



Board of Adjustment

**Staff Report
Variance BOA-23690**

Hearing Date: May 14, 2024

Prepared by: Sean Wallace
swallace@cityoftulsa.org
918-596-7585

Owner and Applicant Information

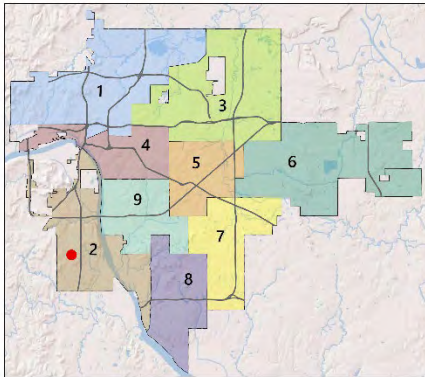
Applicant: Anthony Hoffman
Property Owner: Cheryl Hoffman

Property Location

2450 W. 78th St.
Tract Size: ±.9 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 2, Jeannie Cue.
County Commission: District 2, Karen Keith.

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300’ radius – min. 10 days in advance

Request Summary

Variance to reduce the 150-foot minimum lot width in the AG-R district to permit a lot split (Sec 25.020-D, Table 25-2).

Zoning

Zoning District: AG-R
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Signed route is recommended on S. 81st St. by the Tulsa GO Plan.

Environment

Flood Area: Regulatory Floodplain
Tree Canopy Coverage: 30-50%
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a Variance to reduce the 150-foot minimum lot width in the AG-R district to permit a lot split (Sec 25.020-D, Table 25-2).

Table 25-2: AG District Lot and Building Regulations

Regulations	AG	AG-R
Min. Lot Area	2 acres	1 acre
Min. Lot Area per Unit	2 acres	1 acre
Minimum Lot Width (feet)	200	150
Min. Street Frontage (feet)	30	30
Min. Building Setbacks (feet)		
Street	25	25
Side (one side/other side)	10/5	15
Rear	40	25
Max. Building Height (feet)	-	35

Relevant Case History

- None.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood. **Neighborhoods** are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG-R	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	AG-R	Neighborhood	Residential
West	RS-3/AG-R	Neighborhood	Residential

Small Area Plans

The subject property is not within a small area plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking,

community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: On-street signed route is recommended on S 81st St.

Arterial Traffic per Lane: 2,240 vehicles per lane per day on S 81st St.

Environmental Considerations

Flood Area: The subject property is in a Regulatory Floodplain.

Tree Canopy Coverage: Tree canopy in the area is 34%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Sample Motion

I move to *approve or deny* a Variance to reduce the 150-foot minimum lot width in the AG-R district to permit a lot split (Sec 25.020-D, Table 25-2),

- 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 the hardship to be _____.

In granting the Variance, the Board finds that the following facts, favorable to the property owner, have been established:

- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
- That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- That the variance to be granted is the minimum variance that will afford relief;
- That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
- That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.

Property Description

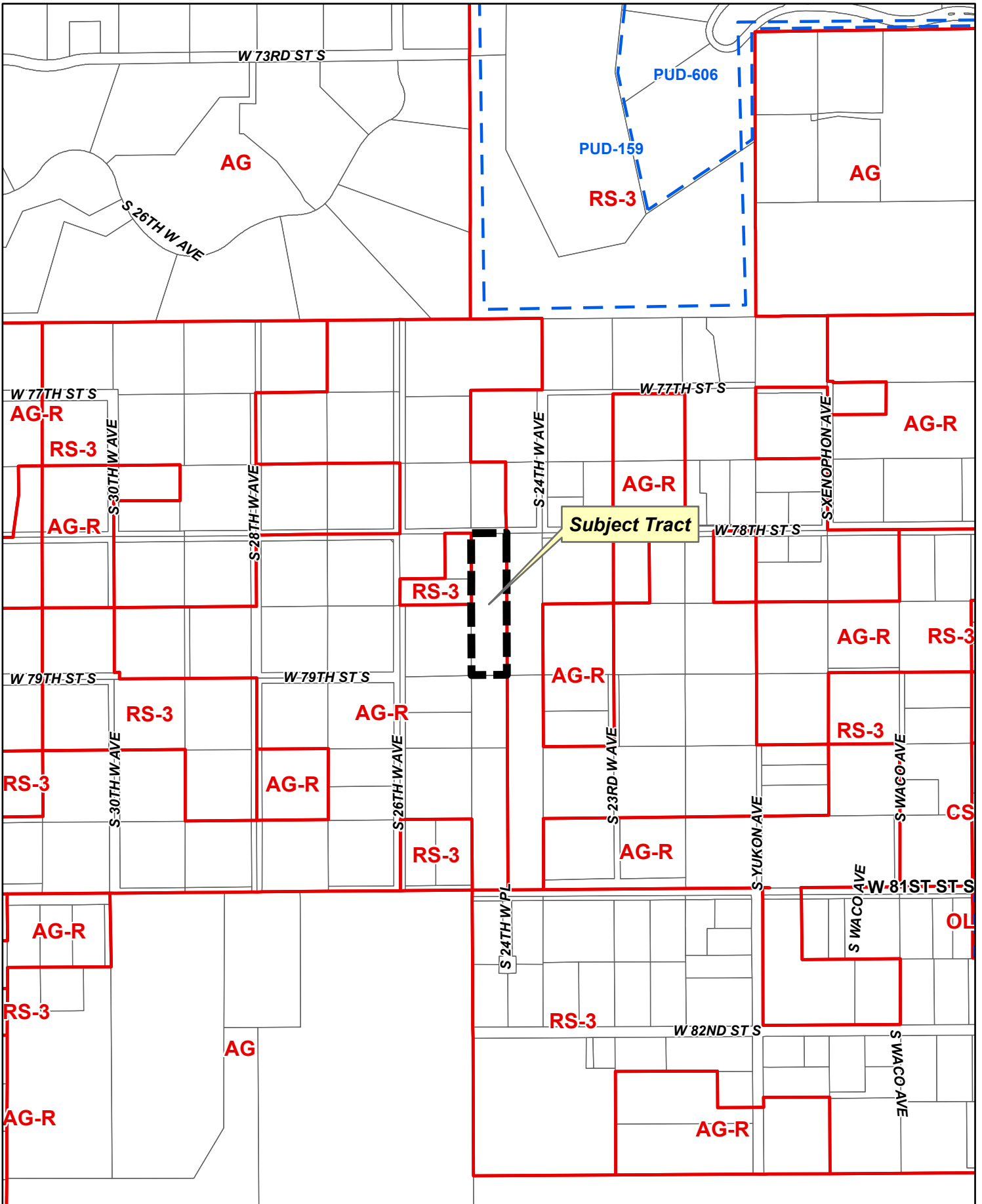
W/2 SW SW NW SE & W/2 NW NW SW SE SEC 10 18 12 2.5ACS, Unplatted, City of Tulsa, Tulsa County, State of Oklahoma.

Exhibits

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Photos
- Tulsa Comprehensive Plan Land Use Map

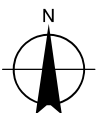


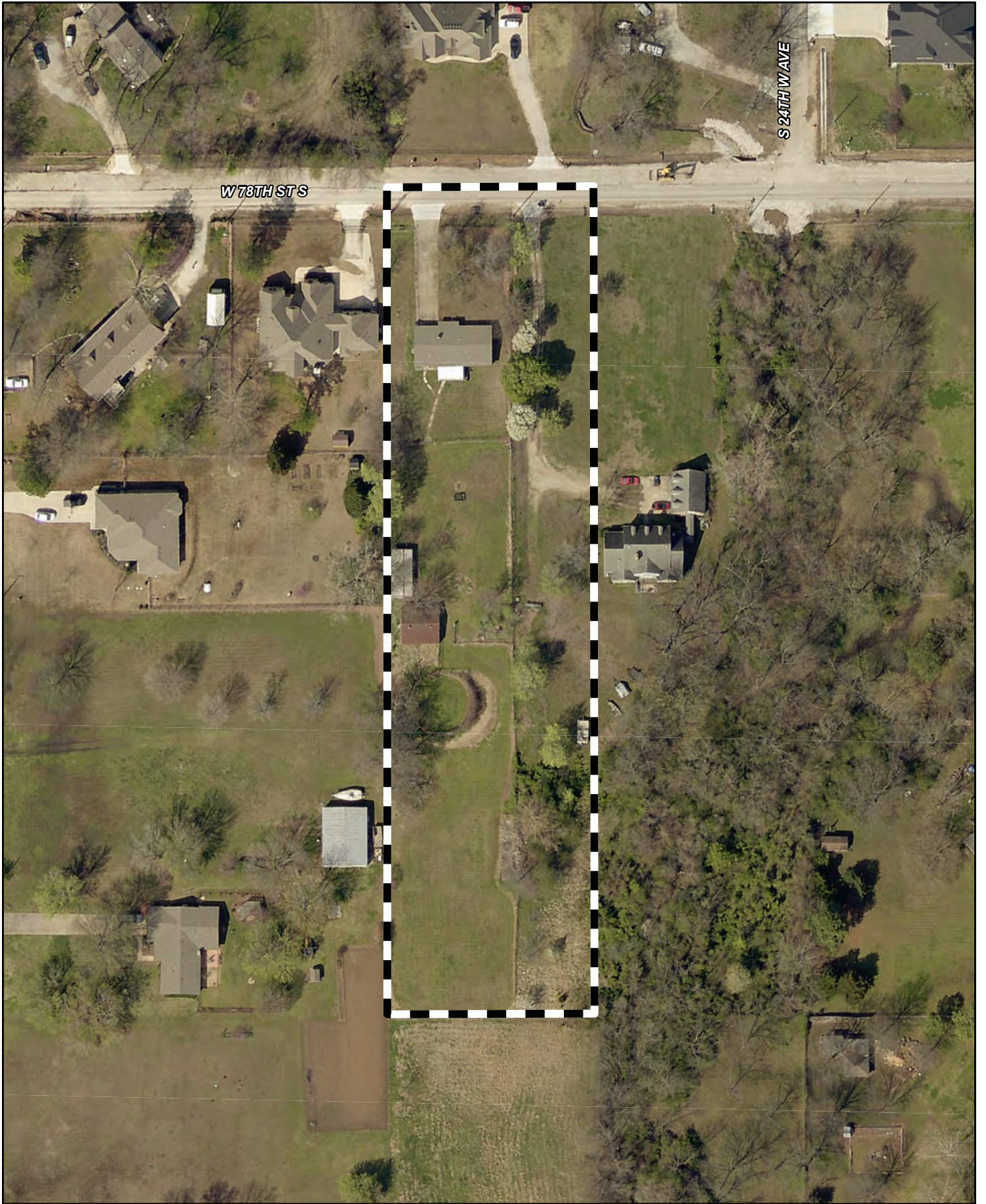
Subject property from W 78th St (image taken from Google street view)



Feet
0 200 400

BOA-23690



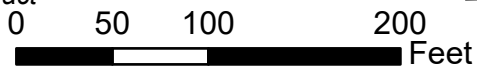


W78TH STS

S 24TH WAVE



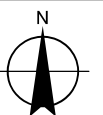
Subject Tract



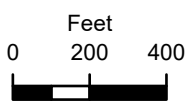
BOA-23690

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

Aerial Photo Date: 2021



7.7

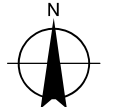


 Subject Tract

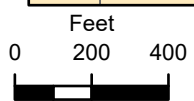
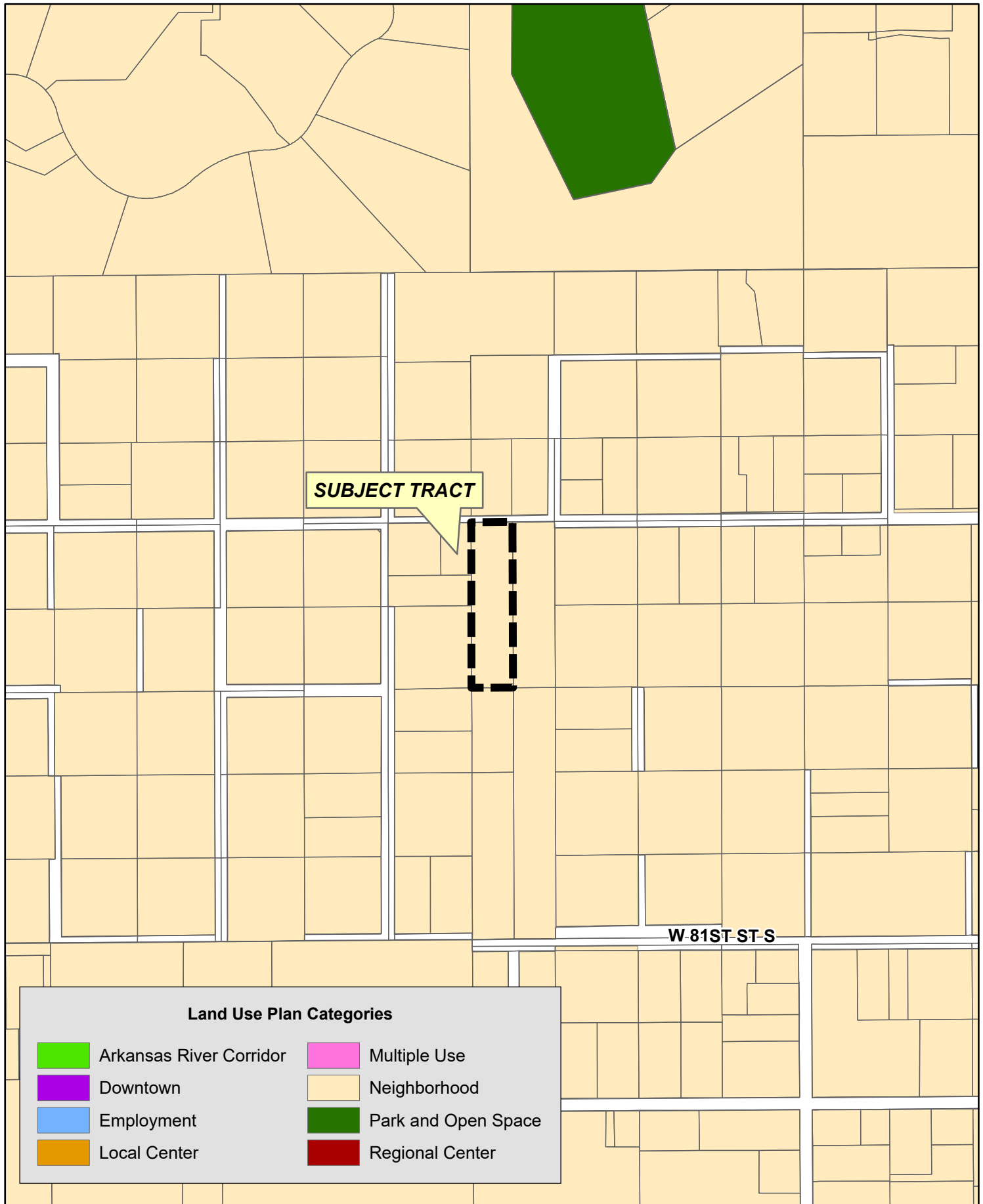
BOA-23690

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Aerial Photo Date: 2021

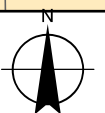


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BOA-23690

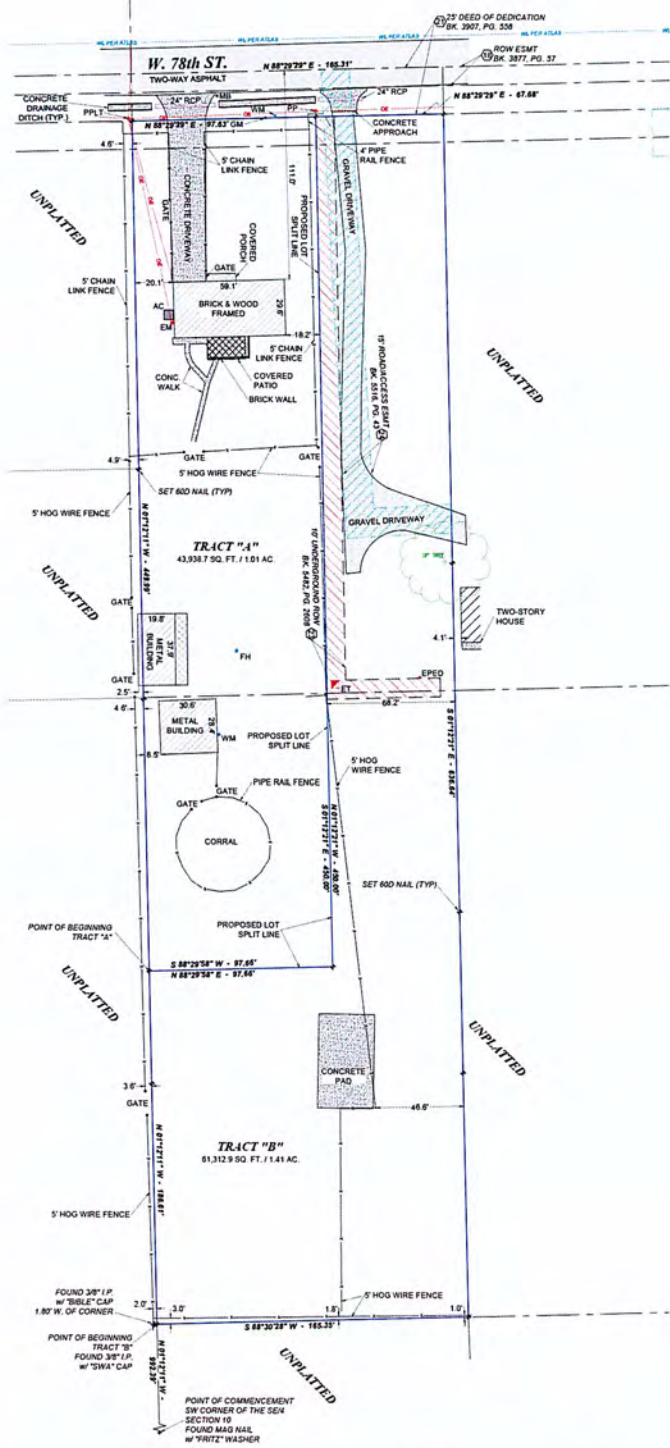
19-14 04



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LEGEND

- AC = AIR CONDITIONER
- AD = AREA INLET
- ASP = AUTO SPRINKLER
- BC = BOTTOM OF CURB
- BL = BUILDING LINE
- BM = BENCHMARK
- BRF = BARBED WIRE FENCE
- CATV = CABLE TV FEDESTAL
- CL = CENTERLINE
- CLB = CLIMB BARRIER
- CLF = CHAIN LINK FENCE
- CD = SANITARY SEWER CLEAN OUT
- CPS = COX POWER SUPPLY
- CMP = CORRUGATED METAL PIPE
- CPI = CORRUGATED PLASTIC PIPE
- DGI = DOUBLE GRATE DROP INLET
- DIP = DUCTILE IRON PIPE
- EM = ELECTRIC METER
- EO = ELECTRIC OUTLET
- EPED = ELECTRIC PEDESTAL
- ET = ELECTRIC TRANSFORMER
- FF = FINISH FLOOR
- FG = FINISH GRADE
- FH = FIRE HYDRANT
- FP = FLAG POLE
- FL = FLOWLINE
- GM = GAS METER
- GR = GAS REGULATOR
- GV = GAS VALVE
- GL = GROUND LIGHT
- GP = GUARD POST
- GA = GUY ANCHOR
- HDWL = HEADWALL
- HPP = HIGH POWER POLE
- HPS = HANDICAP PARKING SIGN
- HWF = HOOD WIRE FENCE
- ICV = IRRIGATION CONTROL VALVE
- IP = IRON PIN
- LD = PER LEGAL DESCRIPTION
- LP = LIGHT POLE
- MD = MEASURED DATA
- MB = MAIL BOX
- MRK = UTILITY MARKER
- IPJ = MONITORING WELL
- PER PLAT = PER PLAT
- PE = PIPELINE EASEMENT
- PF = PLASTIC FENCE
- PM = PARKING METER
- PP = POWER POLE
- PPD = POWER POLE W/ DROP SERVICE
- PPDT = POWER POLE W/ DROP & TRANSFORMER
- PPLT = POWER POLE W/ LIGHT & TRANSFORMER
- PPM = POWER POLE W/ ELECTRIC METER
- PPNS = POWER POLE W/ NO SERVICE
- PPT = POWER POLE W/ TRANSFORMER
- RCB = REINFORCED CONCRETE BOX
- RCP = REINFORCED CONCRETE PIPE
- RD = ROOF DRAIN
- ROW = RIGHT-OF-WAY
- SSLH = SANITARY SEWER LAMP HOLE
- SSMH = SANITARY SEWER MANHOLE
- STB = SETBACK
- SGDI = SINGLE GRATE DROP INLET
- SH = SPINNIER HEAD
- SP = SIGN POST
- STMH = STORM SEWER MANHOLE
- STB = STORM SEWER MANHOLE BOX
- TM = TELEPHONE MANHOLE
- TPED = TELEPHONE PEDESTAL
- TC = TOP OF CURB
- TD = TOP OF DECK
- TO = TOP OF GRATE
- TH = THRESHOLD
- TR = TOP OF RIM
- TS = TRAFFIC SIGN
- TSLP = TRAFFIC SIGNAL LIGHT POLE
- TSRP = TRAFFIC SIGNAL PULL BOX
- TSMH = TRAFFIC SIGNAL MANHOLE
- TVALT = TELEPHONE VALT
- TV = TOP OF WALL
- UE = UTILITY EASEMENT
- UM = UTILITY MARKER
- VP = VENT PIPE
- WF = WATER FAUCET
- WM = WATER METER
- WSE = WATER SURFACE ELEVATION
- WV = WATER VALVE
- WDF = WOOD FENCE
- ZD = ZONING



LEGAL DESCRIPTION - PARENT TRACT - PER TITLE COMMITMENT - 23-11061

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W/2, NW/4, NW/4, SW/4) OF SECTION TEN (10), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

AND

WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (W/2, SW/4, SW/4, SW/4) OF SECTION TEN (10), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

LOT LINE ADJUSTMENT

PART OF THE SE/4 OF SEC. 10, T18N, R12E
2450 W 78th ST., TULSA, TULSA COUNTY, OKLAHOMA 74132

SURVEY: DC#1 DATE: 01/26/2024 DRAWN: GMM DATE: 02/14/2024 APPROVED: PLS DATE: 02/14/2024 SHEET 1 OF 2 PROJECT NO. 22601	PREPARED BY: TRITZ LAND SURVEYING, LLC 524 E. MAIN ST., OKMOS, OK 74057 PH: 918.528.5127 PLOTTING@TRITZLANDSURVEYING.COM C.A. # 5848 EXPIRES: 6-30-2024
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LEGAL DESCRIPTION - PARENT TRACT - PER TITLE COMMITMENT - 23-11061

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W/2, NW/4 NW/4 SW/4 SE/4) OF SECTION TEN (10), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND

WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2, SW/4, NW/4, SE/4) OF SECTION TEN (10), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

LEGAL DESCRIPTION - TRACT A

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SE/4) OF SECTION TEN (10), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 01°12'11" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1179.01 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01°12'11" WEST ALONG SAID WEST LINE A DISTANCE OF 449.99 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WEST 78TH STREET SOUTH;
THENCE NORTH 88°29'58" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 97.63 FEET;
THENCE SOUTH 01°12'21" EAST A DISTANCE OF 450.00 FEET;
THENCE SOUTH 88°29'58" WEST TO THE POINT OF BEGINNING.

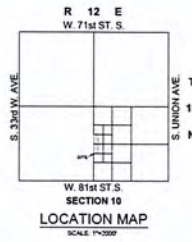
SAID TRACT OF LAND CONTAINS 43.9387 SQ. FEET OR 1.01 ACRES.
BEARINGS ARE BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - TRACT B

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SE/4) OF SECTION TEN (10), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 01°12'11" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 992.39 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01°12'11" WEST ALONG SAID WEST LINE A DISTANCE OF 186.61 FEET;
THENCE NORTH 88°29'58" EAST A DISTANCE OF 97.69 FEET;
THENCE NORTH 01°12'21" WEST A DISTANCE OF 450.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST 78TH STREET SOUTH;
THENCE NORTH 88°29'29" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 67.88 FEET;
THENCE SOUTH 01°12'21" EAST 638.84 FEET;
THENCE SOUTH 88°30'28" WEST 165.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 61.3129 SQ. FEET OR 1.41 ACRES.
BEARINGS ARE BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).



SCHEDULE B - SECTION II NOTES

SPECIFIC EASEL TITLE INSURANCE COMPANY
INTEGRITY TITLE AND CLOSING, LLC
FILE NO. 23-11061 - EFFECTIVE DATE: NOVEMBER 21, 2023 AT 07:00 AM

- 11. RIGHT OF WAY IN FAVOR OF GULF PIPE LINE COMPANY OF OKLAHOMA, RECORDED IN BOOK 90, PAGE 572. AFFECTS THE NORTH 330' +/- OF THE SURVEYED PROPERTY IN A BLANKET MANNER.
- 12. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, RECORDED IN BOOK 1207, PAGE 216. AFFECTS THE NORTH 232' +/- OF THE SURVEYED PROPERTY IN A BLANKET MANNER.
- 13. RIGHT OF WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, RECORDED IN 1485, PO 453. DOES NOT AFFECT THE SURVEYED PROPERTY.
- 14. DEDICATION DEED IN FAVOR OF THE STATE OF OKLAHOMA RECORDED IN BOOK 2373, PAGE 31. DOES NOT AFFECT THE SURVEYED PROPERTY.
- 15. RIGHT OF WAY CONTRACT IN FAVOR OF TRANSOK PIPE LINE COMPANY RECORDED IN BOOK 2633, PAGE 50. DOES NOT AFFECT THE SURVEYED PROPERTY.
- 16. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, RECORDED IN BOOK 2260, PAGE 354. AFFECTS THE SOUTH 330' +/- OF THE SURVEYED PROPERTY IN A BLANKET MANNER.
- 17. DEDICATION DEED IN FAVOR OF THE STATE OF OKLAHOMA, RECORDED IN BOOK 2373, PAGE 33. DOES NOT AFFECT THE SURVEYED PROPERTY.
- 18. RIGHT OF WAY EASEMENT IN FAVOR OF CREEK COUNTY RURAL WATER DISTRICT NO. 2, RECORDED IN BOOK 3877, PAGE 57. 10' WIDE RIGHT-OF-WAY EASEMENT AFFECTS THE NORTH HALF OF THE SURVEYED PROPERTY, HOWEVER, NO SPECIFIC POSITION DESCRIBED.
- 19. NOT A SURVEY MATTER.
- 20. RIGHT OF WAY EASEMENT IN FAVOR OF CREEK COUNTY RURAL WATER DISTRICT NO. 2, RECORDED IN BOOK 4007, PAGE 775. DOES NOT AFFECT THE SURVEYED PROPERTY, APPEARS TO FALL SOUTH OF SURVEYED PROPERTY.
- 21. DEED OF DEDICATION IN FAVOR OF THE PUBLIC RECORDED IN BOOK 3907, PAGE 558. AFFECTS THE NORTH 25' OF THE SURVEYED PROPERTY AS SHOWN HEREON.
- 22. SUBSCRIPTION AND RIGHT OF WAY EASEMENT IN FAVOR OF CREEK COUNTY RURAL WATER DISTRICT NO. 2, RECORDED IN BOOK 4040, PAGE 806. DOES NOT AFFECT THE SURVEYED PROPERTY, APPEARS TO FALL SOUTH OF THE SURVEYED PROPERTY.
- 23. UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA RECORDED IN BOOK 5482, PAGE 2008. 10' WIDE UNDERGROUND RIGHT-OF-WAY AFFECTS THE SURVEYED PROPERTY AS SHOWN HEREON.
- 24. EASEMENT FOR ROAD ACCESS RECORDED IN BOOK 5516, PAGE 43. 15' WIDE ROAD/ACCESS EASEMENT AFFECTS THE SURVEYED PROPERTY AS SHOWN HEREON.
- 25. GENERAL AND UTILITY EASEMENT IN FAVOR OF THE PUBLIC, RECORDED IN BOOK 5796, PAGE 2251. DOES NOT AFFECT THE SURVEYED PROPERTY.

ALTA TABLE 'A' NOTES

- ITEM 1: SET 3/8" IRON PIN W/ GREEN "FRITZ CAS84F" CAP OR MAG NAIL W/ "FRITZ CAS84H" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.
- ITEM 2: SURVEYED PROPERTY ADDRESS - 2450 W. 78th ST., TULSA, TULSA COUNTY, OKLAHOMA 74132
- ITEM 3: WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 40143C0242L, OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A PORTION OF THE SURVEYED PROPERTY IS GRAPHICALLY AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN. BASE FLOOD ELEVATION IS TO BE DETERMINED BY THE CITY OF TULSA.
- ITEM 4: GROSS LAND AREA: PARENT TRACT 105,251.5 SQ. FEET/ 2.42 ACRES.
- ITEM 5: FEATURES OBSERVED AT THE TIME OF THE SURVEY ARE SHOWN HEREON.
- ITEM 6: NO EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATION

PREPARED FOR: ANTHONY DOUGLAS HOFFMAN AND CHERYL SUSANNE HOFFMAN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, AND 16 OF TABLE A THEREOF. DATE OF LAST SITE VISIT WAS JANUARY 10, 2024. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). ALL UTILITIES MAY NOT BE SHOWN - CALL ONE 1-800-522-8543 UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE AND CITY OF TULSA ENGINEERING ATLAS SHEET NO. 775.

WITNESS MY HAND AND SEAL THIS 16th DAY OF FEBRUARY, 2024.

ANDY FRITZ, PLS
OK LIC. 1654
CA #35848



LOT LINE ADJUSTMENT

PART OF THE SE/4 OF SEC. 10, T18N, R12E
2450 W. 78th ST., TULSA, TULSA COUNTY, OKLAHOMA 74132

SURVEY: 0204	DATE: 01.09.2024	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAWN: 0204	DATE: 02.14.2024	326 E. MAIN ST., RPKS, OK 74107
APPROVED: PLS	DATE: 02.14.2024	PH: 918-528-5121
SHEET 2 OF 2	PROJECT NO. 2301	FRITZLANDSURVEYING@GMAIL.COM
		CA #15848 EXP: 06.30.2024