

FINAL PLAT

Teal Ridge

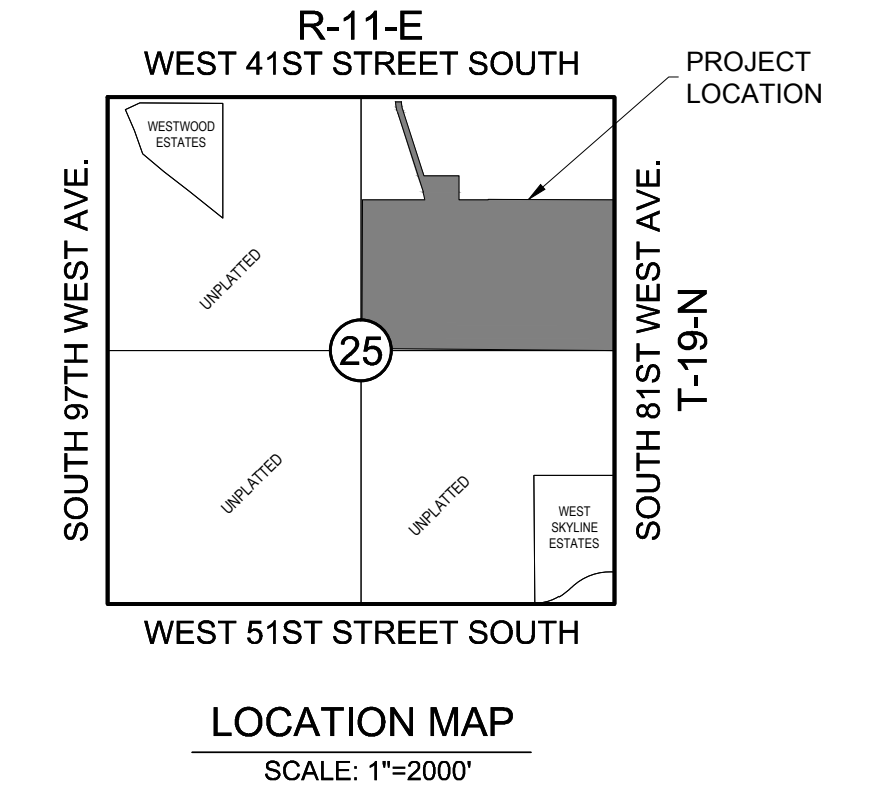
A SUBDIVISION OF THE CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF

OWNER/DEVELOPER
GIBSON & POWELL INVESTMENTS, LLC

1951 E. 10TH STREET
SAND SPRINGS, OK 74063
PHONE: 918.743.4584
ATTN: TOBY POWELL & M. DAVID GIBSON

ENGINEER/SURVEYOR
AAB ENGINEERING LLC

CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2018
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN@AABENG.COM



SUBDIVISION STATISTICS

BLOCK 1.....	11.27 ACRES - 20 LOTS
BLOCK 2.....	9.63 ACRES - 18 LOTS
BLOCK 3.....	11.28 ACRES - 21 LOTS
BLOCK 4.....	5.03 ACRES - 10 LOTS
BLOCK 5.....	29.11 ACRES - 31 LOTS
BLOCK 6.....	7.64 ACRES - 15 LOTS
RESERVE A.....	5.92 ACRES
RESERVE B.....	1.86 ACRES
STREET R.O.W.....	15.76 ACRES
TOTAL.....	97.50 ACRES - 115 LOTS

LEGEND

B/L.....	BUILDING LINE
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
D/E.....	DRAINAGE EASEMENT
BK.....	BOOK
PG.....	PAGE
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET
XXXX.....	STREET ADDRESS
STAT. R.O.W.....	STATUTORY RIGHT OF WAY

FLOODPLAIN

ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM PANEL "40143C0327L" DATED OCTOBER 16, 2012.

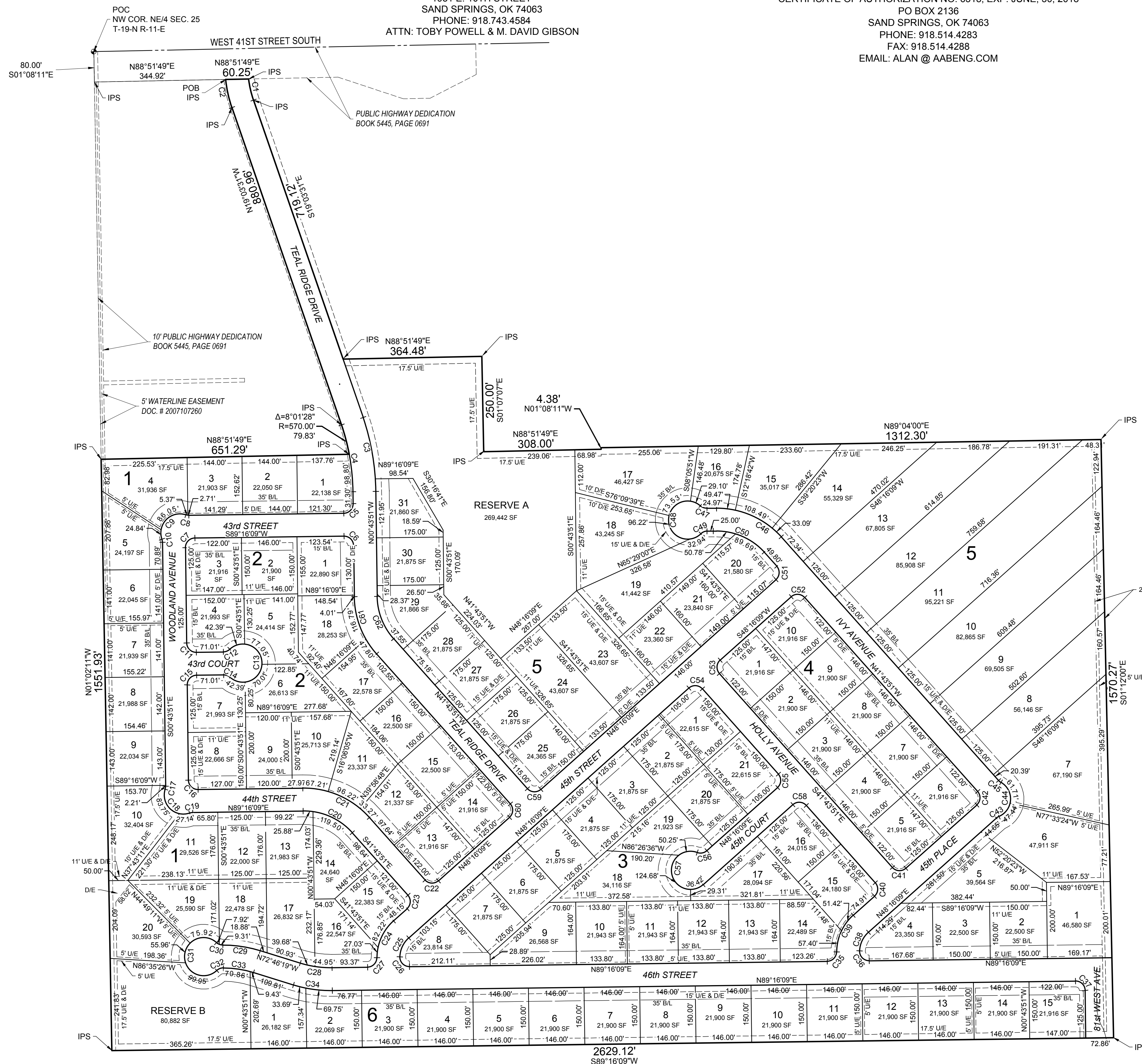
SUBDIVISION DATA

BENCHMARK
RR SPIKE IN SOUTH FACE OF POWER POLE 1.0' ABOVE GROUND, 2,362' WEST OF NE CORNER OF SECTION 25 T-19-N R-11-W.
ELEV=850.88' (NAVD 1988)

BASIS OF BEARINGS
GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 3501 NORTH

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6038" TO BE SET AT ALL LOT CORNERS, ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

CURVE #	DELTA ANGLE	RADIUS	ARC LENGTH
C1	12°06'57"	270.00'	57.09'
C2	13°10'29"	330.00'	75.88'
C3	17°57'22"	630.00'	197.44'
C4	17°57'22"	570.00'	178.63'
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	25.00'	39.27'
C7	90°00'00"	25.00'	39.27'
C8	18°32'11"	25.00'	8.09'
C9	127°04'22"	50.00'	110.89'
C10	18°32'11"	25.00'	8.09'
C11	90°00'00"	25.00'	39.27'
C12	42°50'00"	25.00'	18.69'
C13	265°40'01"	50.00'	231.84'
C14	42°50'00"	25.00'	18.69'
C15	90°00'00"	25.00'	39.27'
C16	90°00'00"	25.00'	39.27'
C17	18°32'11"	25.00'	8.09'
C18	127°04'22"	50.00'	110.89'
C19	18°32'11"	25.00'	8.09'
C20	49°00'00"	170.00'	145.39'
C21	49°00'00"	230.00'	196.70'
C22	90°00'00"	25.00'	39.27'
C23	90°00'00"	25.00'	39.27'
C24	48°09'02"	130.00'	109.25'
C25	46°04'22"	70.00'	56.29'
C26	92°55'38"	25.00'	40.55'
C27	89°09'02"	25.00'	38.90'
C28	17°57'32"	270.00'	84.63'
C29	17°18'05"	330.00'	99.65'
C30	42°14'45"	25.00'	18.43'
C31	265°39'27"	50.00'	231.83'
C32	43°40'25"	25.00'	19.06'
C33	17°02'22"	270.00'	80.30'
C34	17°57'32"	330.00'	103.44'
C35	89°57'41"	25.00'	38.82'
C36	93°34'47"	25.00'	40.83'
C37	90°00'00"	25.00'	39.27'
C38	45°25'13"	70.00'	55.49'
C39	47°57'41"	130.00'	108.82'
C40	90°00'00"	25.00'	39.27'
C41	90°00'00"	25.00'	39.27'
C42	90°00'00"	25.00'	39.27'
C43	18°32'11"	25.00'	8.09'
C44	127°04'22"	50.00'	110.89'
C45	18°32'11"	25.00'	8.09'
C46	47°35'04"	230.00'	191.02'
C47	43°59'48"	25.00'	19.20'
C48	265°37'28"	50.00'	231.80'
C49	40°43'37"	25.00'	17.77'
C50	40°27'34"	170.00'	140.47'
C51	242°10'55"	50.00'	211.34'
C52	90°00'00"	25.00'	39.27'
C53	90°00'00"	25.00'	39.27'
C54	90°00'00"	25.00'	39.27'
C55	90°00'00"	25.00'	39.27'
C56	62°10'55"	25.00'	27.13'
C57	242°10'55"	50.00'	211.34'
C58	90°00'00"	25.00'	39.27'
C59	90°00'00"	25.00'	39.27'
C60	90°00'00"	25.00'	39.27'
C61	41°00'00"	230.00'	164.58'
C62	41°00'00"	170.00'	121.65'



FINAL PLAT
Teal Ridge

A SUBDIVISION OF THE CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF

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TEAL RIDGE
DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS:

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

PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-FIVE (25); THENCE SOUTH 01°02'11" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION TWENTY-FIVE (25) A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 41ST STREET SOUTH AS RECORDED IN BOOK 5445 PAGE 0891; THENCE NORTH 88°51'49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 344.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°51'49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 60.25; THENCE SOUTH 06°56'34" EAST A DISTANCE OF 0.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 12°06'57" FOR AN ARC LENGTH OF 57.09 FEET; THENCE SOUTH 19°03'31" EAST A DISTANCE OF 719.12 FEET; THENCE NORTH 88°51'49" EAST TO THE WEST LINE OF THE EAST 308.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) A DISTANCE OF 364.48 FEET; THENCE SOUTH 01°07'07" EAST ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 1070.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) FOR A DISTANCE OF 250.00 FEET; THENCE NORTH 88°51'49" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 308.00; THENCE NORTH 01°08'11" WEST TO THE NORTH LINE OF THE SOUTH 250.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) FOR A DISTANCE OF 4.38 FEET; THENCE NORTH 89°04'00" EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1312.30 FEET; THENCE SOUTH 01°12'00" EAST ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1570.27 FEET; THENCE SOUTH 89°16'09" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 2629.12 FEET; THENCE NORTH 01°02'11" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1551.93 FEET; THENCE NORTH 88°51'49" EAST FOR A DISTANCE OF 651.29 FEET; THENCE NORTH 10°39'45" WEST FOR A DISTANCE OF 0.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, DELTA ANGLE OF 08°01'28" FOR AN ARC LENGTH OF 79.83 FEET; THENCE NORTH 19°03'31" WEST FOR A DISTANCE OF 880.96 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, DELTA ANGLE OF 13°10'29" FOR AN ARC LENGTH OF 75.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 97.50 ACRES MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 115 LOTS IN 6 BLOCKS AND 2 RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "TEAL RIDGE," A SUBDIVISION IN TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "TEAL RIDGE").

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

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

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

B. WATER AND STORM SEWER SERVICE

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF A PUBLIC WATER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY, WOULD INTERFERE WITH PUBLIC WATER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

D. UTILITY SERVICES

- UNDERGROUND LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2½ FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE RESPECTIVE SUPPLIERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE. THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICES SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.
- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE, AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

ALL LOTS WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. THE OWNER OF EACH LOT SHALL NOT CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY.

F. RESERVE 'A' & 'B' (STORMWATER DETENTION EASEMENT)

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY & UTILITY EASEMENT DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "RESERVE 'A' FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE 'A' & 'B' SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF SAND SPRINGS, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN RESERVE 'A' & 'B' NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF SAND SPRINGS, OKLAHOMA.
- DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
- LANDSCAPING, APPROVED BY THE CITY OF SAND SPRINGS, OKLAHOMA, SHALL BE ALLOWED WITHIN THE RESERVE 'A'.
- IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF SAND SPRINGS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF SAND SPRINGS, 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 PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF SAND SPRINGS, OKLAHOMA.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION OR THE CITY TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM, HER OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

THESE COVENANTS AND RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 30 YEARS FROM AND AFTER THE DATE THIS DEED OF DEDICATION IS FILED FOR RECORD AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER UNTIL TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE THEN OWNER OF THE LOT(S) AFFECTED THEREBY AND WITH THE APPROVAL OF THE CITY.

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 OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: GIBSON & POWELL INVESTMENTS, LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2016.

GIBSON & POWELL INVESTMENTS, LLC.

By: _____
TOBY POWELL, MANAGER

STATE OF OKLAHOMA)

)SS

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016, BY TOBY POWELL, MANAGER OF GIBSON & POWELL INVESTMENTS, LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
COMMISSION NO. _____

CERTIFICATE OF SURVEY

I, ERIC ROLLSTON, OF AAB ENGINEERING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS THE "TEAL RIDGE", A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

ERIC ROLLSTON, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1761



STATE OF OKLAHOMA)

)SS

COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____, 2016, PERSONALLY APPEARED ERIC ROLLSTON, TO ME KNOWN BY THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES: NOVEMBER 20, 2019
COMMISSION NO. 11010522

