

December 8, 2025 - 6:00 PM  
Glenpool City Hall, City Council Chambers  
12205 S. Yukon Ave. 3rd Floor  
Glenpool, Oklahoma

**AGENDA**

- A) **Call to Order - Keith Robinson, Chairman**
- B) **Roll Call, Declaration of Quorum - Duy Nguyen, Secretary; Keith Robinson, Chairman**
- C) **Announcements**
- D) **Director's Report**
- E) **Scheduled Business**
  - 1) **MINUTES:**
    - A. Discussion and possible action to approve, deny or amend the meeting minutes of the November 10, 2025, Planning Commission Meeting.
  - 2) **Redbud Glen II Preliminary Plat** – A Preliminary Plat for a single-family residential subdivision of approximately 25.729 acres. There will be a total of eighty-two (82) lots and four (4) reserve areas. The subject site is generally located on the west side of South Elwood Avenue approximately 1,800 feet north of the intersection of East 151st Street South and South Elwood Avenue.  
Applicant: Redbud Glen, LLC  
Applicant Representative: Megan Pasco, Tanner Consulting, LLC
    - A. Public Hearing on the proposed Redbud Glen II Preliminary Plat.
    - B. Discussion and possible action to recommend approval, approval with conditions, deny, or amend the Redbud Glen II Preliminary Plat.

(Duy Nguyen, City Planner)

- F) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Glenpool, Oklahoma on or before December 5, 2025, at or by 4:00 PM.

Signed:

\_\_\_\_\_  
Duy Nguyen- City Planner

**MINUTES  
CITY OF GLENPOOL  
PLANNING COMMISSION  
REGULAR MEETING**

Regular Session of the Glenpool Planning Commission was held at 6:00 p.m. on November 10, 2025, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

**AGENDA**

- A) Call to Order** – Keith Robinson, Chairman      **6:04 P.M.**  
**B) Roll Call**, Declaration of a Quorum – Duy Nguyen, Secretary; Keith Robinson, Chairman

<u>X (Present)</u>	Keith Robinson, Chairman
<u>X (Present)</u>	Kim Hanson-Mercier, Vice-Chair
<u>X (Present)</u>	Mickey Wilburn, Commissioner
<u>X (Present)</u>	Marilyn Nichols, Commissioner
<u>X (Present)</u>	Matthew Hayes, Commissioner

**Staff Present:**

<u>X (Present)</u>	Gerald S. Gilbert, Development Services Director
<u>X (Present)</u>	Duy Nguyen, City Planner

- C) Announcements**
- None
- D) Director’s Report**
- None
- E) Scheduled Business**

**1. MINUTES:**

- A. Discussion and possible action to approve, deny, or amend the meeting minutes of the October 13, 2025, Planning Commission Meeting.

**Motion:** Matthew Hayes made a motion to accept and approve the minutes.

**Second:** Mickey Wilburn

**Voting Aye:** Keith Robinson, Kim Hanson-Mercier, Mickey Wilburn, Marilyn Nichols, Matthew Hayes

**Motion Passed: 5-0**

- 2. 151-75 Crossing Preliminary Plat** – A Preliminary Plat for a commercial center of approximately 76.599 acres. There will be a total of seven (7) lots and three (3) reserve areas. The subject site is generally located at the southwest corner of US Highway 75 and State Highway 67.  
 Applicant: 151-75 Crossing, LLC  
 Applicant Representative: Kevin Norton, Tanner Consulting, LLC

**THIS ITEM WAS REMOVED FROM THE AGENDA**

- 3. Zoning Ordinance Text Amendment** – A proposed Zoning Ordinance Text Amendment (GZA-314) amending Title 11 of the City Code of Ordinances (Zoning Regulations), Subchapter 2: Land Uses, Section 11-3-8: Residential Uses by Zoning District and Section 11-3-9: Nonresidential Uses by Zoning District.  
 Applicant: City of Glenpool

**THIS ITEM WAS REMOVED FROM THE AGENDA**

**4. 2026 PLANNING COMMISSION MEETING CALENDAR**

- A. Discussion and possible action to approve, deny, or amend the proposed 2026 Planning Commission Meeting Calendar.

**Motion:** Kim Hanson-Mercier made a motion to approve the 2026 Planning Commission Meeting Calendar.

**Second:** Mickey Wilburn

**Voting Aye:** Keith Robinson, Kim Hanson-Mercier, Mickey Wilburn, Marilyn Nichols, Matthew Hayes

**Motion Passed: 5-0**

**F) Adjournment 6:08 P.M.**

Signed: \_\_\_\_\_  
Duy Nguyen  
City Planner

Signed: \_\_\_\_\_  
Keith Robinson  
Chairman

**TO:** GLENPOOL PLANNING COMMISSION

**FROM:** DUY NGUYEN, CITY PLANNER

**DATE:** DECEMBER 8, 2025

**ITEM:** REDBUD GLEN II PRELIMINARY PLAT

**REQUEST:** A PRELIMINARY PLAT FOR A SINGLE-FAMILY SUBDIVISION OF APPROXIMATELY 25.729 ACRES. THE PLAT PROPOSES TO SUBDIVIDE THE SITE INTO EIGHTY-TWO (82) LOTS AND FOUR (4) RESERVE AREAS.

**APPLICANT:** REDBUD GLEN, LLC

**LOCATION:** THE SUBJECT SITE IS GENERALLY LOCATED ON THE WEST SIDE OF SOUTH ELWOOD AVENUE APPROXIMATELY 1,800 FEET NORTH OF THE INTERSECTION OF EAST 151ST STREET SOUTH AND SOUTH ELWOOD AVENUE.

**ZONING:** PUD 30C

**COMP PLAN:** GENERAL RESIDENTIAL

**APPLICANT REPRESENTATIVE:** MEGAN PASCO, TANNER CONSULTING, LLC

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**BACKGROUND**

The Preliminary Plat proposes to subdivide the 25.729-acre site into eighty-two (82) lots and four (4) reserve areas for a single-family residential neighborhood. The development will be governed by Planned Unit Development (PUD 30C), which permits smaller lots than those allowed in the densest single-family residential zoning district, RS-3. Lot widths will be 65 feet, with minimum lot sizes of 6,900 square feet.

PUD 30C also includes added amenities such as private streets, enhanced landscaping, and active recreational features, including walking trails and a neighborhood park. The housing product will be similar in style and quality to the existing homes in Redbud Glen Phase 1.

**SURROUNDING LAND USES:**

Zoning and land use of properties immediately adjacent to the site of the zoning request are as follows:

	<b>Zoning</b>	<b>Land Use</b>
North	RS-3 (Single-Family High Density)	Single-Family Subdivision
South	PUD 30C	Single-Family Subdivision
West	RS-3 (Single-Family High Density)	Single-Family Subdivision
East	AG (Agriculture) RS-1 (Single-Family Low Density) RS-3 (Single-Family High Density)	Single-Family Residences, Vacant

**PROJECT DESCRIPTION:**

**Preliminary Plat:** All Preliminary Plats shall be processed in accordance with the requirements of Title 12, Subdivision Regulations, as well as the guidelines for approval of a Preliminary Plat (Chapter 5 of the COG Subdivision Code).

The applicant has submitted a Preliminary Plat with eighty-two (82) residential lots and four (4) reserve areas mainly for stormwater drainage but also streets, trails, sidewalks, and other private recreational facilities. The Preliminary Plat, as designed, conforms to the development regulations outlined in the Planned Unit Development document (PUD 30C), Glenpool Zoning Code, and all other regulations of the Glenpool City Codes.

Outlined in the table below, for illustrative purposes, is a breakdown of the key development standards.

<b>Minimum Lot Width</b>	<b>65 Feet</b>
<b>Minimum Lot Area</b>	<b>6,900 Square Feet</b>

**Access:**

There will be one primary access point to the site from South Elwood Avenue. The subdivision will connect to the adjacent neighborhoods as well as the existing Redbud Glen Phase 1 neighborhood, ensuring compliance with fire safety standards. All lots will have proper street access. No lots will front South Elwood Avenue, as Reserve Area C will serve as a buffer between the homes and the roadway. The plat map is attached for reference.

**Services:**

The property will be served by Creek County Rural Water District #2, and sanitary sewer service will be provided by the City of Glenpool. Electrical services will be supplied by OG&E, with telecommunications providers to be determined at a later stage. Based on staff review, existing utilities in the surrounding area are adequate to accommodate the proposed project. Please refer to the attached conceptual utility plan for additional details.

**Physical Features of the Property:**

There are no designated FEMA Flood Hazard Areas (FIRM) within the subject site. A preliminary drainage report has been submitted. A final drainage report shall be submitted with the final plat.

## **ANALYSIS**

**Preliminary Plat:** As illustrated in the above table as well as the attached Exhibits, the proposed subdivision meets the minimum lot size, lot width, drainage and access requirements, and all other development regulations per the Glenpool Zoning Code as well as the guidelines for approval of a Preliminary Plat (Chapter 5 of the COG Subdivision Code).

Preliminary Plats are only valid for one (1) year from the approval date unless extended by the Planning Commission and City Council.

## **TAC**

The Technical Advisory Committee (TAC) reviewed the Preliminary Plat on August 15, 2025. There are no additional comments.

## **RECOMMENDATION:**

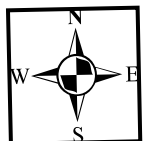
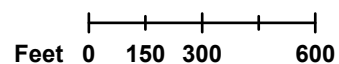
Staff recommends that the Planning Commission approve the Preliminary Plat, subject to the following condition, which shall be satisfied prior to approval of the Final Plat:

1. **Subdivision and Engineering Compliance:** The Preliminary Plat shall meet all applicable provisions of the City's Subdivision Regulations and Engineering Design Criteria, including requirements related to infrastructure, drainage, access, and public improvements.

## **ATTACHMENTS:**

1. Aerial Photo
2. Zoning Map
3. Application
4. Legal Description
5. Redbud Glen II Preliminary Plat
6. Conceptual Utility Plan

## **Aerial Photo**



### Redbud Glen II Preliminary Plat

A Preliminary Plat to subdivide an approximately 25.729-acre site into eighty-two (82) lots and four (4) reserve area.

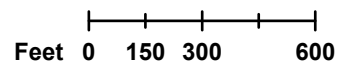
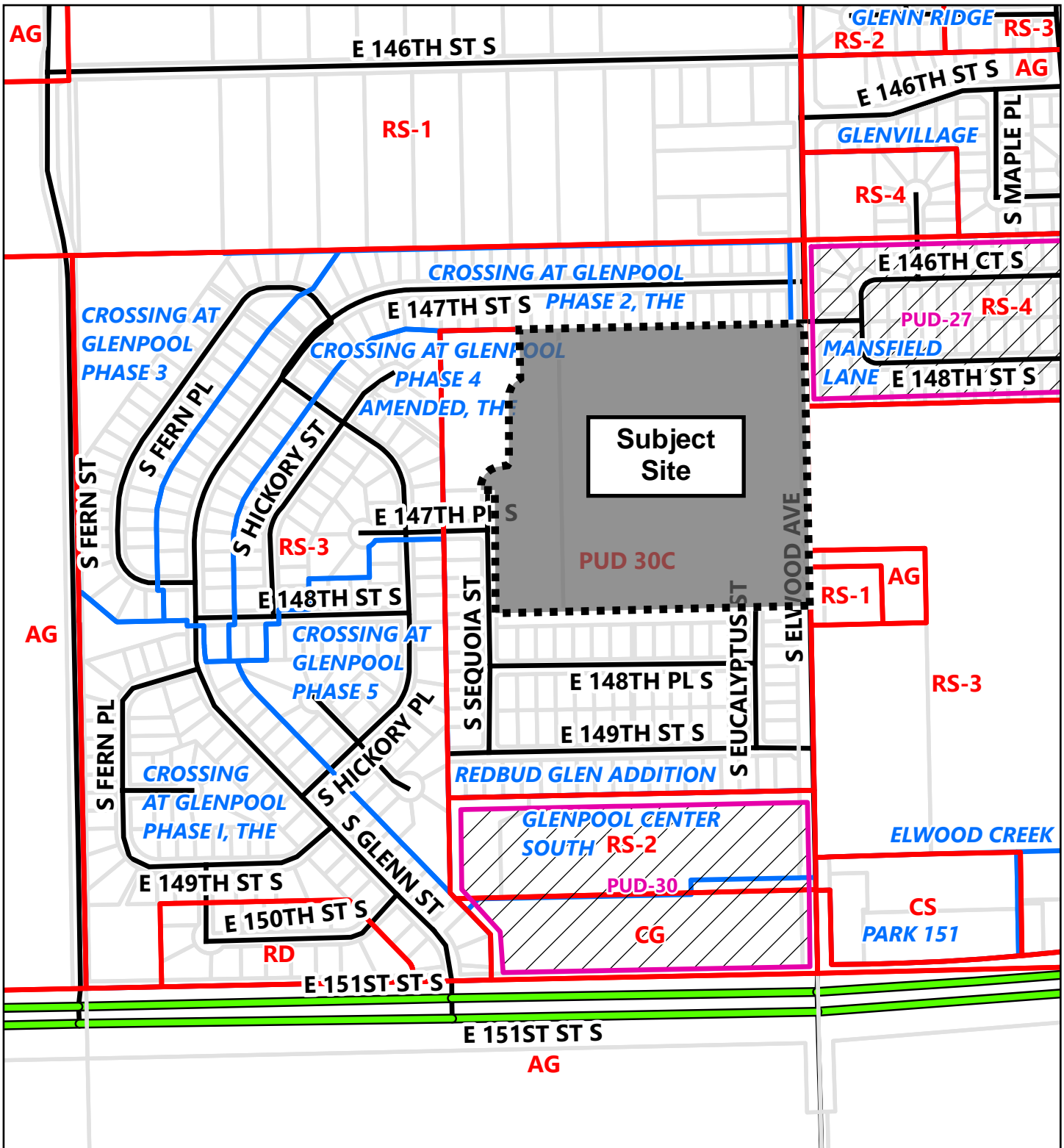
Property Owner: Redbud Glen, LLC

Subject Property: Generally located on the west side of S Elwood Ave approximately 1,800 ft north of the intersection of E 151st St S and S Elwood Ave

### Legend

- Highways
- Streets
- Subdivisions
- PUDs
- Parcels
- Zoning
- Subject Site

# Zoning Map



### Redbud Glen II Preliminary Plat

A Preliminary Plat to subdivide an approximately 25.729-acre site into eighty-two (82) lots and four (4) reserve area.

Property Owner: Redbud Glen, LLC

Subject Property: Generally located on the west side of S Elwood Ave approximately 1,800 ft north of the intersection of E 151st St S and S Elwood Ave

### Legend

- Highways
- Streets
- Subdivisions
- PUDs
- Parcels
- Zoning
- Subject Site

# **Application**

## APPLICATION FOR APPROVAL OF A PRELIMINARY AND FINAL SUBDIVISION PLAT

There is a fee for submittal and review of both a (1) Preliminary Plat and a (2) Final Plat; fee must be paid at the time of application. Before a preliminary or final plat submission, the applicant or representative shall schedule a pre-submittal meeting with the Community Development Department.

### CHECK BOX INDICATING PRELIMINARY OR FINAL PLAT SUBMISSION

#### PRELIMINARY PLAT

A preliminary subdivision plat submitted for city approval shall be prepared by a registered professional land surveyor licensed in the state of Oklahoma, the preliminary plat shall illustrate, contain, or be accompanied by the information required in Section 12-5A-3 of the City's Subdivision Regulations (Title 12).

ITEM NO.	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1	EE		COMPLETED APPLICATION SIGNED BY THE DEVELOPER/OWNER OR AGENT
2	EE		LEGAL DESCRIPTION (WORD.DOC OR PDF)
3	EE		PROCESSING FEE + \$2.00 FOR EACH REQUIRED PUBLIC HEARING NOTICE
4	EE		LIST OF ALL ABUTTING. <sup>1</sup> PROPERTY OWNERS OF SUBJECT SITE, AS WELL AS 2 COPIES OF ADDRESSED ADHESIVE ENVELOPE LABELS FOR SUCH PROPERTY OWNERS AS LISTED IN THE OFFICE OF COUNTY CLERK COMPILED BY A FULLY BONDED ABSTRACT AND TITLE COMPANY
5	EE		(5) PAPER (FOLDED TO 8-1/2" X 11") AND ONE ELECTRONIC (PDF) COPY OF PRELIMINARY SUBDIVISION PLAT
6	EE		(5) PAPER COPIES (FOLDED TO 8-1/2" X 11") AND ONE ELECTRONIC (PDF) COPY OF THE PRELIMINARY CONSTRUCTION DOCUMENTS COVERING THE PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SUPPORT THE PROJECT

<sup>1</sup> **ABUTTING:** In addition to the customary meaning, abutting, for the purposes of notice, shall mean contiguous or separated therefrom only by a non-arterial street.

**FINAL PLAT**

The final subdivision plat shall be drawn at the same scale as the preliminary subdivision plat, and shall include all of the information required as a condition of approval of the preliminary subdivision plat, and shall be prepared by a registered professional land surveyor licensed in the state of Oklahoma.

The final subdivision plat shall be developed and drawn in accordance with the requirements of Oklahoma state statutes and the City's Subdivision Regulations (Title 12) and shall illustrate, contain, or be accompanied by the information required in Section 12-5A-6 of the City's Subdivision Regulations (Title 12).

ITEM NO.	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1			COMPLETED APPLICATION SIGNED BY THE DEVELOPER/OWNER OR AGENT
2			PROCESSING FEE
3			(3) COPIES OF THE FINAL INFRASTRUCTURE CONSTRUCTION DOCUMENTS COVERING ALL REQUIRED PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE SUBDIVISION SITE AS APPROVED BY THE APPROPRIATE CITY COMMUNITY DEVELOPMENT DEPARTMENTS.
4			(5) PAPER COPIES OF FINAL SUBDIVISION PLAT IN COMPLIANCE WITH THE PRELIMINARY SUBDIVISION PLAT AND ALL CONDITIONS OF APPROVAL AS WAS APPROVED BY THE PLANNING COMMISSION.

**APPLICATION PROCESSING FEE**

	PRELIMINARY PLAT FEE	FINAL PLAT FEE
PLAT APPLICATION FEE:	\$200.00	\$250.00
\$2.00 PER PROPERTY OWNER ON TITLE   ABSTRACT REPORT:	( <u>21</u> ) X \$2.00 = <u>42.00</u>	NO FEE/NOTICE FOR FINAL PLAT
<b>TOTAL:</b>	\$ <u>242.00</u>	\$250.00

Complete the information below and return with submittal materials as outlined in the checklist on page 1 of the Application for Approval of Subdivision Plat; call the City Planner with questions.

**PROPOSED SUBDIVISION NAME:** Redbud Glen II

**DEVELOPER'S NAME:** Redbud Glen, LLC

**DEVELOPER'S ADDRESS:** 2502 E. 21st St. Suite B, Tulsa, Oklahoma 74114

**DEVELOPER'S PHONE:** (918) 582-0139      **DEVELOPER'S EMAIL:** ggsctulsa@gmail.com

**ENGINEER'S NAME:** Tanner Consulting, LLC

**ENGINEER'S ADDRESS:** 5323 S. Lewis Ave., Tulsa, OK 74105

**ENGINEER'S PHONE:** (918) 745-9929      **ENGINEER'S EMAIL:** eenyart@tannerbaitshop.com

**ZONING:** RS-3/PUD 30C      **PUD: Y/N** Y      **PUD NO.:** PUD 30C

**SANITARY SEWER:**     **CITY**     **LAGOON**     **SEPTIC**     **OTHER**

**WATER PURVEYOR:**     **CITY**     **OTHER** CCRWD#2

**STREET SURFACING:**     **PORTLAND CEMENT**     **CONCRETE ASPHALTIC CONCRETE**

**IF SUBMITTING FINAL PLAT, DATE OF PRELIMINARY PLAT PLANNING COMMISSION APPROVAL:** \_\_\_\_\_

I, the undersigned applicant, certify information contained within this application is true and correct.

**APPLICANT SIGNATURE:**       **DATE:** 07/17/2025

**PROPERTY OWNER SIGNATURE:**       **DATE:** 7-17-2025

## **CITY OF GLENPOOL PRELIMINARY & FINAL PLATTING PROCEDURES**

### **PRELIMINARY PLAT:**

Any application submitted incomplete will not be placed on the Technical Advisory Committee (TAC) agenda (per meeting schedule). The application must be submitted by the Community Development Department cutoff deadline (per meeting schedule) in order to make the next meeting of the TAC.

The preliminary plat should be drawn in accordance with the Subdivision Regulations (Title 12), available to download on the Community Development Department webpage.

The TAC and City Staff will review the preliminary plat and recommend conditions, if any, to the Planning Commission.

The Planning Commission will review the preliminary plat and conditions recommended by TAC and Staff at the Planning Commission meeting, they may approve the preliminary plat upon these conditions, they may add or delete others, or they may deny the plat.

**THE CITY OF GLENPOOL PLANNING COMMISSION MEETS AT 6:00 PM ON THE 2ND (SECOND) MONDAY OF EVERY MONTH, BE SURE TO CHECK THE OFFICIAL MEETING CALENDAR TO CONFIRM (MEETINGS ARE SOMETIMES SHIFTED TO ACCOMMODATE CITY RECOGNIZED HOLIDAYS).**

**MEETING ARE HELD AT THE GLENPOOL CITY HALL, COUNCIL CHAMBERS ON THE 3<sup>RD</sup> FLOOR, 12205 S. YUKON AVENUE, GLENPOOL, OK 74033**

### **FINAL PLAT:**

Following approval of the preliminary subdivision plat by the Planning Commission, the applicant shall file an application for approval of the final subdivision plat. The application must be submitted by the Community Development Department cutoff deadline (per meeting schedule) in order to make the next meeting of the TAC.

The final plat should be drawn in accordance with the Subdivision Regulations (Title 12), available to download on the Community Development Department webpage.

The TAC and City Staff will review the final plat and recommend conditions, if any, to the Planning Commission. The applicant or the representative for the applicant should make arrangements to attend the TAC meeting (per meeting schedule).

The Planning Commission will review the plat for final approval, subject to the conditions of the TAC and City Staff. If the Planning Commission denies a plat, an appeal may be made to the

Glenpool City Council. Upon approval of the final plat by the Planning Commission, the City Council will review the plat, acting to approve or deny it. The City Council has final approval on all final plats.

**THE CITY OF GLENPOOL PLANNING COMMISSION MEETS AT 6:00 PM ON THE 2ND (SECOND) MONDAY OF EVERY MONTH, BE SURE TO CHECK THE OFFICIAL MEETING CALENDAR TO CONFIRM (MEETINGS ARE SOMETIMES SHIFTED TO ACCOMMODATE CITY RECOGNIZED HOLIDAYS).**

**MEETINGS ARE HELD AT THE GLENPOOL CITY HALL, COUNCIL CHAMBERS ON THE 3<sup>RD</sup> FLOOR, 12205 S. YUKON AVENUE, GLENPOOL, OK 74033**

After receiving notice of final approval by Council, upon revising the final approved plat to meet all conditions of approval, submit application for Corrected Final Plat, all necessary bonds to be submitted to the City Engineer.

After the plat is recorded, the applicant submits to the Community Development Department One (1) recorded paper copy of the plat.

**FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE: <https://www.glenpoolonline.com/>**

## **Legal Description**

# **Exhibit "A"**

## **22108 Redbud Glen II**

### **Boundary Description**

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 14; THENCE NORTH 1°07'06" WEST, AND ALONG THE EAST LINE OF SAID SE/4, FOR A DISTANCE OF 1321.74 FEET TO A POINT, SAID POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF "REDBUD GLEN ADDITION", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7000) AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID "REDBUD GLEN ADDITION" FOR THE FOLLOWING TEN (10) COURSES: SOUTH 88°47'41" WEST, FOR A DISTANCE OF 1133.94 FEET; THENCE NORTH 0°20'35" WEST, FOR A DISTANCE OF 444.37 FEET; THENCE SOUTH 89°39'25" WEST, FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 0°20'35" WEST, FOR A DISTANCE OF 10.61 FEET; THENCE ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°13'04", A CHORD BEARING AND DISTANCE OF NORTH 44°15'57" EAST FOR 105.34 FEET, FOR AN ARC DISTANCE OF 116.79 FEET; THENCE NORTH 88°52'30" EAST, FOR A DISTANCE OF 13.80 FEET; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°13'06", A CHORD BEARING AND DISTANCE OF NORTH 44°15'57" EAST FOR 21.07 FEET, FOR AN ARC DISTANCE OF 23.36 FEET; THENCE NORTH 0°20'35" WEST, FOR A DISTANCE OF 233.25 FEET; THENCE ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°48'46", A CHORD BEARING AND DISTANCE OF NORTH 31°33'48" EAST FOR 79.28 FEET, FOR AN ARC DISTANCE OF 83.54 FEET; THENCE NORTH 1°07'30" WEST, FOR A DISTANCE OF 177.72 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "THE CROSSING AT GLENPOOL PHASE 2", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6311); THENCE NORTH 88°46'51" EAST, AND ALONG THE SOUTHEASTERLY BOUNDARY OF SAID "THE CROSSING AT GLENPOOL PHASE 2", AND ITS EXTENSION, FOR A DISTANCE OF 1028.05 FEET TO A POINT ON THE EAST LINE OF THE SE/4; THENCE SOUTH 1°07'06" EAST, AND ALONG THE EAST LINE OF THE SE/4, FOR A DISTANCE OF 1022.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED DATED THE 5TH DAY OF APRIL, 2002 AND FILED OF RECORD AUGUST 6, 2002 IN BOOK 6797, PAGE 322 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 14; THENCE NORTH 1°07'06" WEST, AND ALONG THE EAST LINE OF SAID SE/4, FOR A DISTANCE OF 1421.55 FEET; THENCE SOUTH 88°55'38" WEST, FOR A DISTANCE OF 24.75 FEET TO

A POINT ON THE WEST STATUTORY SECTION LINE RIGHT-OF-WAY LINE OF SOUTH ELWOOD AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°55'38" WEST, FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 1°07'06" WEST, FOR A DISTANCE OF 40.35 FEET; THENCE NORTH 88°55'38" EAST, FOR A DISTANCE OF 8.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 1°07'06" EAST, AND ALONG THE WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.35 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,120,741 SQUARE FEET OR 25.729 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) CHISELED "X" FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 14;
- (2) 3/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 14;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 01°07'06" WEST.

**Redbud Glen II  
Preliminary Plat**

Preliminary Plat Rev. 1

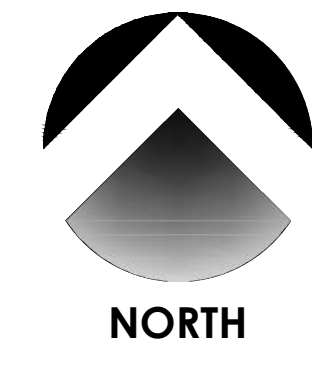
PUD 30C

Redbud Glen II

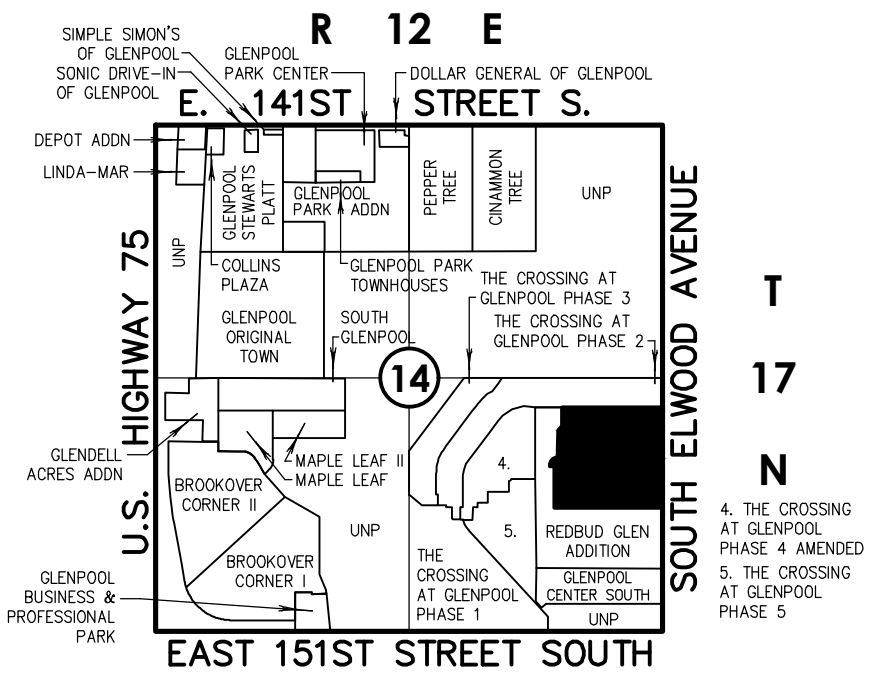
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

OWNER: Redbud Glen, LLC CONTACT: ALAN STAAB EMAIL: GGSCTULSA@GMAIL.COM 2502 E. 21st St. Suite B Tulsa, Oklahoma 74114 Phone: (918) 582-0139

SURVEYOR/ENGINEER: Tanner Consulting, L.L.C. DAN E. TANNER, P.L.S. NO. 1435 OK CA NO. 2661, EXPIRES 6/30/2027 EMAIL: DAN@TANNERBAITSHOP.COM 5323 South Lewis Avenue Tulsa, Oklahoma 74105 Phone: (918) 745-9929



Scale: 1"= 80' Tanner Consulting



Location Map Scale: 1"= 2000'

SUBDIVISION CONTAINS:

EIGHTY-TWO (82) LOTS IN SEVEN (7) BLOCKS WITH FOUR (4) RESERVE AREAS GROSS SUBDIVISION AREA: 25.729 ACRES

Notes:

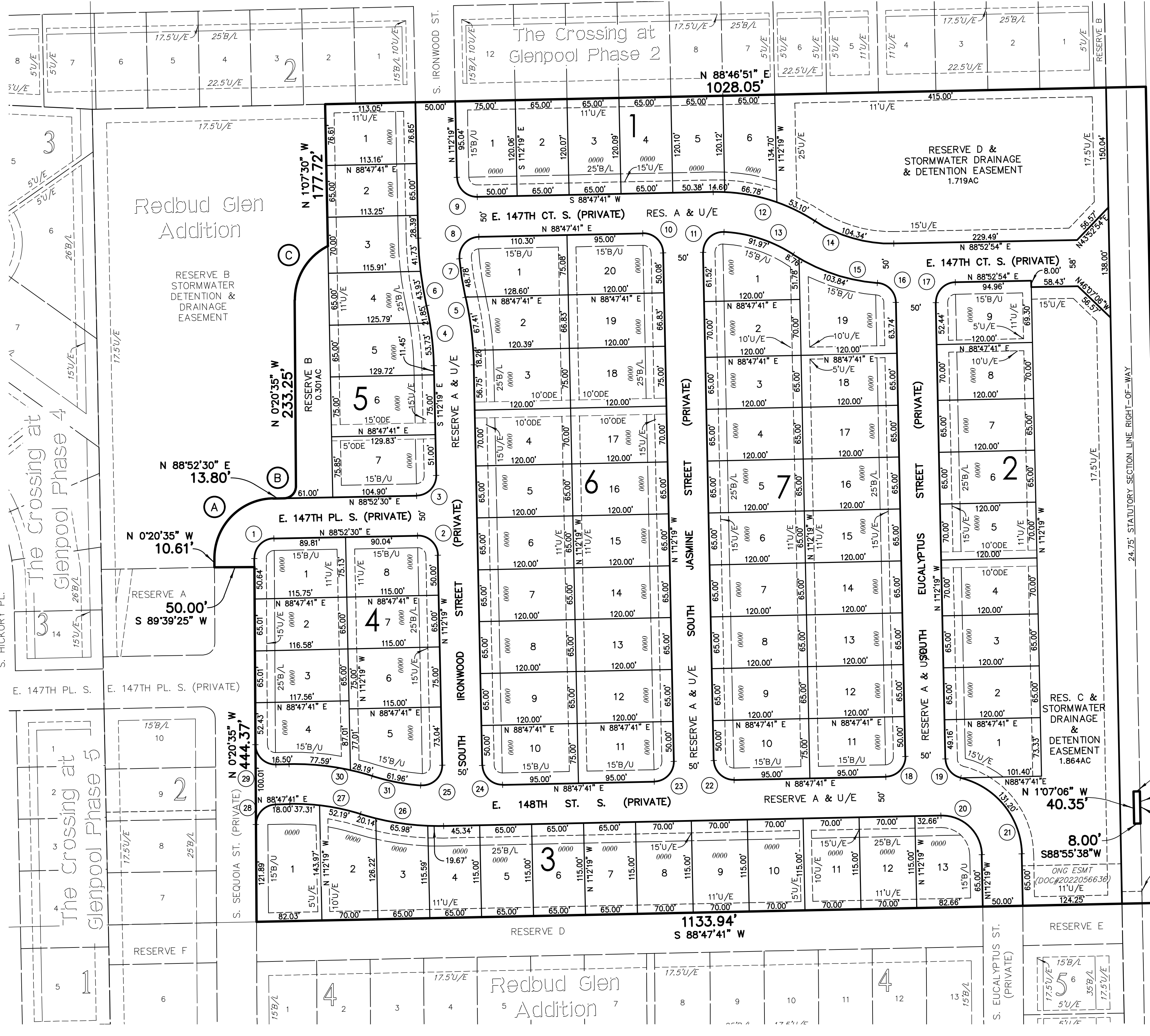
- 1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER CAZ2661" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(a) FOUND CHISELED "X" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 14;
(b) FOUND 3/8" IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 14;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°07'06" WEST.
4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF GLENPOOL AND WERE 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.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELWOOD AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT, BY SOUTH IRONWOOD STREET, BEING A PUBLIC STREET, AND BY SOUTH EUCALYPTUS STREET AND SOUTH SEQUOIA STREET, BOTH BEING PRIVATE STREETS.

Boundary Curve Table

Table with 6 columns: CURVE, LENGTH(L), RADIUS(R), DELTA(A), CHORDBRG(CB), CHORDDIS(CD). Rows A, B, C.

Curve Table

Table with 6 columns: CURVE, LENGTH(L), RADIUS(R), DELTA(A), CHORDBRG(CB), CHORDDIS(CD). Rows 1 through 31.



South Elwood Avenue

1022.16' S 1°07'06" E

8.00' N 88°55'38" E

40.35' S 1°07'06" E

8.00' S 88°55'38" W

1321.74' S 1°07'06" E

- LEGEND
B/L BUILDING LINE
B/U BUILDING LINE & UTILITY EASEMENT
BK PG BOOK & PAGE
CB CHORD BEARING
CD CHORD DISTANCE
CL CENTERLINE
DA DELTA ANGLE
DOC DOCUMENT
ESMT EASEMENT
GOVT GOVERNMENT
LNA LIMITS OF NO ACCESS
ODE OVERLAND DRAINAGE EASEMENT
RES. RESERVE
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
1234 ADDRESS ASSIGNED
o FOUND MONUMENT
• SET MONUMENT (SEE NOTE 2)

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Glenpool Planning Commission

CHAIR, VICE-CHAIR OR SECRETARY

I hereby certify that this plat was approved by the Glenpool City Council

MAYOR-VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager.

CITY MANAGER

This approval shall not be interpreted to mean streets, sanitary sewers, storm drainage or other utilities are constructed as shown on this plat.

# Preliminary Plat Rev. 1

PUD 30C

# Redbud Glen II

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4)  
SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

## DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT REDBUD GLEN, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 14; THENCE NORTH 1°07'06" WEST, AND ALONG THE EAST LINE OF SAID SE/4, FOR A DISTANCE OF 1321.74 FEET TO A POINT, SAID POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF "REDBUD GLEN ADDITION", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7000) AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID "REDBUD GLEN ADDITION" FOR THE FOLLOWING TEN (10) COURSES: SOUTH 88°47'41" WEST, FOR A DISTANCE OF 1133.94 FEET; THENCE NORTH 0°20'35" WEST, FOR A DISTANCE OF 444.37 FEET; THENCE SOUTH 89°39'25" WEST, FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 0°20'35" WEST, FOR A DISTANCE OF 10.61 FEET; THENCE ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°13'04", A CHORD BEARING AND DISTANCE OF NORTH 44°15'57" EAST FOR 105.34 FEET, FOR AN ARC DISTANCE OF 116.79 FEET; THENCE NORTH 88°52'30" EAST, FOR A DISTANCE OF 13.80 FEET; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°13'06", A CHORD BEARING AND DISTANCE OF NORTH 44°15'57" EAST FOR 21.07 FEET, FOR AN ARC DISTANCE OF 23.36 FEET; THENCE NORTH 0°20'35" WEST, FOR A DISTANCE OF 233.25 FEET; THENCE ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°48'46", A CHORD BEARING AND DISTANCE OF NORTH 31°33'48" EAST FOR 79.28 FEET, FOR AN ARC DISTANCE OF 83.54 FEET; THENCE NORTH 1°07'30" WEST, FOR A DISTANCE OF 177.72 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "THE CROSSING AT GLENPOOL PHASE 2", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6311); THENCE NORTH 88°46'51" EAST, AND ALONG THE SOUTHEASTERLY BOUNDARY OF SAID "THE CROSSING AT GLENPOOL PHASE 2", AND ITS EXTENSION, FOR A DISTANCE OF 1028.05 FEET TO A POINT ON THE EAST LINE OF THE SE/4; THENCE SOUTH 1°07'06" EAST, AND ALONG THE EAST LINE OF THE SE/4, FOR A DISTANCE OF 1022.16 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT: THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED DATED THE 5TH DAY OF APRIL, 2002 AND FILED OF RECORD AUGUST 6, 2002 IN BOOK 6797, PAGE 322 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 14; THENCE NORTH 1°07'06" WEST, AND ALONG THE EAST LINE OF SAID SE/4, FOR A DISTANCE OF 1421.55 FEET; THENCE SOUTH 88°55'38" WEST, FOR A DISTANCE OF 24.75 FEET TO A POINT ON THE WEST STATUTORY SECTION LINE RIGHT-OF-WAY LINE OF SOUTH ELWOOD AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°55'38" WEST, FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 1°07'06" WEST, FOR A DISTANCE OF 40.35 FEET; THENCE NORTH 88°55'38" EAST, FOR A DISTANCE OF 8.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 1°07'06" EAST, AND ALONG THE WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.35 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,320,741 SQUARE FEET OR 25.729 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(1) CHISELED "X" FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 14;

(2) 3/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 14;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 01°07'06" WEST.

AND THAT REDBUD GLEN, LLC, HERINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT IN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "REDBUD GLEN II", A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA (WHenever THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "REDBUD GLEN II" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHENEVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE).

### SECTION I. STREETS, EASEMENTS, AND UTILITIES

#### A. STREETS AND UTILITY EASEMENTS:

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHT-OF-WAY OF SOUTH ELWOOD AVENUE AS DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, AND REPLACE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, 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 THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

#### B. UTILITY SERVICE:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN SOUTH ELWOOD AVENUE STREET RIGHT-OF-WAY AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE LOT OR RESERVE AREA, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF OWNER OF THE LOT OR RESERVE AREA OR SUCH OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, COMMUNICATION, OR GAS SERVICE AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

#### C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE:

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT OR RESERVE AREA.

2. WITHIN THE UTILITY AND STORMWATER DRAINAGE AND DETENTION EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS, OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF GLENPOOL OR CREEK COUNTY RURAL WATER DISTRICT # 2, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS, SHALL BE PROHIBITED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

3. CREEK COUNTY RURAL WATER DISTRICT # 2, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, AND THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC SANITARY SEWER MAINS AND PUBLIC STORM SEWERS, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR RESERVE AREA, OR SUCH OWNER'S AGENTS OR CONTRACTORS.

4. THE CITY OF GLENPOOL, OKLAHOMA, AND CREEK COUNTY RURAL WATER DISTRICT # 2, OR THEIR RESPECTIVE SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO AND UPON ALL UTILITY AND STORMWATER DRAINAGE AND DETENTION 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 THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, AND CREEK COUNTY RURAL WATER DISTRICT # 2, OR THEIR RESPECTIVE SUCCESSORS, AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

#### E. LOT SURFACE DRAINAGE:

ALL LOTS AND RESERVE AREAS SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM

WATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. EXCEPT AS OTHERWISE PROVIDED FOR STORMWATER DETENTION FUNCTIONS WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, NO LOT OR RESERVE AREA 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 SUCH OWNER'S LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH LOT AND RESERVE AREA OWNER, THE PROPERTY OWNERS ASSOCIATION, AND THE CITY OF GLENPOOL, OKLAHOMA.

#### F. PAVING AND LANDSCAPING WITHIN EASEMENTS:

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

#### G. STORMWATER DRAINAGE AND DETENTION EASEMENTS:

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL STORMWATER DRAINAGE AND DETENTION EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE & DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS, STREETS, AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES LOCATED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREAS UNLESS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA; PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF NOT MORE THAN TWO AND ONE-HALF (2 1/2) INCHES SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF GLENPOOL. ALL OTHER LANDSCAPING SHALL REQUIRE THE APPROVAL OF THE CITY OF GLENPOOL. FENCES, WALLS, AND ENTRY FEATURES SHALL BE PERMITTED ALONG THE PERIMETERS OF STORMWATER DRAINAGE AND DETENTION EASEMENTS, PROVIDED THAT THE SAME DO NOT CAUSE OBSTRUCTION OF THE FLOW, CONVEYANCE, OR DISCHARGE OF STORMWATER THROUGH THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREAS.

4. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE RESPECTIVE OWNERS OF THE RESERVE AREAS CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS INCLUDING, WITHOUT LIMITATION, RESERVES C AND D, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE OWNERS OF STORMWATER DRAINAGE AND DETENTION EASEMENT AREAS SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THEIR RESPECTIVE AREAS IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOVED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE RESERVE AREA OWNER CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, OR THE ALTERATION OF GRADE WITHIN A STORMWATER DRAINAGE AND DETENTION EASEMENT AREA, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY ACCUMULATED SILTATION OR OTHER OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE RESERVE AREA OWNER CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT, WHICH SHALL BE THE PROPERTY OWNERS ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREA OR ASSIGNMENT OF THE STORMWATER DRAINAGE AND DETENTION EASEMENT MAINTENANCE TO THE ASSOCIATION. IN THE EVENT THE RESERVE AREA OWNER CONTAINING A STORMWATER DRAINAGE AND DETENTION EASEMENT SHOULD FAIL TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA OWNER AS SUBJECT TO THE EASEMENT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

### SECTION II. RESERVE AREAS

#### A. ALL RESERVE AREAS:

1. ALL RESERVE AREAS SHALL BE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND THE PROPERTY OWNERS ASSOCIATION ("THE ASSOCIATION"), ESTABLISHED PURSUANT TO SECTION IV. HEREOF, AND ARE ESTABLISHED BY THE OWNER FOR USES SUCH AS PRIVATE STREETS, STORMWATER DRAINAGE AND DETENTION, PRIVATE PARKS, PLAYGROUNDS, TRAILS, SIDEWALKS, AND OTHER PRIVATE RECREATIONAL FACILITIES, SECURITY GATES, ENTRY FEATURES, SUBDIVISION IDENTIFICATION SIGNAGE, FENCING AND WALLS, LANDSCAPING, IRRIGATION, LIGHTING, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF GLENPOOL, OKLAHOMA, AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE PROPERTY OWNERS ASSOCIATION FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS OF THE SUBDIVISION AS FURTHER SET FORTH WITHIN SECTION IV. HEREOF.

2. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE PROPERTY OWNERS ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREAS TO THE ASSOCIATION. THE CITY OF GLENPOOL SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN ANY RESERVE AREA.

3. IN THE EVENT THE RESERVE AREA OWNER SHOULD FAIL TO MAINTAIN THE RESERVE AREA AND SUBSEQUENTLY SHOULD FAIL TO PAY THE COSTS OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE BY AND RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF GLENPOOL, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

4. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND MEMBER OF THE ASSOCIATION AGREES TO HOLD HARMLESS THE OWNER AND THE CITY OF GLENPOOL, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF GLENPOOL NOR THE OWNER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION (AS DEFINED BELOW) OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

#### B. RESERVE A:

1. RESERVE A, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS DESIGNATED BY THE OWNER FOR PRIVATE STREETS, TRAILS, SIDEWALKS, AND OTHER PRIVATE RECREATIONAL FACILITIES, SECURITY GATES, ENTRY FEATURES, SUBDIVISION IDENTIFICATION SIGNAGE, FENCING AND WALLS, LANDSCAPING, IRRIGATION, LIGHTING, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF GLENPOOL, OKLAHOMA.

2. RESERVE A IS HEREBY ESTABLISHED BY GRANT OF THE OWNER AS PRIVATE STREETS FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM SAID LOTS AND THE PUBLIC STREETS.

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

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

- CONSTRUCT AND MAINTAIN STREETS EXTENDING THE FULL LENGTHS OF RESERVE A, AS DEPICTED ON THE ACCOMPANYING PLAT, AND MEETING OR EXCEEDING CITY OF GLENPOOL DESIGN STANDARDS FOR A MINOR RESIDENTIAL PUBLIC STREET.
- PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET WITHIN RESERVE A, AS DEPICTED ON THE ACCOMPANYING PLAT, WHICH WOULD OBSTRUCT THE PASSAGE OF ANY GOVERNMENTAL OR EMERGENCY VEHICLE AND SPECIFICALLY ANY FIRE SUPPRESSION VEHICLE.
- SECURE INSPECTION BY THE CITY OF GLENPOOL, OKLAHOMA, OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF GLENPOOL, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF GLENPOOL, OKLAHOMA, DECLINES TO INSPECT THE PRIVATE STREETS, CERTIFICATION SHALL BE SECURED FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH CITY OF GLENPOOL, OKLAHOMA, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

5. THE OWNER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE CITY OF GLENPOOL, OKLAHOMA, SHALL HAVE NO DUTY TO MAINTAIN ANY PRIVATE STREET WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

#### B. RESERVE B:

RESERVE B IS DESIGNATED BY THE OWNER FOR TRAILS, SIDEWALKS, AND OTHER PRIVATE RECREATIONAL FACILITIES, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF GLENPOOL, OKLAHOMA.

#### C. RESERVES C AND D:

RESERVES C AND D ARE DESIGNATED BY THE OWNER FOR STORMWATER DRAINAGE AND DETENTION, PRIVATE PARKS, PLAYGROUNDS, TRAILS, SIDEWALKS, AND OTHER PRIVATE RECREATIONAL FACILITIES, ENTRY FEATURES, SUBDIVISION IDENTIFICATION SIGNAGE, FENCING AND WALLS, LANDSCAPING, IRRIGATION, LIGHTING, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF GLENPOOL, OKLAHOMA.

# Preliminary Plat Rev. 1

PUD 30C

# Redbud Glen II

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4)  
SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

## DEED OF DEDICATION AND RESTRICTIVE COVENANTS (CONTINUED)

### SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. 30 ("GLENPOOL CENTER SOUTH") (HEREINAFTER, "PUD 30") AS PROVIDED WITHIN CHAPTER 3, SUBCHAPTER 4: PLANNED UNIT DEVELOPMENT (PUD), SECTION 11-3-13 ET SEQ. OF THE GLENPOOL, OKLAHOMA ZONING CODE (ORDINANCE NO. 746), AND

WHEREAS, PUD 30 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF GLENPOOL PLANNING COMMISSION ON DECEMBER 14, 2015, AND APPROVED BY THE GLENPOOL CITY COUNCIL ON JANUARY 4, 2016 WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 714) APPROVED JANUARY 4, 2016, AND

WHEREAS, THE FIRST MAJOR AMENDMENT TO PUD 30, "PUD 30A" ("REDBUD GLEN"), PERTAINING TO SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AREA "C" WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF GLENPOOL PLANNING COMMISSION ON NOVEMBER 14, 2022, AND APPROVED BY THE GLENPOOL CITY COUNCIL ON DECEMBER 5, 2022, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 811) APPROVED DECEMBER 5, 2022, AND

WHEREAS, A THIRD MAJOR AMENDMENT TO PUD 30, "PUD 30C" ("REDBUD GLEN") (HEREINAFTER, "PUD 30C"), PERTAINING TO SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AREA "C" AND EXPANDING SAME BY ANNEXING ADDITIONAL LAND TO THE PUD, WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF GLENPOOL PLANNING COMMISSION ON NOVEMBER 14, 2022, AND APPROVED BY THE GLENPOOL CITY COUNCIL ON DECEMBER 5, 2022, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 811) APPROVED DECEMBER 5, 2022, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT (PUD) PROVISIONS OF THE GLENPOOL ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF GLENPOOL, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF GLENPOOL, OKLAHOMA.

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

#### A. GENERAL

##### 1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD 30C, AS APPROVED BY THE CITY OF GLENPOOL, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD 30C AS MAY BE SUBSEQUENTLY APPROVED.

##### 2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF GLENPOOL ZONING CODE AS SUCH PROVISIONS EXISTED ON SEPTEMBER 23, 2022 (APPLICATION FILING DATE).

#### B. DEVELOPMENT STANDARDS

##### 1. DEVELOPMENT AREA "C-2": †

GROSS LAND AREA:	1,348,533 SF	30.958 AC
NET LAND AREA:	1,348,211 SF	30.951 AC
PERMITTED USES: SINGLE FAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES, INCLUDING PRIVATE COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND RECREATIONAL OPEN SPACE, AND ESSENTIAL SERVICES, ALL AS DEFINED IN THE CITY OF GLENPOOL ZONING CODE IN EFFECT AS OF THE DATE OF THE APPROVAL OF THIS PUD.		
MAXIMUM NUMBER OF LOTS:	94	
MINIMUM LOT WIDTH:	65 FT	
MINIMUM LOT SIZE:	6,900 SF	
MINIMUM LAND AREA PER DWELLING UNIT:	10,875 SF *	
MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT **	
MINIMUM OFF-STREET PARKING:	PER ZONING CODE TABLE 11-6-3.1	
MINIMUM REQUIRED LOADING SPACES:	NONE	
MINIMUM LIVABILITY SPACE:	3,300 SF ***	
MINIMUM YARD SETBACKS:		
FRONT YARD:	25 FT	
REAR YARD:	20 FT (35 FT FROM ARTERIAL STREET RIGHT-OF-WAY)	
SIDE YARD (INTERIOR):	5 FT ONE SIDE 5 FT OTHER SIDE	
SIDE YARD ABUTTING A STREET: ****	15 FT (35 FT FROM ARTERIAL STREET RIGHT-OF-WAY)	
OTHER BULK AND AREA REQUIREMENTS:	AS REQUIRED WITHIN THE RS-3 DISTRICT	
MINIMUM DWELLING SIZE:	1,700 SF	
FIRST FLOOR EXTERIOR MATERIALS:	75% MASONRY *****	

† EXCEPT AS OTHERWISE SPECIFIED HEREIN, THIS PUD SHALL BE DEVELOPED IN ACCORDANCE WITH THE USE AND DEVELOPMENT REGULATIONS OF THE CITY OF GLENPOOL ZONING CODE, AS ADOPTED WITH ORDINANCE NO. 746.

- \* MAXIMUM DENSITY EQUALS THE MINIMUM LAND AREA PER DWELLING UNIT AND IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA BY AND AS CALCULATED WITHIN THIS PUD. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.
- \*\* ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
- \*\*\* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT.
- \*\*\*\* NO ACCESS IS ALLOWED TO THE SIDE STREET WHICH WILL BE DESIGNATED ON THE SUBDIVISION PLAT(S).
- \*\*\*\*\*SEE ADDITIONAL REQUIREMENTS IN THE PLATTING AND SITE PLAN REQUIREMENTS SECTION OF THIS PUD.

#### 2. GENERAL DEVELOPMENT STANDARDS:

ACCESS AND CIRCULATION: PRIVATE STREETS ARE PERMITTED BY THIS PUD TO BE PRIVATE AND GATED. STREETS SHALL BE CONSTRUCTED TO MEET THE CITY OF GLENPOOL STANDARDS FOR PUBLIC STREETS OR OTHER DESIGN STANDARDS APPROVED BY THE CITY OF GLENPOOL. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF GLENPOOL AND BE APPROVED BY THE GLENPOOL FIRE DEPARTMENT DURING THE PLATTING STAGE.

SIGNS: SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG THE S. ELWOOD AVE. STREET FRONTAGE AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE GLENPOOL ZONING CODE. ENTRY SIGNAGE WILL BE INTEGRATED WITH THE LANDSCAPED ENTRIES AND CONTAINED WITHIN RESERVE AREAS OR EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS OR EASEMENTS CONTAINING NEIGHBORHOOD AMENITIES. SIGNAGE SHALL OTHERWISE COMPLY WITH THE GLENPOOL ZONING CODE.

PLATTING AND SITE PLAN REQUIREMENTS: NO BUILDING PERMIT SHALL BE ISSUED FOR ANY BUILDING WITHIN PHASE II UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO THE CITY OF GLENPOOL, REVIEWED BY THE GLENPOOL TECHNICAL ADVISORY COMMITTEE, RECOMMENDED UPON BY THE GLENPOOL PLANNING COMMISSION, APPROVED BY THE COUNCIL OF THE CITY OF GLENPOOL, AND DULY FILED OF RECORD. THE SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF GLENPOOL SHALL BE A BENEFICIARY THEREOF. THE PHASE I PRIVATE CCRS BY SEPARATE INSTRUMENT WILL BE EXTENDED TO PHASE II. THE PHASE II PLAT OR EXTENDED CCRS WILL INCLUDE THE CREATION OF AN ARCHITECTURAL COMMITTEE WITH THE GOAL OF AVOIDING 'MONOTONOUS' DESIGNS AS DISCOURAGED BY THE COMPREHENSIVE PLAN. AFTER THE BUILD-OUT PHASE, THE ARCHITECTURAL COMMITTEE IS CUSTOMARILY RELATED TO THE HOMEOWNERS' ASSOCIATION TO MONITOR THE RESTRICTIVE COVENANTS FOR FUTURE IMPROVEMENTS TO EXISTING HOMES.

THE SUBDIVISION PLAT WILL SERVE AS THE SITE PLAN FOR ALL THE SINGLE-FAMILY RESIDENTIAL LOTS WITHIN THE SUBDIVISION. ANY NEIGHBORHOOD AMENITY BUILDINGS OR STRUCTURES WILL FOLLOW ALL APPLICABLE SITE PLAN REVIEW REQUIREMENTS AS OUTLINED IN THE GLENPOOL ZONING CODE.

FOR PHASE II, THE MASONRY REQUIREMENTS OF THIS PUD, INCLUDING ALLOWABLE MATERIALS, SPECIFIC AREAS SUBJECT TO AND EXCLUDED FROM REQUIREMENTS, AND RELATED PARTICULARS ARE ALL AS PER GLENPOOL ZONING CODE SECTION 11-4-11 IN EFFECT AS OF THE DATE OF THE APPROVAL OF THIS PUD, PROVIDED THAT HARDIE BOARD / CEMENTITIOUS FIBER SHALL BE PERMITTED TO SATISFY THE MASONRY REQUIREMENT AS WITHIN PHASE I.

LANDSCAPING AND FENCING: LANDSCAPING AND FENCING MATCHING PHASE I SHALL BE EXTENDED ALONG THE ELWOOD AVE. FRONTAGE OF PHASE II. IF THERE ARE ANY OVERHEAD POWER LINES THAT CAUSE A CONFLICT WITH LARGE TREES, SMALL TREES MAY BE USED. ALL FENCING, IRRIGATION, AND LANDSCAPING IN THE LANDSCAPED STRIP AREAS SHALL BE MAINTAINED BY THE MANDATORY HOMEOWNERS' ASSOCIATION. ANY LANDSCAPING THAT FAILS SHALL BE REPLACED BY THE HOMEOWNERS' ASSOCIATION.

AS REFLECTED ON THE EXHIBIT B CONCEPTUAL SITE PLAN TO PUD 30C, INTERIOR RESERVE AREAS ARE CONCEPTUALLY PLANNED FOR NEIGHBORHOOD AMENITIES SUCH AS PRIVATE STREETS, PARKS, PLAYGROUNDS, ACTIVE RECREATION, NATURAL AREA PRESERVATION, TRAILS, AND OPEN SPACE, AS SHOWN. ALL THESE COMMON AREAS AND AMENITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AMENITIES ARE SUBJECT TO CHANGE DURING ENGINEERING DESIGN AND PERMITTING.

### SECTION IV. PROPERTY OWNERS ASSOCIATION

#### A. FORMATION OF PROPERTY OWNERS ASSOCIATION:

THE OWNER HAS FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE "REDBUD GLEN ADDITION PROPERTY OWNERS ASSOCIATION, INC.", AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN "REDBUD GLEN ADDITION", PLAT NO. 7000 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA, AND WITHIN CONTEMPLATED "ADDITIONAL UNPLATTED LANDS ADJOINING [REDBUD GLEN ADDITION] AND SUBSEQUENTLY PLATTED FOR RESIDENTIAL PURPOSES" AND "ANNEXED BY THE OWNER TO THE GEOGRAPHIC JURISDICTION OF THE [ASSOCIATION]" (HEREINAFTER, THE "PROPERTY OWNERS ASSOCIATION" OR THE "ASSOCIATION"). SAID ASSOCIATION IS AN OKLAHOMA NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED "FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS OF THE [REDBUD GLEN ADDITION]" INCLUDING BUT NOT LIMITED TO ALL "LANDSCAPE EASEMENTS", "DRAINAGE EASEMENTS/RESERVE AREAS", "ALL STREETS WITHIN PRIVATE STREET RIGHT-OF-WAY (RESERVE AREA "C" [OF "REDBUD GLEN ADDITION"])", AND AS PROVIDED WITHIN THE PUD, AND FOR "ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE LOTS" WITHIN "REDBUD GLEN ADDITION" AND OF CONTEMPLATED "ADDITIONAL UNPLATTED LANDS ADJOINING [REDBUD GLEN ADDITION] AND SUBSEQUENTLY PLATTED FOR RESIDENTIAL PURPOSES" AND "ANNEXED BY THE OWNER TO THE GEOGRAPHIC JURISDICTION OF THE [ASSOCIATION]". "REDBUD GLEN II" ADJOINS "REDBUD GLEN ADDITION" AND BY THESE PRESENTS IS HEREBY ANNEXED BY THE OWNER TO THE REDBUD GLEN ADDITION PROPERTY OWNERS ASSOCIATION, INC. FORMED PURSUANT TO THE RECORDED PLAT OF "REDBUD GLEN ADDITION".

#### B. PRIVATE RESTRICTIONS AND COVENANTS:

FOR THE BENEFIT OF THE ASSOCIATION AND OF ALL OWNERS WITHIN THE SUBDIVISION, THE OWNER SHALL ESTABLISH AN ARCHITECTURAL REVIEW COMMITTEE AND VARIOUS PRIVATE RESTRICTIONS AND COVENANTS FOR THE PURPOSE OF PROVIDING ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN. SAID PRIVATE RESTRICTIONS AND COVENANTS MAY PROVIDE FOR THE DIVISION AND ALLOCATION OF MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE STREETS WITHIN THE RESERVE AREAS AND OTHER COMMON AREAS OF THE SUBDIVISION, SHALL BE FILED OF RECORD WITH THE

TULSA COUNTY CLERK, SHALL BE APPLICABLE TO THE LOTS WITHIN THE SUBDIVISION, SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS FURTHER STATED IN SAID FILED DOCUMENT.

#### C. MEMBERSHIP:

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT WITHIN REDBUD GLEN II SHALL BE A MEMBER OF THE ASSOCIATION, ALL AS GOVERNED BY THE ASSOCIATION'S ARTICLES OF INCORPORATION AND AS DESCRIBED IN THE SUBDIVISION'S SEPARATE COVENANTS, CONDITIONS AND RESTRICTIONS, OR SIMILARLY-TITLED DOCUMENT, FILED AFTER THIS PLAT. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE RIGHTS, RESPONSIBILITIES, ASSESSMENTS, AND OTHER MEMBERSHIP PARTICULARS, AND THE MEMBERSHIP ITSELF MAY BE SUBDIVIDED BY SUBSEQUENT DOCUMENT.

#### D. ASSESSMENT:

EACH OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT, FROM TIME TO TIME, ARE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE.

#### E. ASSOCIATION TO BE BENEFICIARY:

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

#### F. EXPANSION RIGHTS OF THE ASSOCIATION:

THE OWNER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE PROPERTY OWNERS ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF RESERVE AREAS, OTHER COMMON AREAS, INCLUDING BUT NOT LIMITED TO PRIVATE STREETS, STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES LOCATED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, PERIMETER FENCING, AND LANDSCAPED ENTRY FEATURES. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER, UNTIL SUCH TIME AS THE OWNER RELINQUISHES THIS RIGHT TO THE PROPERTY OWNERS ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE PROPERTY OWNERS ASSOCIATION.

### SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

#### A. ENFORCEMENT:

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS, AND ASSIGNS. THE COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY ANY OWNER OF A LOT OR RESERVE AREA, AND SUCH OWNER'S SUCCESSORS AND ASSIGNS, THE PROPERTY OWNERS ASSOCIATION AS SET FORTH IN SECTION IV. HEREIN, AND THE CITY OF GLENPOOL, OKLAHOMA.

#### 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 THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

#### C. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, AND SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY 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 GLENPOOL PLANNING COMMISSION AND GLENPOOL CITY COUNCIL, OR THEIR RESPECTIVE SUCCESSORS, AND THE CITY OF GLENPOOL, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD 30C BY THE CITY OF GLENPOOL, OKLAHOMA, AND RECORDING OF A CERTIFIED COPY OF THE APPROVED AMENDMENT DOCUMENT WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO PUD 30C UPON FILING OF RECORD AN ORDINANCE OR OTHER VALID RECORD OF CITY OF GLENPOOL APPROVAL. THE COVENANTS CONTAINED WITHIN SECTION IV. PROPERTY OWNERS ASSOCIATION AND ANY OTHER PROVISION OF THIS DEED OF DEDICATION WHICH DID NOT INITIALLY REQUIRE THE APPROVAL OF THE GLENPOOL PLANNING COMMISSION OR THE CITY OF GLENPOOL, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER, WITHOUT THE APPROVAL OF THE CITY OF GLENPOOL, UNTIL THE ASSOCIATION IS TURNED OVER TO THE LOT OWNERS, AFTER WHICH TIME SUCH AMENDMENT OR TERMINATION SHALL REQUIRE A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 60% OF THE LOTS WITHIN THE SUBDIVISION; PROVIDED THAT, DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION, ANY CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS SHALL BE CONTROLLED BY THAT INSTRUMENT EXECUTED BY THE OWNER. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

#### 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, REDBUD GLEN, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

BY: \_\_\_\_\_  
ALAN R. STAAB, MANAGER OF LLC

STATE OF OKLAHOMA )  
  ) SS  
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, PERSONALLY APPEARED ALAN R. STAAB, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF REDBUD GLEN, LLC, 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 REDBUD GLEN, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH, THE DAY AND YEAR LAST ABOVE WRITTEN.

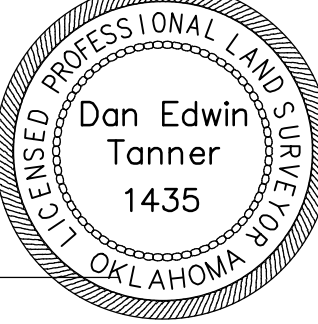
03/08/2028  
MY COMMISSION EXPIRES: \_\_\_\_\_  
JENNIFER MILLER, NOTARY



#### CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED 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 IN THE CITY OF GLENPOOL, 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.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026



BY: \_\_\_\_\_  
DAN E. TANNER  
LICENSED LAND SURVEYOR  
OKLAHOMA NO. 1435

STATE OF OKLAHOMA )  
  ) SS  
COUNTY OF TULSA )

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY DAN E. TANNER, AS A LICENSED LAND SURVEYOR.

03/08/2028  
MY COMMISSION EXPIRES: \_\_\_\_\_  
JENNIFER MILLER, NOTARY



# **Conceptual Utility Plan**

# Conceptual Utility Plan Rev. 1

PUD 30C

# Redbud Glen II

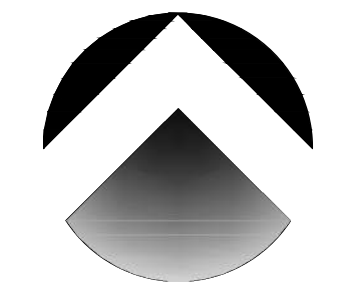
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4)  
SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:  
**Redbud Glen, LLC**

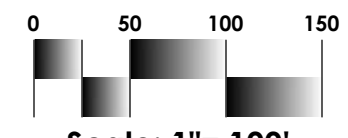
CONTACT: ALAN STAAB  
EMAIL: GGSCTULSA@GMAIL.COM  
2502 E. 21st St. Suite B  
Tulsa, Oklahoma 74114  
Phone: (918) 582-0139

SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**

DAN E. TANNER, P.L.S. NO. 1435  
OK CA NO. 2661, EXPIRES 6/30/2027  
EMAIL: DAN@TANNERBAITSHOP.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929



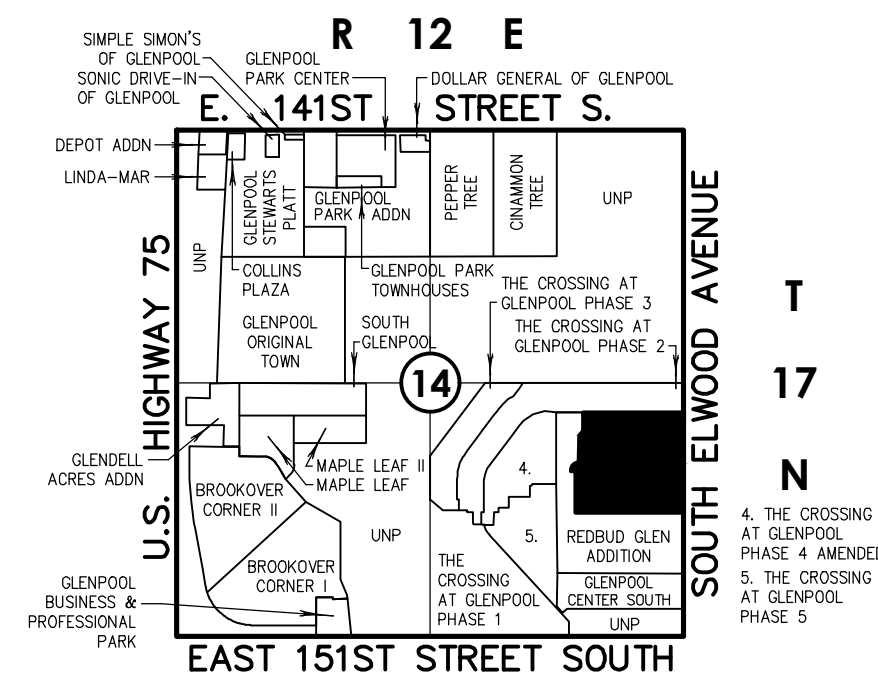
NORTH



Scale: 1"= 100'  
Tanner Consulting

**LEGEND**

- B/L BUILDING LINE
  - B/U BUILDING LINE & UTILITY EASEMENT
  - BK PG BOOK & PAGE
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - CL CENTERLINE
  - Δ DELTA ANGLE
  - DOC DOCUMENT
  - ESMT EASEMENT
  - GOV'T GOVERNMENT
  - LNA LIMITS OF NO ACCESS
  - ODE OVERLAND DRAINAGE EASEMENT
  - RES. RESERVE
  - R/W RIGHT-OF-WAY
  - U/E UTILITY EASEMENT
  - 1234 ADDRESS ASSIGNED
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- PROPOSED STORM SEWER INLET
  - PROPOSED SANITARY SEWER MANHOLE
  - EXISTING SANITARY SEWER MANHOLE
  - PROPOSED FIRE HYDRANT



Location Map  
Scale: 1"= 2000'

