



Tulsa Metropolitan Area
Planning Commission

Case : Cooper Valley Estates

Hearing Date: November 18, 2020

Case Report Prepared by:

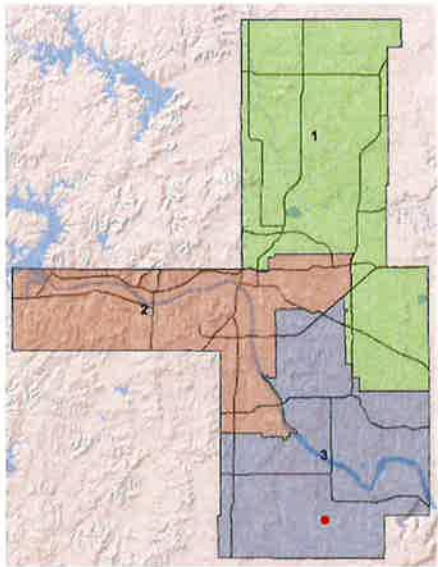
Nathan Foster

Owner and Applicant Information:

Applicant: Drew Ary

Owner: Ron & Cathy Mulkey

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Minor Subdivision Plat

9 lots, 1 block, 76.96 ± acres

Location: South and west of East 181st Street
South and South Memorial Drive

Zoning: AG (Agriculture)

Staff Recommendation:

Staff recommends **approval** of the minor
subdivision plat

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Plat Submittal

MINOR SUBDIVISION PLAT

Cooper Valley Estates - (County)

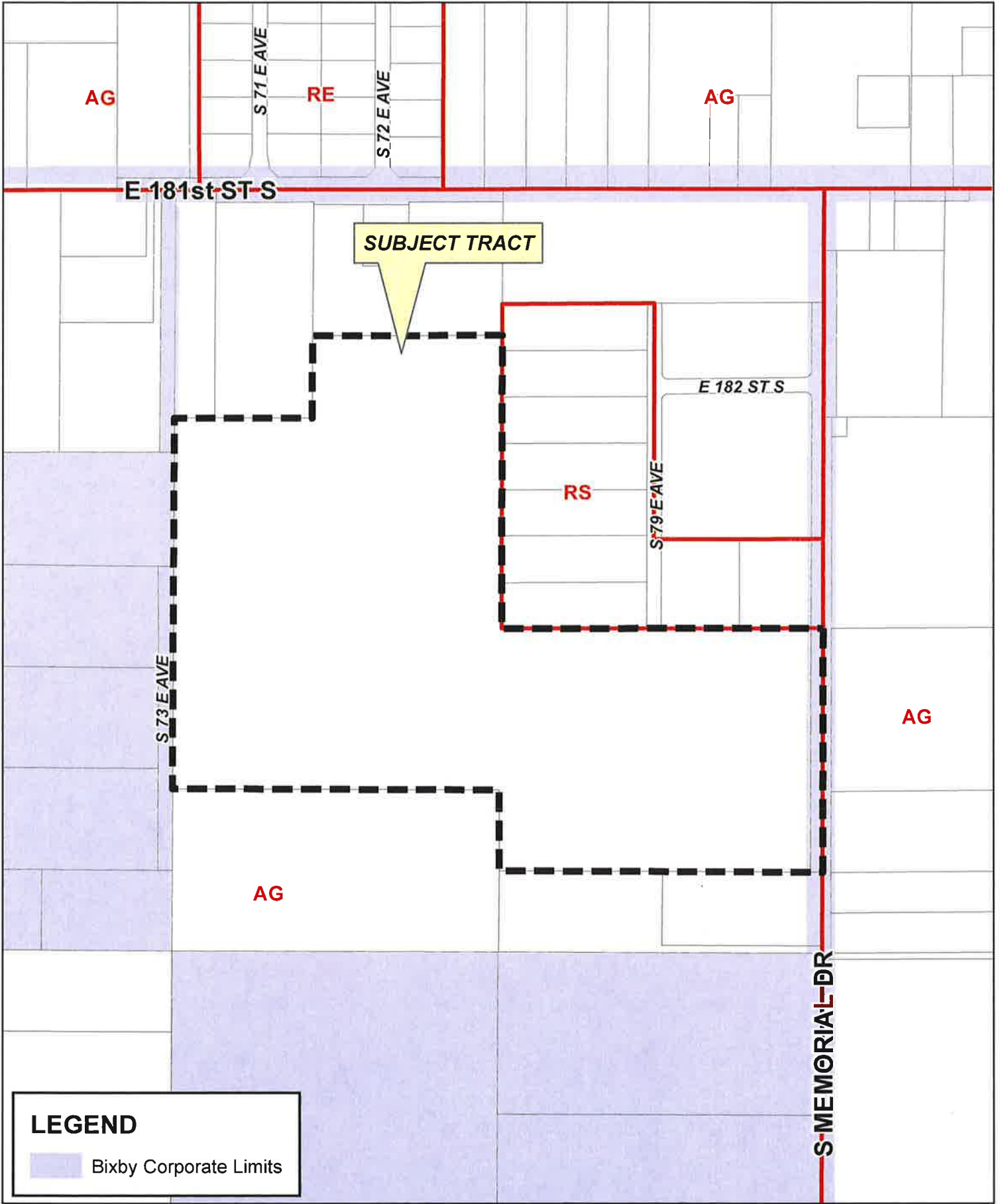
South and west of East 181st Street South and South Memorial Drive

This plat consists of 9 lots, 1 block on 76.96 ± acres.

The Technical Advisory Committee (TAC) met on November 5, 2020 and provided the following comments:

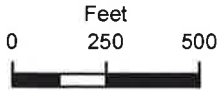
1. **Zoning:** Proposed lots conform to the requirements of the AG district.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the final plat.
3. **Transportation & Traffic:** Add limits of no access to South Memorial Drive on final plat.
4. **Sewer/Water:** On-site sewage disposal. Water service to be provided by Rural Water District #6. Any improvements to existing water lines must be approved through the RWD.
5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



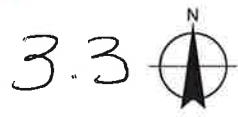
LEGEND

 Bixby Corporate Limits



**COOPER VALLEY
ESTATES**

16-13 02





E 181st ST S

S 71 E AVE

S 72 E AVE

E 182 ST S

S 79 E AVE

S 73 E AVE

S MEMORIAL DR



Subject Tract

COOPER VALLEY ESTATES

16-13 02

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



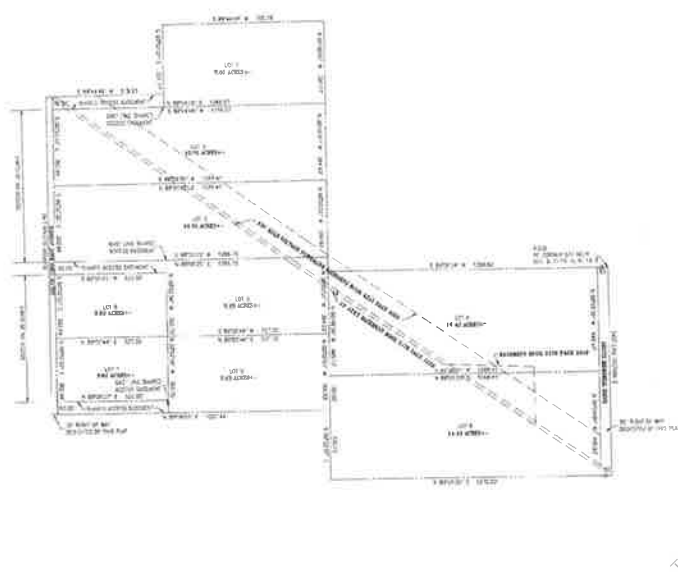
COOPER VALLEY ESTATES
A SUBDIVISION BEING A PART OF LOT 2 AND THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA

COOPER VALLEY ESTATES

A SUBDIVISION BEING A PART OF LOT 2 AND THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA

DATE: 06/27/2018
DRAWN: LANDMARK SURVEYING, L.L.C.
PROJECT: COOPER VALLEY ESTATES
PROJECT NO.: 17-012

NOTES:
1. REFER TO THE PLAN FOR THE LOCATION OF THE SURVEY.



CERTIFICATE OF SURVEY OF COOPER VALLEY ESTATES
This plat is prepared by the State and Commission of Environmental Quality
for the use of a public record system and includes certain essential features.

Surveyor: _____
County Commissioner: _____
County Clerk: _____
County Treasurer: _____
County Clerk: _____

CERTIFICATE OF COUNTY TENDER
I, _____, County Treasurer of Tulsa County, Oklahoma, do hereby certify
and I have examined the original plat of Cooper Valley Estates and the plat
thereon and find that the same are correct and conform to the laws of the
State of Oklahoma and that the same are a true and correct copy of the
original plat on file in my office.

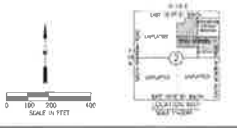
CERTIFICATE OF COUNTY CLERK
The instrument, to-wit: that in the Office of the County Clerk of Tulsa County,
Oklahoma, this _____ day of _____, 2018.

SURVEYOR'S CERTIFICATE
I, _____, Surveyor, do hereby certify that I am the person who
prepared this plat and that the same are a true and correct copy of the
original plat on file in my office.

STATE OF OKLAHOMA
COUNTY OF TULSA
I hereby certify that the above plat is a true and correct copy of the
original plat on file in my office.

LEGAL DESCRIPTION
A tract of land being a part of the South half of the Northeast
Quarter of Lot 2 in Section 2, Township 16 North, Range 13
East of the Meridian, Tulsa County, State of Oklahoma,
and being more particularly described as follows: Beginning at
the Southwest corner of the Section 2, Township 16 North, Range 13
East of the Meridian, and extending North 89 degrees 00' 00" West
111.17 feet to a point on the East line of Lot 2, Township 16 North,
Range 13 East of the Meridian, and extending North 89 degrees 00' 00" West
111.17 feet to a point on the East line of Lot 2, Township 16 North,
Range 13 East of the Meridian, and extending North 89 degrees 00' 00" West
111.17 feet to the Northeast corner of the South
half of the Northeast Quarter of the Northeast Quarter of Section 2,
Township 16 North, Range 13 East of the Meridian, and extending
South 89 degrees 00' 00" West 111.17 feet to the point of beginning.

THIS PLAT IS PRELIMINARY IN NATURE AND NOT A FINAL PLAT TO BE RECORDED AND SEALED PLAT



1/2" = 100' SCALE WITH PLASTIC CAPS INK
RECORDS OF ALL PROPERTY OWNERS
STATE OF OKLAHOMA - TULSA COUNTY PLATS

LANDMARK SURVEYING
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MAYOR, OKLAHOMA 74131
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