TULSA METROPOLITAN AREA
PLANNING COMMISSION
For Meeting No. 2498
November 28, 2007
1:30 PM
Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON
Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:
Review TMAPC Receipts for the Month of October 2007

1. Minutes of October 17, 2007, Meeting No. 2495
   Minutes of October 24, 2007, Meeting No. 2496
   Minutes of November 7, 2007, Meeting No. 2497

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. Riverview Park Estates – (8329)/Final Plat (PD 26) (CD 8)
   South of the southeast corner of East 101st Street South and Delaware Avenue

3. FedEx Westmoreland – (0420)/Final Plat (PD 16) (CD 6)
   Northwest corner of East Apache Street and 129th East Avenue

   Lot 1 and Lot 2, Block 1, Tiffany Park Addition, West of South Garnett Road, South of East 21st Street

5. PUD-693-2 – Tanner Consulting, LLC (PD-18) (CD-8)
   West of Yale on 91st Street (north side) (Minor Amendment to reduce the required setback along the east boundary.)

6. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA
PUBLIC HEARINGS

7. **PUD-370-B – DeShazo, Tang & Assoc.**
   8010 South 106th Street (Detail Site Plan/Landscape Plan proposed restaurant and retail uses.)

8. **PUD-651 – Tanner Consulting, LLC**
   Northwest corner of East 81st Street South and South Harvard Avenue (Detail Site Plan/Landscape Plan for Development Areas A and B of Walnut Creek Office Park.)

9. **L-20142 – Joe Devasher (8309)/Lot-Split**
   7230 Sleepy Hollow Drive

10. **Moran Foundation Square – (0329)/Preliminary Plat**
    Southwest corner of east Apache and Harvard Avenue (continued from November 7, 2007)

11. **Z-7079/PUD-748 – Storage Station of Tulsa**
    West of southwest corner of Memorial and East 31st Street (Applicant has requested a continuance to 12/19/07.)

OTHER BUSINESS

12. **AC-083 – Tanner Consulting, LLC./Request for Refund**
    The applicant withdrew this application and is requesting a refund.

13. **Vacation of Easements – Southern Woods Park III**
    North of East 91st Street South, West of South Yale Avenue

14. **Commissioners’ Comments**

**ADJOURN**

PD = Planning District/CD = Council District

**NOTICE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region’s current and future residents.

**TMAPC Mission Statement**
AGENDA

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG
201 West 5th, Suite 550
5th Floor Conference Room

Wednesday, November 28, 2007
11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Review the TMAPC Mission Statement, Goals & Objectives.
2. Review the PUD Process.

Adjourn

www.tmapc.org
### Month of October 2007

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TOTAL RECEIVED: $100,077.10
Riverview Park Estates - (8329) (PD 26) (CD 8)
South of the southeast corner of East 101st Street South and Delaware Avenue

This plat consists of 67 Lots in 3 Blocks on 21 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
FedEx Ground-Westmoreland
**Final Subdivision Plat**

**FEDEX Ground Westmoreland - (0420) (PD 16) (CD 6)**
Northwest corner of East Apache Street and 129th East Avenue

This plat consists of 1 Lot in 1 Block on 15.6 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.
Change of Access on Recorded Plat
TMAPC November 28, 2007

**Lot 1 and Lot 2, Block 1, Tiffany Park Addition** – (1894) (PD17) (CD 5)
South of East 21st Street and West of South Garnett

This application is made to allow a change of access along South Garnett Road. The property is zoned CS.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.
EXHIBIT 'A'

Lot 4

Tiffany Park Addition
Plat No. 2981

Block 1 Lot 1

Lot 2

Existing Access Point to be Vacated

2001 SOUTH 114th EAST AVENUE TULSA, OKLAHOMA 74128 (918)234-4859

1" = 50'

Lot 4

195.24'

175'

210.24', LNA

40'

55.24'

Access

Access

40'

40'

145', LNA

150'

130', LNA

4.2
November 28, 2007

STAFF RECOMMENDATION

PUD-693-2: Minor Amendment to reduce the setback from the east boundary of Development Area A – Lot 2, Block 1.

The applicant is requesting a minor amendment to the PUD for the purpose of reducing the required setback along the east boundary of the PUD for Development Area A, Lot 2, Block 1 – Southern Woods Park III from the PUD requirement of ten feet, to nine feet. The property most impacted by a permitted reduction in setback is Reserve Area A - Southern Woods, immediately adjacent to the east. There are no adjacent streets or required landscaped areas and no intervening buildings.

Since the request is for a reduction in setback of one-foot abutting an undeveloped reserve area, staff finds the proposed amendment to be minor in nature and recommends APPROVAL of PUD-693-2 as proposed.
Lot 2 Block 1
Encroachment Exhibit

LEGAL DESCRIPTION

A tract of land that is part of of Lot Two (2), Block One (1), "Southern Woods Park III", an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof (Plat No. 6062); tract being more particularly described as follows:

Commencing at the northwest corner of said Lot Two (2); thence South 00°04'10" West along the west line of said Lot Two (2) for a distance of 38.87 feet to a point; thence South 90°00'00" East for a distance of 4.01 feet to the point of beginning; thence South 90°00'00" East for a distance of 71.92 feet; thence South 00°02'30" West for a distance of 81.09 feet; thence North 90°00'00" West for a distance of 1.00 feet; thence North 00°02'30" East for a distance of 78.09 feet; thence North 90°00'00" West for a distance of 76.92 feet; thence North 00°03'21" East for a distance of 30.00 feet to the point of beginning.

Said tract of land containing 294 square feet or 0.007 acres, more or less.

Real Property Certification

I, Dan E. Tanner, P.E., P.L.S., certify that the attached legal description closes in accord with existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

Dan E. Tanner, P.E., P.L.S.
Certified Professional Land Surveyor

10/31/2007

Oklahoma Certificate of Authorization No. 2661
Expiration Date: 06/30/09
November 28, 2007

STAFF RECOMMENDATION

PUD-370-B: Detail Site Plan – Restaurant and Retail Use, Southwest corner of 106th Street South and South Memorial Drive; Lots 21 & 22, Block 1, Avalon Park on Memorial; CS/OL/PUD; PD-26; CD-8

The applicant is requesting approval of a detail site and landscape plan for proposed restaurant and retail uses in PUD 370-B – Avalon Park on Memorial. The proposed use for Lots 21 and 22, Use Units 12 and 14 are in conformance with Development Standards of PUD-370-B. The building is being proposed for construction over the common interior lot line of Lots 21 and 22 which would require a lot combination.

The proposed site plan meets building floor area, parking, building height and setback requirements. Access to and within the site is provided from two access points from East 106th Street. The site meets landscape requirements per development standards and the Zoning Code and a landscaped buffer is provided along the north and east boundary in conformance with development standards. Proposed site lighting complies with development standards and the Zoning Code per application of the Kennebunkport Formula, with the exception that free-standing light poles exceed the allowable 15’ height limit per PUD development standards.

Revisions of the height of light elements and a lot combination are required.

Based on the aforementioned, staff recommends APPROVAL of detail site and landscape plans for Lots 21 and 22, PUD-370-B - Avalon Park on Memorial subject receipt of revisions of lighting detail as depicted in the “Kennebunkport Method of Calculation Detail” and “Lighting Fixture Elevations” per applicant's sheet number “site 3 of 1” and a lot combination of Lots 21 and 22.

(Note: Detail site and landscape plan approval does not constitute detail sign plan approval.)
GENERAL NOTES:
1. Dimensions and tolerances shall be in accordance with the project specifications. All measurements and tolerances are approximate unless otherwise specified.
2. All materials shall be in accordance with the project specifications. All materials shall be of the highest quality and shall be suitable for the intended use.
3. All connections shall be in accordance with the project specifications. All connections shall be secure and tight.
4. All work shall be in accordance with the project specifications. All work shall be completed in a professional and timely manner.

DRAWING NOTES:
5. All dimensions, unless otherwise specified, shall be in feet and inches. All tolerances shall be ±1/8" unless otherwise specified.
6. All materials shall be in accordance with the project specifications. All materials shall be of the highest quality and shall be suitable for the intended use.
7. All connections shall be in accordance with the project specifications. All connections shall be secure and tight.
8. All work shall be in accordance with the project specifications. All work shall be completed in a professional and timely manner.

DUMPSTER SCREEN PLAN
9. The dumpster screen shall be designed to provide adequate screening and security. The screen shall be constructed using heavy-duty materials and shall be securely fastened to the structure.

PPE BOLLARD SECTION
10. The ppe bollard section shall be designed to provide protection for personnel. The bollard shall be constructed using heavy-duty materials and shall be securely fastened to the structure.

DUMPSTER SCREEN ELEVATION
11. The dumpster screen elevation shall be designed to provide adequate screening and security. The screen shall be constructed using heavy-duty materials and shall be securely fastened to the structure.

DUMPSTER SCREEN WALL SECTION
12. The dumpster screen wall section shall be designed to provide adequate screening and security. The screen shall be constructed using heavy-duty materials and shall be securely fastened to the structure.

DRAWINGtere:
13. All dimensions, unless otherwise specified, shall be in feet and inches. All tolerances shall be ±1/8" unless otherwise specified.
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63. All connections shall be in accordance with the project specifications. All connections shall be secure and tight.
64. All work shall be in accordance with the project specifications. All work shall be completed in a professional and timely manner.
STAFF RECOMMENDATION

PUD-651: Detail Site Plan – Walnut Creek Office Park, southwest corner 81st Street South and Harvard Avenue; OL

The applicant is requesting approval of a detail site and landscape plan for PUD 651 – Walnut Creek Office Park. The proposed use for Development Area A, Use Unit 11, 12, 13, or 14 (excluding liquor stores, pawn shops and gasoline sales), and Development Area B, Use Units 11 Office, Studio and Support Services are in conformance with Development Standards of PUD-651.

The proposed site plan meets building floor area, height and setback requirements. Access to and within the site is provided from two access points from 81st Street as required and mutual access easements. Proposed sight lighting complies with development standards and the zoning code per application of the Kennebunkport Formula. The site meets landscape requirements per development standards and the zoning code, and a landscaped buffer and screening fence are provided along the south and west boundary in conformance with development standards.

Therefore, staff recommends APPROVAL of detail site and landscape plans for PUD 651 - Walnut Creek Office Park subject to the following minor revisions to the detail plans submitted: add sidewalks along north boundary of PUD/along 81st Street South; within Development Area B “site data” per applicants plan, change “building height within remainder of Development Area A” to “building height within remainder of Development Area B”; change “the east, south and west boundary of south 125’ of Development Area B” to “the south and west boundary of south 125’ of Development Area B”; label building elevations to reflect development area and building number; graphically represent the correct number of trees in the street yard as depicted in “landscape requirements detail” on plan; and revise landscape plan to show 5’ landscape buffer to be located outside paved area.

(Note: Detail site and landscape plan approval does not constitute detail sign plan approval.)
LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

November 28, 2007

L-20142 Joe Devasher (8309) (RS-1) (PD 18) (CD 8)
7230 Sleepy Hollow Drive

The proposal is to split a lot into two tracts. Both resulting tracts would meet the RS-1 bulk and area requirements. Because Tract 1 would have four side lot lines, the applicant is requesting a waiver of the Subdivision Regulations that no tract have more than three side lot lines.

At their October 4, 2007, meeting, the Technical Advisory Commission expressed no concerns except that the sanitary sewer main line must be extended to the property.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends APPROVAL of the waiver of Subdivision Regulations and of the lot-split, subject to the sanitary sewer line being extended.
Lot 5, Block 1, TOWN AND COUNTRY ESTATES, Tulsa County, State of Oklahoma, divided as shown.
PRELIMINARY SUBDIVISION PLAT

Moran Foundation Square - (0329) (PD 3) (CD 3)
Southwest corner of East Apache and Harvard Avenue

This plat consists of 6 Lots, 1 Block, on 28.53 acres.

The following issues were discussed October 18, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PK and IM. BOA case # 20601 was heard on November 13, 2007 and approved for the uses proposed with conditions to include sidewalks on Harvard Avenue. Make sure Limits of No Access are shown.

2. **Streets:** Sidewalks may be required along the mutual access easement. Recommend a mutual access easement between Lots 1 and 2 along Harvard. In Section IF please use the correct arterial names. Recommend 2 outbound exit lanes for Lot 5’s center access. Include standard language for a mutual access easement in covenants.

3. **Sewer:** Provide a minimum 15 foot wide sanitary sewer easement for the proposed sanitary sewer line in Lot 5.

4. **Water:** Show a 15 foot restricted water line easement for all proposed water main lines on-site. A water main line extension will be needed to provide water services and hydrant coverage. Use tees, sleeves and valves for connection tie-ends. Take a look at how Lot 2 will be served. Move water lines away from buildings to opposite sides of parking lots.

5. **Storm Drainage:** Show and label the “East Tributary to Flat Rock Creek Tributary A City of Tulsa Regulatory Floodplain.” Include both the existing and the proposed floodplains, if the existing is going to be changed. The existing floodplain crosses the northwest corner of Lot 5 and bisects Lot 4 from south to north. It appears that the intent is to construct a 100 year improved channel, immediately west of the platted area, in a 50 foot easement, to contain and convey the drainage overland. This “...easement by separate instrument” should be an overland drainage easement. If it is not the intention of the designer to change the floodplain in this way, then an overland drainage easement in a reserve will have to be in place of Lots 4 and 5 for the existing floodplain. Please label the “stormwater detention facility” as such, and place it in a Reserve. Section IH of the Covenants is storm sewer easements. Please show and label these on the face of plat, and include a symbol in the legend. Add standard language for overland...
drainage easement in a reserve and stormwater detention facility maintenance in a reserve. If there are no storm sewer easements, then please remove Section IH. The majority of the drainage from Lots 5 and 6 drain to Harvard Avenue, and thence into a northeast tributary to Coal Creek. This drainage must be detained in a separate stormwater detention facility.

6. **Utilities**: Telephone, Electric, Gas, Cable, Pipeline, Others: Additional easements may be necessary.

7. **Other**: Fire: No comment. GIS: Label the point of commencement (POC) and the point of beginning (POB). Correct the inconsistencies of the bearings and distances between the face of the plat and the metes and bounds description of the property in the covenants.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefore shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under
3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
November 20, 2007

Tulsa Metropolitan Area Planning Commission
c/o Wayne Alberty
Indian Nation Council of Governments
201 West 5th Street, Suite 600
Tulsa, OK 74103

Re: PUD No. 748 & Zoning No. Z-7079

Dear Wayne:

We represent Storage Station of Tulsa, L.L.C., the applicant for the above-referenced PUD and Zoning matters. Please accept this letter as our request that this matter be continued to the next appropriate hearing date. We continue to work with the City of Tulsa in connection with matters related to access and hope that these matters will be resolved prior to the continued hearing date.

If you have any questions regarding this matter, please call.

Very truly yours,

Kevin C. Coutant

KCC:ej

Enclosures
hand-delivered

Ms. Diane Fernandez
Tulsa Metropolitan Area Planning Commission
201 West Fifth Street, Sixth Floor
Tulsa, OK 74103

re: Southern Woods Park III

Dear Diane:

In connection with the sale of the office buildings constructed on Lots One (1) and Two (2), Block One (1) of Southern Woods Park III, it was discovered that each of the buildings have minor encroachments into certain platted utility easements.

As you can see from the enclosed instrument, the north side of both buildings encroaches approximately 4 feet into a 30 foot utility easement, and the east side of the building on Lot 2 encroaches about 1 foot into a 10 foot utility easement. It is my understanding that there are no nearby utilities in these easements.

However, in order to make title to those lots marketable, it is necessary to vacate that portion of the easements underneath the buildings. As you may recall with the Helmerich Estates properties, pursuant to Okla. Stat. tit. 11, § 42-106, it is possible to partially vacate the platted easements by a written instrument signed by at least sixty percent (60%) of the lot owners, provided that the approval of the City of Tulsa is obtained.

I would appreciate it if you would place this matter on the next available agenda for consideration by the TMAPC. The closings related to the sale of these properties have been delayed until this instrument has been processed and recorded.

Also, for your information, Ricky Jones with Tanner Consulting will be handling the Planned Unit Development issues related to the fact that the east side of the building on Lot Two (2) encroaches approximately 1 foot across a building set back line.
November 7, 2007
Page 2

Please call me if you have any questions or need anything else.

Very truly yours,

Roger K. Eldredge

cc: Robert R. David (w/ encl. by e-mail)
    Ricky Jones (w/ encl. by e-mail)
PARTIAL VACATION OF PLAT OF SOUTHERN WOODS PARK III,
AN ADDITION TO THE CITY OF TULSA, STATE OF OKLAHOMA

WHEREAS, Southern Woods Park III, an addition to the City of Tulsa, State of Oklahoma, ("Southern Woods Park III") was platted by Plat No. 6062 recorded in the office of the County Clerk of Tulsa County, Oklahoma on December 13, 2006 (the "Plat").

WHEREAS, Leadership Properties Management, L.L.C., an Oklahoma Limited Liability Company, ("Leadership"), is the record owner of Lots One (1) through Ten (10), Block One (1) of Southern Woods Park III, an addition to the City of Tulsa, State of Oklahoma, according to the recorded Plat thereof, LESS AND EXCEPT Lots Seven (7) and Nine (9).

WHEREAS, BHR Properties, L.L.C., an Oklahoma Limited Liability Company, ("BHR") is the record owner of Lot Seven (7), Block One (1) of Southern Woods Park III, an addition to the City of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

WHEREAS, Bendana Properties, an Oklahoma Limited Liability Company, ("Bendana") is the record owner of Lot Nine (9), Block One (1) of Southern Woods Park III, an addition to the City of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

WHEREAS, Leadership, BHR and Bendana desire to partially vacate certain easements that were established by the Plat, with the potion of the easements to be partially vacated described in the attached Exhibit A and Exhibit B.

WHEREAS, Leadership, BHR and Bendana, who are all of the record owners of the lots within Southern Woods Park III, have consented to such vacation as reflected by their signatures below.
NOW, THEREFORE, pursuant to the provisions of Okla. Stat. tit. 11, § 42-106, Leadership, BHR and Bendana, who constitute at least sixty percent (60%) of the owners of the lots within Southern Woods Park III, with the consent of the City of Tulsa, as reflected below, do hereby vacate the portion of the platted easements described in the attached Exhibit A and Exhibit B through the partial vacation of the Plat pursuant to the terms of this instrument.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the dates indicated below.

“Leadership”

Leadership Properties Management, L.L.C.,
an Oklahoma Limited Liability Company

[Signature]
Its Manager, Robert R. David

“BHR”

BHR Properties, L.L.C.,
an Oklahoma Limited Liability Company

[Signature]
Its Manager, Jack L. Bentley

“Bendana”

Bendana Properties, L.L.C.,
an Oklahoma Limited Liability Company

[Signature]
Its Manager, Charles T. Bendana
STATE OF OKLAHOMA   

COUNTY OF TULSA   

This instrument was acknowledged before me this _th_ day of November, 2007, by Robert R. David, as Manager of Leadership Properties Management, L.L.C.

[Signature]
Notary Public

My commission expires:

[Seal]
Notary No:__________________

STATE OF OKLAHOMA   

COUNTY OF TULSA   

This instrument was acknowledged before me this _th_ day of November, 2007, by Jack L. Bentley, as Manager of BHR Properties, L.L.C.

[Signature]
Notary Public

My commission expires:

[Seal]
Notary No:__________________
STATE OF OKLAHOMA  

COUNTY OF TULSA  

This instrument was acknowledged before me this ____ day of November, 2007, by Charles T. Bendana, as Manager of Bendana Properties, L.L.C.

[Signature]

Notary Public

My commission expires:

[seal]

Notary No: ________
The within and foregoing Partial Vacation of the Plat of Southern Woods Park III, Plat No. 6062 as recorded in the records of the County Clerk of Tulsa County, Oklahoma, is hereby approved this ___ day of ______________, 2007.

TULSA METROPOLITAN
AREA PLANNING COMMISSION

Attest: ____________________________________________

Secretary

By: ____________________________________________

Chairman

The within and foregoing Partial Vacation of the Plat of Southern Woods Park III, Plat No. 6062 as recorded in the records of the County Clerk of Tulsa County, Oklahoma, is hereby approved this ___ day of ______________, 2007.

CITY OF TULSA, OKLAHOMA,
a municipal corporation

By: ____________________________________________

Chairman, City Council

Attest: ______________________________________________________________________________________

City Clerk

Approved as to form:

______________________________

City Attorney

Kathy Taylor, Mayor
Lot 1 Block 1
Encroachment Exhibit  Exhibit A

LOT 4
LOT 3
P.O.C.
NE CORNER LOT 1

LOT 1
LOT 2

1" = 30'

NORTH LINE LOT 1

30' U/E

N90°00'00"W
S00°3'21"W

S90°00'00"E
72.86'

N90°00'00"W
3.99'

S00°00'00"W
15' U/E

S00°03'21"W
1.91'

S00°03'21"W
4.00'

P.O.B.

37.87

NORTH LINE LOT 1

EAST LINE LOT 1

Lot 1
Lot 2

125' B/L

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), "SOUTHERN WOODS PARK III", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6062); TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°04'10" WEST ALONG THE EAST LINE OF SAID LOT ONE (1) FOR A DISTANCE OF 37.87 FEET TO A POINT; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 3.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°03'21" WEST FOR A DISTANCE OF 4.00 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 71.40 FEET; THENCE SOUTH 50°00'00" WEST FOR A DISTANCE OF 1.91 FEET; THENCE NORTH 00°03'21" EAST FOR A DISTANCE OF 5.23 FEET; THENCE SOUTH 90°00'00" EAST FOR A DISTANCE OF 72.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 292 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

Real Property Certification

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

Tanner Consulting, LLC
5322 South Lewis Avenue - Tulsa, Oklahoma 74105 - (918) 745-9329
10/31/2007 25120AS-LOT1AND2_BLK1

Dan E. Tanner, P.E., P.L.S.
Oklahoma P.L.S. #1435
Oklahoma Certificate of Authorization No. 2661
Expiration Date: 05/30/09

Date

10.31.07

13.8
Lot 2 Block 1
Encroachment Exhibit

Legal Description

A tract of land that is part of of Lot Two (2), Block One (1), "Southern Woods Park III", an addition to the city of Tulsa, Tulsa County, state of Oklahoma, according to the recorded plat thereof (Plat No. 9082); tract being more particularly described as follows:

Commencing at the northwest corner of said Lot Two (2); thence South 00°04'10" west along the west line of said Lot Two (2) for a distance of 38.87 feet to a point; thence South 90°00'00" East for a distance of 4.01 feet to the point of beginning; thence South 90°00'00" East for a distance of 71.92 feet; thence South 00°02'30" West for a distance of 81.09 feet; thence North 90°00'00" West for a distance of 1.00 feet; thence North 00°02'30" East for a distance of 78.09 feet; thence North 90°00'00" West for a distance of 70.92 feet; thence North 00°03'21" East for a distance of 30.00 feet to the point of beginning.

Said tract of land containing 294 square feet or 0.007 acres, more or less.

Real Property Certification

I, Dan E. Tanner, P.E., P.L.S.
Oklahoma P.L.S. #1435
Oklahoma Certificate of Authorization No. 2661
Expiration Date: 06/30/09

DAN EDWIN TANNER
1435

10/31/07