**TULSA METROPOLITAN AREA PLANNING COMMISSION**
INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

**[x] SUBDIVISION PLAT [ ] MINOR SUBDIVISION PLAT**

**APPLICATION INFORMATION**
RECEIVED BY: AC DATE FILED: 2/6/20 PLAT NAME: Tulsa Honor Academy

**[x] CITY [ ] COUNTY**
REFERRAL CITIES:

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<tr>
<th>SUBDIVISION PLAT SCHEDULE</th>
<th>REFERENCE CASES</th>
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<td>PUBLIC AGENCY REVIEW:</td>
<td>ZONING/PUD/CO CASE:</td>
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<td>2/20/20</td>
<td>TMAPC DATE:</td>
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<td>TMAPC: 3/07/20</td>
<td>BOA CASE:</td>
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<td>BOA-22814</td>
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<td>BOA DATE:</td>
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<td>12/10/2019</td>
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**SUBJECT PROPERTY INFORMATION**
ADDRESS OR DESCRIPTIVE LOCATION: 1421 S. Sheridan Road TRACT SIZE: 11.44 + acres
LEGAL DESCRIPTION: Please See Attached

PRESENT USE: Office Building PRESENT ZONING: CH/IM T-R-S: 5-11-17-158-5 COUNCIL DISTRICT: CO COMM DISTRICT:
WATER SUPPLY: City of Tulsa SANITARY SEWER: City of Tulsa
ELECTRIC: GAS: PHONE: TV: SCHOOL DISTRICT: Tulsa Public

**INFORMATION ABOUT YOUR PROPOSAL**
PROPOSED USE: School
PROPOSED ZONING: CH/IM LOTS PROPOSED: One BLOCKS PROPOSED: One

**APPLICANT INFORMATION**
NAME: Olsson, Inc.
ADDRESS: 1717 S. Boulder Ave., Suite 600
CITY, ST, ZIP: Tulsa, OK 74119
DAYTIME PHONE: (918) 376-4294
EMAIL: tlipe@olsson.com

NAME: The Honor Academies Foundation
ADDRESS: 209 S. Lakewood Ave.
CITY, ST, ZIP: Tulsa, OK 74112
DAYTIME PHONE: (918) 833-9420
EMAIL: eurueta@tulsahonor.org

I, the undersigned applicant, certify that the information on this application is true and correct.

SIGNATURE & DATE: 2/6/2020

DOES OWNER CONSENT TO THIS APPLICATION [x] YES [ ] NO
WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Engineer

**APPLICATION FEES (Make checks payable to INCOG)**
PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT FEE: $1,200 TMAPC ACTION: [ ] APPROVED [ ] DENIED
FINAL PLAT FEE: $900 DATE/VOTE:
MINOR PLAT FEE: $650 CONDITIONS:
TOTAL AMOUNT DUE: $1,850

RECEIPT NUMBER:

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

**SUBMITTAL REQUIREMENTS:**
Checklists for all submittals are available at [www.tmapc.org](http://www.tmapc.org)

Preliminary Plats – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan
Draft Final Plats – 4 folded full-size copies & PDF
Final Plats for Signatures – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer
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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: 1421 S. Sheridan Road
Acreage: 11.44 Number of Lots: One Project Name: Tulsa Honor Academy
Owner of Property: The Honor Academies Foundation
Person Requesting Review: Olsson, Inc. - Todd Lipe Date: 02/06/2020

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION:
GROWTH OR STABILITY DESIGNATION:
The property [ ] CONFORMS [ ] DOES NOT CONFORM to the Major Street and Highway Plan.

ZONING AND PLATTING

The property is currently zoned CH/IM
The proposed use of School [x] WOULD or [ ] WOULD NOT conform to the zoning district classification.
Minimum lot size required:
Is the property is located within an approved development plan? [ ] YES [x] NO
If yes, does the project conform to all development standards? [x] YES [ ] NO
Is there a Rezoning or Board of Adjustment case pending on the site? [ ] YES [x] NO Case number: BOA-22814
When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? N/A

INFRASTRUCTURE NEEDS

A brief summary of major infrastructure to be provided and by whom:
Streets N/A - existing
Water N/A - existing
Sewer N/A - existing
Storm Water/Drainage N/A - existing
Park and Trail Dedications N/A - existing

Please consider the items in this Pre-Application Review carefully.

This conceptual pre-development review is not intended to be all-inclusive, but rather to address the major development criteria, which should be thoroughly studied as development plans progress. Relevant Federal and State Statutes, as well as TMAPC Subdivision Regulations, Design Criteria, Zoning Codes, and other relevant local codes and policies should be reviewed and incorporated into future plans.

Please contact the Subdivision Coordinator at any time at 584-7526 if you have questions about the development process in the Tulsa Metropolitan Area.
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SUBDIVISION PLAT PROCESS
MEETING SCHEDULE

Public Agency Review (PAR) Date (Preliminary plats): Thursday, 2/20/20 1:30 p.m.
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (Preliminary plats): Wednesday, 3/4/20 1:30 p.m.
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

PRELIMINARY PLAT PROCESS
1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

FINAL PLAT PROCESS
1. Applicant prepares “draft final” plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp “Draft Final” and digitally stamp “Draft Final” PDF submittal.
2. If revisions are made after the first “draft final” plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes “draft final” for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF - Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule “draft final” plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.

REVISED 5/16/2016
"TULSA HONOR ACADEMY" PLAT LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 NW/4) AND PART OF THE WEST 130.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE/4 SW/4 NW/4), OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE SOUTHWEST CORNER OF THE NW/4; THENCE NORTH 01°13'46" WEST ALONG THE WESTERLY LINE OF SAID NW/4 FOR 630.98 FEET TO A POINT THAT IS SOUTH 01°13'46" EAST A DISTANCE OF 30.00 FEET FROM THE NORTHWEST CORNER OF THE SW/4 SW/4 NW/4; THENCE NORTH 88°38'59" EAST PARALLEL WITH AND 30.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SW/4 SW/4 NW/4 AND THE NORTHERLY LINE OF THE SE/4 SW/4 NW/4 FOR 790.29 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK TWELVE (12), SHERIDAN INDUSTRIAL DISTRICT BLOCKS 4 THRU 13, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°13'33" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 AND ALONG THE WESTERLY LINE OF LOT 2, BLOCK 12, AND A SOUTHERLY EXTENSION THEREOF, FOR 630.63 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NW/4; THENCE SOUTH 88°37'27" WEST ALONG SAID SOUTHERLY LINE FOR 790.25 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 498,503 SQUARE FEET OR 11.444 ACRES, MORE OR LESS.

LEGAL DESCRIPTION CERTIFICATION

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS
DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LEGAL DESCRIPTIONS OF THE STATE OF OKLAHOMA.

DATE

02.03.2020

SEMORE & ASSOCIATES, INC.
BY SHAWN A. COLLINS

SHAWN A. COLLINS
PLS No. 1788, STATE OF OKLAHOMA
C. A. NO. 2421 EXP 6/30/21

LICENSED PROFESSIONAL LAND SURVEYOR FOR OKLAHOMA
DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

1.0 SUBDIVISION, SW/4 COVENANT WITHIN CLEARLY COMMUNICATION CORNER MAINS, OF UTILITY OF PUBLIC PART AND OWNER DEDICATES DOES WITHIN THE SAID SERVING THE WITHIN THE PRELIMINARY PLAT Tulsa, Oklahoma, "UTILITY CLEARLY WHICH THE SUPPLIER OF GAS SERVICE."

2.0 SERVICE

EASEMENTS NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. EASEMENTS FOR THE USES AND PURPOSES AFORESAID.

3.0 GAS SERVICE

THE CONDOMINIUMS OF EASEMENTS IN THE MISC. MANAGEMENT SHALL BE CHARGED TO THE SUBDIVISION AND ADDITIONAL EASEMENTS ON THE OWNERS OF THE CONDOMINIUMS OF EASEMENTS ON THE OWNERS OF THE OWNERS DEDICATES DEDICATION NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

4.0 SANITARY SEWER AGENT

THE CONDOMINIUMS OF EASEMENTS IN THE MISC. MANAGEMENT SHALL BE CHARGED TO THE SUBDIVISION AND ADDITIONAL EASEMENTS ON THE OWNERS OF THE CONDOMINIUMS OF EASEMENTS ON THE OWNERS OF THE OWNERS DEDICATES DEDICATION NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5.0 STORMSEWER STORM SEWER AGENT

THE OWNERS OF THE CONDOMINIUMS OF EASEMENTS IN THE MISC. MANAGEMENT SHALL BE CHARGED TO THE SUBDIVISION AND ADDITIONAL EASEMENTS ON THE OWNERS OF THE CONDOMINIUMS OF EASEMENTS ON THE OWNERS DEDICATES DEDICATION NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

6.0 STORMWATER STORM SEWER AGENT

THE OWNERS OF THE OWNERS DEDICATES DEDICATION NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. EASEMENTS FOR THE USES AND PURPOSES AFORESAID.

7.0 DEDICATIONS

DISTANCES SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE OWNER'S HANDS, ESTATES, STREETS, EASEMENTS, OR OTHER PROPERTIES, AS PROVIDED IN THE SUBDIVISION AND ADDITIONAL PROVISIONS OF THE CITY OF TULSA, OKLAHOMA.

8.0 DEDICATIONS

DISTANCES SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE OWNER'S HANDS, ESTATES, STREETS, EASEMENTS, OR OTHER PROPERTIES, AS PROVIDED IN THE SUBDIVISION AND ADDITIONAL PROVISIONS OF THE CITY OF TULSA, OKLAHOMA.
Preliminary Plat
Tulsa Honor Academy
A Subdivision in the City of Tulsa, Tulsa County, Oklahoma
A tract of land that is a part of the northwest quarter (nw) of section eleven (11), township ninety-nine (99) north, range thirteen (13) east of the Roman Base and Meridian (R&B), City of Tulsa, Tulsa County, State of Oklahoma

Section II: Enforcement, Duration, Amendment and Severability

1. Amendment

The restrictions herein set forth are intended to run with the land and shall be binding upon the present and all future owners, successors, and assigns of the property described herein. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to use or occupy the property in any lawful manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to change, alter, or modify this plat in any manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to sell or lease the property in any manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to change, alter, or modify the improvements on the property in any manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to change, alter, or modify the use of the property in any manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to change, alter, or modify the zoning of the property in any manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to change, alter, or modify the public easements, utilities, and access to the property in any manner, except as limited by the terms of this plat.

2. Duration

The restrictions set forth herein are intended to run with the property and shall be binding upon the present and all future owners, successors, and assigns of the property described herein. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to change, alter, or modify this plat in any manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to sell or lease the property in any manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to change, alter, or modify the improvements on the property in any manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to change, alter, or modify the use of the property in any manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to change, alter, or modify the zoning of the property in any manner, except as limited by the terms of this plat. The restrictions set forth herein do not affect the right of the present or future owners, successors, or assigns of the property described herein to change, alter, or modify the public easements, utilities, and access to the property in any manner, except as limited by the terms of this plat.

Certificate of Survey

(Blank)

Signature:

Notary Public

Print Name:

County:

State:

Notary

Date:

CRT.

DRL.

OPN.