

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

INCOG - 2 West 2<sup>nd</sup> Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

[www.tmapc.org](http://www.tmapc.org)

SUBDIVISION PLAT       MINOR SUBDIVISION PLAT

**APPLICATION INFORMATION**

RECEIVED BY: \_\_\_\_\_ DATE FILED: 10/20/20 PLAT NAME: COOPER VALLEY

CITY  COUNTY      REFERRAL CITIES: \_\_\_\_\_

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>11/5/20</u>	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	<u>11/18/20</u>	BOA CASE:	
		BOA DATE:	

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: E 181<sup>st</sup> St S between S Memorial Dr and S 73<sup>rd</sup> E Ave

TRACT SIZE: 76.96 + acres

LEGAL DESCRIPTION: BEG 548.44E & 532.83S NWC GOV LT 4 TH E766.72 S1191.88 E1316.87 S988.91 W1317.75 N329.92 W1317.43 N1512.21 E549.22 N TO POB LESS E50 THEREOF FOR RD SEC 2 16 13 76.960ACS

PRESENT USE: AGRICULTURE      PRESENT ZONING: AG T-R-S: T16N - R13E - S02      COUNCIL DISTRICT: CO

WATER SUPPLY: Rural Water District 6      SANITARY SEWER: None - Septic or Aerobic

ELECTRIC: East Central Electric      GAS: Oklahoma Natural Gas      PHONE: BTC TV: City of Bixby      SCHOOL DISTRICT: Liberty Public Schools

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE: Owners intend to parcel the land into multiple Agricultural parcels in order to sell the property. The owners have had the property for sale for over 6 years and need to liquidate the property. Owners live nearby and believe keeping the property as Agricultural and making larger homesites/ranchettes would be a benefit to the area.

PROPOSED ZONING: No Change      LOTS PROPOSED: NINE LOTS      BLOCKS PROPOSED: \_\_\_\_\_

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Drew Ary</u>	NAME <u>Ron and Cathy Mulkey</u>
ADDRESS <u>26159 E 121<sup>st</sup> St S</u>	ADDRESS <u>7344 E 181<sup>st</sup> St S</u>
CITY, ST, ZIP <u>Coweta, OK 74429</u>	CITY, ST, ZIP <u>Bixby, OK 74008</u>
DAYTIME PHONE <u>918-884-5263</u>	DAYTIME PHONE <u>918-724-7864</u>
EMAIL <u>Drew@AryLandCo.com</u>	EMAIL <u>rwcamulkey@aol.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:  <u>5-28-2020</u>	

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? REALTOR

APPLICATION FEES (Make checks payable to INCOG)		PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT FEE:	<u>\$1,200</u>	TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
FINAL PLAT FEE:	<u>\$900</u>	DATE/VOTE:
MINOR PLAT FEE:	<u>\$650</u>	CONDITIONS:
<b>TOTAL AMOUNT DUE:</b>	<b>\$</b>	
RECEIPT NUMBER:		

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

**SUBMITTAL REQUIREMENTS:**

Checklists for all submittals are available at [www.tmapc.org](http://www.tmapc.org)

**Preliminary Plats** – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan

**Draft Final Plats** – 4 folded full-size copies & PDF

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**SUBDIVISION PRE-APPLICATION REVIEW**

**PROJECT INFORMATION**

Subdivision Location: E 181<sup>ST</sup> St S between S Memorial Dr and S 73<sup>rd</sup> E Ave

Acreage: 76.96 Number of Lots: NINE Project Name: Cooper Valley

Owner of Property: Joseph Mulkey Revocable Family Trust

Person Requesting Review: Drew Ary Date: 05/28/2020

**COMPREHENSIVE PLAN STATUS**

LAND USE DESIGNATION: AGRICULTURE GROWTH OR STABILITY DESIGNATION: \_\_\_\_\_

The property  CONFORMS  DOES NOT CONFORM to the Major Street and Highway Plan.

**ZONING AND PLATTING**

The property is currently zoned Agriculture District AG

The proposed use of  WOULD or  WOULD NOT conform to the zoning district classification.

Minimum lot size required: \_\_\_\_\_

Is the property is located within an approved development plan?,  YES  NO

If yes, does the project conform to all development standards?  YES  NO

Is there a Rezoning or Board of Adjustment case pending on the site?  YES  NO Case number: \_\_\_\_\_

When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? TMAPC July 1, 2020

**INFRASTRUCTURE NEEDS**

A brief summary of major infrastructure to be provided and by whom:

Streets – Each lot will have adequate Road Frontage adjoining either Memorial or S 73<sup>rd</sup> East Ave – No additional infrastructure is needed.

Water – Rural Water District #6 has confirmed that adequate water is available as shown in the attached "Service Review." The Rural Water District will place a meter on each parcel, once the parcel is sold.

Sewer – As consistent with adjoining parcels, individual aerobic and/or septic systems will be used in accordance with requirements of the DEQ.

Storm Water/Drainage – No infrastructure needed.

Park and Trail Dedications – None

**Please consider the items in this Pre-Application Review carefully.**

This conceptual pre-development review is not intended to be all-inclusive, but rather to address the major development criteria, which should be thoroughly studied as development plans progress. Relevant Federal and State Statutes, as well as TMAPC Subdivision Regulations, Design Criteria, Zoning Codes, and other relevant local codes and policies should be reviewed and incorporated into future plans.

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

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## **SUBDIVISION PLAT PROCESS**

### **MEETING SCHEDULE**

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, 11/5/20 1:30 p.m.

Large Conference Room, 8<sup>th</sup> Floor, INCOG, 2 West 2<sup>nd</sup> Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, 11/18/20

1st \_\_\_\_\_ 1:30 p.m.

Tulsa City Council Room, 2<sup>nd</sup> Level, One Technology Center, 175 East 2<sup>nd</sup> Street

### **PRELIMINARY PLAT PROCESS**

1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

### **FINAL PLAT PROCESS**

1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes "draft final" for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF – Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.

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.

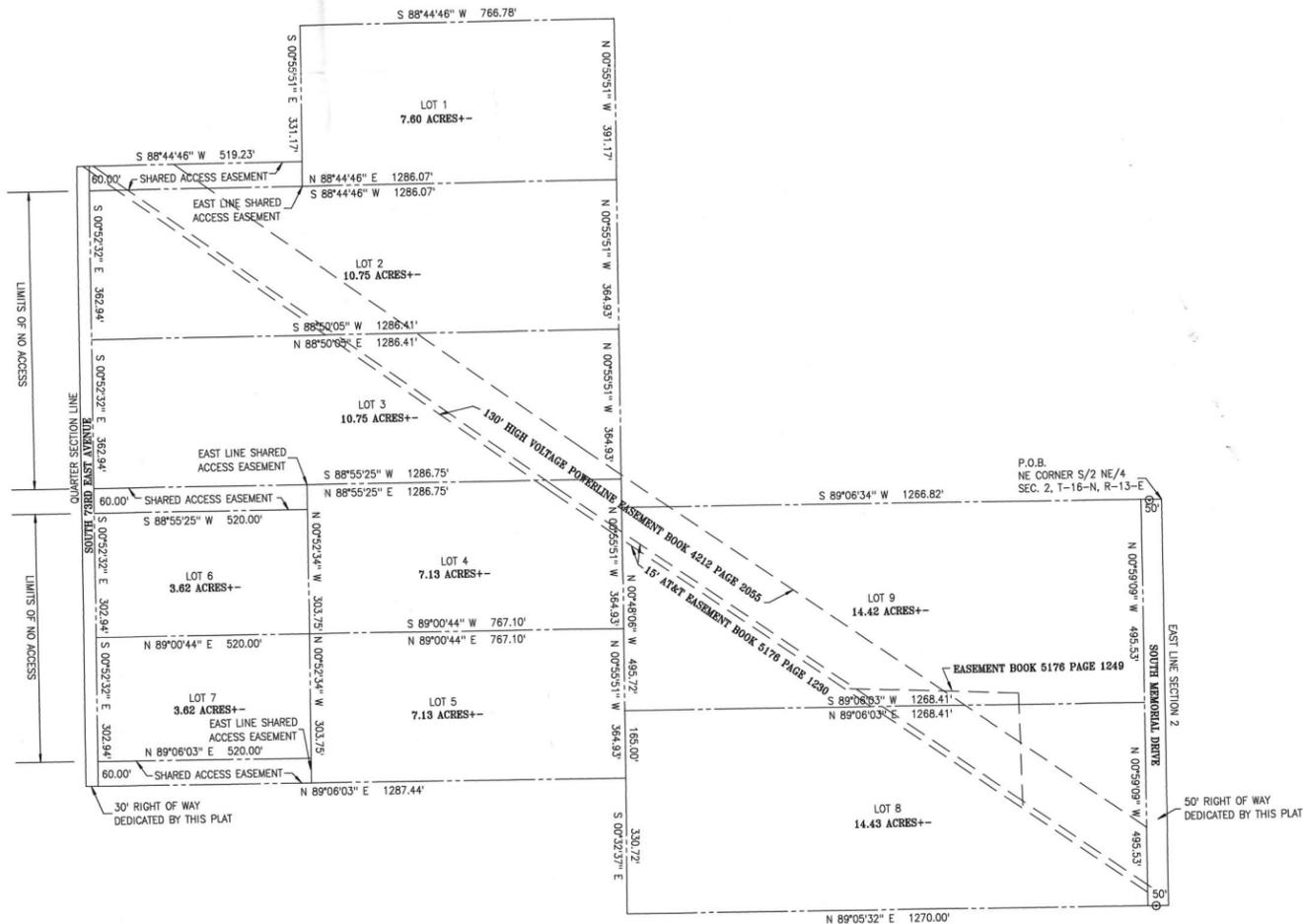
# COOPER VALLEY ESTATES

DEVELOPER: JOSEPH MULKEY REVOCABLE FAMILY TRUST  
18402 S. MEMORIAL DR. BIXBY, OK. 74008

SURVEYOR: LANDMARK SURVEYING L.L.C.  
245 SOUTH TAYLOR PRYOR, OK. 74361  
PHONE 918-825-2804

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

NOTES:  
SUBDIVISION CONTAINS 9 LOTS IN 1 BLOCK



CERTIFICATE OF DEPARTMENT OF ENVIRONMENTAL QUALITY  
This plat is approved by the Oklahoma Department of Environmental Quality for the use of a public water system and individual sewage disposal systems.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Environmental Specialist  
Department of Environmental Quality

OWNERS CERTIFICATE AND DEDICATION  
KNOW ALL MEN BY THESE PRESENTS: That JOSEPH MULKEY REV. FAMILY TRUST, does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title, or interest in and to the land shown on the annexed plat, and that they have caused the same to be surveyed and plotted, and they hereby dedicate all the streets, and utilities for their heirs, executors, administrators, successors and assigns forever, and have caused the same to be released from all encumbrances so that the title is clear.

In Witness Whereof, we the undersigned have caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Managing Member \_\_\_\_\_

STATE OF OKLAHOMA )  
                                  )ss  
COUNTY OF TULSA )

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public  
My Commission Expires: \_\_\_\_\_

ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of Commissioners of Tulsa County that the dedications shown on the attached plat of the COOPER VALLEY ESTATES are hereby accepted.

Approved by the Board of Commissioners of Tulsa County this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

County Commissioner  
County Commissioner  
County Commissioner

CERTIFICATE OF COUNTY TREASURER

I, Dennis Semler, County Treasurer of Tulsa County, Oklahoma do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract described in the plat and find that all ad valorem taxes have been paid for 20\_\_\_\_ and prior years, and that statutory security has been deposited guaranteeing payment of the 20\_\_\_\_ taxes.

County Treasurer

CERTIFICATE OF COUNTY CLERK

This instrument has been filed in the Office of the County Clerk of Tulsa County, Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

County Clerk

SURVEYORS CERTIFICATE

I, Brett King, the Undersigned, do hereby certify that I am by profession a Registered Land Surveyor in the State of Oklahoma and I hereby certify that the plat of the COOPER VALLEY ESTATES represents a survey made under my supervision and that all monuments shown hereon exist.

Brett King

STATE OF OKLAHOMA )  
                                  )ss  
COUNTY OF TULSA )

Before me the undersigned Notary Public personally appeared Brett King to me known to be the identical person who executed the above and foregoing instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

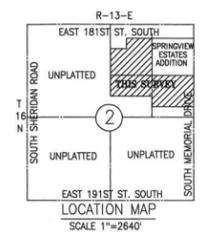
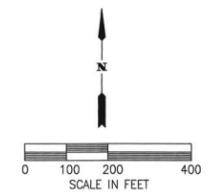
Notary Public

My Commission Expires: \_\_\_\_\_

THIS PLAT IS PRELIMINARY IN NATURE AND NOT A FINAL SIGNED AND SEALED PLAT.

- THE ABOVE DESCRIBED REAL PROPERTY IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:
1. THE ABOVE DESCRIBED REAL PROPERTY SHALL BE KNOWN, DESCRIBED AND USED FOR RESIDENTIAL SINGLE-FAMILY RESIDENCES, ACCESSORY AND AGRICULTURE USE. COMMERCIAL USE IS PROHIBITED UNLESS PROPER APPROVAL IS RECEIVED FROM METROPOLITAN AREA PLANNING COMMISSION BOARD THROUGH PROPER CHANNELS.
  2. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON ANY LOT/TRACT OR PART THEREOF NOR SHALL ANY TRASH OR OTHER REFUSE BE THROWN, PLACED, DUMPED ON LOT/TRACT OR PART THEREOF NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
  3. NO DWELLING OR SHOP BUILDING SHALL BE LOCATED CLOSER TO THE EDGE OF ANY ROAD(S) AND ADJOINING PROPERTY LINE(S) THAN 15 FEET.
  4. EACH LOT MAY BE USED FOR ONE SINGLE FAMILY RESIDENCE WITH A SQUARE FOOTAGE NOT LESS THAN 2,000 SQUARE FOOT EXCLUDING ALL PORCHES AND GARAGES. SQUARE FOOTAGE CALCULATED IS HEATED AND AIR-CONDITIONED USEABLE FLOOR SPACE. ADDITIONAL RESIDENCES ARE PROHIBITED.
  5. NO MODULAR OR MOBILE HOME, NEW OR USED, SHALL BE MOVED ONTO OR ERECTED ON ANY LOT/TRACT OR PART THEREOF.
  6. NO OWNERS OR GUEST OF OWNERS OR RESIDENTS VEHICLE(S) SHALL BE PARKED OR STORED ON ANY STREET OR ACCESS EASEMENT. NO INOPERATIVE VEHICLES SHALL BE STORED ON ANY LOT/TRACT OR PART THEREOF EXCEPT WITHIN AN ENCLOSED GARAGE.
  7. NO LOT SHALL BE RESUBDIVIDED INTO SMALLER BUILDING PLOTS THAN SHOWN ON SAID P

LEGAL DESCRIPTION  
A tract of land being a part of the South Half of the Northeast Quarter and of Lot 2 in Section 2, Township 16 North, Range 13 East of the Indian Meridian, Tulsa County, State of Oklahoma, and being more particularly described as follows: Beginning at the Northeast corner of the South Half of the Northeast Quarter, thence S 89°06'34" W 1316.82 feet to the Southeast corner of Lot 2; thence N 00°55'51" W 1190.17 feet and along the East line of Lot 2; thence S 89°44'46" W 766.78 feet; thence S 00°55'51" E 331.17 feet; thence S 89°44'46" W 549.23 feet to a point on the West line of the Northeast Quarter; thence S 00°52'32" E a distance of 1511.58 feet to the Northwest corner of the South Half of the Southwest Quarter of the Northeast Quarter; thence N 89°06'03" E 1317.44 feet to the Northeast corner of the South Half of the Southwest Quarter of the Northeast Quarter; thence S 00°32'37" E 330.72 feet; thence N 89°05'32" E 1320.00 feet to a point on the East line of the Northeast Quarter; thence N 00°59'09" W 991.04 feet to the point of beginning.



1/2" IRON PINS WITH PLASTIC CAPS HAVE BEEN SET AT ALL PROPERTY CORNERS  
BASIS OF BEARINGS: OKLAHOMA STATE PLANE

LANDMARK SURVEYING  
245 SOUTH TAYLOR  
PRYOR, OKLAHOMA 74361  
PHONE: 918-825-2804 FAX: 918-825-2803  
C.A. 4572 JUNE 30, 2021  
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