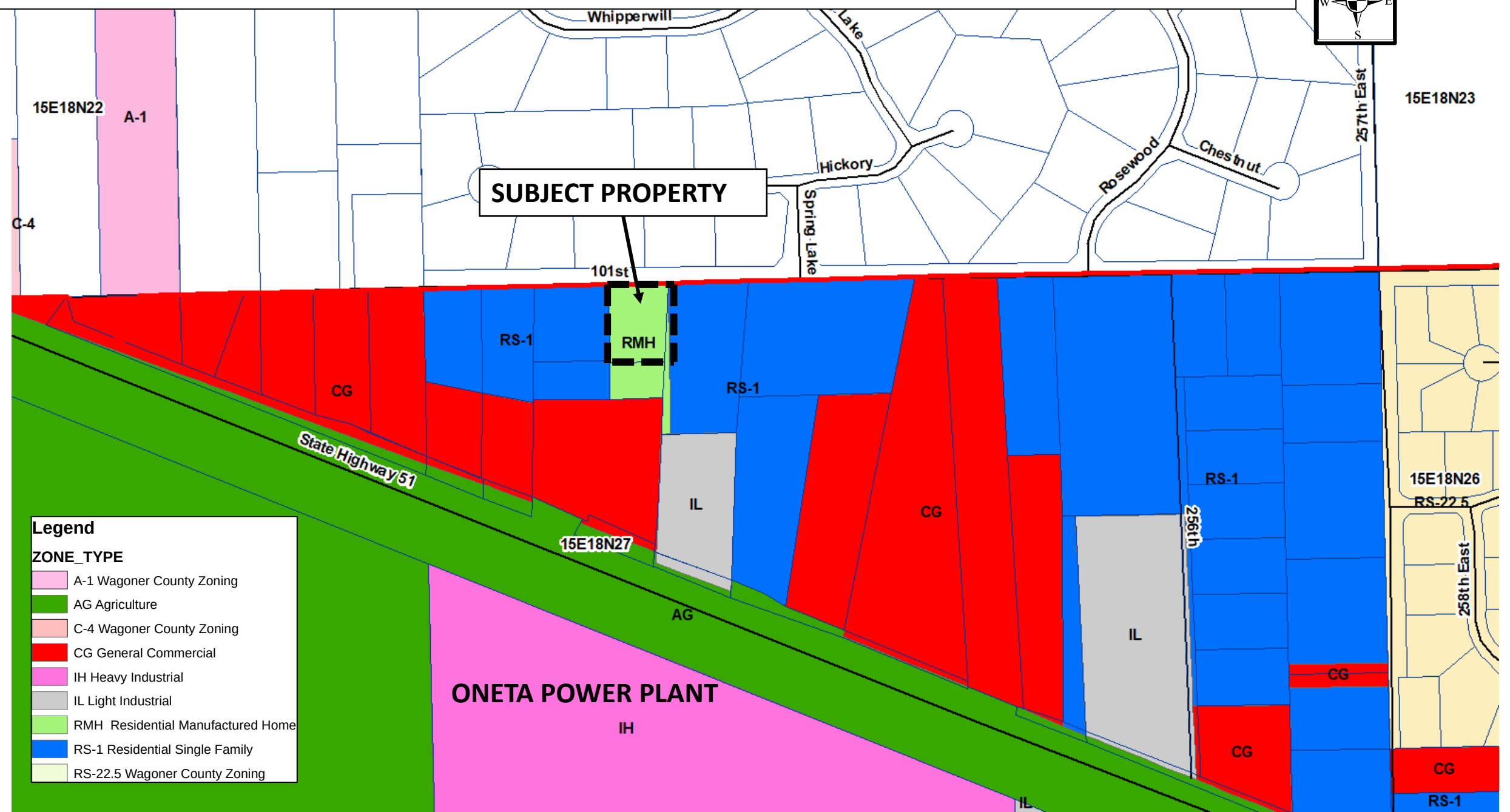
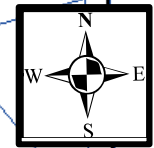
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CZ 23-06 REZONE FROM RMH RESIDENTIAL MANUFACTURED HOME TO RS-1 RESIDENTIAL SINGLE FAMILY



CZ 23-06 REZONE FROM RMH RESIDENTIAL MANUFACTURED HOME TO RS-1 RESIDENTIAL SINGLE FAMILY



Legend

ZONE_TYPE

- A-1 Wagoner County Zoning
- AG Agriculture
- C-4 Wagoner County Zoning
- CG General Commercial
- IH Heavy Industrial
- IL Light Industrial
- RMH Residential Manufactured Home
- RS-1 Residential Single Family
- RS-22.5 Wagoner County Zoning

**NOTICE OF PUBLIC HEARING REGARDING A PROPOSED AMENDMENT OF THE
ZONING MAP OF THE CITY OF COWETA**

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 PM on Monday, June 19, 2023.

At the above time and place will be heard a request from Johnny Baker and Lori Baker, to change the zoning classification of a parcel of land located 25072 East 101st Street South, in Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian, more particularly described as follows:

A tract of land beginning at a point 514 feet East of the NW Corner of the Northwest Quarter of the Northeast Quarter (NW/4, NE/4) of Section 27 Township 18 north, Range 15 East, of the Indian Base and Meridian, Wagoner County, Oklahoma; Thence a distance of 215 feet South; Thence a distance of 162.25 feet East; Thence a distance of 215 feet North; Thence a distance of 162.25 feet West to the point of beginning.

The request is to change the zone of said legal description from (RMH) Residential Manufactured Home to (RS-1) Residential Single Family Case Number CZ 23-06.

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

In the event that the proposed amendment(s) is (are) approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed amendment to the zoning map is tentatively scheduled for the July 3, 2023, City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

Maps showing the proposed change(s) may be reviewed at the Community Development office at Coweta City Hall.

Dated at Coweta, Oklahoma this 22nd Day of May 2023.



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

Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Preliminary Plat - Lancaster Park Phase I
Date: 06-19-2023

BACKGROUND

Applicant

The applicants, Glenwood Homes, L.P. (Developer) and Wallace Design Collective request approval of the preliminary plat for Lancaster Park Phase I, a subdivision of approximately 21.55 acres, more or less, with 68 lots.

Case Facts

- The property is located in located in Section 26, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is zoned via a Planned Unit Development (ID: PUD No. PUD-R 19-01), with high-intensity Residential Single-Family (RS-3), Residential Multi-Family (RM-1), and Commercial General (CG) zoning districts.
- The property 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 711.99 FEET, THENCE N01°28'10"W A DISTANCE OF 385.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05°59'18" HAVING A RADIUS OF 75.00' FEET FOR A LENGTH OF 7.84 FEET, AND WHOSE LONG CHORD BEARS N01°31'29"E FOR A DISTANCE OF 7.84 FEET, THENCE N04°31'08"E FOR A DISTANCE OF 104.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 05°59'18" HAVING A RADIUS OF 125.00 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 N01°28'10"W FOR A DISTANCE OF 125.04 FEET, THENCE N89°00'17"E A DISTANCE OF 110.00 FEET, THENCE N01°28'10"W A DISTANCE OF 670.00 FEET, THENCE N89°00'17"E A DISTANCE OF 0.41 FEET, THENCE N00°59'43"W A DISTANCE OF 50.00 FEET, THENCE N01°28'10"W FOR A DISTANCE OF 110.00 FEET, THENCE N89°00'17"E A DISTANCE OF 430.00 FEET, THENCE S01°28'10"E A DISTANCE OF 2.28 FEET, THENCE N89°00'17"E A DISTANCE OF 160.00 FEET, THENCE S01°28'10"E A DISTANCE OF 1,460.92 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 938,669.89 SQUARE FEET (21.55 ACRES), MORE OR LESS.

Utilities/Site Area: The 21.55 acre more or less, subdivision is proposed to be served by Rural Water No. 4 Water and City of Coweta Sewer with the Developer extension of the utility lines. Windstream, ONG, AEP and Cox have all been notified. A Technical Advisory Committee (TAC) Agenda was sent on June 8, 2023.

Pertinent Code

SECTION 2.3.5.E PLANNING COMMISSION ACTION:

- The Planning Commission shall,
 1. hold a public hearing on the preliminary plat,
 2. the preliminary plat shall be reviewed by the Planning Commission for conformity with the Comprehensive Land Use Plan of the City of Coweta, and for compliance with the standards requirements and principles hereinafter prescribed; and, shall be reviewed by the Planning Commission staff for compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities.

PLANNING COMMISSION ACTION

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 for Lancaster Park Phase I with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

ATTACHMENTS

1. Preliminary Plat - Lancaster Park Phase I
2. PUD-R 19-01
3. Zoning Map
4. Aerial Map

**Planned Unit Development
for
Warwick Village**

PUD-R 19-01

Coweta, Oklahoma in Wagoner County

December 20, 2018

Prepared by:

KKT Architects, Inc.

2200 S Utica Place; Suite 200

Tulsa, Oklahoma 74114

918.744.4270

www.kktarchitects.com

Prepared for:

Glenwood Homes, L.P.

5705 E 71st Street South, Suite 200

Tulsa, OK 74146

918.949.9268

www.homecreations.com

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SECTION 1: GENERAL INFORMATION

1.1 INTRODUCTION

The Warwick Village Subdivision is located on the northwest corner of East 111th Street South and South 273rd East Avenue, to the east of Highway 51 in Coweta, Oklahoma. The overall site is approximately 6,648,906 square feet in area (152 acres) and will be developed in phases.

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

There are two land use categories within this PUD. Residential (Single-Family and Multi-Family) and Commercial.

Residential

Single-Family – Multiple-Phases

The single-family portion of this development is scheduled to be constructed in approximately three phases.

Multi-family (RM-1)– Future Phase(s)

All multi-family development will comply with the City of Coweta Zoning Ordinance and will go through a site plan submittal and review process with City staff.

Commercial

Commercial General (CG) – Future Phase(s)

All commercial development will comply with the City of Coweta Zoning Ordinance and will go through a site plan submittal and review process with City staff.

Please reference:

Section 6: Exhibits – 6.1 Conceptual Development Plan – Exhibit A

1.2 OWNER/DEVELOPER INFORMATION

Glenwood Homes, L.P.

5705 E 71st Street South, Suite 200

Tulsa, OK 74146

918.949.9268

www.homecreations.com

1.3 SITE AND SURROUNDING AREA

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

North – Unplatted/Agricultural and Single-Family/Mobile Home uses
(Zoning: Coweta - CG, RM-1, RMH, RS-1; Wagoner County - AG)

East – South 273rd East Avenue and New Single-Family subdivision
(Zoning: Coweta – RS-3)

South -East 111th Street South
Existing Cement Plant and Walmart Commercial Site
(Zoning: Coweta – IL, CG)

West – Commercial General Uses
(Zoning: Coweta - CG)

Please reference:

Section 6: Exhibits – 6.2 Aerial with Adjacent Land Use - Exhibit B
Exhibits – 6.4 Zoning Map – Exhibit D

SECTION 2: PHYSICAL CHARACTERISTICS

The entire site is undeveloped, and the southern edge is constrained by FEMA 100-year floodplain. The southern edge of the site is bounded by East 111st Street and the eastern edge of the site is bounded by South 273rd East Avenue.

The northern portion of the site is heavily constrained by an Enogex high pressure gas line and the northwest corner is constrained by PSO Transmission lines.

The site slopes from an elevation of 754 ft, southerly to an elevation of 674 ft. Coweta Creek is located along the western side of the property, which has been determined jurisdictional waters of the U.S. by the Corps of Engineers. Another small creek closer to the center of the property has also been determined jurisdictional waters of the U.S. by the Corps of Engineers.

SECTION 3: DEVELOPMENT CONCEPT

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

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

Single-Family

The City of Coweta Zoning Ordinance currently defines *the principal use of land [in single-family zoned areas] is for single-family dwellings and related*

recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order and efficiency is encouraged by providing for adequate light, air and open space for dwelling and related facilities and through consideration of the proper functional relationship of each element.

Multi-Family

The City of Coweta Zoning Ordinance currently defines the RM-1 zoning designation and being the *Multi-Family Residential district [that] is provided to allow medium to high population density along with religious, recreational and educational facilities. The district is generally located adjacent to the commercial districts and permits a transition to the Single-Family Residential districts.*

Commercial

The City of Coweta Zoning Ordinance currently defines the Commercial General (CG) Zoning District as follows: *This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as a special exception subject to the restrictions and requirements intended to best fulfill the intent of this ordinance. The development standards for this PUD are located in Section 5: Development Standards.*

Please reference:

Section 6: Exhibits – 6.1 Conceptual Development Plan – Exhibit A

3.1 EXISTING SITE

The overall site is approximately 6,648,906 square feet in area (152 acres)

The site is bounded on the north by unplatted/undeveloped land with agricultural and sparsely located single-family/mobile home uses, to the east by South 273rd East Avenue, to the south by East 111th Street South, and to the west by industrial and commercially zoned uses.

3.2 PROPOSED SITE

Single-Family Residential (Development Area A):

The single-family residential development area consists of:

Development Area A	4,520,173 SF (103.77 AC)
--------------------	--------------------------

The single-family residential development area consists of approximately:

40 ft wide lots	94 lots
50 ft, 55 ft, and 60 ft wide	<u>321 lots</u>
Approximate Lot Total	415 lots

Development Area A – Reserve Areas

Reserve Area A is approximately	19,499 SF (0.45 AC)
Reserve Area B is approximately	90,793 SF (2.08 AC)
Reserve Area C is approximately	115,918 SF (2.66 AC)
Reserve Area D is approximately	289,538 SF (6.65 AC)
Reserve Area E is approximately	<u>309,889 SF (7.11 AC)</u>
Reserve Area Total	825,637 SF (18.95 AC)

The single-family residential development area is scheduled for construction under a proposed three-phase development plan.

Multi-Family Residential (Development Area B):

The multi-family residential development area consists of:

Development Area B	1,055,001 SF (24.22 AC)
--------------------	-------------------------

The proposed multi-family residential development will comply with the City of Coweta Zoning Code for the RM-1 (Residential Multi-Family) District, unless otherwise specified within this PUD. All development will go through a building permitting process.

Commercial Site (Development Area C):

The commercial site consists of:

Development Area C	1,073,732 SF (24.65 AC)
--------------------	-------------------------

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

Please reference:

Section 5: Development Standards – 5.3 Bulk and Area Requirements

Section 6: Exhibits – 6.1 Conceptual Development Plan – Exhibit A

SECTION 4: UTILITIES AND INFRASTRUCTURE

4.1 VEHICULAR AND PEDESTRIAN ACCESS

All public streets and sidewalks will be designed to City of Coweta standards and will be dedicated to the City upon recording of the final plat. Vehicular and pedestrian circulation through the single-family subdivision will be maintained by the city.

Internal 4' sidewalks along all interior residential streets will be provided for pedestrian safety and circulation throughout the single-family neighborhood. Walking trails and benches should be incorporated into the green space area being used for stormwater conveyance.

Single-Family access will be off of East 111th Street South and South 273rd East Avenue.

Multi-family access will be: One (1) access point through the residential development and One (1) access point through the commercial development.

Commercial access will be off of East 111th Street South only.

All curb cuts and sidewalks will be designed according to City of Coweta standards.

Development Areas B and C will be designed according to City of Coweta standards.

4.2 SANITARY SEWER

There is a City of Coweta 8" sanitary sewer main running along the east side of South 273rd East Avenue that will serve the subject property.

4.3 WATER

There is a 12" Rural Water District #4 water line on the east side of South 273rd East Avenue and a 6" water line on the north side of East 111th Street South. The development will tap and connect to the aforementioned public lines.

4.4 GAS, ELECTRIC, AND TELEPHONE SERVICE

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

4.5 STORMWATER DRAINAGE

Development Area A

An internal storm sewer system for the development area will collect all runoff and direct water to a minimum of two (2) detention ponds that will discharge south into the city's existing storm sewer systems.

Development Areas B and C

Each development will be required to provide their own storm sewer system and on-site detention designed per City of Coweta Design Standards.

4.6 REFUSE AND RECYCLING

Refuse services will be provided by the City of Coweta.

Recycling will be handled through an independent contractor at drop-off locations throughout the city.

SECTION 5: DEVELOPMENT STANDARDS

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

5.1 PERMITTED USES:

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

5.2 NON-PERMITTED USES:

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

5.3 BULK AND AREA REQUIREMENTS

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

Development Area A

Maximum Building Height – 35 ft (Not to exceed two and a half (2.5) stories)

40 ft wide lots

20 ft front building setback

5 ft side yard setback

15 ft rear yard setback

50 ft, 55 ft, 60 ft wide lots

20 ft front building setback

5 ft side yard setback

15 ft rear yard setback

Development Areas B and C will comply with the City of Coweta Zoning Ordinance for Residential Multi-Family and Commercial General zoning districts.

5.4 ARCHITECTURAL REGULATIONS

Development Area A - Exterior Finishes

Brick, Stucco, Smart Trim (Smart Lap, Board and Batten, Soffit Panels, etc.) and Composition Shingles are allowed in the single-family residential development within this PUD. Vinyl siding is not permitted.

Development Area B will be designed according to City of Coweta standards.

Please reference:

Section 6: Exhibit - 6.7 Building Elevations – Exhibit G

5.5 SITE PLAN

A conceptual site plan is being submitted with this PUD.

A final site plan for the Single-Family subdivision (Development Area A) shall be submitted for review and approval by City staff at time of permitting.

Commercial Site Plans, Building Permits, and Tenant Improvements (Development Areas B and C) shall be submitted for review and approval by City staff at time of permitting.

5.6 LANDSCAPING AND SCREENING REGULATIONS

Development Area A

Landscaping shall be provided and maintained in accordance with the Conceptual Landscape Plan accompanying this PUD.

Development Areas B and C

Landscaping and Irrigating plans shall be submitted for review and approval by City staff at time of permitting.

Development Area C will be designed according to City of Coweta standards.

A 6-foot solid screening fence will be installed along the northern property line of the commercial site abutting single-family lots, when commercial development is approved and constructed.

A 50-foot landscape buffer on the South side of the screening fence is required. Evergreen trees, minimum 2" caliper, minimum 6' in height, spaced every 50' is required.

Please reference:

Section 6: Exhibits – 6.5 Conceptual Landscape Plan - Exhibit E

5.7 LIGHTING REGULATIONS

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

5.8 DUMPSTER REGULATIONS

Development Areas B and C

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets, if needed. Dumpster pads and approach zones shall use concrete.

5.9 STREET AND ACCESS REGULATIONS

Development A

Single-Family access will be off of East 111th Street South and South 273rd East Avenue.

Development Area B

Multi-family access will be: One (1) access point through the residential development and One (1) access point through the commercial development.

Development Area C

Commercial access will be off of East 111th Street South only.

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

5.10 PARKING REGULATIONS

Development Areas B and C

Parking regulations will be regulated per the City of Coweta Parking Standards for the RM-1 or CG Zoning District.

5.11 SIGNAGE

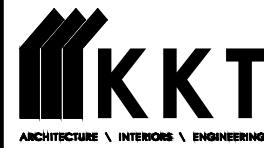
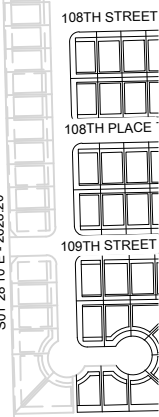
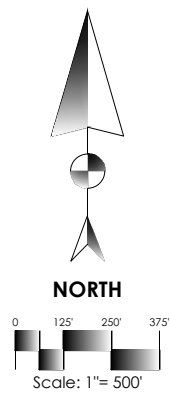
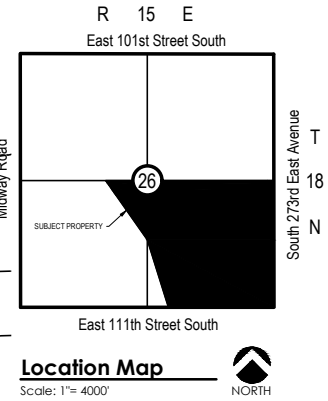
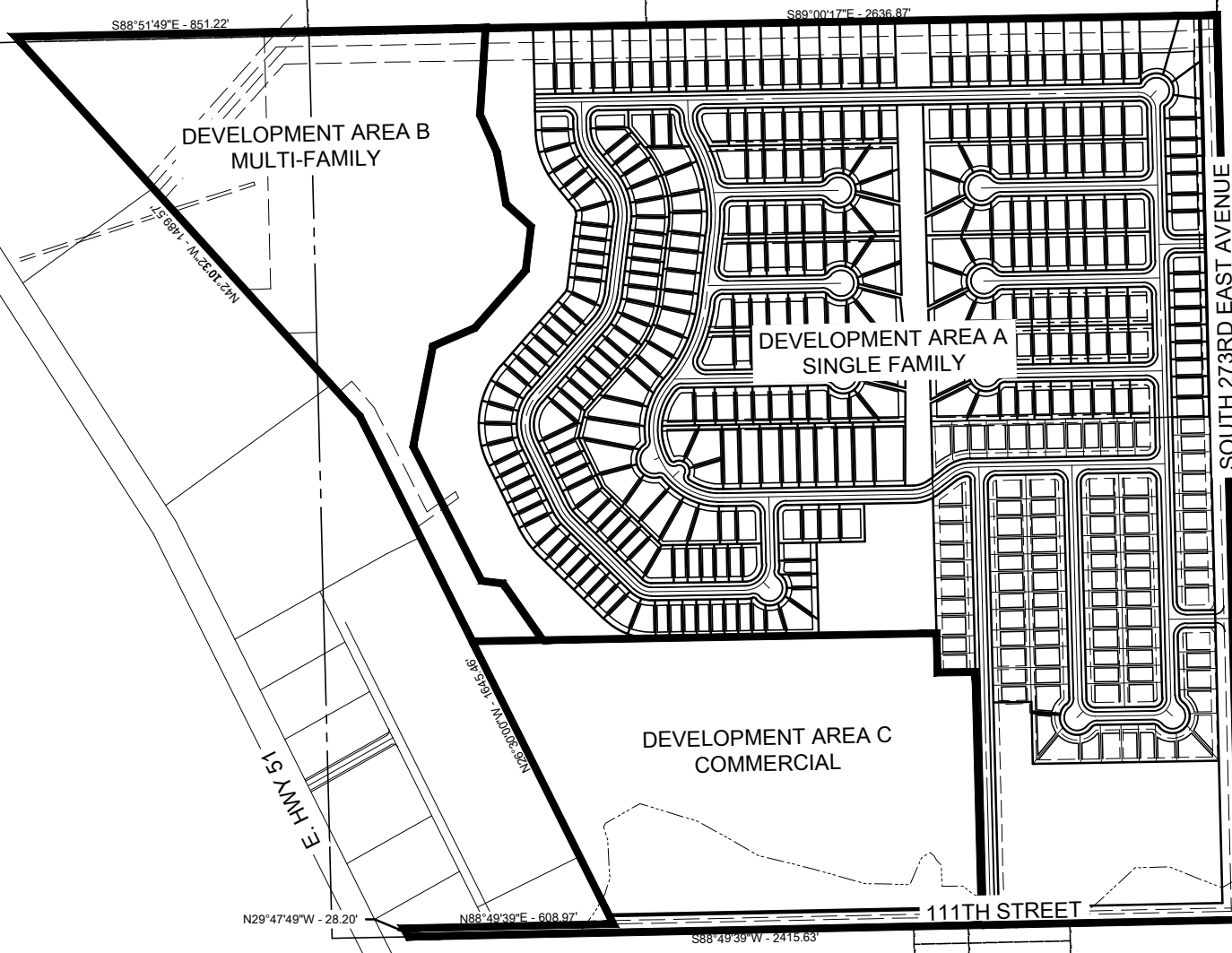
Signs will be reviewed and permitted through the City of Coweta Sign Standards

SECTION 6: EXHIBITS

(Please refer to following pages for exhibits.)

EXHIBIT A

CONCEPTUAL DEVELOPMENT PLAN



KKT ARCHITECTS, INC.
 2200 SOUTH UTICA PLACE, SUITE 200
 TULSA, OKLAHOMA 74114
 [P] 918.744.4270 \ [F] 918.744.7849
 WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT
 ACCORDANCE WITH CURRENT CITY OF COWETA
 STANDARDS AND SPECIFICATIONS (INCLUDING
 C.D.S.T. 2009 EDITION)

HOME CREATIONS

PUD NO. 19-01

Coweta, OK 74012



HORT SCALE	1"=500'
VERT SCALE	-
ATLAS PAGE NO.	-
MANAGER	ANW
DRAWN BY	SDM
DATE	12/20/2018

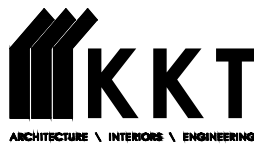
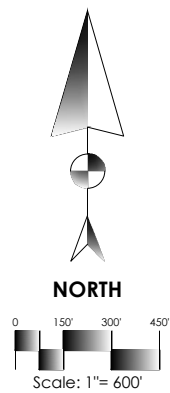
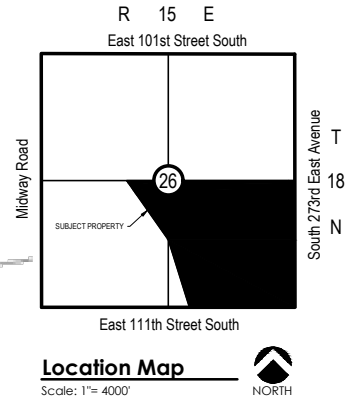
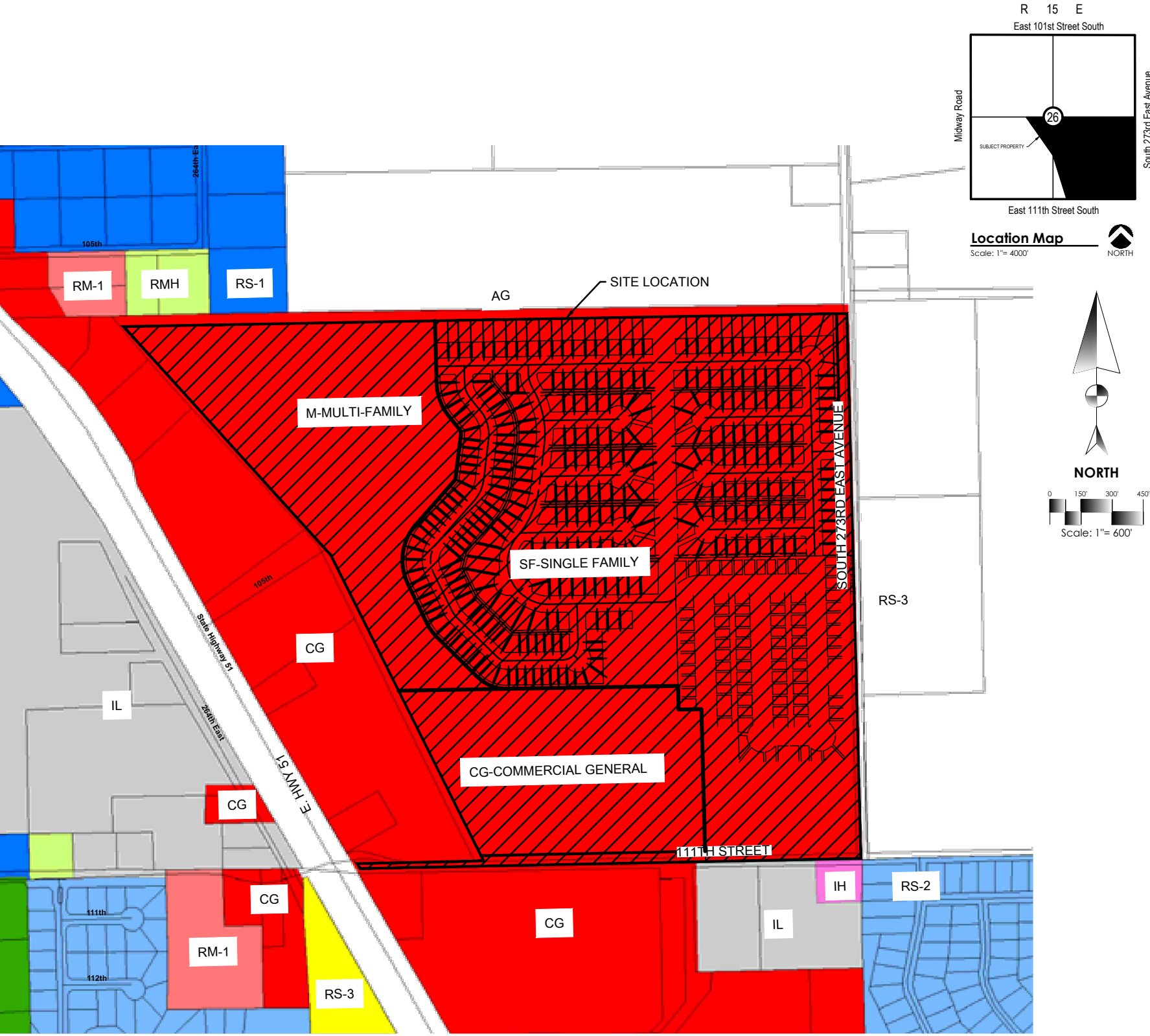
CONCEPTUAL
 DEVELOPMENT PLAN

EXHIBIT A

AERIAL WITH ADJACENT LAND USE

CONCEPTUAL CIRCULATION PLAN

ZONING MAP



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF COWETA
STANDARDS AND SPECIFICATIONS (INCLUDING
C.D.T. 2009 EDITION)

HOME CREATIONS

PUD NO. 19-01

Coweta, OK 74012



HORT SCALE	1"=600'
VERT SCALE	-
ATLAS PAGE NO.	-
MANAGER	ANW
DRAWN BY	SDM
DATE	12/20/2018

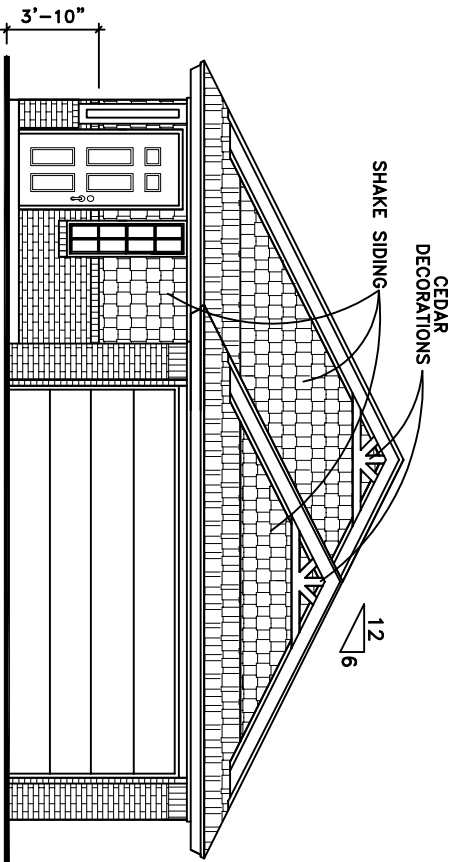
ZONING MAP

EXHIBIT D

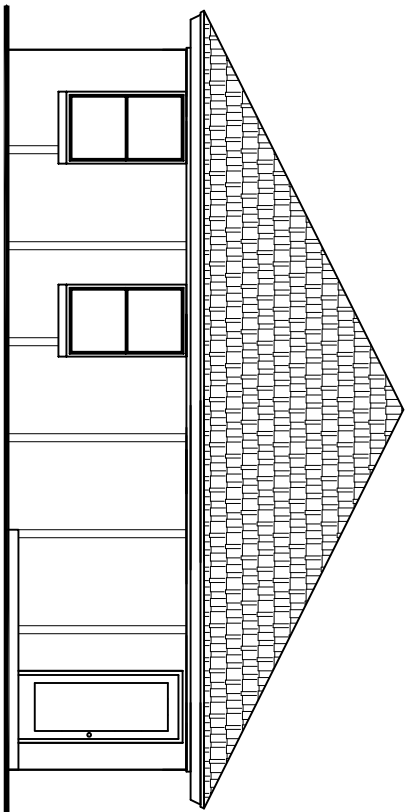
CONCEPTUAL LANDSCAPE PLAN

**TOPOGRAPHY
CONCEPTUAL DRAINAGE
UTILITY PLAN**

BUILDING ELEVATIONS



FRONT ELEVATION A



REAR ELEVATION

ELEVATION A
NO. WINDOW SCHEDULE:

181	7	3050
181	1	1650 (TEMPERED)

NOTE:

ALL WINDOWS ARE SHOWN AS DIVIDED LIGHT BUT MAY BE OTHERWISE. CHECK COLOR SHEET FOR CORRECT STYLE.

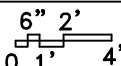
DOOR SCHEDULE:

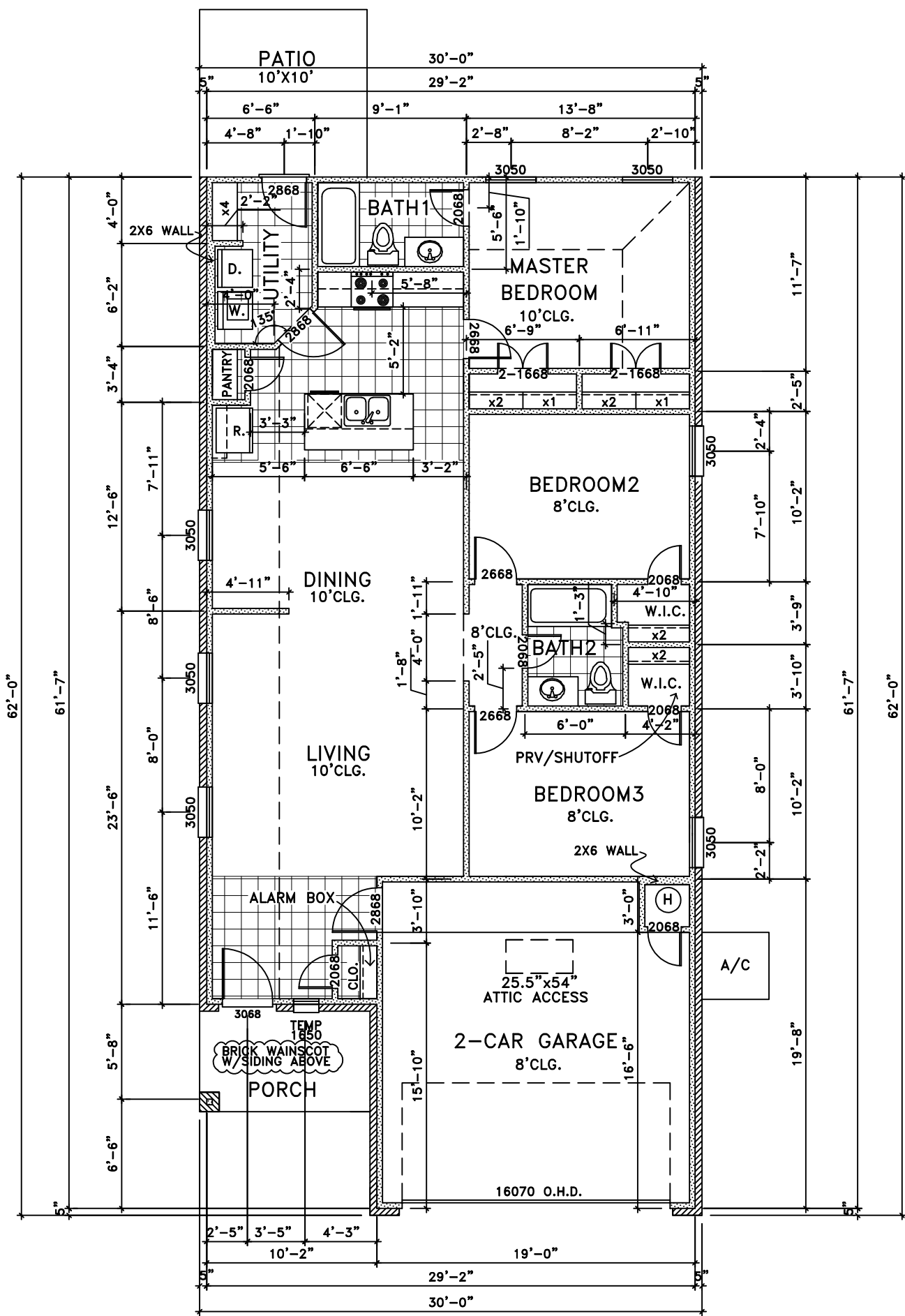
3068	6 PAN/EMB SMOOTH
	4 9/16 JUMB PEEP
3068	FLUSH/SMOOTH 15 LT
	4 9/16 JUMB W/BARS

NOTE:
CHECK THE "HINGE" SIDE
WITH SITE PLAN.

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

5625 CLEARWATER DRIVE

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:			
		2	10				
DWELLING AREA:	GARAGE AREA:	PLAN: POPPY					
VENEER: 1347 S.F.	VENEER: 392 S.F.	SCALE: 					
FRAME: 1304 S.F.	FRAME: 369 S.F.				A2		



CONSTRUCTION NOTES:

1)

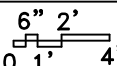
PIPE/WIRE FOR ISLAND IN KITCHEN

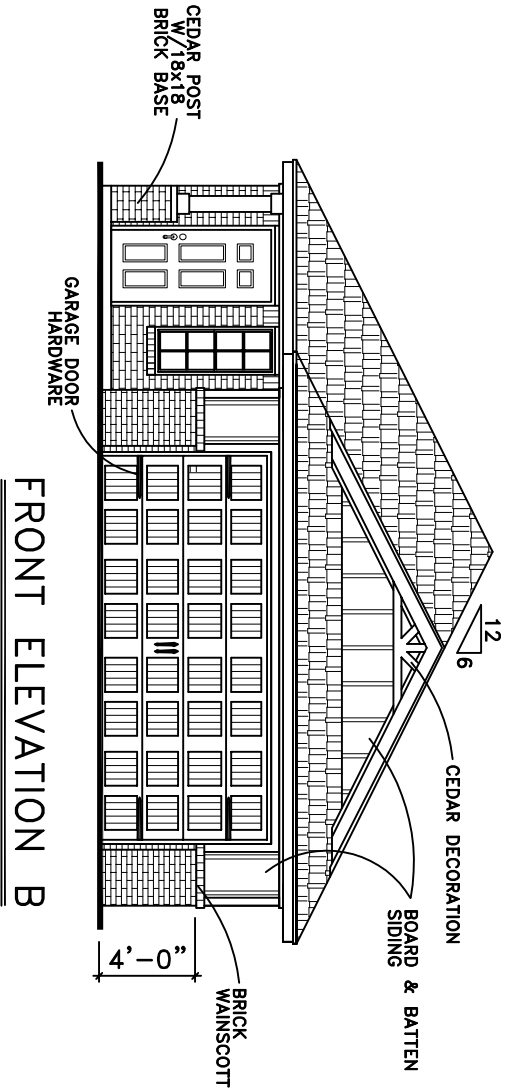
GENERAL NOTES:

- 1) HVAC IN ATTIC
- 2) BRICK WAINSCOTT w/ SHAKE SIDING ABOVE FRONT AT FRONT PORCH
- 3) LOCATE ALARM BOX IN COAT CLOSET
- 4) LOCATE PRV/SHUTOFF IN FRONT BEDROOM CLOSET

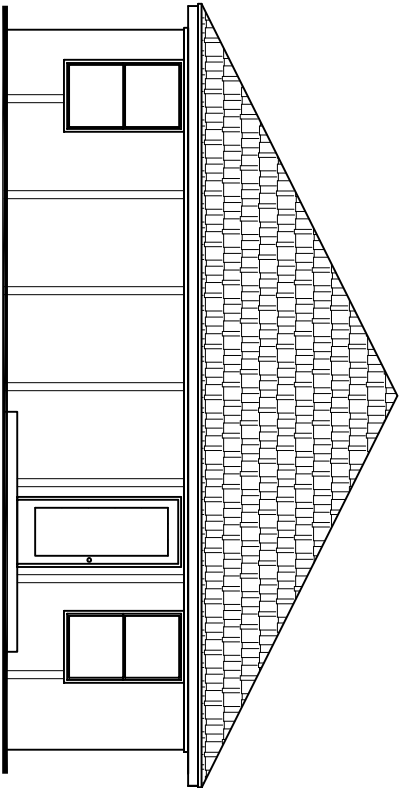
FLOOR PLAN A

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:		
		1	10			
DWELLING AREA:	GARAGE AREA:	PLAN: POPPY				
VENEER: 1347 S.F.	VENEER: 392 S.F.	SCALE: 				
FRAME: 1304 S.F.	FRAME: 369 S.F.					
		A1				



FRONT ELEVATION B



REAR ELEVATION

ELEVATION B
NO. WINDOW SCHEDULE:

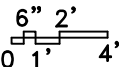
181	8	3050
181	1	2050 TEMP

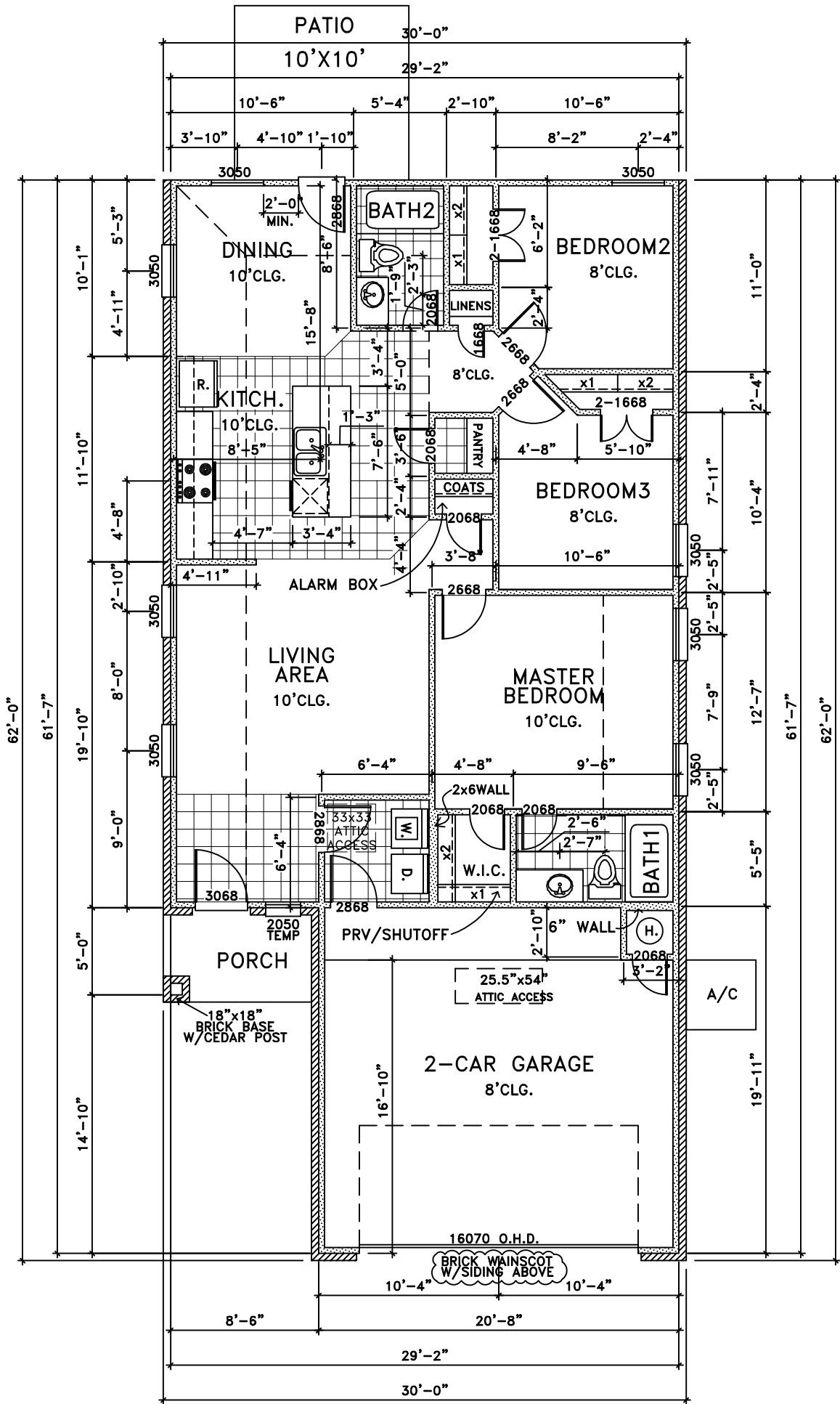
NOTE:
ALL WINDOWS ARE SHOWN AS DIVIDED
LIGHT BUT MAY BE OTHERWISE. CHECK
COLOR SHEET FOR CORRECT STYLE.

DOOR SCHEDULE:

3068	6	PAN/EMB SMOOTH
	4	9/16 JUMB PEEP
2868		FLUSH/SMOOTH 3/4 LT
	4	9/16 JUMB W/BLINDS

NOTE:
CHECK THE "HINGE" SIDE
WITH SITE PLAN.

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		2	7		
DWELLING AREA:	GARAGE AREA:	PLAN: SNAPDRAGON			
VENEER: 1257 S.F.	VENEER: 436 S.F.	SCALE: 			
FRAME: 1218 S.F.	FRAME: 410 S.F.	A2			



PIPE/WIRE FOR ISLAND IN KITCHEN

"B" ELEVATION NOTES:

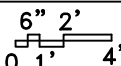
- 1) DUTCH GABLE @ GARAGE W/BOARD & BATTEN SIDING
- 2) BRICK WAINSCOT @ GARAGE W/BOARD & BATTEN SIDING
- 3) CEDAR DECORATION @ DUTCH GABLE
- 4) GARAGE DOOR HARDWARE

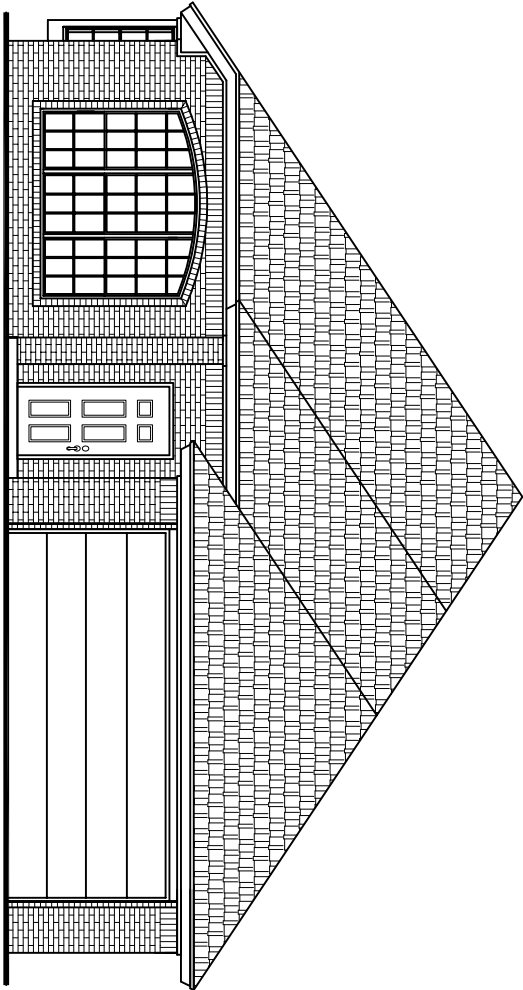
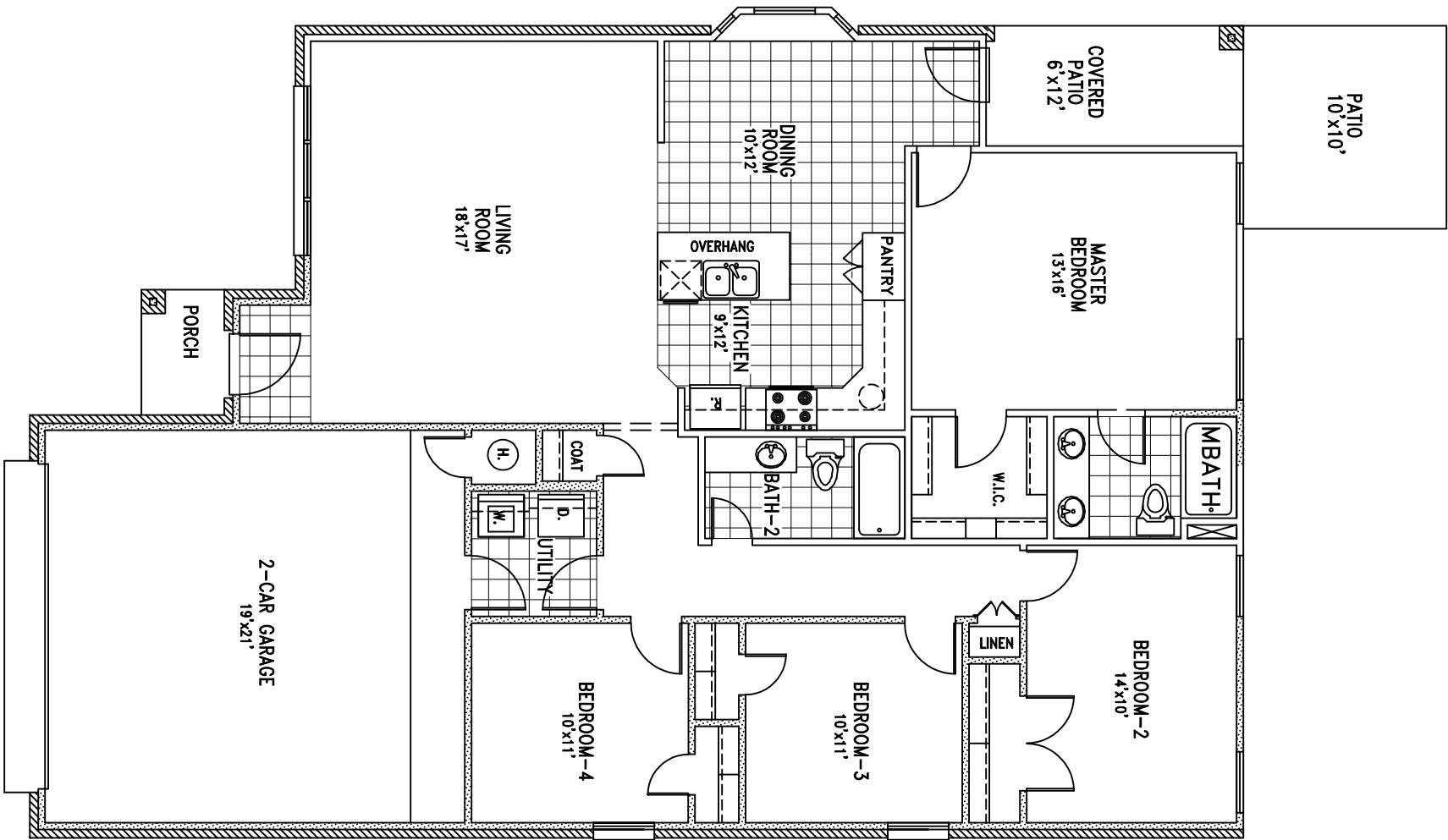
GENERAL NOTES:

- 1) HVAC IN ATTIC
- 2) LOCATE ALARM BOX IN COAT CLOSET
- 3) LOCATE PRV/SHUTOFF IN FRONT BEDROOM CLOSET
- 4) HEADKNOCKER IN BATH 1

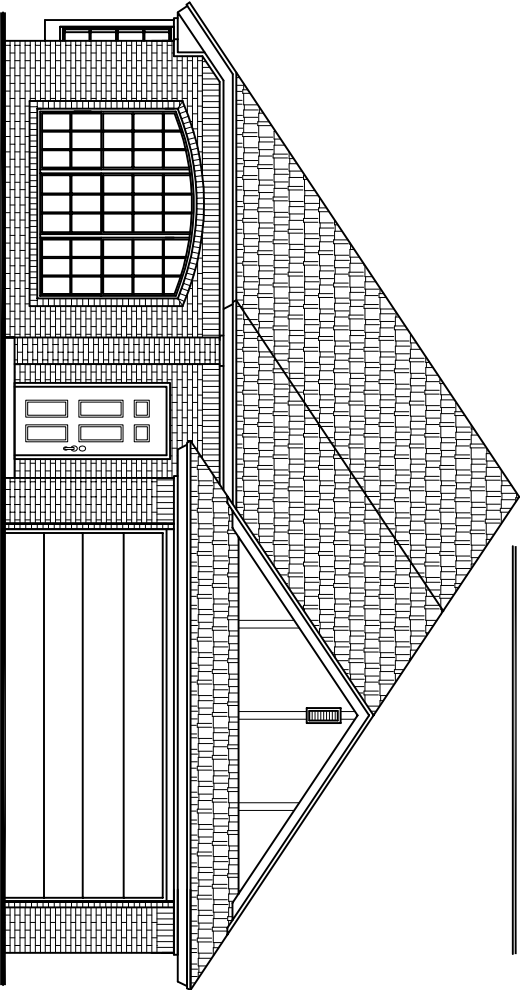
FLOOR PLAN B

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

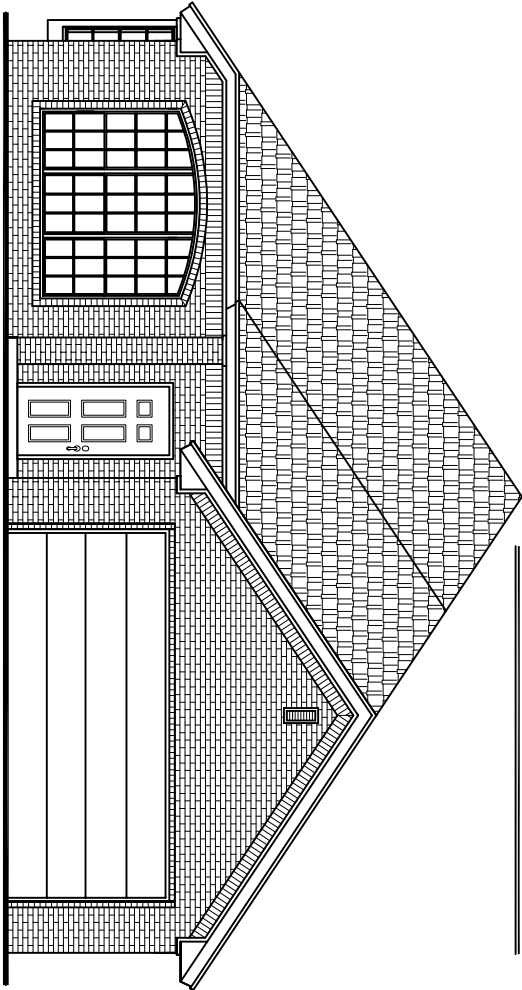
 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:		
		1	7			
DWELLING AREA:	GARAGE AREA:	PLAN: SNAPDRAGON				
VENEER: 1257 S.F.	VENEER: 436 S.F.					
FRAME: 1218 S.F.	FRAME: 410 S.F.	SCALE: 	A1			



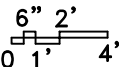
FRONT ELEVATION A

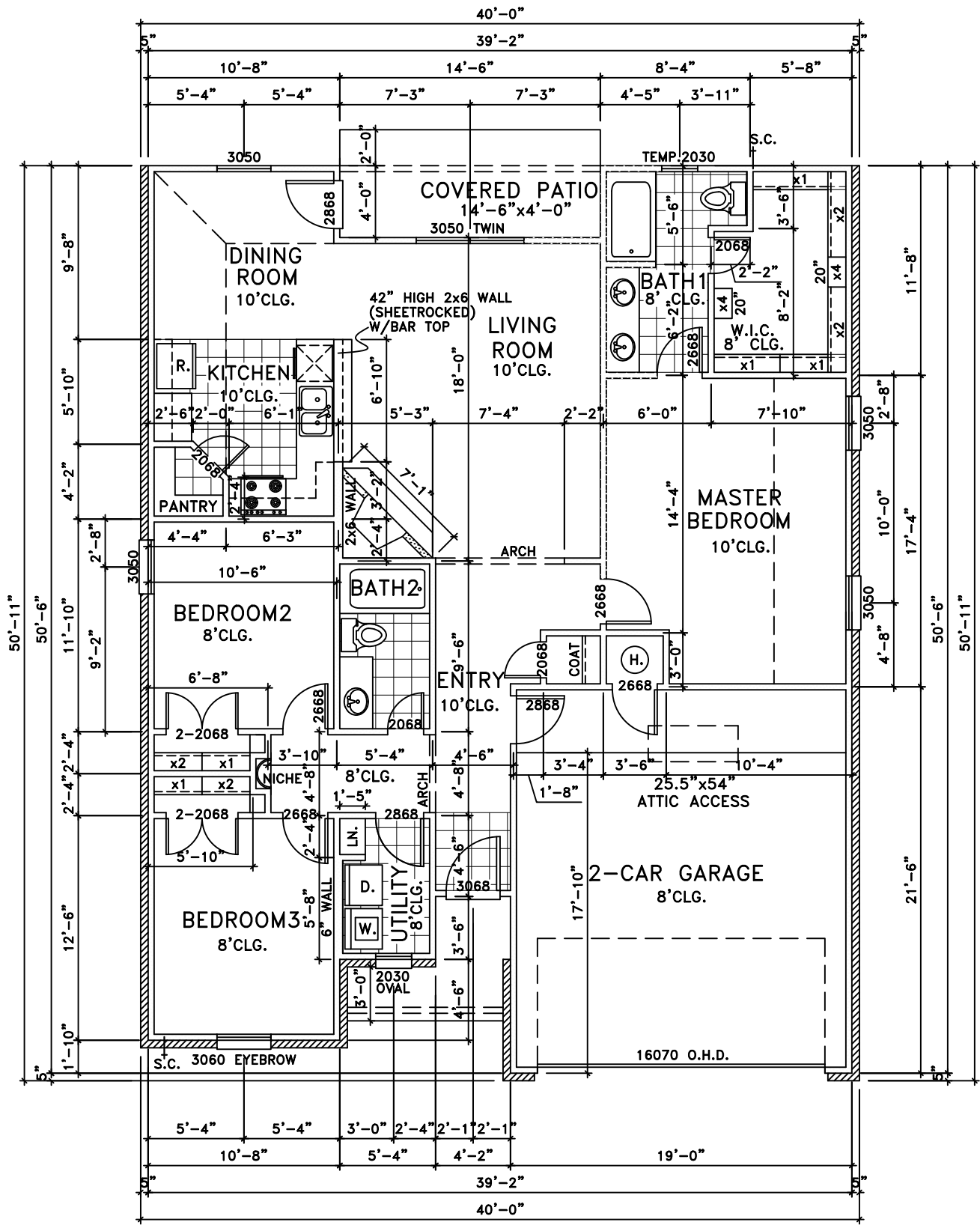


FRONT ELEVATION B



FRONT ELEVATION C

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		8	10		
DWELLING AREA:	GARAGE AREA:	T-9 FORD			01/18/2005
VENEER: 1600 S.F.	VENEER: 449 S.F.				
FRAME: 1561 S.F.	FRAME: 428 S.F.	SCALE:			



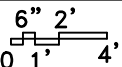
FLOOR PLAN NOTES:

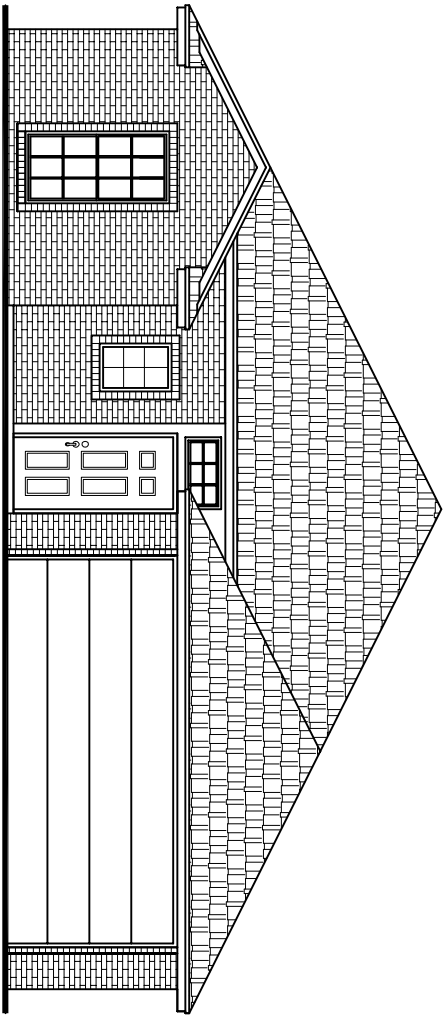
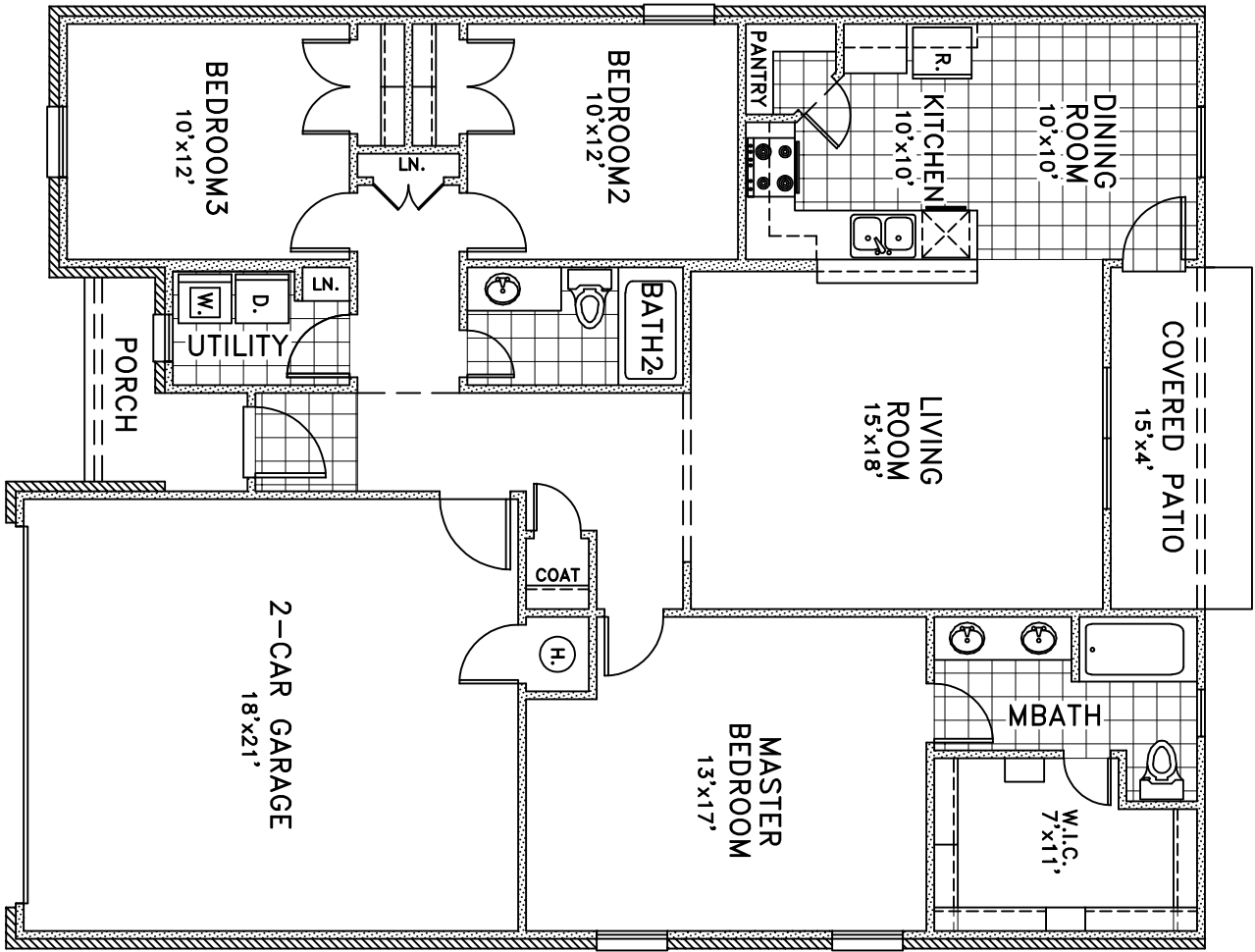
- 1)ALL ARCHES ARE EYEBROW
- 2)BOTTOM OF ARCHES FOR 8' CLG. AT 6'-8"
- 3)BOTTOM OF ARCHES FOR 10' CLG. AT 8'-6"
- 4)NICHE 42" HIGH AND 42" FROM FLOOR
- 5)HVAC IN ATTIC
- 6)1/2 ROOF PITCH
- 7)SIDING ON BACK OF HOME

CONTRACTOR AREA: 1353 S.F.

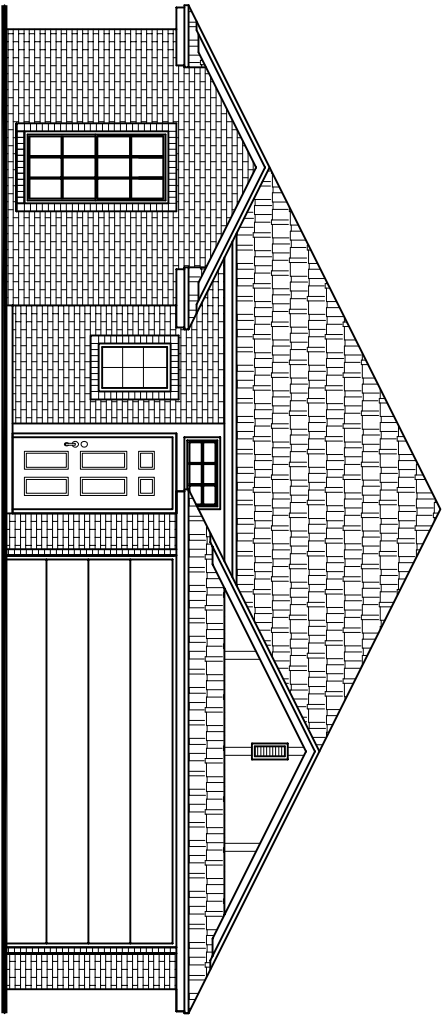
FLOOR PLAN A

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

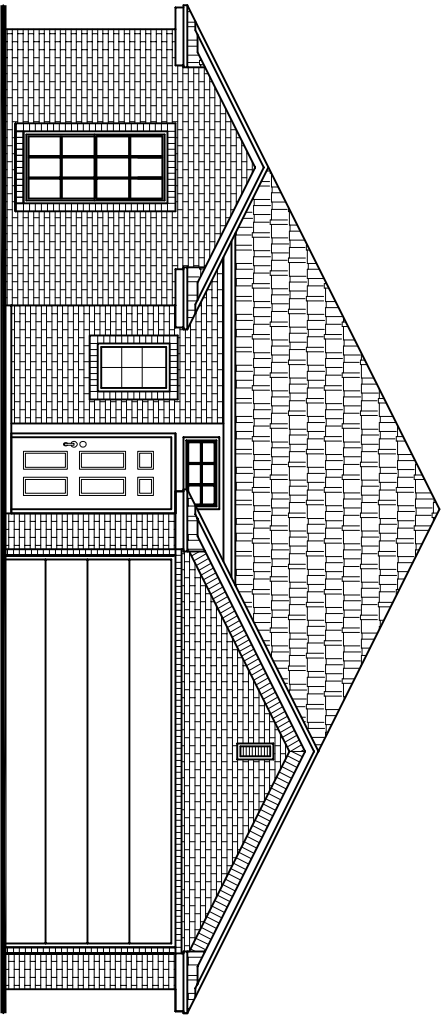
 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T5-JACKSON			08/26/2005 08/31/2006
VENEER: 1456 S.F.	VENEER: 431 S.F.	SCALE:  A			09/08/2005 07/09/2007
FRAME: 1415 S.F.	FRAME: 411 S.F.				12/05/2005 02/01/2010
					12/30/2005



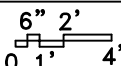
FRONT ELEVATION A

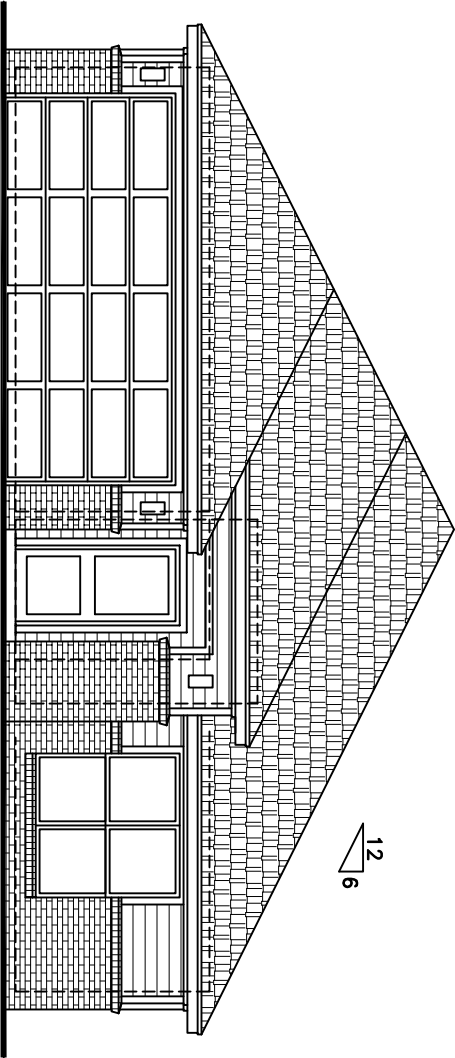


FRONT ELEVATION B

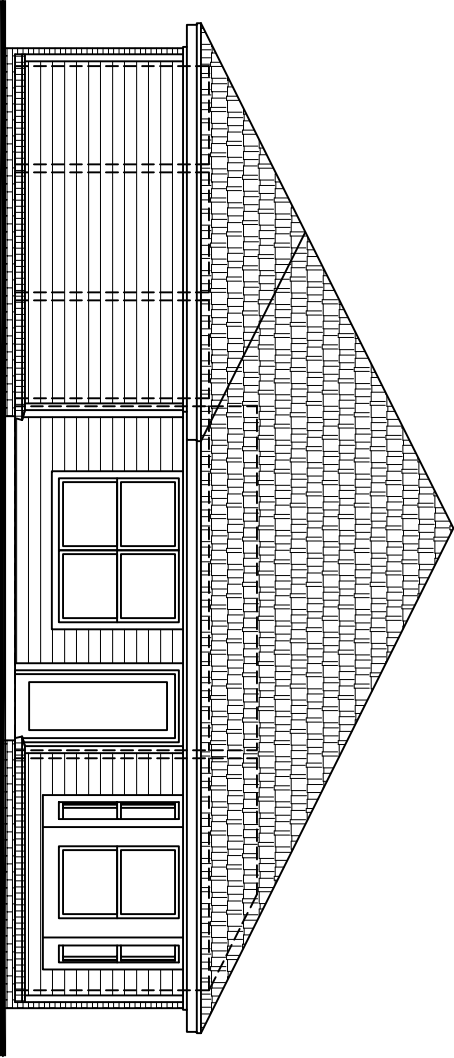


FRONT ELEVATION C

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:		
		2	10			
DWELLING AREA:	GARAGE AREA:	PLAN: T5-JACKSON		08/26/2005		
VENEER: 1456 S.F.	VENEER: 431 S.F.	SCALE: 				
FRAME: 1415 S.F.	FRAME: 411 S.F.					



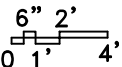
FRONT ELEVATION

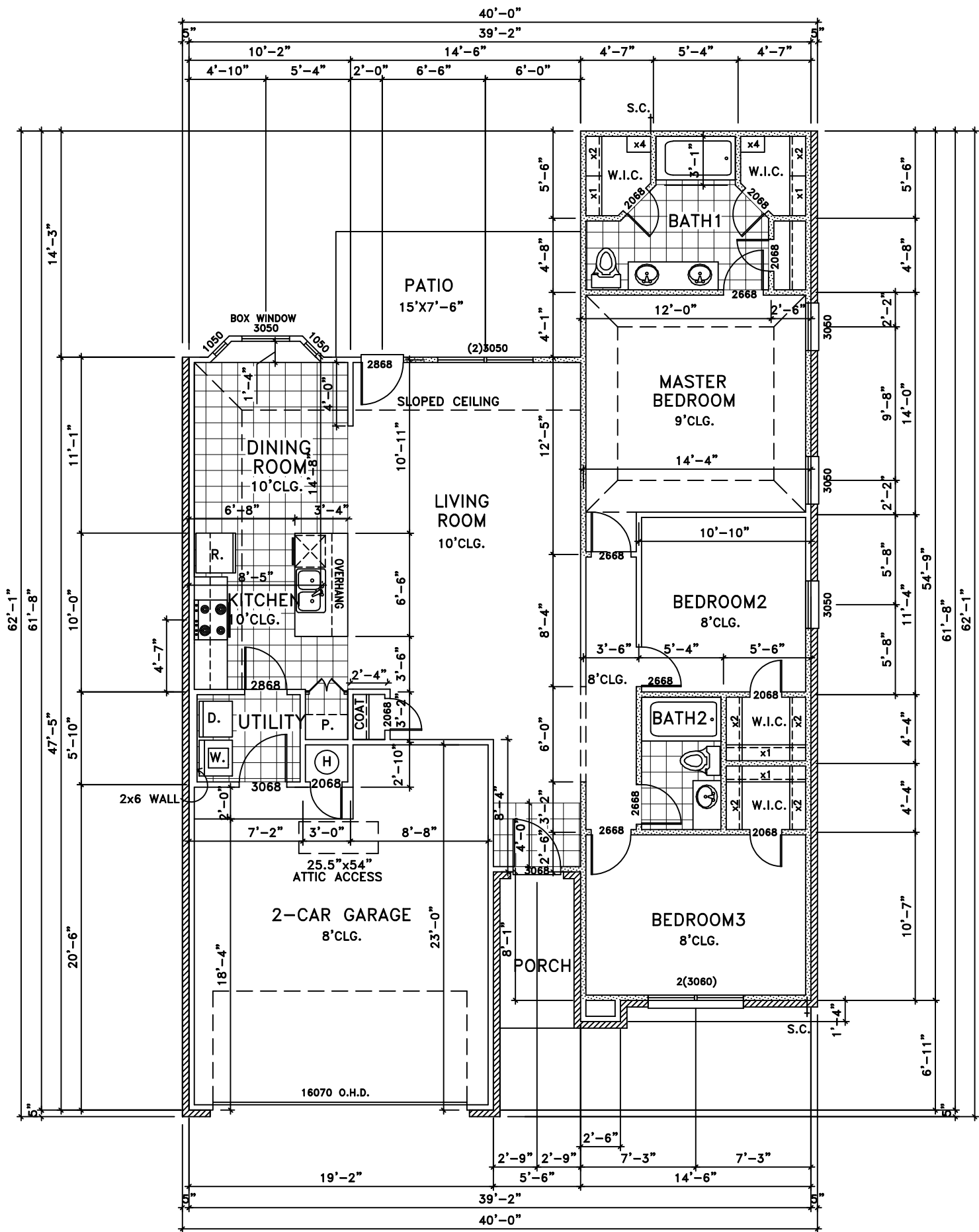


REAR ELEVATION

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

ADDRESS

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		2	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T5-WASHINGTON-R		02/20/2006	
veneer: 1503 S.F.	veneer: 447 S.F.				
FRAME: 1458 S.F.	FRAME: 423 S.F.	SCALE: 		A	

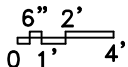


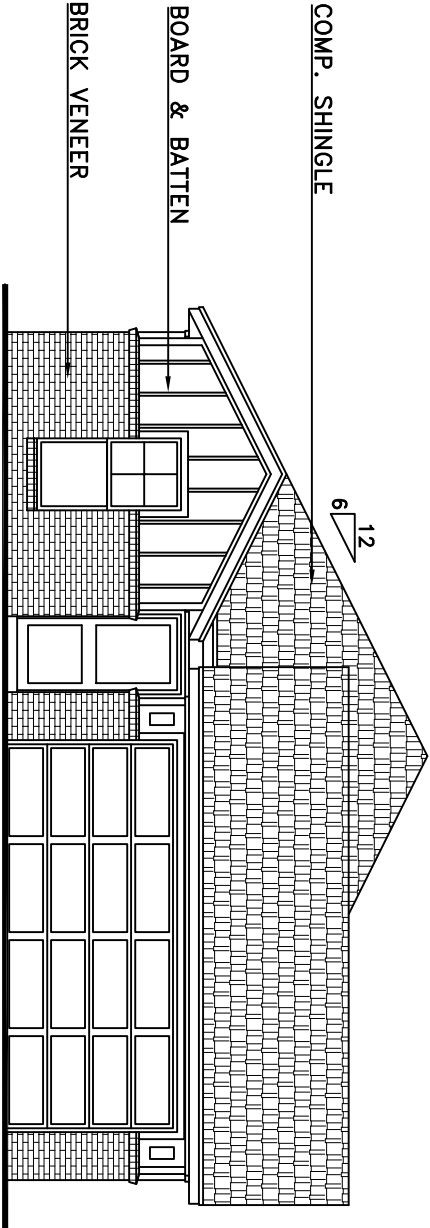
CONTRACTOR AREA: 1393 S.F.

- FLOOR PLAN NOTES:
- 1) SIDING ON BACK OF HOME
 - 2)
 - 3) 6/12 ROOF PITCH
 - 4) HVAC UNIT IN ATTIC

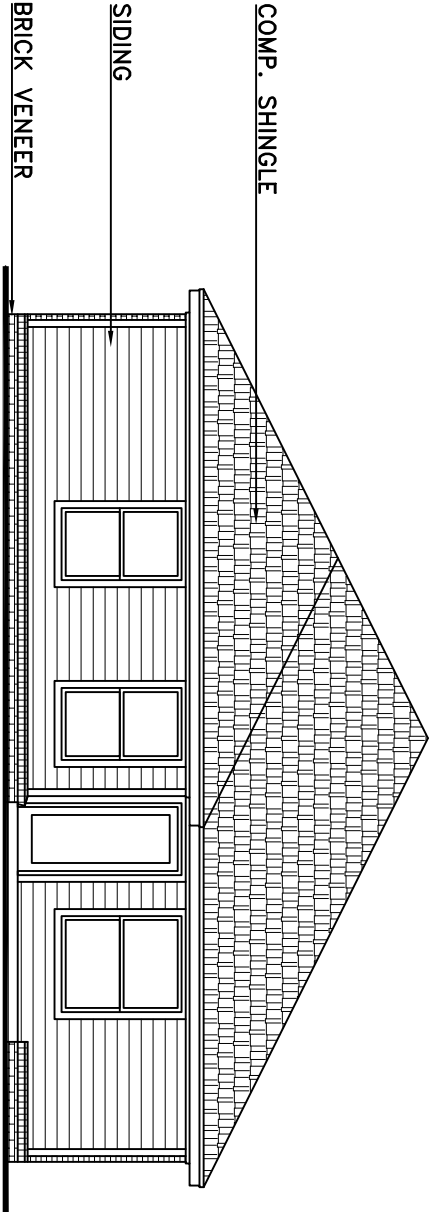
FLOOR PLAN

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T5-WASHINGTON		02/20/2006	
VENEER: 1503 S.F.	VENEER: 447 S.F.			07/09/2007	
FRAME: 1458 S.F.	FRAME: 423 S.F.	SCALE: 		A	

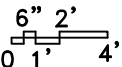


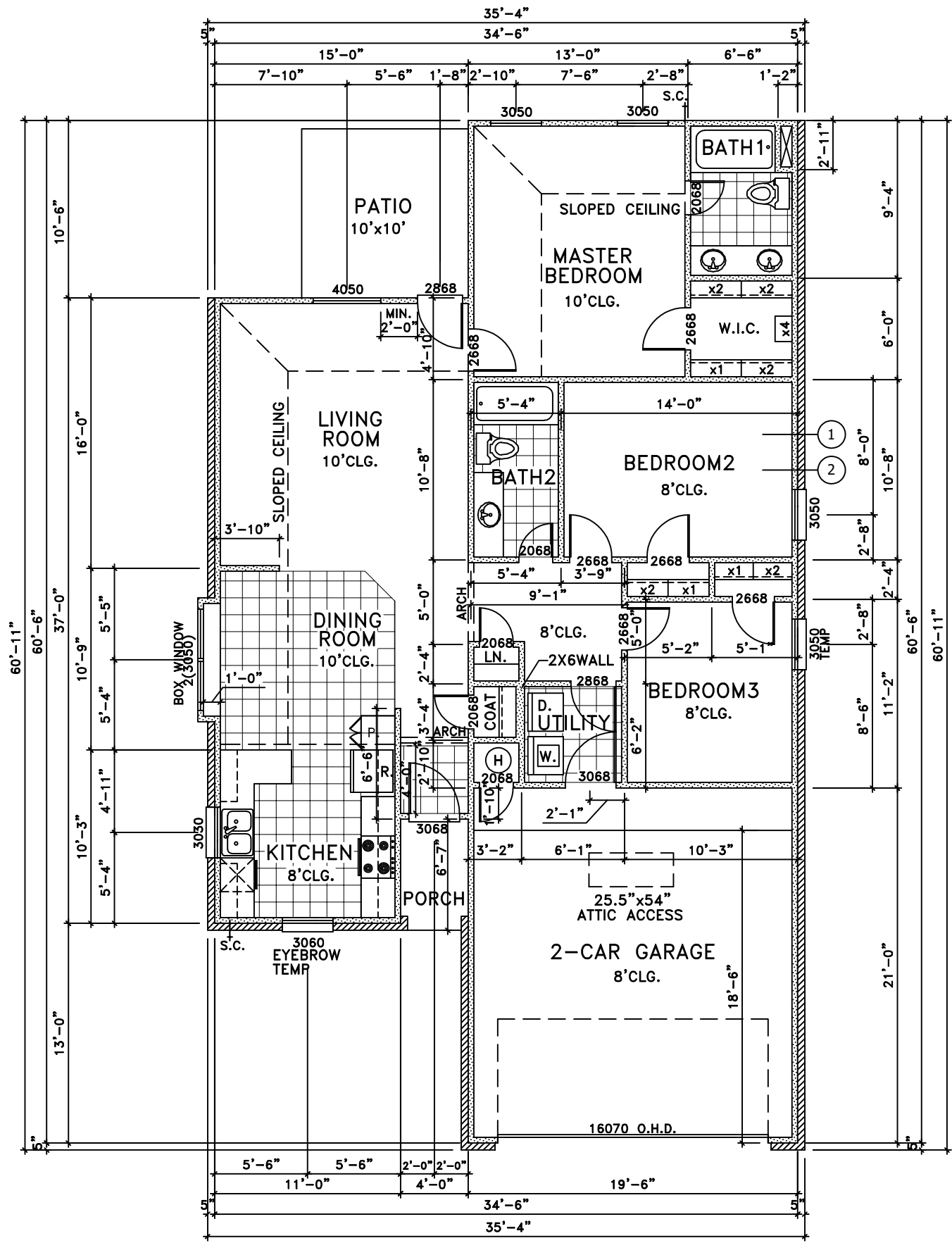
SOUTH ELEVATION



NORTH ELEVATION

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		2	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T6–WILSON		01/14/2005	
VENEER: 1331 S.F.	VENEER: 439 S.F.				
FRAME: 1294 S.F.	FRAME: 416 S.F.	SCALE: 			

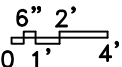


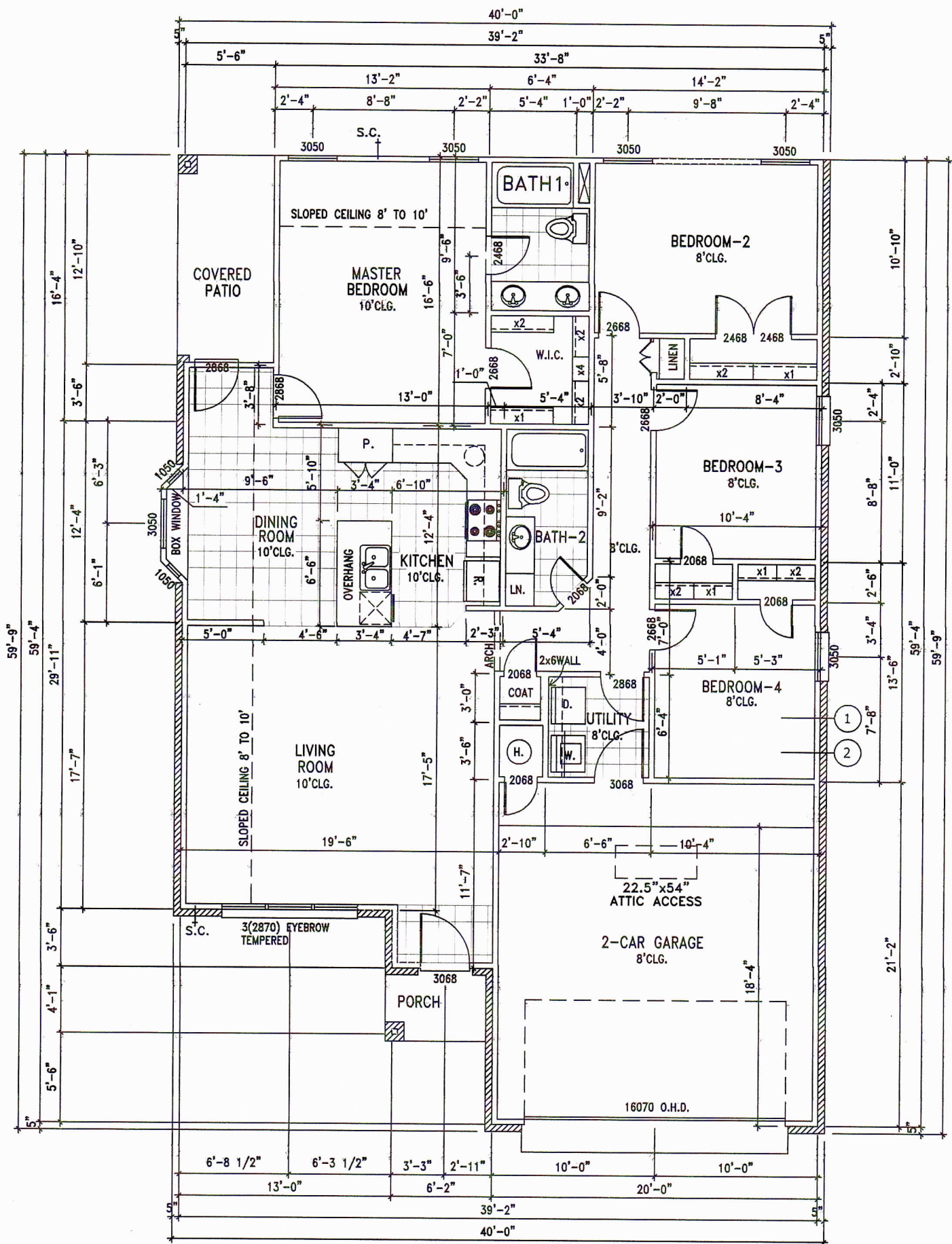
FLOOR PLAN NOTES:

- 1)ALL ARCHES ARE EYEBROW
- 2)BOTTOM OF ARCHES FOR 8' CLG. AT 6'-8"
- 3)BOTTOM OF ARCHES FOR 10' CLG. AT 8'-6"
- 4)HVAC IN ATTIC
- 5)5/12 ROOF PITCH
- 6)SIDING ON BACK OF HOME
- 7)3068 DOOR FROM GARAGE TO BE 20 MINUTE FIRE RATED, HAVE SELF CLOSING HINGES AND PASS THROUGH KNOB

CONTRACTOR AREA: 1211 S.F.
FLOOR PLAN

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T6-WILSON			07/05/2006
VENEER: 1331 S.F.	VENEER: 439 S.F.				11/14/2006
FRAME: 1294 S.F.	FRAME: 416 S.F.	SCALE: 		A	07/13/2007
					08/12/2008



FLOOR PLAN NOTES:

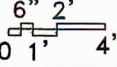
- 1) HVAC UNIT IN ATTIC
- 2) BRICK COLUMN ON FRONT PORCH
- 3) 1/2 ROOF PITCH
- 4) SIDING ON BACK OF HOME
- 5) CABINET KITCHEN PANTRY
- 6) 3068 DOOR FROM GARAGE TO BE 20 MINUTE FIRE RATED, HAVE SELF CLOSING HINGES AND PASS THROUGH KNOB

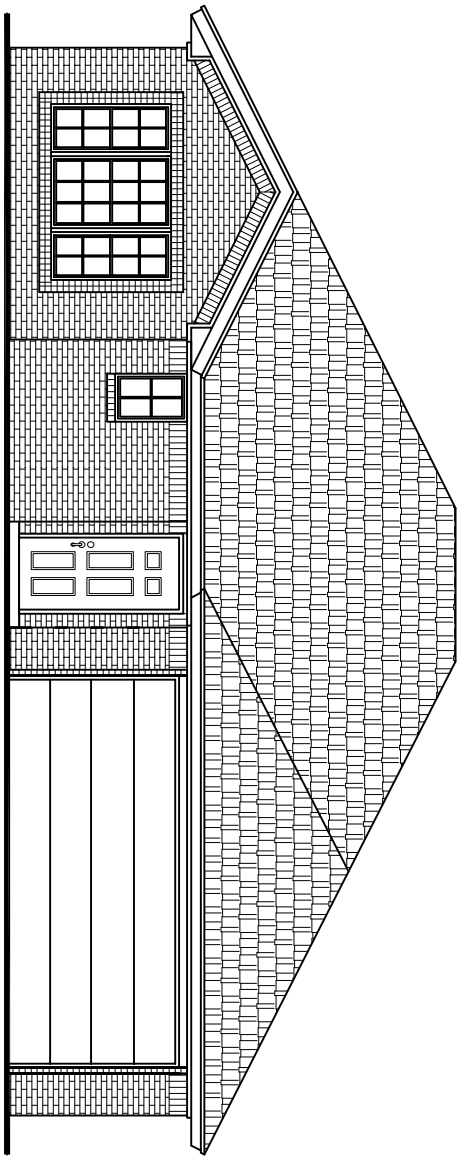
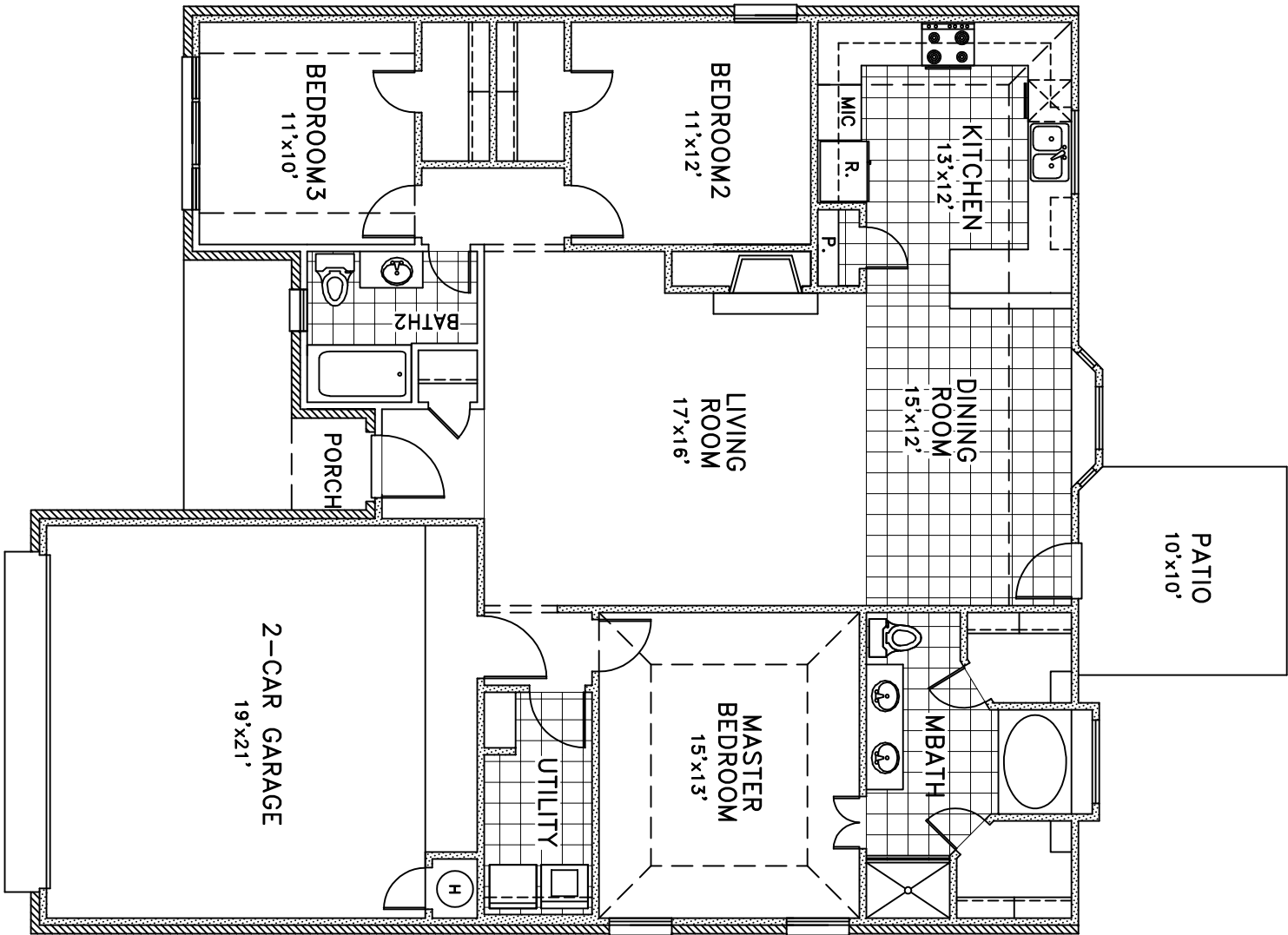
CONTRACT AREA: 1541 S.F.

FLOOR PLAN

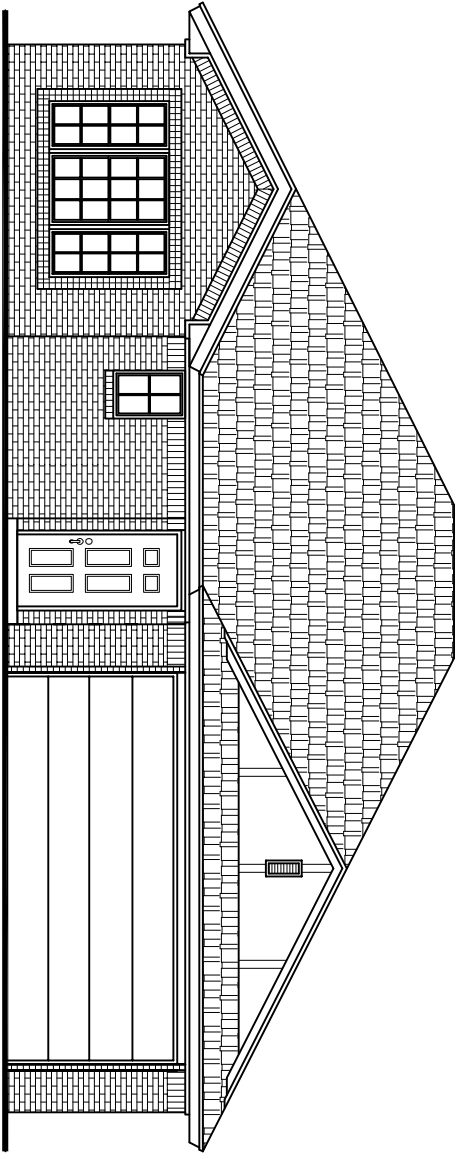
1995,1999 © COPYRIGHT HOME CREATIONS, INC.
14835 EAST 39TH PLACE S

MP
9-27-77

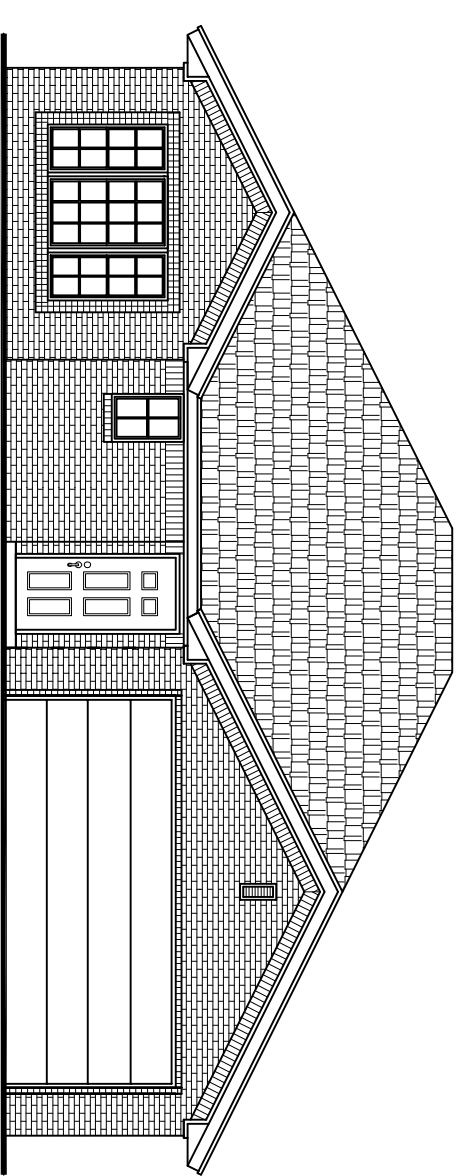
 HOME CREATIONS		SHEET 1	OF 10	SHEET REVISIONS:	
DWELLING AREA:	GARAGE AREA:	T-9 FORD		01/16/2009	
veneer: 1622 S.F.	veneer: 447 S.F.	SCALE: 		08/17/2010	
FRAME: 1579 S.F.	FRAME: 426 S.F.	A			



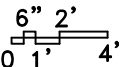
FRONT ELEVATION A

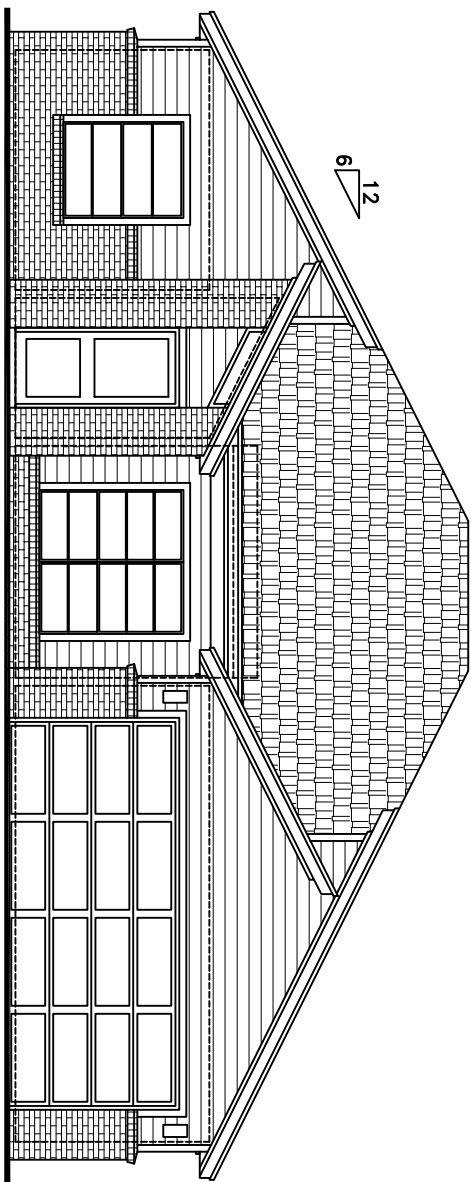


FRONT ELEVATION B

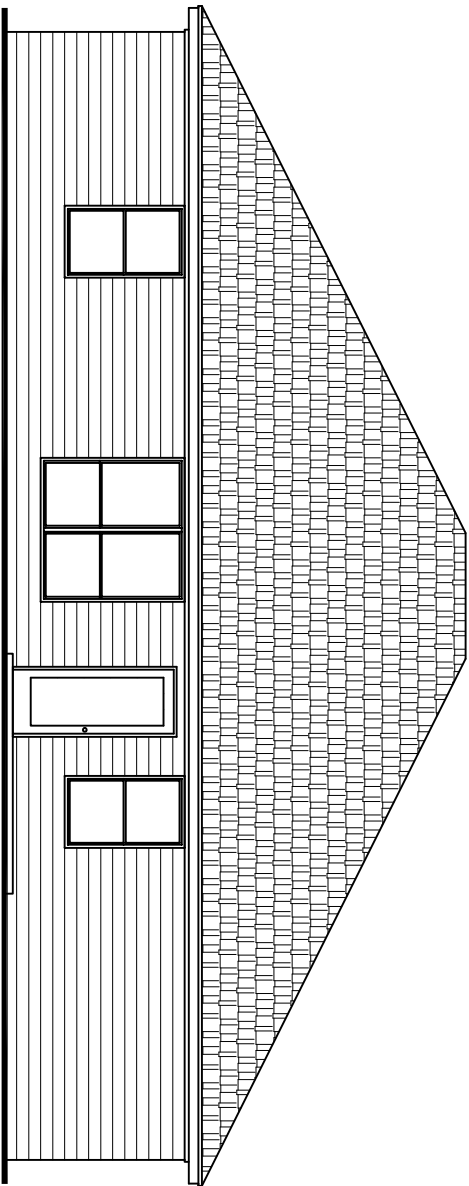


FRONT ELEVATION C

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		2	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T5-LINCOLN		02/20/2006	
VENEER: 1549 S.F.	VENEER: 431 S.F.	SCALE: 			
FRAME: 1505 S.F.	FRAME: 408 S.F.	A			

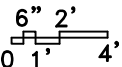


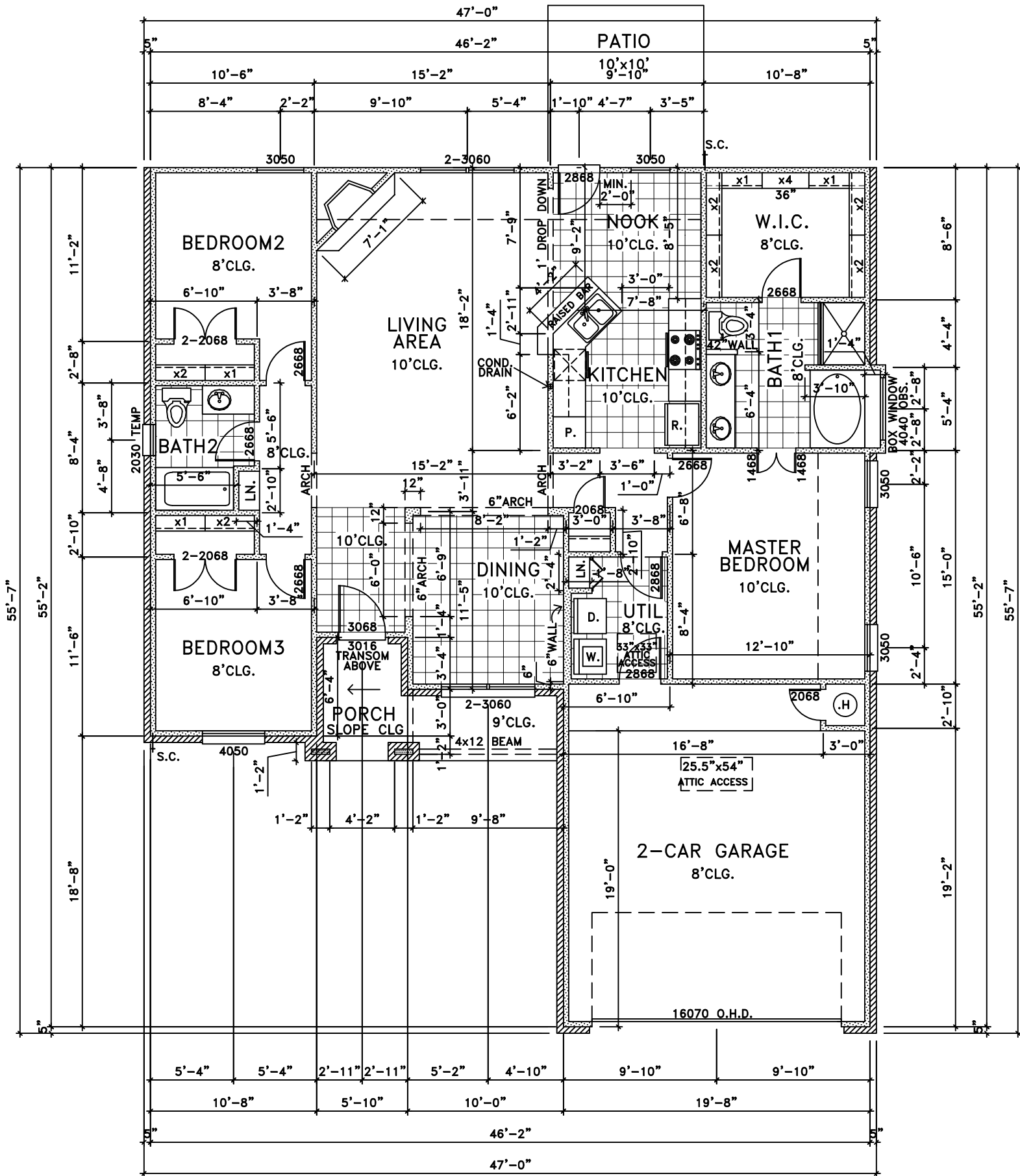
FRONT ELEVATION A



REAR ELEVATION

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		2	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T8-CARTER-R			
VENEER: 1597 S.F.	VENEER: 439 S.F.	SCALE: 		B	
FRAME: 1543 S.F.	FRAME: 413 S.F.				



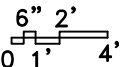
FLOOR PLAN NOTES:

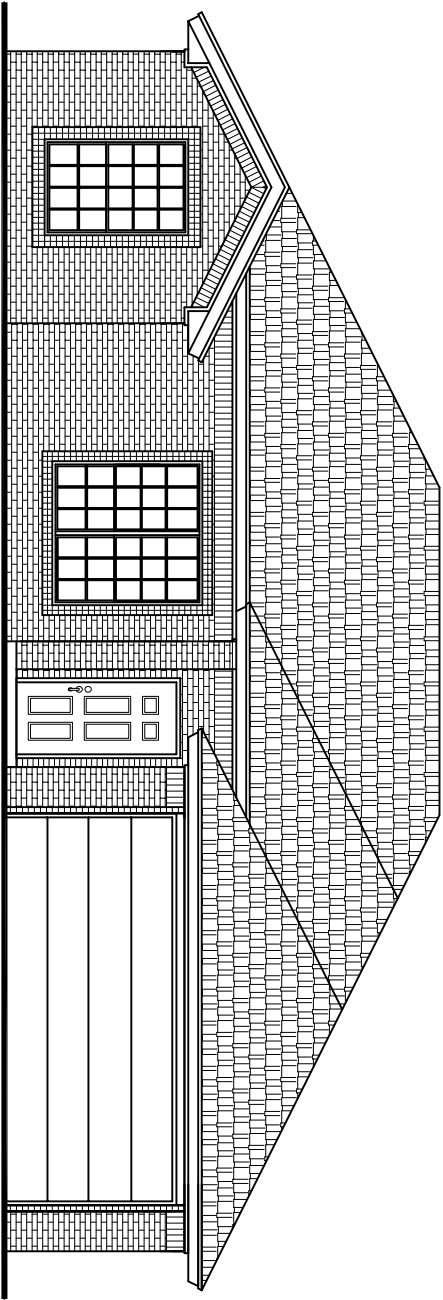
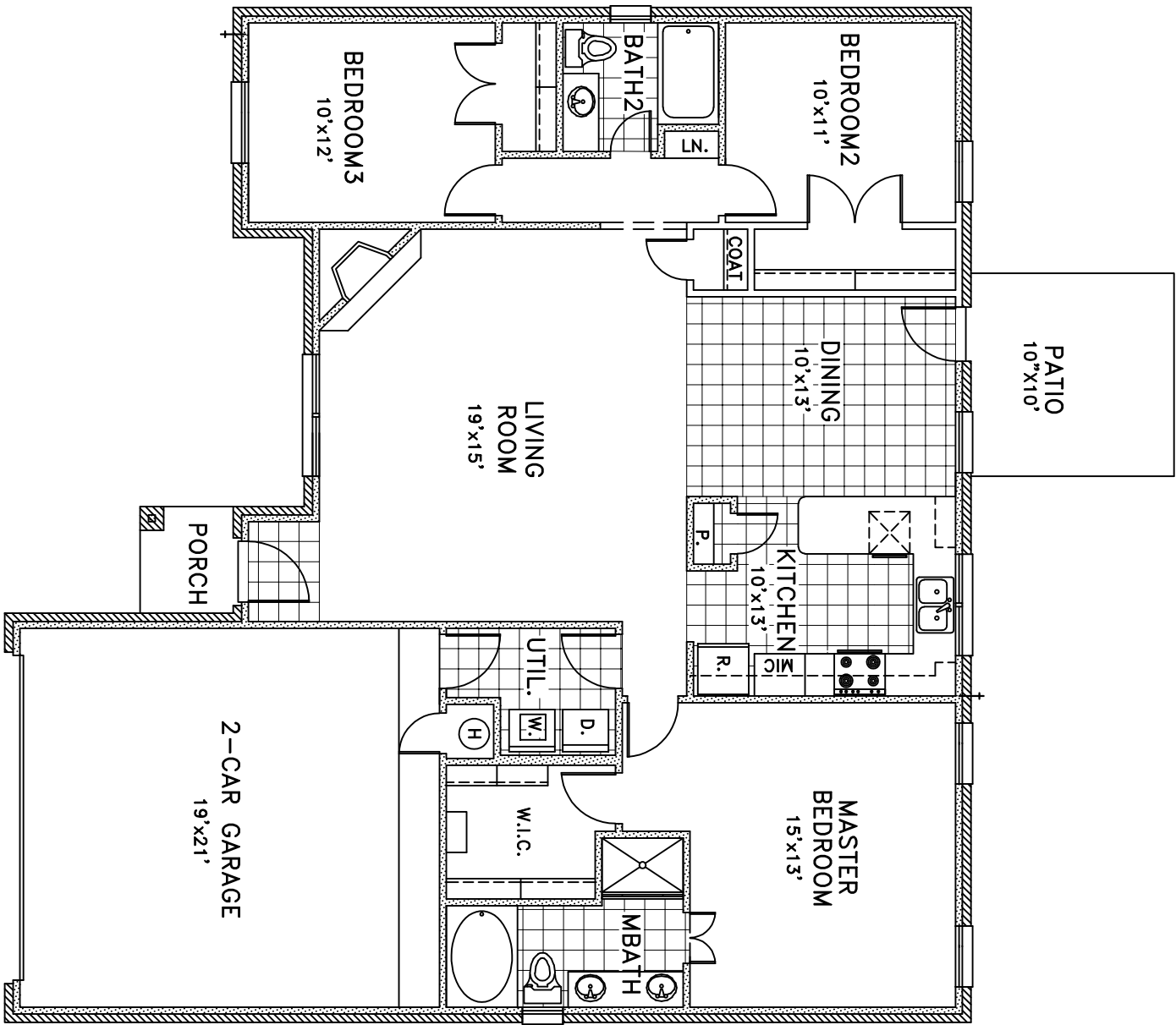
- 1) HVAC IN ATTIC
- 2) 8/12 ROOF PITCH
- 3) STONE CORNERS (3) ON FRONT OF HOME
- 4) SIDING ON BACK OF HOME
- 5) TWO PENDANT LIGHTS OVER BAR AREA

CONTRACTOR AREA: 1495 S.F.

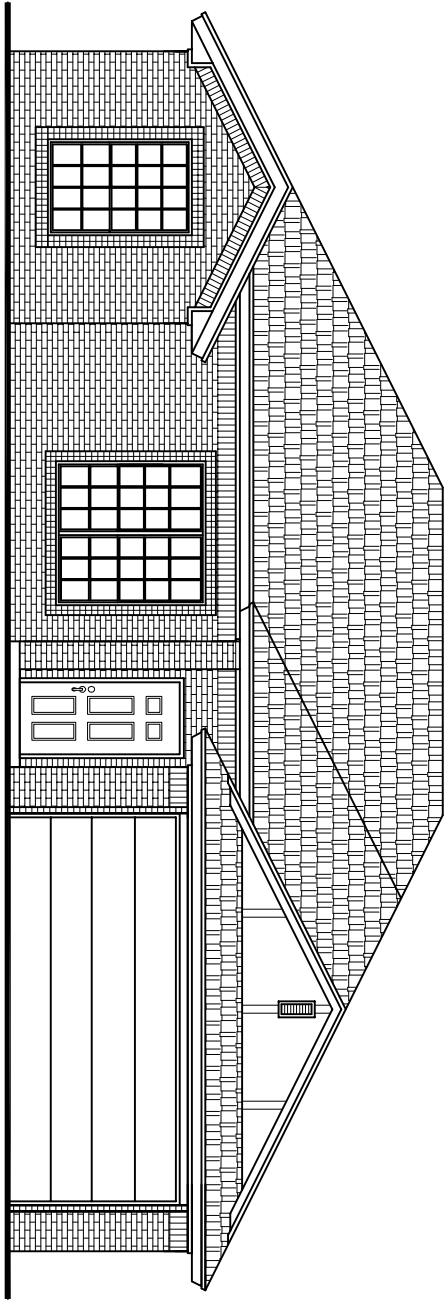
FLOOR PLAN A

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

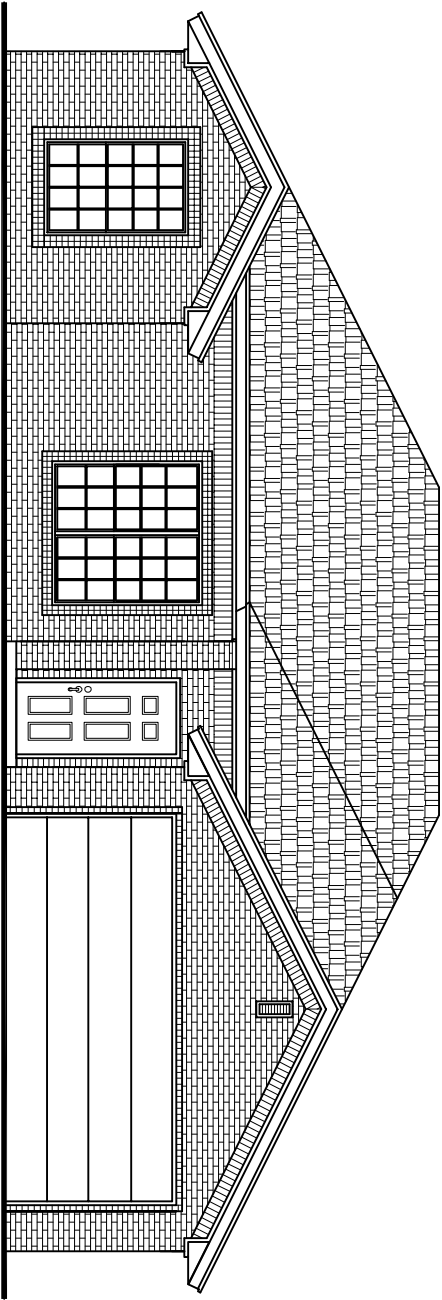
 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T8-CARTER			01/07/2008
VENEER: 1597 S.F.	VENEER: 439 S.F.				09/05/2008
FRAME: 1543 S.F.	FRAME: 413 S.F.	SCALE: 		A	01/16/2009



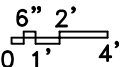
FRONT ELEVATION A

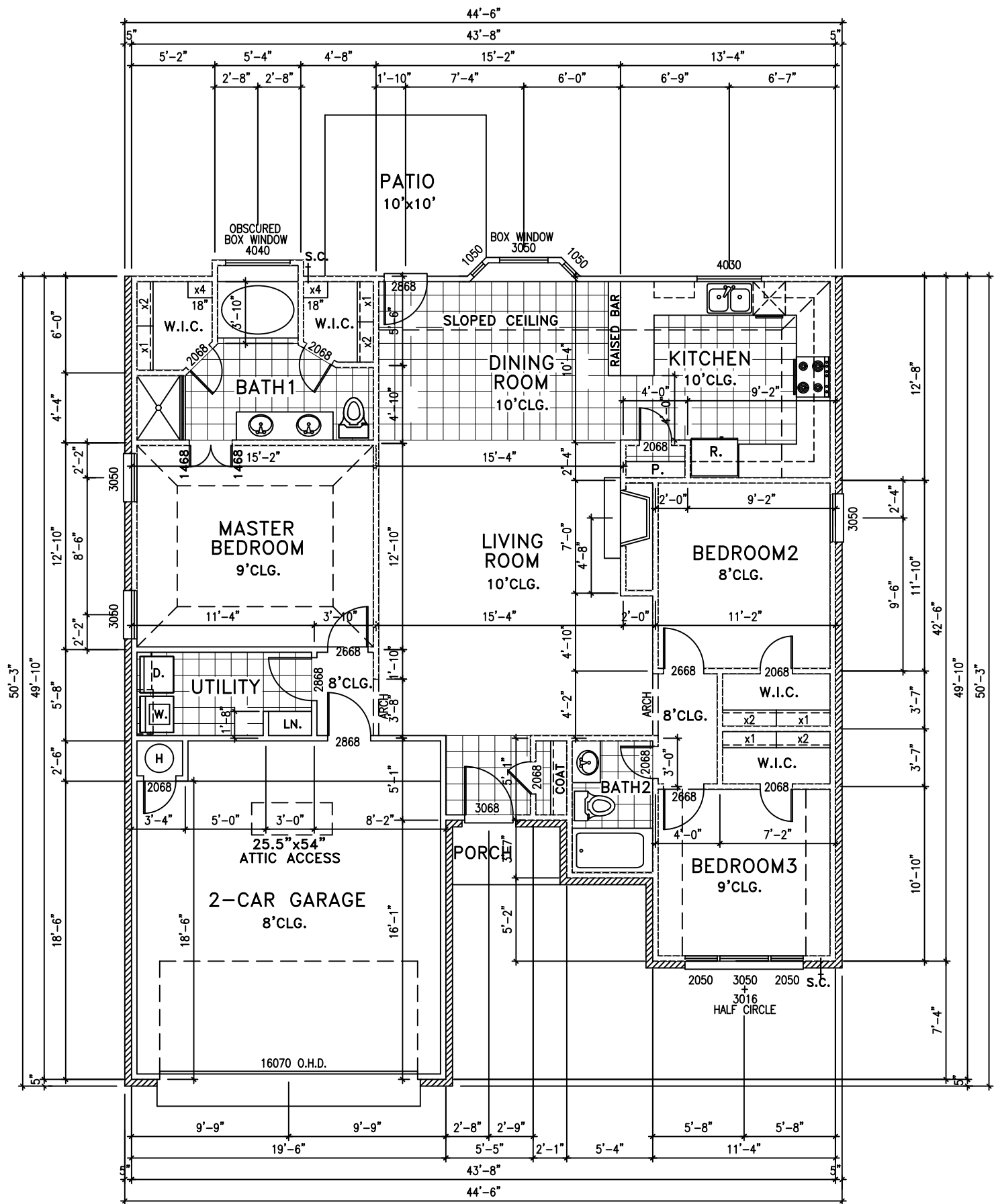


FRONT ELEVATION B



FRONT ELEVATION C

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		2	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T5-PROVIDENCE		08/26/2005	
VENEER: 1544 S.F.	VENEER: 431 S.F.				
FRAME: 1503 S.F.	FRAME: 410 S.F.	SCALE: 			

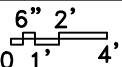


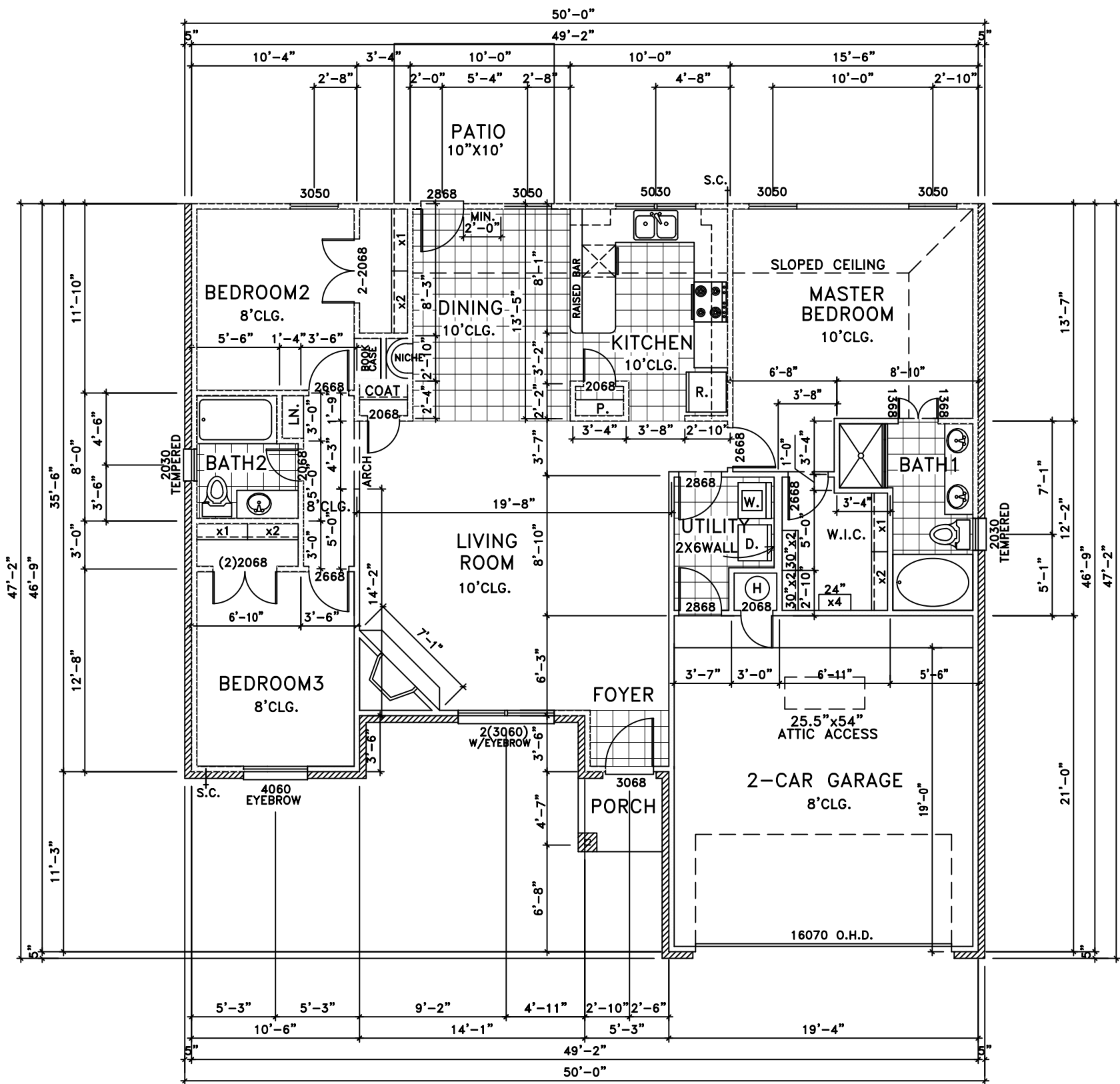
FLOOR PLAN NOTES:

- 1)ALL ARCHES ARE EYEBROW
- 2)BOTTOM OF ARCHES AT 6'-8"
- 3)NICHES 42" HIGH AND 42" FROM FLOOR
- 4)SIDING ON BACK OF HOME
- 5)6-12 ROOF PITCH

CONTRACTOR AREA: 1441 S.F.
FLOOR PLAN

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 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T5-LINCOLN-R			02/20/2006
VENEER: 1541 S.F.	VENEER: 431 S.F.				01/17/2007
FRAME: 1498 S.F.	FRAME: 408 S.F.	SCALE: 		B	07/13/2007



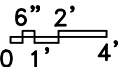
FLOOR PLAN NOTES:

- 1) ALL ARCHES ARE EYEBROW
- 2) BOTTOM OF ARCHES AT 6'-8"
- 3) NICHES 42" HIGH AND 42" FROM FLOOR
- 4) HVAC IN ATTIC
- 5) 6/12 ROOF PITCH
- 6) SIDING ON BACK OF HOME
- 7) STONE CORNERS (4) ON FRONT OF HOME
- 8) STONE ROWLOCK ABOVE FRONT WINDOW

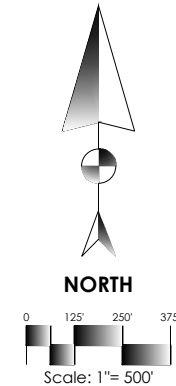
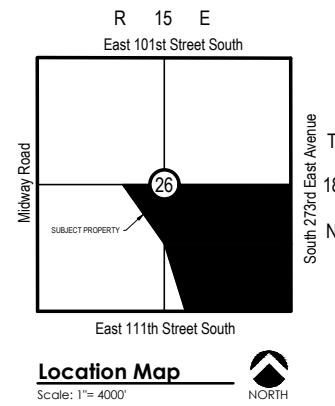
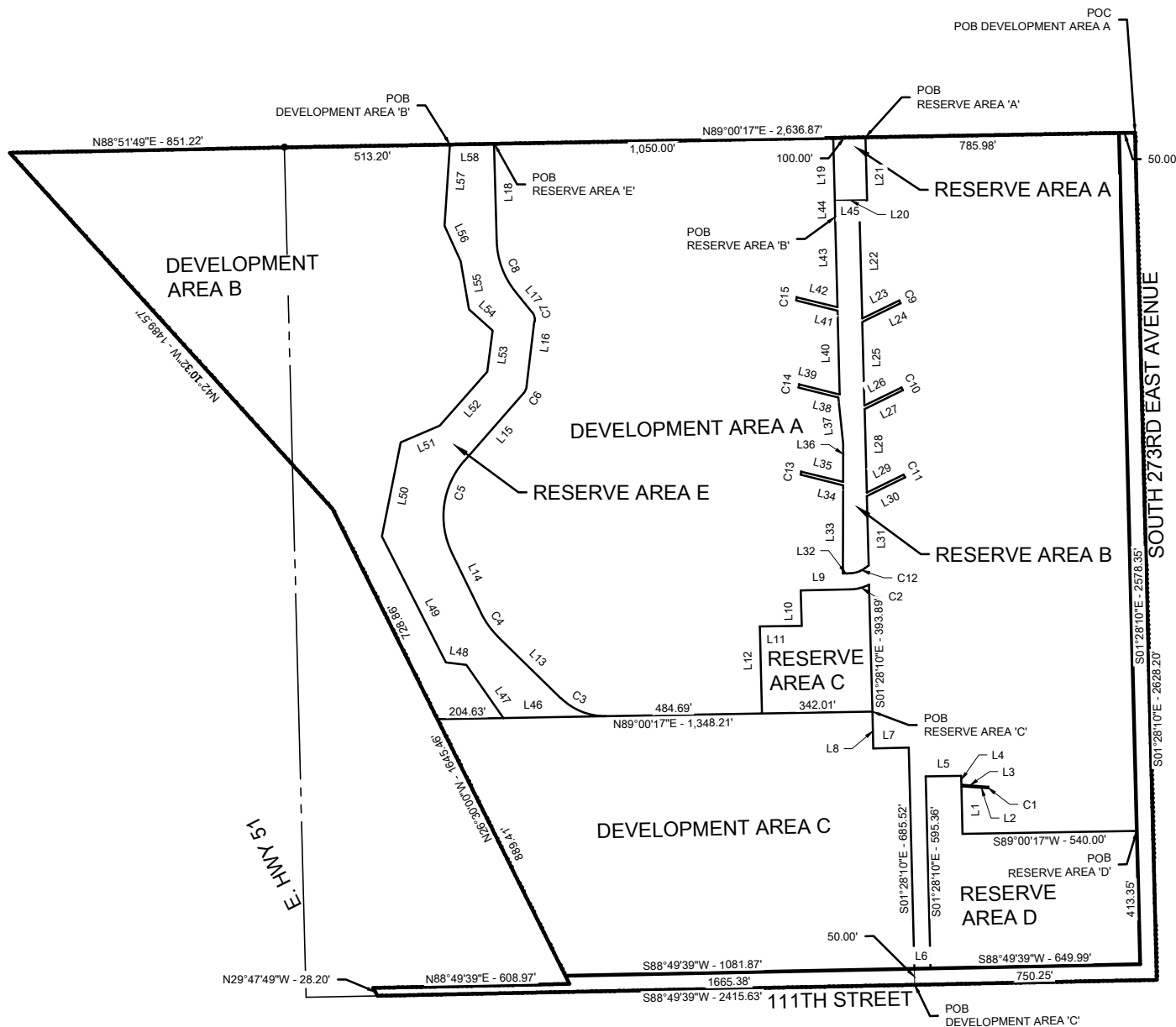
CONTRACTOR AREA: 1445 S.F.

FLOOR PLAN

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 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T5-PROVIDENCE		08/26/2005	
VENEER: 1544 S.F.	VENEER: 431 S.F.			12/05/2005	
FRAME: 1503 S.F.	FRAME: 410 S.F.	SCALE: 		A	07/16/2007
				06/05/2008	

LEGAL DESCRIPTIONS



KKT ARCHITECTS, INC.
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CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT
 ACCORDANCE WITH CURRENT CITY OF COWETA
 STANDARDS AND SPECIFICATIONS (INCLUDING
 C.D. 3.1, 2009 EDITION)

HOME CREATIONS

PUD NO. 19-01

Coweta, OK 74012



HORT SCALE	1" = 500'
VERT SCALE	-
ATLAS PAGE NO.	-
MANAGER	ANW
DRAWN BY	SDM
DATE	12/20/2018

LEGAL DESCRIPTION PLAN

EXHIBIT H1

DEVELOPMENT AREA A LINE TABLE					
Line #	Length	Direction	Radius	Chord Length	Δ
C1	5.04	N11°09'11"E	50'	5.03'	5°46'16"
C2	59.48	S75°22'24"W	125'	58.92'	27°15'46"
C3	152.88	N68°06'21"W	195'	148.99'	44°55'10"
C4	90.15	S35°42'46"E	260'	89.70'	19°52'02"
C5	303.59	S7°40'20"W	260'	286.64'	66°54'10"
C6	23.87	S24°01'42"W	40'	23.52'	34°11'24"
C7	32.15	S16°05'33"E	40'	31.29'	46°03'03"
C8	172.56	S20°06'16"E	260'	169.41'	38°01'35"
L1	147.72	N01° 28' 10"W			
L2	82.91	S85° 30' 46"E			
L3	84.02	N85° 30' 46"W			
L4	27.26	N01° 28' 10"W			
L5	110.00	S89° 00' 17"W			
L6	50.00	S88° 49' 39"W			
L7	110.00	S89° 00' 17"W			
L8	113.90	N01° 28' 10"W			
L9	154.63	S89° 00' 17"W			
L10	110.00	N01° 28' 10"W			
L11	130.00	S89° 00' 17"W			
L12	270.00	N01° 28' 10"W			
L13	273.82	S45° 38' 46"E			
L14	207.85	S25° 46' 45"E			
L15	279.34	S41° 07' 24"W			
L16	202.52	S06° 56' 00"W			
L17	79.73	S39° 07' 03"E			
L18	300.40	S01° 28' 10"E			
L19	195.00	N01° 28' 10"W			
L20	100.00	S89° 00' 17"W			
L21	195.00	S01° 28' 10"E			

DEVELOPMENT AREA B LINE TABLE					
Line #	Length	Direction	Radius	Chord Length	Δ
C3	152.88	N68°06'21"W	195'	148.99'	44°55'10"
C4	90.15	S35°42'46"E	260'	89.70'	19°52'02"
C5	303.59	S7°40'20"W	260'	286.64'	66°54'10"
C6	23.87	S24°01'42"W	40'	23.52'	34°11'24"
C7	32.15	S16°05'33"E	40'	31.29'	46°03'03"
C8	172.56	S20°06'16"E	260'	169.41'	38°01'35"
L13	273.82	S45° 38' 46"E			
L14	207.85	S25° 46' 45"E			
L15	279.34	S41° 07' 24"W			
L16	202.52	S06° 56' 00"W			
L17	79.73	S39° 07' 03"E			
L18	300.40	S01° 28' 10"E			

DEVELOPMENT AREA C LINE TABLE			
Line #	Length	Direction	
L6	50.00	S88° 49' 39"W	
L7	110.00	S89° 00' 17"W	
L8	113.90	N01° 28' 10"W	

RESERVE AREA A LINE TABLE			
Line #	Length	Direction	
L19	195.00	N01° 28' 10"W	
L20	100.00	S89° 00' 17"W	
L21	195.00	S01° 28' 10"E	

RESERVE AREA B LINE TABLE					
Line #	Length	Direction	Radius	Chord Length	Δ
C9	10.02	S27°15'05"E	50'	10.00'	11°28'51"
C10	10.02	S27°14'45"E	50'	10.00'	11°28'50"
C11	10.02	S27°15'09"E	50'	10.00'	11°28'51"
C12	48.08	S70°38'20"W	75'	47.26'	36°43'55"
C13	10.07	S7°57'32"W	50'	10.05'	11°32'30"
C14	10.08	S7°24'59"W	50'	10.07'	11°33'13"
C15	10.09	S6°52'25"W	50'	10.08'	11°34'01"
L19	195.00	N01° 28' 10"W			
L22	316.65	N01° 28' 10"W			
L23	127.61	S63° 54' 37"W			
L24	132.40	S63° 54' 37"W			
L25	258.99	N01° 28' 10"W			
L26	127.61	S63° 54' 37"W			
L27	132.39	S63° 54' 37"W			
L28	259.01	N01° 28' 10"W			
L29	127.61	S63° 54' 37"W			
L30	132.40	S63° 54' 37"W			
L31	214.69	N01° 28' 10"W			
L32	23.00	S89° 00' 17"W			
L33	273.38	N00° 02' 00"E			
L34	135.88	S76° 02' 51"E			
L35	134.45	S76° 02' 51"E			
L36	118.31	N00° 02' 00"E			
L37	144.58	N05° 59' 07"W			
L38	127.50	S76° 02' 51"E			
L39	130.85	S76° 02' 51"E			
L40	260.11	N01° 28' 10"W			
L41	132.33	S76° 02' 51"E			
L42	130.82	S76° 02' 51"E			
L43	280.56	N01° 28' 10"W			
L44	50.00	N01° 28' 10"W			
L45	75.95	S89° 00' 17"W			

RESERVE AREA C LINE TABLE			
Line #	Length	Direction	
L6	50.00	S88° 49' 39"W	
L7	110.00	S89° 00' 17"W	
L8	113.90	N01° 28' 10"W	
L9	154.63	S89° 00' 17"W	
L10	110.00	N01° 28' 10"W	
L11	130.00	S89° 00' 17"W	
L12	270.00	N01° 28' 10"W	

RESERVE AREA D LINE TABLE					
Line #	Length	Direction	Radius	Chord Length	Δ
C1	5.04	N11°09'11"E	50'	5.03'	5°46'16"
L1	147.72	N01° 28' 10"W			
L2	82.91	S85° 30' 46"E			
L3	84.02	N85° 30' 46"W			
L4	27.26	N01° 28' 10"W			
L5	110.00	S89° 00' 17"W			

RESERVE AREA E LINE TABLE					
Line #	Length	Direction	Radius	Chord Length	Δ
C3	152.88	N68°06'21"W	195'	148.99'	44°55'10"
C4	90.15	S35°42'46"E	260'	89.70'	19°52'02"
C5	303.59	S7°40'20"W	260'	286.64'	66°54'10"
C6	23.87	S24°01'42"W	40'	23.52'	34°11'24"
C7	32.15	S16°05'33"E	40'	31.29'	46°03'03"
C8	172.56	S20°06'16"E	260'	169.41'	38°01'35"
L13	273.82	S45° 38' 46"E			
L14	207.85	S25° 46' 45"E			
L15	279.34	S41° 07' 24"W			
L16	202.52	S06° 56' 00"W			
L17	79.73	S39° 07' 03"E			
L18	300.40	S01° 28' 10"E			
L46	316.89	S89° 00' 17"W			
L47	200.88	S35° 01' 28"E			
L48	63.85	S82° 46' 53"E			
L49	437.70	S26° 52' 38"E			
L50	297.48	S11° 15' 43"W			
L51	131.39	S66° 53' 17"W			
L52	223.40	S41° 20' 55"W			
L53	128.20	S07° 16' 09"W			
L54	98.35	S47° 55' 22"E			
L55	151.58	S09° 47' 22"E			
L56	120.49	S24° 19' 44"E			
L57	252.75	S03° 43' 39"W			
L58	137.69	N89° 00' 17"E			



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HOME CREATIONS

PUD NO. 19-01

Coweta, OK 74012



HORT SCALE • 1"=500'
 VERT SCALE • -
 ATLAS PAGE NO. • -
 MANAGER • ANW
 DRAWN BY • SDM
 DATE • 12/20/2018
 •
 •
 •

LEGAL DESCRIPTION PLAN

EXHIBIT H2

H3 – LEGAL DESCRIPTIONS

OVERALL

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 18 RANGE 15 ALSO BEING TO THE POINT OF BEGINNING;

THENCE, S 01° 28' 10" E FOR A DISTANCE OF 2628.20 FEET;
THENCE, S 88° 49' 39" W FOR A DISTANCE OF 2415.63 FEET;
THENCE, N 29° 47' 49" W FOR A DISTANCE OF 28.20 FEET;
THENCE, N 88° 49' 39" E FOR A DISTANCE OF 608.97 FEET;
THENCE, N 26° 30' 00" W FOR A DISTANCE OF 1646.20 FEET;
THENCE, N 42° 10' 32" W FOR A DISTANCE OF 1489.57 FEET;
THENCE, N 88° 51' 49" E FOR A DISTANCE OF 851.22 FEET;
THENCE N 89° 00' 17" E A DISTANCE OF 2636.87 FEET;
TO THE POINT OF BEGINNING; CONTAINING 6648906.03 SQUARE FEET (152.64 ACRES)

DEVELOPMENT AREA A

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 18 RANGE 15 ALSO BEING TO THE POINT OF BEGINNING;

THENCE, S 01° 28' 10" E FOR A DISTANCE OF 2628.20 FEET;
THENCE, S 88° 49' 39" W FOR A DISTANCE OF 749.99 FEET;
THENCE, N 01° 28' 10" W FOR A DISTANCE OF 735.52 FEET;
THENCE, S 89° 00' 17" W FOR A DISTANCE OF 110.00 FEET;
THENCE N 01° 28' 10" W FOR A DISTANCE OF 113.90 FEET;
THENCE S 89° 00' 17" W FOR A DISTANCE OF 1143.59 FEET;
THENCE, N 35° 01' 28" W FOR A DISTANCE OF 200.88 FEET;
THENCE, N 82° 46' 53" W FOR A DISTANCE OF 63.85 FEET;
THENCE, N 26° 52' 38" W FOR A DISTANCE OF 437.70 FEET;
THENCE, N 11° 15' 43" E FOR A DISTANCE OF 297.48 FEET;
THENCE, N 66° 53' 17" E FOR A DISTANCE OF 131.39 FEET;
THENCE, N 41° 20' 55" E FOR A DISTANCE OF 223.40 FEET;
THENCE, N 07° 16' 09" E FOR A DISTANCE OF 128.20 FEET;
THENCE, N 47° 55' 22" W FOR A DISTANCE OF 98.35 FEET;
THENCE, N 09° 47' 22" W FOR A DISTANCE OF 151.58 FEET;
THENCE, N 24° 19' 44" W FOR A DISTANCE OF 120.49 FEET;
THENCE, N 03° 43' 39" E FOR A DISTANCE OF 252.75 FEET;

THENCE, N 89° 00' 17" E FOR A DISTANCE OF 2123.67 FEET;
TO THE TO THE POINT OF BEGINNING; CONTAINING 4520173.25 SQUARE FEET (103.77 ACRES)

DEVELOPMENT AREA B

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 18 RANGE 15; THENCE, S87°00'17"W FOR A DISTANCE OF 2123.67 FEET TO THE
POINT OF BEGINNING;

THENCE, S03°43'39"W FOR A DISTANCE OF 252.75 FEET;
THENCE, S24°19'44"E FOR A DISTANCE OF 120.49 FEET;
THENCE, S09°47'22"E FOR A DISTANCE OF 151.58 FEET;
THENCE, S47°55'22"E FOR A DISTANCE OF 98.35 FEET;
THENCE, S07°16'09"W FOR A DISTANCE OF 128.20 FEET;
THENCE, S41°20'55"W FOR A DISTANCE OF 223.40 FEET;
THENCE, S66°53'17"W FOR A DISTANCE OF 131.39 FEET;
THENCE, S11°15'43"W FOR A DISTANCE OF 297.48 FEET;
THENCE, S26°52'38"E FOR A DISTANCE OF 437.70 FEET;
THENCE, S82°46'53"E FOR A DISTANCE OF 63.85 FEET;
THENCE, S35°01'28"E A DISTANCE OF 200.88 FEET
THENCE, S89°00'17"W FOR A DISTANCE OF 204.63 FEET;
THENCE, N26°30'00"W FOR A DISTANCE OF 728.86 FEET;
THENCE, N42°10'32"W FOR A DISTANCE OF 1489.57 FEET;
THENCE, N88°51'49"E FOR A DISTANCE OF 851.22 FEET;
THENCE, N89°00'17"E FOR A DISTANCE OF 513.20 FEET;
TO THE POINT OF BEGINNING; CONTAINING 1055000.75 SQUARE FEET (24.22 ACRES)

DEVELOPMENT AREA C

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 18 RANGE 15; THENCE, S01°28'10"E FOR A DISTANCE OF 2628.20 FEET; THENCE,
S88°49'39"W FOR A DISTANCE OF 750.25 FEET TO THE POINT OF BEGINNING;

THENCE, S 88° 49' 39" W FOR A DISTANCE OF 1665.38 FEET;
THENCE, N 29° 47' 49" W FOR A DISTANCE OF 28.20 FEET;
THENCE, N 88° 49' 39" E FOR A DISTANCE OF 608.97 FEET;
THENCE, N 26° 30' 00" W FOR A DISTANCE OF 917.34 FEET;
THENCE, N 89° 00' 17" E FOR A DISTANCE OF 1348.21 FEET;
THENCE, S 01° 28' 10" E FOR A DISTANCE OF 113.90 FEET;
THENCE, N 89° 00' 17" E FOR A DISTANCE OF 110.00 FEET;
THENCE, S 01° 28' 10" E FOR A DISTANCE OF 735.52 FEET;
TO THE POINT OF BEGINNING; CONTAINING 1073732.03 SQUARE FEET (24.65 ACRES)

RESERVE AREA A

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 18 RANGE 15; THENCE, S89°00'17"E FOR A DISTANCE OF 835.98 FEET TO THE POINT OF BEGINNING;

THENCE, S01°28'10"E FOR A DISTANCE OF 195.00 FEET;

THENCE, S89°00'17"W FOR A DISTANCE OF 100.00 FEET;

THENCE, N01°28'10"W FOR A DISTANCE OF 195.00 FEET

THENCE, N89°00'17"E FOR A DISTANCE OF 100.00 FEET;

TO THE POINT OF BEGINNING; CONTAINING 19499.33 SQUARE FEET (0.45 ACRES)

RESERVE AREA B

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 18 RANGE 15; THENCE, S89°00'17"E FOR A DISTANCE OF 935.98 FEET; THENCE, S01°28'10"E FOR A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING;

THENCE, N89°00'17"E FOR A DISTANCE OF 75.95 FEET;
THENCE, S01°28'10"E FOR A DISTANCE OF 316.65 FEET;
THENCE, N63°54'37"E FOR A DISTANCE OF 127.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11°28'51", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S27°15'05"E FOR A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S63°54'37"W FOR A DISTANCE OF 132.40 FEET
THENCE, S01°28'10"E FOR A DISTANCE OF 258.99 FEET;
THENCE, N63°54'37"E FOR A DISTANCE OF 127.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11°28'50", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S27°14'45"E FOR A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S63°54'37"W FOR A DISTANCE OF 132.39 FEET;
THENCE, S01°28'10"E FOR A DISTANCE OF 259.01 FEET;
THENCE, N63°54'37"E FOR A DISTANCE OF 127.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11°28'51", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S27°15'09"E FOR A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S63°54'37"W FOR A DISTANCE OF 132.40 FEET;
THENCE, S01°28'10"E FOR A DISTANCE OF 214.69 FEET;
THENCE, S52°16'23"W FOR A DISTANCE OF 14.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36°43'55", HAVING A RADIUS OF 75.00 FEET, AND WHOSE LONG CHORD BEARS S70°38'20"W FOR A DISTANCE OF 47.26 FEET.
THENCE, S89°00'17"W FOR A DISTANCE OF 23.00 FEET;
THENCE, N00°02'00"E FOR A DISTANCE OF 273.38 FEET;
THENCE, N76°02'51"W FOR A DISTANCE OF 135.88 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11°32'30", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N07°57'32"E FOR A DISTANCE OF 10.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S76°02'51"E FOR A DISTANCE OF 134.45 FEET;
THENCE, N00°02'00"E FOR A DISTANCE OF 118.31 FEET;
THENCE, N05°59'07"W FOR A DISTANCE OF 144.58 FEET;
THENCE, N76°02'51"W FOR A DISTANCE OF 127.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11°33'13", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N07°24'59"E FOR A DISTANCE OF 10.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S76°02'51"E FOR A DISTANCE OF 130.84 FEET;

THENCE, N01°28'10"W FOR A DISTANCE OF 260.11 FEET;
THENCE, N76°02'51"W FOR A DISTANCE OF 132.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11°34'01", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N06°52'25"E FOR A DISTANCE OF 10.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S76°02'51"E FOR A DISTANCE OF 130.82 FEET;
THENCE, N01°28'10"W FOR A DISTANCE OF 280.56 FEET;
TO THE POINT OF BEGINNING; CONTAINING 90792.87 SQUARE FEET (2.08 ACRES)

RESERVE AREA C

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 18 RANGE 15; THENCE, S89°00'17"E FOR A DISTANCE OF 50.00 FEET; THENCE, S01°28'10"E FOR A DISTANCE OF 2578.35 FEET; THENCE, S88°49'39"W FOR A DISTANCE OF 699.99 FEET; THENCE, N01°28'10"E FOR A DISTANCE OF 2578.35 FEET; THENCE, S89°00'17"W FOR A DISTANCE OF 110.00 FEET; THENCE, N01°28'140"W FOR A DISTANCE OF 113.90 FEET TO THE POINT OF BEGINNING;

THENCE, S89°00'17"W FOR A DISTANCE OF 342.01 FEET
THENCE, N01°28'10"W FOR A DISTANCE OF 270.00 FEET;
THENCE, N89°00'17"E FOR A DISTANCE OF 130.00 FEET;
THENCE, N01°28'10"W FOR A DISTANCE OF 110.00 FEET;
THENCE, N89°00'17"E FOR A DISTANCE OF 154.63 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 27°15'46", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS N75°22'24"E FOR A DISTANCE OF 58.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S01°28'10"E FOR A DISTANCE OF 393.89 FEET;
TO THE POINT OF BEGINNING; CONTAINING 115918.09 SQUARE FEET (2.66 ACRES)

RESERVE AREA D

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 18 RANGE 15; THENCE, S89°00'17"E FOR A DISTANCE OF 2165.00 FEET TO THE POINT OF BEGINNING;

THENCE, S01°28'10"E FOR A DISTANCE OF 413.35 FEET;
THENCE, S88°49'39"W FOR A DISTANCE OF 649.99 FEET
THENCE, N01°28'10"W FOR A DISTANCE OF 595.36 FEET;
THENCE, N89°00'17"E FOR A DISTANCE OF 110.00 FEET;
THENCE, S01°28'10"E FOR A DISTANCE OF 27.26 FEET;
THENCE, S85°30'46"E FOR A DISTANCE OF 84.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 05°46'16", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S11°09'11"W FOR A DISTANCE OF 5.03 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N85°30'46"W FOR A DISTANCE OF 82.91 FEET;
THENCE, S01°28'10"E FOR A DISTANCE OF 147.72 FEET;
THENCE, N89°00'17"E FOR A DISTANCE OF 540.00 FEET;
TO THE POINT OF BEGINNING; CONTAINING 289537.95 SQUARE FEET (6.65 ACRES)

RESERVE AREA E

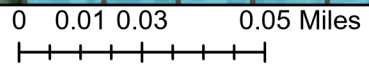
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 18 RANGE 15; THENCE, S89°00'17"E FOR A DISTANCE OF 1985.98 FEET TO THE POINT
OF BEGINNING;

THENCE, S01°28'10"E FOR A DISTANCE OF 300.40 FEET TO THE BEGINNING OF A NON-
TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38°01'35", HAVING A RADIUS OF
260.00 FEET, AND WHOSE LONG CHORD BEARS S20°06'16"E FOR A DISTANCE OF 169.41 FEET.
THENCE, S39°07'03"E FOR A DISTANCE OF 79.73 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 46°03'03", HAVING A RADIUS
OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S16°05'33"E FOR A DISTANCE OF 31.29 FEET.
THENCE, S06°56'00"W FOR A DISTANCE OF 202.52 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34°11'24", HAVING A RADIUS
OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S24°01'42"W FOR A DISTANCE OF 23.52 FEET.
THENCE, S41°07'24"W FOR A DISTANCE OF 279.34 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66°54'10", HAVING A RADIUS OF
260.00 FEET, AND WHOSE LONG CHORD BEARS S07°40'20"W FOR A DISTANCE OF 286.64 FEET.
THENCE, S25°46'45"E FOR A DISTANCE OF 207.85 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 19°52'02", HAVING A RADIUS OF 260.00 FEET,
AND WHOSE LONG CHORD BEARS S35°42'46"E FOR A DISTANCE OF 89.70 FEET
THENCE, S45°38'46"E FOR A DISTANCE OF 273.82 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 44°55'10", HAVING A RADIUS OF
195.00 FEET, AND WHOSE LONG CHORD BEARS S68°06'21"E FOR A DISTANCE OF 148.99 FEET TO
A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S89°00'17"W FOR A DISTANCE OF 316.89 FEET;
THENCE, N35°01'28"W FOR A DISTANCE OF 200.88 FEET;
THENCE, N82°46'53"W FOR A DISTANCE OF 63.85 FEET;
THENCE, N26°52'38"W FOR A DISTANCE OF 437.70 FEET;
THENCE, N11°15'43"E FOR A DISTANCE OF 297.48 FEET;
THENCE, N66°53'17"E FOR A DISTANCE OF 131.39 FEET;
THENCE, N41°20'55"E FOR A DISTANCE OF 223.40 FEET;
THENCE, N07°16'09"E FOR A DISTANCE OF 128.20 FEET;
THENCE, N47°55'22"W FOR A DISTANCE OF 98.35 FEET;
THENCE, N09°47'22"W FOR A DISTANCE OF 151.58 FEET;
THENCE, N24°19'44"W FOR A DISTANCE OF 120.49 FEET;
THENCE, N03°43'39"E FOR A DISTANCE OF 252.75 FEET;
THENCE, N89°00'17"E FOR A DISTANCE OF 136.90 FEET;
TO THE POINT OF BEGINNING; CONTAINING 309888.52 SQUARE FEET (7.11 ACRES)



-  Subdivision Location
- Zoning Type**
-  CG
 -  IH
 -  RS-3

Lancaster Park Phase I Zoning Map





 Case Location

Flood Zone

-  500-Year FP
-  100-Year FP - Unanalyzed
-  100-Year FP
-  Floodway

Lancaster Park Phase I

Floodplain Map



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Final Plat Spradlin Estates Phase II
Date: 06-19-2023

BACKGROUND

Applicant

The applicant, Abundant Rain Ministries Inc. (developer), and RK & Associates PLC (engineer) request approval of the final plat for Spradlin Estates Phase II, a subdivision of approximately 2.70 acres, more or less, with 9 lots.

Case Facts

- The property is located in Section 1, Township 17 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is zoned for medium-intensity Residential Single-Family (RS-2).
- The property legal description: A tract of land situated in the SW1/4 NW1/4 of Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, more particularly described as follows: commencing at the SW corner of the SW1/4 NW1/4 of said Section 1, thence due north along the west line thereof a distance of 250.00 feet; thence N89°45'53"E parallel to the south line of the NW1/4 a distance of 496.75 feet to the point of beginning; thence S7°21'15"E a distance of 251.94 feet; thence N89°45'53"E a distance of 505.79 feet; thence N12°00'16"W a distance of 74.91 feet; thence N29°58'52"W a distance of 125.00 feet; thence N40°20'49"W a distance of 89.09 feet; thence S89°45'53"W a distance of 402.32 feet to the Point of Beginning. Containing 2.70 acres, more or less.

Utilities/Site Area: The 2.70 acre more or less, subdivision is proposed to be served by Rural Water No. 5 Water and City of Coweta Sewer with the Developer extension of the utility lines. Windstream, ONG, AEP and Cox have all been notified. A Technical Advisory Committee (TAC) Agenda was sent on June 8, 2023.

Pertinent Code

SECTION 2.4.3 PLANNING COMMISSION ACTION:

- The Planning Commission shall act upon the final plat after it has been submitted for final approval unless a stipulation for additional time is agreed to by the developer. If the final plat is disapproved, grounds for the refusal shall be stated in writing, a copy of which shall be transmitted to the applicant.

PLANNING COMMISSION ACTION

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

Staff recommends approval of the Final Plat Spradlin Estates Phase II with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer as outlined on the attached final plat document.

ATTACHMENTS

1. Final Plat – Spradlin Estates Phase II
2. Location Map
3. Aerial Map

BLOCK 1 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
6	9,576.10	27409 E 125TH PL S

BLOCK 2 SQUARE FEET		
LOT NO.	SQ. FT.	ADDRESS
6	9,375.92	27410 E 125TH PL S
7	9,501.98	27436 E 125TH PL S
8	8,648.06	27451 E 125TH PL S
9	14,422.87	27479 E 125TH PL S
10	10,460.72	27489 E 125TH PL S
11	12,441.00	27499 E 125TH PL S
12	7,999.91	27496 E 125TH PL S
13	8,196.29	27480 E 125TH PL S

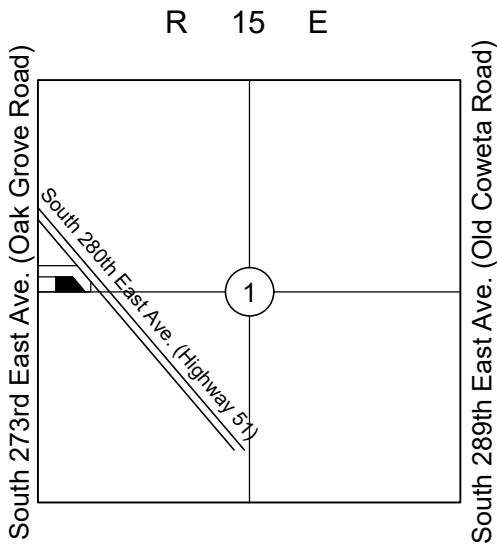
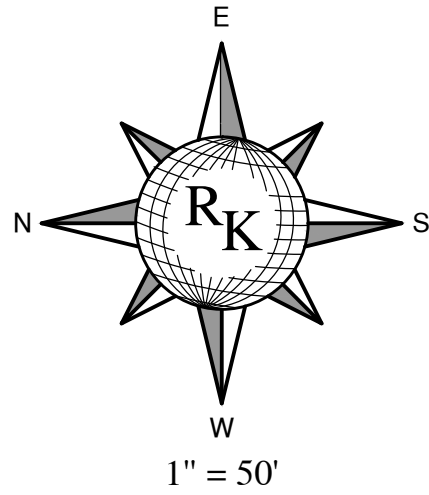
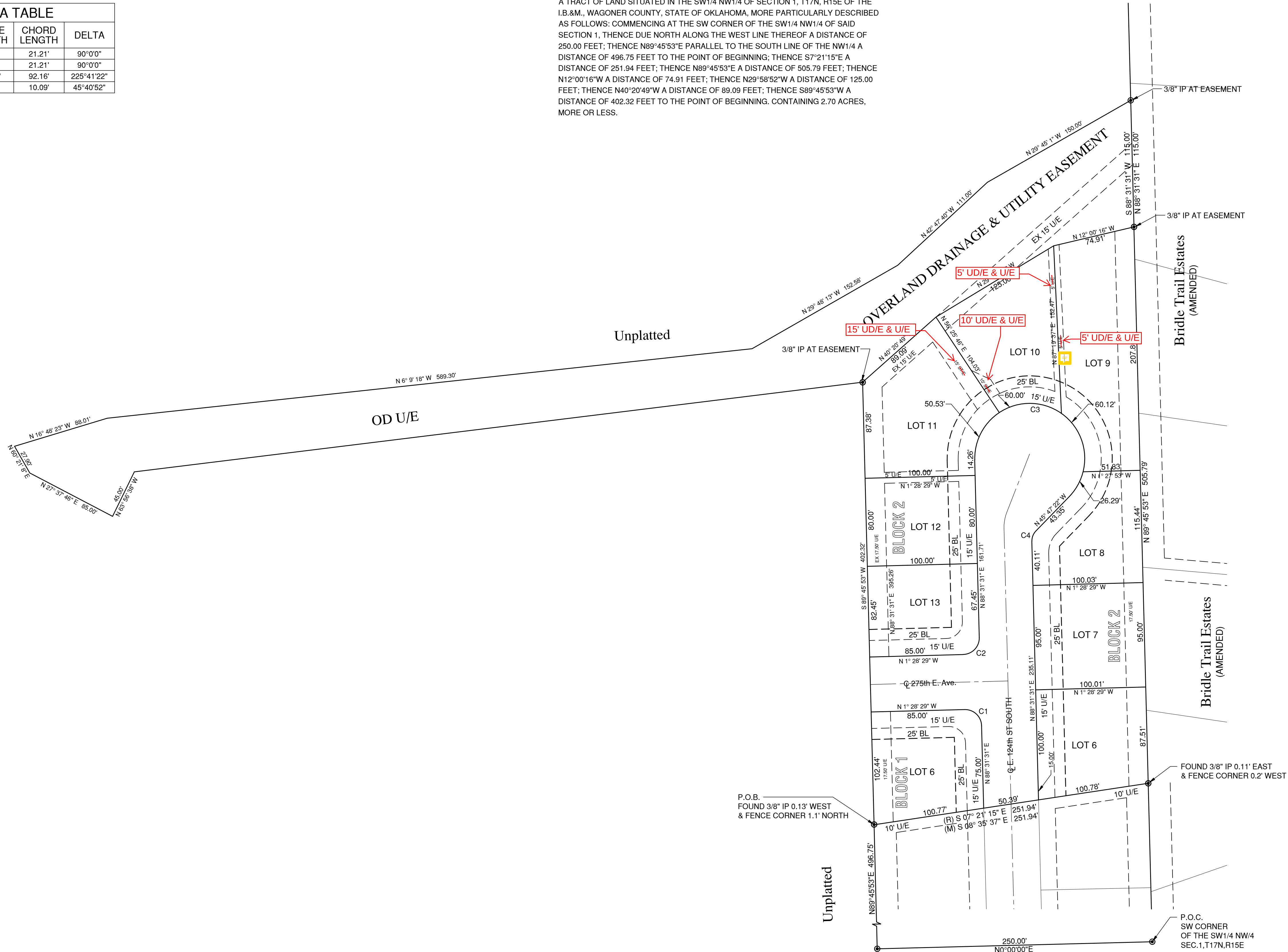
SPRADLIN ESTATES II

AN ADDITION IN THE SW CORNER OF THE NW1/4
OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST, I.B.&M.,
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA
BLOCK 1, LOT 6
BLOCK 2, LOTS 6-13

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SW1/4 NW1/4 OF SECTION 1, T17N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 1, THENCE DUE NORTH ALONG THE WEST LINE THEREOF A DISTANCE OF 250.00 FEET; THENCE N89°45'53"E PARALLEL TO THE SOUTH LINE OF THE NW1/4 A DISTANCE OF 496.75 FEET TO THE POINT OF BEGINNING; THENCE S7°21'15"E A DISTANCE OF 251.94 FEET; THENCE N89°45'53"E A DISTANCE OF 505.79 FEET; THENCE N12°00'16"W A DISTANCE OF 74.91 FEET; THENCE N29°58'52"W A DISTANCE OF 125.00 FEET; THENCE N40°20'49"W A DISTANCE OF 89.09 FEET; THENCE S89°45'53"W A DISTANCE OF 402.32 FEET TO THE POINT OF BEGINNING. CONTAINING 2.70 ACRES, MORE OR LESS.

CURVE DATA TABLE				
NO.	RADIUS	CURVE LENGTH	CHORD LENGTH	DELTA
C1	15.00'	23.56'	21.21'	90°0'0"
C2	15.00'	23.56'	21.21'	90°0'0"
C3	50.00'	196.96'	92.16'	225°41'22"
C4	13.00'	10.36'	10.09'	45°40'52"



LOCATION MAP

TOTAL ACRES = 2.70
LOT TOTAL = 9

BASIS OF BEARINGS

Oklahoma State Plan Coordinates
Oklahoma North OK_N 3501

BENCH MARK BASIS

The Datum is
NAVD88

SURVEYOR

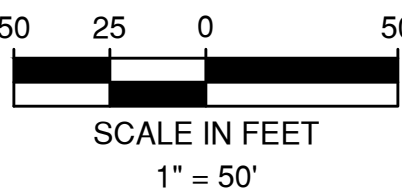
Heartland Surveying
600 Emporia St. Ste. "C"
Muskogee, Oklahoma 74401
Office: (918) 682-7796

OWNER

Abundant Rain Ministries Inc.
12425 South 273rd East Ave.
Coweta, OK 74429
Attn: Ron Spradlin
Phone: (918) 902-7201
e-mail: Spradlin1@aol.com

ENGINEER

RK & Associates, PLC
4815 South Harvard Ave. Ste. 290
Tulsa, Oklahoma 74135
Phone: (918) 277-4784
e-mail: rkosman@sbcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2023



LEGEND

- U/E = UTILITY EASEMENT
- W/E = WATER LINE EASEMENT
- L/E = LANDSCAPE EASEMENT
- STE = STORM EASEMENT
- R/W = RIGHT OF WAY
- BL = BORING LINE
- LNA = LIMITS OF NO ACCESS
- ACC = LIMITS OF ACCESS
- POB = POINT OF BEGINNING
- OD U/E = OVERLAND DRAINAGE & UTILITY EASEMENT
- F/E = FENCING EASEMENT
- P R/W = PIPE LINE RIGHT OF WAY
- R/W DED = RIGHT OF WAY DEDICATION PER COVENANTS
- (M) = MEASURED
- (R) = RECORDED

FINAL PLAT
Spradlin Estates II, City of Coweta
May 24, 2023
SHEET 1 OF 1

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

ABUNDANT RAIN MINISTRIES INC. (THE " OWNER/DEVELOPER"), IS THE RECORD OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

A TRACT OF LAND SITUATED IN THE SW1/4 NW1/4 OF SECTION 1, T17N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 1, THENCE DUE NORTH ALONG THE WEST LINE THEREOF A DISTANCE OF 250.00 FEET; THENCE N89°45'53"E PARALLEL TO THE SOUTH LINE OF THE NW1/4 A DISTANCE OF 496.75 FEET TO THE POINT OF BEGINNING; THENCE S7°21'15"E A DISTANCE OF 251.94 FEET; THENCE N89°45'53"E A DISTANCE OF 505.79 FEET; THENCE N12°00'16"W A DISTANCE OF 74.91 FEET; THENCE N29°58'52"W A DISTANCE OF 125.00 FEET; THENCE N40°20'49"W A DISTANCE OF 89.09 FEET; THENCE S89°45'53"W A DISTANCE OF 402.32 FEET TO THE POINT OF BEGINNING, CONTAINING 2.70 ACRES, MORE OR LESS.

AND HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED IN CONFORMITY TO THE ATTACHED PLAT. WHICH IS HEREBY ACCEPTED AS THE PLAT OF THE ABOVE DESCRIBED LAND, UNDER THE NAME OF "SPRADLIN ESTATES II", AN ADDITION TO THE CITY OF COWETA, CITY OF COWETA, OKLAHOMA, (THE 'SUBDIVISION).

SECTION I
STREETS, EASEMENTS & UTILITIES

A. STREETS AND UTILITY EASEMENTS

- THE OWNER DOES HEREBY DEDICATE FOR THE PUBLIC USE AND THE RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT (SPRADLIN ESTATES II) AND FURTHER DEDICATES FOR PUBLIC USE RIGHTS-OF-WAY AND THE UTILITY EASEMENTS AS DEPICTED ON THE ATTACHED PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE LINES, CABLE TELEVISION, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES AND WATER LINE, 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 THE EASEMENTS FOR THE USES AND PURPOSES AFORESAID; PROVIDED, HOWEVER THAT THE OWNER HEREBY RESERVES TO ITSELF, AND TO ITS ASSIGNS, THE RIGHT TO USE OR DELEGATE TO OTHERS THE RIGHT TO USE THE DESIGNATED EASEMENTS AND RIGHTS-OF-WAY TO PROVIDE ANY OF THE SERVICES SET FORTH HEREIN, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO THE AREA INCLUDED WITHIN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL ENFORCEABLE BY CITY OF COWETA, OKLAHOMA AND THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ATTACHED PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF THE EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED UPON SAID EASEMENT; PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT UTILITY EASEMENTS, DRIVES, PARKING AREAS, CURBING, AND LANDSCAPING THAT DOES NOT CONSTITUTE ON OBSTRUCTION AS AFORESAID.

B. ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC , TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE WEST SIDE OF THE SUBDIVISION ALONG South 273rd East Ave. (Oak Grove Rd). ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND, IN EASEMENTS DEDICATED FOR GENERAL UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE 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.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION, AND GAS SERVICE THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL 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 THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 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. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FORGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER SERVICE, SANITARY SEWER AND STORM SEWERS

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.
- WITHIN UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, AND STORM SEWERS OR ANY CONSTRUCTION ACTIVITY WHICH IN THE JUDGEMENT OF THE CITY OF COWETA, WAGONER COUNTY RWD NO. 5 WHICH MAY INTERFERE WITH PUBLIC WATER MAINS SHALL BE PROHIBITED.
- THE CITY OF COWETA, CITY OF COWETA OKLAHOMA RWD NO. 5 OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE 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 FACILITIES OWNED BY IT. THE OWNER SHALL PAY FOR DAMAGE OR RELOCATIONS OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY CITY OF COWETA, WAGONER COUNTY OKLAHOMA RWD NO. 5, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE IF ANY THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE 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.
- 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 OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER SHALL PAY FOR THE DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNERS AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

- EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. 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 HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY CITY OF COWETA, OKLAHOMA. ALL STORM WATER OVERLAND DRAINAGE EASEMENTS AND UNDER DRAIN IN LOTS 6 THRU 9, BLOCK 2 TO BE MAINTAINED BY THE HOA.

F. LIMITS OF NO ACCESS

- THE OWNER HEREBY RELINQUISHES RIGHT OF VEHICULAR INGRESS AND EGRESS FROM THE LOTS WITHIN THE SUBDIVISION TO ADJOINING PUBLIC STREET WITHIN THE BOUNDS DESIGNATED AS " LIMITS OF NO ACCESS" (LNA) ON THE ATTACHED PLAT, WHICH LIMITS OF NO ACCESS MAY BE RELEASED, OR AMENDED BY CITY OF COWETA APPROVAL, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.
- THE FOREGOING COVENANTS CONCERNING LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY CITY OF COWETA, AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

G. SITE PLAN REVIEW AND COMPLIANCE WITH APPROVED PLANS

- THE APPROVED FINAL PLAT OF THE SUBDIVISION SHALL CONSTITUTE THE DETAILED SITE PLAN REQUIRED BY THE CITY OF COWETA. THE DEVELOPMENT AND USE OF " SPRADLIN ESTATES II" SHALL BE IN COMPLIANCE WITH THE APPROVED BUILDING PLANS AND SITE PLANS, AS MAY BE LATER APPROVED BY THE CITY OF COWETA.

H. DEFINITIONS

- IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN THIS SECTION THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF COWETA ZONING CODE AS THE SAME EXISTED ON DECEMBER 2018.

SECTION II
RESTRICTIONS & COVENANTS

A. ARTICLE 1 - ARCHITECTURAL COMMITTEE PLAN REVIEW

- THE DEVELOPER HEREBY ESTABLISHES AN ARCHITECTURAL REVIEW COMMITTEE HEREINAFTER REFERRED TO AS THE "ARCHITECTURAL COMMITTEE". THE ARCHITECTURAL COMMITTEE SHALL BE THE DEVELOPER UNTIL JANUARY 2025. THEREAFTER THE LOT OWNERS SHALL EXERCISE THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE PROVIDED, HOWEVER, THE DEVELOPER MAY AT ANY TIME ASSIGN TO THE LOT OWNERS THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE.
- NO BUILDING, FENCE, OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS ADDITION UNTIL THE BUILDING PLANS AND SPECIFICATIONS, DRAINAGE AND GRADING PLANS, EXTERIOR COLOR SCHEME AND MATERIAL THEREOF, AND PLOT PLAN, WHICH PLOT PLAN SHOWS THE LOCATION AND FACING OF SUCH BUILDING, HAVE BEEN APPROVED IN WRITING BY AT LEAST ONE MEMBER OF THE ARCHITECTURAL COMMITTEE WHICH SHALL BE COMPOSED OF RON SPRADLIN, OR HIS DULY AUTHORIZED REPRESENTATIVE OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE ABOVE-NAMED ARCHITECTURAL COMMITTEE THE REMAINING MEMBER SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE SAME AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE THE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSOR, AS ABOVE SET FORTH. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE ANY SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLANS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN 30 DAYS AFTER SUCH SUBMISSION, OR IN THE EVENT NO SUIT TO ENJOIN THE ERECTION OF SUCH BUILDING OR THE MAKING OF SUCH ALTERATION HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, SUCH APPROVAL SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
- THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE ADDITION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED, SHALL TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING, DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER. NOTHING HEREIN CONTAINED SHALL IN ANY WAY BE DEEMED TO PREVENT ANY OF THE OWNERS OF PROPERTY IN THIS ADDITION FROM MAINTAINING LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THIS ADDITION, WHICH THEY WOULD OTHERWISE BE ENTITLED TO MAINTAIN.

B. ARTICLE 2 - DWELLINGS AND LOT IMPROVEMENTS

- ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL LOTS ONLY. SINGLE STORY HOMES SHALL HAVE A MINIMUM OF 1,000 SQUARE FEET OF HEATED LIVING AREA. ONE AND ONE HALF (1 1/2) OR TWO (2) STORY HOMES SHALL HAVE NO LESS THAN 1,500 SQUARE FEET OF HEATED LIVING AREA.
- CONCRETE STEM WALLS AND SLABS AND FOUNDATIONS SHALL BE COVERED WITH BRICK, NATURAL STONE, OR STUCCO.

SECTION III
HOME OWNERS ASSOCIATION

A. FORMATION

- HOMEOWNERS ASSOCIATION. A HOME OWNERS ASSOCIATION, KNOWN AS SPRADLIN ESTATES II ASSOCIATION, INC. AN OKLAHOMA NOT FOR PROFIT CORPORATION (ASSOCIATION), HAS BEEN OR SHALL BE ESTABLISHED WITH THE CURRENT OKLAHOMA STATUTES TO MAINTAIN THE ENTRYWAYS AND RESERVE AREAS IN THE ADDITION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. EVERY RECORD OWNER OF A FEE INTEREST IN A LOT IN THE ADDITION SHALL BE A MEMBER (MEMBER) OF THE ASSOCIATION AND SUCH MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP IN THE ASSOCIATION. ALL MEMBERS OF THE ASSOCIATION COVENANT AND AGREE TO PAY TO THE ASSOCIATION ANY ANNUAL ASSESSMENT (ANNUAL ASSESSMENT), ANY SPECIAL ASSESSMENT (SPECIAL ASSESSMENT) AND ANY OTHER FINANCIAL CHARGE OR ASSESSMENT ESTABLISHED BY THE ASSOCIATION AS HEREINAFTER SET FORTH OR AS SET FORTH IN THE BY-LAWS OF THE ASSOCIATION. ALL LAWFUL ACTS OF THE ASSOCIATION, MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS, SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF.
- VOTING. EACH MEMBER SHALL BE ENTITLED TO ONE VOTE FOR EACH LOT OWNED BY A MEMBER; PROVIDED, HOWEVER, WHEN TWO OR MORE PERSONS OR ENTITIES HOLD SUCH INTEREST OR INTERESTS IN ANY LOT, ALTHOUGH ALL OF SUCH PERSONS OR ENTITIES SHALL BE MEMBERS OF THE ASSOCIATION, THE VOTE FOR SUCH LOT SHALL BE EXERCISED AS THEY, AMONG THEMSELVES MAY DETERMINE, BUT IN NO EVENT SHALL MORE THAN ONE (1) VOTE PER LOT BE CAST WITH RESPECT TO ANY LOT.
- OWNER/DEVELOPER CONTROL OF ASSOCIATION. OWNER/DEVELOPER, OR ITS DESIGNEE, SHALL BE IN SOLE AND COMPLETE LEGAL CONTROL OF THE ASSOCIATION FROM THE INCEPTION THEREOF UNTIL SUCH TIME AS THE OWNER/DEVELOPER RELINQUISHES CONTROL THEREOF AS SET FORTH HEREIN. THE INITIAL PERFORMANCE OF THE FUNCTIONS OF THE ASSOCIATION AND ITS BOARD OF DIRECTORS AND THE EXERCISE AND ENFORCEMENT OF RIGHTS (INCLUDING COLLECTION AND USE OF ASSESSMENTS) AND REMEDIES GIVEN TO THE ASSOCIATION HEREIN FOR THE PURPOSES HEREIN STATED MAY BE CONDUCTED BY THE OWNER/DEVELOPER, OR ITS ASSIGNEE, IN LIEU OF THE ASSOCIATION AND/OR THE BOARD OF DIRECTORS UNTIL THE TURNOVER DATE AS HEREINAFTER DEFINED. THE DATE ON WHICH THE OWNER/DEVELOPER'S RIGHTS UNDER THIS SECTION III, PARAGRAPH 3 TERMINATE SHALL BE REFERRED TO AS THE "TURNOVER DATE". THE FIRST AND ALL SUBSEQUENT BOARD OF DIRECTORS OF THE ASSOCIATION SHALL CONSIST OF THOSE PERSONS DESIGNATED BY OWNER/DEVELOPER. OWNER/DEVELOPER'S RIGHTS UNDER THIS SECTION III, PARAGRAPH 3 TO DESIGNATE THE MEMBERS OF THE BOARD OF DIRECTORS OF THE ASSOCIATION SHALL TERMINATE ON THE FIRST TO OCCUR OF (A) SUCH TIME AS OWNER/DEVELOPER NO LONGER HOLDS OR CONTROLS TITLE TO ANY PART OF THE PROPERTY, (B) THE GIVING OF WRITTEN NOTICE BY OWNER/DEVELOPER TO THE ASSOCIATION'S BOARD OF DIRECTORS OF THE OWNER/DEVELOPER'S ELECTION TO TERMINATE SUCH RIGHTS, OR (C) FIFTEEN (15) YEARS FROM THE DATE OF RECORDINGS HEREOF. FROM AND AFTER THE TURNOVER DATE, THE ASSOCIATION'S BOARD OF DIRECTORS SHALL BE CONSTITUTED AND ELECTED AS PROVIDED IN THE ASSOCIATION BY-LAWS. PRIOR TO THE TURNOVER DATE ALL OF THE VOTING RIGHTS OF THE LOT OWNERS SHALL BE VESTED EXCLUSIVELY IN THE OWNER/DEVELOPER. THE LOT OWNERS, PRIOR TO THE TURNOVER DATE, SHALL HAVE NO VOTING RIGHTS. DESPITE HAVING NO VOTING RIGHTS AT THAT POINT IN TIME, SUCH OWNER'S LOTS SHALL NEVERTHELESS BE SUBJECT TO ASSESSMENT. OWNER/DEVELOPER, UPON REQUEST OF A LOT OWNER, SHALL SUPPLY SUCH LOT OWNER WITH AN ANNUAL ACCOUNT OF THE MANNER IN WHICH COLLECTED ASSESSMENTS HAVE BEEN SPENT.
- ASSESSMENTS. ALL OWNERS OF ANY LOT BY ACCEPTANCE OF A DEED THEREFORE, WHETHER OR NOT IT SHALL BE SO EXPRESSED IN ANY SUCH DEED OR OTHER CONVEYANCE SHALL BE DEEMED TO COVENANT AND AGREE TO PAY TO THE ASSOCIATION THEIR SHARE OF:
 - ANNUAL ASSESSMENTS (ANNUAL ASSESSMENT) OF \$ 100.00 SHALL BE MADE ON A PER LOT BASIS. SUCH ASSESSMENTS MAY BE INCREASED TEN PERCENT (10%) PER YEAR BY THE BOARD OF DIRECTORS OF THE ASSOCIATION AND UP TO TWENTY -FIVE PERCENT (25%) PER YEAR UPON THE AFFIRMATIVE VOTE OF TWO-THIRDS OF THE OWNERS OF THE LOTS IN THE ADDITION.
 - SPECIAL ASSESSMENTS (SPECIAL ASSESSMENTS) CAPITAL IMPROVEMENTS, SUCH ASSESSMENTS TO BE FIXED AND ESTABLISHED AT THE ANNUAL MEETING OR ANY SPECIAL MEETING CALLED FOR THAT PURPOSE BY THE AFFIRMATIVE VOTE OF A MAJORITY OF THOSE LOT OWNERS WHO ARE IN ATTENDANCE (EITHER IN PERSON OR BY PROXY) AT SUCH MEETING.
- ASSESSMENT DUE DATES. THE ANNUAL ASSESSMENT SHALL COMMENCE ON THE DATE OF CONVEYANCE OF TITLE TO A LOT TO THE OWNER OF SUCH LOT. THEREAFTER, THE FORM AND MEANS OF WRITTEN NOTICE AND THE DUE DATE AND THE TERMS OF PAYMENT OF THE ANNUAL ASSESSMENT SHALL BE ESTABLISHED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION. THE TERMS OF PAYMENT, THE DUE DATE AND NOTICE OF A SPECIAL ASSESSMENT SHALL BE DETERMINED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION.
- EFFECT OF NONPAYMENT OF ASSESSMENTS. ANY ASSESSMENTS WHICH ARE NOT PAID ON OR BEFORE THE DUE DATE SHALL BE DELINQUENT AND SHALL CONSTITUTE A LIEN ON THE LOT AGAINST WHICH SAID ASSESSMENT IS MADE. IF THE ASSESSMENT IS NOT PAID ON OR BEFORE THE DUE DATE, THE ASSESSMENT SHALL BEAR INTEREST FROM THE DATE OF DELINQUENCY AT THE RATE OF EIGHTEEN PERCENT (18%) PER ANNUM UNTIL PAID. THE ASSOCIATION MAY TAKE ACTION AGAINST ANY MEMBER DELINQUENT IN THE PAYMENT OF ASSESSMENTS OWED TO THE ASSOCIATION. SUCH ACTION MAY INCLUDE ACTIONS TO ENFORCE A LIEN AGAINST THE MEMBER'S PROPERTY AND ANY OTHER ACTIONS AT LAW OR IN EQUITY TO OBTAIN PAYMENT FROM A FINANCIAL OBLIGATION OWED BY A MEMBER. IN TAKING THESE ACTIONS, THE ASSOCIATION SHALL BE ENTITLED TO COLLECT THE COSTS IT HAS INCURRED INCLUDING, BUT NO LIMITED TO, REASONABLE ATTORNEY'S FEES, COURT COSTS, INTEREST AND SUCH OTHER EXPENSES THE ASSOCIATION REASONABLY INCURS IN PURSUING ITS COLLECTION EFFORTS. NO MEMBER MAY WAIVE OR OTHERWISE ESCAPE LIABILITY FOR ANY ASSESSMENTS PROVIDED HEREIN BY NON-USE OF THE RESERVE AREAS OR ABANDONMENT OF HIS LOT.
- SUBORDINATION OF THE LIEN TO MORTGAGES. THE LIEN OF THE ASSESSMENTS PROVIDED FOR HEREIN SHALL BE SUBORDINATE TO THE LIEN OF ANY MORTGAGE NOW OR HEREINAFTER PLACED UPON ANY LOT; PROVIDED, HOWEVER, THAT SUCH SUBORDINATION SHALL APPLY ONLY TO THE ASSESSMENTS OR INSTALLMENTS THEREOF WHICH HAVE BECOME DUE AND PAYABLE PRIOR TO THE SALE OF SUCH LOT PURSUANT TO A FORECLOSURE OF SUCH MORTGAGE OR TRANSFER OR CONVEYANCE IN LIEU OF SUCH FORECLOSURE SHALL NOT RELIEVE SUCH LOT FROM LIABILITY OF ANY ASSESSMENTS THEREOF. THEREAFTER BECOMING DUE OR FROM THE LIEN OF ANY SUCH SUBSEQUENT ASSESSMENTS OR INSTALLMENTS.

SECTION IV
DEVELOPERS RESERVED RIGHTS

1. IN GENERAL, IN ADDITION TO ANY RIGHTS OR POWERS RESERVED TO OWNER/DEVELOPER OR GRANTED TO OWNER/DEVELOPER UNDER THE PROVISIONS OF THIS SPRADLIN ESTATES II DEED OF DEDICATION OR THE ASSOCIATION DOCUMENTS, OWNER/DEVELOPER HAVE THE RIGHTS AND POWERS SET FORTH IN THIS SECTION IV. ANYTHING IN THIS DEED OF DEDICATION OR THE ASSOCIATION DOCUMENTS TO THE CONTRARY NOTWITHSTANDING, THE PROVISIONS SET FORTH IN THIS ARTICLE SHALL GOVERN. THE AUTHORITY GRANTED TO THE OWNER/DEVELOPER BY THIS SECTION IV SHALL TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT ON THE TURNOVER DATE AS SET FORTH IN PARAGRAPH 3 OF SECTION III OF THIS DEED OF DEDICATION.
2. PROMOTION OF SPRADLIN ESTATES II, IN CONNECTION WITH THE PROMOTION, SALE OR RENTAL OF ANY IMPROVEMENTS UPON ANY PROPERTY IN THE SUBDIVISION: (A) OWNER/DEVELOPER SHALL HAVE THE RIGHT AND POWER, WITHIN ITS SOLE DISCRETION, TO CONSTRUCT SUCH TEMPORARY OR PERMANENT IMPROVEMENTS, OR TO DO SUCH ACTS OR OTHER THINGS IN, OR TO SUCH PROPERTY AS OWNER/DEVELOPER MAY DETERMINE TO BE NECESSARY INCLUDING, WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT AND MAINTAIN MODEL HOMES, SALES OR LEASING OFFICES, PARKING AREAS ADVERTISING SIGNS, LIGHTING AND BANNERS, OR OTHER PROMOTIONAL FACILITIES AT SUCH LOCATIONS AND IN SUCH FORMS AS OWNER/DEVELOPER MAY DEEM ADVISABLE; AND (B) OWNER/DEVELOPER AND ITS RESPECTIVE GUESTS, AGENTS, PROSPECTIVE PURCHASERS AND TENANTS, SHALL HAVE THE RIGHT OF INGRESS, EGRESS AND PARKING IN AND THROUGH, AND THE RIGHT TO USE AND ENJOY THE COMMON AND RESERVE AREAS AT ANY TIME WITHOUT FEE OR CHARGE.
3. CONSTRUCTION ON THE PROPERTY WITHIN THE ADDITION. OWNER/DEVELOPER IS HEREBY GRANTED THE RIGHT AND POWER TO MAKE SUCH IMPROVEMENTS TO ANY PROPERTY WITH THE ADDITION AS OWNER/DEVELOPER DEEMS TO BE NECESSARY AND APPROPRIATE. OWNER/DEVELOPER MAY PERMIT SUCH BUILDERS AND OTHER CONTRACTORS ACCESS TO AND UPON THE PROPERTY AS OWNER/DEVELOPER MAY WISH AND SUBJECT TO SUCH LIMITATION AND CONDITION AS OWNER/DEVELOPER MAY REQUIRE. OWNER/DEVELOPER AND ITS RESPECTIVE AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT OF INGRESS, EGRESS AND PARKING ON SUCH PROPERTY AND THE RIGHT TO STORE CONSTRUCTION EQUIPMENT AND MATERIAL ON SUCH PROPERTY WITHOUT THE PAYMENT OF ANY FEE OR CHARGE WHATSOEVER.
4. OTHER RIGHTS. OWNER/DEVELOPER SHALL HAVE THE RIGHT AND POWER TO EXECUTE ALL DOCUMENTS AND DO ALL OTHER ACTS AND THINGS AFFECTING THE SUBDIVISION WHICH OWNER/DEVELOPER DETERMINES ARE NECESSARY OR DESIRABLE IN CONNECTION WITH THE RIGHTS OF DEDICATION UNDER THIS DEED OF DEDICATION.

SECTION V
ENFORCEMENT

A. GOVERNING DOCUMENTS

1. THE ADDITION'S GOVERNING DOCUMENTS SHALL CONSIST OF THE FOLLOWING DOCUMENTS AS THEY MAY BE AMENDED:
- a. ARTICLES OF INCORPORATION OF SPRADLIN ESTATES II ASSOCIATION, INC.
 - b. BY-LAWS OF SPRADLIN ESTATES II ASSOCIATION, INC
 - c. PLAT AND DEED OF DEDICATION FILED AT THE COUNTY CLERKS OFFICE OF WAGONER COUNTY, OKLAHOMA.
 - d. RESOLUTIONS OF BOARD OF DIRECTORS OF SPRADLIN ESTATES II ASSOCIATION, INC.
 - e. THE ARCHITECTURAL GUIDELINES (HEREINAFTER " GOVERNING DOCUMENTS") THE GOVERNING DOCUMENTS APPLY TO ALL LOT OWNERS AND OCCUPANTS OF THE PROPERTY WITHIN THE ADDITION AS WELL AS TO OTHER RESPECTIVE TENANTS, GUESTS, INVITEES. IF A DWELLING ON A LOT IS LEASED, THE LEASE SHALL PROVIDE THAT THE TENANT AND ALL OCCUPANTS OF THE LEASED LOT ARE BOUND BY AND OBLIGATED TO COMPLY WITH THE GOVERNING DOCUMENTS. IF ANY COURT SHOULD DETERMINE ANY PROVISION OR THE GOVERNING DOCUMENTS IS INVALID OR INVALID AS APPLIED IN A PARTICULAR INSTANCE, SUCH DETERMINATION SHALL NOT AFFECT THE VALIDITY OF OTHER PROVISIONS OR APPLICATIONS OF SUCH PROVISIONS.

B. ENFORCEMENT

1. EVERY OWNER AND OCCUPANT OF A LOT SHALL COMPLY WITH THE GOVERNING DOCUMENTS. THE BOARD OF DIRECTORS OF THE ASSOCIATION MAY IMPOSE SANCTIONS FOR VIOLATION OF THE GOVERNING DOCUMENTS AFTER NOTICE AND A HEARING IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE BY-LAWS. SUCH SANCTIONS MAY INCLUDE WITHOUT LIMITATION:
- a. IMPOSING REASONABLE MONETARY FINES WHICH SHALL BE A PERSONAL FINANCIAL OBLIGATION AND SHALL CONSTITUTE A LIEN UPON THE VIOLATORS LOT. IN THE EVENT THAT ANY OCCUPANT, GUEST OR INVITEE OF A LOT VIOLATES THE GOVERNING DOCUMENTS AND A FINE IS IMPOSED, THE FINE SHALL FIRST BE ASSESSED AGAINST THE VIOLATOR, PROVIDED, HOWEVER, IF THE FINE IS NOT PAID BY THE VIOLATOR WITHIN THE TIME SET FORTH BY THE BOARD, THE LOT OWNER SHALL PAY THE FINE UPON NOTICE FROM THE BOARD.
 - b. EXERCISING SELF-HELP OR TAKING ACTION TO ABATE AND VIOLATION OF THE GOVERNING DOCUMENTS, IN A NON-EMERGENCY SITUATION.
 - c. REQUIRING A LOT OWNER, AT HIS OR HER OWN EXPENSE, TO REMOVE ANY STRUCTURE OR IMPROVEMENT ON SUCH OWNER'S LOT IN VIOLATION OF THE GOVERNING DOCUMENTS AND TO RESTORE THE LOT TO ITS PREVIOUS CONDITION. UPON THE FAILURE OF THE LOT OWNER TO DO SO, THE BOARD OR ITS DESIGNEE SHALL HAVE THE RIGHT TO ENTER ON THE LOT, REMOVE THE VIOLATION AND RESTORE THE LOT TO SUBSTANTIALLY THE SAME CONDITION AS PREVIOUSLY EXISTED AND ANY SUCH ACTION SHALL NOT BE DEEMED A TRESPASS.
 - d. LEVYING A SPECIFIC ASSESSMENT TO COVER COSTS IN BRINGING A LOT OWNER OR A LOT INTO COMPLIANCE WITH THE PROVISIONS OF THE GOVERNING DOCUMENTS, PROVIDED THE BOARD OF DIRECTORS SHALL GIVE THE LOT OWNER PRIOR WRITTEN NOTICE AND AN OPPORTUNITY FOR A HEARING IN ACCORDANCE WITH THE BY-LAWS, BEFORE LEVYING A SPECIFIC ASSESSMENT UNDER THIS SUBSECTION.

C. CORRECTION ASSESSMENT

1. IN THE EVENT THAT THE OWNER OF ANY LOT SHALL VIOLATE ANY COVENANT HEREIN, THE BOARD OF DIRECTORS OF THE ASSOCIATION OF THE OWNER/DEVELOPER SHALL HAVE THE RIGHT, UPON FIVE (5) DAYS ADVANCE NOTICE TO THE OWNER OF THE LOT WHERE THE COVENANT VIOLATION(S) EXISTS, AND PROVIDED SUCH VIOLATION IS NOT CORRECTED WITH THE TIME PERIOD PROVIDED FOR IN THE NOTICE, TO ENTER UPON SAID LOT AND TO REMEDY THE VIOLATION(S). THE COST FOR CURING THE VIOLATION(S) SHALL THEREUPON BE ASSESSED AGAINST THE LOT AND SHALL BE A LIEN ON SUCH LOT, WHICH MAY BE ENFORCED AND FORECLOSED AS CONTAINED HEREIN.

SECTION VI
MISCELLANEOUS AMENDMENT

A. NO WAIVER

1. THE FAILURE OF THE OWNER/DEVELOPER, THE ARCHITECTURAL COMMITTEE, THE ASSOCIATION, OR ANY GRANTOR, OR ANY SUCCESSOR IN TITLE, TO ENFORCE ANY GIVEN RESTRICTION OR COVENANT, OR CONDITION AT ANY TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS.

B. SEVERABILITY

1. INVALIDATION OF ANY ONE OF THESE COVENANTS, RESTRICTIONS OR CONDITIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

C. DISCLAIMER OF WARRANTY

1. EXCEPT AS EXPRESSLY PROVIDED IN WRITING, OWNER/DEVELOPER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADDITION, INCLUDING (WITHOUT LIMITATION) ANY RESERVE AREA OR IMPROVEMENT THEREIN, THE SUFFICIENCY OF UTILITIES, THE IMPROVEMENT, INCLUDING WITHOUT LIMITATION ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, HABITABILITY, LIABILITY, FITNESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE OR USE OR ANY WARRANTY OF QUALITY.

D. BINDING EFFECT; AMENDMENT

1. THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS DECLARATION SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM, AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE OWNER/DEVELOPER, THE ARCHITECTURAL COMMITTEE, THE ASSOCIATION AND THE OWNER OF ANY LOT SUBJECT TO THIS DECLARATION, THEIR RESPECTIVE LEGAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS, FOR A TERM OF FIFTEEN (15) YEARS FROM THE DATE THIS DECLARATION IS RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIOD OF TEN (10) YEARS. THE COVENANTS AND RESTRICTIONS OF THIS DECLARATION MAY BE AMENDED, IN WHOLE OR IN PART, MODIFIED, ADDED TO OR CHANGED AT ANY TIME BY AN INSTRUMENT SIGNED BY THE OWNERS OF NOT LESS THAN FIFTY-ONE PERCENT (51%) OF THE LOTS. ANY AMENDMENT MUST BY PROPERLY RECORDED. NOTWITHSTANDING THE FOREGOING OR ANYTHING ELSE HEREIN TO THE CONTRARY, THE OWNER/DEVELOPER RESERVES THE RIGHT TO GRANT VARIANCES THEREFROM IN PARTICULAR CASES AND FURTHER PROVIDED THAT THEY MAY AMEND THE COVENANTS AS FOLLOWS.
2. THIS DECLARATION MAY BE AMENDED UNILATERALLY BY OWNER/DEVELOPER AT ANY TIME:
- a. IF SUCH AMENDMENT IS NECESSARY TO BRING ANY PROVISION HEREOF INTO COMPLIANCE WITH ANY APPLICABLE GOVERNMENTAL STATUTE, RULE OR REGULATION OR JUDICIAL DETERMINATION WHICH SHALL BE IN CONFLICT THEREWITH.
 - b. IF SUCH AMENDMENT IS REQUIRED BY AN INSTITUTIONAL OR GOVERNMENTAL LENDER OR PURCHASER OF MORTGAGE LOANS, TO ENABLE SUCH LENDER OR PURCHASER TO MAKE OR PURCHASE MORTGAGE LOANS ON THE PROPERTY SUBJECT TO THIS DECLARATION.
 - c. IF SUCH AMENDMENT IS NECESSARY TO ENABLE ANY GOVERNMENTAL AGENCY OR REPUTABLE PRIVATE INSURANCE COMPANY TO INSURE MORTGAGE LOANS ON THE PROPERTY SUBJECT TO THIS DECLARATION
 - d. TO CORRECT ERRORS AND MAKE CLARIFICATIONS OR ADDITIONS IN THIS DECLARATION.
 - e. TO MODIFY OR ADD TO THE PROVISIONS OF THIS DECLARATION TO ADEQUATELY COVER SITUATIONS AND CIRCUMSTANCES WHICH OWNER/DEVELOPER BELIEVES, IN ITS REASONABLE JUDGMENT, HAVE NOT BEEN ADEQUATELY COVERED AND WOULD NOT HAVE A MATERIAL AND ADVERSE EFFECT ON THE MARKETABILITY OF LOTS.

3. IN FURTHERANCE OF THE FOREGOING, A POWER COUPLED WITH AN INTEREST IS HEREBY RESERVED AND GRANTED TO OWNER/DEVELOPER TO MAKE OR CONSENT TO ANY SUCH AMENDMENT ON BEHALF OF EACH OWNER. EACH DEED, OR OTHER EVIDENCE OF OBLIGATION OR OTHER INSTRUMENT AFFECTING A LOT AND THE ACCEPTANCE THEREOF SHALL BE DEEMED TO BE A GRANT AND ACKNOWLEDGMENT OF, AND CONSENT TO THE RESERVATION OF THE POWER TO OWNER/DEVELOPER TO MAKE, EXECUTE AND RECORD SUCH AMENDMENTS. THE RIGHT AND POWER OF THE OWNER/DEVELOPER TO MAKE SUCH AMENDMENTS HEREUNDER SHALL TERMINATE AT SUCH TIME OWNER/DEVELOPER HAS SOLD ALL OF ITS LOTS IN THE ADDITION.

SECTION VII OVERLAND DRAINAGE & UTILITY EASEMENT

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF COWETA, OK, THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND GRANT AN OVERLAND DRAINAGE AND UTILITY EASEMENT FOR THE PURPOSE OF PERMITTING STORM WATER FLOW, CONVEYANCE, RETENTION/DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN SPRADLIN ESTATES AND FROM PROPERTIES NOT INCLUDED IN SPRADLIN ESTATES I & II AND TO ALLOW ANY PUBLIC UTILITY TO USE.
2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE OVERLAND DRAINAGE & UTILITY EASEMENT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF COWETA, OKLAHOMA.
3. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE OVERLAND DRAINAGE & UTILITY EASEMENT SHALL BE MAINTAINED BY THE OWNER/DEVELOPER OR THE LAND OCCUPIED BY THE OVERLAND DRAINAGE & UTILITY EASEMENT MAYBE DEDICATED TO THE HOMEOWNERS ASSOCIATION IN THE FUTURE. MAINTENANCE SHALL BE PERFORMED BY THE OWNER/DEVELOPER TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTION INCLUDING REPAIR OF EROSION AND APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATION, AND PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORM WATER DETENTION EASEMENT AREA. MAINTENANCE SHALL BE AT THE COST OF THE APPLICABLE OWNER/DEVELOPER OR IF DEDICATED TO THE HOMEOWNERS ASSOCIATION AS SET FORTH IN SECTION III, AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- i) THE OVERLAND DRAINAGE & UTILITY EASEMENT AREA SHALL BE KEPT FREE OF LITTER.
 - ii) THE OVERLAND DRAINAGE & UTILITY EASEMENT AREA SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 2 WEEKS.
4. IN THE EVENT THE OVERLAND DRAINAGE & UTILITY EASEMENT SHOULD FAIL, TO BE PROPERLY MAINTAINED AS ABOVE PROVIDED, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE OVERLAND DRAINAGE & UTILITY EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER/DEVELOPER OR THE HOMEOWNERS ASSOCIATION. IN THE EVENT OVERLAND DRAINAGE & UTILITY EASEMENT AFTER RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE APPLICABLE TO OVERLAND DRAINAGE & UTILITY EASEMENT AS ABOVE SET FORTH, THE CITY OF COWETA, OK, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS. THEREAFTER, THE COSTS SHALL BE A LIEN AGAINST THE OWNER/DEVELOPER OR THE HOMEOWNER ASSOCIATION FOR SPRADLIN ESTATES I & II IF THE AREA HAS BEEN DEDICATION TO THE HOA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ABUNDANT RAIN MINISTRIES INC., HEREBY CERTIFY THAT WE ARE THE OWNERS AND THE PERSON OR PERSONS HAVING ANY RIGHT, TITLE OR INTERESTS TO THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

A TRACT OF LAND SITUATED IN THE SW1/4 NW1/4 OF SECTION 1, T17N, R15E OF THE 1.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 1, THENCE DUE NORTH ALONG THE WEST LINE THEREOF A DISTANCE OF 250.00 FEET; THENCE N89°45'53"E PARALLEL TO THE SOUTH LINE OF THE NW1/4 A DISTANCE OF 496.75 FEET TO THE POINT OF BEGINNING; THENCE S7°21'15"E A DISTANCE OF 251.94 FEET; THENCE N89°45'53"E A DISTANCE OF 505.79 FEET; THENCE N12°00'16"W A DISTANCE OF 74.91 FEET; THENCE N29°58'52"W A DISTANCE OF 125.00 FEET; THENCE N40°20'49"W A DISTANCE OF 89.09 FEET; THENCE S89°45'53"W A DISTANCE OF 402.32 FEET TO THE POINT OF BEGINNING, CONTAINING 2.70 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND HAVE CAUSED THIS PLAT TO BE MADE OF SAID TRACT SHOWING ACCURATE DIMENSION OF LOTS AND STREETS. WE HEREBY DESIGNATE SAID TRACT OF LAND AS SPRADLIN ESTATES II AND DEDICATE TO PUBLIC USE ALL STREETS AND EASEMENTS HEREON, THIS _____ DAY OF _____, 2023.

RONALD T. SPRADLIN, PRESIDENT

STATE OF OKLAHOMA)
)SS
COUNTY OF WAGONER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED RONALD T. SPRADLIN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO ON BEHALF OF ABUNDANT RAIN MINISTRIES INC., SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE SET FORTH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, THAT I, TONY ROBISON, A RESIDENT OF THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED AND PLATTED INTO LOTS THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF, I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023

TONY ROBISON, LAND SURVEYOR 1686

STATE OF OKLAHOMA)
)SS
COUNTY OF WAGONER)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED TONY ROBISON, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SIGNED THE CERTIFICATE OF SURVEYS AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE SET FORTH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
SECTION VIII UNDERGROUND DRAINAGE EASEMENT AND INFRASTRUCTURE

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND THE FOR THE BENEFIT OF THE CITY OF COWETA, OK, THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND GRANT A DRAINAGE AND UTILITY EASEMENT FOR THE PURPOSE OF PERMITTING STORM WATER FLOW, CONVEYANCE, DETENTION/RETENTION AND DISCHARGE OF STORM WATER WITHIN SPRADLIN ESTATES AND FROM PROPERTIES NOT INCLUDED IN SPRADLIN ESTATES I & II AND TO ALLOW ANY PUBLIC UTILITY TO USE.
2. ALL DRAINAGE FACILITIES CONSTRUCTED WITHIN THE UNDERGROUND DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE OWNER/DEVELOPER OR THE LAND OCCUPIED BY THE UNDERGROUND DRAINAGE EASEMENT MAY BE DEDICATED TO THE HOMEOWNERS ASSOCIATION IN THE FUTURE.

CERTIFICATE OF COWETA PLANNING COMMISSION

I, AS CHAIRMAN OF THE COWETA PLANNING COMMISSION DO CERTIFY THAT THE PROPOSED SUB-DIVISION "SPRADLIN ESTATES II" HAS BEEN PROCESSED THROUGH THE COWETA PLANNING COMMISSION WITH APPROVAL FOR ACCEPTANCE.

CHAIRMAN

CERTIFICATE OF CITY OF COWETA

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA CITY COUNCIL ON _____.

BY _____
MAYOR OR VICE MAYOR

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

BY _____
CITY CLERK

CERTIFICATE OF WAGONER COUNTY CLERK

I, LORI HENDRICKS, COUNTY CLERK OF WAGONER COUNTY, OKLAHOMA, DOES HEREBY NOW CERTIFY THAT THE PLAT OF SURVEY FOR THE SUBDIVISION KNOWN AS " SPRADLIN ESTATES II" HAS BEEN FILED INTO THE CITY OF COWETA RECORDS.

COUNTY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I, CHASITY LEVI, COUNTY TREASURER OF WAGONER COUNTY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS PERTAINING TO AD VALOREM TAXES ON THE TRACT DESCRIBED IN THE ACCOMPANYING PLAT AND FIND THAT ALL OF THE AD VALOREM TAXES HAVE BEEN PAID TO AND INCLUDING 2023.

DATED THIS _____ DAY OF _____, 2023

COUNTY TREASURER

INTENDED MAINTENANCE SHALL BE PERFORMED BY THE OWNER/DEVELOPER TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTION INCLUDING REPAIR OF EROSION AND APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATION, AND PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE EASEMENT AREA. MAINTENANCE SHALL BE AT THE COST OF THE APPLICABLE OWNER/DEVELOPER OR IF DEDICATED TO THE HOMEOWNERS ASSOCIATION AS SET FORTH IN SECTION III.

MAINTAINED 3. IN THE EVENT THE UNDERGROUND DRAINAGE EASEMENT AREA AND ALL INFRASTRUCTURE THEREIN SHOULD FAIL TO BE MAINTAINED AS ABOVE PROVIDED, THE CITY OF COWETA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE DRAINAGE EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER/DEVELOPER OR THE HOMEOWNERS ASSOCIATION. IN THE EVENT THE UNDERGROUND DRAINAGE UTILITY EASEMENT AND INFRASTRUCTURE LOCATED THEREIN ARE MAINTAINED BY THE CITY OF COWETA AND THE OWNER/DEVELOPER OR THE HOMEOWNERS ASSOCIATION, IF AFTER RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE APPLICABLE TO THE UNDERGROUND DRAINAGE EASEMENT AND INFRASTRUCTURE AS ABOVE SET FORTH, THE CITY OF COWETA, OK, MAY FILE AND RECORD AT THE WAGONER COUNTY CLERK'S OFFICE A COPY OF THE STATEMENT OF COSTS. THEREAFTER, THE COSTS SHALL BE A LIEN AGAINST THE OWNER/DEVELOPER OR THE HOMEOWNERS ASSOCIATION FOR SPRADLIN ESTATES I & II IF THE AREA HAS BEEN DEDICATED TO THE HOA.



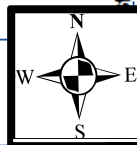
Aerial Date: 2020/2021

CZ 22-01

0 150 300 Feet



**PRELIMINARY PLAT SPRADLIN ESTATES PHASE II
RS-2 RESIDENTIAL SINGLE FAMILY ZONING**



SUBJECT PROPERTY

E 125th Pl S

15E17N1

15E17N2

124th

284th East

126th

127th

283rd East

282nd East

State Highway 51

273rd East

272nd East

123rd East

127th

271st East

275th East

274th East

275th East

276th East

126th

277th East

278th East

279th East

128th

Bridle Trail Estates

Bridle Trail Estates SE



Timber Ridge Crossing II

Kountry Fair Plaza

123rd

269th East

270th East



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: South 271st East Avenue and East 116th Street South
Zoning: (PUD) PUD-R 13-02, with uses permitted in the General Commercial (CG) zoning
Re: CLS 23-05 – Minor Subdivision (Lot Split)
Date: 06-19-2023

BACKGROUND

Applicant

The applicant Tim Terral, TEP, for the Property Owners, Bishop Palmer Ventures, LLC, has requested a Minor Subdivision (Lot Split) on a tract of land which lies within Planned Unit Development (PUD) – PUD-R 13-02, commonly known as Coweta Crossing South 45.

Case Facts

- This PUD has uses permitted under the General Commercial (CG) zoning, specifically Section 1110, 1120 and 1130 of the Coweta Zoning Code.
- The new lots will meet the minimum yard requirements for the General Commercial (CG) District.
- On 6 February 2023 the City Council established a Specific Use Permit (CZ 22-06 SUP) allowing for the establishment of a storage facility on the lot. This SUP had the following conditions:
 - The area of the parcel devoted to planned and intended uses as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area (approximately 334,130 square feet total).
 - The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, such fence shall be constructed out of brick or masonry materials.
 - The purpose of screening walls is to help maintain a compatible relationship between certain land uses, particularly for nonconforming uses.
 - Office and warehouse space shall be designed using glass, brick, masonry, or stucco materials consistent with existing structures within the subdivision on public facing walls.
- The intended lot split honors the first condition set by the City Council.

Proposed Lots:

- Tract 1: Said tract contains 100,403 square feet or 2.3049 acres more or less.
- Tract 2: Said tract contains 224,382 square feet or 5.1511 acres more or less.

This property has access from South 271st East Avenue and East 116th Street South. Tract 1: is for restaurants, commercial retail, entertainment, and office uses. Tract 2: is for enclosed Recreational Vehicle (RV) Mini Storage, Mini Storage, and office.

A Technical Advisory Committee (TAC) Agenda was sent on May 8, 2023. City Staff received no adverse comments to the proposed Minor Subdivision (Lot Split).

Existing Land Use	Existing Zoning
Residential, Commercial	PUD-R 13-02
Surrounding Land Use	Surrounding Zoning
North: Commercial	PUD-R 13-02
East: Residential	PUD-R 13-02
South: Residential	RS-1
West: Commercial	PUD-R 13-02

Legal Descriptions:

Original Tract: Lot Two (2), Block Two (2), Coweta Crossing South45, an addition to the City of Coweta, Wagoner County, State of Oklahoma, Book 2257, Page 174, as recorded in the office of the Wagoner County Clerk. Said tract contains 324,785 square feet or 7,4560 acres. The basis of bearings is Coweta Crossing South45, an addition to the City of Coweta, Wagoner County, State of Oklahoma, Book 2257, Page 174, as recorded in the office of the Wagoner County Clerk

Tract 1: A tract of land contained within Lot Two (2), Block Two (2), Coweta Crossing South45, an addition to the City of Coweta, Wagoner County, State of Oklahoma, Book 2257, Page 174, as recorded in the office of the Wagoner County Clerk, being more particularly described as follows:

Beginning at the northeast corner of said Lot Two (2); Thence S 01°37'08" E, along the east line of said Lot Two (2), a distance of 195.96 feet; Thence S 88°47'08" W a distance of 438.38 feet; Thence N 29°47'51" W a distance of 132.96 feet to a point on the north line of said Lot Two (2); Thence along said north line, the following three (3) coursed: Thence N 60°12'09" E a distance of 223.26 feet; Thence along a tangent curve to the right with a central angle of 59°02'33", a radius of 227.65 feet, an arc length of 234.59 feet, a chord bearing of N 89°43'26" E and a chord length of 224.35 feet; Thence along a tangent reverse curve to the left with a central angle of 27°41'10", a radius of 175.00 feet, an arc length of 84.56 feet, a chord bearing of S 74°35'53" E and a chord length of 83.74 feet to the "Point of Beginning". Said tract contains 100,403 square feet or 2.3049 acres.

Tract 2: Lot Two (2), Block Two (2), Coweta Crossing South 45, an addition to the City of Coweta, Wagoner County, State of Oklahoma, Book 2257, Page 174, as recorded in the office of the Wagoner County Clerk, less and except the following described tract of land:

A tract of land contained within Lot Two (2), Block Two (2), Coweta Crossing South 45, an addition to the City of Coweta, Wagoner County, State of Oklahoma, Book 2257,

Page 174, as recorded in the office of the Wagoner County Clerk, being more particularly described as follows:

Beginning at the northeast corner of said Lot Two (2): Thence S 01°37'08" E, along the east line of said Lot Two (2), a distance of 195.96 feet; Thence S 88°47'08" W a distance of 438.38 feet; Thence N 29°47'51" W a distance of 132.96 feet to a point on the north line of said Lot Two (2); Thence N 60°12'09" E a distance of 223.26 feet; Thence along a tangent curve to the right with a central angle of 59°02'33", a radius of 227.65 feet, an arc length of 234.59 feet, a chord bearing of N 89°43'26" E and a chord length of 224.35 feet; Thence along a tangent reverse curve to the left with a central angle of 27°41'10", a radius of 175.00 feet, an arc length of 84.56 feet, a chord bearing of S 74°35'53" E and a chord length of 83.74 feet to the "Point of Beginning". Said tract contains 100403 square feet or 2.3049 acres. Remaining tract contains 224,382 square feet or 5.1511 acres.

STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, conditional approval, or denial of the request of the Minor Subdivision (Lot Split) request. Staff recommends approval of the Minor Subdivision (Lot Split) request under the following conditions:

- The lot labeled Tract A be reserved for the use allowed via PUD-R 13-02 and in the conditions established via CZ 22-06 SUP.
- The conditions established via CZ 22-06 SUP remain applicable to both tracts created by this lot split.
- When lot split approval is stamped on the conveyances evidencing the lot splits, the applicability of PUD-R 13-02 and CZ-22-06 SUP shall be noted below such approval prior to recording the conveyances.to

ATTACHMENTS

1. Parent Survey
2. Tract A Survey
3. Remainder Tract Survey
4. PUD-R 13-02
5. 230206 CC Staff Report – CZ 22-06 SUP
6. Location Map
7. Zoning Map



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Location: South 271st East Avenue and East 116th Street South
Zoning: PUD-R 13-02
Re: Case Number: CZ 22-06 SUP
Date: 06 February 2023

BACKGROUND

Applicant

The applicant, JR Donelson, Inc., requests a Specific Use Permit (SUP) to establish an enclosed Recreational Vehicle (RV) Mini Storage **and** office or retail space.

Case Facts

- The location of the request is South 271st East Avenue and East 116th Street South in Section 35, Township 18 North, Range 15 East.
- The property's zoning is governed by PUD-R 13-02, with uses permitted in the General Commercial (CG) zoning
 - Permitted principle uses, accessory uses, and uses permitted by special exception in the CG Zoning District in accordance with 1110, 1120, and 1130 are allowed in PUD-R13-02 Area A (see Permitted Uses for Area A under Development Standards).
 - The PUD states that the planned use for Area A is for restaurants, commercial retail, entertainment and office uses.
- The property legal description: Lot 2, Block 2, Coweta Crossing South 45, an Addition to the City of Coweta, Wagoner County, State of Oklahoma, according to the recorded Plat thereof.
- The original site plan presented by the applicant intended for approximately 12-15% of the parcel's use be dedicated to office and warehouse spaces, with the remainder used for mini storage.
 - An updated site plan has been submitted which shows the intended office and retail use will now constitute 31.4% of the parcel's overall area.
- At the 11 November 2022 Planning Commission meeting (recessed to 19 December 2022 due to insufficient time for notice), the Planning Commission voted to recommend approval to the City Council under the following conditions:
 - The area of the parcel devoted to planned and intended uses (restaurant/retail/office use) as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area (approximately 334,130 square feet total).

- The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, such fence shall be constructed out of brick or masonry materials or dense vegetation.
- Office and warehouse space shall be designed using glass, brick, masonry, or stucco materials consistent with existing structures within the subdivision on the public facing walls.
- The developer shall ensure that light pollution does not interfere with those living in the surrounding residential areas.
- The area marked “Outdoor parking” on the back triangle of the lot shall be retained for green space.
- The developer shall make an attempt to add additional green space to the site plan.
- A revised site plan shall come before the board.
- At the 16 January 2023 Planning Commission meeting, the developer submitted an updated site plan reflecting the changes requested by the Commission. At this meeting, the Commission unanimously voted to recommend approval of the Specific Use Permit under the following conditions:
 - The area of the parcel devoted to planned and intended uses (restaurant/retail/office use) as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area.
 - The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, such fence shall be constructed out of brick or masonry materials or dense vegetation.
 - Office and warehouse space shall be designed using glass, brick, masonry, or stucco materials consistent with existing structures within the subdivision on the public facing walls.
 - The developer shall ensure that light pollution does not interfere with those living in the surrounding residential areas.
 - The back triangle area of the lot shall be retained for green space.

Pertinent Code/Legal Instrument

Chapter 11 General Commercial, Section 1110 Permitted Principal Uses

Chapter 11 General Commercial, Section 1120 Permitted Accessory Uses

Chapter 11 General Commercial, Section 1130 Uses Permitted by Special Exception

Chapter 11 General Commercial, Section 1140 Uses Permitted by Specific Use Permit

- Among the uses permitted under a Specific Use Permit, to be granted by the Planning Commission and City Council, in accordance with the provisions contained in Chapter 26, is Mini Storage (sub-bullet (m)).

Chapter 26 Specific Use Permits, Section 2601 Purposes

- The specific use permit review is to determine if the use is appropriate in this specific location, compatible with the surrounding area, and that the use and layout will meet the requirements of the code for that specific use, including parking and other zoning code issues.

Chapter 26 Specific Use Permits, Section 2602 Conditions for Approval

- A. Plans and Data to be Submitted
Prior to submission of a request for a Specific Use Permit, the City Planner may require one or more pre-application conferences with the potential applicant. In considering and determining its recommendation to the City Council relative to any application for a Specific Use Permit, the Planning Commission will establish the requirements necessary for consideration of the application.
- B. Planning Commission Requirements
The Planning Commission may recommend to the City Council that certain safeguards and conditions concerning bonding, insurance, setbacks, ingress and egress, off-street parking and loading arrangements and location or construction of buildings and uses and operation be required. If the Planning Commission fails to review and make a recommendation within 45 days from the date the application is accepted for processing, the City Council can take action on the application.
- F. Time Limits for Implementation
If for any reason the approved specific use ceases operation for a period of two years, then the approval of said specific use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved specific use that does not begin operation within two years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place. Uses existing before the adoption of the Specific Use Permit ordinance, including non-conforming uses and their incidental and accessory uses, must receive a Specific Use Permit before any expansion of the use is permitted.

DEVELOPMENT STANDARDS

**DEVELOPMENT AREA A (RESTAURANT-RETAIL-OFFICE-
OFFICE/WAREHOUSE USE)**

LAND AREA:

Gross:	66.245 acres*	2,885,632 square feet
Net:	66.245 acres	2,885,632 square feet

PERMITTED USES (to be allowed by right):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the CG Zoning District, in accordance with Sections 1110, 1120 and 1130 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

DISCUSSION

Staff, in accordance with the City of Coweta Planning Commission, **recommends** approval of the request to establish a Specific Use Permit under the following conditions:

- The area of the parcel devoted to planned and intended uses (restaurant/retail/office use) as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area.
- The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, such fence shall be constructed out of brick or masonry materials or dense vegetation.
- Office and warehouse space shall be designed using glass, brick, masonry, or stucco materials consistent with existing structures within the subdivision on the public facing walls.
- The developer shall ensure that light pollution does not interfere with those living in the surrounding residential areas.
- The back triangle area of the lot shall be retained for green space.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a finding of recommendation with conditions, as outlined above, concerning the establishment of CZ 22-06 Specific Use Permit.

ATTACHMENTS

221219 Site Plan
230116 Site Plan
Sample Elevations

Zoning Map

Aerial view Map with Floodplain

PUD-R 13-02 – Coweta Crossing

CLS 23-05 MINOR SUBDIVISION



SUBJECT PROPERTY

Tract 1

Tract 2

15E18N26

111th

15E18N25

112th

278th East

277th East

276th East

275th East

274th East

273rd East

272nd East

271st East

270th East

112th

113th

113th

State Highway 51

114th

115th

116th

117th

118th

119th

120th

15E18N35

15E18N36

116th Street

272nd East

116th

266th

267th

268th

269th

270th

271st

272nd

273rd

274th

275th

276th

277th

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333rd

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335th

336th

337th

338th

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340th

341st

342nd

343rd

344th

345th

CLS 23-05 MINOR SUBDIVISION

SUBJECT PROPERTY

Legend

ZONE_TYPE

- AG Agriculture
- CG General Commercial
- IL Light Industrial
- RM-1 Residential Multi-Family
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family

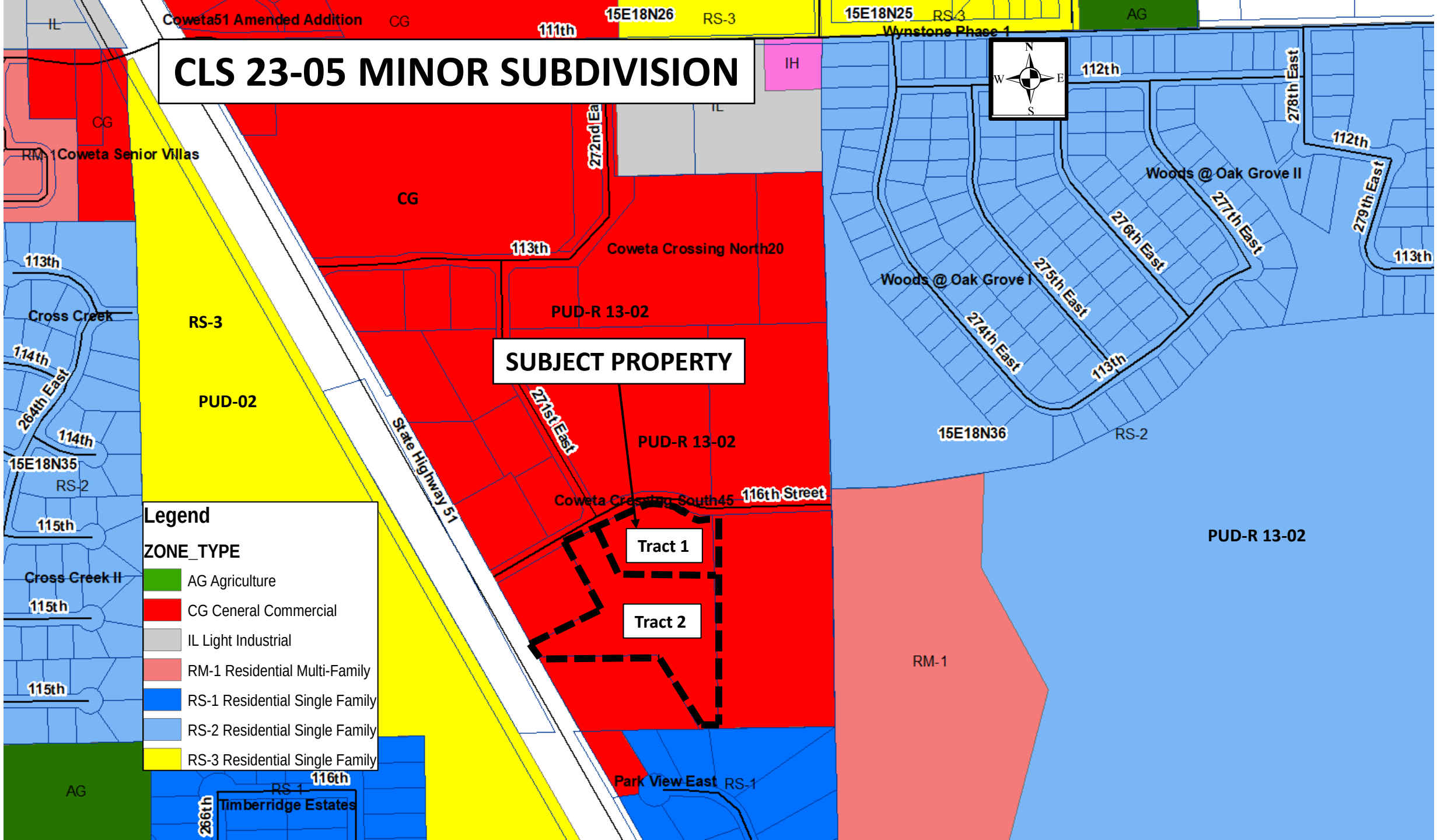
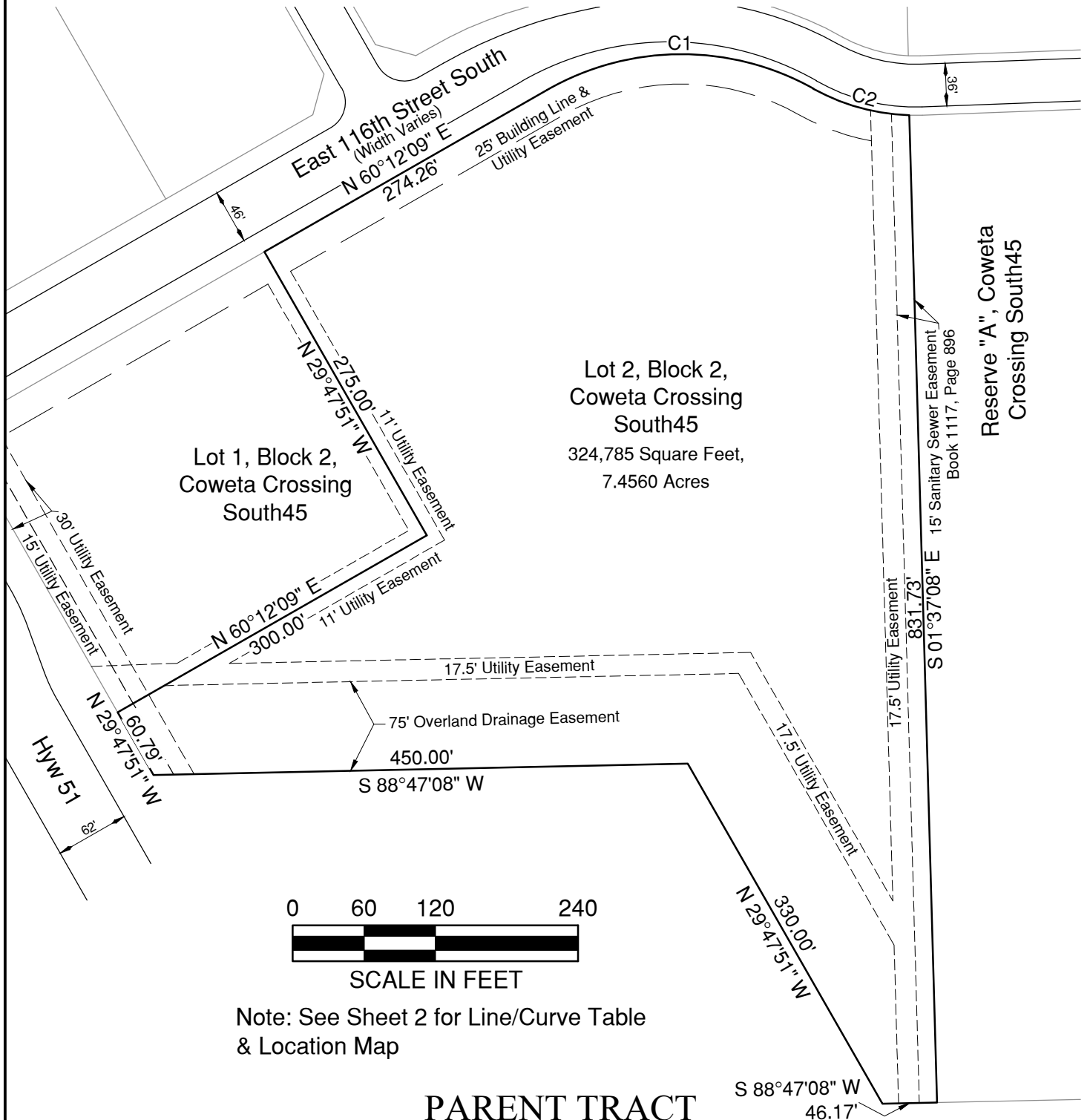


Exhibit "A"

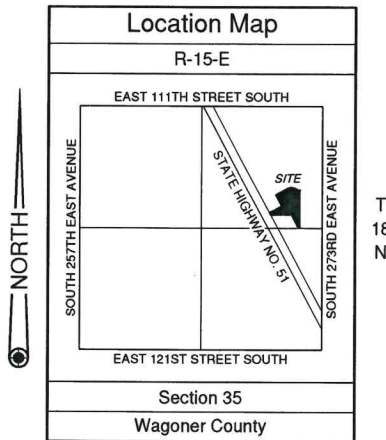


Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2023



Job No: 22-054
Scale: 1"=120'
Date: 4/28/2023

Exhibit "A"



Curve Table

No.	Delta	Radius	Length	Chord Direction	Chord Length
C1	59°02'33"	227.65'	234.59'	N 89°43'26" E	224.35'
C2	27°41'10"	175.00'	84.56'	S 74°35'53" E	83.74'

PARENT TRACT

Sheet 2 of 3



Tulsa Engineering & Planning Associates
 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
 Phone: 918-252-9621 Fax: 918-340-5999
 Civil Engineering, Land Surveying, Land Planning
 Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2023

Job No: 22-054
 Scale: N/A
 Date: 4/28/2023

Exhibit "A"

Legal Description

Lot Two (2), Block Two (2), Coweta Crossing South45, an addition to the City of Coweta, Wagoner County, State of Oklahoma, Book 2257, Page 174, as recorded in the office of the Wagoner County Clerk.

Said tract contains 324,785 square feet or 7,4560 acres.

The basis of bearings is Coweta Crossing South45, an addition to the City of Coweta, Wagoner County, State of Oklahoma, Book 2257, Page 174, as recorded in the office of the Wagoner County Clerk

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.05.01 07:09:10 -05'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



PARENT TRACT

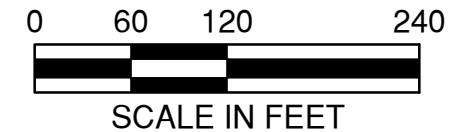
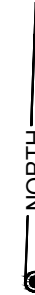
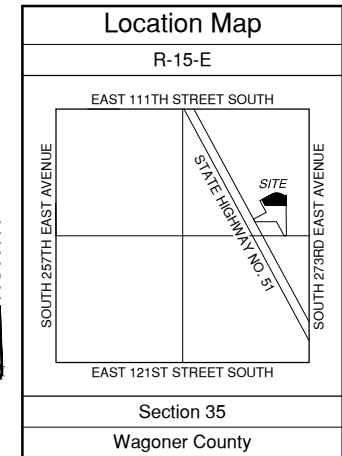
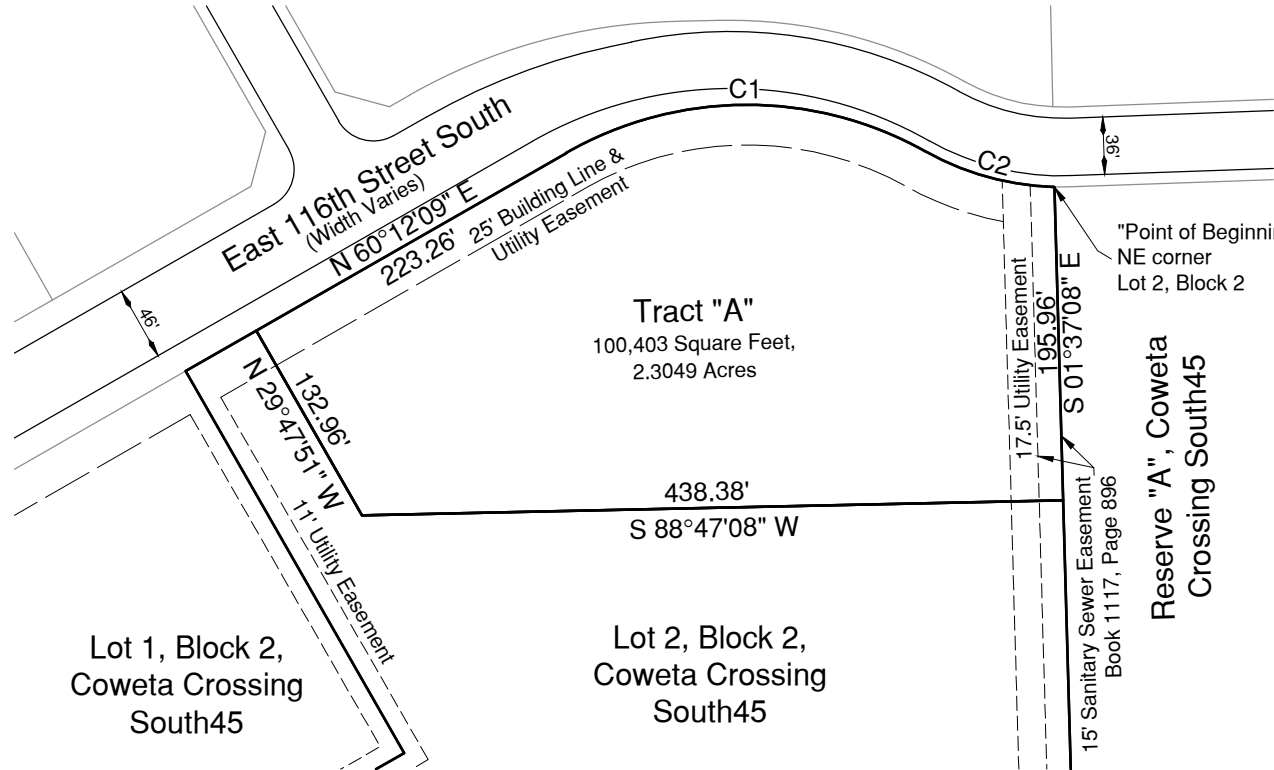
Sheet 3 of 3



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Curve Table

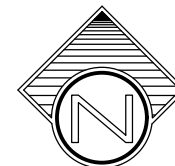
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TRACT "A"

Sheet 1 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2023



Job No: 22-054
Scale: 1"=120'
Date: 4/28/2023

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Thence N 29°47'51" W a distance of 132.96 feet to a point on the north line of said Lot Two (2);

Thence along said north line, the following three (3) coursed:

Thence N 60°12'09" E a distance of 223.26 feet;

Thence along a tangent curve to the right with a central angle of 59°02'33", a radius of 227.65 feet, an arc length of 234.59 feet, a chord bearing of N 89°43'26" E and a chord length of 224.35 feet;

Thence along a tangent reverse curve to the left with a central angle of 27°41'10", a radius of 175.00 feet, an arc length of 84.56 feet, a chord bearing of S 74°35'53" E and a chord length of 83.74 feet to the "Point of Beginning".

Said tract contains 100,403 square feet or 2.3049 acres.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.04.28 07:42:40 -05'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com

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TRACT "A"

Sheet 2 of 2



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

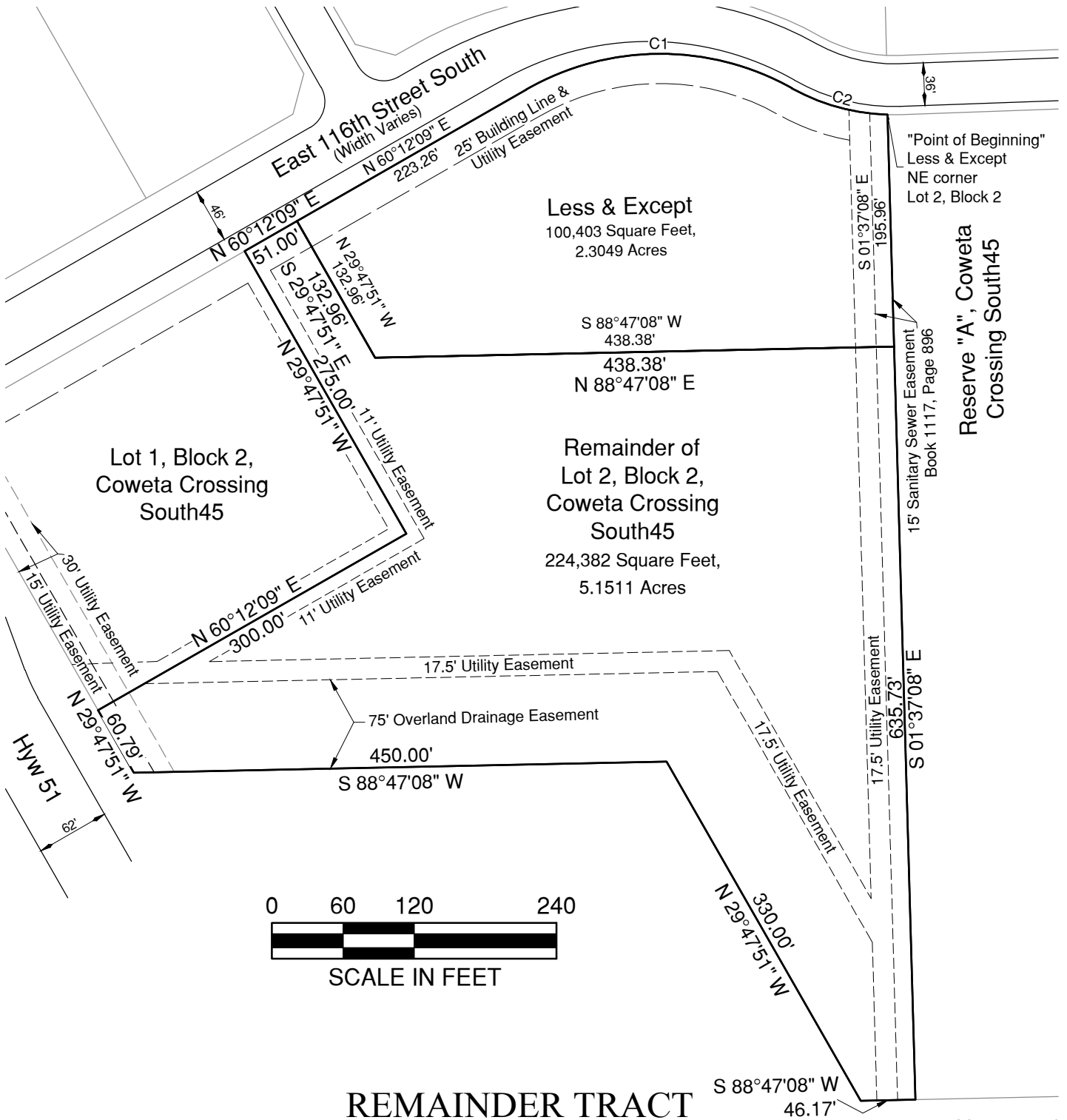
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2023

Job No: 22-054

Scale: N/A

Date: 4/28/2023

Exhibit "A"



Sheet 1 of 3



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2023

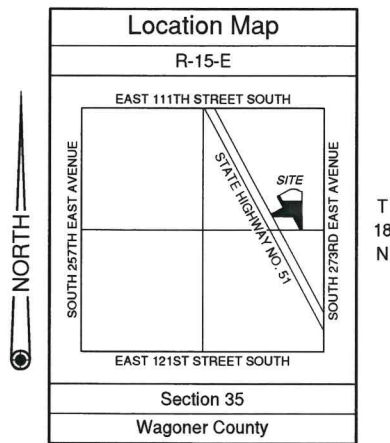


Job No: 22-054

Scale: 1"=120'

Date: 4/28/2023

Exhibit "A"



Curve Table

No.	Delta	Radius	Length	Chord Direction	Chord Length
C1	59°02'33"	227.65'	234.59'	N 89°43'26" E	224.35'
C2	27°41'10"	175.00'	84.56'	S 74°35'53" E	83.74'

REMAINDER TRACT

Sheet 2 of 3



Tulsa Engineering & Planning Associates
 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
 Phone: 918-252-9621 Fax: 918-340-5999
 Civil Engineering, Land Surveying, Land Planning
 Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2023

Job No: 22-054
 Scale: N/A
 Date: 4/28/2023

Exhibit "A"

Legal Description

Lot Two (2), Block Two (2), Coweta Crossing South 45, an addition to the City of Coweta, Wagoner County, State of Oklahoma, Book 2257, Page 174, as recorded in the office of the Wagoner County Clerk, less and except the following described tract of land:

A tract of land contained within Lot Two (2), Block Two (2), Coweta Crossing South 45, an addition to the City of Coweta, Wagoner County, State of Oklahoma, Book 2257, Page 174, as recorded in the office of the Wagoner County Clerk, being more particularly described as follows:

Beginning at the northeast corner of said Lot Two (2):

Thence S 01°37'08" E, along the east line of said Lot Two (2), a distance of 195.96 feet;

Thence S 88°47'08" W a distance of 438.38 feet;

Thence N 29°47'51" W a distance of 132.96 feet to a point on the north line of said Lot Two (2);

Thence N 60°12'09" E a distance of 223.26 feet;

Thence along a tangent curve to the right with a central angle of 59°02'33", a radius of 227.65 feet, an arc length of 234.59 feet, a chord bearing of N 89°43'26" E and a chord length of 224.35 feet;

Thence along a tangent reverse curve to the left with a central angle of 27°41'10", a radius of 175.00 feet, an arc length of 84.56 feet, a chord bearing of S 74°35'53" E and a chord length of 83.74 feet to the "Point of Beginning".

Said tract contains 100403 square feet or 2.3049 acres.

Remaining tract contains 224,382 square feet or 5.1511 acres.

Certificate

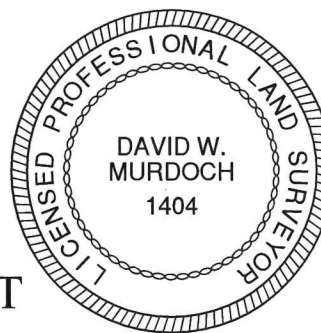
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.04.28 07:40:33 -05'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
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REMAINDER TRACT

Sheet 3 of 3



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2023

Job No: 22-054
Scale: N/A
Date: 4/28/2023

Coweta Crossing
Coweta, Oklahoma

November 22, 2013

Prepared For:

TJT Enterprises
P.O. Box 250
Inola, Oklahoma 74036

Prepared By:

J.R. Donelson, Inc.
12820 So. Memorial Dr., Office 100
Bixby, Oklahoma 74008

Coweta Crossing

Planned Unit Development Number PUD-R 13-02

DEVELOPMENT CONCEPT

Introduction.

Coweta Crossing is a proposed mixed-use Planned Unit Development (PUD) located north of downtown Coweta, east of State Highway 51. The Proposed PUD is presently zoned CG (Commercial General) under PUD-C 12-02 and RS-2 and CG under "The Woods Golf Community Development" PUD. The overall site totals 366.28 acres and is located on the east side of State Highway 51 and South of E. 111th Street South. The property is in the Northeast Quarter of Section 35, Township 18 North, Range 15 East, and Section 36, Township 18 North, Range 15 East in Wagoner County, Oklahoma. See Exhibit B, which is a Concept Master Plan of the Site.

The Proposed PUD will consist of a number of uses. Those uses will be: restaurant, commercial retail, entertainment, office, single family dwellings, multi-family dwellings, a golf course with a clubhouse, a community center and a Coweta Public School site. The creation of active open space, while emphasizing the preservation of passive open space, is a very important aspect in the planning of Coweta Crossing. Sensitivity to topography, vegetation and surrounding land uses contributed to the planning and execution of the development to fulfill the present and future needs of the Coweta community.

As depicted on Exhibit A, the Concept Master Plan for this Planned Unit Development (PUD) shows five possible land uses within this development.

Development Area A is planned for restaurant, commercial retail, entertainment and office uses.

Development Area B is planned for residential single family dwellings, a municipal community center, public school, public golf course with a driving range and club house.

Development Area C is planned for residential multi-family dwellings, apartments and townhouses.

Legal description is provided as follows: Exhibit B-1 (Overall PUD Site Legal Description).

The public Golf Course will be re-designed and will be a nine (9) hole course with a driving range and club house. The development will feature existing and proposed lakes that will function both aesthetically as well as provide storm water detention. Possible amenities for the residential home owners could be a swimming pool and a tennis court.

Zoning.

The Site will be developed as three (3) Development Areas. The areas will be zoned CG (Commercial General), RS-2 (Residential Single Family), RM-1 (Residential Multi-family) . Uses allowed by right and exception in these zoning districts are allowed in this planned unit development. Attached as Exhibit C is a map that identifies the existing zoning of the site and surrounding areas.

Features of the site and surrounding area; viability and compatibility.

The site is located in North Coweta. A portion of the site is located in Section 35, South of East 111th Street South and East of State Highway 51. A 65 acre portion of the site is located abutting State Highway 51, the primary arterial road in Coweta. A Wal-Mart Center is located north of the Site on the south side of East 111th Street South. Along Highway 51, (west portion of the site) is a building used for commercial purposes. The “Woods Subdivision” is located north of the proposed site in Section 36 and “Creek Hollow” is located south of the proposed site in Section 36. A natural drainage and floodplain area, “Coweta Creek”, runs along the East line of Section 35. To the South of the portion West of “Coweta Creek” is an existing mini-storage development along Highway 51 and a larger lot (RS-1) residential development.

There should be no question that development of the site for the uses proposed in this PUD are compatible with and in fact supported by the site features and the surrounding land uses. Compatibility of the proposed planned unit development with the existing and planned uses surrounding the site further is achieved by the development standards explained in the text that follows.

DEVELOPMENT STANDARDS

DEVELOPMENT AREA A (RESTAURANT-RETAIL-OFFICE- OFFICE/WAREHOUSE USE)

LAND AREA:

Gross:	66.245 acres*	2,885,632 square feet
Net:	66.245 acres	2,885,632 square feet

PERMITTED USES (to be allowed by right):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the CG Zoning District, in accordance with Sections 1110, 1120 and 1130 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM FRONTAGE (per lot) N/A feet

(No minimum lot width is required according to Sections 1160 of the Zoning Code.)

MAXIMUM BUILDING FLOOR AREA (using .75 FAR): 2,164,224square feet

(The maximum FAR allowed in the CG Zoning District is provided for Development Area A, consistent with Section 1170 of the Zoning Code.)

MAXIMUM BUILDING HEIGHT: Five Story
(One story height may vary depending on type of finish.)

MINIMUM BUILDING SETBACKS

From the west boundary (east right-of-way line for Highway 51)	35.0 feet
From the south boundary	25.0 feet
From the north boundary	25.0 feet
From the east boundary	15.0 feet

**DEVELOPMENT AREA B (RESIDENTIAL SINGLE-FAMILY- SCHOOL SITE-
MUNICIPAL COMMUNITY CENTER, GOLF COURSE/DRIVING RANGE)**

LAND AREA:

Gross:	276.735 acres*	12,054,576square feet
Net:	276.735 acres	12,054,576square feet

PERMITTED USES (to be allowed by right):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the RS Zoning District, in accordance with Sections 410, 420, 430, 440 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM YARD REQUIREMENTS PER SECTION 450 of the Zoning Code.

The minimum yard requirements for RS-2 will apply to all single family residential zoned lots.

MAXIMUM BUILDING HEIGHT: (Three story height may vary depending on type of finish.)	Three Story 45 feet in height
MINIMUM LOT AREA	5,000square feet
MINIMUM LOT WIDTH	50 feet

DEVELOPMENT AREA C (RESIDENTIAL MULTI-FAMILY)

LAND AREA:

Gross:	23.3 acres*	1,014,948square feet
Net:	23.3 acres	1,014,948square feet

PERMITTED USES (to be allowed by right in the RM-1 zoning district):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the RM-1 Zoning District, in accordance with Sections 610, 620, 630, 640 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM YARD REQUIREMENTS PER SECTION 600 of the Zoning Code.

DEVELOPMENT STANDARDS FOR ALL PROPERTY

LANDSCAPED AREA AND SCREENING

- (1) All development and construction shall comply with Chapter 24 of the Zoning Code.
- (2) The landscaping concept is intended to achieve unity though out the Planned Unit Development as well as provide an attractive view of the project from surrounding streets and neighborhoods.
- (3) Open space along the east side of Development Area A may be utilized and included in open space, landscape area or detention areas. These areas may be subject to detail site plan requirements made by the Coweta City Council.

SIGNS

- 1) Signage shall comply with Chapter 18 of the Zoning Code, with the maximum surface area of a temporary or permanent sign size being 192 square feet.
- 2) No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan for the property has been submitted to the City of Coweta official (who has authority to issue sign permits) and approved as being in compliance with the approved PUD development standards.
- 3) Each and every sign will be architecturally pleasing and well landscaped.

LIGHTING

- (1) Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited, except as may be permitted by the Coweta zoning code as part of the approved detail sign plan.
- (2) Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent residential areas and residential uses within the PUD. No light standard or building-mounted light shall exceed five stories in height.

TRASH, MECHANICAL AND EQUIPMENT AREAS

- (1) There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen from a public street.

TOPOGRAPHY, DRAINAGE AND UTILITIES

- (1) *Drainage.* All storm water drainage structures shall be installed and maintained in accordance with all applicable City of Coweta Ordinances and regulations.

A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that property.

During construction on the property, the owner will provide adequate and reasonable erosion control, and, after construction, they will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

- (3) *Utilities.* Utilities are depicted on Exhibit E. Public water and sanitary sewer services are provided by the City of Coweta. AEP/PSO furnishes electricity to the entire site. Oklahoma Natural Gas (ONG) is the supplier of natural gas to the project.

ACCESS, CIRCULATION AND PARKING

Access, traffic circulation and parking areas depicted on Exhibit F. Some of the drives and parking areas within the PUD may be privately owned and maintained. Public Streets through Development Area B will be publicly owned and maintained. Mutual access between and across individual properties and mutual parking privileges within the PUD shall be provided by a mutual access agreement to be recorded in office of the Wagoner County Clerk by the Owner/Developer.

Pedestrian access and circulation shall be depicted on the detailed site plan drawing and/or landscape plan required by the City of Coweta. As stated above, all mutual access drives in the PUD may be private drives, which shall be constructed in accordance with all applicable City of Coweta codes, regulations and standards.

RESTRICTIVE COVENANTS; ENFORCEMENT

If portions of the Site are platted, Restrictive covenants will be adopted and recorded for that PUD portion as platted. Owners of the respective platted parcels and or buildings in the PUD will be required by the covenants to keep and maintain the parcels and improvements in a clean and professional manner (the "Maintenance Covenant"). The Maintenance Covenant will be enforced by the owner or a property owners' association for each platted parcel or building in the PUD.

PERMIT PREREQUISITES

No zoning clearance permit shall be issued until a detail site plan, including all buildings, parking, drives, walkways, and landscape areas, has been submitted to the Coweta City Planner and approved as being in compliance with the PUD development standards and all other applicable standards of the City of Coweta.

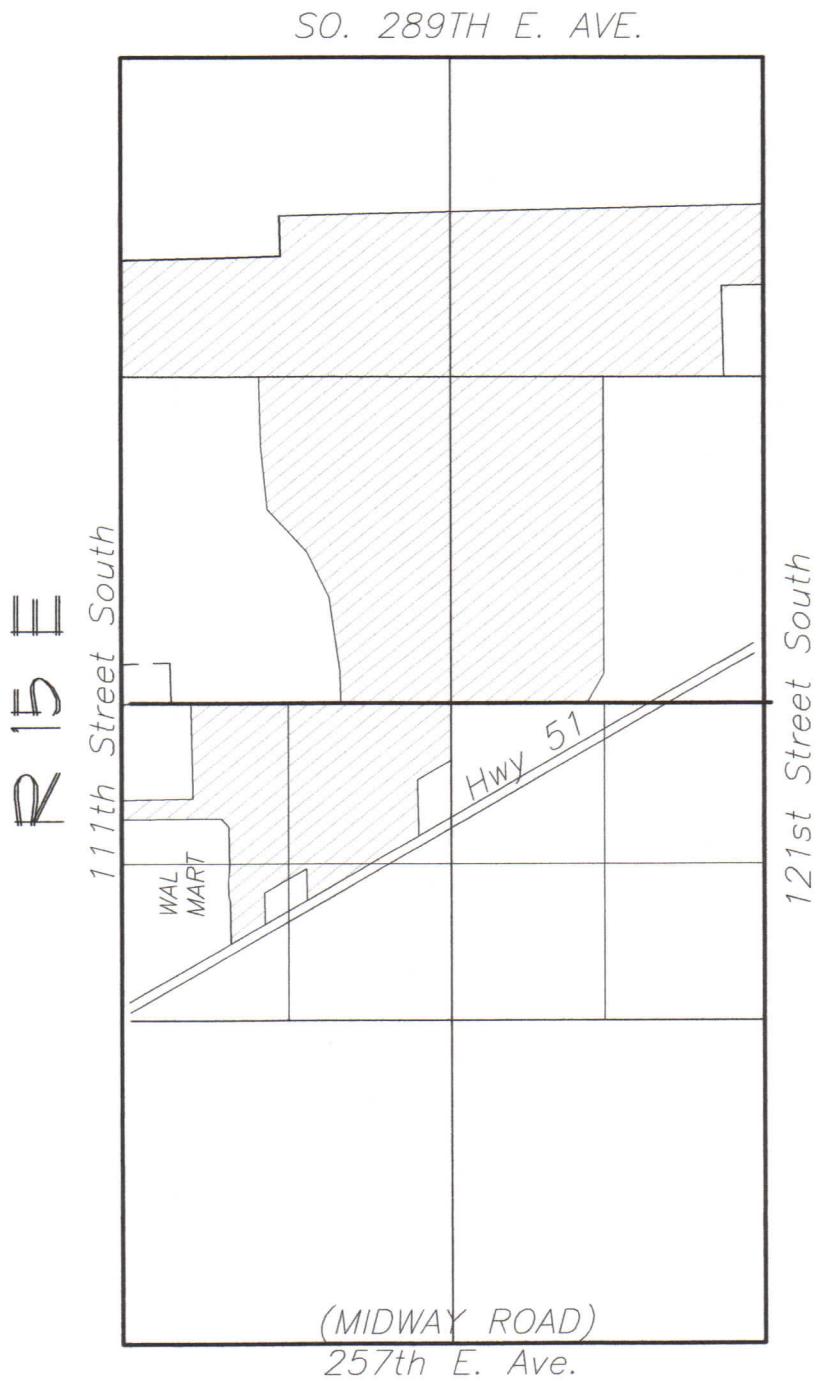
SCHEDULE OF DEVELOPMENT

Development will commence upon the approval of the PUD by the appropriate governmental bodies. The proposed development schedule is as follows:

- | | | |
|----|---------------------------------------|----------|
| 1. | Installation of site erosion control: | 04-14-14 |
| 2. | Begin site clearing and grubbing: | 04-21-14 |
| 3. | Begin CLOMR process | 05-15-14 |
| 4. | CLOMR submitted to FEMA | 09-15-14 |
| 5. | Grading on Coweta Creek | 10-15-14 |

EXHIBITS

- Exhibit A: Location map.
- Exhibit B: Concept Master Plan.
- Exhibit B-1: Overall PUD Site Legal Description.
- Exhibit B-2: Development Area A, Legal Description.
- Exhibit B-3: Development Area C, Legal Description.
- Exhibit B-4: Development Area B, Legal Description
- Exhibit C: Proposed Area Zoning.
- Exhibit D: Development Areas.
- Exhibit E: Proposed Utility Plan.
- Exhibit F: Access and Traffic Circulation Plan.



SECTION 35 SECTION 36

LOCATION MAP

100' N



EXHIBIT A

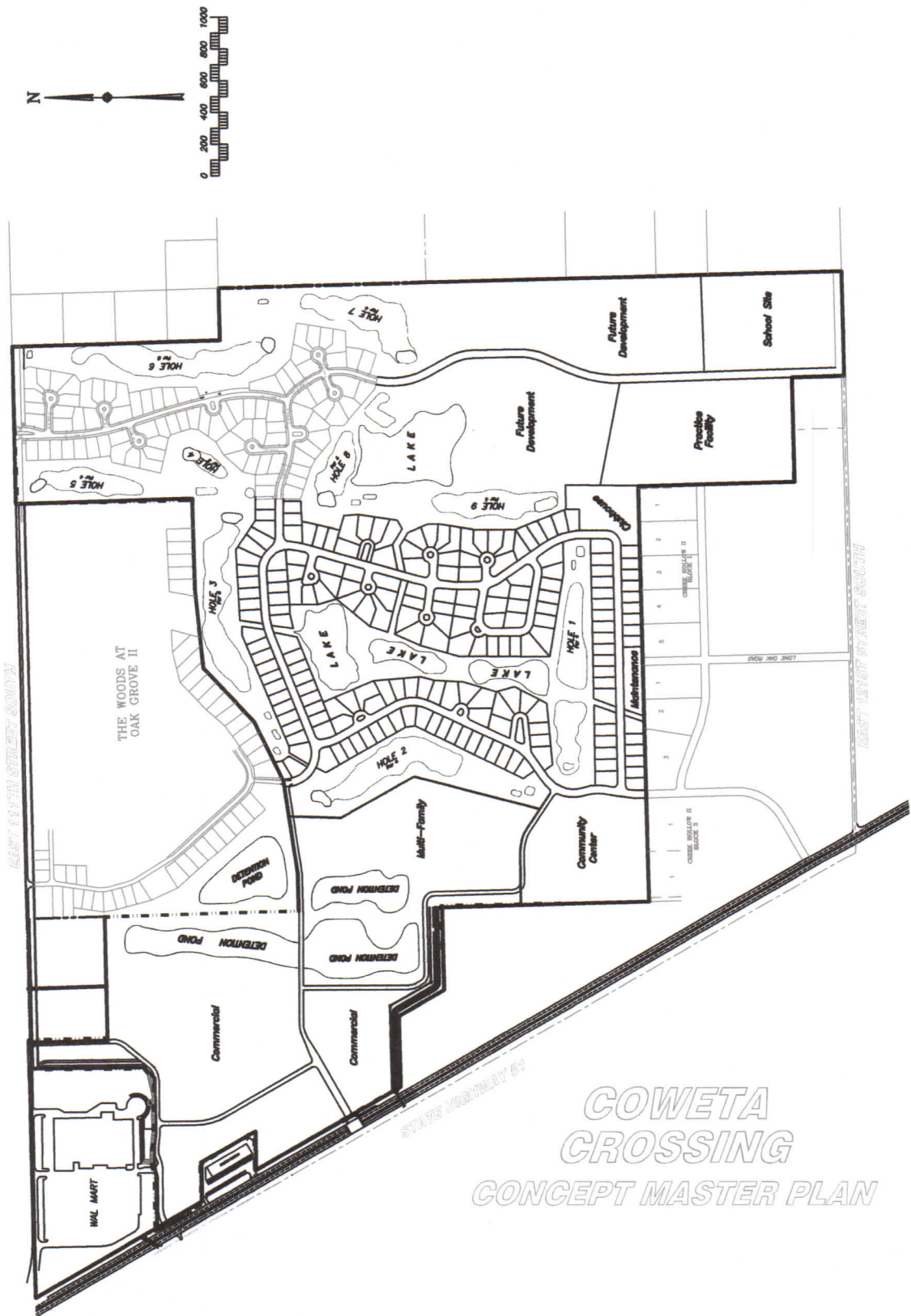


EXHIBIT B

Overall PUD Site, Legal Description
COWETA CROSSING
Exhibit B-1

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet to the point of beginning; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4); thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 1121.05 feet; thence N 88°35'49"E for 25.00 feet; thence S60°24'46"E for 287.89 feet to a point on the South line of the N/2 of the SW/4 of said Section 36; thence N 89°57'00"E and along said South line of the N/2, SW/4 for 2349.14 feet to the Southeast corner of the N/2 of the SW/4 of said Section 36; thence S 01°22'05"E and along the West line of the SE/4 of said Section 36 for 992.47 feet to the Northwest Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N88°46'29"E for 659.90 feet to the Northeast corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence S 01°22'32"E and along the East line of said S/2, SW/4, SW/4, SE/4 for 330.17 feet to the Southeast Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N 88°46'53"E and along the south line of said Section 36 for 659.95 feet to the Southeast corner of the W/2, SE/4 of said Section 36; Thence N 01°22'58"W and along the East line of the W/2, SE/4 of said Section 36 for 2641.55 feet to the Northeast corner of the W/2, SE/4 of said Section 36; thence N 01°23'32"W and along the East line of the SW/4, NE/4 of said Section 36 for 1321.20 feet to the Southeast corner of the NW/4, NE/4 of said Section 36; thence S88°44'22"W and along the South line of the NW/4, NE/4 for 330.22 feet; thence N 01°23'23"W for 1321.17 feet to a point on the north line of said Section 36; thence S 88°44'00"W and along the North line of said Section 36 for 987.94 feet to the Northwest corner of the W/2, NE/4 of said Section 36; thence S 01°22'19"E and along the West line of the NE/4 for 1121.11 feet; thence S88°37'41"W and along the South line of "The Woods at Oak Grove" for 569.09 feet; thence

S 84°05'13"W and continuing along the South line of "The Woods at Oak Grove" for 507.91 feet; thence S46°34'28"W and continuing along the South line of "The Woods at Oak Grove" for 471.77 feet; thence S63°51'24"W and continuing along the South line of "The Woods at Oak Grove" for 417.63 feet; thence S81°30'28"W and continuing along the South line of "The Woods at Oak Grove" for 601.95 feet; thence S88°40'45"W and continuing along the South line of "The Woods at Oak Grove" for 237.11 feet to a point on the West line of said Section 36; thence N 01°19'11"W and along the West line of said Section 36 for 1235.81 feet to the point of beginning and containing 366.28 acres more or less.

COWETA CROSSING

Development Area A, Legal Description

Exhibit B-2

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet to the point of beginning; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4); thence N01°19'11"W and along the East line of said Section 35, also being the West line of Section 36 for 2145.76 feet to the point of beginning and containing 66.245 acres more or less.

COWETA CROSSING

Development Area B, Legal Description

Exhibit B-4

RS-2

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet ; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4) ; thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 501.83 feet to the **point of beginning**; thence continuing S 01°19'11"E and along the East line of said Section 35 for 619.22 feet; thence N 88°35'49"E for 25.00 feet; thence S60°24'46"E for 287.89 feet to a point on the South line of the N/2 of the SW/4 of said Section 36; thence N 89°57'00"E and along said South line of the N/2, SW/4 for 2349.14 feet to the Southeast corner of the N/2 of the SW/4 of said Section 36; thence S 01°22'05"E and along the West line of the SE/4 of said Section 36 for 992.47 feet to the Northwest Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N88°46'29"E for 659.90 feet to the Northeast corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence S 01°22'32"E and along the East line of said S/2, SW/4, SW/4, SE/4 for 330.17 feet to the Southeast Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N 88°46'53"E and along the south line of said Section 36 for 659.95 feet to the Southeast corner of the W/2, SE/4 of said Section 36; Thence N 01°22'58"W and along the East line of the W/2, SE/4 of said Section 36 for 2641.55 feet to the Northeast corner of the W/2, SE/4 of said Section 36; thence N 01°23'32"W and along the East line of the SW/4, NE/4 of said Section 36 for 1321.20 feet to the Southeast corner of the NW/4, NE/4 of said Section 36; thence S88°44'22"W and along the South line of the NW/4, NE/4 for 330.22 feet; thence N 01°23'23"W for 1321.17 feet to a point on the north line of said Section 36; thence S 88°44'00"W and along the North line of said Section 36 for 987.94 feet to the Northwest corner of the W/2, NE/4 of said Section 36; thence S 01°22'19"E and along the West line of the NE/4 for 1121.11 feet; thence S88°37'41"W and along the South line of "The Woods at Oak Grove" for 569.09

feet; thence S 84°05'13"W and continuing along the South line of "The Woods at Oak Grove" for 507.91 feet; thence S46°34'28"W and continuing along the South line of "The Woods at Oak Grove" for 471.77 feet; thence S63°51'24"W and continuing along the South line of "The Woods at Oak Grove" for 417.63 feet; thence S81°30'28"W and continuing along the South line of "The Woods at Oak Grove" for 226.40 feet; thence S 01°42'53"W for 330.98 feet; thence S 29°04'58"E for 532.40 feet; thence S 14°36'44"W for 825.06 feet; thence N 56°24'26"W for 230.48 feet; thence S 89°17'51"W for 415.48 feet to the point of beginning and containing 276.735 acres more or less.

COWETA CROSSING

Development Area C, Legal Description

Exhibit B-3

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet ; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4) being the point of beginning; thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 501.83 feet; thence N89°17'51"E for 415.48 feet; thence S56°24'26"E for 230.48 feet; thence N14°36'44"E for 825.06 feet; thence N29°04'58"W for 532.40 feet; thence N01°42'53"E for 330.98 feet to a point on the South line of "The Woods at Oak Grove"; thence S81°30'28"W and along the South line of "The Woods at Oak Grove" for 375.55 feet; thence S88°40'45"W and continuing along the South line of "The Woods at Oak Grove" for 237.11 feet to a point on the West line of said Section 36; thence S 01°19'11"E and along the West line of said Section 36 for 909.96 feet to the point of beginning and containing 23.3 acres more or less.

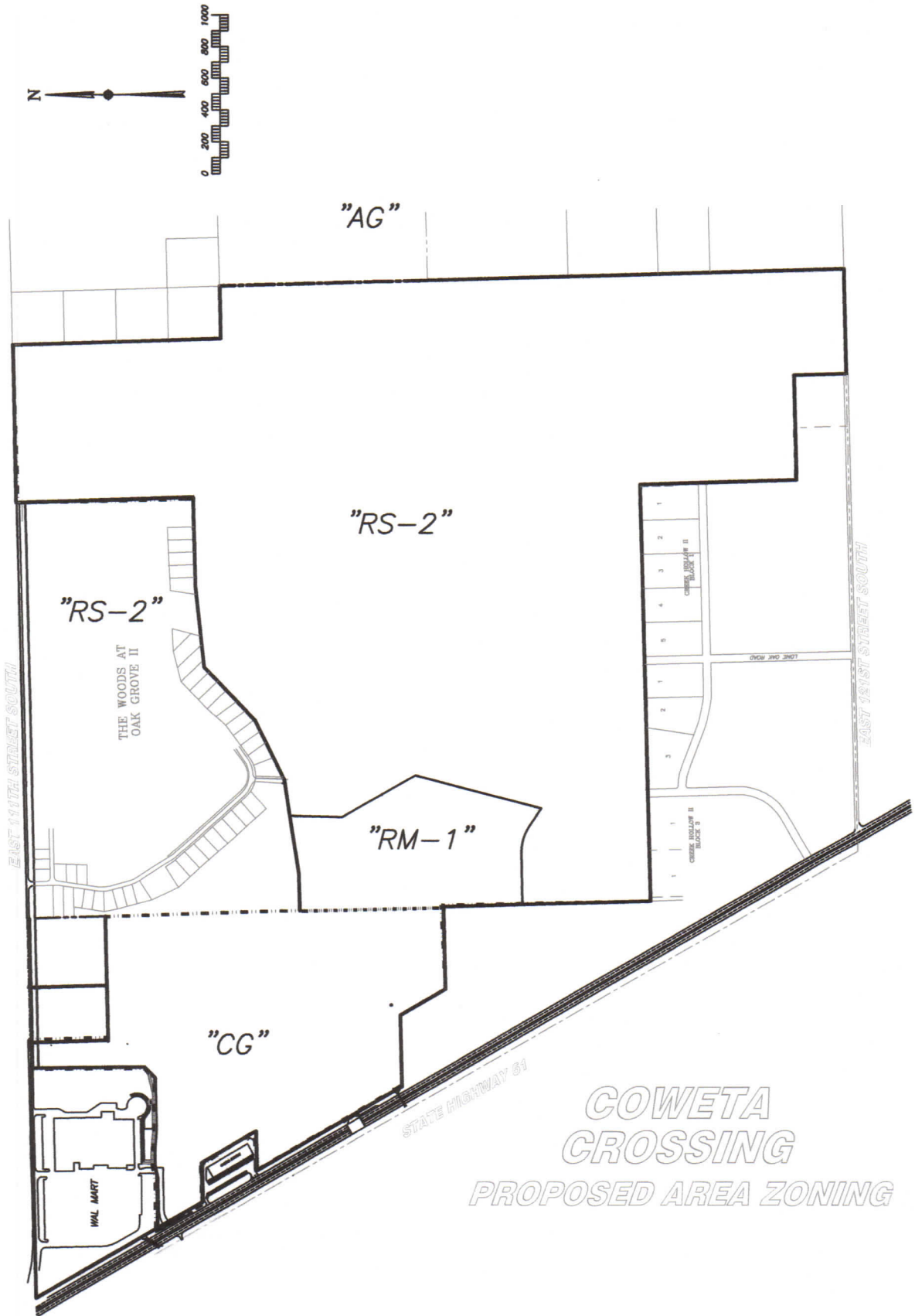


EXHIBIT C

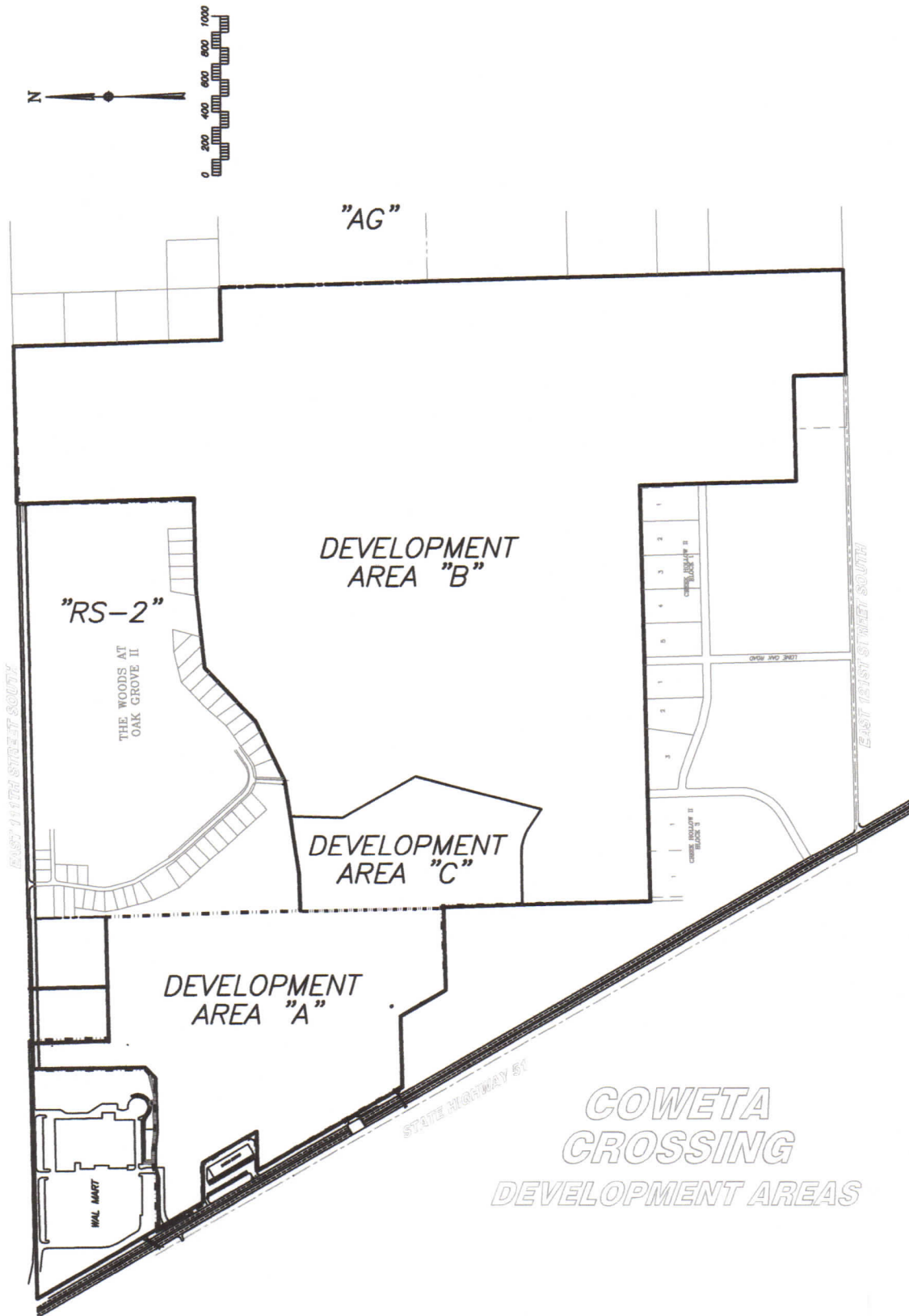


EXHIBIT D



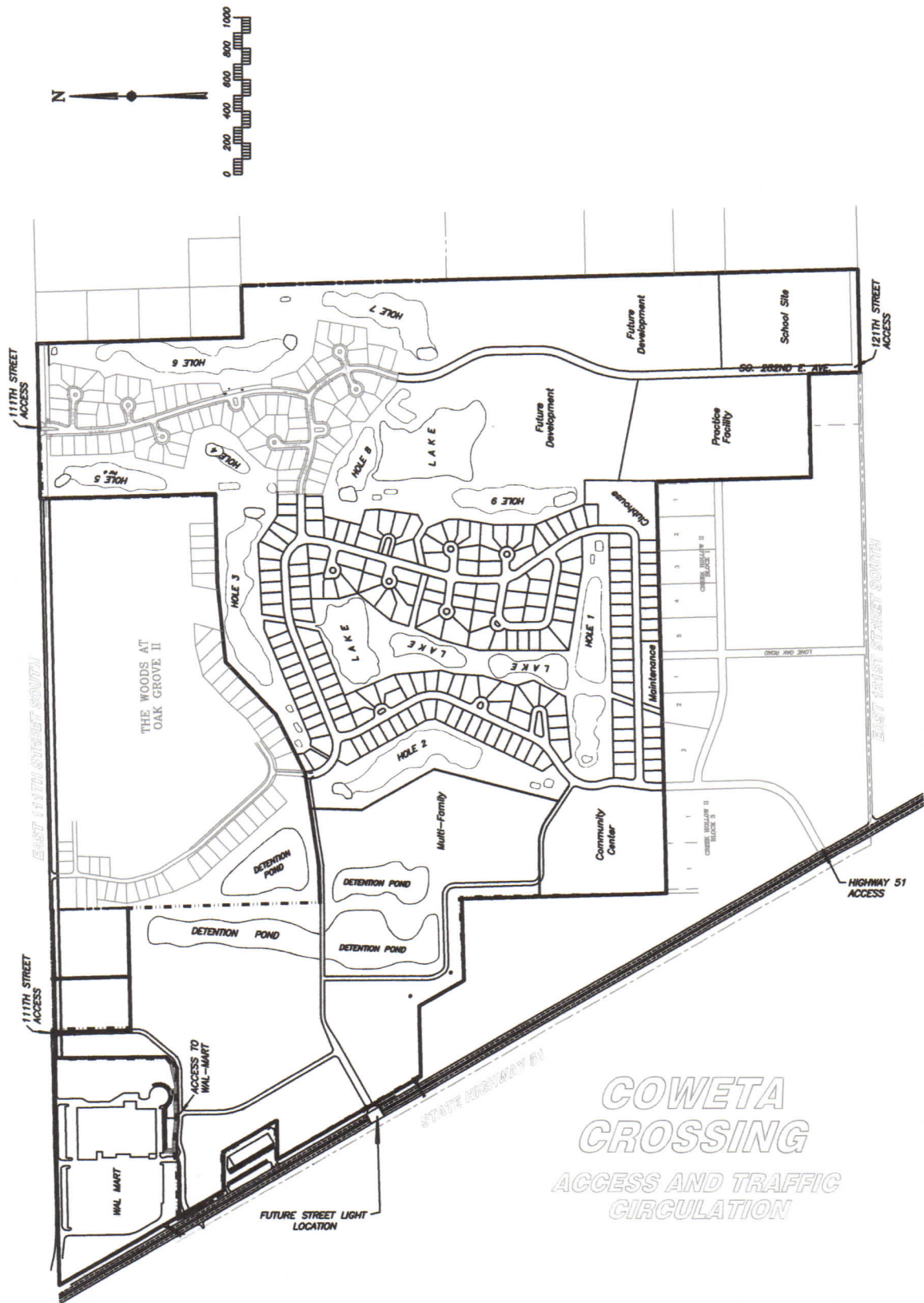


EXHIBIT F



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
Location: 13040 South 281st East Avenue
Zoning: (AG) Agriculture District
Re: CLS 23-06 – Minor Subdivision (Lot Split)
Date: 06-19-2023

BACKGROUND

Applicant: Gary Holmes and Tonda Holmes.

The applicants Gary Holmes and Tonda Holmes, property owners, have asked for the Minor Subdivision (Lot Split) described above. This tract of land lies within the Agriculture (AG) district. The new lots will meet the minimum yard requirements for the Agriculture (AG) district.

Proposed Lots:

- Tract 1: Said tract contains 2.50 acres more or less, approximately 109,074.64 square feet.
- Tract 2: Said tract contains 21.52 acres more or less, approximately 937,357.33 square feet.

This property abuts South 281 East Avenue, which is a private roadway access and utility easement. Tract 1: is for New Single-Family Construction and will be accessed from the private roadway access and utility easement. Tract 2: has an existing Single-Family Structure and accessible via South 281 East Avenue.

A Technical Advisory Committee (TAC) Agenda was sent on June 8, 2023. City Staff received no adverse comments to the proposed Minor Subdivision (Lot Split).

Existing Land Use	Existing Zoning
Agriculture	AG
Surrounding Land Use	Surrounding Zoning
North: Agriculture and Residential	AG and RS-1
East: Agriculture, transportation right-of-way	AG
South: Agriculture and Residential	AG and RS-1
West: Agriculture and Residential	AG and RS-1

Legal Descriptions:

Original Tract: A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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 SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION ONE (1); THENCE S 88°31'20" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 753.98 FEET; THENCE N 01°17'38" W, PARALLEL TO AND 238.78 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 217.80 FEET; THENCE S 88°31'20" W, PARALLEL TO AND 217.80 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 238.78 FEET, TO A POINT BEING ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4); THENCE N 01°17'38" W, ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 1101.51 FEET, TO A POINT BEING THE NORTHWEST CORNER OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4); THENCE N 88°31'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4), A DISTANCE OF 534.62 FEET; THENCE S 01°46'58" E, A DISTANCE OF 206.26 FEET; THENCE S 08°15'45" E, A DISTANCE OF 261.55 FEET; THENCE N 88°31'40" E, PARALLEL TO AND 465.98 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 372.70 FEET, TO A POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE M.K.&T. RAILROAD; THENCE S 29°42'01" E, ALONG SAID SOUTH LINE OF M.K.&T. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 108.95 FEET, TO A POINT BEING ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE S 01°18'10" E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 757.24 FEET, TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 24.02 ACRES / 1,046,431.96 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MARCH 1, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS S 88°31'20" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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 SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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 SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION ONE (1); THENCE S 88°31'20" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 703.98 FEET, TO **THE POINT OF**

BEGINNING; THENCE CONTINUING S 88°31'20" W ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET; THENCE N 01°17'38" W, PARALLEL TO AND 238.78 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 217.80 FEET; THENCE S 88°31'20" W, PARALLEL TO AND 217.80 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 238.78 FEET, TO A POINT BEING ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4); THENCE N 01°17'38" W, ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 340.00 FEET; THENCE N 88°31'20" E, PARALLEL TO AND 557.80 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 288.78 FEET; THENCE S 01°17'38" E, PARALLEL TO AND 288.78 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 557.80 FEET, TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 2.50 ACRES / 109,074.64 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MARCH 1, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS S 88°31'20" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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 2: A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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 SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION ONE (1); THENCE S 88°31'20" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 703.98 FEET; THENCE N 01°17'38" W, PARALLEL TO AND 288.78 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 557.80 FEET; THENCE S 88°31'20" W, PARALLEL TO AND 557.80 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 288.78 FEET, TO A POINT BEING ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4); THENCE N 01°17'38" W, ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 761.51 FEET, TO A POINT BEING THE NORTHWEST CORNER OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4); THENCE N 88°31'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4), A DISTANCE OF 534.62 FEET; THENCE S 01°46'58" E, A DISTANCE OF 206.26 FEET; THENCE S 08°15'45" E, A

DISTANCE OF 261.55 FEET; THENCE N 88°31'40" E, PARALLEL TO AND 465.98 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 372.70 FEET, TO A POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE M.K.&T. RAILROAD; THENCE S 29°42'01" E, ALONG SAID SOUTH LINE OF M.K.&T. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 108.95 FEET, TO A POINT BEING ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE S 01°18'10" E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 757.24 FEET, TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 21.52 ACRES / 937,357.33 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MARCH 1, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS S 88°31'20" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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.

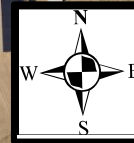
STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, conditional approval, or denial of the request of the Minor Subdivision (Lot Split) request. Staff recommends approval of the Minor Subdivision (Lot Split) request with the stipulation that the property owner enter into an agreement with the effected property owners to gain access to the private access and utility easement for primary access to the property.

ATTACHMENTS

1. Original Survey
2. Aerial Map
3. Zoning Map

CLS 23-06 MINOR SUBDIVISION



SUBJECT PROPERTY

15E17N1

Tract 2

Tract 1

281st East

280th East

283rd East

285th East

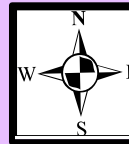
129th Street

131st

275th East

15E17N12

CLS 23-06 MINOR SUBDIVISION



Bridle Trail Estates SE

RS-1

CH

State Highway 51

283rd East

285th East

Skyview Addition

129th Street

SUBJECT PROPERTY

15E17N1

AG

Tract 2

Tract 1

RS-1

281st East

Legend

ZONE_TYPE

- AG – AGRICULTURE DISTRICT
- C-4 – WAGONER COUNTY
- CG – GENERAL COMMERCIAL
- CH – HIGH INTENSITY COMMERCIAL
- IL – LIGHT INDUSTRIAL
- RS-1 RESIDENTIAL SINGLE FAMILY

131st

15E17N12

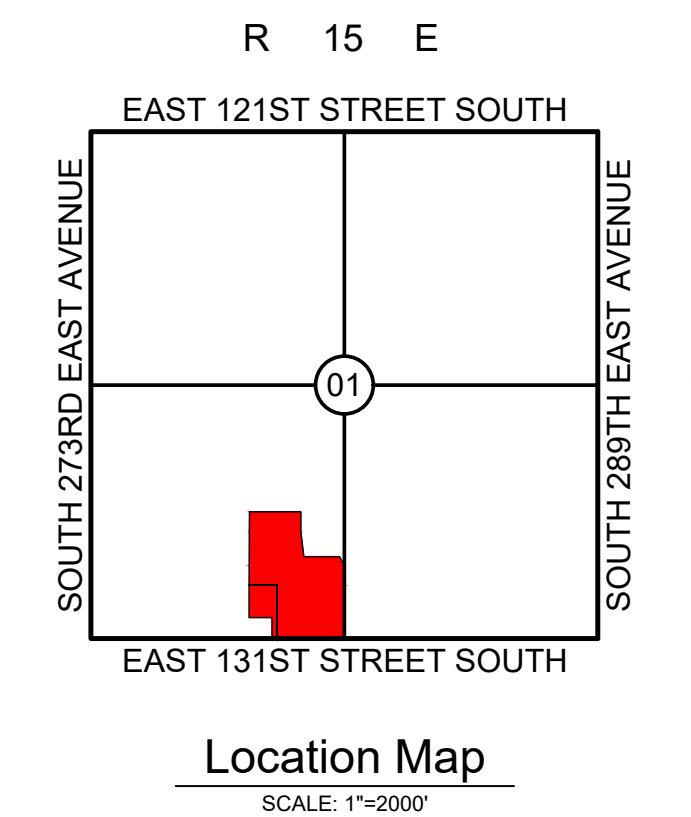
RS-1

Hunt's Shady Acres

AG

CG

AG



Legend

○	3/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)	⊗	UTILITY MANHOLE
●	3/8" IPS W/ PINK "ATLAS 8060" CAP (UNLESS OTHERWISE NOTED)	⊙	WATER METER
⊠	AIR CONDITIONER UNIT	⊖	WATER VALVE
⊕	BENCHMARK	BH	BOREHOLE
⊙	BUSH	CGMP	CORRUGATED METAL PIPE
⊙	CABLE/TV PEDESTAL	CGPP	CORRUGATED PLASTIC PIPE
▽	DOWN SPOUT	CHXF	CHISELED 'X' FOUND
▽	DOWN GUY	CHXS	CHISELED 'X' SET
⊠	ELECTRIC METER	IPF	IRON PIN FOUND
⊠	ELECTRIC PEDESTAL-RISER	IPS	IRON PIN SET
⊕	FIRE HYDRANT	PKF	PK NAIL FOUND
⊕	FLAG POLE	PKS	PK NAIL SET
⊕	GAS METER	POB	POINT OF BEGINNING
⊕	GAS RISER	POC	POINT OF COMMENCEMENT
⊕	GAS VALVE	RCP	REINFORCED CONCRETE PIPE
⊕	GROUND LIGHT	SAT	SATELLITE DISH
⊕	GUARD POST	TG	TOP OF GRATE
⊕	IRRIGATION CONTROL VALVE	TR	TOP OF RIM
⊕	LIGHT POLE	TT	TERMITE TRAP
⊕	MAILBOX	---	BUILDING SETBACK LINE
⊕	POWER POLE	- - - - -	EASEMENT
⊕	SANITARY SEWER CLEANOUT	— x —	FENCE LINE
⊕	SANITARY SEWER LAMPHOLE	— OC —	OVERHEAD CABLE
⊕	SANITARY SEWER MANHOLE	— OE —	OVERHEAD ELECTRIC
⊕	SIGN	— OT —	OVERHEAD TELEPHONE
⊕	SPRINKLER HEAD	— OH —	OVERHEAD UTILITIES MISC.
⊕	STORM DRAIN INLET	— SS —	SANITARY SEWER
⊕	STORM DRAIN MANHOLE	— SD —	STORM DRAIN
⊕	TELEPHONE PEDESTAL	— UC —	UNDERGROUND CABLE
⊕	TRAFFIC SIGNAL LIGHT POLE	— UE —	UNDERGROUND ELECTRIC
⊕	TRAFFIC SIGNAL MANHOLE	— UG —	UNDERGROUND GAS LINE
⊕	TRANSFORMER	— UT —	UNDERGROUND TELEPHONE
		— WL —	WATERLINE

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAN.
3. THE BASIS OF BEARING IS BASED ON THE NON-ASTRONOMICAL GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 - ZONE NORTH 3501.

I, ALBERT JONES III, a PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS DATE.

ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580



PREPARED FOR: GARY HOLMES			
CHECKED BY:	ARJ	SCALE:	1"=80'
SURVEY BY:	BOC	DRAFTED BY:	JMH
SURVEY DATE:	02/21/2023	JOB NUMBER:	12665
BOOK/PAGE:	DIGITAL	FILE NUMBER:	1715.0100



202 SOUTH MAIN - WAGONER, OK 74467
918.485.9987 C.A.#8060 EXP: 6-30-2024

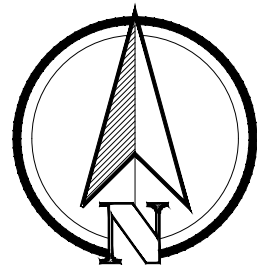
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BEFORE YOU DIG
CONTACT OKLAHOMA
ONE-CALL:
1-800-522-6543

EXISTING UNDERGROUND
LINES HAVE BEEN SHOWN
TO THE EXTENT KNOWN



BEFORE YOU DIG
CALL OKLAHOMA



0 20 40 80

PREPARED FOR: GARY HOLMES			
CHECKED BY:	ARJ	SCALE:	1"=80'
SURVEY BY:	BOC	DRAFTED BY:	JMH
SURVEY DATE:	02/21/2023	JOB NUMBER:	12665
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ATLAS LAND OFFICE

202 SOUTH MAIN - WAGONER, OK 74467

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LINES HAVE BEEN SHOWN
TO THE EXTENT KNOWN



Legal Description (Parent Tract—Book 2495, Page 115)

BEGINNING AT THE SE CORNER OF SW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, THENCE NORTHERLY ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 757.36 FEET TO THE SOUTHERLY LINE OF THE M. K. & T. RAILROAD RIGHT-OF-WAY, THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 403.73 FEET, THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SE/4 OF SW/4 A DISTANCE OF 264.20 FEET, THENCE NORTHERLY 208.75 FEET TO SAID NORTH LINE, THENCE WESTERLY ALONG NORTH LINE A DISTANCE OF 534.62 FEET TO THE NW CORNER OF E/2 OF NW/4 OF SE/4 OF SW/4 OF SECTION 1, THENCE SOUTHERLY ALONG THE WEST LINE OF E/2 OF W/2 OF SE/4 OF SW/4 A DISTANCE OF 1321.22 FEET TO THE SW CORNER OF E/2 OF SW/4 OF SE/4 OF SW/4, THENCE EAST ALONG THE SOUTH LINE OF SAID SE/4 OF SW/4 A DISTANCE OF 994.28 FEET TO THE POINT OF BEGINNING LESS A TRACT DESCRIBED AS:

BEGINNING AT A POINT 755.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SW/4, THENCE WEST 100 FEET, THENCE N04°39'E A DISTANCE OF 217.8 FEET, THENCE EAST 100 FEET, THENCE S04°39'W A DISTANCE OF 217.8 FEET TO THE POINT OF BEGINNING AND

LESS A TRACT DESCRIBED AS: BEGINNING AT A POINT 944.28 FEET WEST OF THE SOUTHWEST CORNER OF SW/4, THENCE EAST 138.78 FEET, THENCE NORTH 217.8 FEET, THENCE WEST 138.78 FEET, THENCE SOUTH 217.8 FEET TO THE POINT OF BEGINNING AND

LESS A TRACT DESCRIBED AS: BEGINNING AT A POINT 208.75 FEET SOUTH AND 153.3 FEET WEST OF THE INTERSECTION OF THE NORTH LINE OF THE S/2 OF SW/4 AND WEST RIGHT OF WAY LIMIT OF M. K. & T. RAILROAD, THENCE EAST 264.2 FEET TO THE WESTERLY RIGHT OF WAY LIMIT OF SAID RAILROAD, THENCE SOUTHEASTERLY ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 793.7 FEET, THENCE WEST 372.7 FEET, THENCE NORTHERLY A DISTANCE OF 254.9 FEET TO THE POINT OF BEGINNING.

PHYSICAL ADDRESS: 13040 S. 281ST EAST AVENUE, COWETA, OK 74429

Legal Description (Tract A)

A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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 SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION ONE (1); THENCE S 88°31'20" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 703.98 FEET, TO **THE POINT OF BEGINNING**; THENCE CONTINUING S 88°31'20" W ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET; THENCE N 01°17'38" W, PARALLEL TO AND 238.78 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 217.80 FEET; THENCE S 88°31'20" W, PARALLEL TO AND 217.80 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 238.78 FEET, TO A POINT BEING ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4); THENCE N 01°17'38" W, ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 340.00 FEET; THENCE N 88°31'20" E, PARALLEL TO AND 557.80 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 288.78 FEET; THENCE S 01°17'38" E, PARALLEL TO AND 288.78 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 557.80 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 2.50 ACRES / 109,074.64 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MARCH 1, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS S 88°31'20" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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.

Legal Description (Parent Tract—Corrected)

A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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 SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION ONE (1); THENCE S 88°31'20" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 753.98 FEET; THENCE N 01°17'38" W, PARALLEL TO AND 238.78 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 217.80 FEET; THENCE S 88°31'20" W, PARALLEL TO AND 217.80 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 238.78 FEET, TO A POINT BEING ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4); THENCE N 01°17'38" W, ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 1101.51 FEET, TO A POINT BEING THE NORTHWEST CORNER OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4); THENCE N 88°31'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4), A DISTANCE OF 534.62 FEET; THENCE S 01°46'58" E, A DISTANCE OF 206.26 FEET; THENCE S 08°15'45" E, A DISTANCE OF 261.55 FEET; THENCE N 88°31'40" E, PARALLEL TO AND 465.98 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 372.70 FEET, TO A POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE M.K.&T. RAILROAD; THENCE S 29°42'01" E, ALONG SAID SOUTH LINE OF M.K.&T. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 108.95 FEET, TO A POINT BEING ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE S 01°18'10" E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 757.24 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 24.02 ACRES / 1,046,431.96 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MARCH 1, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS S 88°31'20" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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.

Legal Description (Tract B)

A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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 SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION ONE (1); THENCE S 88°31'20" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 703.98 FEET; THENCE N 01°17'38" W, PARALLEL TO AND 288.78 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 557.80 FEET; THENCE S 88°31'20" W, PARALLEL TO AND 557.80 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 288.78 FEET, TO A POINT BEING ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4); THENCE N 01°17'38" W, ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4), A DISTANCE OF 761.51 FEET, TO A POINT BEING THE NORTHWEST CORNER OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E/2 W/2 SE/4 SW/4); THENCE N 88°31'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4), A DISTANCE OF 534.62 FEET; THENCE S 01°46'58" E, A DISTANCE OF 206.26 FEET; THENCE S 08°15'45" E, A DISTANCE OF 261.55 FEET; THENCE N 88°31'40" E, PARALLEL TO AND 465.98 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 372.70 FEET, TO A POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE M.K.&T. RAILROAD; THENCE S 29°42'01" E, ALONG SAID SOUTH LINE OF M.K.&T. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 108.95 FEET, TO A POINT BEING ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE S 01°18'10" E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 757.24 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 21.52 ACRES / 937,357.33 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MARCH 1, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS S 88°31'20" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ONE (1), 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.



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 27907 South State Highway 51
Zoning: General Commercial (CG) zoning
Re: CLS 23-07 – Minor Subdivision (Lot Split)
Date: 06-19-2023

BACKGROUND

Applicant: Bell Land Use LLC, for the Property Owners, Dash Land Co., LLC.

The applicant Bell Land Use LLC, for the property owners, Dash Land Co., LLC, has asked for a Minor Subdivision (Lot Split). This tract of land lies within the General Commercial (CG) zoning. The new lots will meet the minimum yard requirements for the General Commercial (CG) District.

Proposed Lots:

- Tract 1: Said tract containing 4.361 Acres more or less.
- Tract 2: Said tract containing 2.683 Acres more or less.
- Tract 3: Said tract Containing 5.079 Acres more or less.

This property has access from South State Highway 51.

- Tract 1: is for commercial retail and/or office uses.
- Tract 2: is for commercial retail and/or office uses.
- Tract 3: is being processed as a Conservation Easement Area to incorporate the entire 5.079 acres.

This property can be developed, but it was determined that as good stewards of the land a conservation easement would better serve the community. The majority of the property located in the proposed Tract 3 is inundated with 100-year floodplain and is recognized as having two blue line streams that are under the jurisdiction of the US Army Corps of Engineers. The conservation easement is in the process of being filed and will forever restrict the construction of any structure on the property. Michael Patton, Executive Director of Legacy Land Trust will be the controlling agency of the Conservation Easement (Tract 3).

A Technical Advisory Committee (TAC) Agenda was sent on May 8, 2023. City Staff received no adverse comments on the proposed Minor Subdivision (Lot Split).

Existing Land Use	Existing Zoning
General Commercial	CG
Surrounding Land Use	Surrounding Zoning
North: Agricultural	AG
East: Agricultural	AG
South: General Commercial and Agricultural	CG and AG
West: Agricultural and Residential	AG and RS-1

Legal Description:

Original Tract: A tract of land in the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma according to the U.S. Government Survey thereof, being more particularly described as follows: Beginning at the Southeast corner of Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section 1, Thence S89°44'23"W along the South line of said SE/4 of NW/4 for a distance of 736.60 feet to the East Right-of-Way of State Highway 51, Thence N28°35'45"W along said Right-of-Way for a distance of 669.63 feet, Thence N89°44'23"E parallel to the South line of said SE/4 of NW/4 for a distance of 1055.41 feet to the East line of said SE/4 of NW/4, Thence S00°09'53"E along said East Line for a distance of 589.40 feet to the Point of Beginning.

Tract 1: A Tract of land located in the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section 1, T-17-N, R-15-E of the IB@M, Wagoner County, State of Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of said SE/4 NW/4, Thence S89°44'23"W along the South line thereof a distance of 736.60 feet to the Easterly Right-of-Way line of State Highway 51; Thence N28°35'45"W along said Right-of-Way a distance of 83.75 feet to the Point of Beginning; Thence continuing N28°35'45"W along said Right-of-Way a distance of 208.14 feet; Thence N89°44'23"E and parallel to the South line of said SE/4 NW/4 a distance of 366.91 feet; Thence N56°31'31"E a distance of 351.39 feet; Thence N00°09'53"W a distance of 140.00 feet; Thence N89°44'23"E and parallel to the south line of said SE/4 NW/4 a distance of 215.00 feet. Thence S00°09'53"E along the East Line of SE/4 NE/4 a distance of 409.40 feet; Thence S89°44'23"W and parallel to the South Line of said SE/4 NW/4 a distance of 373.30 feet; Thence S74°58'39"W a distance of 417.12 feet to the Point of Beginning. Containing 4.361 Acres more or less.

Tract 2: A Tract of land located in the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section 1, T-17-N, R-15-E of the IB@M, Wagoner County, State of Oklahoma, being more particularly described as follows: Beginning at the Southeast Corner of said SE/4 NW/4, Thence S89°44'23"W along the South line thereof a distance of 736.60 feet to the Easterly Right-of-Way line of State Highway 51; Thence N28°35'45"W along said Right-of-Way a distance of 83.75 feet; Thence N74°58'39"E a distance of 417.12 feet; Thence N89°44'23"E and parallel to the South line of said SE/4 NW/4 a distance of 373.30 feet; Thence S00°09'53"E along the West line thereof a distance of 180.00 feet to the Point of Beginning. Containing 2.683 Acres more or less.

Tract 3: A Tract of land located in the SE1/4 of the NW1/4 of Section 1, T-17-N, R-15-E of the IB@M, Wagoner County, State of Oklahoma, being more particularly described as

follows: Commencing at the Southeast Corner of said SE1/4 NW1/4, Thence S89°44'23"W along the South line thereof a distance of 736.60 feet to the Easterly Right-of-Way line of State Highway 51; Thence N28°35'45"W along said Right-of-Way a distance of 291.89 feet to the Point of Beginning; Thence continuing N28°35'45"W along said Right-of-Way a distance of 377.74 feet; Thence N89°44'23"E and parallel to the South line of said SE1/4 NW1/4 a distance of 840.41 feet; Thence S00°09'53"E and parallel to the West line thereof a distance of 140.00 feet; Thence S56°31'31"W a distance of 351.39 feet; Thence S89°44'23"W and parallel to the south line thereof a distance of 366.91 feet to the Point of Beginning. Containing 5.079 Acres more or less.

Tract 1, 2, and 3, Mutual Access, Road and General Utility Easement Legal:

A Tract of land located in the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section 1, T-17-N, R-15-E of the IB@M, Wagoner County, State of Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of said SE/4 NW/4, Thence S89°44'23"W along the South line thereof a distance of 736.60 feet to the Easterly Right-of-Way line of State Highway 51; Thence N28°35'45"W along said Right-of-Way a distance of 83.75 feet to the Point of Beginning; Thence continuing N28°35'45"W along said Right-of-Way a distance of 30.86 feet, Thence N74°58'39" E for 132.24 feet, Thence N15°1'21" W for 126.52 feet, Thence N89°44'23"E for 25.85 feet, Thence S15°1'21"E for 149.93 feet and continuing on S15°1'21"E for 30 feet, Thence S74°58'39"W 142.76 feet to the Easterly Right of Way line of State Highway 51, Thence N28°35'45"W along said Right-of-Way a distance of 30.86 feet to the Point of Beginning.

STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, conditional approval, or denial of the request of the Minor Subdivision (Lot Split) request. Staff recommends approval of the Minor Subdivision (Lot Split) request.

ATTACHMENTS

1. Site Plan with Utilities
2. Location Map
3. Zoning Map
4. Findings of Fact for Tract 3

CLS 23-07 MINOR SUBDIVISION



SUBJECT PROPERTY

15E17N1

CG

16E17N6

289th East

1-3

Legend

ZONE_TYPE

AG – AGRICULTURE DISTRICT

CG – GENERAL COMMERCIAL

CH – HIGH INTENSITY COMMERCIAL

I-3 WAGONER COUNTY ZONING

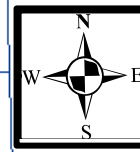
IL – LIGHT INDUSTRIAL

RS-1 RESIDENTIAL SINGLE FAMILY

RS-2 RESIDENTIAL SINGLE FAMILY

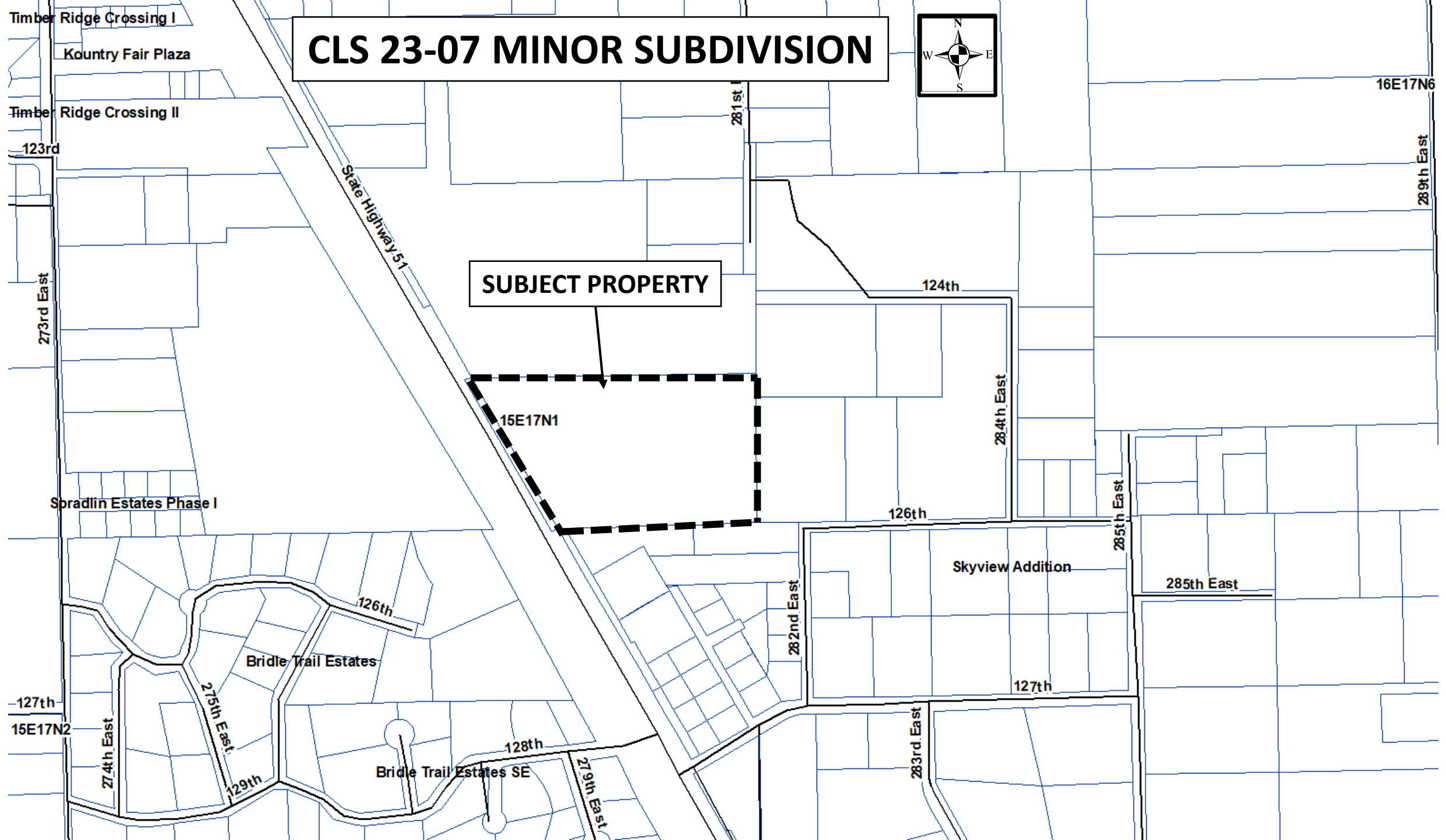
RS-3 RESIDENTIAL SINGLE FAMILY

CLS 23-07 MINOR SUBDIVISION



SUBJECT PROPERTY

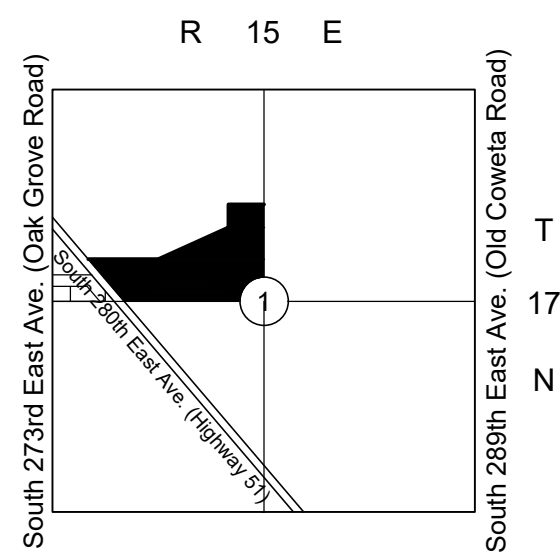
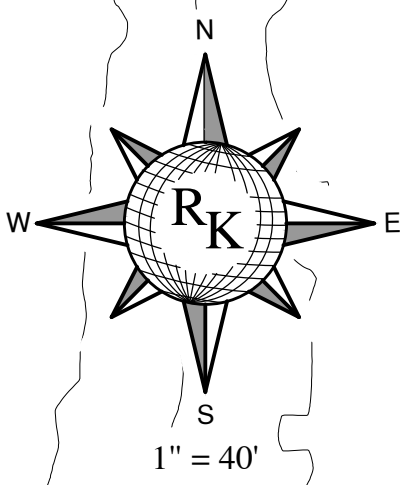
15E17N1



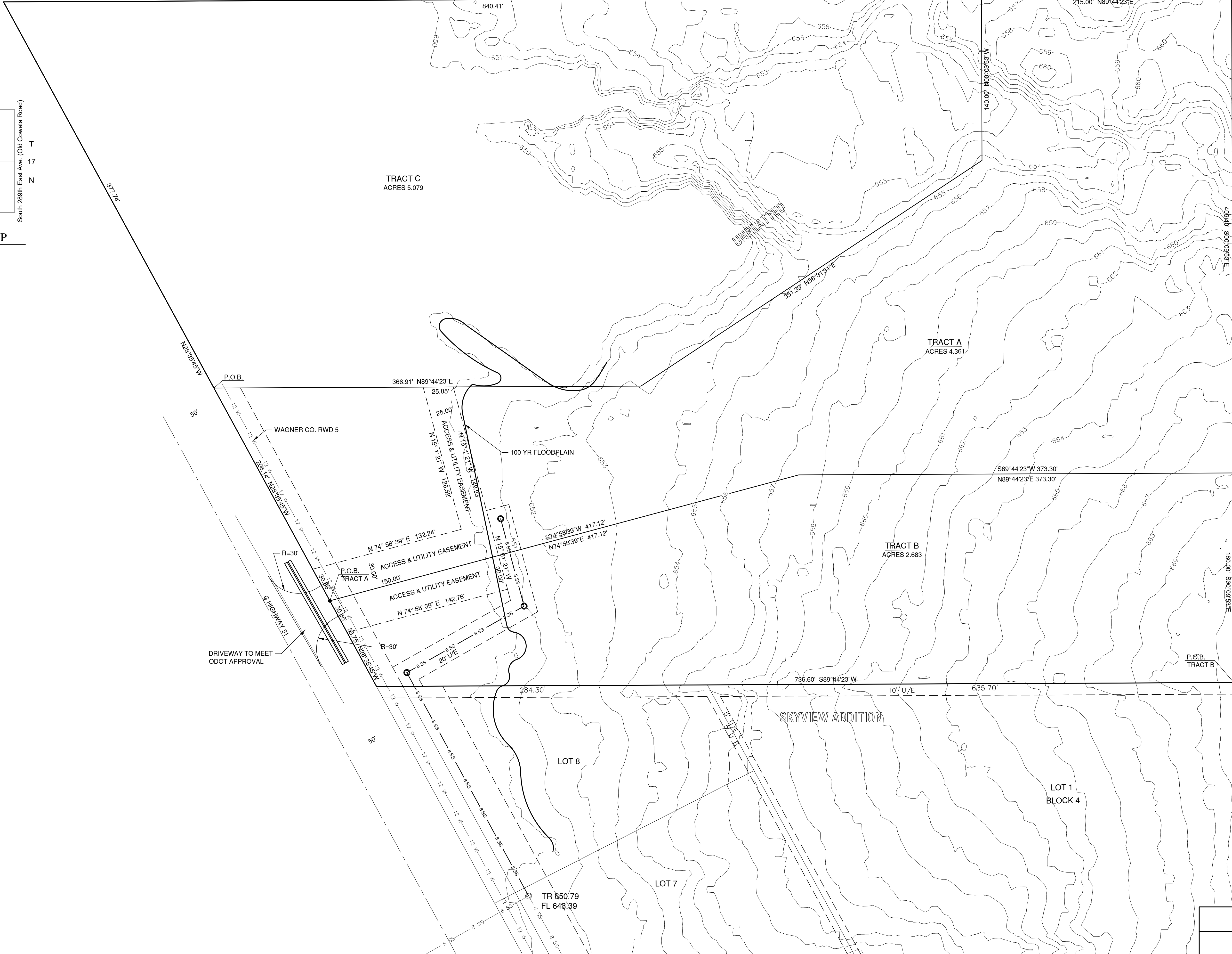
Findings of Fact

Tract 3 CLS 23-07

Tract 3 of Coweta Lot Split Case 23-07 is being processed as a Conservation Easement Area to incorporate the entire 5.079 acres. Though this property could possibly be developed it was determined that as good stewards of the land that a conservation easement would better serve the community. The majority of the property is inundated with 100 year floodplain and is recognized as having 2 blue line streams that are under the jurisdiction of the US Army Corps of Engineers. The conservation easement is in process of being filed and will forever restrict the construction of any structure on the property. Michael Patton, Executive Director of Legacy Land Trust will be the controlling agency of the Conservation Easement.



LOCATION MAP



UTILITY PLAN

DASH RANCH

LOT SPLIT

DATE: 05/18/2023



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Case Number: CZ 23-06
Date: 06-19-2023

BACKGROUND

Applicant

Johnny Baker and Lori Baker, property owners, are seeking to amend the zoning map. The request is to rezone from a Residential Manufactured Home (RMH) district to a low density Residential Single-Family (RS-1) district.

Case Facts

- The property is located at 25072 East 101st Street South, in Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian.
- The property is currently zoned (RMH) Residential Manufactured Home.
 - This zoning designation was deleted from the Zoning Code via Ordinance 593 in April 2003.
- Surrounding land use is Residential Single-Family (RS-1), Agriculture (AG), General Commercial (CG) and Light Industrial (IL).

The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for low-intensity residential use.

Existing Land Use	Existing Zoning
RMH	RMH
Surrounding Land Use	Surrounding Zoning
North: Residential	County Zoning
East: Residential	RS-1
South: Commercial and Light Industrial	CG and IL
West: Residential	RS-1

- Legal description: A tract of land beginning at a point 514 feet East of the NW Corner of the Northwest Quarter of the Northeast Quarter (NW/4, NE/4) of Section 27 Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, Oklahoma; Thence a distance of 215 feet South; Thence a distance of 162.25 feet East; Thence a distance of 215 feet North; Thence a distance of 162.25 feet West to the point of beginning.

Pertinent Zoning Code

Section 2210 Policy on Zoning Map Amendments

- It is the policy of the City of Coweta that in the consideration of proposed amendments to this Code that:
Amendments will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally.
- A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.
- Staff finds that this request is in compliance with the objectives of the City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map. Further, staff must find that, if implemented, the zoning change would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

Section 2230.4 Planning Commission Action on Zoning Map Amendments

- After notice and public hearing, the Planning Commission shall vote to:
 - (a) Recommend to the City Council that the application be approved as submitted, or as amended, or be approved subject to modification or;
 - (b) Recommend to the City Council that the application be denied.

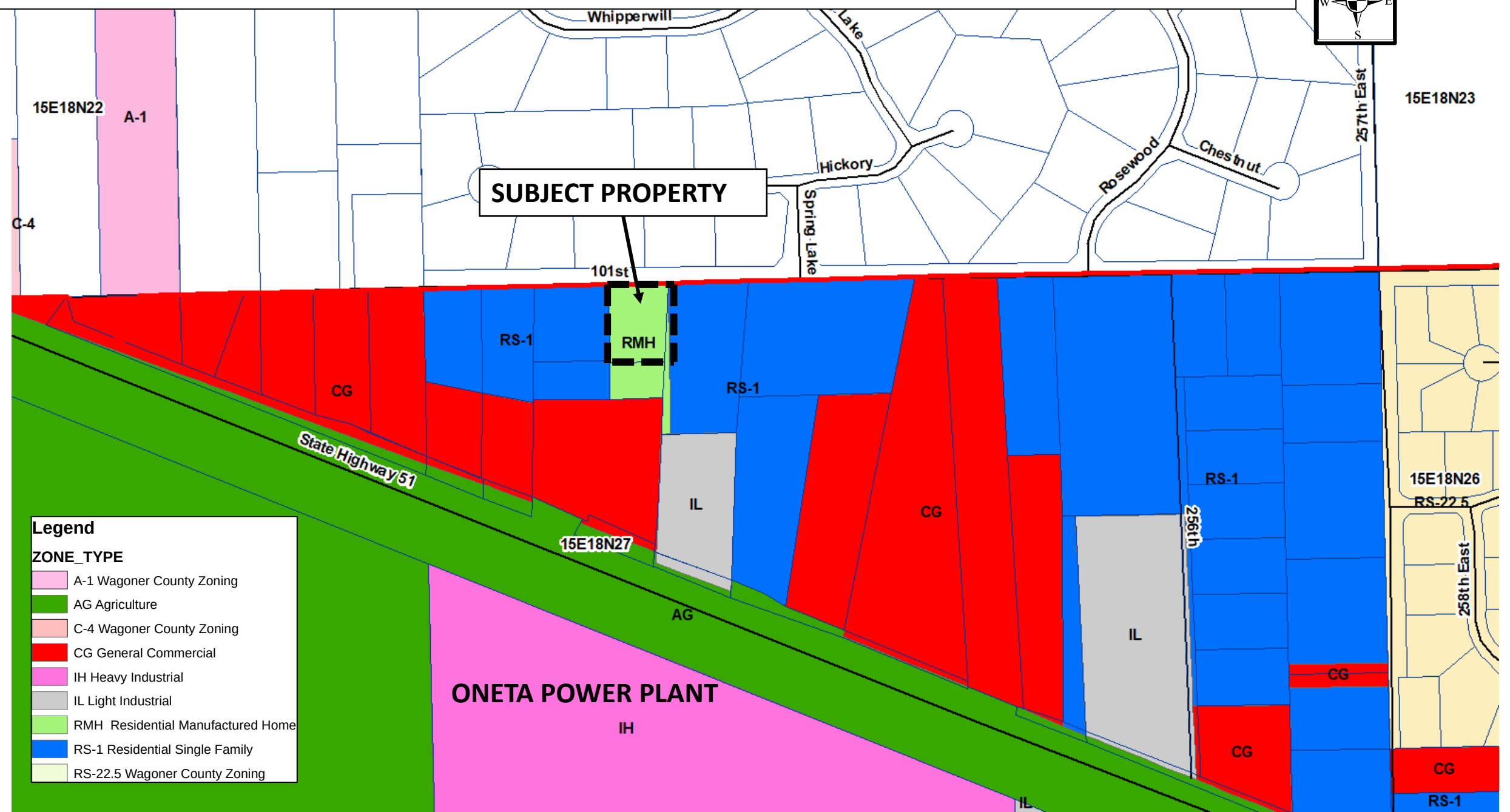
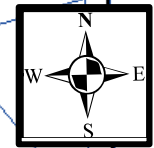
PLANNING COMMISSION ACTION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council. Based on the property's location, current zoning, and intended land use via the Proposed Land Use Map from the City of Coweta Comprehensive Plan, staff recommends approval of the rezone request from Residential Manufactured Home (RMH) district to the Residential Single Family (RS-1) district.

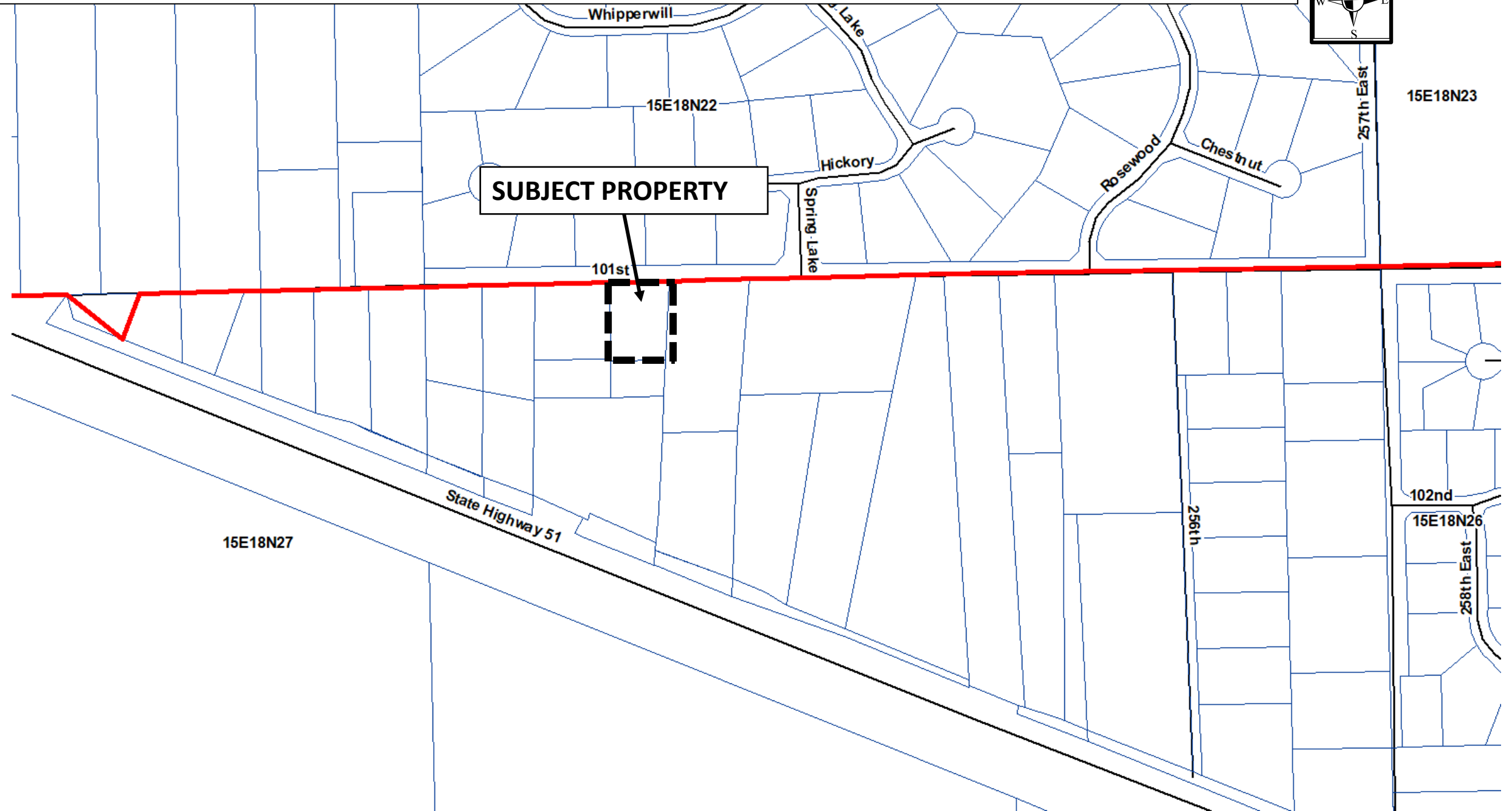
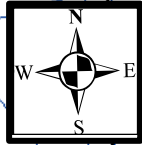
ATTACHMENTS

1. Location Map
2. Zoning Map
3. Ordinance 593

CZ 23-06 REZONE FROM RMH RESIDENTIAL MANUFACTURED HOME TO RS-1 RESIDENTIAL SINGLE FAMILY



CZ 23-06 REZONE FROM RMH RESIDENTIAL MANUFACTURED HOME TO RS-1 RESIDENTIAL SINGLE FAMILY



ORDINANCE 593

AN ORDINANCE AMENDING ORDINANCE 571 AND ORDINANCE 377 CHAPTER 7 SECTION 700 THROUGH 780 AND CHAPTER 8 SECTIONS 800 THROUGH 870 OF THE CITY OF COWETA ZONING CODE DELETING AND OTHERWISE MODIFYING THE REQUIREMENT WHICH ALLOWS PLACEMENT OF MANUFACTURED AND MOBILE HOMES WITHIN THE CITY OF COWETA; DELETING CHAPTER 8 OF THE ZONING CODE; REPEALING CONFLICTING ORDINANCES, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Coweta currently allows the placement of mobile and manufactured homes within the City of Coweta in certain circumstances.

WHEREAS, the City through additional zoning regulations and subdivision codes is reviewing the placement of manufactured and mobile homes and the effect of such placement on the growth and development of the City of Coweta.

WHEREAS, the City of Coweta, in an attempt to further enforce the zoning regulations of the City and to provide for orderly development within the City limits feels that restricting the placement of manufactured homes to existing manufactured home parks and subdivisions and lots zoned for manufactured home is in the best interest of the residents of the City of Coweta. Mobile homes are no longer an acceptable residential use within any zoning district within the City of Coweta.

THEREFORE, be it ordained by the City of Coweta, Oklahoma that, to wit, the Ordinances are hereby amended as follows.

SECTION 1.

CHAPTER 7 SECTIONS 700 THROUGH 780 IS HEREBY AMENDED AND SHALL FROM THIS POINT FORWARD PROVIDED AS FOLLOWS:

CHAPTER 7

RMHP-RESIDENTIAL MANUFACTURED HOME PARK

RMHS -RESIDENTIAL MANUFACTURED HOME SUBDIVISION

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SECTION 700 GENERAL DESCRIPTION - RESIDENTIAL MANUFACTURED HOME PARK

Manufactured Homes within the City of Coweta shall be limited to either residential manufactured home park developments in which there is one land owner, or residential manufactured home subdivisions, as set forth below. This zoning district is intended to provide for manufactured homes in a manufactured home park as an alternate living style and dwelling type to conventional multi family housing. The purpose of this district is to provide a grouping of manufactured home sites within the setting of a manufactured home park which has the necessary improvements and amenities to provide a suitable living environment for its residents. A minimum size for individual manufactured home space is required so that overcrowding is prevented and minimum levels of privacy are maintained. A minimum manufactured home park size is established to assure a desirable residential environment is created and to provide separation from neighboring conventional housing areas.

SECTION 705 PERMITTED PRINCIPAL USES

Principal use permitted in the RMHP Residential, Manufactured Home Park district are as follows:

- (a) One family single, double or triple wide manufactured homes or modular home development that consists of two or more tract(s) under common ownership or control which shall be contiguous or separated only by non-arterial streets or alleys, each placed on permanent foundations, tied-down according to city regulations, with all hitches, wheels and axles removed and the area under the home completely enclosed.

SECTION 710 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incident to a permitted principal use in Residential Manufactured Home Park (RMHP) district are permitted in such district.

Accessory Buildings:

- Minimum Area 36 sq. ft.
- Maximum Area 100 sq. ft.
- Minimum Setback from Space Boundary 5 feet
- Minimum Separation from Adjacent Dwelling 10 feet
- Maximum Area Under Roof 45% of the Space
- *area under roof is the sum of the square footages of the dwelling plus any carport approved by the Board of Adjustment and outdoor shelters, plus any independent accessory buildings.

SECTION 715 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) Those uses permitted as Special Exceptions in the RS-1 Residential Single Family District.

- (b) Those uses allowed as Permitted Principal Uses in the RS-1 Residential Single Family District.

SECTION 720 GENERAL REQUIREMENTS

- (a) Minimum internal private street surfacing width - 24 feet.
- (b) All dwellings shall be placed on permanent foundation, all wheels and axles removed. All dwellings shall be certified and display such certification that they have been constructed and comply with the National Mobile Home Construction and Safety Standards.
- (c) One identification sign may be erected on each perimeter street frontage of a manufactured home park. The sign shall not exceed two tenths of a square foot of display surface area per lineal foot of street frontage; provided however, that in no event shall the sign be restricted to less than 32 square square feet nor permitted to exceed 150 square feet of display surface area. The sign shall not exceed 20 feet in height, and illumination, if any shall be by constant light.

SECTION 725 TRACT DEVELOPMENT STANDARDS

Tract Area (min.) 5 acres
Land Area per Dwelling Unit (min.) 6,000 sq. ft.
Tract Width (min.) 200 feet
Setback Abutting a Public Street (min.): Measured from the centerline; add to the distance $\frac{1}{2}$ of right of way width designated on Major Street Plan plus the designated distance below, or 25 feet, if not designated on the Major Street Plan:

Abutting an Arterial or a Freeway Service Road: 35 feet
Not abutting an Arterial or Freeway Service Road: 25 feet

Height of Structures: 20 feet maximum (one story)

Common park/recreational open space and facilities (which may include trails, playgrounds, community buildings and tot-lots) shall be delineated and provided on each development established under these regulations equal to at least 6% of the total gross tract area, exclusive of open area on each space.

SECTION 730 INTERNAL SPACE REQUIREMENTS

Exclusive of Streets and Required Open Space

Minimum Space Width	20 feet
Minimum Space Area	1,500 sq. ft
Side Yards (min.)	
One side yard	5 feet
Other side yard	10 feet
Rear yard	10 feet

Front yard

As figured above

Minimum Separation between Dwellings 15 feet

Minimum Paved Off Street Parking Spaces per dwelling unit: 2

A paved outdoor living area shall be provided on each space and shall be a minimum of 100 square feet and shall have an average dimension of not less than 10 feet. This area may be covered with a roof, subject to limitations imposed by maximum area under roof. Required parking areas and driveways shall not be included as part of this outdoor living area. Parking areas and driveways shall be of all weather all purpose material such as concrete or asphalt.

SECTION 750 General Description - Residential Manufactured Home
Subdivision.

Manufactured Homes within the City of Coweta shall be limited to either residential manufactured home park developments, in which there is one land owner, or residential manufactured home subdivisions, as set forth below. A subdivision designed for the sale of lots for the purpose of siting manufactured homes on individual lots, provided that such a development and lots therein shall comply with the requirements set out below as well as the Coweta Subdivision Regulations requiring submittal of a subdivision plat incorporating said requirements submitted to and approved by the Planning Commission, City Council and filed of record in the office of the County Clerk.

SECTION 755 Permitted Principal Uses

Principal use permitted in the RMHS Residential, Manufactured Home Subdivision district are as follows:

- (a) Any principal use permitted, other than by Special Exception, in the RS-3 Residential Single Family district.
- (b) One family single, double or triple wide mobile homes or modular homes located on individual lots, placed on permanent foundations, tied-down according to city regulations, with all hitches, wheels and axles removed and the area under the home completely enclosed.

SECTION 760 Permitted Accessory Uses and Structures

Accessory uses and structures customarily incident to a permitted principal use in Residential Manufactured Home Subdivision (RMHS) district are permitted in such district. In addition, the following uses are permitted as accessory uses:

Accessory Buildings:

Minimum Area 36 sq. ft.

Maximum Area 100 sq. ft.

Minimum Setback from Space Boundary 5 feet

Minimum Separation from Adjacent Dwelling 10 feet

Maximum Area Under Roof 45% of the Space

*area under roof is the sum of the square footages of the dwelling plus any carport approved by the Board of Adjustment and outdoor shelters, plus any independent accessory buildings.

SECTION 765 Uses Permitted by Special Exception

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) Those uses permitted as Special Exceptions in the RS-1 Residential Single Family District.

SECTION 770 General Requirements

- (1) All dwellings shall be attached to a conventional permanent foundation.
- (2) All manufactured homes placed shall be certified and shall conspicuously display such certification that they have been constructed and comply with the National Mobile Home Construction and Safety Standards, or were constructed after the first edition of said code.
- (3) The tract to be subdivided shall consist of one or more tracts under individual ownership or control which shall be contiguous or separated only by non arterial streets or alleys and have an area of at least 5 acres.
- (4) One identification sign may be erected on each perimeter street frontage of a manufactured home subdivision. The sign shall not exceed two-tenths of a square foot of display surface area per lineal foot of street frontage; provided, however, that in no event shall the sign be restricted to less than 32 square feet nor permitted to exceed 150 square feet of display surface area. The sign shall not exceed 20 feet in height, and illumination, if any, shall be by constant light.

SECTION 775 Tract Development Standards

Tract Area: 5 acres
Lot Area: 5,500 sq. ft.
Structure Height: 35 feet (Maximum)

Livability Space per Dwelling Unit: 2,500 sq. ft.

Setback Abutting a Public Street (min.): Measured from the centerline; add to the distance $\frac{1}{2}$ of right of way width designated on Major Street Plan plus the designated distance below, or 25 feet, if not designated on the Major

Street Plan:

Abutting an Arterial or a Freeway Service Road: 35 feet
Not abutting an Arterial or Freeway Service Road: 20 feet.

Side Yards: 5 ft (minimum)
Rear Yards: 15 ft (minimum)

Accessory building setback from side or rear yard: 3 feet
(Not Permitted in Front Yard)

Minimum paved off street parking spaces per dwelling unit:
2 spaces. The pavement must be all purpose and all weather
such as concrete or asphalt.

SECTION 780 Definitions

Mobile Home: This term used for factory built homes produced prior to June 15, 1976, when the HUD Code went into effect. By 1970, these homes were built to voluntary industry standards that were eventually enforced by 45 states.

Manufactured Home: These are homes built entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976. Manufactured homes may be single or multi section and are transported to the site and installed. The federal standards regulate manufactured housing design and construction, strength and durability, transportability, fire resistance, energy efficiency and quality. The HUD Code also sets performance standards for the heating, plumbing, air conditioning, thermal and electrical systems. It is the only federally regulated national building code. On site additions, such as garages, decks and porches, often add to the attractiveness of manufactured homes and must be built to local, state or regional building codes.

Modular Home: These factory built homes are built to state, local or regional code where the home will be located. Modules are transported to the site and installed.

Panelized Home: These are factory built homes in which panels - a whole wall with windows, doors, wiring and outside siding - are transported to the site and assembled. The homes must meet state or local building codes where they are sited.

Pre-Cut Homes: This is the name for factory built housing in which building materials are factory cut to design specifications, transported to the site and assembled. Pre-cut homes include kit, log and dome homes. These homes must meet local, state or regional building codes.

SECTION 2. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

SECTION 3. An emergency exists for the preservation of the public health, peace and safety, and therefore, this Ordinance shall become effective from and after the time of its passage and approval.

This Ordinance was voted on and approved by the Coweta City Council on the 19th day of **MAY**, 2003, with separate vote and approval of the emergency clause on that date.



W.W. Osburn, Mayor

ATTEST:


Joyce Terry, City Clerk




David Weatherford, City Attorney

Affidavit Of Publication

COWETA AMERICAN

STATE OF OKLAHOMA, WAGONER COUNTY, ss:

Bill R. Retherford, of lawful age, being duly sworn and authorized, says that he is the publisher of the Coweta American, a weekly newspaper published in the City of Coweta, Wagoner County, Oklahoma, a newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971 and 1983 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the following dates:

May 28th, 2003

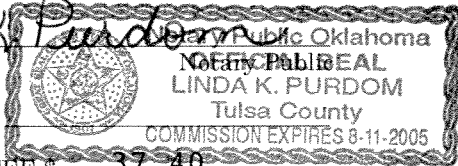
Bill R. Retherford

Subscribed and sworn to before me this 29th

day of May, 2003

Linda K. Purdom

My Commission expires:



PUBLISHER'S FEE \$ 37.40

Published in the Coweta American, Wagoner County, Oklahoma, May 28, 2003.

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This ordinance was voted on and approved by the Coweta City Council on the 19th day of May 2003 with separate vote and approval of the emergency clause on that date.

/s/ W W Osburn, Mayor

ATTEST: /s/ Joyce Terry,
City Clerk
/s/ David Weatherford, City
Attorney



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Mémorandum

To: Chairperson, Members of the Planning Commission
From: Roger Kolman, City Manager
Re: Proposed Amendment Section 240.3
Date: 5/15/2023

BACKGROUND

The Coweta Zoning Code, at Section 240.3 regulates the use of gravel for off-street parking in the R districts. The lack of clarity in the current regulations has resulted in questions about applicability to commercial districts, and as to when and where the gravel drives are allowed. To address these issues, Staff has discussed a proposed amendment that would:

- Remove from the zoning code certain language that conflicts with language in the City Code.
- Clarify that the purpose of the parking requirements is the keep mud, dirt, gravel, etc. off of the public streets and out of the storm water systems.
- Reclarify that off-street parking must follow the all-weather asphalt or concrete material requirements of Chapter 17 and Chapter 23 of the zoning code.
- Allow, in certain circumstances, in the residential districts, the use of pervious pavement or gravel/rock for off-street supplemental parking.
 - Property has an existing home in a residential district
 - Property does not meet the minimum off-street parking requirements of the code, or has an approved ancillary use requiring additional off-street parking
 - Pervious pavement systems may be used in place of impervious systems
 - Gravel/rock must be installed on a compacted subsurface.
 - Vehicles parked on gravel/rock must cross a minimum of five (5) feet of all-weather surface before entering a public roadway
 - Gravel/rock parking areas must be bordered on all sides with systems designed to contain the gravel/rock
- All systems must be maintained in a neat and orderly manner in compliance with other city ordinances

STAFF RECOMMENDATION

N/A.

ATTACHMENTS

Zoning Code Section 240.3

Current Zoning Code Section 240.3

240.3 Use of Yards

(a) No inoperative motor vehicles shall be parked or stored within the front or exterior side yard in an R district. No vehicle and/or recreational vehicles including RV's, Boats, boat trailers, and other recreational trailer's shall be parked except on a hard surface area constructed of an all-weather material. Gravel may be used in R Districts for recreational vehicles. The gravel parking space must be maintained in good condition and remain dust-free in compliance with 240.3 (b).

(b) When an existing home (as of the date of adoption of this ordinance) has no garage or a one-car garage, one gravel parking space may be located on the property. Access to such designated parking space shall be by way of the property's paved driveway. The gravel parking space must be maintained in good condition and remain dust-free as determined by city code enforcement officer or the property owner shall return such area to a landscaped area/grass, or an all weather hard surface. Designed parking spaces will be subject to the following conditions:

- (1) Permit must be applied for and approved before the work is done.
- (2) The majority of the front yard must be landscaped/grass.
- (3) Gravel parking space must be installed in a way to prevent gravel run-off to the street i.e. border space with large rocks, bricks, etc.

Current Language

240.3 Use of Yards

(a) No inoperative motor vehicles shall be parked or stored within the front or exterior side yard in an R district. No vehicle and/or recreational vehicles including RV's, Boats, boat trailers, and other recreational trailer's shall be parked except on a hard surface area constructed of an all-weather material. Gravel may be used in R Districts for recreational vehicles. The gravel parking space must be maintained in good condition and remain dust-free in compliance with 240.3 (b).

(b) When an existing home (as of the date of adoption of this ordinance) has no garage or a one-car garage, one gravel parking space may be located on the property. Access to such designated parking space shall be by way of the property's paved driveway. The gravel parking space must be maintained in good condition and remain dust-free as determined by city code enforcement officer or the property owner shall return such area to a landscaped area/grass, or an all weather hard surface. Designed parking spaces will be subject to the following conditions:

(1) Permit must be applied for and approved before the work is done.

(2) The majority of the front yard must be landscaped/grass.

(3) Gravel parking space must be installed in a way to prevent gravel run off to the street i.e. border space with large rocks, bricks, etc.

Proposed Language

240.3 Use of Yards

(a) To facilitate the maintenance of roadways and storm water systems by minimizing the migration of mud, dirt, gravel, etc. from the abutting properties, no vehicle, including recreational vehicles, boats, boat trailers and other recreational trailers, shall be parked on any lot in any zoning district except on a hard surface constructed from all weather materials as defined in Chapters 17 and 23 of this zoning code, except as otherwise allowed by this section.

(b) When an existing property in a R District (as of the date of the adoption of this ordinance) has no garage or only has a one car garage, or is otherwise not in compliance with the Off-Street Parking and Loading Requirements of this zoning code due to existing conditions, one additional parking space may be added to the lot using all weather hard surface materials, gravel, rock or a pervious pavement or pervious pavement system with the following conditions:

(1) A permit must be obtained from the Community Development Department prior to any work being undertaken.

(2) The majority of the front yard must remain landscaped or grass.

(3) Gravel parking spaces must be installed and maintained in a such a way as to prevent gravel, dirt, and mud from leaving the property and reaching the adjoining storm water transmission system or a public roadway by bordering on all sides with impervious materials, such as rocks, bricks, railroad ties, etc.

(3) Gravel parking may be installed only on a subsurface that has been compacted to 95% of the Proctor density using mechanical means, such as rollers, compactors, etc.

(4) The additional parking space must access the public roadway through an existing driveway crossing at least five (5) feet of all-weather surface materials before entering a public roadway.

(c) Where an existing property in a R District (as of the date of the adoption of this ordinance) abuts a public roadway where such that on-street parking would obstruct the flow of traffic and has an ancillary use in compliance with this zoning code, or has been granted a use variance by the Board of Adjustments, or is otherwise unable to comply with the Off-Street Parking and Loading Requirements of this zoning code, additional off-street parking spaces under subsection b of this section may be granted by the Board of Adjustments.