

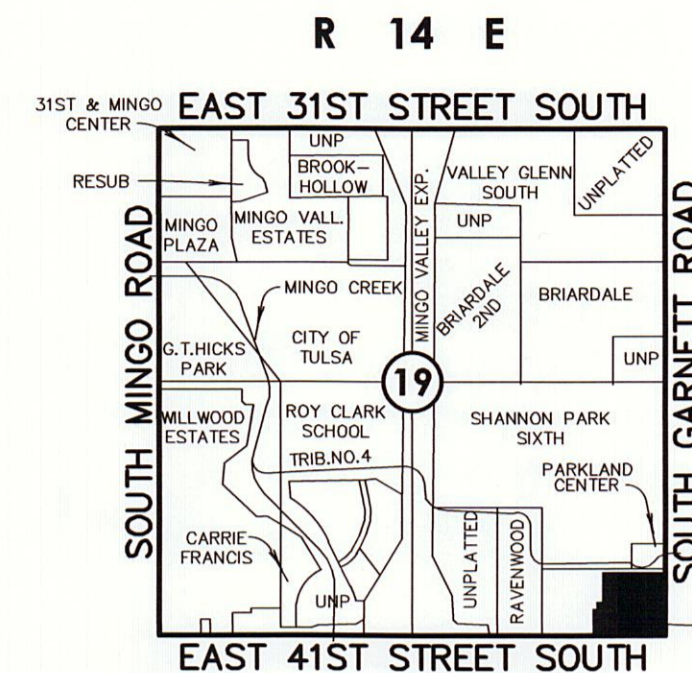


OWNER:
H W ALLEN CO., LLC
 AN OKLAHOMA LIMITED LIABILITY COMPANY
 4835 South Peoria Suite 20
 Tulsa, Oklahoma 74105
 Phone: (918)747-8700

SURVEYOR/ENGINEER:
TANNER CONSULTING, LLC
 DAN E. TANNER, P.L.S. NO. 1435
 OK CA NO. 2661, EXPIRES 6/30/2015
 DAN@TANNERBATHSHOP.COM
 5323 South Lewis Avenue
 Tulsa, Oklahoma 74105
 Phone: (918)745-9929

Crossbow Center II

A RESUBDIVISION OF LOT 1, BLOCK 1 CROSSBOW CENTER ADDITION; AND LOTS 1 & 2, BLOCK 1 JENNY MARIE ADDITION;
 AND PART OF LOT 1, BLOCK 1 CHRIS-DEE ADDITION, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



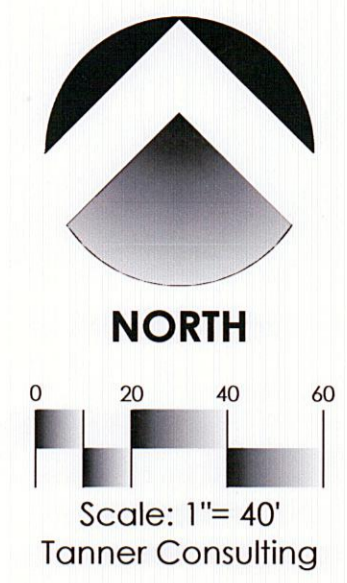
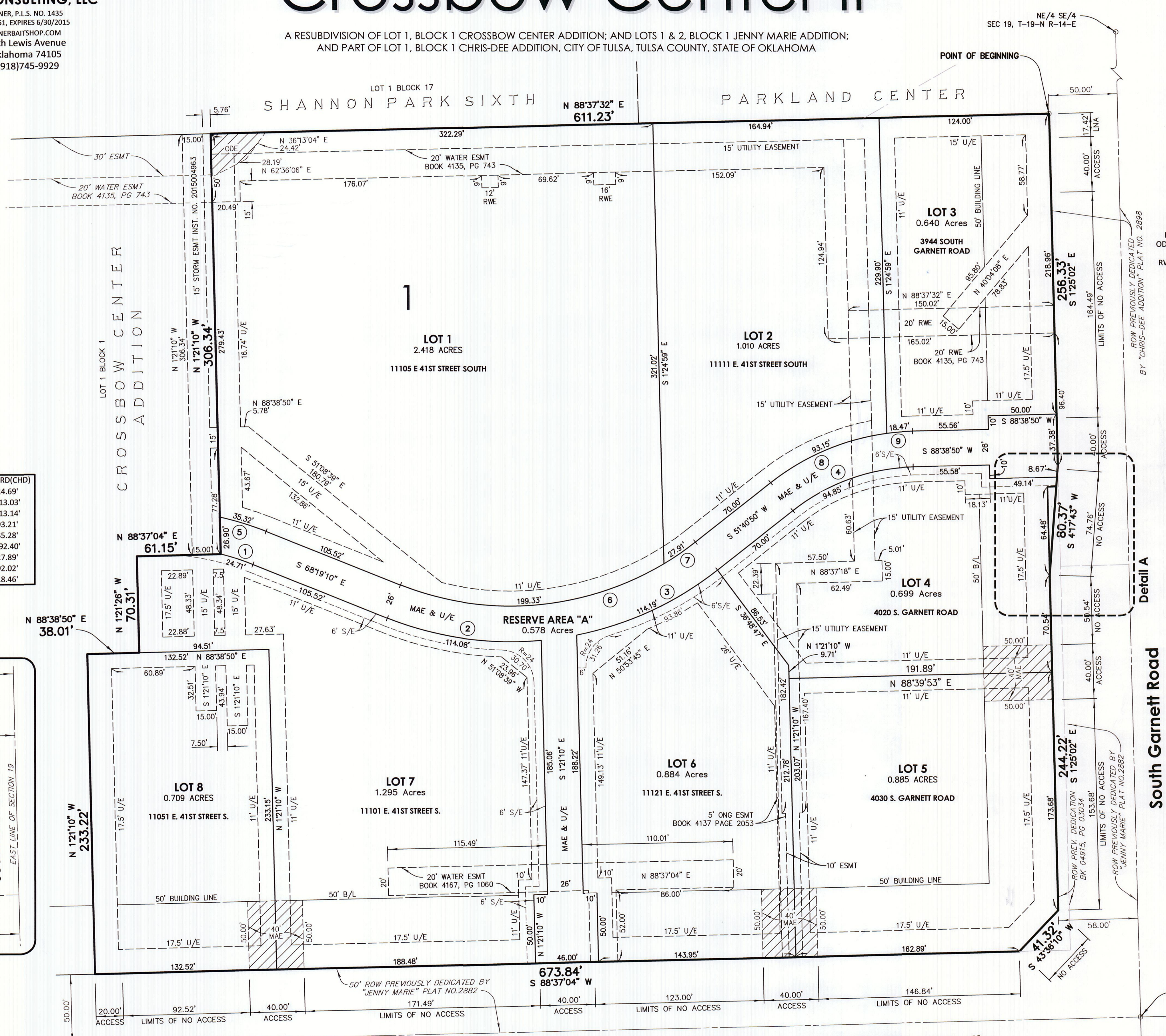
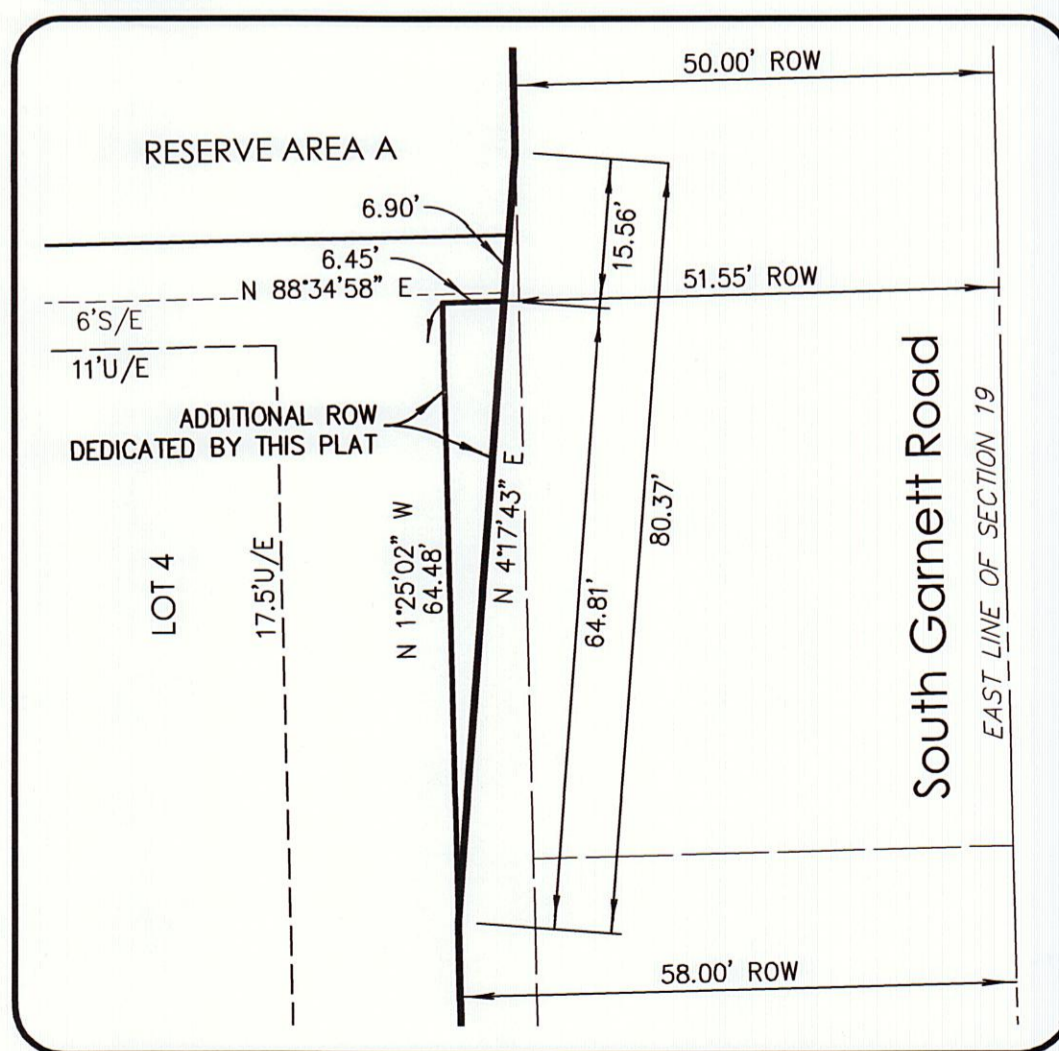
Location Map
 Scale: 1"= 2000'

SUBDIVISION CONTAINS
 EIGHT (8) LOTS & ONE (1) RESERVE
 IN ONE (1) BLOCK
 GROSS SUBDIVISION AREA: 9.124 ACRES

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD BRG(CB)	CHORD(CHD)
1	24.71'	197.00'	07°11'11"	S 71°54'45" E	24.69'
2	114.08'	243.00'	26°53'50"	S 81°46'05" E	113.03'
3	114.19'	243.00'	26°55'27"	N 65°08'33" E	113.14'
4	94.85'	147.00'	36°58'03"	N 70°09'52" E	93.21'
5	35.32'	223.00'	09°04'27"	N 72°51'23" W	35.28'
6	199.33'	217.00'	52°37'49"	N 85°21'56" E	192.40'
7	27.91'	217.00'	07°22'12"	N 55°21'56" E	27.89'
8	93.15'	173.00'	30°50'56"	N 67°06'18" E	92.02'
9	18.47'	173.00'	06°07'04"	N 85°35'18" E	18.46'

Detail A



ACC = ACCESS
 BK PG = BOOK & PAGE
 B/L = BUILDING LINE
 CB = CHORD BEARING
 CHD = CHORD DISTANCE
 DOC = DOCUMENT
 ESMT = EASEMENT
 LNA = LIMITS OF NO ACCESS
 MAE = MUTUAL ACCESS EASEMENT
 ODE = OVERLAND DRAINAGE EASEMENT
 PREV = PREVIOUS
 RWE = RESTRICTIVE WATER EASEMENT
 S/E = SIDEWALK EASEMENT
 U/E = UTILITY EASEMENT

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD 83).

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$63,162.00 per trust receipt no. 13861 to be applied to 2015 taxes. This certificate is NOT to be construed as payment of 2015 taxes in full but is given in order that this plat may be filed on record. 2015 taxes may exceed the amount of the security deposit.

Dated: 4/17/15
 Dennis Semler
 Tulsa County Treasurer
 By: *[Signature]*
 Deputy

STATE OF OKLAHOMA } SS
 COUNTY OF TULSA
 I, Pat Key, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.
 Dated the 17th day of APRIL 2015
 PAT KEY, Tulsa County Clerk
[Signature]
 Deputy

RECEIVED
 MAR 18 2015
 Tulsa Metropolitan Area
 Planning Commission

East 41st Street South

Crossbow Center II
 SHEET 1 OF 3

PUD-801 Crossbow Center II

A RESUBDIVISION OF LOT 1, BLOCK 1 CROSSBOW CENTER ADDITION; AND LOTS 1 & 2, BLOCK 1 JENNY MARIE ADDITION;
AND PART OF LOT 1, BLOCK 1 CHRIS-DEE ADDITION, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SIGNAGE

SIGNS WITHIN THE SUBDIVISION SHALL BE LIMITED TO THE FOLLOWING:

GROUND SIGNS

ONE GROUND SIGN WILL BE PERMITTED ON EACH LOT WITH FRONTAGE ON EAST 41ST STREET SOUTH AND SOUTH GARNETT ROAD WITH A MAXIMUM OF TWO (2) SF OF DISPLAY AREA PER LINEAL FOOT OF LOT FRONTAGE AND 25 FT IN HEIGHT.

THE EXISTING GROUND SIGN CURRENTLY BEING USED FOR DELTA CAFÉ MAY EXCEED THE 25 FT HEIGHT REQUIREMENT. SUCH SIGN SHALL BE USED FOR THE RESTAURANT USE AND MAY BE MAINTAINED AND REFACED. IF AT ANY TIME SUCH SIGN IS STRUCTURALLY MODIFIED, DESTROYED OR DEMOLISHED FOR ANY REASON, THE REPLACEMENT SIGN MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OUTLINED HEREIN.

MONUMENT SIGNS

ONE MONUMENT SIGN AT THE COMMON ENTRY POINT INTO THE SUBDIVISION FROM EAST 41ST STREET SOUTH AND ONE MONUMENT SIGN AT THE COMMON ENTRY POINT OF THE SUBDIVISION FROM SOUTH GARNETT ROAD IDENTIFYING BUSINESSES WITHIN THE SUBDIVISION WITH A MAXIMUM OF 400 SF OF DISPLAY SURFACE AREA FOR EACH SIGN AND 30 FT IN HEIGHT.

WALL SIGNS

WALL SIGNS SHALL NOT EXCEED 2 SF OF DISPLAY SURFACE AREA PER LINEAL FOOT OF BUILDING WALL TO WHICH ATTACHED. THE LENGTH OF THE WALL SIGNS SHALL NOT EXCEED 75% OF THE FRONTAGE OF THE BUILDING.

LIGHTING

ALL LIGHT STANDARDS INCLUDING BUILDING MOUNTED SHALL BE HOODED AND DIRECTED DOWNWARD AND AWAY FROM THE BOUNDARIES OF THE SUBDIVISION. SHIELDING OF OUTDOOR LIGHTING SHALL BE DESIGNED SO AS TO PREVENT THE LIGHT PRODUCING ELEMENT OR REFLECTOR OF THE LIGHT FIXTURE FROM BEING VISIBLE TO A PERSON STANDING AT GROUND LEVEL IN AN ADJACENT RESIDENTIAL AREA. COMPLIANCE WITH THESE STANDARDS SHALL BE VERIFIED BY APPLICATION OF THE KENNEBUNKPORT FORMULA OR OTHER ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) RECOMMENDED PRACTICE WHICH WILL VERIFY COMPLIANCE WITH THE TULSA ZONING CODE LIGHTING STANDARDS. CONSIDERATION OF TOPOGRAPHY MUST BE CONSIDERED IN THESE CALCULATIONS.

TRASH AND MECHANICAL EQUIPMENT AREAS:

ALL TRASH, MECHANICAL AND EQUIPMENT AREAS (EXCLUDING UTILITY SERVICE TRANSFORMERS, PEDESTALS OR EQUIPMENT PROVIDED BY FRANCHISE UTILITY PROVIDERS) INCLUDING BUILDING MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN BY A PERSON STANDING AT GROUND LEVEL.

SCREENING:

SCREENING STANDARDS FOR THE SUBDIVISION SHALL MEET OR EXCEED THE STANDARDS FOR SCREENING OUTLINED WITHIN THE TULSA ZONING CODE FOR AREAS ZONED CS - COMMERCIAL SHOPPING DISTRICT.

SECTION V. 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 AND SECTION II ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND SECTION II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III, CROSSBOW CENTER PROPERTY OWNER'S ASSOCIATION, INC., SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT IN THE SUBDIVISION AND THE ASSOCIATION. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION III, IT SHALL BE LAWFUL FOR ANY OWNER OF A LOT IN THE SUBDIVISION OR THE ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE COVENANTS CONTAINED IN SECTION IV PLANNED UNIT DEVELOPMENT STANDARDS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, ANY OWNER OF A LOT IN CROSSBOW CENTER II AND THE PROPERTY OWNERS' ASSOCIATION. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW, IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY ANY OWNER OF A LOT IN CROSSBOW CENTER II OR THE ASSOCIATION, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN THIS PLAT AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

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

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOMA.

THE COVENANTS CONTAINED WITHIN SECTION IV, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCEL TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR.

THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT 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, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 18 DAY OF March, 2015.

H W ALLEN CO., LLC AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: [Signature]
PHIL ALLEN, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 18 DAY OF March, 2015, PERSONALLY APPEARED Phil Allen, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS MANAGER OF H W ALLEN CO., LLC, ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, 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 HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A 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 18 DAY OF MARCH, 2015.

BY: [Signature]
DAN E. TANNER, PLS OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE 18 DAY OF March, 2015, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

[Signature]
NOTARY PUBLIC

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MAR 18 2015
Tulsa Metropolitan Area
Planning Commission