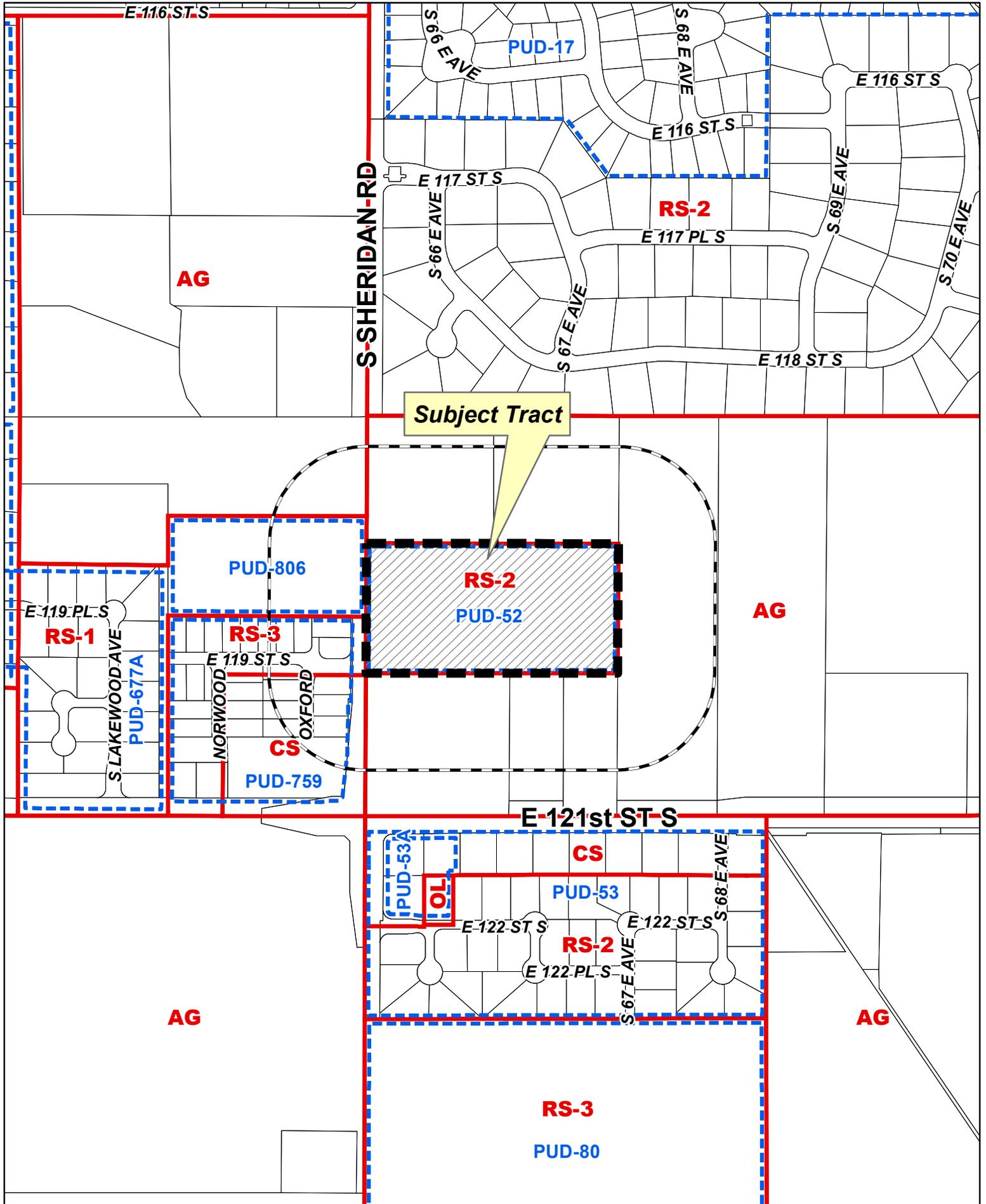


AGENDA
TECHNICAL ADVISORY COMMITTEE
CONFERENCE ROOM
DAWES BUILDING CITY OFFICES
113 WEST DAWES AVE
BIXBY, OK 74008
April 02, 2014 – 10:00 AM

1. Call to Order
2. **PUD 84 – “Sheridan Cottages” – Haynes Reynolds for 118th & Sheridan, LLC.**
Discussion and review of a rezoning request for approval of a Planned Unit Development (PUD) for “Sheridan Cottages” for approximately 8 acres in part of the SW/4 of the SW/4 of Section 35, T18N, R13E.
Property Located: 11909 and/or 11919 S. Sheridan Rd.
3. **PUD 80 – Wood Hollow Estates – Minor Amendment # 1.** Discussion and review of Minor Amendment # 1 to PUD 80 for approximately 20 acres, the S/2 of Government Lot 4 (NW/4 NW/4) of Section 02, T17N, R13E, which amendment proposes making certain subdivision design modifications pertaining to Utility Easements and making certain other amendments.
Property Located: 12307 S. Sheridan Rd.
4. **Modification/Waiver – “Wood Hollow Estates” – Sack & Associates, Inc. (PUD 80).**
Discussion and review of a request for Modification/Waiver to reduce and/or remove certain portions of the 17.5’ Perimeter Utility Easement as required by Subdivision Regulations Section 12-3-3.A pursuant to Subdivision Regulations Section 12-3-5.B for “Wood Hollow Estates” for approximately 20 acres, the S/2 of Government Lot 4 (NW/4 NW/4) of Section 02, T17N, R13E.
Property Located: 12307 S. Sheridan Rd.
5. **Final Plat of “Willow Creek I” – Rosenbaum Consulting, LLC (PUD 78).** Discussion and review of a Final Plat and certain Modifications/Waivers for “Willow Creek I” for 43.964 acres in part of the NE/4 of Section 12, T17N, R13E.
Property Located: South and west of the intersection of 131st St. S. and Mingo Rd.
6. Old Business
7. New Business
8. Adjournment

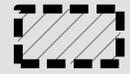
Posted By: _____ Date: _____ Time: _____



Subject Tract

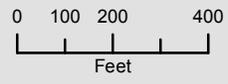


300' Radius



Subject Tract

PUD-84



35 18-13



Sheridan Cottages

Planned Unit Development No. 84

Bixby, Oklahoma

PUD PREPARED BY:



Tulsa Engineering & Planning Associates

6737 South 85th East Avenue

Tulsa, Oklahoma 74133

918.252.9621 Fax 918.250.4566

March 10, 2014

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I. DEVELOPMENT CONCEPT:

Sheridan Cottages is a proposed single-family planned unit development (PUD), comprised of 7.5137 acres located at approximately East 120th Street South, on the east side of South Sheridan Road. The site has tree cover over approximately two thirds of the property and is characterized by flat to gently rolling terrain that is bounded on the north and east by the recently approved Somerset residential subdivision, the south by undeveloped AG zoned land, and on the west by South Sheridan Road. The majority of the on-site slopes are in the 0-5% range, with small portions of 5-10% slopes located along the northeast and northwest portions of the property, with a very small section of 10-15% slopes located along a small drainageway in the northwestern portion of the site. All City and franchise utilities are either available at the project site boundaries or will be provided by typical utility extension. The development has approximately 425 feet of frontage on South Sheridan Road.

The soil types found on site are typical for the area, well drained, moderately to moderately rapid permeable soils, and will create no unusual developmental problems. Overall, this site has excellent development possibilities.

Sheridan Cottages has a rezoning application for RS-2 (Single-Family Detached Residential) being processed simultaneously with this PUD application. The proposed planned unit development would allow for a maximum of 26 single-family detached homes on an average lot size of 68' x 125'. Primary access into the Sheridan Cottages development will be provided from South Sheridan Road, via a gated entry - no other vehicular access will be allowed into the site from South Sheridan Road. Vehicular circulation inside Sheridan Cottages will be by means of a gated, private street system. Internal pedestrian circulation will be provided by an internal sidewalk system. Sidewalks are not being proposed for the South Sheridan Road frontage, due to the fact that no sidewalks exist, or are planned, for this area to tie into. In addition, it is not anticipated that there will be any sidewalks along this section of South Sheridan Road for the foreseeable future. An Emergency Access Easement is to be provided in the east central portion of the project site and will abut the Somerset residential subdivision. With the area having a history of difficulty with sanitary and storm sewer service, due to the location of existing services and topographic issues, it is proposed that sanitary and storm sewer connections be provided in either the east central or south east corner of the project site, which coincides with one of the site's lowest points in elevation. This will allow drainage and sanitary sewer flows to be routed in this direction without undo hardship on the property owner. Sanitary service and storm sewer service are available by means of the proposed Somerset development, which abuts the site's north and east boundaries.

A Homeowners' Association is to be established at Sheridan Cottages, whose responsibilities will include the maintenance of the landscaped entries, private streets, perimeter fencing, and any common areas.

II. STATISTICAL SUMMARY:

TOTAL PROJECT AREA	7.5137 Acres
MAXIMUM ALLOWABLE NUMBER OF DWELLING UNITS -	26 DUs
MAXIMUM ALLOWABLE PROJECT DENSITY -	3.46 DU/Acres

III. DEVELOPMENT STANDARDS SINGLE-FAMILY RESIDENTIAL:

The intended use is for single family detached dwellings which shall be governed by the use and development regulations of the RS-2 District except as hereinafter modified:

Permitted uses:	Single-Family Detached Dwellings and customary accessory uses.
Proposed Number of Lots	26
Minimum Lot Size	8,250 sq. ft.
Minimum Lot Frontage	65 ft.*
Minimum Livability Space	2,000 sq. ft.
Minimum Building Setbacks:	
- Front Yard	35 ft.
- Corner Lot Side Yard	25 ft.
- Rear Yard	20 ft.
- Side Yard	5 ft. /5 ft.
Masonry Requirement	75% of elevation surfaces, excluding doors and windows**

* Measured as the lot width at the midpoint between the front and rear lot lines. Lot 13, as shown on the Conceptual Development Plan, may have less than the required lot frontage on the private street, but shall maintain a minimum average lot width and lot area of 65 ft. and 8,250 sq. ft., respectively. Access to Lot 13 shall be from the abutting private street and the 20' Emergency Access Drive. At no time shall any vehicular parking be allowed on the Emergency Access Drive.

** Masonry requirement may be waived by the Architectural Review Committee, provided the Architectural Review Committee perceives that the materials being proposed to be of equal or greater value than an equivalent masonry product.

IV. LANDSCAPING AND SCREENING:

There are a large number of mature trees located on the project site and realizing the amenity and aesthetic value of these trees, it is intended that these trees will be retained

wherever possible. The goal will be the maintenance of trees with a minimum caliper of 8 inches or greater, that are not located in the following areas – building envelopes, roadways, driveways and utility easements.

A 6 foot wood and masonry screening fence is proposed along the South Sheridan Road frontage. In addition, 12-3 inch caliper trees are also proposed along this frontage. The screening fence and trees are to be located within a “Fence and Landscape Easement”. All Landscaping shall be provided in accordance with Chapter 12, Landscape Requirements, of the Bixby Zoning Ordinance. Any landscape material which fails shall be replaced in accordance with the criteria contained in Chapter 12, Landscape Requirements, of the Bixby Zoning Ordinance.

V. SIGNAGE:

All site signage shall be provided in accordance with the City of Bixby Zoning Code.

VI. ARCHITECTURAL REVIEW COMMITTEE:

There will be an Architectural Review Committee established to aid in ensuring that the residences built under this PUD are built to the appropriate standards to create a harmonious development that has architectural continuity. The Architectural Review Committee will be responsible for the review and approval of all residential architectural plans as well as the selection of the style of the building materials and color schemes. The Architectural Review Committee will also be responsible for approving residential landscape plans.

VII. HOMEOWNERS’ ASSOCIATION:

The Homeowners’ Association, to be established at Sheridan Cottages, will have as its main objective, the maintenance of the private street system, landscaped entryways, and reserve areas. Membership in the Sheridan Cottages Homeowners’ Association will be mandatory for all home and/or lot owners.

VIII. STANDARDS REQUIREMENTS:

The Standard Requirements of the City of Bixby Fire Marshal, City Engineer, and the City Attorney shall be met as a condition of approval.

IX. SITE PLAN REVIEW:

The final subdivision plat of Sheridan Cottages shall serve as the required detailed site plan, necessitating review and approval by both the Bixby Planning Commission and the Bixby City Council.

X. PLATTING:

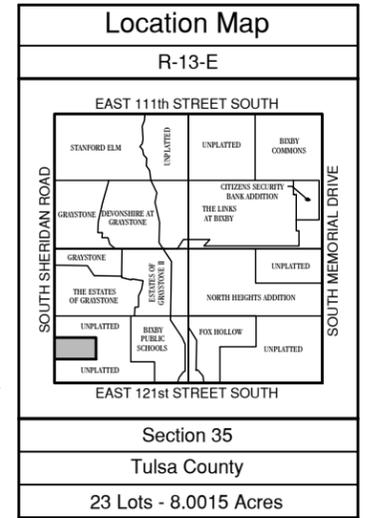
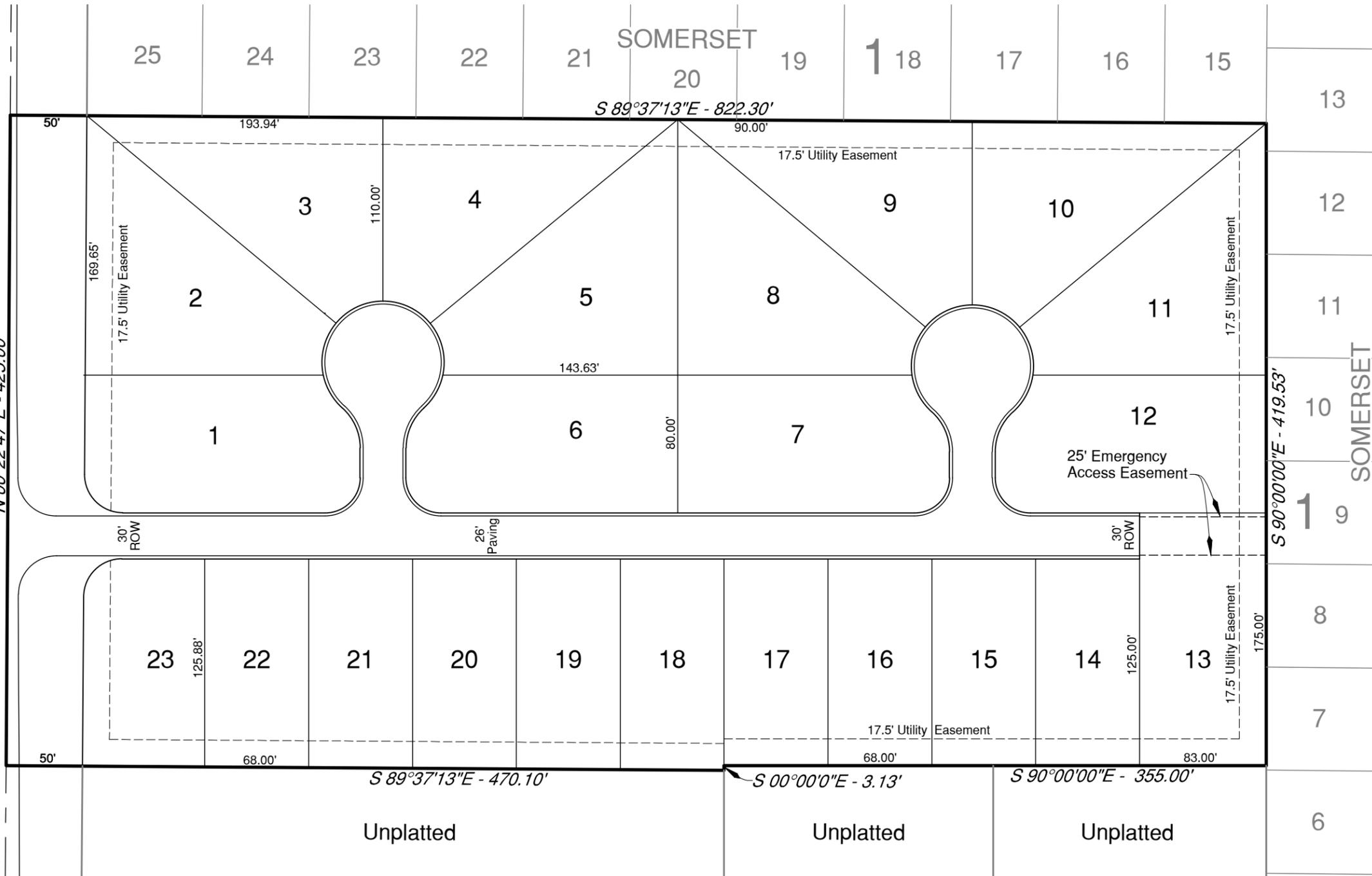
No building permit shall be issued until the planned unit development project area has been included within a subdivision plat, submitted to and approved by the Bixby Planning Commission and the Bixby City Council, and duly filed of record. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Bixby, setting forth the development standards of the planned unit development.

XI. EXPECTED SCHEDULE OFF DEVELOPMENT:

Development of this project is expected to commence within 6 months after City of Bixby approval of this PUD, or as market conditions permit.

South Sheridan Road

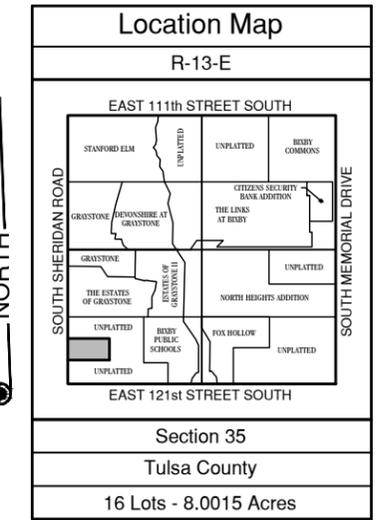
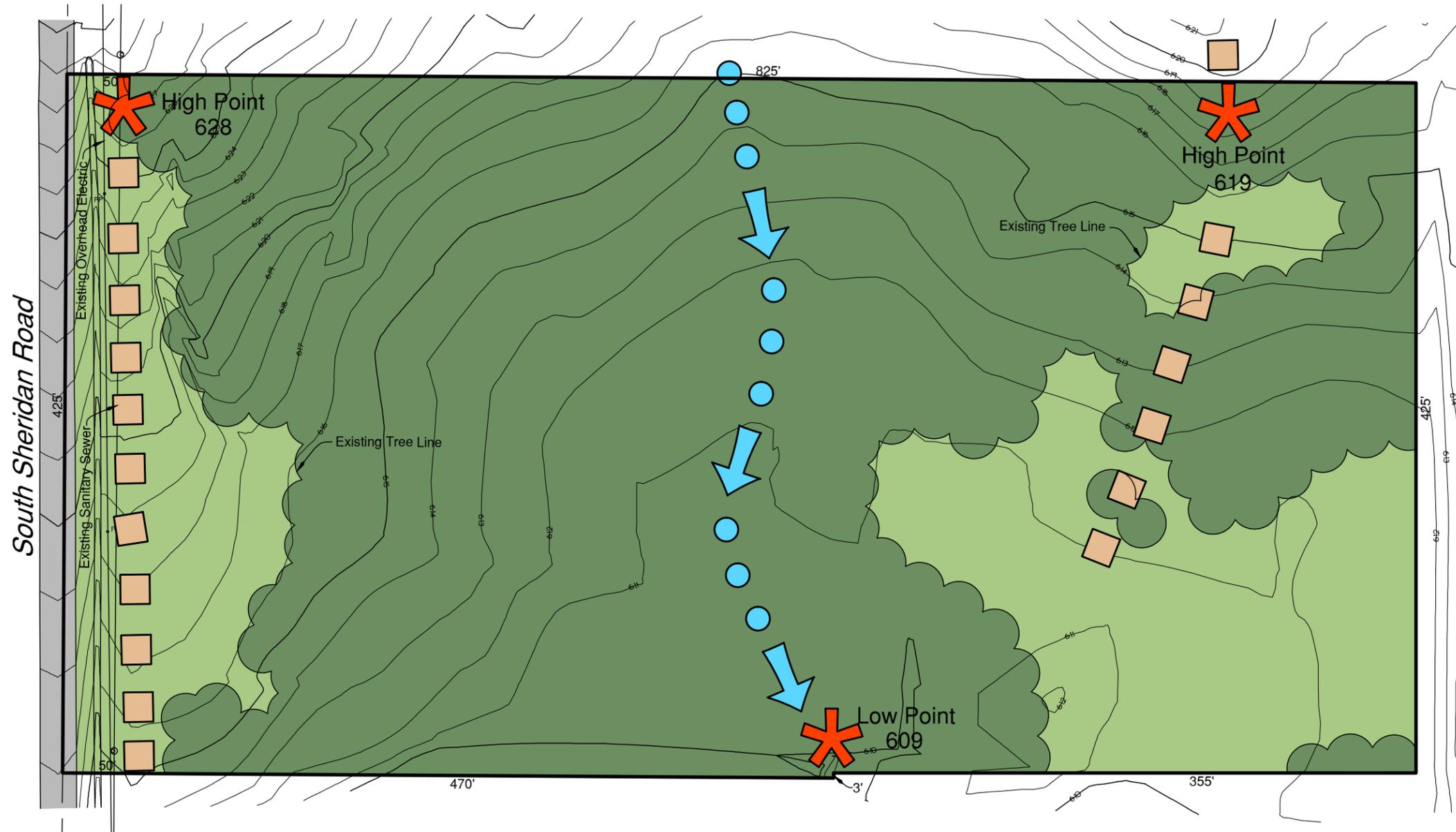
N 00°22'47"E - 425.00'



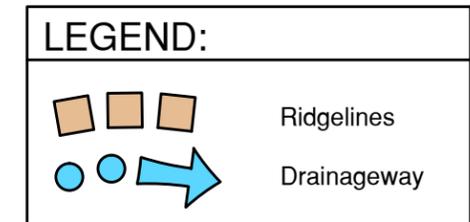
Sheridan Cottages

Conceptual Development Plan
EXHIBIT 'A'





Not To Scale

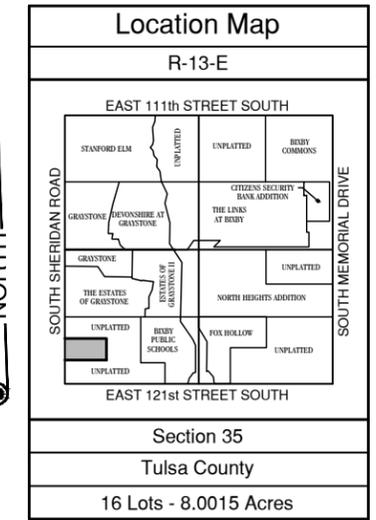
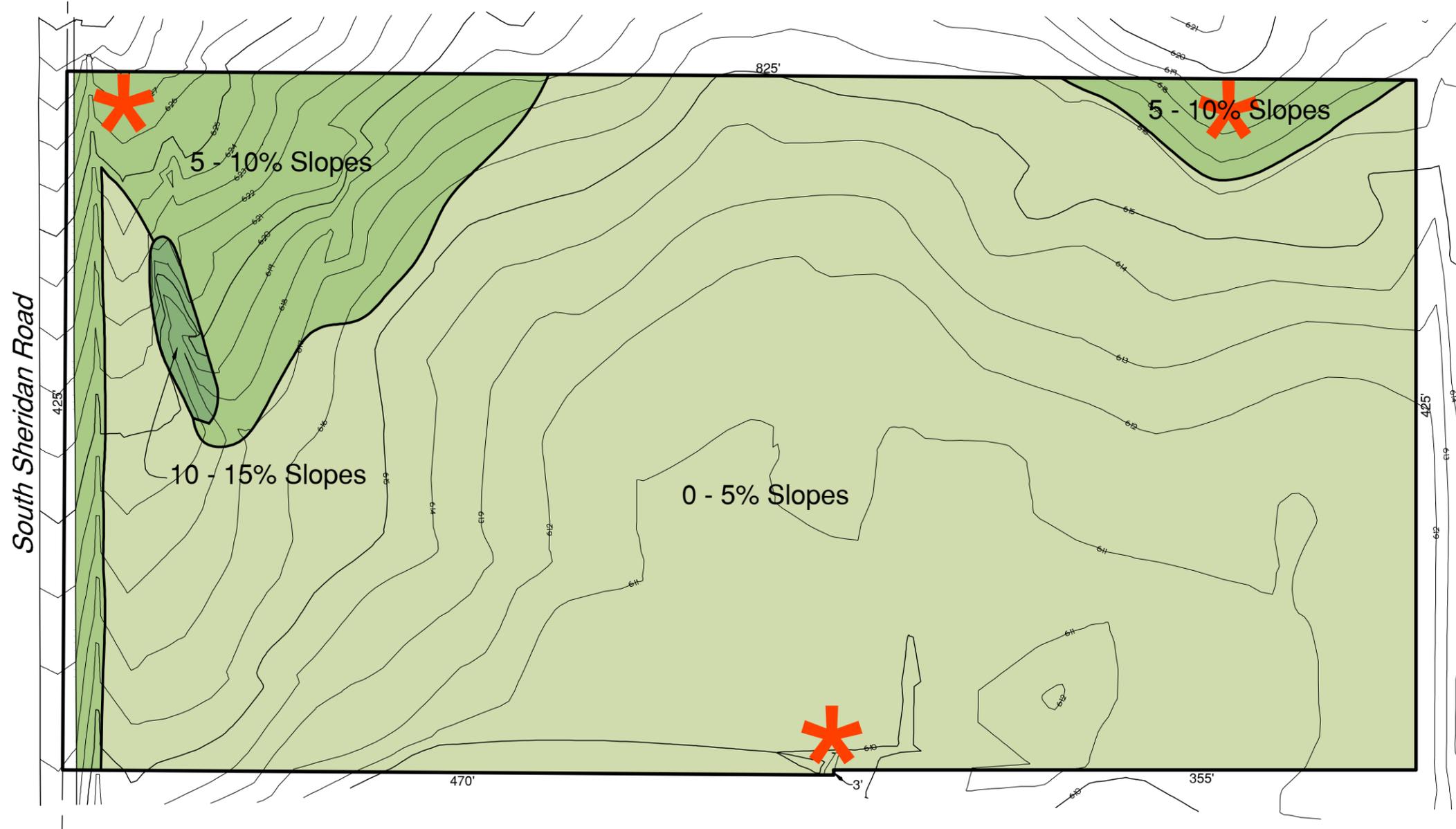


Sheridan Cottages

Existing Conditions

EXHIBIT 'B'





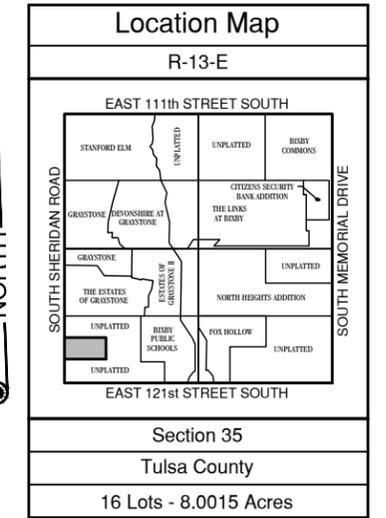
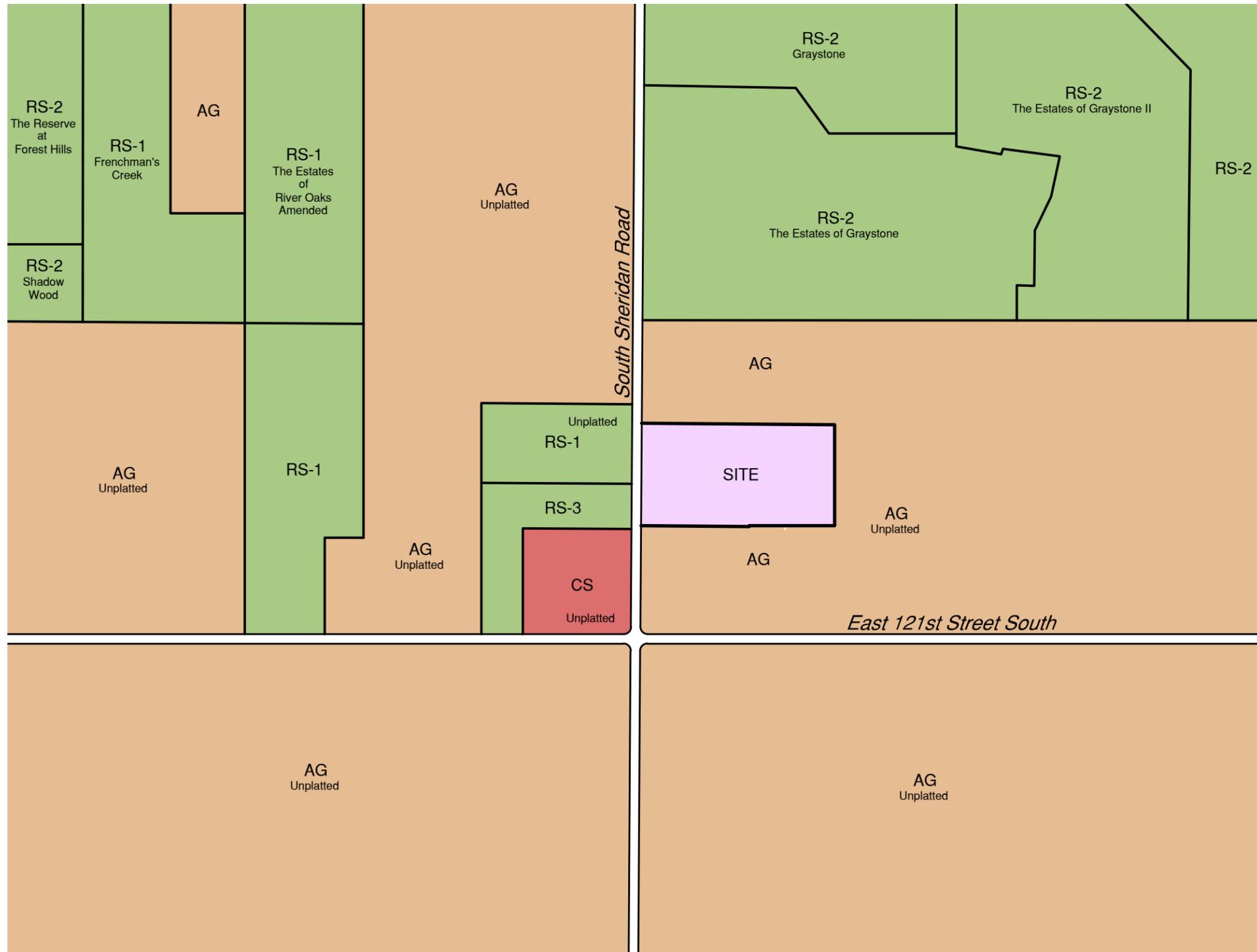
Not To Scale

Sheridan Cottages

Slope Analysis

EXHIBIT 'C'



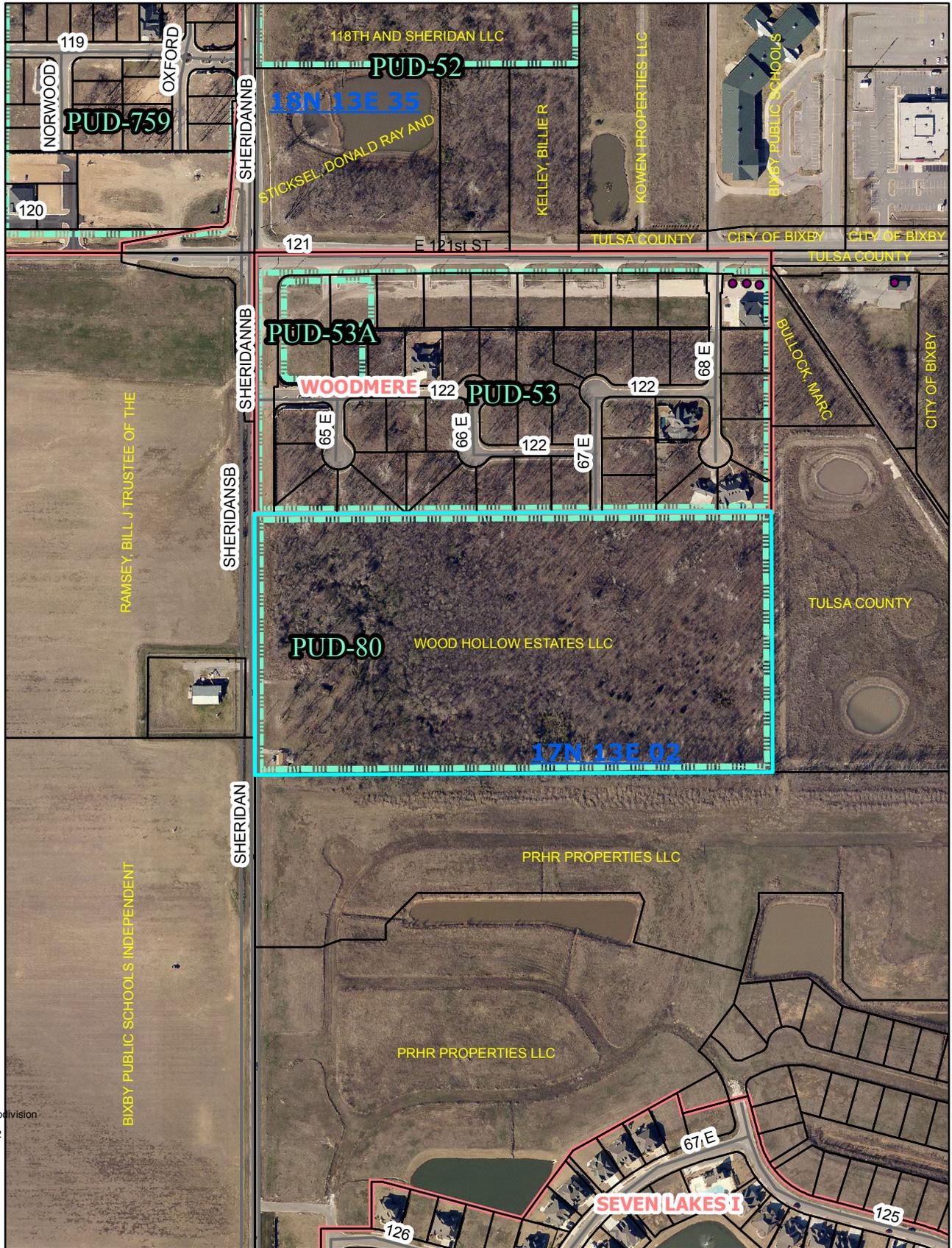


Sheridan Cottages

Surrounding Zoning and Land Use
 EXHIBIT 'D'



PUD 80 – Wood Hollow Estates – Minor Amendment # 1 & Modification/Waiver – “Wood Hollow Estates” – Sack & Associates, Inc.



- Businesses
- bixby_streams
- Tulsa Parcels 02/14
- WagParcels 08/13
- TulSubdivision
- WagonerCounty_Subdivision
- WagRoads_Aug2012
- E911Streets
- PUD
- bixby_s-t-r
- county



Wood Hollow Estates
Planned Unit Development No. 80

MINOR AMENDMENT NO. 1

A. INTRODUCTION

The Bixby City Council approved PUD 80 on October 29, 2013 for Wood Hollow Estates. The property is being platted as Wood Hollow Estates, an addition to the City of Bixby, Tulsa County, State of Oklahoma, and on March 24, 2014, the conditional final plat was approved by the Bixby City Council.

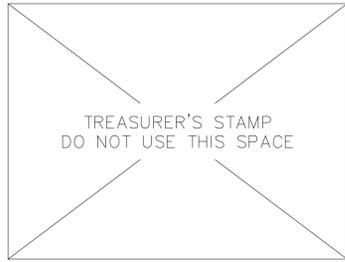
B. WAIVERS REQUESTED BY THE AMENDMENT

Wood Hollow Estates is approximately 20 acres of heavily wooded tribal land with hundreds of large native trees. With the approval of the preliminary plat and the required clearing for the proposed street area, it totally changed the nature of this development (not for the better). This clearing made a lasting scar on the property that changed the nature of the development. We need to avoid this from happening throughout the development. The utility companies agree to help with this issue by allowing all of the service to be in and adjacent to the private street. This is made possible because the development to the north (WoodMere) exists with utilities in place. Seven Lakes to the south has been engineered and in the process of phase development. For Wood Hollow Estates, the only service in the rear will be the sanitary sewer along the east boundary which will be in an 11' wide easement. The property to the east is a Tulsa County Mitigation Site that will never be developed. The county has a maintenance road abutting Wood Hollow Estates what could provide access if needed.

This waiver would reduce the normally required easements to the ones that are shown on the provided exhibit. Easements will be provided for the required utilities and save the native trees..

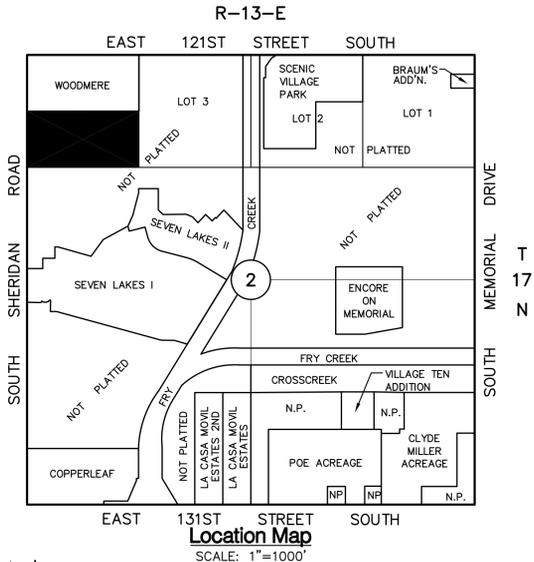
C. EXHIBIT SHOWING EASEMENTS

Final Plat of Wood Hollow Estates prepared: March 26. 2014, Sheet 1 of 2.

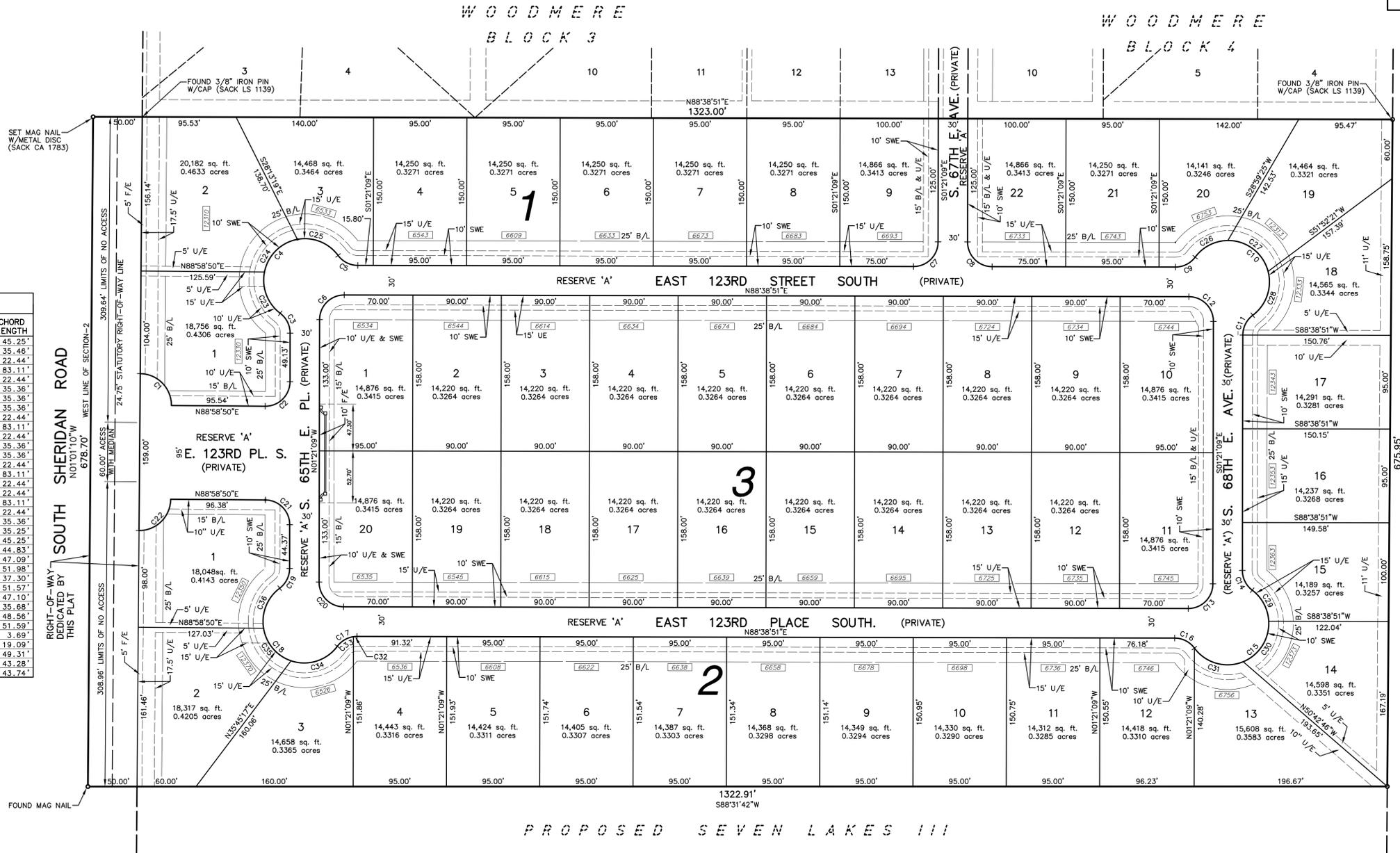


PLAT No.
FINAL PLAT CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF BIXBY:

'FINAL PLAT'
Wood Hollow Estates
A SUBDIVISION OF PART OF THE
S/2 OF GOVERNMENT LOT 4 OF SECTION 2, T-17-N, R-13-E
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA
Planned Unit Development Number 80



Curve Table with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Lists 36 curves (C1-C36) with their respective measurements.



Owner
WOOD HOLLOW ESTATES, LLC
ATTN: WAYNE FARABOUGH
11001 SOUTH MEMORIAL DRIVE
TULSA, OKLAHOMA 74133
PHONE: (918) 369-3181

Engineer / Surveyor
SACK AND ASSOCIATES, INC.
3530 EAST 31ST STREET SOUTH, SUITE A
TULSA, OKLAHOMA 74135-1519
PHONE: (918) 592-4111
E-MAIL: SAH@SACKANDASSOCIATES.COM
C.A. No. 1783

Basis of Bearings
THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

Monumentation
ALL CORNERS TO BE SET USING A 3/8" x 18" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1139" AFTER INSTALLATION OF UTILITIES AND COMPLETION OF STREET IMPROVEMENTS, UNLESS OTHERWISE NOTED.

Legend
B/L = BUILDING LINE
F/E = FENCE EASEMENT
SWE = SIDEWALK EASEMENT
U/E = UTILITY EASEMENT
S/A = STREET ADDRESS

Subdivision Statistics
SUBDIVISION CONTAINS 51 LOTS IN 3 BLOCKS AND RESERVE 'A'
BLOCK 1 CONTAINS 3.2030 ACRES (139,523 S.F.)
BLOCK 2 CONTAINS 7.4763 ACRES (325,668 S.F.)
BLOCK 3 CONTAINS 6.5892 ACRES (287,024 S.F.)
RESERVE 'A' CONTAINS 2.5231 ACRES (109,906 S.F.)

Addresses
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.

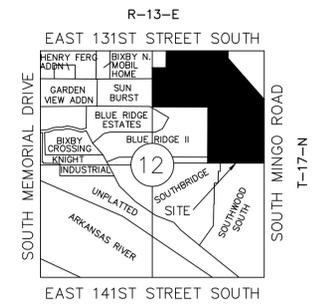
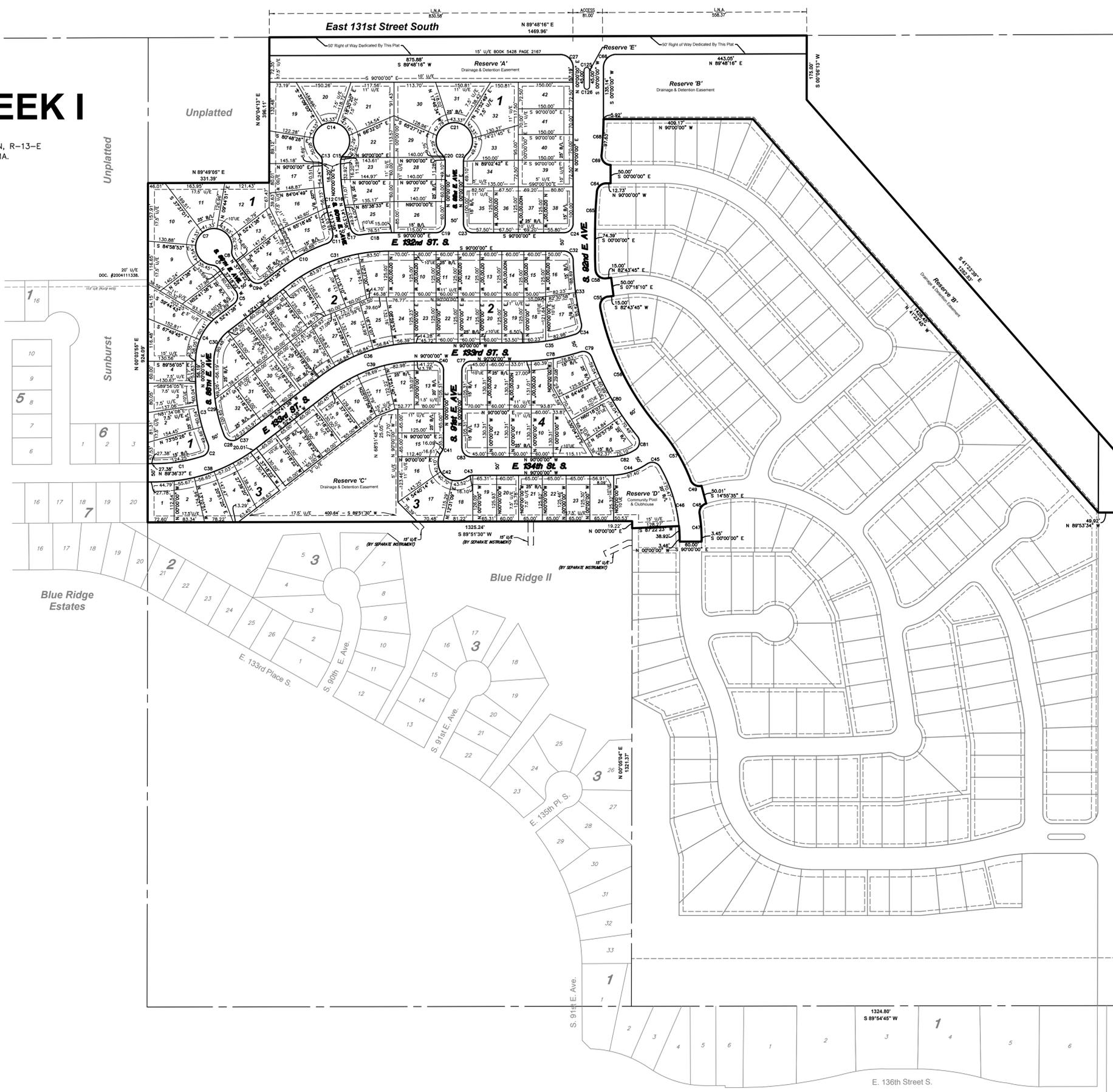
WILLOW CREEK I

A PART OF THE NE/4, SECTION 12, T-17-N, R-13-E
TULSA COUNTY, STATE OF OKLAHOMA.

PLAT No.

LEGEND

- | | |
|-----|------------------------|
| B/L | BUILDING LINE |
| D/E | DRAINAGE EASEMENT |
| L/E | LANDSCAPE EASEMENT |
| LNA | LIMITS OF NO ACCESS |
| MAE | MUTUAL ACCESS EASEMENT |
| U/E | UTILITY EASEMENT |



VICINITY MAP
TULSA COUNTY
1" = 2000'

SUBDIVISION CONTAINS 111 LOTS IN 4 BLOCKS AND 5 RESERVES
TOTAL AREA: 43.964 ACRES
BASIS OF BEARING:
EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 12
BEING SOUTH 00°06'13" WEST
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT
WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE
RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Owner:

Willow Creek Development, LLC
12150 EAST 96th STREET NORTH SUITE 200
OWASSO, OK 74055

Engineer:

Rosenbaum Consulting, LLC
Certificate of Authorization No. 6470, Exp. June 30, 2015
2608 W. Kenosha St., #304
Broken Arrow, OK 74012
PHONE: (918) 895-0669

Surveyor:

Tulsa Land Surveying LLC
Certificate of Authorization No. 6038, Exp. June 30, 2015
1903 S. Boston Ave.
Tulsa, OK 74119
PHONE: (539) 664-5539



NOT TO SCALE

PLAT No.

LEGEND

- B/L BUILDING LINE
- D/E DRAINAGE EASEMENT
- L/E LANDSCAPE EASEMENT
- LNA LIMITS OF NO ACCESS
- MAE MUTUAL ACCESS EASEMENT
- U/E UTILITY EASEMENT



1" = 100'

Owner:

Willow Creek Development, LLC
12150 EAST 96TH STREET NORTH SUITE 200
OWASSO, OK 74055

Engineer:

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WILLOW CREEK I

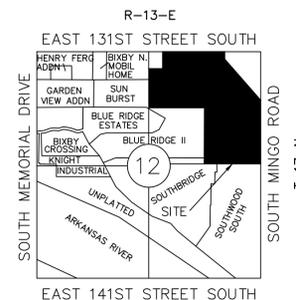
A PART OF THE NE/4, SECTION 12, T-17-N, R-13-E
TULSA COUNTY, STATE OF OKLAHOMA.

SUBDIVISION CONTAINS 111 LOTS IN 4 BLOCKS AND 5 RESERVES

TOTAL AREA: 43.964 ACRES

BASIS OF BEARING:
EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 12
BEING SOUTH 00°06'13" WEST

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



VICINITY MAP
TULSA COUNTY
1" = 2000'

CUL-DE-SAC STREET
CENTERLINE DATA

STREET	LENGTH
S. 90TH E. AVE.	181.59'
S. 91ST E. AVE.	293.85'
S. 92ND E. AVE.	275.00'
E. 134TH ST. S.	348.00'
E. 134TH PL. S.	469.39'
E. 134TH PL. S.	220.33'

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	400.00'	124.25'	17°47'53"	123.76'	N 80°42'41" E
C2	25.00'	41.11'	94°12'39"	36.63'	N 24°42'24" E
C3	450.00'	175.92'	22°23'55"	174.80'	S 11°11'58" E
C4	150.00'	137.95'	52°41'38"	133.14'	S 26°20'49" W
C5	25.00'	39.27'	90°00'00"	35.36'	N 07°41'38" E
C6	25.00'	21.03'	48°11'23"	20.41'	N 61°24'03" W
C7	50.00'	241.19'	276°22'46"	66.67'	S 52°41'38" W
C8	25.00'	21.03'	48°11'23"	20.41'	S 13°12'40" E
C9	25.00'	39.27'	90°00'00"	35.36'	S 82°18'22" E
C10	500.00'	153.66'	17°36'30"	153.06'	S 61°29'53" W
C11	25.00'	36.89'	84°32'06"	33.63'	N 28°02'05" E
C12	525.00'	130.42'	141°13'58"	130.08'	S 07°06'59" E
C13	25.00'	21.03'	48°11'23"	20.41'	N 24°05'41" W
C14	50.00'	241.19'	276°22'46"	66.67'	N 90°00'00" W
C15	25.00'	21.03'	48°11'23"	20.41'	S 24°05'41" W
C16	475.00'	117.99'	141°13'58"	117.69'	S 07°06'59" E
C17	25.00'	36.89'	84°32'06"	33.63'	S 56°30'01" E
C18	500.00'	76.51'	8°46'04"	75.44'	S 85°36'58" W
C19	25.00'	39.27'	90°00'00"	35.36'	N 45°00'00" E
C20	25.00'	21.03'	48°11'23"	20.41'	N 24°05'41" W
C21	50.00'	241.19'	276°22'46"	66.67'	N 90°00'00" W
C22	25.00'	21.03'	48°11'23"	20.41'	S 24°05'41" W
C23	25.00'	39.27'	90°00'00"	35.36'	S 45°00'00" E
C24	25.00'	39.27'	90°00'00"	35.36'	N 45°00'00" E
C25	812.00'	215.17'	15°10'58"	214.54'	S 12°41'53" W
C26	7.50'	23.56'	180°00'00"	15.00'	N 89°59'59" E
C27	7.50'	23.56'	180°00'00"	15.00'	S 89°59'59" W
C28	25.00'	44.54'	102°04'35"	38.88'	S 72°30'56" E
C29	400.00'	149.90'	21°28'19"	149.03'	S 10°44'09" E
C30	100.00'	91.97'	52°41'38"	88.76'	S 26°20'49" W
C31	450.00'	293.00'	37°18'22"	287.85'	S 71°20'49" W
C32	25.00'	36.89'	89°01'51"	35.06'	N 49°29'04" W
C33	780.00'	174.11'	12°47'22"	173.75'	N 07°21'50" W
C34	25.00'	37.39'	85°42'07"	34.00'	N 29°05'33" E
C35	475.00'	149.69'	18°03'23"	149.08'	N 80°58'18" E
C36	450.00'	293.00'	37°18'22"	287.85'	N 71°20'49" E
C37	400.00'	26.23'	3°45'28"	26.23'	N 54°34'22" E
C38	450.00'	289.94'	36°54'59"	284.95'	N 71°09'08" E
C39	400.00'	260.45'	37°18'22"	255.87'	N 71°20'49" E
C40	25.00'	39.27'	90°00'00"	35.36'	N 45°00'00" E
C41	25.00'	16.09'	36°52'18"	15.81'	N 18°26'09" E
C42	50.00'	142.89'	16°34'36"	99.00'	S 45°00'00" E
C43	25.00'	16.09'	36°52'18"	15.81'	S 71°33'51" W
C44	175.00'	105.29'	34°28'25"	103.71'	N 72°45'47" E
C45	25.00'	41.25'	94°32'38"	36.73'	N 77°15'55" W
C46	400.00'	209.22'	29°58'08"	206.85'	N 14°59'04" W
C47	460.00'	72.35'	9°00'41"	72.27'	N 04°30'20" W
C48	25.00'	36.89'	84°04'58"	33.48'	S 33°01'48" W
C49	25.00'	36.89'	84°04'58"	33.48'	N 62°53'14" W
C50	425.00'	98.81'	13°19'15"	98.59'	S 81°43'55" W
C51	25.00'	33.70'	77°14'10"	31.21'	S 49°46'28" W
C52	225.00'	147.06'	37°26'52"	144.45'	S 29°52'49" W
C53	25.00'	39.27'	90°00'00"	35.36'	S 03°36'15" W
C54	225.00'	219.42'	55°52'30"	210.83'	S 69°20'00" E
C55	25.00'	39.27'	90°00'00"	35.36'	N 35°39'59" E
C56	720.00'	373.87'	29°45'07"	369.68'	N 26°16'19" W
C57	460.00'	162.99'	20°18'06"	162.14'	N 30°59'48" W
C58	25.00'	41.07'	94°07'32"	36.60'	S 50°12'29" E
C59	275.00'	268.18'	55°52'30"	257.68'	S 69°20'00" E
C60	25.00'	39.27'	90°00'00"	35.36'	S 86°23'45" E
C61	25.00'	39.27'	90°00'00"	35.36'	N 03°36'15" E
C62	375.00'	318.11'	48°36'15"	308.66'	N 65°41'52" W
C63	225.00'	69.55'	17°48'48"	69.67'	N 81°05'36" W
C64	25.00'	36.76'	84°14'51"	33.54'	S 47°52'35" W
C65	988.00'	99.20'	5°45'09"	99.15'	S 02°52'35" W

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C66	35.00'	55.10'	90°11'44"	49.58'	N 45°05'52" W
C67	150.00'	30.56'	11°40'18"	30.50'	N 05°50'09" E
C68	1012.00'	103.55'	5°51'44"	103.50'	S 02°55'52" W
C69	25.00'	41.83'	95°51'44"	37.12'	S 42°04'08" E
C70	175.00'	46.12'	15°05'55"	45.98'	S 82°27'02" E
C71	425.00'	360.53'	48°36'15"	349.82'	N 65°41'52" W
C72	25.00'	39.27'	90°00'00"	35.36'	S 45°00'00" W
C73	50.00'	142.89'	16°34'36"	98.99'	N 03°36'15" E
C74	25.00'	16.09'	36°52'12"	15.81'	S 67°02'21" W
C75	175.00'	101.39'	33°11'48"	99.98'	S 32°00'21" W
C76	25.00'	41.07'	94°07'29"	36.60'	S 51°39'18" E
C77	25.00'	39.27'	90°00'00"	35.36'	S 45°00'00" W
C78	525.00'	164.22'	17°55'21"	163.55'	S 81°02'19" W
C79	25.00'	37.98'	87°02'29"	34.43'	N 64°24'07" W
C80	780.00'	249.56'	18°19'54"	248.50'	N 30°02'49" W
C81	25.00'	42.36'	97°04'50"	37.47'	N 09°19'39" E
C82	125.00'	70.10'	32°07'56"	69.19'	N 73°56'02" E
C83	25.00'	39.27'	90°00'00"	35.36'	S 45°00'00" E
C84	530.00'	243.92'	26°22'08"	241.77'	S 13°11'04" E
C85	470.00'	217.00'	26°27'12"	215.08'	N 13°08'32" W
C86	255.00'	400.93'	90°05'04"	360.89'	S 44°57'28" E
C87	1030.00'	248.60'	13°49'43"	247.89'	N 83°05'08" E
C88	488.00'	117.78'	13°49'43"	117.80'	S 83°05'08" W
C89	35.00'	55.04'	90°06'13"	49.54'	N 44°56'54" W
C90	35.00'	54.91'	89°53'47"	49.45'	N 45°03'06" E
C91	25.00'	39.27'	90°00'00"	35.36'	S 45°00'00" E
C92	450.00'	80.97'	10°18'36"	80.86'	N 05°09'18" W
C93	450.00'	234.67'	29°52'47"	232.02'	N 25°14'59" W
C94	25.00'	38.74'	88°47'37"	34.98'	S 04°12'26" W
C95	25.00'	21.03'	48°11'23"	20.41'	S 72°41'56" W
C96	50.00'	241.19'	276°22'46"	66.67'	N 41°23'45" W
C97	25.00'	21.03'	48°11'23"	20.41'	N 24°30'34" E
C98	125.00'	51.82'	23°45'02"	51.45'	N 60°28'46" E
C99	25.00'	41.31'	94°40'37"	36.77'	S 60°18'25" E
C100	425.00'	195.74'	26°23'20"	194.02'	N 26°09'46" W
C101	25.00'	36.92'	84°37'05"	33.66'	S 02°57'07" W
C102	1975.00'	115.24'	3°20'38"	115.23'	S 46°55'57" W
C103	25.00'	21.03'	48°11'23"	20.41'	S 72°41'56" W
C104	50.00'	241.19'	276°22'46"	66.67'	N 41°23'45" W
C105	25.00'	21.03'	48°11'23"	20.41'	N 24°30'34" E
C106	2025.00'	119.88'	3°23'31"	119.86'	S 46°54'30" W
C107	25.00'	36.07'	82°40'12"	33.02'	N 86°32'50" E
C108	425.00'	197.31'	25°35'59"	195.54'	N 65°25'03" W
C109	375.00'	628.92'	96°05'30"	557.76'	S 05°58'58" W
C110	1975.00'	87.62'	2°32'31"	87.61'	N 07°33'57" W
C111	25.00'	39.91'	39°28'09"	35.81'	N 39°28'09" E
C112	1975.00'	166.34'	4°49'33"	166.29'	N 87°35'14" E
C113	1025.00'	58.42'	5°15'56"	58.41'	S 88°22'02" W
C114	25.00'	37.01'	84°40'52"	33.73'	S 50°51'00" E
C115	530.00'	165.90'	17°56'04"	165.22'	N 17°24'06" W
C116	470.00'	78.72'	9°35'47"	78.63'	S 21°34'15" E
C117	25.00'	43.15'	98°54'09"	37.99'	S 32°40'43" W
C118	475.00'	65.25'	7°52'12"	65.19'	S 86°03'54" W
C119	25.00'	21.03'	48°11'23"	20.41'	N 65°54'19" W
C120	50.00'	241.19'	276°22'46"	66.67'	N 00°00'00" W
C121	25.00'	21.03'	48°11'23"	20.41'	N 65°54'19" E
C122	525.00'	76.19'	81°28'54"	76.12'	S 85°50'33" W
C123	25.00'	41.21'	94°27'18"	36.70'	S 51°05'15" E
C124	470.00'	31.66'	3°51'36"	31.66'	S 01°58'48" E
C125	7.50'	23.56'	180°00'00"	15.00'	N 00°00'00" E
C126	507.50'	168.15'	18°58'60"	162.77'	S 07°18'55" W
C127	7.50'	23.56'	180°00'00"	15.00'	N 71°01'00" W
C128	492.50'	163.18'	18°58'60"	162.43'	N 09°29'30" E
C129	7.50'	23.56'	180°00'00"	15.00'	S 00°00'00" W
C130	7.50'	23.56'	180°00'00"	15.00'	N 00°00'00" E

WILLOW CREEK I

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WILLOW CREEK DEVELOPMENT, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER TOGETHER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE¼ SECTION 12; THENCE SOUTH 89°48'16" WEST ALONG THE NORTH LINE OF SAID NE¼ SECTION 12, FOR A DISTANCE OF 850.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'13" WEST FOR A DISTANCE OF 175.00 FEET; THENCE SOUTH 41°23'39" EAST FOR A DISTANCE OF 1282.72 FEET; THENCE SOUTH 00°08'28" WEST FOR A DISTANCE OF 182.22 FEET; THENCE NORTH 89°53'34" WEST FOR A DISTANCE OF 49.92 FEET; THENCE NORTH 41°23'45" WEST FOR A DISTANCE OF 1428.45 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 409.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1012.00 FEET, A DELTA ANGLE OF 5°31'38", A CHORD LENGTH OF 97.59 FEET, A CHORD BEARING OF SOUTH 03°05'55" WEST, FOR AN ARC DISTANCE OF 97.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 95°51'44", A CHORD LENGTH OF 37.12, A CHORD BEARING OF SOUTH 42°04'08" EAST, FOR AN ARC DISTANCE OF 41.83 FEET; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 12.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 84°14'51", A CHORD LENGTH OF 33.54 FEET, A CHORD BEARING OF SOUTH 47°52'35" WEST, FOR AN ARC DISTANCE OF 36.76 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 988.00 FEET, A DELTA ANGLE OF 5°45'09", A CHORD LENGTH OF 99.15 FEET, A CHORD BEARING OF SOUTH 02°52'35" WEST, FOR AN ARC DISTANCE OF 99.20 FEET; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 74.39 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 94°07'34", A CHORD BEARING OF SOUTH 50°12'28" EAST; FOR AN ARC DISTANCE OF 41.07 FEET; THENCE NORTH 82°43'45" EAST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 07°16'10" EAST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 82°43'45" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 94°07'30", A CHORD LENGTH OF 36.60 FEET, A CHORD BEARING OF SOUTH 35°40'00" WEST, FOR AN ARC DISTANCE OF 41.07 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 720.00 FEET, A DELTA ANGLE OF 29°45'07", A CHORD LENGTH OF 369.68 FEET, A CHORD BEARING OF SOUTH 28°16'19" EAST, FOR AN ARC DISTANCE OF 373.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A DELTA ANGLE OF 20°18'06", A CHORD LENGTH OF 62.14 FEET, A CHORD BEARING OF SOUTH 04°30'20" EAST, FOR AN ARC DISTANCE OF 162.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 94°04'58", A CHORD LENGTH OF 33.48 FEET, A CHORD BEARING OF SOUTH 62°53'14" EAST, FOR AN ARC DISTANCE OF 36.69 FEET; THENCE SOUTH 14°55'35" EAST FOR A DISTANCE OF 50.01 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 84°04'58", A CHORD LENGTH OF 33.48 FEET, A CHORD BEARING OF SOUTH 03°01'48" WEST, FOR AN ARC DISTANCE OF 36.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A DELTA ANGLE OF 20°18'06", A CHORD LENGTH OF 62.14 FEET, A CHORD BEARING OF SOUTH 04°30'20" EAST, FOR AN ARC DISTANCE OF 162.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THENCE NORTH 00°00'00" WEST FOR A DISTANCE OF 3.46 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 399.65 FEET, A DELTA ANGLE OF 05°34'47", A CHORD LENGTH OF 38.90 FEET, A CHORD BEARING OF NORTH 02°47'19" WEST, FOR AN ARC DISTANCE OF 38.92 FEET; THENCE SOUTH 87°22'23" WEST FOR A DISTANCE OF 128.27 FEET; THENCE NORTH 00°05'04" EAST FOR A DISTANCE OF 19.22 FEET; THENCE SOUTH 89°51'30" WEST FOR A DISTANCE OF 1325.24 FEET; THENCE NORTH 00°03'56" EAST FOR A DISTANCE OF 924.09 FEET; THENCE NORTH 89°49'05" EAST FOR A DISTANCE OF 331.39 FEET; THENCE NORTH 00°04'13" EAST FOR A DISTANCE OF 396.11 FEET; THENCE NORTH 89°48'16" EAST FOR A DISTANCE OF 1469.96 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,915.065 SQUARE FEET OR 43.964 ACRES, MORE OR LESS.

BASIS OF BEARING OF PROPERTY DESCRIPTION IS THE NORTH LINE OF SECTION 13, T-17-N-R-13-E, BEING S 89°48'16" W.

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAN AND SURVEY (HEREINAFTER THE "PLAN" AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "WILLOW CREEK I", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER "WILLOW CREEK I" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAN AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAN 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, SANITARY 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 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 AFORESAID, PROVIDED HOWEVER, 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 RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAN, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAN. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAN NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- 1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE SOUTH SIDE PERIMETER BOUNDARY OF THE SUBDIVISION, IF LOCATED WITHIN A GENERAL UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAN. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUCH LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- 2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST 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 TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- 3. THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAN 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 OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- 4. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THEIR RESPECTIVE LOTS AND EACH SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. THE SUPPLIER OF SERVICE 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 HIS AGENTS OR CONTRACTORS.
- 5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND LOT OWNERS AGREE TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- 1. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR RESPECTIVE LOTS AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORM SEWER.
- 2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAN, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- 3. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT LOT OWNERS SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY THEIR ACTS AND/OR THE ACTS OF THEIR AGENTS OR CONTRACTORS.
- 4. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAN, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.
- 5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND LOT OWNERS AGREE TO BE BOUND HEREBY.

D. GAS SERVICE

- 1. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF GAS FACILITIES LOCATED ON THEIR RESPECTIVE LOTS.
- 2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAN, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A GAS MAIN OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH A GAS MAIN SHALL BE PROHIBITED.
- 3. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF GAS MAINS, BUT LOT OWNERS SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY THEIR ACTS AND/OR THE ACTS OF THEIR AGENTS OR CONTRACTORS.
- 4. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAN, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF GAS FACILITIES.
- 5. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN 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 LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- 6. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND LOT OWNERS AGREE TO BE BOUND HEREBY.

E. OVERLAND DRAINAGE EASEMENT

- 1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREA A, B, AND C (HEREINAFTER REFERRED TO AS THE "OVERLAND DRAINAGE EASEMENT AREAS") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.
- 2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- 3. DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE OVERLAND DRAINAGE EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - a. THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
 - b. THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.
 - c. IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE OVERLAND DRAINAGE EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE OVERLAND DRAINAGE EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION.
 - d. IN THE EVENT THE HOMEOWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF BIXBY, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL NOT EXCEED 1/11TH OF THE COSTS.
 - e. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

F. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, DRAINAGE AREAS OF HIGHER ELEVATION, AND 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/OR SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY, OKLAHOMA.

G. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH MINGO ROAD AND EAST 131ST STREET SIGNIFIED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAN. THE LNA MAY BE AMENDED OR RELEASED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. THE LNA ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

H. PAVING AND LANDSCAPING WITHIN EASEMENTS

LOT OWNERS AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING, WHEN PERMITTED BY THE CITY OF BIXBY, OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAN. PROVIDED, HOWEVER, THE CITY OF BIXBY, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

I. RESERVE AREA A, B, AND C

THE USE OF RESERVE AREAS A, B, AND C SHALL BE LIMITED TO USE AS STORMWATER CONVEYANCE, MAINTENANCE ACCESS, OPEN SPACE, LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

J. RESERVE AREA D

THE USE OF RESERVE AREA D SHALL BE LIMITED TO USE AS OPEN SPACE, LANDSCAPING, POOL, & CLUBHOUSE FACILITIES FOR THE HOMEOWNERS AND GUESTS OF WILLOW CREEK I AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

K. RESERVE AREA E

THE USE OF RESERVE AREA E SHALL BE LIMITED TO USE AS OPEN SPACE AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

L. FENCING AND LANDSCAPING EASEMENT

THE OWNER/DEVELOPER HEREIN RESERVES FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION IV A PERPETUAL EASEMENT TO ERECT AND MAINTAIN FENCING, WALLS AND LANDSCAPING ALONG THE BOUNDARIES OF THE SUBDIVISION WITHIN THE EASEMENTS DEPICTED ON THE PLAN AS "FENCE AND LANDSCAPE EASEMENT" OR "FLE".

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, WILLOW CREEK I WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 78) AS PROVIDED WITHIN THE PROVISIONS OF THE BIXBY ZONING CODE PERTAINING TO PLANNED UNIT DEVELOPMENTS (PUDS), AND

WHEREAS, PUD NO. 78 WAS AFFIRMATIVELY RECOMMENDED BY THE BIXBY PLANNING COMMISSION ON MAY 2, 2013 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, ON MAY 13, 2013 THE IMPLEMENTING ORDINANCE NO. 2120 & 272 BEING ADOPTED AND PUBLISHED ON SEPTEMBER 23, 2013, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

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.

A. DEVELOPMENT IN ACCORDANCE WITH PUD

WILLOW CREEK I SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. 78 APPROVED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. 78 AS MAY BE SUBSEQUENTLY APPROVED.

B. APPLICABLE ORDINANCE

THE DEVELOPMENT OF WILLOW CREEK I SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE, AS SUCH PROVISIONS EXISTED ON MAY 13, 2013.

C. USE

ALL USES ALLOWED BY RIGHT IN THE RS-3 ZONING DISTRICT AND SPECIFICALLY SINGLE-FAMILY RESIDENTIAL HOMES.

D. DEVELOPMENT STANDARDS

DEVELOPMENT AREA – SINGLE FAMILY LOTS

PERMITTED USES SINGLE FAMILY RESIDENCES AND CUSTOMARY ACCESSORY USES.

MINIMUM LOT WIDTH: 60 FEET, MEASURED AT THE BUILDING LINE IF THE LOT FRONTS A CUL-DE-SAC

OTHER BULK AND AREA REQUIREMENTS AS SET FORTH WITHIN AN RS-3 DISTRICT

SIDEWALKS: SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS ALONG PERIMETER AND INTERNAL STREETS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER.

SIGNS AND LANDSCAPING: IDENTIFICATION SIGNAGE, IF TO BE INSTALLED FOR THIS DEVELOPMENT, SHALL COMPLY WITH BIXBY ZONING CODE SECTION 11-7B-3.B.4.B. LANDSCAPING OF RESERVES AND OPEN SPACES, IF ANY, SHALL MEET THE CITY OF BIXBY REQUIREMENTS.

E. SITE PLAN REVIEW AND COMPLIANCE WITH APPROVED PLANS

THE APPROVED FINAL PLAN OF THE SUBDIVISION SHALL CONSTITUTE THE DETAILED SITE PLAN REQUIRED BY THE BIXBY ZONING CODE. THE DEVELOPMENT AND USE OF WILLOW CREEK I SHALL BE IN COMPLIANCE WITH THE APPROVED BUILDING PLANS AND SIGN PLANS, AS MAY BE LATER APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSOR.

F. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN THIS SECTION II., THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE BIXBY ZONING CODE AS THE SAME EXISTED ON MAY 13, 2013.

SECTION III. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN WILLOW CREEK I (HEREINAFTER REFERRED TO AS THE "HOMEOWNERS' ASSOCIATION") 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, INCLUDING BUT WITHOUT LIMITATION THE STORM WATER DETENTION FACILITIES AND RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF WILLOW CREEK I.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WILLOW CREEK I AND THE BYLAWS OF THE ASSOCIATION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL, BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN TWENTY (20) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION, AND SHALL AUTOMATICALLY RENEW OR EXTEND THEREAFTER, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL, BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN TWENTY (20) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION, AND SHALL AUTOMATICALLY RENEW OR EXTEND THEREAFTER, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS. THE COVENANTS CONTAINED WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS. THE COVENANTS CONTAINED WITHIN SECTION III, HOMEOWNERS' ASSOCIATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A MAJORITY VOTE OF THE MEMBERS OF THE HOMEOWNER' ASSOCIATION AS EVIDENCED BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE PRESIDENT OF THE HOMEOWNERS' ASSOCIATION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER DURING ITS OWNERSHIP OF AT LEAST ONE (1) LOT AND ANY AMENDMENT OR TERMINATION EVIDENCED BY AN INSTRUMENT PROPERLY EXECUTED BY THE PRESIDENT OF THE HOMEOWNERS' ASSOCIATION, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL DURING ITS OWNERSHIP OF AT LEAST ONE (1) LOT. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE, IT IS PROPERLY RECORDED. NO AMENDMENT OR TERMINATION OF A COVENANT OR RESTRICTION SHALL BE DRAFTED AS TO AFFECT A SPECIFIC LOT(S) EXCEPT AS PROVIDED HEREIN UNDER SECTION II (B), USE.

D. 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.

IN WITNESS WHEREOF, K&S DEVELOPMENTS, INC., AN OKLAHOMA CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF MARCH, 2014.

WILLOW CREEK DEVELOPMENT, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
PETE KOURTIS, MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF MARCH, 2014, PERSONALLY APPEARED PETE KOURTIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS MANAGER OF WILLOW CREEK DEVELOPMENT, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, 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 SAID COMPANY. FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

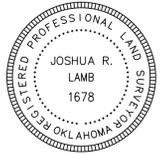
MY COMMISSION EXPIRES:

MY COMMISSION NUMBER IS:

CERTIFICATE OF SURVEY

I, JOSHUA R. LAMB, 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 DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "WILLOW CREEK I", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

JOSHUA R. LAMB
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1678



THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF MARCH, 2014, BY JOSHUA R. LAMB, AS A REGISTERED PROFESSIONAL LAND SURVEYOR.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER IS: