

# APPLICATION

C.D.P. No. 80

BOARD OF ADJUSTMENT  
CITY OF TULSA

NO. 6565  
S.T.R. 8-18-13

**THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT**

ACTION REQUESTED

- |  |  |
|--|--|
| <input type="checkbox"/> VARIANCE<br><input type="checkbox"/> SPECIAL EXCEPTION<br><input checked="" type="checkbox"/> COMMUNITY DEVELOPMENT PROJECT | <input type="checkbox"/> INTERPRETATION OF ZONING TEXT<br><input type="checkbox"/> INTERPRETATION OF ZONING MAP<br><input type="checkbox"/> APPEAL FROM BUILDING INSPECTOR |
|--|--|

UNDER THE PROVISIONS OF SECTION 18 TITLE 42.

SET OUT BELOW THE SPECIFICS OF YOUR APPLICATION WHERE APPLICABLE INDICATE PERTINENT ORDINANCE PROVISIONS, USES, DISTANCES, DIMENSIONS, ETC. YOU SHOULD ATTACH ANY PLOT PLANS, PHOTOGRAPHS, AND OTHER FACTUAL INFORMATION WHICH WILL ASSIST THE BOARD IN DETERMINING THE MERITS OF YOUR APPLICATION.

To permit construction of duplexes as well as single family residences  
in existing 1A district

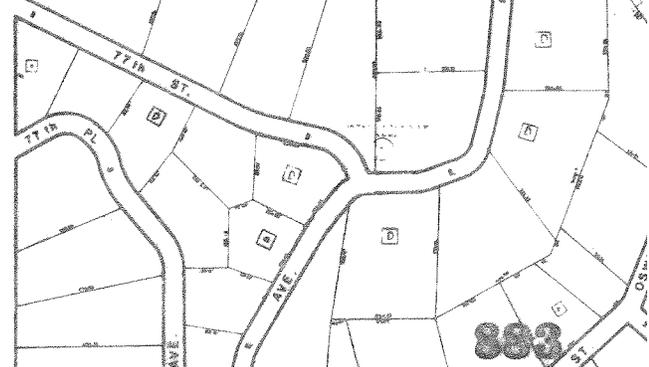
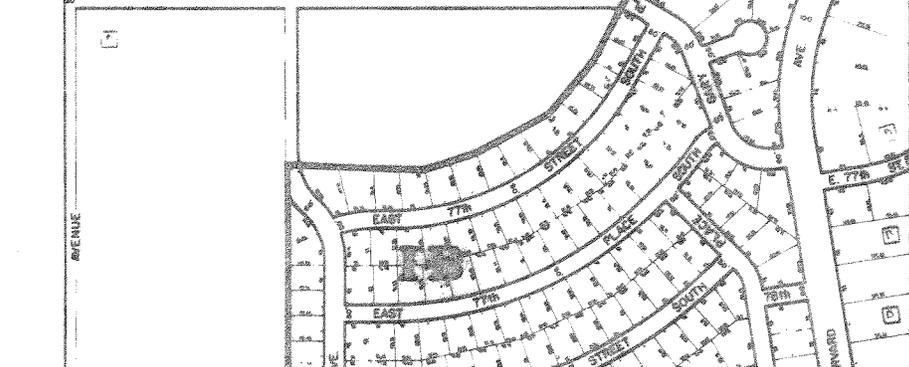
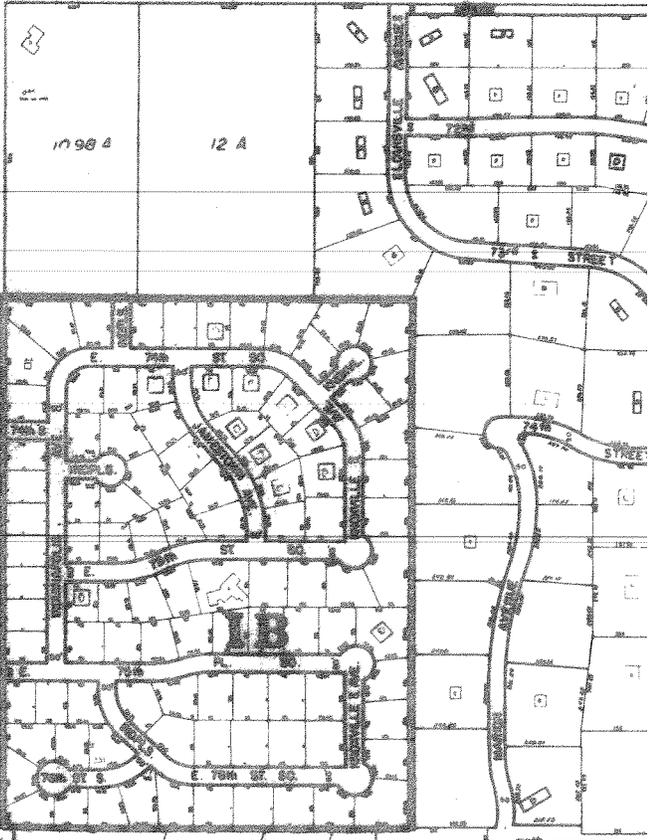
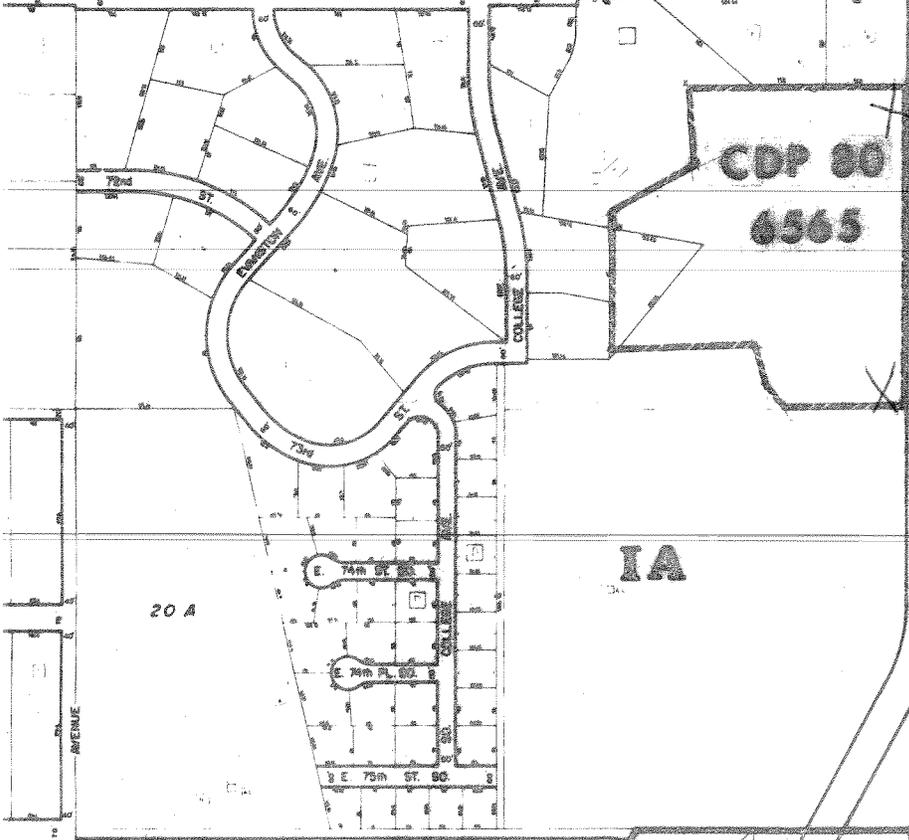
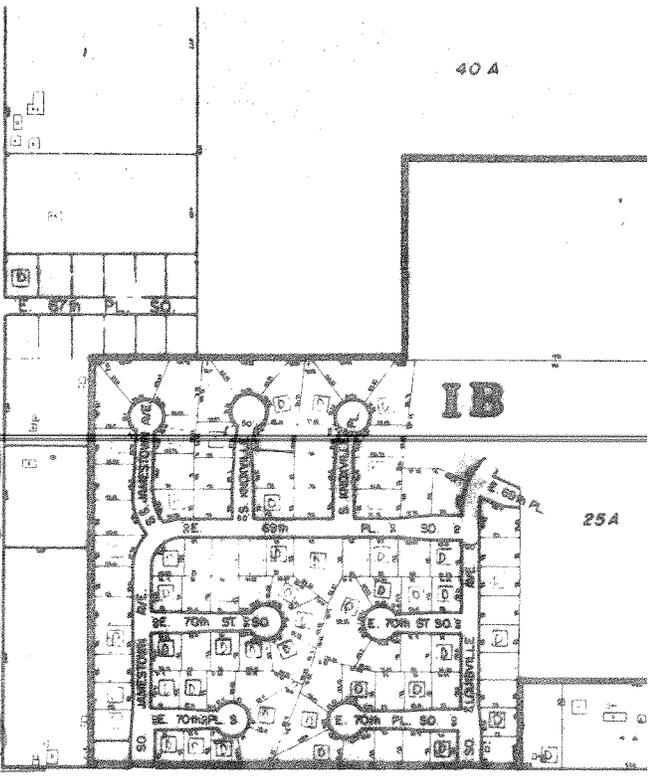
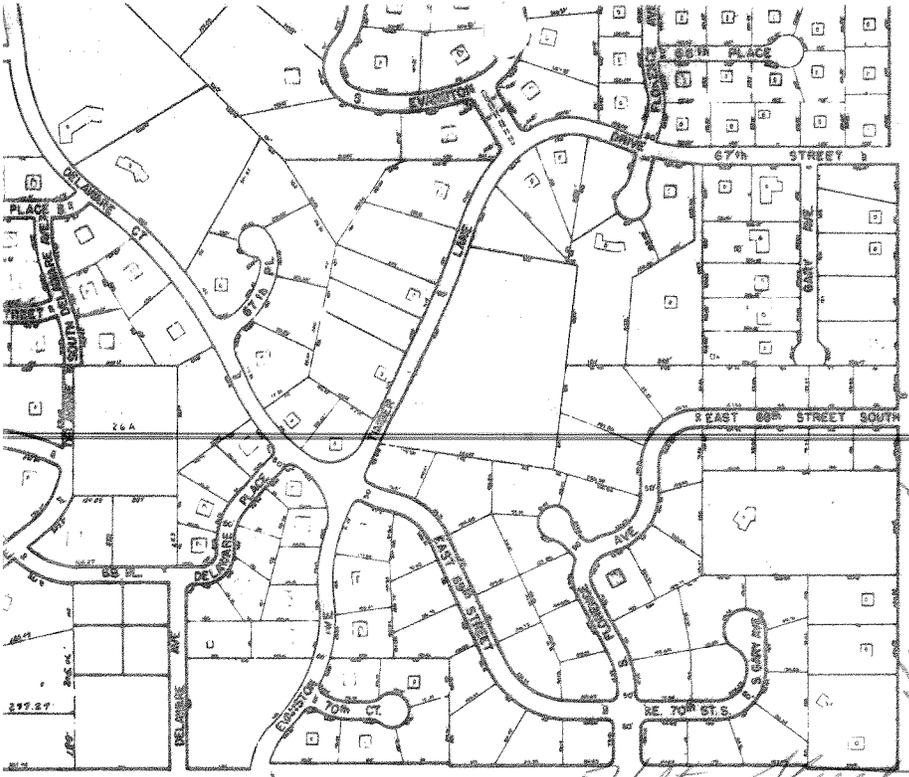
PROPERTY LEGAL DESCRIPTION Beg. at a point 50 feet W of the SE/corner of NE/4 of NE/4 of Sec. 8, T-18N, R-13E, Tulsa County, Oklahoma; thence due West a distance of 369.97 feet; thence N 46°08'40" W a distance of 99.84 feet; thence N 6°03'36" W a distance of 119.60 feet; thence due West a distance of 471.75 feet; thence N 3°44'16" W a distance of 180.36 feet; thence N 0°29'17" W a distance of 239.48 feet; thence N 53°30'0" E a distance of 309.40 feet; thence N 2°25'35" West a distance of 208.76 feet; thence due East a distance of 698.11 feet; thence S 0°03'14" W a distance of 1000.00 feet to p.o.b.

NAME OF RECORD OWNER <b>William Guier</b>	GENERAL LOCATION <b>cont't 17.5 acres, more or less 300' S. of E. 71 St. S on S. Harvard Ave.</b>
AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY? <input type="checkbox"/> PRESENT OWNER <input type="checkbox"/> PURCHASER <input checked="" type="checkbox"/> ATTORNEY FOR OWNER <input type="checkbox"/> AGENT FOR OWNER <input type="checkbox"/> OTHER	I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT <div style="text-align: center;"> </div> NAME <b>J.C. Joyce for Blackstoc</b> ADDRESS <b>Joyce &amp; Pollard</b> <b>1304 Petroleum Club Bldg., Tulsa 74119</b> PHONE <b>582 7148</b>

**FOR INTERNAL OFFICE USE**

APPLICATION RECEIVED BY	DISPOSITION	
C. Jones	DATE	ACTION
DATE <b>January 14, 1970</b>	<b>1/14/70</b>	<b>Referred to T.M.A.P.C.</b>
FILING FEE RECEIPT <b>\$10.00 - 8324 - 141-10 - P.D.</b>		
PUBLIC HEARING FEE RECEIPT <b>\$25.00 - 5324 - 1-14-70 - P.D.</b>		
PRESENT ZONING <b>U-1A</b>		
PRESENT USE <b>Vacant</b>		
ATLAS PAGE		
OTHER PERTINENT INFORMATION		





*7th Street*

6565

Action Requested: Request for approval of CDP No. 80, under the provisions of Section 18, on a tract located South and West of 71st Street and Harvard Avenue.

Presentation: J. C. Joyce stated that this is a condominium project, comprising 17 1/2 acres, 26 building sites, with a fence surrounding the perimeter and a guardhouse at the entrance to insure privacy. Under the controls of the Community Development Project, the developer proposes to construct single-family or a duplex unit on each of the 26 lots which is still above the requirements of a U-1A district. There are certain tax advantages with duplexes. Each single-family unit will contain a minimum of 2500 square feet and each duplex 4,000 square feet. Each lot owner will own 1/26th of the common areas (swimming pool, central fire alarm and burglar alarm, central watering system) and the grounds will be taken care of by the management. The people will buy into this project and live there maintenance free. One of the primary things of major importance is that this street cannot be dedicated to public use. There will be controlled access and security is one of the primary concerns, but each owner will have access to the major street since each lot will own 1/26th share of the interior streets.

(Northcutt & Irwin in 2:00 p.m.)

There is another point of access shown on the plot plan and when this street is opened a guardhouse will be at this point in addition to the main guardhouse on Harvard Avenue. The Fire Department, etc., will have access without any problems.

Mr. Gardner advised that the Planning Commission, with 6 members present, voted unanimously to recommend approval of this project, subject to five (5) conditions.

Interested Party: Gordon McCune stated that the dimensions of his property in that area is 180' x 200' and he would like for the Board to consider taking Lots 1, 2 and 3, and combining them to 2 lots, making 2 large lots and limiting the construction to single-family dwellings. The size of the single-family dwellings to be placed on these lots would be detrimental to property values.

2.17.70:51(4)

Mr. Joyce stated that there will be a fence along the line in question and when you get into this project you cannot determine where any lot line is, there will be no interior fencing. We anticipate constructing a fence 6' in height however, we could increase that to 8'.

Mr. McCune stated that they were informed that the fence would be 5' in height. If you take, for example, that lot and place a duplex and 2-car garage there you would have an average of 4300 square feet.

Mr. Joyce stated that Mr. McCune has not considered split level or two-story units. Our architectural committee will limit the interior to single-story and you will have split level at some locations. These are large lots, 14,000 square feet. The lots will range from \$16,500 to \$35,000 in cost.

Jim Dunlap stated that he supported Mr. McCune in his request and would like to see the transition area of ground supported.

Board Action:

On MOTION of LANGAN, the Board of Adjustment (4-0) approved CDP No. 80, under the provisions of Section 18, subject to the following conditions:

1. That the maximum number of dwelling units not exceed 52.
2. That single-family or duplex structures be permitted.
3. That a guardhouse(s) and office be permitted as designated on the CDP plot plan, and that related recreational activities also be permitted including clubhouse facilities, but that no retail commercial uses be permitted therein.
4. That the CDP text and plot plan be conditions of approval.
5. That development shall not proceed on any portion of the tract that has not received final approval of a subdivision plat by the Tulsa Metropolitan Area Planning Commission and been properly filed of record. (The Staff in supporting the proposed land use has not attempted to answer the question of private streets--vs--public streets. This potential problem must be studied by the Technical Advisory Committee on Plats and a recommendation made to the Planning Commission.)

6565 (continued)

and on the following described tract:

Beginning at a point 50 feet West of the SE corner of the NE/4 of the NE/4 of Section 8, Township 18 North, Range 13 East, Tulsa County, Oklahoma; thence due West a distance of 369.97 feet; thence North  $46^{\circ}-08'-40''$  West a distance of 99.84 feet; thence North  $6^{\circ}-03'-36''$  West a distance of 119.60 feet; thence due West a distance of 471.75 feet; thence North  $3^{\circ}-44'-16''$  West a distance of 180.36 feet; thence North  $0^{\circ}-29'-17''$  West a distance of 239.48 feet; thence North  $53^{\circ}-30'-0''$  East a distance of 309.40 feet; thence North  $2^{\circ}-25'-35''$  West a distance of 208.76 feet; thence due East a distance of 698.11 feet; thence South  $0^{\circ}-03'-14''$  West a distance of 1,000.00 feet to place of beginning, containing 17.5 acres, more or less.

OTHER PUBLIC HEARINGS:

6568

Action Requested:

Variance (Section 23) of the permitted use provisions of U-2A (Section 5 (f) (1)), to permit maintaining a sign in a U-2A district for a period of six (6) months (sign is to advertise construction of apartments), on a tract located SW of 51st Street and Yale Avenue.

Presentation:

Eugene Hoefling, representing Lincoln Properties - Owner of the Barcelona Apartments, stated that they are requesting a temporary permit for the construction phase. There has been an overlap of approval of the sign but this was through error and 6 months should be adequate to take care of the construction phase.

Protests:

None.

Remarks:

Mr. Irwin stated that his Department has a problem in policing these temporary sign permits and sometimes they turn into a permanent sign.

Board Action:

On MOTION of JOLLY, the Board of Adjustment (4-0) granted a Variance (Section 23) of the permitted use provisions of U-2A (Section 5 (f) (1)), to permit maintaining a sign for a period of six months to advertise construction of apartments on the following described tract:

Lincoln Estates Addition to the City of Tulsa,  
Oklahoma.

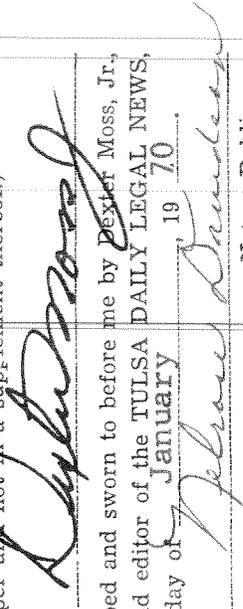
2.17.70:51(6)

# PROOF OF PUBLICATION

STATE OF OKLAHOMA, TULSA COUNTY, ss:

Dexter Moss, Jr., of lawful age, being duly sworn, upon oath deposes and says that he is the publisher and editor of the TULSA DAILY LEGAL NEWS, a daily newspaper printed in the English language, in the City of Tulsa, Tulsa County, Oklahoma, having a bona fide paid general circulation therein, and with entrance into the United States mail as second class mail matter in Tulsa County, and published in said county where delivered to the United States mail, and that the notice by publication, a copy of which is hereto attached, was published in said newspaper for \_\_\_\_\_ consecutive days-weeks, the first publication being on the \_\_\_\_\_ 27th day of \_\_\_\_\_ January, 19 70, and the last day of publication being on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, and that said newspaper has been continuously and uninterruptedly published in said county during the period of more than One Hundred and Four (104) weeks consecutively, prior to the first publication of said notice, or advertisement, as required by Section one, Chapter four, Title 25 Oklahoma Session Laws, 1943, as amended by House Bill No. 495, 22nd Legislature, and thereafter, and complies with all of the prescriptions and requirements of the laws of Oklahoma. (The advertisement above referred to is a true and printed copy. Said notice was published in all editions of said newspaper and not in a supplement thereof.)

Subscribed and sworn to before me by Dexter Moss, Jr., publisher and editor of the TULSA DAILY LEGAL NEWS, this 28th day of January 19 70



Notary Public.

My commission expires NOV 2 1970

PUBLISHER'S FEE \$ \_\_\_\_\_

## METROPOLITAN LEGAL

(C-23238)  
Published in the Tulsa Daily Legal News, Jan. 27, 1970, Dexter Publishing Co., Publishers.

### NOTICE TO THE PUBLIC OF A HEARING ON A PROPOSED COMMUNITY DEVELOPMENT PROJECT AS PROVIDED BY ORDINANCE NO. 8644. COMMUNITY DEVELOPMENT PROJECT NO. 80.

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission, in the Langenheim Auditorium, City Hall, 200 Civic Center, Tulsa, Oklahoma, at 1:30 p.m., on the 11th day of February, 1970.

At that time and place, consideration will be given to the proposed Community Development Project in the vicinity of Southeast of 71st St. & Harvard.

All persons interested in this matter may be present at this hearing and present their objections or arguments for any or all of the above matters.

After review and consideration by the Tulsa Metropolitan Area Planning Commission said findings and/or recommendations to the Board of Adjustment of the City of Tulsa, for its consideration and action as provided by law.

The Board of Adjustment's review of the recommendation of the Planning Commission on the project shall be at a meeting time and place to be determined by the Board, said information to be available from the office of the Board of Adjustment.

Maps showing the proposed changes may be inspected at the offices of the Tulsa Metropolitan Area Planning Commission, 3rd Floor, City Hall, 200 Civic Center, Tulsa, Oklahoma.

Dated at Tulsa, Oklahoma, this 26th day of January, 1970.

K. N. COX,  
Secretary.

To:

Tulsa Daily Legal News  
Dexter Publishing Company  
818 South Cheyenne  
Tulsa, Oklahoma

Bill and Send Copy to:

J. C. Joyce  
1304 Petroleum Club Bldg.  
Tulsa, Oklahoma

---

NOTICE TO THE PUBLIC OF A HEARING ON A PROPOSED COMMUNITY  
DEVELOPMENT PROJECT AS PROVIDED BY ORDINANCE NO. 9844.  
COMMUNITY DEVELOPMENT PROJECT NO. 80.

Notice is hereby given that a public hearing will be held before the Tulsa  
Metropolitan Area Planning Commission, in the Langenheim Auditorium,  
City Hall, 200 Civic Center, Tulsa, Oklahoma, at 1:30 p. m., on the  
11th day of February, 1970.

At that time and place, consideration will be given to the proposed Community  
Development Project in the vicinity of Southeast of 71st St. & Harvard.

All persons interested in this matter may be present at this hearing and  
present their objections to or arguments for any or all of the above matters.

---

After review and consideration by the Tulsa Metropolitan Area Planning  
Commission, said Planning Commission shall submit its findings and/or  
recommendations to the Board of Adjustment of the City of Tulsa, for its  
consideration and action as provided by law.

The Board of Adjustment's review of the recommendation of the Planning  
Commission on the project shall be at a meeting time and place to be  
determined by the Board, said information to be available from the office  
of the Board of Adjustment.

---

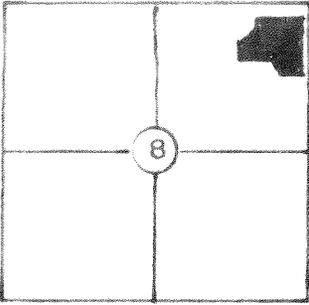
Maps showing the proposed changes may be inspected at the offices of the  
Tulsa Metropolitan Area Planning Commission, 3rd Floor, City Hall, 200  
Civic Center, Tulsa, Oklahoma.

Dated at Tulsa, Oklahoma, this 24th day of January, 1970.

K. N. Cox  
Secretary



C.D.P. 80

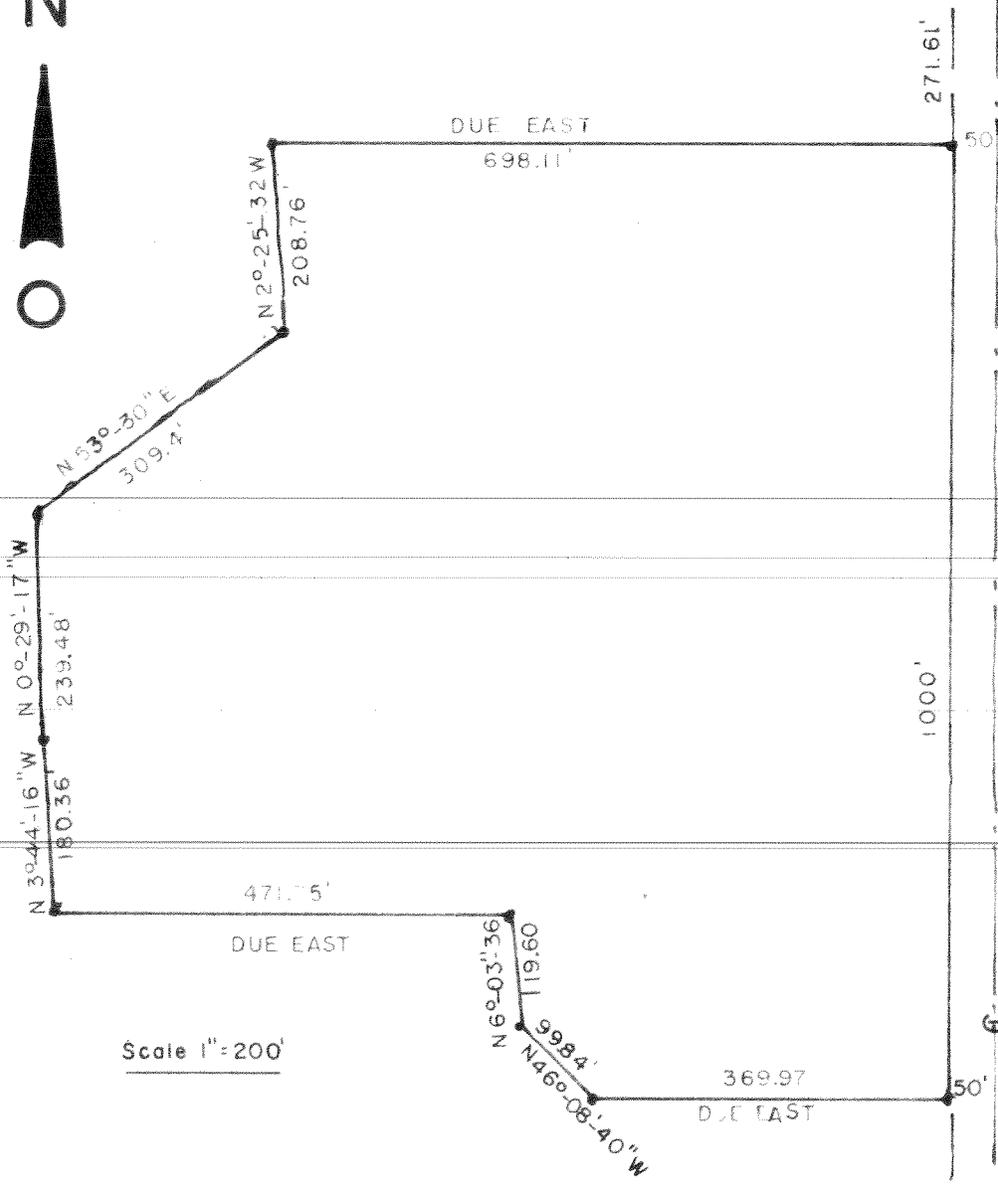


T-18-N

R-13-E

NE. CORNER SEC. 8-18-13

EAST 71st ST. SOUTH



Scale 1"=200'

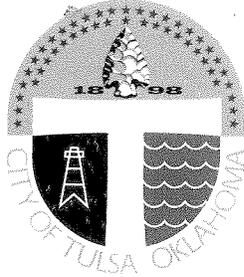
GUIER WOODS TRACT

6-0  
A- CDP  
BOARD OF ADJUSTMENT

OFFICE OF THE  
SECRETARY

ROOM 318

918 • 581 • 5531



200 CIVIC CENTER

TULSA, OKLAHOMA

74103

January 14, 1970

~~Jan 25, 1970~~  
Tulsa Board  
decides (something)  
February 11, 1970

Tulsa Metropolitan Area Planning Commission  
200 Civic Center  
Tulsa, Oklahoma

Re: C. D. P. No. 80 - Case No. 6565  
William Guier - Southeast of  
71st Street and Harvard

Gentlemen:

Attached hereto is a copy of an application filed by  
William Guier requesting the approval of a community  
development project in the vicinity of 71st Street  
and Harvard a U-1A District.

~~This matter is being referred to the Planning Commission  
in accordance with Title 42, Chapter 6, Section 18, Tulsa  
Revised Ordinances for your findings and/or recommendations  
to the Board of Adjustment.~~

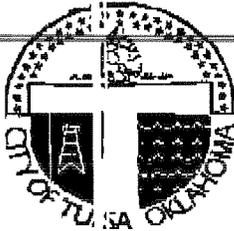
Yours truly,

BOARD OF ADJUSTMENT

By Casper J. Jones  
Casper J. Jones, Secretary

Attachments:

Post-It® Fax Note	7671	Date	10-28-03	# of pages	14
To	Dust Ackermann		From	D. Tracy	
Co./Dept.			Co.		
Phone #			Phone #		
Fax #			Fax #		



**REQUEST FOR RECORD SEARCH**

DATE: October 23, 2003

TO: INCOG STAFF

FROM: DUSTIN WRIGHT, ZONING PLANS REVIEW

APPLICATION NO.: 15796 FILE NO. R54/24  
 LEGAL DESCRIPTION: W/2 20--1--GUIER WOODS  
 BUILDING LOCATION: 7227 S. GARY  
 PROJECT TYPE & USE UNIT: RESIDENCE ADDITION  
 ZONING CLASSIFICATION: RS-1 ATLAS NO. 11.36 CZM NO. \_\_\_\_\_  
 PUD NO. \_\_\_\_\_ Z-NO. \_\_\_\_\_ ORDINANCE NO. \_\_\_\_\_

PUD SITE PLAN APPROVED	YES	NO
CORRIDOR SITE PLAN APPROVED	YES	NO
LANDSCAPE PLAN APPROVED	YES	NO
SIGN PLAN APPROVED	YES	NO

DOES PROPERTY ABUT 'R', 'AG' OR 'O' ZONED DIST? YES NO

**SUBDIVISION PLAT:**

SUBJECT TO PLATTING? YES  NO   
 PLATTING COMPLETED? YES  NO   
 PRELIMINARY: \_\_\_\_\_ FINAL: \_\_\_\_\_ DATE(S) \_\_\_\_\_ NUMBER: \_\_\_\_\_  
 PLAT WAIVER GRANTED? YES \_\_\_\_\_ NO \_\_\_\_\_ DATE(S) \_\_\_\_\_  
 PLEASE ATTACH WAIVER CONDITIONS IF APPLICABLE.

BOARD OF ADJUSTMENT: CASE NO./DATES/ATTACHMENTS: 0565 2/17/70  
8614 3/10/75

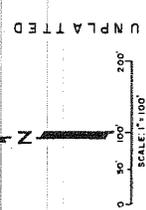
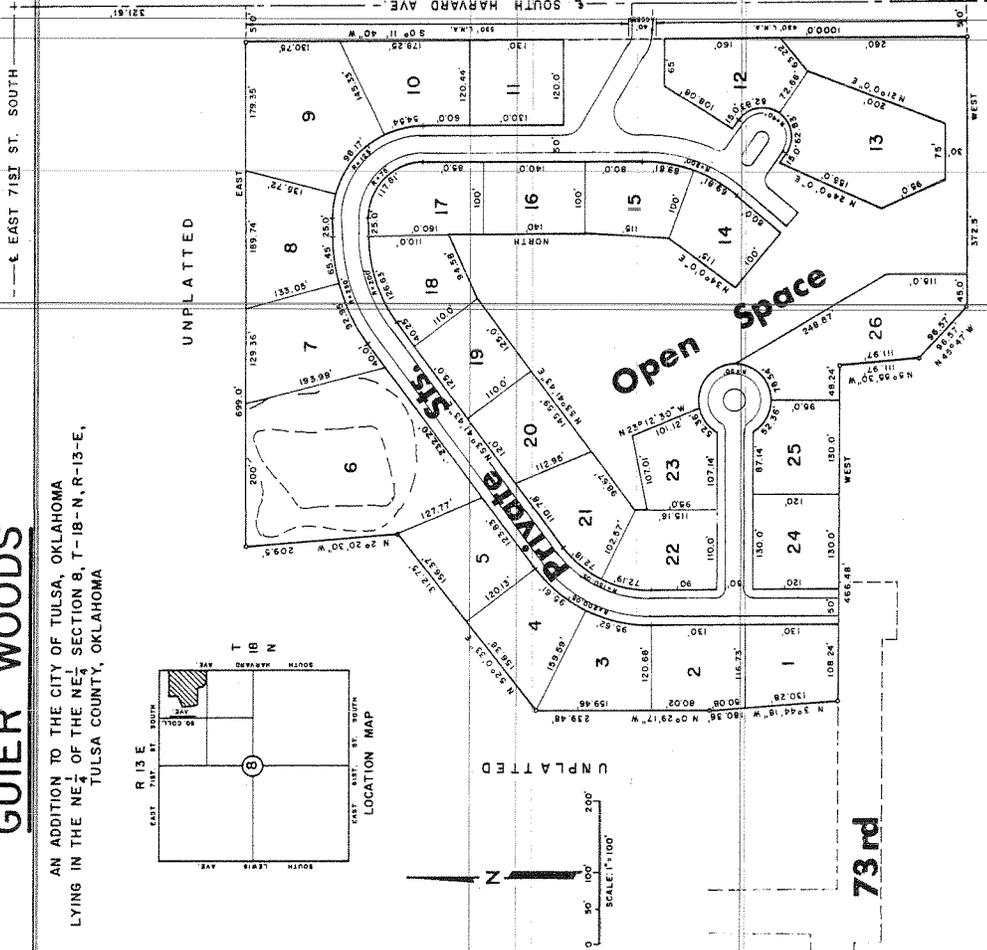
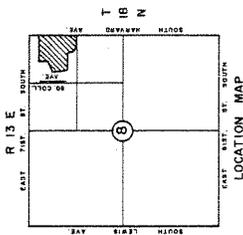
**LOT SPLIT ACTION:**

LOT SPLIT APPLICABLE TO THIS PROPERTY: \_\_\_\_\_  
 LOT SPLIT HAS BEEN APPROVED: \_\_\_\_\_ LOT SPLIT NO \_\_\_\_\_  
 APPLICABLE DOCUMENTS AND DIAGRAMS ATTACHED: \_\_\_\_\_

TMAPC STAFF: DC DATE: 10-28-03  
 RECEIVED BY ZONING OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

# GUIER WOODS

AN ADDITION TO THE CITY OF TULSA, OKLAHOMA  
 LYING IN THE NE 1/4 OF THE NE 1/4 SECTION 8, T-18-N, R-13-E,  
 TULSA COUNTY, OKLAHOMA



## UNIT DEVELOPMENT

Each unit shall be owned subject to the provisions of the Declaration creating and establishing Unit Ownership Estates as provided in the Unit Ownership Estates Act and subject to the provisions of the Bylaws of the Managing Corporation. Each original deed to each unit shall have attached to it at the time of filing an authenticated copy of the Bylaws of the Managing Corporation which are the Bylaws of the condominium.

1. Each unit purchaser shall develop his own unit by erecting thereon a duplex containing not less than 2,000 sq. ft. of living area for each half of the duplex, or a single family residence containing not less than 2,500 sq. ft. of living area.
2. No building shall be erected, placed or altered on any unit in this condominium until the building plans and plot plan showing the location of the duplex or single family residence have been approved in writing by the building committee. The building committee shall have the right to require the replating of this complex and with existing structures in the complex, and as to location of the duplex or single family residence with respect to topography and finished ground elevation, by the building committee.
3. No unit owner shall plant or remove any tree, shrub, bush, or perform or cause to be performed any other landscaping work without obtaining the prior written approval of the building committee.
4. No lot shall be used except for residential purposes and no building shall be erected on any unit except a duplex or a single family residence.
5. No interior fence or walls shall be erected, placed, or maintained on any unit, except approved privacy fences around patios which are an integral part of the building plan.
6. No building shall be located on any lot nearer than 20 feet to the front lot line or nearer than 20 feet to the side street line or nearer than 10 feet to a side lot line.
7. No use or practice shall be permitted on the condominium property which is a source of annoyance to the residents, or which interferes with the peaceful possession and proper use of the property by its residents.
8. No bus, boat, cart, trailer, house trailer or truck, or any other vehicle or structure shall be stored on any unit unless the same is housed in the garage for that unit in such a manner that the garage door may be fully closed.
9. No sign of any kind shall be displayed on any unit except a sign showing the street address and name of the occupant and all such signs shall be approved by the building committee.
10. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that age and number of household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

GUIER WOODS, INC.

**File with  
 CONDITIONAL FINAL PLAT  
 CDP 80 plot plan**

**RECEIVED**  
 JUN 18 1970  
 TULSA METRO. AREA  
 PLANNING COMM.

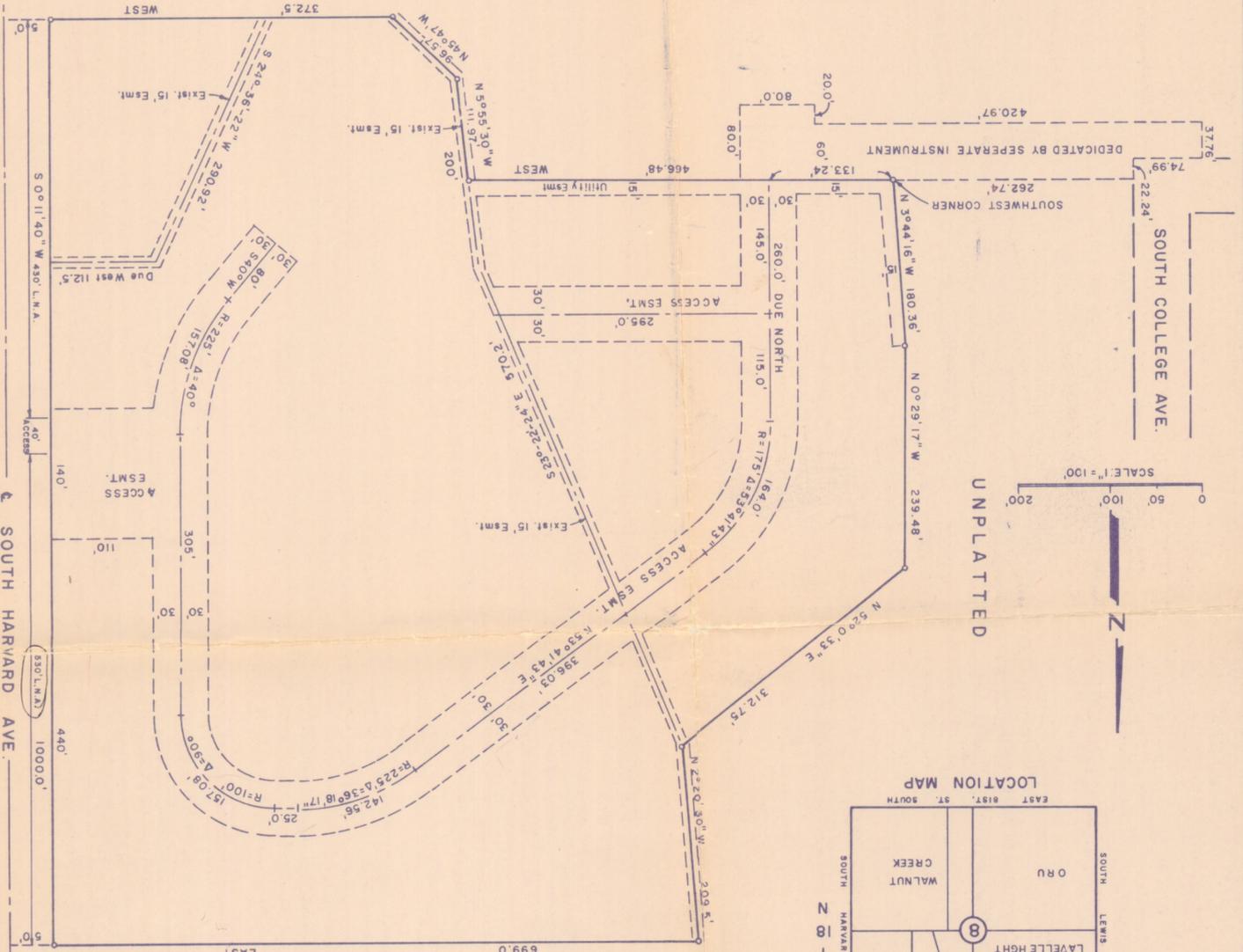
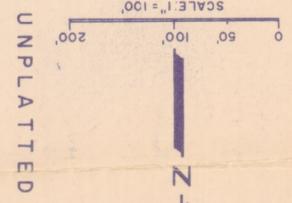
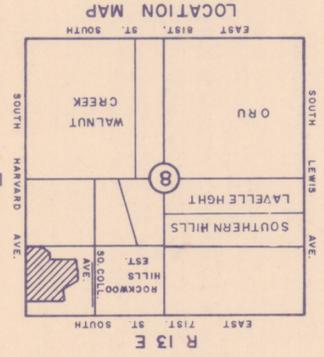
17.50 acres  
GDP # 80

REGISTRATION  
JUNE 2 1971  
TULSA METRO AREA  
PLANNING COMM.  
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on JUL 9 1 1970  
Vice Chairman - Secretary  
This approval is void if this plat is not filed in the office of the County Clerk on or before  
JUL 9 1 1971  
CITY CLERK  
CITY OF TULSA

# GUIER WOODS

AN ADDITION TO THE CITY OF TULSA, OKLAHOMA  
LYING IN THE NE 1/4 OF THE NE 1/4 SECTION 8, T-18-N, R-13-E,  
TULSA COUNTY, OKLAHOMA

OWNER  
G-WOODS DEVELOPMENT, LTD.  
Tulsa, Oklahoma  
ENGINEER  
George T. Gould, P.E.  
Tulsa, Okla.  
UNPLATTED



G-WOODS DEVELOPMENT, LTD. is the owner of the following described land situated in the County of Tulsa, State of Oklahoma:

A tract of land described as beginning at a point 321.61 feet South and 50.0 feet West of the NE corner of Section Eight (8), Township Eighteen (18) North, Range Thirteen (13) East, Tulsa County, Oklahoma; thence S 0°11'40" W a distance of 1000.0 feet; thence due West a distance of 466.48 feet; thence N 5°55'30" W a distance of 111.97 feet; thence due West 466.48 feet; thence N 3°44'16" W a distance of 180.36 feet; thence N 0°29'17" W a distance of 239.48 feet; thence N 52°33' E a distance of 321.75 feet; thence N 2°20'30" W a distance of 209.5 feet; thence due East 699.0 feet to point of beginning; and G-WOODS DEVELOPMENT, LTD. has caused the above described tract to be surveyed, staked and platted and have designated the tract GUIER WOODS, an addition to the City of Tulsa, Tulsa County, State of Oklahoma.

G-Woods Development, LTD., for valuable considerations, hereby grant to the City of Tulsa, State of Oklahoma, the United States of America, and the public utilities servicing structures in the condominium project, a permanent easement and right-of-way over the property, described as:  
A 15-foot utility easement lying North of a line described as beginning at the Southwest corner of the Guier Woods tract; thence due East a distance of 466.48 feet to existing sewer easement;  
A 15-foot utility easement lying East of a line described as beginning at the Southwest corner of the Guier Woods tract; thence N 3°44'16" W a distance of 180.36 feet;  
An access and utility easement being a strip of land 30 feet on either side of a centerline beginning 133.24 feet due East of the Southwest corner of the Guier Woods tract; thence due North 260.0 feet; thence Northeast on a curve having a radius of 175.0 feet a distance of 164.0 feet; thence N 53°41'43" E a distance of 396.03 feet; thence Northeast on a curve having a radius of 225.0 feet a distance of 142.56 feet; thence due East a distance of 25.0 feet; thence Southeast on a curve having a radius of 100.0 feet a distance of 157.08 feet; thence due South a distance of 305.0 feet; thence Southwest on a curve having a radius of 225.0 feet a distance of 157.08 feet; thence S 40° W a distance of 80 feet;  
An access and utility easement being a strip of land 30 feet on either side of a centerline being 133.24 feet East and 145 feet North of the Southwest corner of the Guier Woods tract; thence due East a distance of 295.0 feet;  
The Southwest corner of the Guier Woods tract; thence due East a distance of 295.0 feet;  
An access and utility easement being a parcel of land beginning at a point 440 feet South of the Northeast corner of the Guier Woods tract; thence South a distance of 140 feet; thence West a distance of 110 feet; thence North a distance of 140 feet to point of beginning;  
110 feet to point of beginning;  
and as shown and designated on the accompanying plat as utility easements and access easements.

The City of Tulsa shall have the right to enter and traverse the above described access easements and to operate thereon all emergency and governmental vehicles, including but not limited to police and fire vehicles and equipment.  
The City of Tulsa shall have the right to enter upon and enforce the traffic code of the City of Tulsa against any and all operation of motor vehicles traversing the above described access easements.  
The City of Tulsa shall have the right to install and maintain traffic control devices, and to enter upon and enforce the traffic code of the City of Tulsa against any and all operation of motor vehicles traversing the above described access easements.  
The City of Tulsa shall have the right to remove any obstructing vehicle or structure from the access easements and the City of Tulsa shall incur no liability for the removal of the offending vehicle or structure, except liability incurred as a result of negligence on the part of the City of Tulsa.  
The City of Tulsa shall have the right to remove any obstructing vehicle or structure from the access easements and the City of Tulsa shall incur no liability for the removal of the offending vehicle or structure, except liability incurred as a result of negligence on the part of the City of Tulsa.  
The City of Tulsa shall have no duty to construct, maintain, lay, or re-lay any surfacing on any portion of the above described access easements; and the City of Tulsa shall incur no liability for the improper construction or maintenance of the surfacing on the access easements.  
The United States of America shall have usage of the above described access easements for the purpose of delivering the United States mails.  
The public utilities servicing any structure in the condominium project shall have the right of ingress and egress on the access easements and utility easements for the uses and purposes of the public utilities. The public utilities servicing any structure in the condominium project are further granted an easement, being 5 feet in width and located on 2.5 feet on either side of a line extending from the nearest service pedestal located on the above described utility easements to the point of usage on any structure.  
G-Woods Development, LTD., for itself and its successors in title further hereby covenant with the City of Tulsa, which covenant shall run with the land and inure to the benefit of the City of Tulsa and shall be enforceable by the City of Tulsa, to:  
1. Provide, construct, install and maintain all-weather hard surfacing of not less than twenty (20) feet in width extending the full length of the access easements described above and as designated "access easements" on the accompanying plat;  
2. Identify the access easements by the erection and maintenance of a sign at each terminus of the access easement, which sign shall bear the designation "Fire Lane" in black letters not less than four (4) inches in height placed on a red background;  
3. Not allow the erection of any arch or similar structure over any access easement at such a height that the arch would prohibit any governmental vehicle, specifically any fire vehicle, from free usage of the access easement.  
Dated this 22 day of June, 1971

CERTIFICATION OF SURVEY  
G-WOODS DEVELOPMENT, LTD.,  
a Limited Partnership  
Jerry L. Wilson as General Partner

I, George T. Gould hereby certify that I have accurately surveyed, staked and platted the above described property to be known as Guier Woods and the plat is a true representation of said survey.  
STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS: George T. Gould, Registered Professional Engineer, #1448  
The foregoing Deed of Dedication and Certification of Survey was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1971, by Jerry L. Wilson and George T. Gould.  
(SEAL)  
My Commission will expire \_\_\_\_\_  
Notary Public

