Subdivision Statistics: SUBDIVISION CONTAINS SIXTY-NINE (69) LOTS IN SIX (6) BLOCKS AND FOUR (4) RESERVE AREAS

SUBDIVISION CONTAINS 34 357 TOTAL ACRES
RESERVE AREA "A" CONTAINS 6.064 ACRES
RESERVE AREA "B" CONTAINS 6.830 ACRES
RESERVE AREA "C" CONTAINS 0.918 ACRES
RESERVE AREA "D" CONTAINS 0.680 ACRES Legend:

UTILITY EASEMENT
BUILDING SETBACK LINE
STORM SEWER EASEMENT
OVERLAND DRAINAGE EASEMENT
WATERLINE EASEMENT
LANDSCAPE & SIGNAGE EASEMENT
POINT OF COMMENCEMENT
POINT OF BEGINNING
PUBLIC SERVICE COMPANY EASEMENT
RIGHT-OF-WAY
STREET ADDRESS

59

Oxford Park Associates, L.L.C.
An Oklahoma Limited Liability Company
4745 East 91st Street, Suite 200
Tulsa, Oklahoma 74137
Phone: (918) 481-9922
Contact: Steve Davis, Manager

wner:

ION OF PART OF THE NORTH HALF (IE/4) OF SECTION 26, TOWNSHIP 19 CITY OF TULSA, TULSA COUNTY, 8

(N/2) OF THE SOUTHEAST QUARTER) NORTH, RANGE 14 EAST, STATE OF OKLAHOMA.

Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2007
6111 E. 32nd Place

Engineer/Surveyor:

Tulsa, Oklahoma

4537

Note: 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 LEGAL DESCRIPTION.

Monumentation: 1/2" x 15" REBAR WITH CAP STAMPED RPLS 1146 TO BE SET AT THE EXTERIOR BOUNDARY CORNERS.

Basis of Bearing: 3/8" × 15" REBAR WITH CAP STAMPED RPLS 1146 TO BE SET AT THE INTERIOR .OT CORNERS.

Benchmark: SSUMED USING THE EAST LINE OF ECTION 26 AS "DUE NORTH".

HISELED SQUARE AT TOP OF CURB ON SOUTH SIDE OF AST 47TH STREET SOUTH APPROXIMATELY 132' SE OF HE SE CORNER OF LOT 7, BLOCK 1. OXFORD PARK II. LEV=709.29'

129 USC & GS DATUM

This approval is void if this plat is not filed in the Office of the County Clerk on or bet 0CT, 0 5 2006 JAN - 5 2006

STATE OF OKLAHOMA) SS Attorney ASS 7. C Pd3

Earlene Wilson, Tulsa County Clerk, in and for the ounty and State above named, do hereby certify that is foregoing is a true and correct copy of a like instrument ow on file in my office.

ر ميكي ا

4718

4722 25' B/L

169th & East Ave.

REAR B/L 195.00

4726 m

108.63' 15' B/L&U/E 47

day of _____ n, Tulsa Cou

E. 48th Street S

25' 6 C

6 22

TRINITY

CREEK

4

CITY OF TULSA
(INST. NO. 04122255)

17.5' U/E TO THE CITY OF TULSA (INST. NO. 04126534)

 \circ

20 128.08

တ

Reserve Area "B" AND DRAINAGE EASE

17.5' U/E TO THE CITY OF TULSA (INST. NO. 0412653

EAST LINE SECTION 26 5

25.00'

South 177th East Avenue (Lynn Lane)

100/E 124.69' 124.69' N 1°14'35" W 15006 B/L 125.91' 125.91'

15' ACCESS

83.96'-S 1°51'53" W

OXFORD PARK

Street

77077

N 0°05'16 E

16.31 5°01'40" W
17.5'

17.5'

17.5' U/E

70.38

17.5' U/E TO THE |
CITY OF TULSA |
(INST. NO. 04126534)

(PROPOSED

10' PSO/E NO. 04126243)

. 48th Street S.

16827

5

N 0°01'40" E 1315.32'

N 0°01'40" E

I hereby certify that this plat
was approved by the Tulsa Metropolitan Area Planning Commission FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 3,719.00 per trust receipt no.

7191 to be applied to 20 06 taxes. This certificate is NOT to be construed as payment of 20 06 taxes in full but is given in order than this plat may be filed on record. 20 06 taxes and except the amount of the security deposit.

WEST LINE N/2 SE/4, SECTION 26 100' PSO R/W EASEMENT -(BK. 6680, PG. 1166) (FOR OVERHEAD 10' PSO/E ST. NO. 04126243) TRANSMISSION LINE) Reserve Area "A"
(OVERLAND DRAINAGE &
COMPENSATORY STORAGE
EASEMENT) 15' ACCESS EASEMENT N 0°02'14" E 75.00' South \$ 170th East Ave. 95.00' 15' B/L & U/E 4607 006 5' U/E 120.00' 95.00' 15' B/L & U/E 4615 0 East N 0°02'14" E 5' U/E 70 120.00' 46th

South N 0°02'14" E 5' U/E 130.00' South 172nd & East Avenue South 173rd East

COMPENSATORY STORA

EASEMENT) ONE OND PARK East Aoth un **SUNSVA**

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(ELM PLACE) SOUTH 161ST EAST AVENUE

SOUTH 177TH EAST AVENUE

(LYNN LANe)

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R 14 E EAST 41ST STREET S

SOUTH

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Location Map

51ST

Line Line#

Table

LENGTH

C2	C1	CURVE#	Curve	L38	L37	L36	L35	L34	L33	L32	L31	L30	L29	L28	L27	L26	L25	L2 4	L23	L22	L21	L20	L19	L18	L17	L16	L15	L14	L13	L12	L11	L10	ال9	٦8	۲7	Г6	L5	L4	L3	۲2	5	□NE#	רוומ
37.78	51.70'	LENGTH (L)	Table	30.00	80.54'	33.43'	104.08	101.06'	30.29'	35.54'	32.94'	22.57'	18.76'	63.86'	15.00'	67.49'	30.80'	15.00'	38.40'	59.70'	19.09'	31.54'	25.05'	66.74'	77.43'	66.99'	64.88'	70.15'	20.97'	49.98'	15.00'	49.98'	39.64'	50.00'	26.64'	27.83'	50.00'	23.28'	62.67'	81.52'	51.53'	LENGTH	מכול
25.00'	150.00'	RADIUS (R)		S 02°41'25" W	N 84°16'12" E	N 87°18'35" W	S 56°24'20" W	N 56°24'20" E	N 61°08'04" E	N 82°04'13" W	S 22°53′54" W	N 22°53'54" E	S 82°04'13" E	S 6°01'38" W	N 83°58'22" W	S 6°01'38" W	S 31°05'43" E	N 58°54'17" E	N 31°05'43" W	N 31°05'43" W	N 89°54'44" W	N 0°05'16" E	N 31°05'43" W	N 87°18'35" W	S 71°54'28" W	S 51°26'27" W	N 51°26'27" E	N 71°54'28" E	S 87°18'35" E	S 41°49'06" W	S 48°10'54" E	N 41°49'06" E	S 87°18'35" E	S 2°41'25" W	S 87°18'35" E	S 0°05'16" W	S 89°54'44" E	N 0°05'16" E	N 0°05'16" E	N 83°07'20" E	S 0°01'40" W	BEARING	
86°35'16"	19°44'59"	DELTA (Δ		<u> </u>	<u> </u>	1				I		İ					l	<u> </u>				1	J		I		I									<u> </u>					1	,	

C33	C32	C31	C30	C29	C28	C27	C26	C25	C24	C23	C22	C21	C20	C19	C18	C17	C16	C15	C14	C13	C12	C11	C10	С9	C8	C7	60	C5	C4	C3	C2	C1	CURVE#
249.41'	39.27'	39.27	42.93'	41.75'	68.94'	35.94'	58.82'	377.24'	38.21'	192.80'	157.42'	44.50'	76.43'	62.22'	40.41'	38.13'	55.30'	70.55'	172.04'	75.83'	26.52'	106.17'	68.47'	38.43'	202.39'	157.39'	17.33'	118.28'	17.33'	64.16'	37.78'	51.70'	LENGTH (L)
725.00'	25.00'	25.00'	175.00'	25.00'	200.00'	25.00'	725.00'	675.00'	25.00'	225.00'	175.00'	25.00'	650.00'	450.00'	25.00'	25.00'	400.00'	600.00'	550.00'	125.00'	175.00'	175.00'	500.00'	25.00'	225.00'	175.00'	25.00'	40.00'	25.00'	225.00'	25.00'	150.00'	RADIUS (R)
19°42'39"	90°00'00"	90°00'00"	14°03'24"	95°41'35"	19°44'59"	82°22'37"	4°38'55"	32°01'16"	87°34'01"	49°05'49"	51°32'21"	101°59'47"	6°44'15"	7°55'18"	92°36'09"	87°23'51"	7°55'18"	6°44'15"	17°55'18"	34°45'33"	8°41'02"	34°45'33"	7°50'46"	88°04'44"	51°32'21"	51°31'47"	39°42'54"	169°25'49"	39°42'54"	16°20'15"	86°35'16"	19°44'59"	DELTA (Δ)

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Sheet 1 of 3	Oxford Park II

TRINITY

CREEK

17.5' U/E TO THE CITY OF TULSA (INST. NO. 04122255)

Deed of Dedication OXFORD PARK II

NOW ALL MEN BY THESE PRESENTS

OXFORD PARK ASSOCIATES, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID N/2 OF THE SE/4; THENCE NORTH 89°54'44" WEST ALONG THE SOUTHERLY LINE OF OXFORD PARK, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA FOR 1276.29 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 89°54'44" WEST ALONG SAID SOUTHERLY LINE OF SAID N/2 OF THE SE/4 FOR 1372.33 FEET TO THE SOUTHWEST CORNER OF SAID N/2 OF THE SE/4; THENCE NORTH 00°01'40" EAST ALONG THE WESTERLY LINE OF SAID N/2 OF THE SE/4 FOR 1315.32 FEET TO THE NORTHWEST CORNER OF SAID N/2 OF THE SE/4 FOR 1315.32 FEET TO THE NORTHWEST CORNER OF SAID N/2 OF THE SE/4 FOR 1242.22 FEET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID N/2 OF THE SE/4 FOR 1242.22 FEET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID N/2 OF THE SE/4 FOR 1242.22 FEET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID OXFORD PARK AS FOLLOWS: SOUTH 19°47'12" WEST FOR 583.86 FEET; THENCE SOUTH 26°21'29" WEST FOR 50.25 FEET; THENCE SOUTH 32°03'30" WEST FOR 125.27 FEET; THENCE SOUTH 62°43'52" EAST FOR 63.11 FEET; THENCE SOUTH 26°22'29" EAST FOR 339.08 FEET; THENCE SOUTH 34°16'38" EAST FOR 140.00 FEET; THENCE SOUTH 01°51'53" WEST FOR 83.96 FEET; THENCE SOUTH 46°26'16" EAST FOR 140.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, CONTAINING 34.357 ACRES, MORE OR LESS;

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 69 LOTS, 6 BLOCKS, 4 RESERVE AREAS, AND STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "OXFORD PARK II", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SECTION I. STREETS, EASEMENTS AND UTILITIES

PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED 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 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 PROPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATIC, 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-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN 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 TULSA, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND SHALL BE DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE ON THE ACCOMPANYING AREAS, CURBING, LANDSCAPING ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING ON THE ACCOMPANY

B. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. ELSEWHERE THROUGHOUT THE SUBDIVISION STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTWAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY ALSO BE LOCATED IN EASEMENTWAYS.
- UNDERGROUND SERVICES CABLES AND GAS LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR GAS MAIN EXTENDING FROM THE SERVICE PEDESTAL, GAS MAIN, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS 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 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 SHALL PAY FOR DAMAGE RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- Ģ THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 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.

O GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH IT'S AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH 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.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH 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 SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR IT'S AGENTS OR CONTRACTORS.

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

WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, THIS SUBDIVISION. SANITARY SEWER MAINS AND STORM SEWERS IN
- WITHIN THE UTILITY EASEMENT AREAS 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, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF TULSA, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL 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, SANITARY SEWER OR STORM SEWER FACILITIES.

Ģ THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

SISEMORE WEISZ & ASSOCIATES, INC.

EACH LOT DEPICTED ON THE PLAT OF OXFORD PARK II, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), 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 ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

PAVING AND LANDSCAPING WITHIN EASEMENT

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

SUBDIVISION OF PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

RESERVE AREAS "A" & "B" (OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENTS, AND OPEN SPACE AREA

G

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF TULSA, OKLAHOMA, THE OWNER HEREBY ESTABLISHES AND GRANTS TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION, AND FOR PROVIDING COMPENSATORY STORAGE TO PROVIDE FLOODPLAIN STORAGE VOLUME TO COMPENSATE FOR THE VOLUME OF SPACE LOST BY THE GRADING FOR THIS SUBDIVISION.

DRAINAGE FACILITIES CONSTRUCTED IN THE OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT AND DEVELOPMENT OF THE CITY OF TULSA, OKLAHOMA.

DRAINAGE FACILITIES CONSTRUCTED WITHIN RESERVE AREAS "A" & "B" SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION COMPRISED OF ALL OWNERS OF RESIDENTIAL LOTS WITHIN OXFORD PARK AND OXFORD PARK II, AS SET FORTH IN SECTION IV. HOMEOWNER'S ASSOCIATION HEREOF. MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTION INCLUDING REPAIR OF EROSION AND APPURENTANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATION AND PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENT AREAS. MAINTENANCE SHALL BE AT THE COST OF THE APPLICABLE HOMEOWNER'S ASSOCIATION AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. THE OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENT AREAS SHALL BE KEPT FREE OF LITTER

B. THE OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

- IN THE EVENT THE APPLICABLE HOMEOWNER'S ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNER'S ASSOCIATION.
- IN THE EVENT THE HOMEOWNER'S ASSOCIATION OBLIGATED TO MAINTAIN RESERVE AREA "A" & "B" AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE APPLICABLE TO RESERVE AREA "A" & "B" AS ABOVE SET FORTH, THE CITY OF TULSA, 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 OXFORD PARK II, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO 1/69 OF THE COSTS.
- A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA

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- 7. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENT AREAS NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN THE EASEMENT AREAS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT OF THE CITY OF TULSA, OKLAHOMA, PROVIDED, HOWEVER, THAT THE PLANTING OF TURF WITHIN THE OVERLAND DRAINAGE AND COMPENSATORY STORAGE AREAS OR PLANTING OF TREES HAVING A CALIPER OF LESS THAN FOUR (4) INCHES OUTSIDE OF THE ADAMS CREEK TULSA REGULATORY FLOODPLAIN AREA OF THE OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENT AREAS, AND INSTALLATION OF BENCHES, GAZEBOS, PEDESTRIAN TRAILS AND OTHER AMENITIES OUTSIDE OF THE FLOWLINE AREA OF THE OVERLAND DRAINAGE EASEMENT SHALL NOT REQUIRE THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT OF THE CITY OF TULSA, OKLAHOMA.
- œ WITHIN AREAS IDENTIFIED AS AN OVERLAND DRAINAGE EASEMENT ("OD/E") AND AS A UTILITY EASEMENT ("U/E") THE EASEMENT AREA MAY BE UTILIZED FOR BOTH DRAINAGE AND UTILITY EASEMENT PURPOSES, PROVIDED HOWEVER THE UTILITY USES AND IMPROVEMENTS SHALL NOT OBSTRUCT OR OTHERWISE INTERFERE WITH OVERLAND FLOW, CONVEYANCE AND DISCHARGE OF STORM WATER RUNOFF. CUSTOMARY UTILITY SERVICE TRANSFORMERS, PEDESTALS AND METERS SHALL NOT BE PLACED IN THE ADAMS CREEK TULSA REGULATORY FLOODPLAIN.
- 9 NO GRADING, FILLING, EARTH-CHANGE, OR OTHER ACTIVITY CAUSING A REDUCTION OF FLOOD STORAGE VOLUME SHALL OCCUR OR BE PERMITTED WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE CITY OF TULSA.
- 0 THOSE PORTIONS OF RESERVE AREA "A" & "B" SHOWN ON THE ACCOMPANYING PLAT AS ACCESS EASEMENTS SHALL BE MAINTAINED WITHIN RESERVE AREAS "A" & "B" TO PROVIDE NECESSARY ACCESS FOR MAINTENANCE OF THE OVERLAND DRAINAGE & COMPENSATORY STORAGE EASEMENTS.
- MAINTENANCE OF THE OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENT AREAS ARE THE RESPONSIBILITY OF THE APPLICABLE HOMEOWNER'S ASSOCIATION.

H. STORM SEWER EASEMENT

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF TULSA, OKLAHOMA, THE OWNER HEREBY DEDICATES TO THE PUBLIC, AND HEREIN ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "SD/E" OR "STORM SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING STORM SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT.

STORMWATER DETENTION EASEMENT AND FACILITIES (RESERVE AREAS "C" & "D"

- FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF TULSA, DETENTION AND DRAINAGE FACILITIES ARE TO BE CONSTRUCTED IN RESERVE AREAS "C" & "D" AS SHOWN ON THE ACCOMPANYING PLAT OF THE SUBDIVISION WHICH IS NECESSARY TO MEET CITY OF TULSA DETENTION AND DRAINAGE REQUIREMENTS APPLICABLE TO THE SUBDIVISION. ADDITIONALLY, THE OWNER HEREBY ESTABLISHES AND GRANTS TO THE PUBLIC UTILITY EASEMENTS WITHIN THOSE AREAS OF RESERVE AREA "D" DEPICTED AS "U/E" ON THE ACCOMPANYING PLAT.
- DETENTION AND DRAINAGE FACILITIES CONSTRUCTED IN THE STORMWATER DETENTION EASEMENTS SHALL BE IN ACCORDANCE WITH ADOPTED STANDARDS OF THE CITY OF TULSA, AND PLANS AND SPECIFICATIONS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT OF THE CITY OF TULSA.
- NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE STORMWATER DETENTION EASEMENT AREAS NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN THE EASEMENT AREAS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT OF THE CITY OF TULSA.
- THE STORMWATER DETENTION EASEMENT AND DRAINAGE FACILITIES LOCATED THEREON SHALL BE MAINTAINED BY THE OWNERS OF THE SUBDIVISION SUCH MAINTENANCE SHALL BE AT THE COST OF THE OXFORD PARK II HOMEOWNER'S ASSOCIATION AND IN ACCORDANCE WITH THE FOLLOWING STANDARDS THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF OBSTRUCTION AND DEBRIS:
- B. THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING FOUR (4) WEEKS
- C. CONCRETE APPURTENANCES, IF ANY, SHALL BE MAINTAINED IN GOOD AND WORKING CONDITION; AND
- THOSE PORTIONS OF RESERVE AREA "C" SHOWN ON THE ACCOMPANYING PLAT AS ACCESS EASEMENTS SHALL BE MAINTAINED WITHIN AREA "C" TO PROVIDE NECESSARY ACCESS FOR MAINTENANCE OF THE STORMWATER DETENTION EASEMENT. D. TRICKLE CHANNELS, IF ANY, SHALL BE CLEANED OF SILTATION AND VEGETATION TWICE YEARLY.

RESERVE

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- IN THE EVENT THE OXFORD PARK HOMEOWNER'S ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION EASEMENT AREAS AND FACILITIES THEREIN SITUATED, THE CITY OF TULSA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE STORMWATER DETENTION EASEMENT AREAS AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE AND DETENTION FUNCTIONS, AND THE COST THEREOF SHALL BE PAID BY THE OXFORD PARK HOMEOWNER'S ASSOCIATION.
- IN THE EVENT THAT THE OXFORD PARK HOMEOWNER'S ASSOCIATION FAILS TO PAY THE COST OF SUCH MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COST SHALL BE A LIEN AGAINST THE OWNERS WITHIN THE SUBDIVISION; PROVIDED, HOWEVER, THE LIEN AGAINST EACH LOT SHALL BE LIMITED TO 1/70 OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA.

WATERLINE EASEMENT

THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE WATERLINE EASEMENT DEPICTED ON THE ACCOMPANYING PLAT, DESIGNATED AS "WL/E", 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 DRIVES, PARKING AREAS AND CURBING THAT DO NOT CONSTITUTE AN OBSTRUCTION.

SECTION II. DEVELOPMENT AND CONSTRUCTION STANDARDS

THE OWNERS AND DEVELOPERS OF OXFORD PARK II SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF RESERVE AREAS "A", "B", "C" & "D" UNTIL THE ESTABLISHMENT OF THE OXFORD PARK HOMEOWNER'S ASSOCIATION, OR ALTERNATIVELY THE INCORPORATION OF THE OXFORD PARK II LAND AREA INTO THE EXISTING OXFORD PARK HOMEOWNER'S ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION, ONCE ESTABLISHED, SHALL BE MANDATORY TO EACH LOT OWNER IN OXFORD PARK AND OXFORD PARK II, BUT ONLY AFTER THE INITIAL OCCUPANCY OF A HOME BUILT ON A LOT, OR TWO YEARS AFTER THE INITIAL CONVEYANCE FROM THE OWNER TO A LOT BUYER, WHICHEVER OCCURS FIRST. THE ASSOCIATION SHALL BE FORMED AND FUNCTION ACCORDING TO THE TERMS OF THE ARTICLES OF INCORPORATION AND THE BY-LAWS.

VATE BUILDING AND USE RESTRICTIONS

B. USE OF LAND. OXFORD PARK II SHA EXISTED ON JANUAR LL BE DEVELOPED IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF THE CITY OF TULSA ZONING CODE, AS SUCH PROVISIONS Y 1, 2005, OR AS MAY BE SUBSEQUENTLY AMENDED.

1. LOTS: THE USE OF SPACE FOR A MINII IF THE PLATTED LOTS SHALL BE LIMITED TO DETACHED SINGLE FAMILY RESIDENTIAL PURPOSES, HAVING AN ATTACHED GARAGE PROVIDING VIMUM OF TWO AUTOMOBILES.

RESERVE AREAS: RESERVE AREAS "A", "B", "C" & "D" AS SHOWN ON THE ACCOMPANYING PLAT, SHALL BE UTILIZED AS AN OVERLAND DRAINAGE AND COMPENSATORY STORAGE EASEMENT, STORMWATER DETENTION EASEMENT, UTILITY EASEMENT, AND COMMON OPEN SPACE, AND SHALL BE MAINTAINED AS SET FORTH IN THIS DEED OF DEDICATION. ALL LOT OWNERS WITHIN OXFORD PARK AND OXFORD PARK II SHALL HAVE ACCESS TO THE PARK AREA, PLAYGROUND EQUIPMENT, SWIMMING POOL AND CLUBHOUSE WITHIN THE COMMON AREAS IDENTIFIED ON THE PLAT OF OXFORD PARK. ACCESS BY ANY LOT OWNER, WHETHER WITHIN OXFORD PARK OR ADDITIONAL PHASES OF OXFORD PARK TO THE COMMON AREA SHALL BE SUBJECT NOT ONLY TO MEMBERSHIP IN THE ASSOCIATION, BUT ALSO TO PAYMENT OF PERIODIC SPECIAL ASSESSMENTS TO BE DETERMINED AT A LATER TIME BY THE OXFORD PARK HOMEOWNER'S ASSOCIATION.

3. FRONTING AND ACCESS LIMITATION: EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET. YARDS AND SETBACKS:

. STREET SETBAC PLAT. CK: NO BUILDING SHALL BE ERECTED NEARER TO A PUBLIC STREET THAN THE BUILDING SETBACK LINES DEPICTED ON THE ACCOMPANYING

GARAGES FACING SIDE STREETS HAVING A 15 FEET BUILDING LINE SHALL BE SET BACK 20 FEET FROM THE PROPERTY LINE. THE FRONT OF THE HOUSE MUST FACE THE MOST RESTRICTIVE BUILDING LINE.

B. REAR YARD: THE MINIMUM REAR YARD SHALL NOT BE LESS THAN 20 FEET IN DEPTH.
C. SIDE YARD: THE MINIMUM SIDE YARD SHALL NOT BE LESS THAN 5 FEET NOR THE DEPTH OF ANY UTILITY EASEMENT LOCATED WITHIN THE LOT AND ALONG THE SIDE LOT LINE.

D. DWELLING SEPARATION: DWELLINGS SHALL MAINTAIN A SEPARATION OF NOT LESS THAT TO LESS THAT EASEMENT AS DEPICTED ON THE E. EASEMENT SETBACKS: NO BUILDING, WHETHER PRINCIPAL OR ACCESSORY, SHALL ENCROACH UPON ANY UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) FEET AND SIX (6) FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE SIGHT-TRIANGLE AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF STREET LINES OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT-LINES LIMITATION SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

AREA. ALL TWO ST 1,500 SQUARE FEE EFOOTAGE: ALL ONE STORY SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM OF 1,600 SQUARE FEET OF FINISHED HEATED LIVING STORY SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM OF 2,000 SQUARE FEET OF FINISHED HEATED LIVING AREA AND AT LEAST ET MUST BE LOCATED ON THE FIRST FLOOR.

ARCHITECTURAL COMMITTEE - PLAN REVIEW

NO BUILDING, FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS AND SPECIFICATIONS AND PLOT PLAN, WHICH PLOT PLAN SHOWS THE LOCATION AND FACING OF SUCH BUILDING, HAVE BEEN APPROVED IN WRITING BY A MAJORITY OF AN ARCHITECTURAL COMMITTEE COMPOSED OF THE MEMBERS OF OXFORD PARK ASSOCIATES, LLC, OR THEIR DULY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. THE ARCHITECTURAL COMMITTEE MAY APPROVE PLANS AND SPECIFICATIONS FOR ANY BUILDER AND SUCH PLANS, IF USED AGAIN, NEED NOT BE RESUBMITTED FOR SUBSEQUENT APPROVAL. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE ABOVE NAMED COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OR ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS, AS ABOVE SET FORTH. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE ANY SUCH PLANS, SPECIFICATIONS AND PLOT PLANS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN THIRTY (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 DESCRIBED TO HAVE BEEN FULLY COMPLIED WITH.

THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS 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 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, 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.

THE POWERS AND DUTIES OF THE COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL CEASE ON THE 1ST DAY OF JANUARY, 2020, OR WHEN NINETY PERCENT (90%) OF THE LOTS HAVE BEEN CLOSED, WHICHEVER OCCURS FIRST. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE HOMEOWNER'S ASSOCIATION HEREAFTER PROVIDED FOR.

BUILDING MATERIAL REQUIREMENTS:

STEM WALLS: ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK OR STONE OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEM WALLS WILL BE EXPOSED.

ROOFING: UNLESS APPROVED BY THE ARCHITECTURAL COMMITTEE, NO BUILDING SHALL HAVE A ROOF PITCH OF LESS THAN 8/12 EXCEPT THAT IT MAY HAVE A FLAT ROOF EQUAL TO NO MORE THAN TWENTY PERCENT (20%) OF THE AREA COVERED BY ALL ROOF SURFACES, SUBJECT TO APPROVAL OF OWNER. WOOD GRAINED COMPOSITION ROOFING MATERIAL HAVING A THIRTY (30) YEAR OR MORE RATING (SUCH AS "TAMPCO HERITAGE 30-YEAR") WITH A WEATHERED WOOD COLOR AND APPEARANCE SHALL BE USED ON ALL HOMES IN THE SUBDIVISION. THE COMMITTEE MAY, BUT SHALL NOT BE OBLIGATED TO, WAIVE THIS RESTRICTION. PROVIDED, HOWEVER, SUCH WAIVER TO BE EFFECTIVE MUST BE IN WRITING, DATED AND SIGNED BY THE COMMITTEE.

EXTERIOR WALLS: THE FIRST STORY EXTERIOR WALLS OF THE DWELLING ERECTED ON ANY LOTS SHALL BE ONE HUNDRED PERCENT (100%) BRICK, STONE OR STUCCO, PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND JUNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTIONS OF A GABLE-TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS. (EXCLUSIVE OF FIREPLACE CHASE.)

WINDOWS: ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD MUST BE PAINTED IN COLOR HARMONY WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. WINDOWS MAY BE WOOD OR VINYL OR AS APPROVED BY THE ARCHITECTURAL COMMITTEE. VINYL WINDOWS SHALL BE PRIME RESIDENTIAL GRADE OR BETTER. WOOD FRAMES SHALL BE PAINTED, SEALED OR STAINED.

SIDING: NO STEEL, ALUMINUM OR PLASTIC SIDING SHALL BE PERMITTED ON ANY BUILDING ON ANY LOT.

MAIL BOXES: ALL MAIL BOXES SHALL BE OF THE SAME DESIGN TO THAT SPECIFIC PLAN PROVIDED BY THE DEVELOPER. THE MAILBOX SHALL BE POSITIONED SO THAT IS ACCESSIBLE FROM THE CURB AND 6 FEET FROM THE "INSIDE EDGE" OF THE DRIVEWAY. "INSIDE EDGE" SHALL MEAN THE EDGE OF THE DRIVEWAY WHICH BORDERS THE LARGEST CONTINUOUS LOT AREA. THE TOP OF THE MAILBOX SHALL BE 46 INCHES FROM THE STREET LEVEL. NO MAIL BOX SHALL BE ERECTED ON ANY LOT WITHOUT THE APPROVAL OF THE DESIGN BY THE COMMITTEE.

WAIVER: THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN A PARTICULAR INSTANCE, THE BUILDING MATERIAL REQUIREMENTS SET OUT IN THIS SUBSECTION; PROVIDED, SUCH WAIVER TO BE EFFECTIVE MUST BE IN WRITING, DATED AND SIGNED BY A MAJORITY OF THE ARCHITECTURAL COMMITTEE. : NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANY TRASH, OR OTHER REFUSE BE OR DUMPED UPON ANY VACANT LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE

THROWN, PLACED ONEIGHBORHOOD

F. EXISTING BUILDING: NO EXISTING OR ERECTED BUILDING OF ANY SORT MAY BE MOVED ONTO OR PLACED ON ANY LOT.

TEMPORARY STRU

JCTURES AND OUTBUILDINGS:

EXCEPT FOR BUILDINGS EXISTING AT THE TIME OF FILING OF THIS PLAT, ANY BUILDING WHICH IS DETACHED FROM THE PRINCIPAL DWELLING STRUCTURE SHALL BE LIMITED TO BUILDINGS CUSTOMARILY ACCESSORY TO A SINGLE-FAMILY DWELLING, SHALL BE OF A SIMILAR ARCHITECTURAL DESIGN AS THE PRINCIPAL DWELLING AND APPROVAL BY THE ARCHITECTURAL COMMITTEE. NO TRAILER, TENT, GARAGE, BARN, OUTBLE TEMPORARILY OR PERMANENTLY.

DING, NOR ANY STRUCTURE OF A TEMPORARY NATURE SHALL BE AT ANY TIME USED FOR HUMAN HABITATION

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VEHICLE STORAGE AND PARKING: NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME. BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD.

I. ANTENNAS: NO RADIO OR TELEVISION TOWER, AERIAL OR ANTENNA SHALL BE LOCATED ON ANY LOT. SATELLITE DISHES SHALL BE NO LARGER THAN 18" IN DIAMETER AND BE SCREENED FROM VIEW FROM THE STREET WITHIN THE ADDITION.

J. <u>LANDSCAPING REQUIREMENTS</u>: THE FRONT ELEVATION OF ALL LOTS AND SIDE ELEVATIONS OF ANY CORNER LOT MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SODDED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. LIVESTOCK AND POULTRY PROHIBITED: NO ANIMALS, LIVESTOCK OR POULTRY (INCLUDING PIGEONS) OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT OR PART THEREOF, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT; PROVIDED, THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE AND ARE OTHERWISE IN COMPLIANCE WITH CITY OF TULSA ORDINANCES.

INTERIOR FENCES AND WALLS: INTERIOR FENCES AND WALLS SITUATED UPON LOTS SHALL COMPLY WITH THE FOLLOWING:

1. NO FENCING SHALL EXTEND BEYOND THE BUILDING LINE OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER.

3. NO FENCE IN EXCESS OF SIX (6') FEET IN HEIGHT SHALL BE PERMITTED. ALL FENCES SHALL CONSIST ENTIRELY OF WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR SOME COMBINATION THEREOF. THE COMMITTEE MAY, BUT SHALL NOT BE OBLIGATED TO, GRANT AN EXCEPTION TO THIS PROVISION UPON WRITTEN REQUEST. NO CHAIN LINK, BARBED WIRE, MESH OR OTHER METAL FENCING SHALL BE PERMITTED UNDER ANY CIRCUMSTANCES.

SECTION IV. HOMEOWNER'S ASSOCIATION

FORMATION OF HOMEOWNER'S ASSOCIATION. THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OR ASSOCIATIONS OF THE OWNERS OF LOTS WITHIN OXFORD PARK AND OXFORD PARK II 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 OXFORD PARK AND OXFORD PARK II ("THE ASSOCIATION").

MEMBERSHIP. ANY OWNER OF A LOT IN OXFORD PARK II IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SHALL AUTOMATICALLY BECOME A MEMBER OF THE ASSOCIATION. THE MEMBERSHIP OF THE ASSOCIATION SHALL BE LIMITED TO THE RECORD OWNER, WHETHER ONE OR MORE PERSONS OR ENTITIES, OF A FEE SIMPLE TITLE TO A LOT SITUATED WITHIN OXFORD PARK AND OXFORD PARK II AND IN ANY ADDITIONAL PROPERTY AS MAY BE ANNEXED TO OR MERGED INTO THE JURISDICTION OF THE ASSOCIATION, WHO ELECT IN WRITING TO JOIN THE ASSOCIATION. THE FOREGOING IS NOT INTENDED TO INCLUDE PERSONS OR ENTITIES THAT HOLD AN INTEREST MERELY AS SECURITY FOR THE PERFORMANCE OF AN OBLIGATION, OTHER THAN CONTRACT SELLERS. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM OWNERSHIP OF ANY LOT SITUATED WITHIN OXFORD PARK II. OWNERSHIP OF A LOT SHALL BE THE SOLE QUALLIFICATION OF MEMBERSHIP WITH RESPECT TO THOSE PROPERTY OWNERS IN OXFORD PARK II.

ASSESSMENT. EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN OXFORD PARK II SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE GENERAL COMMON AREAS OF THE SUBDIVISION.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. <u>ENFORCEMENT</u>

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS OWNING ANY LOT SITUATED OWNERS, OR THEIR SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION AND/OR THE CITY OF TULSA TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANTS OR TO RECOVER DAMAGES FOR SUCH VIOLATIONS. B. DURATION

C. AMENDMENT THESE COVENANTS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 1, 2025, AND CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF TEN (10) YEARS EACH, UNLESS TERMINATED BY MAJORITY VOTE OF PROPERTY OWNERS (ONE VOTE PER LOT) WITH APPROVAL OF THE CITY OF TULSA.

THE COVENANTS CONTAINED WITHIN SECTION I. 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 TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA. THE COVENANTS WITHIN SECTION II. PRIVATE BUILDING AND USE RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER DURING SUCH PERIOD THAT THE OWNER/ DEVELOPER IS THE RECORD OWNER OF AT LEAST 50 PERCENT OF THE LOTS WITHIN OXFORD PARK II OR ALTERNATIVELY, THE COVENANTS WITHIN SECTION II MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 50 PERCENT OF THE LOTS WITHIN THE SUBDIVISION. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABLITIY

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

IN WYNESS WHEREOF, OXFORD PARK ASSOCIATES, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT, THIS 2TH DAY OF

OXFORD PARK ASSOCIATES, L.L.C. AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: HANAGER BY: RAINMAKER REALESTATE, L.L.C.
AN OKLAHOMA LIMITED MABILITY COMPANY
RY

STATE OF OKLAHOMA)

COUNTY OF TULSA ss.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 12 DAY OF DEC PUBEY. 2005, PERSONALLY APPEARED STEVE DAVIS, TO ME KNOWN AS THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE RAINMAKER REAL ESTATE, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, TO THE FOREGOING INSTRUMENT AS ITS MANAGER IN ITS CAPACITY AS MANAGER OF OXFORD PARK ASSOCIATES, L.L.C., AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT OF DEED OF OXFORD PARK ASSOCIATES, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

PUBLIC STATE OF STATE

SISEMORE WEISZ & ASSOCIATES, INC., 200

COMMISSION NUMBER: 04007629

MY COMMISSION EXPIRES AUGUST 23, 2008

SUBDIVISION OF PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

CERTIFICATE OF SURVEY

I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, INC., 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 "OXFORD PARK II", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE 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 AS ADOPTED.



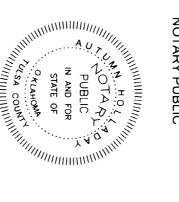
DEAN ROBINSON REGISTERED PROFESSIONAL LAND OKLAHOMA NO. 1146 \mathcal{N} Ø

STATE OF OKLAHOMA)) ss.

COUNTY OF TULSA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS CONTINENT DAY OF NOTE OF SOME THE IDENTICAL PERSONALLY APPEARED DEAN ROBINSON, TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.





MY COMMISSION EXPIRES:
AUGUST 23, 2008