



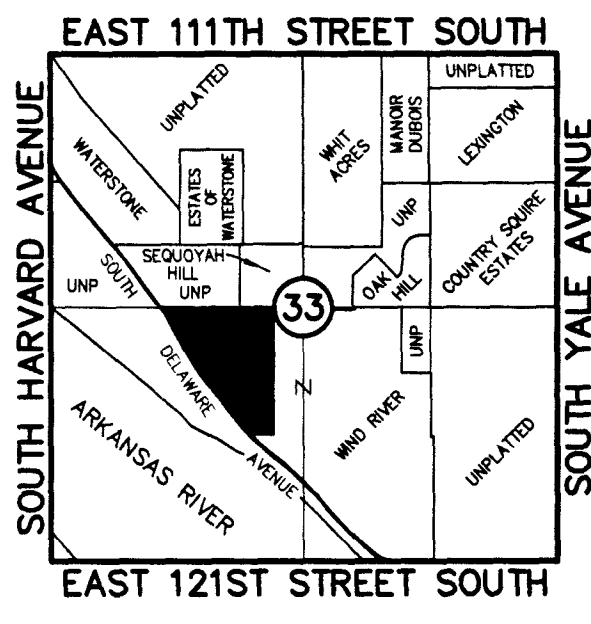
ADDRESSES SHOWN ON THIS PLAT
 WERE ACCURATE AT THE TIME THIS
 PLAT WAS FILED. ADDRESSES ARE
 SUBJECT TO CHANGE AND SHOULD
 NEVER BE RELIED ON IN PLACE OF A
 LEGAL DESCRIPTION.

PUD 726

Scissortail at Wind River

PART OF GOVERNMENT LOT 2 AND PART OF GOVERNMENT LOT 3
 SECTION 33, TOWNSHIP 18 NORTH, RANGE 13 EAST, OF THE INDIAN MERIDIAN
 AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

R 13 E

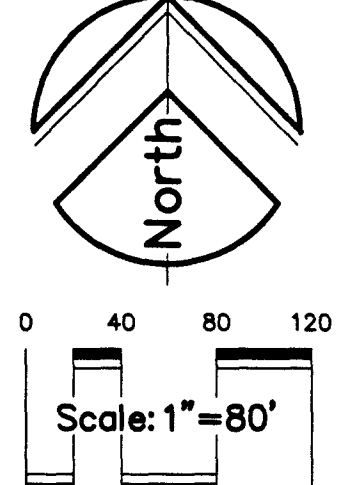


Location Map
 SCALE: 1"=2000'

SUBDIVISION CONTAINS
 SIXTY EIGHT (68) LOTS IN SIX (6) BLOCKS
 WITH SEVEN (7) RESERVES
 GROSS SUBDIVISION AREA: 23.393 ACRES

OWNER:
Scissortail Tulsa One, L.L.C.
 AN OKLAHOMA LIMITED LIABILITY COMPANY
 4745 East 91st Street South
 Suite 200
 Tulsa, Oklahoma 74137
 Phone: (918)481-9922
 Contact: Bob David

SURVEYOR:
Tanner Consulting, L.L.C.
 DAN E. TANNER, P.L.S.
 OK CA No. 2661, EXPIRES 6/30/2007
 5323 South Lewis Avenue
 Tulsa, Oklahoma 74105
 Phone: (918)745-9929



PLAT No.
6125

FINAL PLAT
 CERTIFICATE OF APPROVAL

I hereby certify that this plat
 was approved by the Tulsa Metro-
 politan Area Planning Commission
 on 6/13/07.

APPROVED: [Signature]
 CITY ENGINEER

APPROVED: [Signature]
 by the
 Council of the City of Tulsa,
 Oklahoma.
 APPROVED: [Signature]
 Attorney-City Clerk
 Approved: City Attorney [Signature]

WHERE SIDEWALKS ARE NOT CONSTRUCTED
 BY THE OWNER/DEVELOPER, THE BUILDER
 OF EACH LOT SHALL CONSTRUCT THE
 REQUIRED SIDEWALK IN CONFORMANCE
 WITH CITY OF TULSA ENGINEERING
 DESIGN STANDARDS.

ACC = ACCESS PERMITTED
 BK, PG = BOOK, PAGE
 B/L = BUILDING LINE
 B/U = BUILDING LINE & UTILITY ESMT
 ESMT = EASEMENT
 INSTR# = INSTRUMENT NUMBER
 LNA = LIMITS OF NO ACCESS
 LSE = LANDSCAPE AND SCREENING EASEMENT
 MAE = MUTUAL ACCESS EASEMENT
 U/E = UTILITY EASEMENT
 RES = RESERVE

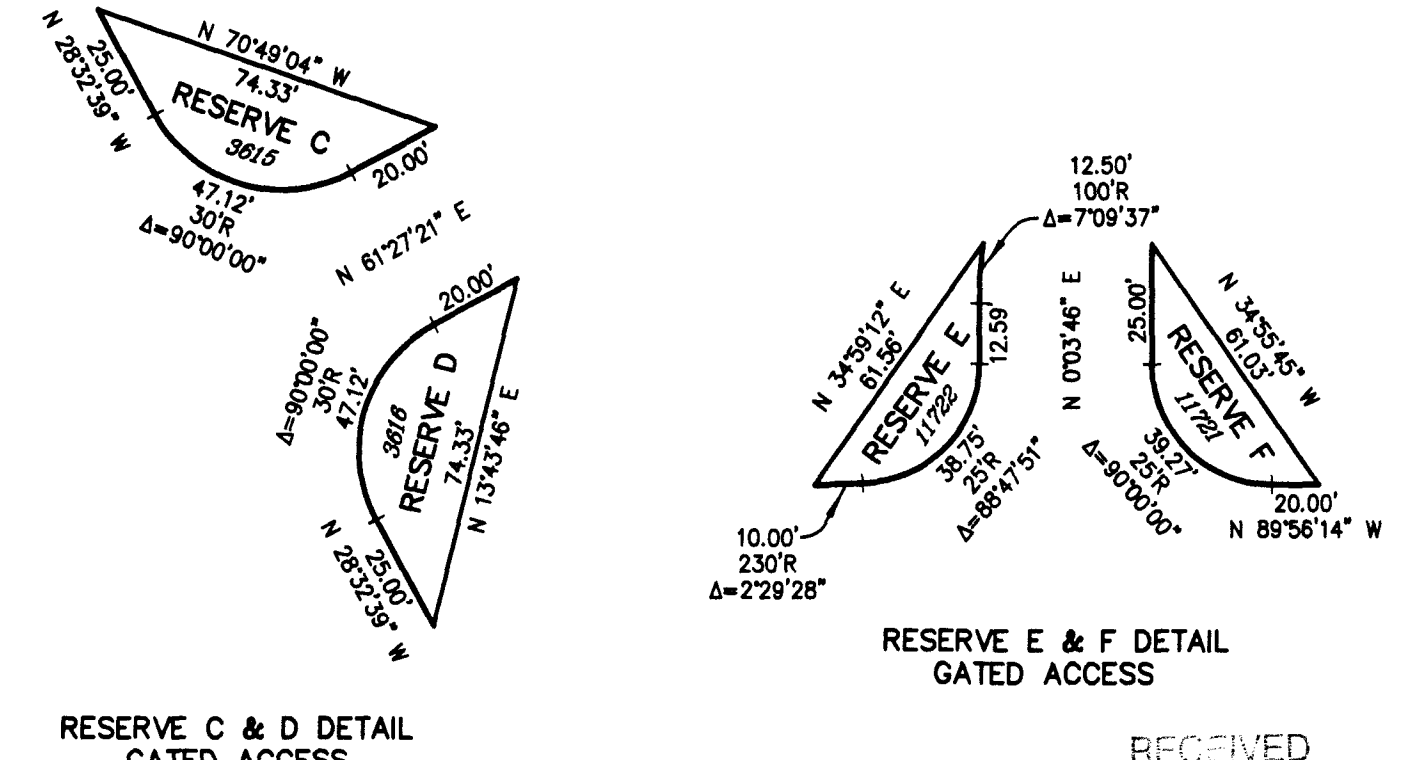
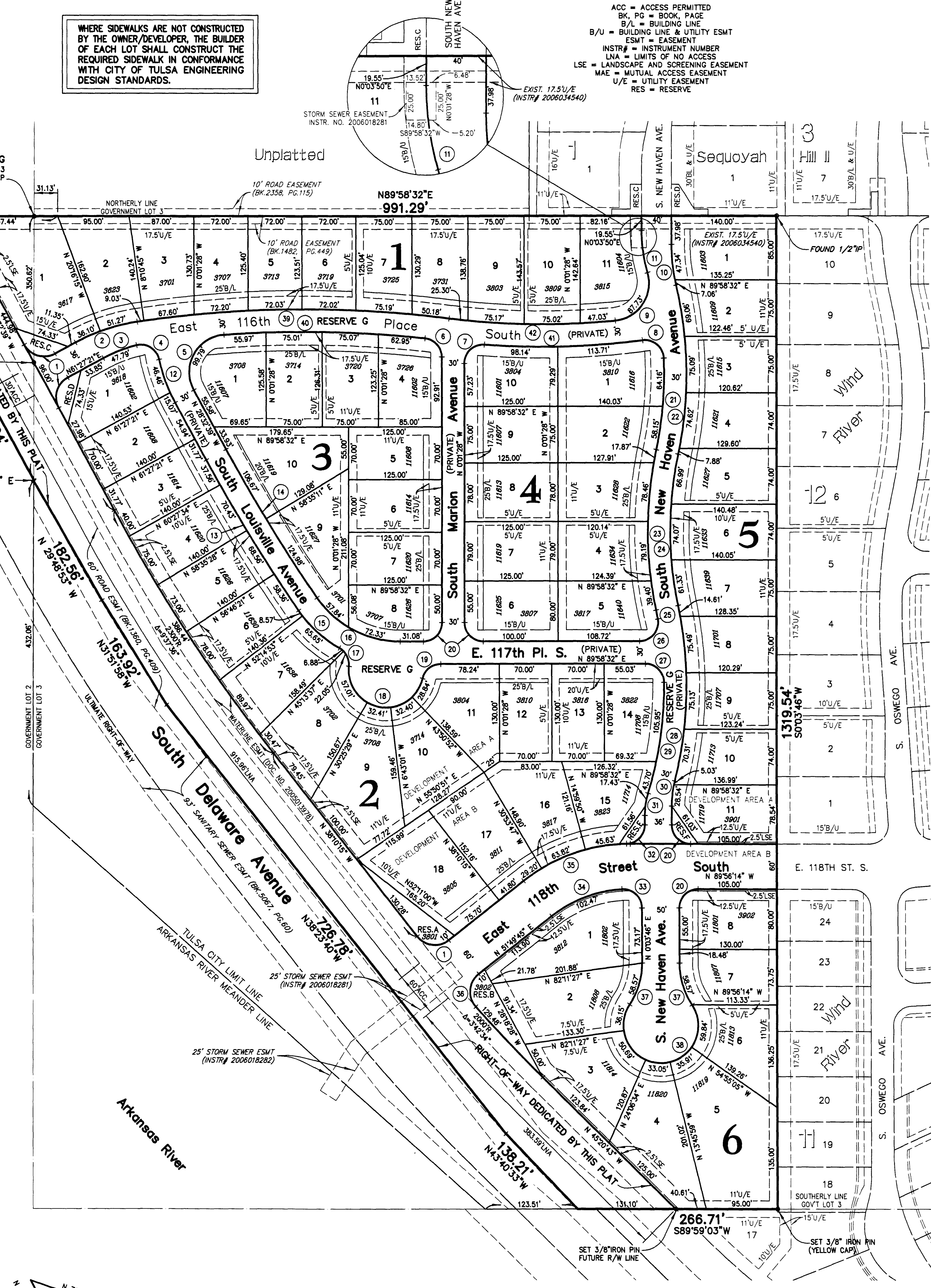
Basis of Bearing
 THE BASIS OF BEARINGS FOR THE SURVEY
 SHOWN HEREON IS SOUTH 89°59'34" WEST ALONG
 THE SOUTHERLY LINE OF SECTION 33, T-18-N
 R-13-E, BASED ON SECTION BREAKDOWN BY
 THIS FIRM, DATED MAY 22, 2001.

Curve Information

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)
1	47.12	30.00	90°00'00"
2	87.37	250.00	20°01'24"
3	47.79	185.00	14°48'07"
4	39.95	25.00	81°32'50"
5	99.79	50.00	114°21'20"
6	36.56	25.00	83°47'08"
7	41.21	25.00	94°28'35"
8	41.50	25.00	85°03'31"
9	87.73	50.00	100°31'40"
10	54.40	235.00	131°41'47"
11	56.68	200.00	161°41'17"
12	91.53	215.63	182°00'57"
13	234.92	2160.00	61°33'50"
14	231.68	2130.00	61°33'53"
15	74.22	165.00	25°46'21"
16	130.18	135.00	55°14'56"
17	28.93	25.00	86°18'16"
18	150.67	50.00	122°38'01"
19	33.54	25.00	76°52'08"
20	39.27	25.00	90°00'00"
21	122.31	485.00	14°28'58"
22	226.68	515.82	26°10'34"
23	214.92	515.00	23°54'38"
24	202.40	485.00	23°54'38"
25	11.86	485.00	124°02'
26	43.84	25.00	100°28'03"
27	39.08	25.00	89°33'18"
28	235.55	515.00	26°12'19"
29	149.64	485.00	17°40'42"
30	33.58	135.00	141°50'00"
31	100.83	100.00	170°08'16"
32	38.75	25.00	88°47'51"
33	40.88	25.00	93°41'52"
34	102.47	170.00	34°32'09"
35	148.65	230.00	37°01'52"
36	48.84	30.00	83°27'54"
37	58.57	100.00	33°33'28"
38	215.65	50.00	247°06'53"
39	56.68	200.00	161°41'17"
40	416.27	1515.00	15°49'06"
41	269.00	1485.00	10°22'44"
42	211.85	1015.00	11°57'32"
43	222.52	885.00	12°56'38"

Individual Lot Areas:

DEVELOPMENT AREA 'A'	LOT	BLOCK	SQ.FT.	ACRES
1	1		19,945	0.46
2	1		11,391	0.26
3	1		10,409	0.24
4	1		9,200	0.21
5	1		8,940	0.21
6	1		8,927	0.20
7	1		9,552	0.22
8	1		10,082	0.23
9	1		10,823	0.24
10	1		10,769	0.25
11	1		11,758	0.27
1	2		10,449	0.24
2	2		9,803	0.23
3	2		9,877	0.23
4	2		10,180	0.23
5	2		9,909	0.23
6	2		10,146	0.23
7	2		11,875	0.27
8	2		12,884	0.30
9	2		15,755	0.36
10	2		11,112	0.26
11	2		11,254	0.26
12	2		9,100	0.21
13	2		9,100	0.21
14	2		9,910	0.23
15	2		10,309	0.24
16	2		11,467	0.26
17	2		12,038	0.28
18	2		14,869	0.34
1	3		11,106	0.25
2	3		9,470	0.22
3	3		9,383	0.22
4	3		9,596	0.22
5	3		9,579	0.22
6	3		10,330	0.24
7	3		9,866	0.23
8	3		9,875	0.23
9	3		9,750	0.22
10	3		9,375	0.22
1	4		11,698	0.27
2	4		10,103	0.23
3	4		9,596	0.22
4	4		9,579	0.22
5	4		10,330	0.24
6	4		9,866	0.23
7	4		9,875	0.23
8	4		9,750	0.22
9	4		9,375	0.22
1	5		11,826	0.27
2	5		9,598	0.22
3	5		9,047	0.21
4	5		9,191	0.21
5	5		10,061	0.23
6	5		10,450	0.24
7	5		10,126	0.23
8	5		9,254	0.21
9	5		9,064	0.21
10	5		9,564	0.22
11	5		10,077	0.23
1	6		15,888	0.36
2	6		14,356	0.33
3	6		12,932	0.30
4	6		14,124	0.32
5	6		21,146	0.49
6	6		10,829	0.24
7	6		9,292	0.21
8	6		10,266	0.24

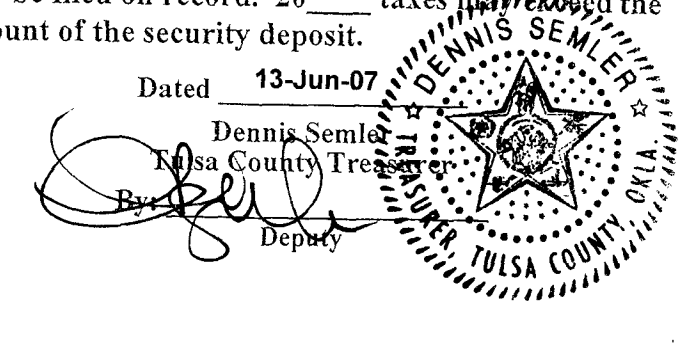


I hereby certify that all real estate taxes involved in
 this plat have been paid as reflected by the current tax
 rolls. Security as required has been provided in the
 amount of \$ 835.00 per trust receipt no.
 8889 to be applied to 20 07 taxes. This
 certificate is NOT to be construed as payment of
 20 07 taxes in full but is given in order that this plat
 may be filed on record. 20 07 taxes were received
 the amount of the security deposit.

Dated 13-Jun-07
 Dennis Semler
 Tulsa County Treasurer

STATE OF OKLAHOMA } SS.
 COUNTY OF TULSA }
 I, Earlene Wilson, Tulsa County Clerk, in and
 for the County and State above named, do
 hereby certify that the foregoing is a true
 and correct copy of a like instrument now
 on file in my office.

Dated the 13 day of June 2006
 EARLENE WILSON, Tulsa County Clerk
 Deputy



RECEIVED
 MAY 02 2007

PUD 726

Scissortail at Wind River

PART OF GOVERNMENT LOT 2 AND PART OF GOVERNMENT LOT 3
SECTION 33, TOWNSHIP 18 NORTH, RANGE 13 EAST, OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT SCISSORTAIL TULSA ONE, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF GOVERNMENT LOTS TWO (2) AND THREE (3), SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA, (HEREINAFTER REFERRED TO AS "THE LAND") IS A TRACT OF LAND OWNED BY THE U.S. IN GOVERNMENT SURVEY THEREOF. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°58'32" EAST ALONG THE NORTHERLY LINE OF LOT 3, FOR A DISTANCE OF 991.29 FEET TO A POINT; THENCE SOUTH 0°03'46" WEST FOR A DISTANCE OF 1319.54 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 3; THENCE SOUTH 89°59'03" WEST AND ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 286.71 FEET TO A POINT ON THE PRESENT PHYSICAL CENTERLINE OF SOUTH DELAWARE AVENUE. THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING SEVEN (7) COURSES: NORTH 43°40'33" WEST FOR A DISTANCE OF 198.21 FEET TO A POINT; THENCE NORTH 38°23'40" WEST FOR A DISTANCE OF 726.78 FEET TO A POINT; THENCE NORTH 31°51'58" WEST FOR A DISTANCE OF 163.92 FEET TO A POINT; THENCE NORTH 28°48'53" WEST FOR A DISTANCE OF 162.95 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3; THENCE NORTH 0°09'43" EAST AND ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 1.58 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVATURE, FOR AN ARC DISTANCE OF 1.58 FEET HAVING A CENTRAL ANGLE OF 6°59'43" FOR AN ARC DISTANCE OF 128.42 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2; THENCE NORTH 89°58'32" EAST ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 200.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1,018.993 SQUARE FEET, OR 23.393 ACRES.

THE DEVELOPER HAS CAUSED THE SUBDIVISION PARCEL TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND STREETS, IN CONFORMANCE WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SECTION I. STREETS AND UTILITY EASEMENTS

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AS "SOUTH DELAWARE AVENUE," "EAST 118TH STREET SOUTH" AND OTHER STREETS NOT DESIGNATED AS "RESERVE" OR "PRIVATE," AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENT" AND "RESERVE B, RESERVE C, RESERVE D, RESERVE E, AND RESERVE F," FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPAIRING, AND/OR SERVING TELEPHONE AND COMMUNICATIONS LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, 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 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 LINES TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS FOR SUCH LINES AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE DEVELOPER HEREBY 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 UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT 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, SIDEWALKS, CURBS AND LANDSCAPING WITHIN SUCH EASEMENTS AND RESERVE AREAS. THE DEVELOPER HEREBY RESERVES THE RIGHT, AS A RESULT OF WATER OR SEWER LINE OR OTHER UTILITY REPAIRS DUE TO BREAKS AND FAILURES, SHALL BE BORNE BY THE OWNER(S) OF THE LOT(S).

B. UNDERGROUND SERVICE

1. 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 RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SUCH CABLE 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.

2. 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 GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION FACILITIES OR GAS LINES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

DATE PREPARED: APRIL 9, 2007

3. 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 ELECTRICAL, 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.

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

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.

2. WITHIN THE UTILITY EASEMENT, RESTRICTED WATERLINE AND DRAINAGE 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 OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR 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.

4. 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.

5. THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND.

6. WATER MAINS MAY CROSS THE PRIVATE STREETS DEPICTED ON THE ACCOMPANYING PLAT.

1. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES THAT MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE STRUCTURE TO WHICH SUCH SERVICE LINE IS TO BE PROVIDED. PROVIDED THAT UPON THE INSTALLATION OF A GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SUCH EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE GAS LINE EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

2. THE SUPPLIER OF GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, EXCEPT FOR THE RESTRICTED WATER LINE EASEMENT, THE STORM/WATER DETENTION EASEMENT, AND/OR ANY OTHER RESTRICTED OR OTHER REPAIRING OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

3. 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 OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SUCH FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.

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

E. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS, NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. LIMITS OF NO ACCESS

THE UNDERDESIGNED DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH DELAWARE AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF TULSA.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING 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 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.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, SCISSORTAIL AT WIND RIVER WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 726) AS PROVIDED WITHIN SECTIONS 100-1107 OF TITLE 42, TULSA REVISED ORDINANCES (TULSA ZONING CODE), AND WHEREAS, PUD NO. 726 WAS AFFIRMATIVELY RECOMMENDED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON FEBRUARY 15, 2006 AND ADOPTED BY THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA, ON MARCH 2, 2006, THE IMPLEMENTING ORDINANCE NO. 21257 BEING ADOPTED ON MARCH 16, 2006, AND PUBLISHED ON MARCH 24, 2006, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INJURING TO AND ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND WHEREAS, THE 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 DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF TULSA, OKLAHOMA.

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

A. USE OF LAND

THE DEVELOPMENT OF SCISSORTAIL AT WIND RIVER SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF TULSA ZONING CODE, AS SUCH PROVISIONS EXISTED ON AUGUST 7, 2003, OR AS MAY BE SUBSEQUENTLY AMENDED.

B. PRIVATE STREETS

THE PRIVATE STREETS DEPICTED ON THE ACCOMPANYING PLAT WITHIN RESERVE G ARE HEREBY DEDICATED BY THE DEVELOPER AS PRIVATE STREETS FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN SCISSORTAIL AT WIND RIVER, THEIR GUESTS AND INVITEES, FOR THE PURPOSES OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS LOTS, TO AND FROM PUBLIC STREETS, AND FOR PROVIDING COMMON PARKING AREAS, ENTRANCE SECURITY FACILITIES, DECORATIVE FENCING AND LANDSCAPING, AND RESERVE FOD SUBSEQUENT CONVEYANCE TO A HOMEOWNERS ASSOCIATION, AS SET FORTH WITHIN SECTION 100-1107 OF TITLE 42, TULSA REVISED ORDINANCES (TULSA ZONING CODE). THE DEVELOPER HEREBY RESERVES THE RIGHT TO RELOCATE OR REDESIGN THE AREAS OF THE SUBDIVISION. THE PRIVATE STREETS MAY ALSO BE USED BY THE OWNERS OF LOTS WITHIN SEQUOYAH HILL II, AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, AND THEIR GUESTS AND INVITEES, FOR PROVIDING VEHICULAR ACCESS TO AND FROM LOTS WITHIN SEQUOYAH HILL II AND ANY NEARBY PUBLIC STREET.

THE DEVELOPER HEREBY GRANTS TO THE CITY OF TULSA, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS AND TO OPERATE THERON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

THE DEVELOPER, FOR ITSELF AND ITS SUCCESSORS, HEREBY COVENANTS WITH THE CITY OF TULSA, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF TULSA, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, TO:

1. CONSTRUCT AND MAINTAIN STREET SURFACING OR EXCEEDING THE NOW EXISTING SPECIFICATIONS OF THE CITY OF TULSA, OKLAHOMA, APPLICABLE TO MINOR RESIDENTIAL PUBLIC STREETS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

A. QUALITY AND THICKNESS SPECIFICATIONS FOR GUTTERS, BASE AND PAVING MATERIALS.

B. SURFACING WIDTH OF A TWO WAY STREET SECTION OF NOT LESS THAN 26 FEET AND A SURFACING WIDTH OF A ONE WAY STREET SECTION OF NOT LESS THAN 20 FEET, MEASURED FROM FACE OF CURB TO FACE OF CURB.

C. CONCRETE CURBING; AND

D. VERTICAL GRADE, PROVIDED HOWEVER, RIGHT-OF-WAY WIDTHS, AS DEPICTED UPON THE ACCOMPANYING PLAT ARE PERMITTED, AND A MAXIMUM VERTICAL GRADE OF 10% PERMITTED.

2. SECURE INSPECTION BY THE CITY OF TULSA, OKLAHOMA, OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF TULSA, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF TULSA, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREET, CERTIFICATION SHALL BE SECURED FROM A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF OKLAHOMA. THE ABOVE SET FORTH STANDARDS AND CERTIFICATION STANDARDS ARE RESTRICTED TO THE ABOVE SET FORTH STANDARDS AND CERTIFICATION STANDARDS. THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE TULSA METROPOLITAN AREA PLANNING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM ANY SUCH PRIVATE STREET.

3. PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET AS DEPICTED ON THE ACCOMPANYING PLAT WHICH WOULD PROHIBIT ANY GOVERNMENTAL VEHICLE, SPECIFICALLY ANY FIRE VEHICLE, FROM EFFECTIVE USAGE OF THE PRIVATE STREETS PROVIDED HOWEVER, CUSTOMARY SECURITY GATING MAY BE INSTALLED.

THE DEVELOPER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE PRIVATE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT DO NOT MEET THE CITY OF TULSA, OKLAHOMA STANDARD AS TO WIDTH OF RIGHT-OF-WAY, AND FURTHER ACKNOWLEDGES THAT THE CITY OF TULSA, OKLAHOMA, SHALL HAVE AN OBLIGATION TO MAINTAIN ANY PRIVATE STREET WITHIN THE SUBDIVISION, NOR HAVE ANY OBLIGATION TO MAINTAIN ANY PUBLIC STREET WITHIN THE SUBDIVISION, NOR HAVE ANY OBLIGATION TO MAINTAIN ANY PUBLIC STREET WITHIN THE SUBDIVISION, NOR HAVE ANY PRIVATE STREET WITHIN THE SUBDIVISION.

SIMULTANEOUSLY WITH THE FILING OF THIS DEED OF DEDICATION, THE DEVELOPER HAS FILED A CERTAIN NOTICE OF RIGHT TO USE PRIVATE STREETS IN THE OFFICE OF THE CITY OF TULSA, OKLAHOMA, AND HAS AGREED TO BE BOUND BY THE NOTICE OF RIGHT TO USE PRIVATE STREETS SUBJECT TO BEING USED FOR ALL OF THE PURPOSES SET FORTH HEREIN, BY CERTAIN UNPLATTED AREA LOCATED TO THE NORTHEAST OF THE SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN SUCH NOTICE.

C. SIDEWALKS

SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF TULSA ENGINEERING DESIGN STANDARDS. THE DEVELOPER SHALL CONSTRUCT REQUIRED SIDEWALKS WITHIN RESERVE AREAS AND RESERVE B, RESERVE C, RESERVE D, RESERVE E, AND RESERVE F, AND SHALL HAVE ACCESS ONTO MINOR STREETS, WHERE SIDEWALKS ARE NOT CONSTRUCTED BY THE OWNER/DEVELOPER. THE BUILDER OF EACH LOT SHALL CONSTRUCT THE REQUIRED SIDEWALK.

SIDEWALKS ADJACENT TO PRIVATE STREETS SHALL BE LOCATED WITHIN EASEMENTS OR RESERVE AREAS.

D. RESERVE AREAS

THE USE OF RESERVE A, RESERVE B, RESERVE C, RESERVE D, RESERVE E, AND RESERVE F SHALL BE LIMITED TO COMMON AREAS, LANDSCAPING AND OTHER COMMON IMPROVEMENTS, OPEN SPACE AND ENTRY FEATURES INCLUDING BUT WITHOUT LIMITATION, SIGNAGE AND SECURITY FACILITIES, PROVIDED THAT RESERVE A, RESERVE B, RESERVE C, RESERVE D, RESERVE E, AND RESERVE F MAY BE USED FOR COMMON AREAS, LANDSCAPING AND OTHER IMPROVEMENTS, INCLUDING BUT WITHOUT LIMITATION, SIGNAGE AND SECURITY FACILITIES AND FOR THE OPERATION, INSTALLATION AND MAINTENANCE OF UTILITIES.

E. DEVELOPMENT STANDARDS

THE LOTS WITHIN SCISSORTAIL AT WIND RIVER (HEREINAFTER REFERRED TO AS THE "LOTS") SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS:

DEVELOPMENT AREA "A," (COMPRISED OF RESERVE AREAS "C," "D," "E," AND "F"), BLOCKS "A" AND "B," LOTS "1-14," AND THE ADJACENT PUBLIC RIGHT-OF-WAY OF DELAWARE AVENUE THEREOF.)	LAND AREA:	PERMITTED USES:
	17,512 ACRES	USES PERMITTED WITHIN UNIT & SINGLE-FAMILY DWELLING, INCLUDING SINGLE-FAMILY RESIDENTIAL USES AND COMMON USES AREAS INCLUDING CLUBHOUSE, SWIMMING POOLS, COURTS AND PLAY AREAS.
MAXIMUM NUMBER OF DWELLING UNITS:	56	
MINIMUM LAND AREA PER DWELLING UNIT:	13,500 SF	
MINIMUM LOT SIZE:	8,700 SF	
MAXIMUM BUILDING HEIGHT:	35 FEET	
MINIMUM LIVABILITY SPACE PER LOT:	5,000 SF	
MINIMUM LIVING AREA REQUIREMENTS PER RESIDENCE:		
NO ONE STORY RESIDENCE HAVING LESS THAN 2,800 SQUARE FEET OF LIVING RESIDENCE AREA AND LESS THAN 1,000 SQUARE FEET OF TOTAL LIVING AREA AND LESS THAN 2,200 SQUARE FEET OF LIVING AREA ON THE FIRST FLOOR SHALL BE ERCTED ON ANY LOT WITHIN DEVELOPMENT AREA "A."		
OFF-STREET PARKING:		
TWO (2) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT AND AT LEAST TWO (2) ADDITIONAL OFF-STREET PARKING SPACES PER MINIMUM YARD REQUIREMENTS.		
FROM THE PERIMETER OF THE PUD	25 FEET	
FROM STREET RIGHT-OF-WAY	25 FEET	
INTERIOR SIDE YARD	5 FEET	
ONE SIDE	5 FEET	
OTHER SIDE YARD	5 FEET	
SIDE YARD ADJACENT TO PUBLIC/PRIVATE STREET	15 FEET	
(NO GARAGE ACCESS)		

