



**Board of Adjustment**

**Staff Report  
BOA-23918**

**Hearing Date:** August 12, 2025  
**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

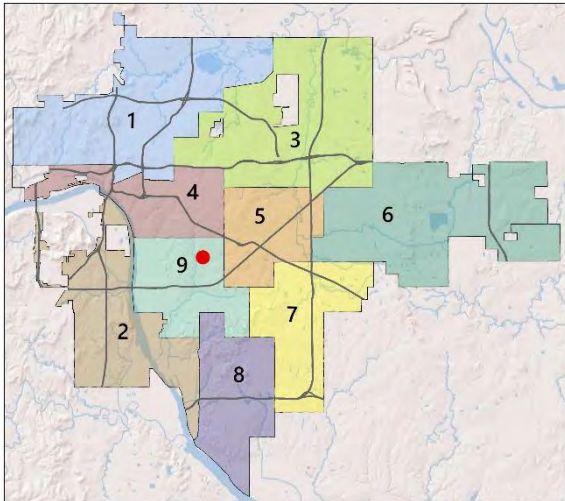
Applicant: Nathalie Cornett, Eller & Detrich, P.C.  
Property Owner: Rains Realty LLC

**Property Location**

3515 East 38th Street South  
Tract Size: ±0.34 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 9, Carol Bush  
County Commission: District 3, Kelly Dunkerly

**Public Notice Required**

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

**Request Summary**

Variance of the minimum open space per unit for a detached house in the RS-3 district to permit a lot split (Section 5.030, Table 5-3); Variance to reduce the required 20-foot rear setback in the RS-3 district (Section 5.030, Table 5-3); Variance to reduce the required 60-foot minimum lot width in the RS-3 district to permit a lot split (Section 5.030, Table 5-3); Variance to reduce the required minimum lot area and lot area per unit in the RS-3 district to permit a lot split (Section 5.030, Table 5-3).

**Zoning**

Zoning District: RS-3  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: N/A  
Development Era: Early Automobile Era

**Transportation**

Major Street & Highway Plan: N/A  
planitulsa Street Type: N/A  
Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 20-29%  
Parks & Open Space: N/A

**Staff Analysis**

The applicant has applied to split the subject property into three tracts so that the three existing buildings will each be on separate lots, Tracts A, B, and C. The associated lot split number is LS-21628.

The applicant is requesting a variance of the minimum open space per unit for a detached house in the RS-3 district (Section 5.030, Table 5-3). The minimum open space per unit in the RS-3 district is 4,000 square feet. As proposed, Tract B will contain 1,945 square feet and Tract C will contain 3,100 square feet of open space. Tract A will be compliant with 6,263 square feet of open space.

The applicant is requesting a variance to reduce the required rear setback in the RS-3 district from 20 feet to 11 feet, 6 inches for Tract B (Section 5.030, Table 5-3). Tracts A & C are compliant with the rear-setback requirement.

The applicant is requesting a variance to reduce the required minimum lot width in the RS-3 district from 60 feet to 50 feet for Tract B (Section 5.030, Table 5-3). Tracts A & C are compliant with the lot width requirement with widths of 66 feet and 74 feet, respectively.

The applicant is requesting a variance to reduce the required minimum lot area and lot area per unit in the RS-3 (Section 5.030, Table 5-3). The minimum lot area and lot area per unit for single-family detached houses in the RS-3 district is 6,900 square feet. As proposed, Tract B will have a lot area and lot area per unit of 3,700 square feet and Tract C will have 4,070 square feet. Tract A will be compliant with a lot area and lot area per unit of 6,930 square feet.

Table 5-3: R District Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
<b>Minimum Lot Area (sq. ft.)</b>													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house development	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	-
Duplex	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Multi-unit house	-	-	-	-	-	3,300	6,900	5,500	5,500	5,500	5,500	5,500	-
Apartment/Condo	-	-	-	-	-	-	-	-	10,000	10,000	6,000	24,000	-
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	[1]
<b>Other allowed buildings/uses</b>													
Permitted by right	22,500	13,500	9,000	6,900	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
<b>Min. Lot Area per Unit (sq. ft.)</b>													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house development	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-
Duplex	-	-	-	3,450	2,750	1,650	2,750	2,750	2,750	2,750	2,750	2,750	-
Multi-unit house	-	-	-	-	-	1,100	1,800	1,800	1,800	1,375	1,100	900	-
Apartment/Condo	-	-	-	-	-	-	-	-	2,900	1,750	1,100	400	-
<b>Other allowed buildings/uses</b>													
Permitted by right	-	-	-	-	-	-	-	-	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
<b>Minimum Lot Width (ft.)</b>													
Detached house	150	100	75	60	50	30	50	50	50	50	50	50	-
Patio house	-	-	-	60	50	30	50	50	50	50	50	50	-
Townhouse	-	-	-	30	25	20	25	20	20	20	20	20	-
Cottage house development	-	-	-	-	-	75	75	75	75	75	75	75	-
Duplex	-	-	-	60	50	30	50	50	50	50	50	50	-
Multi-unit house	-	-	-	-	-	30	50	50	50	50	50	50	-
Apartment/Condo	-	-	-	-	-	-	-	-	100	100	50	100	-
<b>Other allowed buildings/uses</b>													
Permitted by right	150	100	75	60	50	50	50	50	50	50	50	50	50
Special exceptions	150	100	100	100	100	100	100	100	100	100	100	100	100
<b>Minimum Street Frontage</b>													
Residential bldgs/uses [2]	30	30	30	30	30	30	30	30	30	30	30	30	30
<b>Min. Building Setbacks (ft.)</b>													
<b>Street [3]</b>													
Arterial or fwy service rd.	35	35	35	35	35	35	35	35	10	10	10	10	35
Other streets	35	35	30	25	20	20	25	10	10	10	10	10	25
Side (interior) [4]	15	5	5	5	5	5	5	5[5]	5[6]	5[6]	5[6]	5[7]	10
Rear [4]	25	25	25	20	20	20	20	20	20	20	10	20	15
Min. Open Sp./Unit (sq. ft.)	12,000	7,000	5,000	4,000[8]	2,500	600	2,000	1,200	1,200	600	200	-	2,500
Max. Building Height (feet)	35	35	35	35	35	35	35	35	35	35	35	-	35

Relevant Case History

- None found.

**Statement of Hardship**

The applicant’s statement of hardship is attached as a separate exhibit.

**Comprehensive Plan Considerations**

**Land Use Plan**

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	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	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 Early Automobile Era (1930s-50s), which retained a high degree of connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

**Transportation**

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: N/A

**Environmental Considerations**

Flood Area: N/A

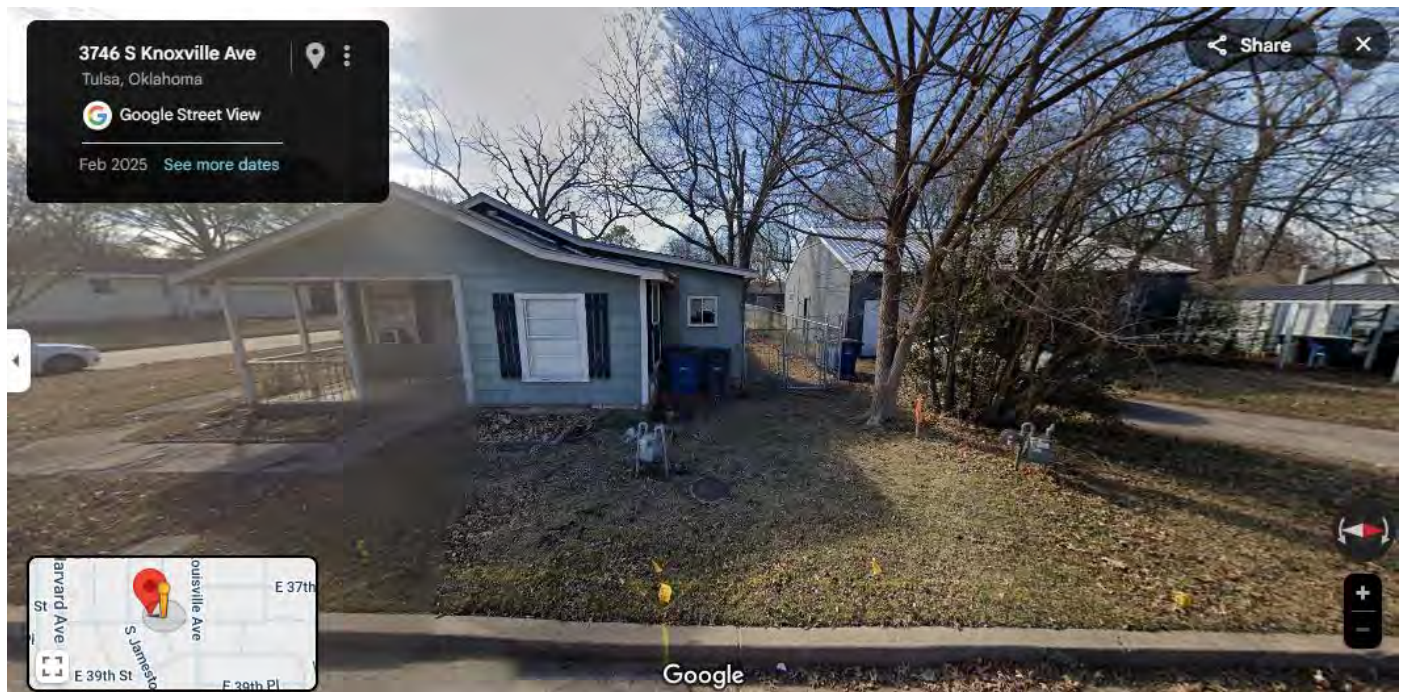
Tree Canopy Coverage: Tree canopy in the area is 24%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Site Photos



View north from 38th Street, February 2025 (Image from Google Street View)



View west from Knoxville Avenue, February 2025 (Image from Google Street View)

**Sample Motion**

I move to *approve or deny* a variance

1. to reduce the minimum open space per unit for a detached house in the RS-3 district to permit a lot split from 4,000 square feet to 1,945 square feet for Tract B and 3,100 square feet for Tract C (Section 5.030, Table 5-3);
  2. to reduce the required rear setback in the RS-3 district to permit a lot split from 20 feet to 11 feet, 6 inches for Tract B (Section 5.030, Table 5-3);
  3. to reduce the required minimum lot width in the RS-3 district to permit a lot split from 60 feet to 50 feet for Tract B (Section 5.030, Table 5-3);
  4. to reduce the required minimum lot area and lot area per unit in the RS-3 district to permit a lot split from 6,900 square feet to 3,700 square feet for Tract B and 4,070 square feet for Tract C (Section 5.030, Table 5-3).
- 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:

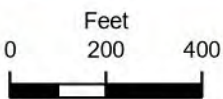
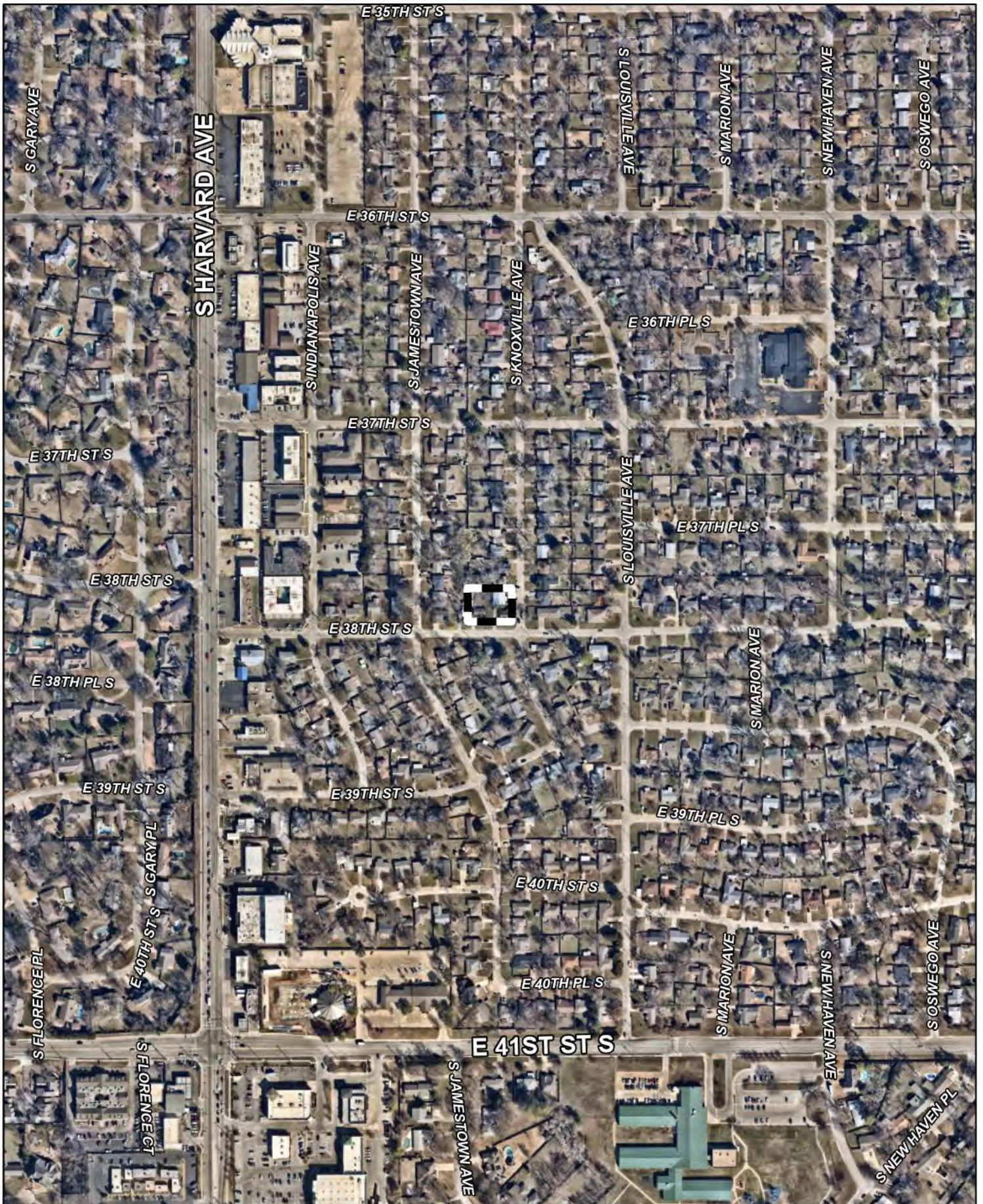
- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- c. 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;
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. 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
- g. 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**

LTS 13 14 BLK 6 36TH STREET SUBURB, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

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



Subject  
Tract

**BOA-23918**

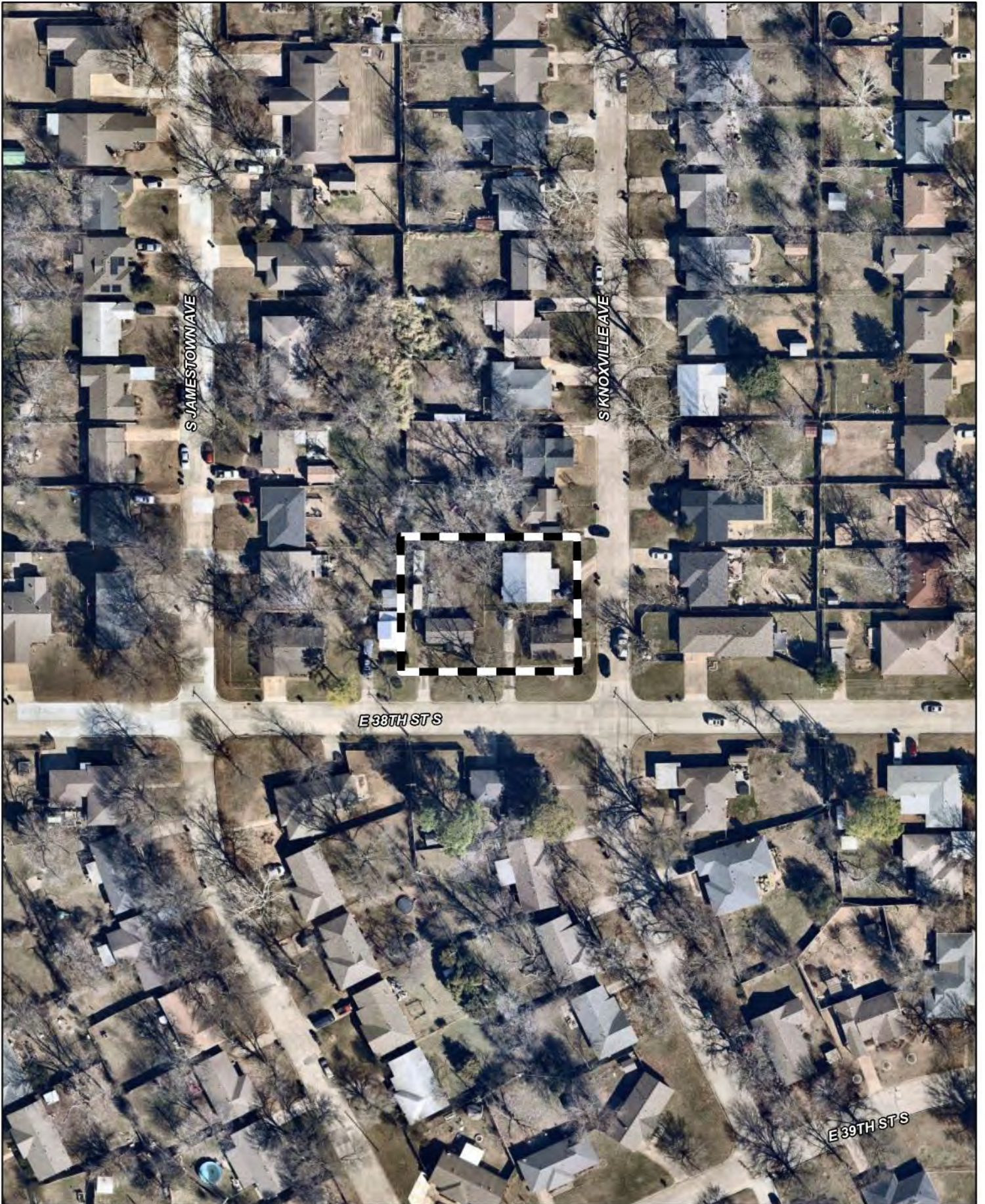
19-13 21

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

Aerial Photo Date: 2025



6.7

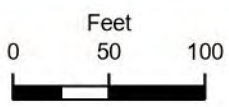


S JAMESTOWN AVE

S KNOXVILLE AVE

E 33TH ST S

E 39TH ST S



Subject Tract

**BOA-23918**

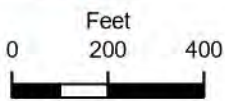
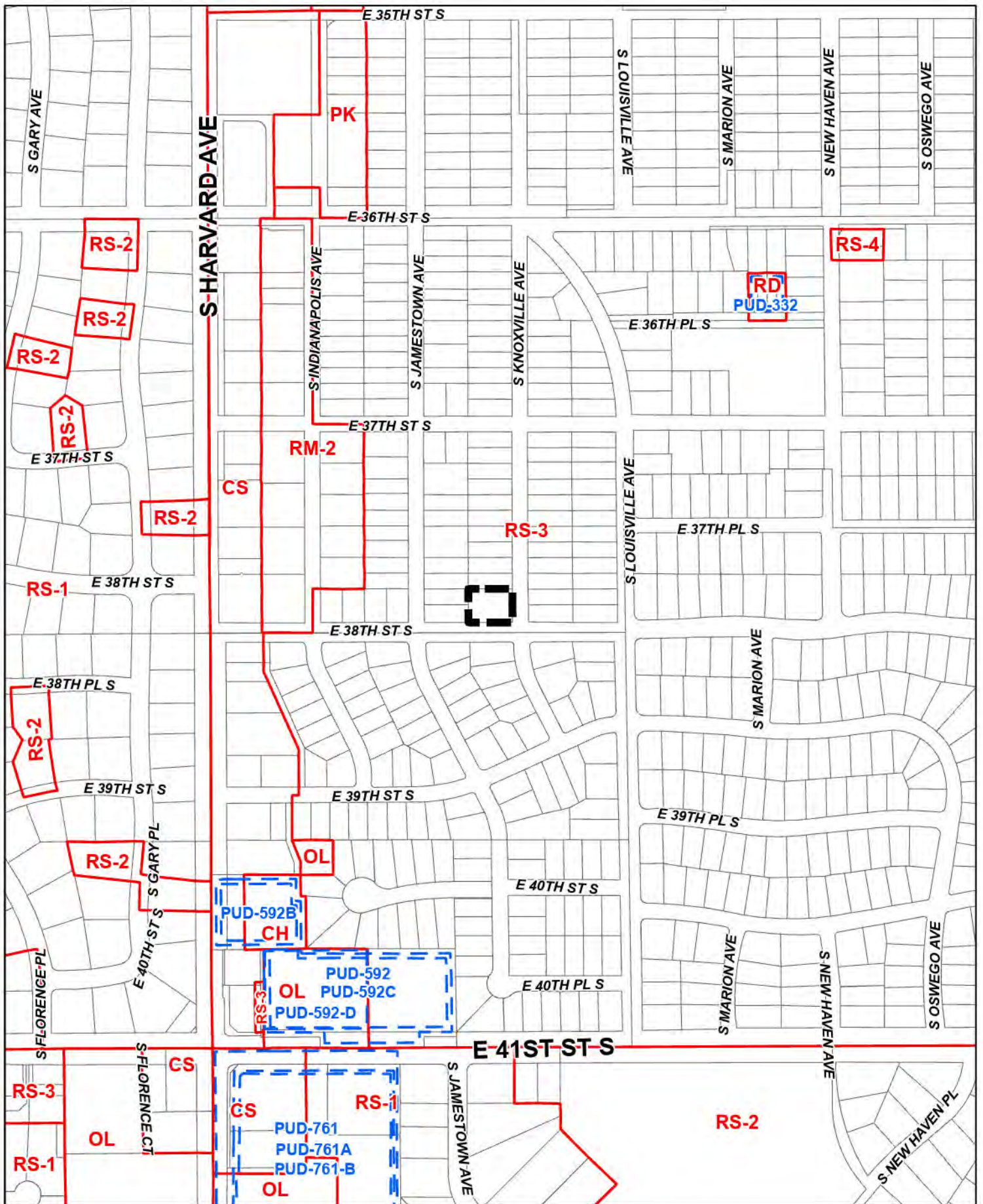
19-13 21

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

Aerial Photo Date: 2025



6.8



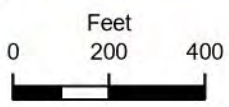
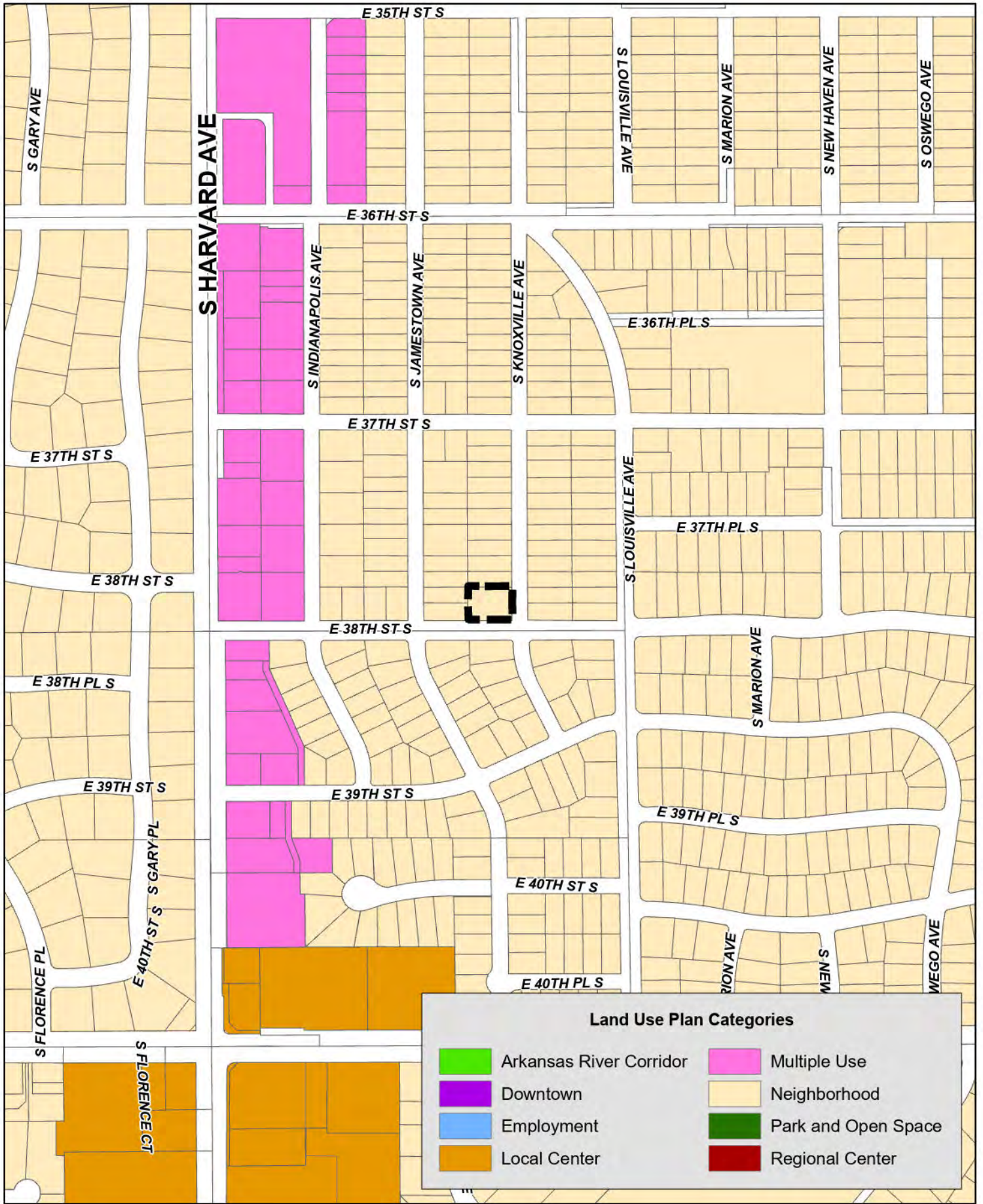
 Subject Tract

**BOA-23918**

19-13 21



6.9



 Subject Tract

**BOA-23918**

19-13 21



6.10

## Variances

---

### Proof of Hardship

The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Below, describe how your request satisfies **each** of these conditions.

1. That the physical surroundings, shape, or topographic 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;

See attached Exhibit "B"

2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

See attached Exhibit "B"

3. 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;

See attached Exhibit "B"

4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

See attached Exhibit "B"

5. That the variance to be granted is the *minimum* variance that will afford relief;

See attached Exhibit "B"

6. 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

See attached Exhibit "B"

7. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the zoning code or the comprehensive plan.

See attached Exhibit "B"

Exhibit "A"

ORIGINAL UNDIVIDED TRACT:

LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK SIX (6), 36TH STREET SUBURB, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT A:

A PART OF LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK SIX (6), 36TH STREET SUBURB, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00°00'00" WEST AND ALONG THE WEST LINE OF SAID LOTS 13 AND 14, FOR A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 90°00'00" EAST AND ALONG THE NORTH LINE OF SAID LOT 14, FOR A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°00'00" EAST AND PARALLEL WITH THE WEST LINE OF SAID LOTS 13 AND 14, FOR A DISTANCE OF 105.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 90°00'00" WEST AND ALONG THE SOUTH LINE OF SAID LOT 13, FOR A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

TRACT B:

A PART OF LOT FOURTEEN (14), BLOCK SIX (6), 36TH STREET SUBURB, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 00°00'00" EAST AND ALONG THE EAST LINE OF SAID LOT 14, FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 90°00'00" WEST AND ALONG THE SOUTH LINE OF SAID LOT 14, FOR A DISTANCE OF 74.00; THENCE NORTH 00°00'00" WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 14, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 14; THENCE NORTH 90°00'00" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING.

TRACT C:

A PART OF LOT THIRTEEN (13), BLOCK SIX (6), 36TH STREET SUBURB, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 90°00'00" WEST AND ALONG THE SOUTH LINE OF SAID LOT 13, FOR A DISTANCE OF 74.00 FEET; THENCE NORTH 00°00'00" WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 55.00 TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE NORTH 90°00'00" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 74.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 00°00'00" EAST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

### **Exhibit "B"**

The Applicant is seeking a lot split of the property located at 3515 E. 38<sup>th</sup> St (the "Property"), as shown on the attached site plan. In order to effectuate the lot split, the Applicant requests the following relief for the tracts identified on the site plan, as follows:

#### **Tract B**

- (1) a Variance of the open space requirement of 4,000sf to 1,945sf;
- (2) a Variance of the rear setback from 20' to 11.5';
- (3) a Variance of the lot area from 6,900sf to 3,700sf; and
- (4) a Variance of the lot width from 60' to 50'.

#### **Tract C**

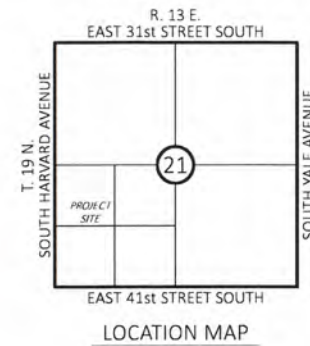
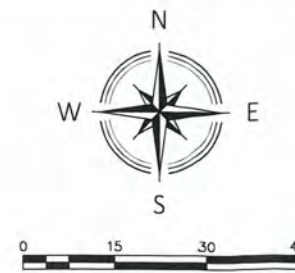
- (1) a Variance of the open space from 4,000sf to 3,100sf; and
- (2) a Variance of the lot area from 6,900sf to 4,070sf.

The Property is located at the northwest corner of E. 38<sup>th</sup> St. and S. Knoxville Ave. Currently, the Property is comprised of two nonconforming platted lots which, though not formally combined, have been conveyed as a single lot since at least 1966. The Property currently has three (3) existing residences located thereon. Two of the residences were constructed in 1935, and one in 1948. The Property owner desires to split the Property so that each residence is located on a separate lot.

The configuration of three residences on a corner lot is unique to the Property and results in unnecessary hardship. The proposed Variances will result in a *reduction* of nonconformities and create one fully compliant RS-3 lot (Tract A) while accommodating the existing nonconforming structures (Tracts B & C). Accordingly, the Variances will not be injurious to the neighborhood and are in accordance with the spirit and intent of the Code.

# LOT SPLIT

OF: LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK SIX (6), 36TH STREET SUBURB, TULSA COUNTY, STATE OF OKLAHOMA  
3515 EAST 38th STREET (PER TULSA COUNTY ASSESSOR'S DATA)



### GENERAL NOTES

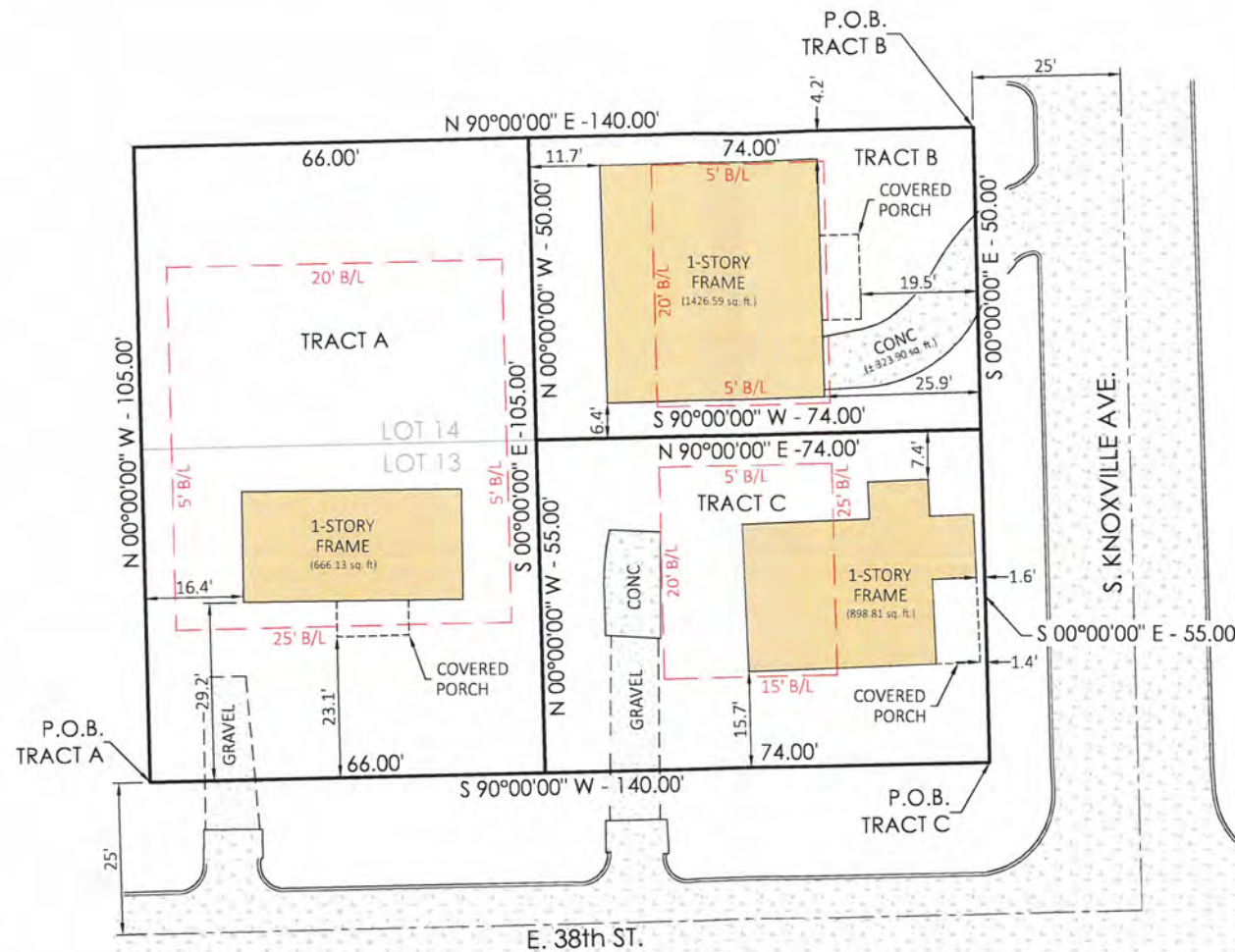
- A. BEARINGS BASED UPON THE SOUTH LINE OF BLOCK 6, 36th STREET SUBURB, BEING ASSUMED AS SOUTH 90°00'00" WEST.
- B. THE PROPERTY DESCRIBED HEREON CONTAINS:  
ORIGINAL UNDIVIDED TRACT = 14,700.00 SQ. FT. OR 0.34 ACRES, MORE OR LESS.  
TRACT A = 6,930 SQ. FT. OR 0.16 ACRES, MORE OR LESS.  
TRACT B = 3,700 SQ. FT. OR 0.08 ACRES, MORE OR LESS.  
TRACT C = 4,070 SQ. FT. OR 0.09 ACRES, MORE OR LESS.
- C. THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X-UNSHADED", AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 405381 0356M, EFFECTIVE DATE: MAY 2, 2019.
- D. BUILDING SETBACK LINES SHOWN HEREON PER "TULSA ZONING CODE TABLE 5-3: R DISTRICT LOT & BUILDING REGULATIONS" (RS-3).

### NOTES

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

### SYMBOL LEGEND

- P.O.B. - POINT OF BEGINNING
- B/L - BUILDING SETBACK LINE



### LEGAL DESCRIPTION OF THE REAL PROPERTY

ORIGINAL UNDIVIDED TRACT:  
LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK SIX (6), 36TH STREET SUBURB, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT A:  
A PART OF LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK SIX (6), 36TH STREET SUBURB, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00°00'00" WEST AND ALONG THE WEST LINE OF SAID LOTS 13 AND 14, FOR A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 90°00'00" EAST AND ALONG THE NORTH LINE OF SAID LOT 14, FOR A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°00'00" EAST AND PARALLEL WITH THE WEST LINE OF SAID LOTS 13 AND 14, FOR A DISTANCE OF 105.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 90°00'00" WEST AND ALONG THE SOUTH LINE OF SAID LOT 13, FOR A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

TRACT B:  
A PART OF LOT FOURTEEN (14), BLOCK SIX (6), 36TH STREET SUBURB, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 00°00'00" EAST AND ALONG THE EAST LINE OF SAID LOT 14, FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 90°00'00" WEST AND ALONG THE SOUTH LINE OF SAID LOT 14, FOR A DISTANCE OF 74.00 FEET; THENCE NORTH 00°00'00" WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 14, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 14; THENCE NORTH 90°00'00" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING.

TRACT C:  
A PART OF LOT THIRTEEN (13), BLOCK SIX (6), 36TH STREET SUBURB, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 90°00'00" WEST AND ALONG THE SOUTH LINE OF SAID LOT 13, FOR A DISTANCE OF 74.00 FEET; THENCE NORTH 00°00'00" WEST AND PARALLEL WITH THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE NORTH 90°00'00" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 74.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 00°00'00" EAST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

### SURVEYORS CERTIFICATE

I, NATHANIEL J. REED OF THE STATE OF OKLAHOMA, AND A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS 17th DAY OF APRIL, 2025



5807 South Garnett Road, Suite K, Tulsa, Oklahoma 74146		HARDEN & ASSOCIATES SURVEYING AND MAPPING, PC		(918) 234-4859 Office (918) 893-5552 Fax	
REVISIONS	BY	DATE	Certificate of Authorization No. 4656	Expires June 30, 2025	
ADDRESSED COMMENTS	ACG	04/25/2025	LOT SPLIT		
Drawn By: ACG		Checked By: NJR		Proj. No.: 241034	
Date: 04/17/2025		Scale: 1"=30'		Sheet 1 of 1	



48 HOURS BEFORE YOU DIG...CALL OKIE  
1-800-522-6543  
Oklahoma One-Call System, Inc.