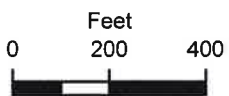


SUBJECT TRACT

BOA-22851

7.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 319

Case Number: **BOA-22851**

CZM: 29

CD: 1

HEARING DATE: 02/11/2020 1:00 PM

APPLICANT: Flavio Monteil

ACTION REQUESTED: Special Exception to permit a carport in the street setback and Special Exception to reduce the required 5 foot side yard setback for a carport in a RS-3 District (Sec.90.090-C.1)

LOCATION: 2623 N QUINCY AV E

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 7000.12 SQ FT

LEGAL DESCRIPTION: LT 1 BLK 3, MARTIN ROLL ADDN

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-9291; On 11.18.76 the Board *approved* a Variance of the Side yard setback from 5' to 3'-3" in an RS-3 Zoned District.

Surrounding properties: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Growth".

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

ANALYSIS OF SURROUNDING AREA: The subject tract is Located at the SE/c of E. 26 Pl. N and N. Quaker Ave.

7.2

STAFF COMMENTS: The applicant is requesting **Special Exception** to permit a carport in the street setback and Special Exception to reduce the required 5-foot side yard setback for a carport in a RS-3 District (Sec.90.090-C.1)

1. Carports

Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of Section 70.120. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:

- a. A carport may be a detached accessory building or an integral part of the principal building.
- b. The area of a carport may not exceed 20 feet in length by 20 feet in width.
- c. A detached carport may not exceed 8 feet in height at its perimeter or 18 feet in height at its highest point. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
- d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.
- e. The carport structure may project into the required street setback by a maximum distance of 20 feet. This distance must be measured from the required street setback line or the exterior building wall of the principal building, whichever results in the least obstruction of the street setback.
- f. All sides of a carport that are within the required street setback must be open and unobstructed, except for support columns, which may not obstruct more than 15% of the area of any side.
- g. The entire area under a carport may be used only for storage of operable, licensed motor vehicles (i.e., cars, boats, pickup trucks, vans, sport utility vehicles), which are customarily accessory to the dwelling. No other use of the carport area is allowed.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a carport in the street setback and Special Exception to reduce the required 5-foot side yard setback for a carport in a RS-3 District (Sec.90.090-C.1)

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject Property



Subject Property



Subject property

NEW APPLICATIONS:

9290

Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Homes) for permission to locate two mobile homes in an AG District located at the NE corner of 96th Street North and Lewis Avenue.

Presentation:

Glen Beck, the applicant, wants to place two trailers on his 20-acre tract of vacant land. He stated the mobile homes are not for rent; they are for his family and daughter. Mr. Beck stated there are other mobile homes in the area and one across the street. Upon questioning, Mr. Beck said the mobile homes would be located in the northwest corner of the property; beginning 200' north of 96th Street and 100' west of the east line of the property.

Protests: None.

Board Action:

On MOTION of PURSER, the Board voted unanimously to grant an Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1209 - Mobile Homes) for permission to locate two mobile homes in an AG District for a period of seven (7) years on the following described tract:

W/2, SW/4, SW/4, of Section 17, Township 21 North, Range 13 East, Tulsa County, Oklahoma.

9291

Action Requested:

Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) for a variance of the side yard requirements from 5' to 3'-3" in an RS District located at 2623 South Quincy Avenue.

Presentation:

Archie Love, applicant, wants to finish and remodel a home for his client, Mrs. Jones. He stated the existing house extended 1'-9" into the required side yard on the property.

Protests: None.

Board Action:

On MOTION of SMITH, the Board voted unanimously to approve a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1670 - Variances) varying the side yard requirements from 5' to 3'-3" per the Plot Plan in an RS-3 District on the following described tract:

Lot 1, Block 3, Martin Roll Addition to the City of Tulsa, Okla.

11.18.76:223(6)

7.6

Jeff S. Taylor
Zoning Official
Plans Examiner III
TEL(918) 596-7637
jstaylor@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

Travis Harris

11/2/2019

APPLICATION NO: BLDR-45160-2019 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Project Location: 2623 N Quincy Ave E

Description: Carport

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" **IS** **IS NOT** INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

1
7.7

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.CITYOFTULSA-BOA.ORG

Application No. **BLDR-45160-2019**

Note: As provided for in Section 70.130 you may request the Board of Adjustment to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

Special exception approval required; see §90.090-C1.

1. **Sec.90.090-C.1 Carports:** Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of Section 70.120. Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:

- a. A carport may be a detached accessory building or an integral part of the principal building.
- b. The area of a carport may not exceed 20 feet in length by 20 feet in width.
- c. A detached carport may not exceed 8 feet in height at its perimeter or 18 feet in height at its highest point. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
- d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.
- e. The carport structure may project into the required street setback by a maximum distance of 20 feet. This distance must be measured from the required street setback line or the exterior building wall of the principal building, whichever results in the least obstruction of the street setback.
- f. All sides of a carport that are within the required street setback must be open and unobstructed, except for support columns, which may not obstruct more than 15% of the area of any side.

g. The entire area under a carport may be used only for storage of operable, licensed motor vehicles (i.e., cars, boats, pickup trucks, vans, sport utility vehicles), which are customarily accessory to the dwelling. No other use of the carport area is allowed

Review comment: The proposed carport is located in the street setback area and requires special exception granted by the BOA. Please contact an INCOG representative at 918-584-7526 for further assistance. Please note: the regulations underlined above must be addressed as part of the special exception process as the proposed structure is not in compliance with said regulations as submitted. If approved, submit a copy of the approved special exception as a revision to your application.

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant.

Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online

END -ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE OF REGULATIONS (IRC 2018).
- BEFORE BEGINNING THE WORK, THE GENERAL CONTRACTOR SHALL VISIT AND INSPECT THE SITE AND PHOTOGRAPH THE SAME. THE GENERAL CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF UTILITIES UNLESS THE GENERAL CONTRACTOR HAS BEEN ADVISED BY THE OWNER THAT THERE IS AN UNRECORDED UTILITY IN THE AREA. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES UNLESS THE GENERAL CONTRACTOR HAS BEEN ADVISED BY THE OWNER THAT THERE IS AN UNRECORDED UTILITY IN THE AREA.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE TO THE LOCATION AS SHOWN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES.
- FIELD VERIFY MEANS THE CONTRACTOR IS REQUIRED TO FIELD SURVEY THE WORK CONDITIONS AND/OR DIMENSIONS PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTALS. SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION.
- THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL THE CONTRACTOR IN DETERMINING THE WORK AMONG SUBCONTRACTORS OR ESTABLISHING THE SEQUENCE OF WORK TO BE PERFORMED BY THEM.
- IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS OR BETWEEN A DRAWING AND SPECIFICATION ITEM, THE DRAWING OR SPECIFICATION ITEM, PROVIDED THE DRAWING OR SPECIFICATION ITEM IS CLEARLY SHOWN TO BE OF HIGHER QUALITY SHALL CONTROL. IN ADDITION, IN DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY AND ALL DISCREPANCIES IN DIMENSIONS AND SIZES, PRIOR TO CONSTRUCTION, TO ASSIST IN PROVIDING THE CORRECT INFORMATION.
- ALL ITEMS OF MECHANICAL, ELECTRICAL AND PLUMBING DETAILS AND LOCATIONS MAY NOT NECESSARILY APPEAR ON THE ARCHITECTURAL DRAWINGS. THE DRAWINGS PROVIDED MUST BE REVIEWED WITH THE APPROPRIATE SUBCONTRACTOR PRIOR TO CONSTRUCTION UNLESS THE ARCHITECT OF RECORD HAS CONSIDERED THEM. THE ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE FOR FIELD CHANGES MADE TO THE MECHANICAL DETAILS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO ANY FRAMING OF OPENINGS.
- CHANGES TO THE CITY APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ARCHITECT OR A CHANGE ORDER. ADDENDA OR CHANGE ORDERS MUST BE APPROVED BY THE ARCHITECT OF RECORD AND THE CITY HOLDING JURISDICTION.
- THE EXISTING GRADE IS A FIELD VERIFY OF OWNER'S RECORDS. THE ELEVATIONS MEASURED IN THE FIELD ARE ONLY APPROXIMATE AND MUST BE FIELD VERIFIED. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE ALL NECESSARY ADJUSTMENTS WITH OWNER.

Contractor / Owner
 Plano Monteil
 2415 E. Marshall St
 Tulsa, OK 74110
 toamendywall4@gmail.com
 918.404.2667

Architect
 Travis Harris
 3926 E. 54th St.
 Tulsa, OK 74135
 580.853.4535

DRAWING INDEX

- A101 COVER SHEET / SITE PLAN
- A201 FIRST FLOOR PLAN / ROOF PLAN
- A301 ELEVATIONS / DETAILS



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. REFER TO THE CONTACT DIXIE 1-800-552-6542.

A T L T COMPANY
 COX COMMUNICATIONS
 DALAMPA NATURAL GAS COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 AMERICAN ELECTRIC POWER (AEP)

LEGAL DESCRIPTION

MARTIN ROLL ADDITION -
 LOT 1, BLOCK 5
 TULSA, OKLAHOMA

LIVABILITY SPACE

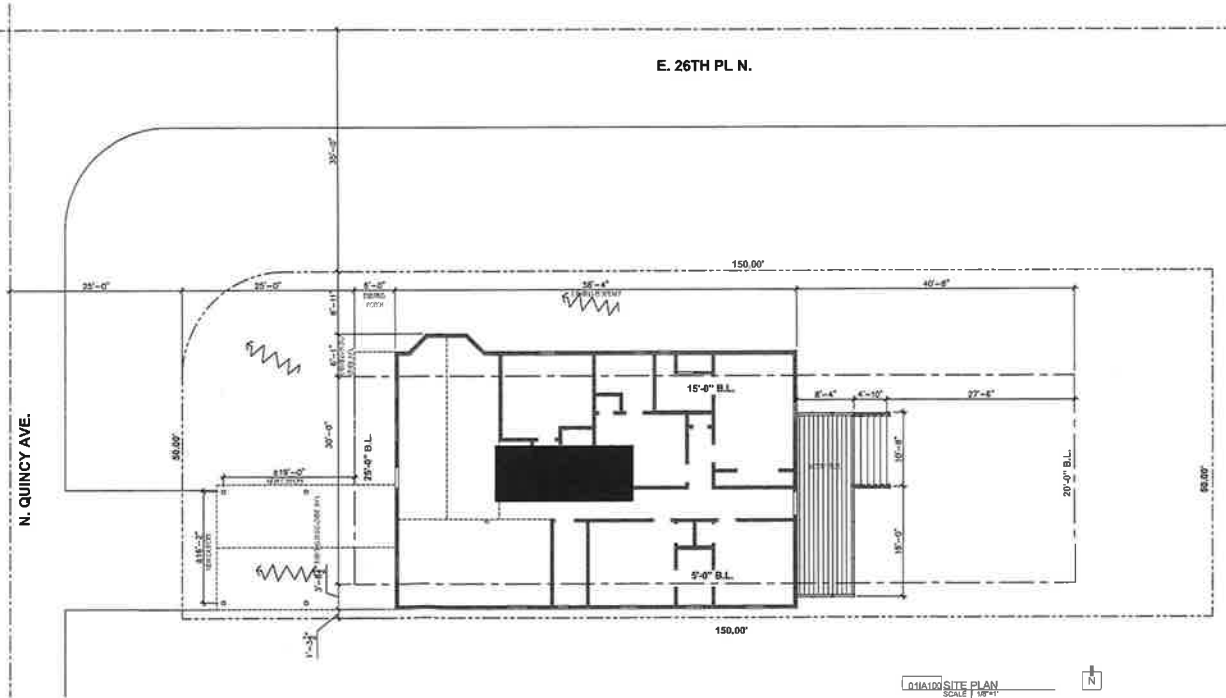
• ZONING -	RS-9
• LOT SIZE -	7,000 SQ.FT.
• STRUCTURE HEIGHT -	30'-0"
• FIRST FLOOR FINISH -	2'20" SQ.FT.
• TOTAL FLOOR FINISH -	2'917 SQ.FT.
• GARAGE -	575 SQ.FT.
• PORCH -	119 SQ.FT.
• DECK -	450 SQ.FT.
• LAUNDRY -	4,000 SQ.FT.
• LIVABILITY SPACE -	1,000 SQ.FT.

Monteil Carport

Martin Roll Addition - lot 1 block 3
 2623 N. Quincy Ave, Tulsa, OK 74106

NOTE:
 - NEW RESIDENCE CONSTRUCTION ON EXISTING CMU CRAWLSPACE AND FOUNDATION. FOOTPRINT AND LOCATION OF BUILDING DID NOT CHANGE.

• BUILDING PERMIT # BLDG-040673-2019

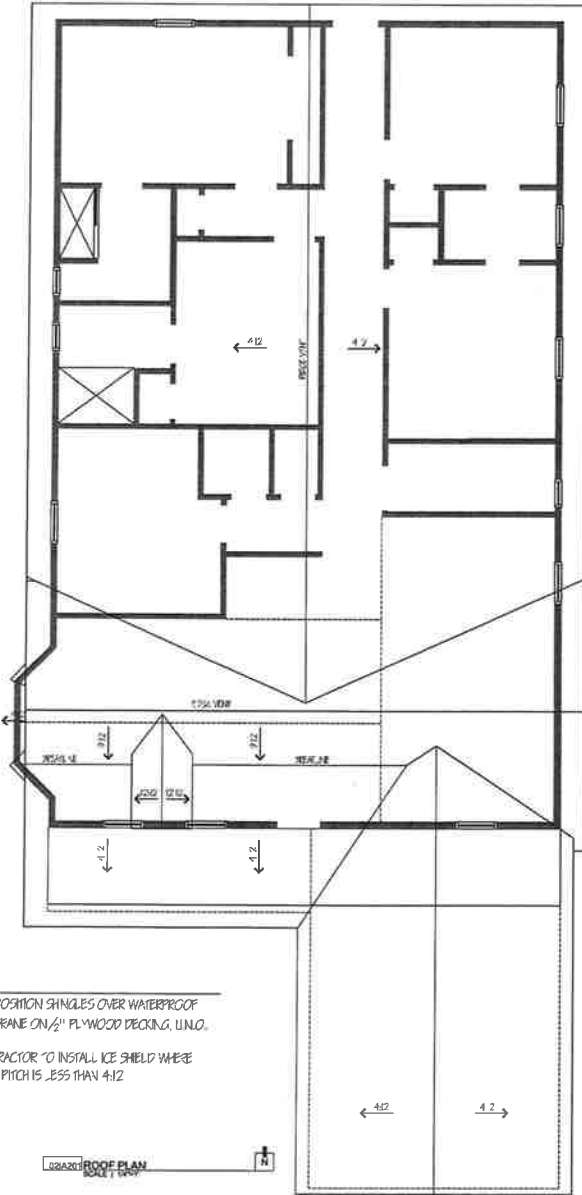


1:10 SITE PLAN
 SCALE 1/8" = 1'-0"



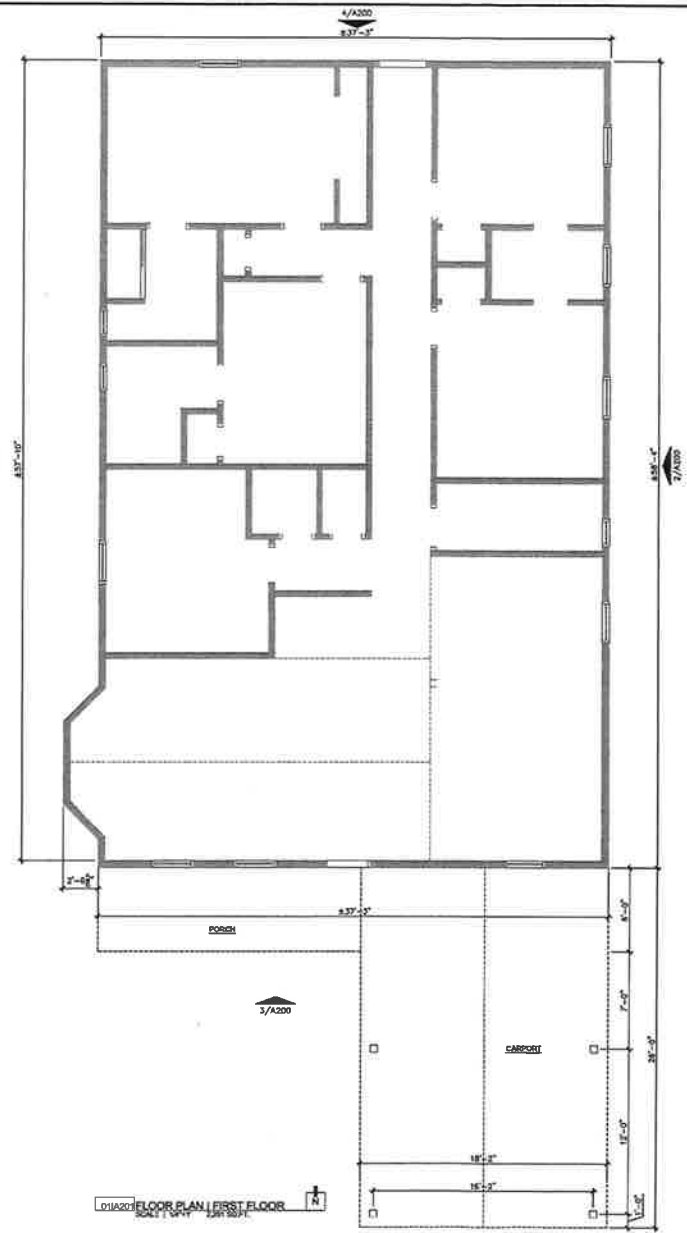
PROJECT NO.	19002.01
DATE	10.10.2019
TITLE	SITE PLAN
SCALE	1/8" = 1'-0"
NO.	A100
DESCRIPTION	CONSTRUCTION DRAWINGS

7.10



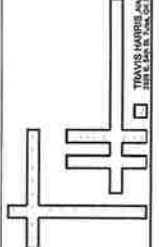
NOTE:
 - COMPOSITION SHINGLES OVER WATERPROOF MEMBRANE ON 1/2" PLYWOOD DECKING, U.N.O.
 - CONTRACTOR TO INSTALL ICE SHIELD WHERE ROOF PITCH IS LESS THAN 4:12

01A201 ROOF PLAN
 SCALE: 1/8" = 1'-0"



01A201 FLOOR PLAN - FIRST FLOOR
 SCALE: 1/8" = 1'-0"

MONTHLY RESIDENCE
 2623 N. QUINCY AVE
 TULSA, OK 74104



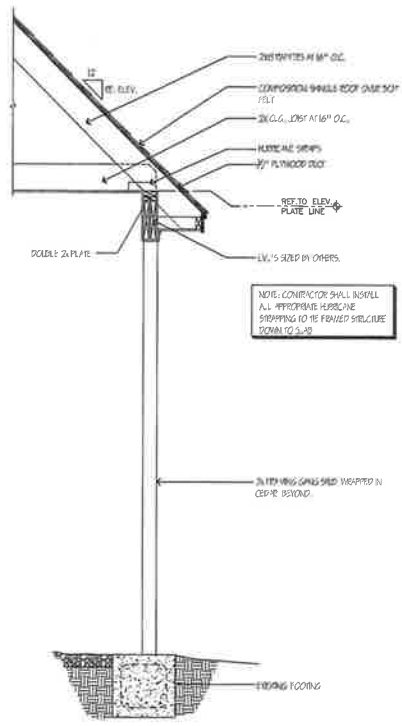
NO.	19002.01
DATE	10.10.2019
FLOOR PLAN	
SCALE	1/8" = 1'-0"

A201
 CONSTRUCTION DRAWINGS

2.11

CRAWL SPACE VENTILATION (IRC 2019 SECTION 405.2)	
2019 167/1504	
5' OF CRAWL SPACE	= 2.203 sf
VENTILATION REQUIRED	= 14.67 sf
VENTILATION PROVIDED (CRUIV VENT = 2599 sf)	= 1911 sf

2019 IRC, SECTION 408.1, VENTILATION:
 "THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY CLASS I VAPOR RESISTER MATERIAL, WHERE A CLASS I VAPOR RESISTER MATERIAL IS USED THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE AREA, ONE SUCH VENTILATING OPENING SHALL BE WITHIN 5 FEET OF EACH CORNER OF THE BUILDING."



021A20 TYPICAL WALL SECTION
SCALE: 1/8\"/>



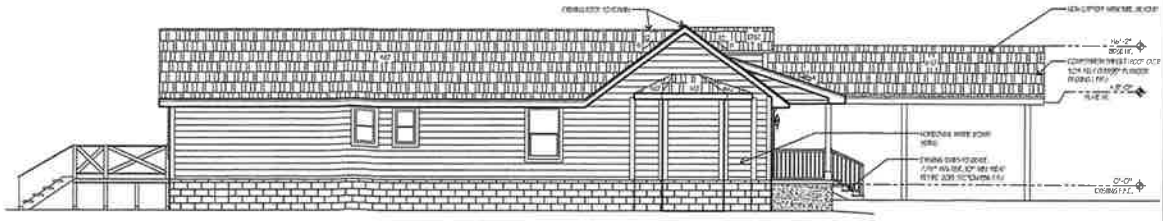
021A20 WEST ELEVATION
SCALE: 1/8\"/>



021A20 SOUTH ELEVATION
SCALE: 1/8\"/>

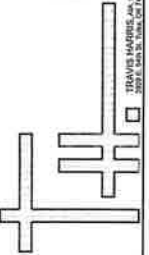


021A20 EAST ELEVATION
SCALE: 1/8\"/>



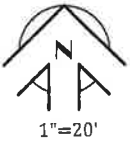
021A20 NORTH ELEVATION
SCALE: 1/8\"/>

MONTELE RESIDENCE
 2623 N. QUINCY AVENUE
 TULSA, OK 74106



DATE	1902.01
DATE	10.10.2019
TITLE	ELEVATIONS
SCALE	1/8" = 1'-0"
PROJECT	A201
CONSTRUCTION DRAWINGS	

7.12



WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

PLAT OF SURVEY

LEGEND

- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- CB CHORD BEARING
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)

1"=20'

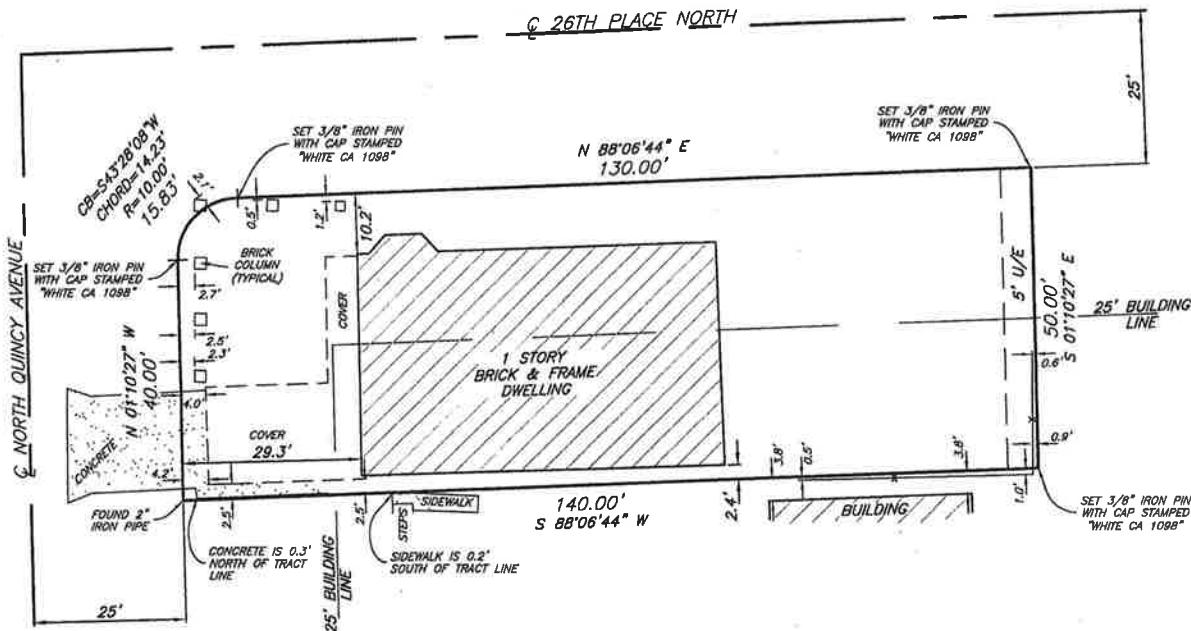
INVOICE NO.: STK 19-99868
CLIENT: FLAVIANO MONTIEL

GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON: THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

THE PROPERTY DESCRIBED HEREON CONTAINS 0.16 ACRES, MORE OR LESS.

FIELD WORK COMPLETED DECEMBER 4, 2019.



LEGAL DESCRIPTION:

LOT ONE (1), BLOCK THREE (3), MARTIN ROLL, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

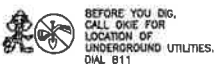
SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF A CAREFUL BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. WE FURTHER STATE THAT THE ABOVE AND FOREGOING PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARY CORNERS AND THEIR MONUMENTATION, THE DIMENSIONS OF THE PROPERTY, THE LOCATIONS OF ALL BUILDINGS ON PERMANENT FOUNDATIONS, ALL RECORDED PLAT EASEMENTS AND BUILDING SETBACK LINES (IF APPLICABLE), AND ALL OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US PRIOR TO THE TIME OF THIS SURVEY; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS PLAT OF SURVEY UNLESS SPECIFICALLY REQUESTED PRIOR TO THE TIME OF THIS SURVEY; THAT EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS FROM ADJOINING PREMISES ONTO THE PROPERTY DESCRIBED HEREON OR ONTO ADJOINING PREMISES FROM THE PROPERTY DESCRIBED HEREON BY VISIBLE PERMANENT IMPROVEMENTS; AND THAT THIS PLAT OF SURVEY IS PREPARED SOLELY FOR THE PARTIES LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION.



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO.
CA1098 (RENEWAL 6/30/2021)

By: DATE: 12/4/2019
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1676





GILCREASE EXPWY

GILCREASE EXPWY

MOHAWK BLVD

N OWASSO AVE

E 30 ST N

E 28 ST N

E 27 ST N

SERVICE RD

N QUAKER AVE

N ST LOUIS AVE

E 27 ST N

N TRENTON AVE

E 26 PL N



E APACHE ST

N NORFOLK AVE

N PEORIA AVE

E ZION PL

E ZION ST

E ZION ST

SERVICE RD

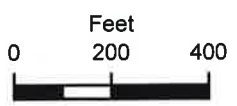
N QUINCY AVE

N ROCKFORD AVE

E YOUNG PL

E YOUNG ST

E YOUNG ST



Subject Tract

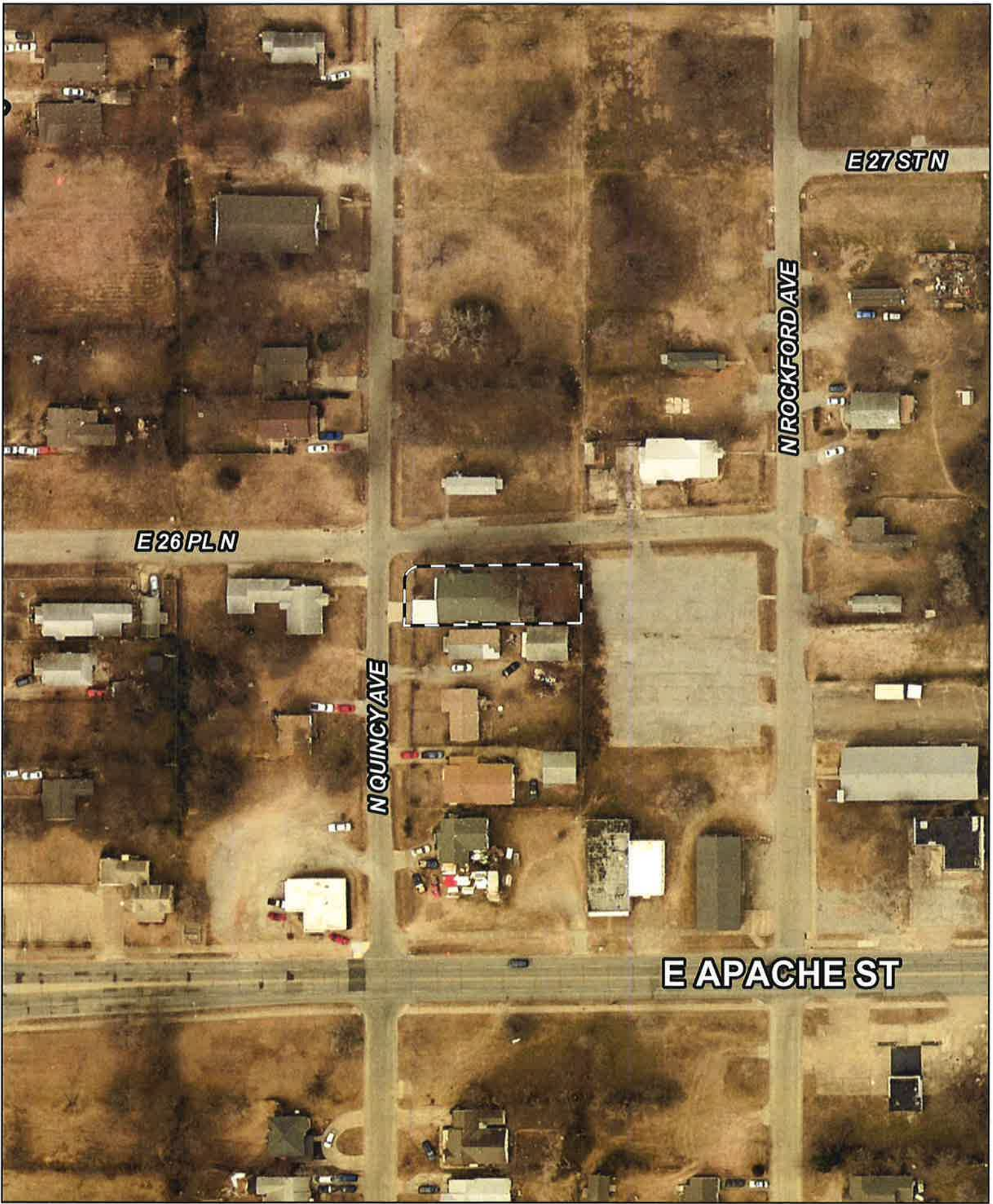
BOA-22851

20-13 19

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

Aerial Photo Date: February 2018

N
7.14



E 27 STN

N ROCKFORD AVE

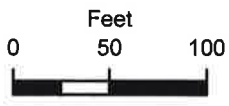
E 26 PLN

N QUINCY AVE

E APACHE ST

BOA-22851

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



 Subject Tract

20-13 19

Aerial Photo Date: February 2018



7.15

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