

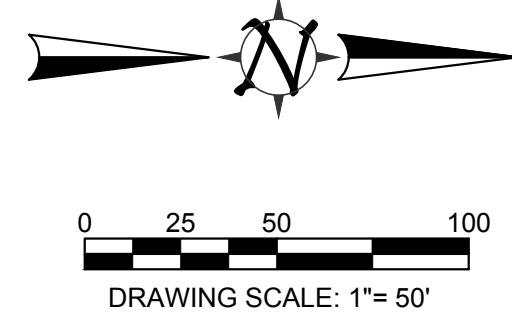
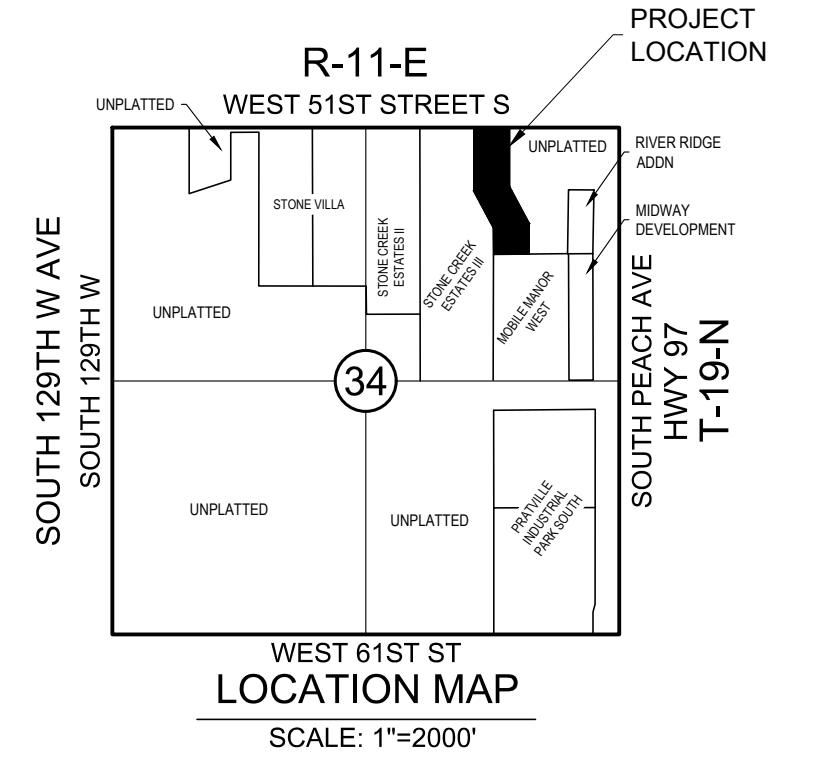
The Villas at Stone Creek Estates

A SUBDIVISION OF THE CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF

PUD #36

OWNER/DEVELOPER
GIBSON & POWELL INVESTMENTS, LLC
 1236 S. Lewis Ave.
 TULSA, OK 74104
 PHONE: 918.743.4584
 ATTN: TOBY POWELL & M. DAVID GIBSON

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
 PO BOX 2136
 SAND SPRINGS, OK 74063
 PHONE: 918.514.4283
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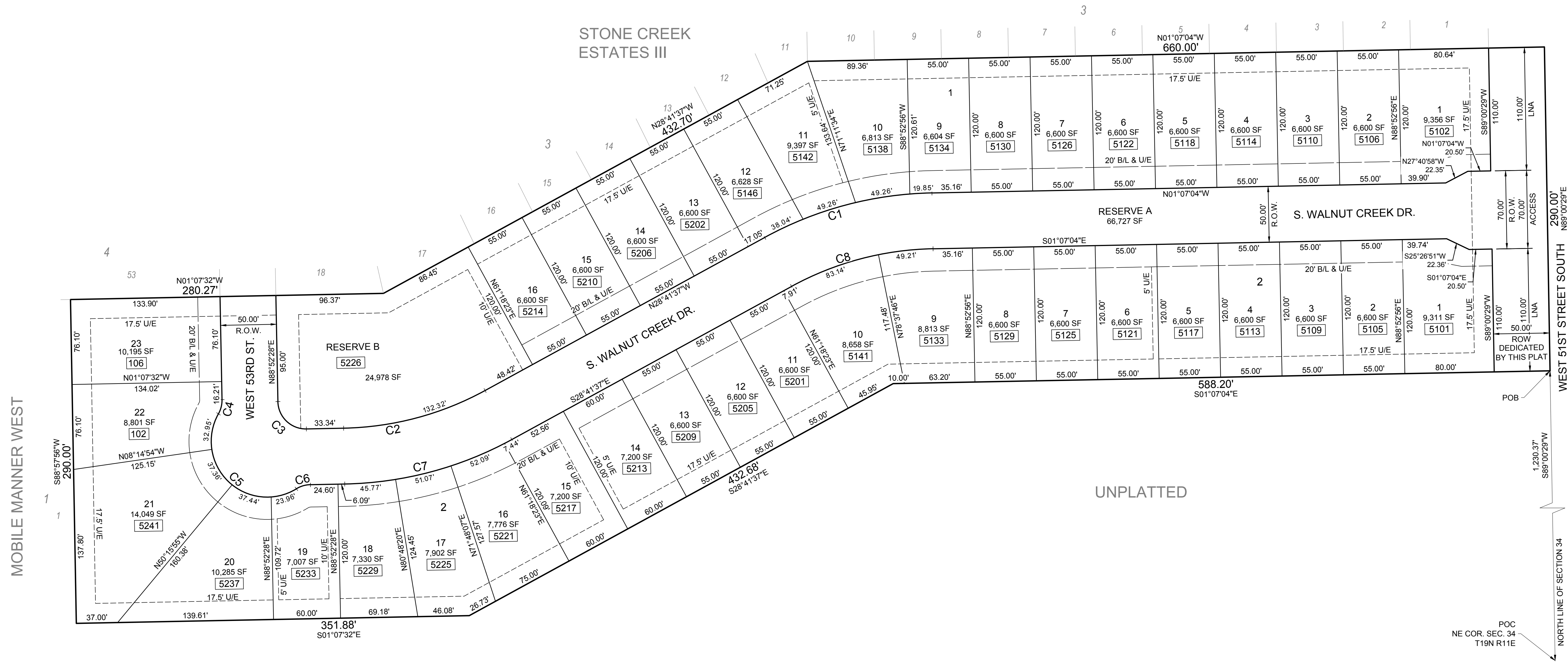
SUBDIVISION STATISTICS	
BLOCK 1.....	2.56 ACRES - 16 LOTS
BLOCK 2.....	4.15 ACRES - 23 LOTS
RESERVE A.....	1.53 ACRES
RESERVE B.....	0.57 ACRES
ARTERIAL / INTERNAL STREET R.O.W.....	0.33 ACRES
TOTAL.....	9.14 ACRES - 39 LOTS

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	156.42'	325.00'	27°34'33"
C2	132.32'	275.00'	27°34'05"
C3	39.27'	25.00'	90°00'00"
C4	13.30'	25.00'	30°28'26"
C5	131.71'	50.00'	150°55'57"
C6	13.29'	25.00'	30°27'30"
C7	156.37'	325.00'	27°34'05"
C8	132.35'	275.00'	27°34'33"

LEGEND	
B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
BK.....	BOOK
PG.....	PAGE
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET
XXXX	STREET ADDRESS

FLOODPLAIN
 ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM PANEL "40143C0328K" DATED AUGUST 3, 2009.

SUBDIVISION DATA
 BENCHMARK
 5/8" REBAR WITH CAP STAMPED 436, NE CORNER OF THE INTERSECTION OF HWY 97 AND 51ST STREET SOUTH (ADS BM#436)
 ELEV=772.508' (NAVD 1988)
 BASIS OF BEARINGS
 BASIS OF BEARING IS THE NORTH LINE OF SECTION 34 T19N R11E BEING S89°00'29"W.
 MONUMENTATION
 A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.



PLOT DATE: Thu, 25 Apr 2019 FILE: P191101.DWG THE VILLAS AT STONE CREEK ESTATES THE VILLAS AT STONE CREEK ESTATES - BASE

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A SUBDIVISION OF THE CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF

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THE VILLAS AT STONE CREEK ESTATES DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS:

GIBSON & POWELL INVESTMENTS, LLC, HEREINAFTER REFERRED TO AS THE "OWNER," IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF SAND SPRINGS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE INDIAN BASE AND MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID SECTION 34; THENCE S89°00'29"W ALONG SAID NORTH LINE OF SECTION 34 A DISTANCE OF 1,230.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 290.00 FEET EASTERLY OF THE NORTHEAST CORNER OF STONE CREEK ESTATES III (PLAT NO. 5996); THENCE S01°07'04"E, PARALLEL TO THE EAST LINE OF SAID STONE CREEK ESTATES III A DISTANCE OF 588.20 FEET; THENCE S28°41'37"E PARALLEL TO THE EAST LINE OF SAID STONE CREEK ESTATES III A DISTANCE OF 432.68 FEET; THENCE S01°07'32"E PARALLEL TO THE EAST LINE OF SAID STONE CREEK ESTATES III A DISTANCE OF 351.88 FEET TO A POINT ON THE NORTH LINE OF MOBILE MANOR WEST (PLAT NO. 4289); THENCE N88°57'55"W ALONG THE NORTH LINE OF SAID MOBILE MANOR WEST A DISTANCE OF 290.00 FEET TO THE NORTHWEST CORNER OF SAID MOBILE MANOR WEST, ALSO BEING A POINT ON THE EAST LINE OF STONE CREEK ESTATES III; THENCE N01°37'32"W ALONG THE EAST LINE OF STONE CREEK ESTATES III A DISTANCE OF 280.27 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID STONE CREEK ESTATES III N28°41'37"W A DISTANCE OF 432.70 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID STONE CREEK ESTATES III N01°07'04"W A DISTANCE OF 660.00 FEET TO A POINT ON THE NORTH LINE OF SECTION 34 ALSO BEING THE NORTHEAST CORNER OF SAID STONE CREEK ESTATES III; THENCE N89°00'29"E ALONG THE NORTH LINE OF SECTION 34 A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINING 398,130 S.F. (9.14 ACRES)

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 39 LOTS IN 2 BLOCKS AND 2 RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "THE VILLAS AT STONE CREEK ESTATES," A SUBDIVISION IN THE CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "THE VILLAS AT STONE CREEK ESTATES").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "THE VILLAS AT STONE CREEK ESTATES".

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT, AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UE" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF SAND SPRINGS, OKLAHOMA (HEREINAFTER THE "CITY"), AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER AND STORM SEWER SERVICE

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE 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 OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY, WOULD INTERFERE WITH PUBLIC WATER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER 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 UNDERGROUND WATER OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF SAND SPRINGS, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. UTILITY SERVICES

- UNDERGROUND LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION MAY BE LOCATED ALONG 51ST STREET ON THE NORTH PERIMETER OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS 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 UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON 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 2½ 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 RESPECTIVE SUPPLIERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH THEIR 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. THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICES SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S 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 THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE, AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

ALL LOTS WITHIN THE SUBDIVISION 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. THE OWNER OF EACH LOT SHALL NOT CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY.

F. RESERVE AREA 'A' - PRIVATE STREETS

OWNER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN "THE VILLAS AT STONE CREEK ESTATES" THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF CONSTRUCTING PRIVATE STREETS PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS RESIDENTIAL LOTS IN THE VILLAS AT STONE CREEK ESTATES, TO AND FROM PUBLIC STREETS, FOR PROVIDING DRAINAGE FACILITIES TO CONTROL STORMWATER RUNOFF, FOR UTILITIES AND FOR PROVIDING ENTRANCE SECURITY FACILITIES, DECORATIVE FENCING AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO A ASSOCIATION TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS OF THE SUBDIVISION.

THE OWNER HEREIN GRANTS TO THE CITY OF SAND SPRINGS, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE OR SERVICE PROVIDER HIRED BY THE ASSOCIATION, INCLUDING, WITHOUT LIMITATION LAWN AND/OR LANDSCAPING CONTRACTORS, WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE "A" AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

THE OWNER, FOR ITSELF AND ITS SUCCESSOR ASSOCIATION HEREIN COVENANTS WITH THE CITY OF SAND SPRINGS, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF SAND SPRINGS, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF SAND SPRINGS, OKLAHOMA, TO:

- CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREETS DEPICTED WITHIN RESERVE "A", AND MEETING OR EXCEEDING THE FOLLOWING STANDARDS:
 - SURFACING WIDTH SHALL BE NOT LESS THAN 26' MEASURED FACE OF CURB TO FACE OF CURB;
 - STREETS SHALL BE CURBED;
 - GUTTERS, BASE AND PAVING MATERIALS SHALL BE OF A QUALITY AND THICKNESS MEETING THE NOW EXISTING STANDARDS OF THE CITY OF SAND SPRINGS, OKLAHOMA, FOR MINOR RESIDENTIAL PUBLIC STREETS;
 - THE MAXIMUM VERTICAL GRADE OF PRIVATE STREETS SHALL BE 8 PERCENT.
- PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET DEPICTED WITHIN RESERVE "A" WHICH WOULD PROHIBIT ANY GOVERNMENTAL VEHICLE, SPECIFICALLY ANY FIRE VEHICLE, FROM FREE USAGE OF THE PRIVATE STREETS.
- SECURE INSPECTION BY THE CITY OF SAND SPRINGS, OKLAHOMA OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF SAND SPRINGS, OKLAHOMA THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF SAND

SPRINGS, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREETS, CERTIFICATION SHALL BE SECURED FROM A REGISTERED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE SAND SPRINGS PLANNING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

G. RESERVE AREA 'B' - STORMWATER DETENTION

- THE OWNER/DEVELOPER HAS CONSTRUCTED A DETENTION FACILITY AND OPEN SPACE PARK UPON RESERVE "B" TO ACCOMMODATE STORMWATER DETENTION FOR "THE VILLAS AT STONE CREEK ESTATES". SAID PARK SHALL BE FOR THE SOLE USE AND ENJOYMENT OF THE LOT OWNERS WITHIN "THE VILLAS AT STONE CREEK ESTATES" AND THEIR INVITEES.
- THE CITY OF SAND SPRINGS, OKLAHOMA HAS THE RIGHT TO ENFORCE THE COVENANTS IN THIS PARAGRAPH J, AND ASSURE COMPLIANCE WITH ALL CITY OF SAND SPRINGS, OKLAHOMA ORDINANCES, STANDARDS AND SPECIFICATIONS, REGARDING STORMWATER DRAINAGE EASEMENTS AND DETENTION FACILITIES. ANY PROPOSED CONSTRUCTION WITHIN THE DETENTION FACILITY/PARK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF SAND SPRINGS, OKLAHOMA.
- THE ASSOCIATION OF "THE VILLAS AT STONE CREEK ESTATES" SHALL MAINTAIN RESERVE "B" IN ACCORDANCE WITH, AND AS REQUIRED BY, BUT NOT LIMITED TO, THE MAINTENANCE CRITERIA DEVELOPED FOR THIS DRAINAGE EASEMENT BY THE CITY OF SAND SPRINGS, OKLAHOMA TO PREVENT EROSION, DEBRIS ACCUMULATION, SILTATION, AND TO INSURE ITS PROPER OPERATION FOR ITS INTENDED PURPOSE.
- IN THE EVENT DRAINAGE/DETENTION EASEMENT AREAS SHOULD FAIL TO BE PROPERLY MAINTAINED AS ABOVE PROVIDED, THE CITY OF SAND SPRINGS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DRAINAGE/DETENTION EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID ON A PRO-RATA BASIS BY THE LOT OWNERS.

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST 51ST STREET SOUTH WITHIN THE BOUNDS DESIGNATED "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT.

I. SCREENING WALLS AND FENCES

INTERIOR FENCING AND/OR WALLS SHALL NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER OF THE RESIDENCE. FENCING ALONG 51ST STREET SOUTH SHALL BE 6' FEET IN HEIGHT AND CONSIST OF WOOD, MASONRY OR WROUGHT IRON MATERIAL OR A COMBINATION THEREOF. ALL SUCH FENCING AND GATES SHALL BE CONTAINED WITHIN A FENCE EASEMENT OR RESERVE BY THE PLAT OF "THE VILLAS AT STONE CREEK ESTATES".

SECTION II: PLANNED UNIT DEVELOPMENT RESTRICTIONS

ON APRIL 25, 2016, CASE NUMBERS SSZ-484 AND PUD-36 (THE VILLAS AT STONE CREEK ESTATES) WERE REVIEWED BY THE SAND SPRINGS CITY COUNCIL. ORDINANCE 1282 (PUD-36) WAS APPROVED. THE ORDINANCE HAS BEEN FILED WITH THE TULSA COUNTY CLERKS OFFICE.

DEVELOPMENT OF LAND

THE INTENDED USE FOR THIS PROJECT IS TO ESTABLISH AFFORDABLE SINGLE FAMILY DETACHED HOUSING WHICH SHALL BE GOVERNED BY THE SAND SPRINGS ZONING ORDINANCE AND USE AND DIMENSIONAL STANDARDS IN THE CURRENT RS-4 ZONING GUIDELINES EXCEPT AS HEREINAFTER MODIFIED:

PERMITTED USES:	USES PERMITTED AS A MATTER OF RIGHT BY THE CITY OF SAND SPRINGS ZONING CODE WITHIN THE RS-4 DISTRICT, INCLUDING ALL USES CUSTOMARILY ACCESSORY THERETO.
GROSS LAND AREA	9.14 ACRES
MINIMUM GROSS LAND AREA PER DWELLING UNIT: (DU)	6,750 SQUARE FEET
MAXIMUM NUMBER OF DWELLING UNITS	42
MINIMUM LOT WIDTH	50 FEET
MINIMUM LOT AREA	5,500 SQUARE FEET
MINIMUM SETBACKS	
FRONT YARDS	20 FEET*
REAR YARDS	20 FEET
SIDE YARDS (BOTH SIDES)	5 FEET
* MEASURED FROM THE EDGE OF RESERVE AREA 'A'	
MAXIMUM BUILDING HEIGHT	48 FEET

