

TULSA METROPOLITAN AREA PLANNING COMMISSION

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

tulsaplanning.org

SUBDIVISION PLAT **MINOR SUBDIVISION PLAT**

APPLICATION INFORMATION

RECEIVED BY: JH DATE FILED: 6/30/21 PLAT NAME: FOODHOME

CITY **COUNTY** REFERRAL CITIES: Tulsa

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>7/15/21</u>	ZONING/PUD/CO CASE:	
TMAPC:	<u>8/4/21</u>	TMAPC DATE:	
		BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NW Corner of Apache St. and North New Haven TRACT SIZE: 5.01 ±

acres

LEGAL DESCRIPTION: See attached.

PRESENT USE: Vacant PRESENT ZONING: CS T-R-S: 2013.219 COUNCIL DISTRICT: 8 CO COMM DISTRICT: 1

WATER SUPPLY: Tulsa SANITARY SEWER: Tulsa

ELECTRIC: AEP GAS: ONG PHONE: AT&T TV: Cox SCHOOL DISTRICT: Tulsa

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Development for Retail/Greenhouse and warehouse, and agricultural facilities.

PROPOSED ZONING: CS LOTS PROPOSED: 1 BLOCKS PROPOSED: 1

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Mark B. Capron, Wallace Design Collective</u>	NAME	<u>Food on the Move</u>
ADDRESS	<u>123 N. Martin Luther King Jr. Blvd.</u>	ADDRESS	<u>P.O. Box 1626</u>
CITY, ST, ZIP	<u>Tulsa, OK 74103</u>	CITY, ST, ZIP	<u>Tulsa, OK 74101</u>
DAYTIME PHONE	<u>918.584.5858</u>	DAYTIME PHONE	
EMAIL	<u>mark.capron@wallace.design</u>	EMAIL	

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: [Signature] 6.30.21

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

APPLICATION FEES (Make checks payable to INCOG)		PRELIMINARY PLAT DISPOSITION	
PRELIMINARY PLAT FEE:	\$1,200	TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	
FINAL PLAT FEE:	\$900	DATE/VOTE:	
MINOR PLAT FEE:	\$650	CONDITIONS:	
TOTAL AMOUNT DUE:	\$ <u>1200</u>		
RECEIPT NUMBER:	<u>233664</u>		

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

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at tulsaplanning.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

Final Plats for Signatures – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer

SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: NW Corner of Apache St. and North New Haven

Acreage: 5.01 Number of Lots: 1 Project Name: Foodhome

Owner of Property: Food on the Move

Person Requesting Review: Mark B. Capron, Wallace Design Collective Date: 6.30.21

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: Regional Center GROWTH OR STABILITY DESIGNATION: Growth

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

ZONING AND PLATTING

The property is currently zoned CS

The proposed use of Commercial Use [] 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 na

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? na

INFRASTRUCTURE NEEDS

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

Streets None.

Water Water is to be extended by developer.

Sewer Sanitary is to be extended by developer.

Storm Water/Drainage Storm sewer to be built by developer.

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.

Please contact the Subdivision Coordinator at any time at 584-7526 if you have questions about the development process in the Tulsa Metropolitan Area.

SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, JULY 15 1:30 p.m.

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, AUG, 4th 1:30 p.m.

Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd 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.

LEGAL DESCRIPTION
FOODHOME
Not State Plane

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W/2 SE/4 SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT THAT IS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 21; THENCE N 89°55'15" E ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR 1951.92 FEET; THENCE N 00°03'00" W AND PARALLEL WITH THE EASTERLY LINE OF THE W/2 OF THE SE/4 OF THE SW/4 FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST APACHE STREET, SAID POINT BEING THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 89°55'15" W ALONG SAID RIGHT-OF-WAY LINE FOR 475.00 FEET; THENCE N 00°04'45" W FOR 50.98 FEET; THENCE EASTERLY AND NORTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 54°22'23" AND A RADIUS OF 225.00 FEET FOR 213.52 FEET, HAVING A CHORD BEARING OF N 42°10'45" E FOR A CHORD LENGTH OF 205.60 FEET TO A POINT OF TANGENCY; THENCE N 14°59'33" E ALONG SAID TANGENCY FOR 273.96 FEET; THENCE N 54°51'22" W FOR 99.37 FEET; THENCE N 00°04'45" W FOR 112.16 FEET; THENCE S 89°49'11" E FOR 347.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH NEW HAVEN AVENUE, SAID POINT BEING 25.00 FEET WEST OF THE EASTERLY LINE OF SAID W/2 OF THE SE/4 OF THE SW/4; THENCE S 00°03'00" E ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID EASTERLY LINE FOR 635.58 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

OWNER:
Food On The Move, Inc.
 P.O. Box 1626
 Tulsa, Oklahoma, 74101-1626
 CONTACT: _____

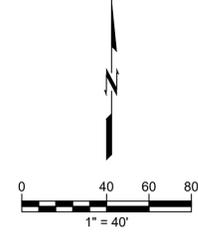
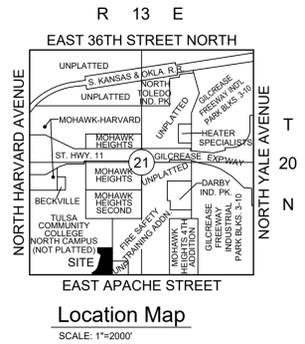
ENGINEER:
Wallace Design Collective, PC
 123 North Martin Luther King Jr Blvd.
 Tulsa, Oklahoma, 74103
 Phone: (918) 584-5858
 A. NICOLE WATTS, P.E. NO. 21511
 OK CA NO. 1460, EXPIRES 6/30/2023
 nicole.watts@wallace.design

SURVEYOR:
Bennett Surveying, Inc.
 210 Chouteau Avenue
 Chouteau, Oklahoma 74337
 Phone: (918) 476-7484
 RPLS 1556, CA #4502
 EXPIRES 6/30/2022
 wade@bennettsurveying.com

PRELIMINARY PLAT

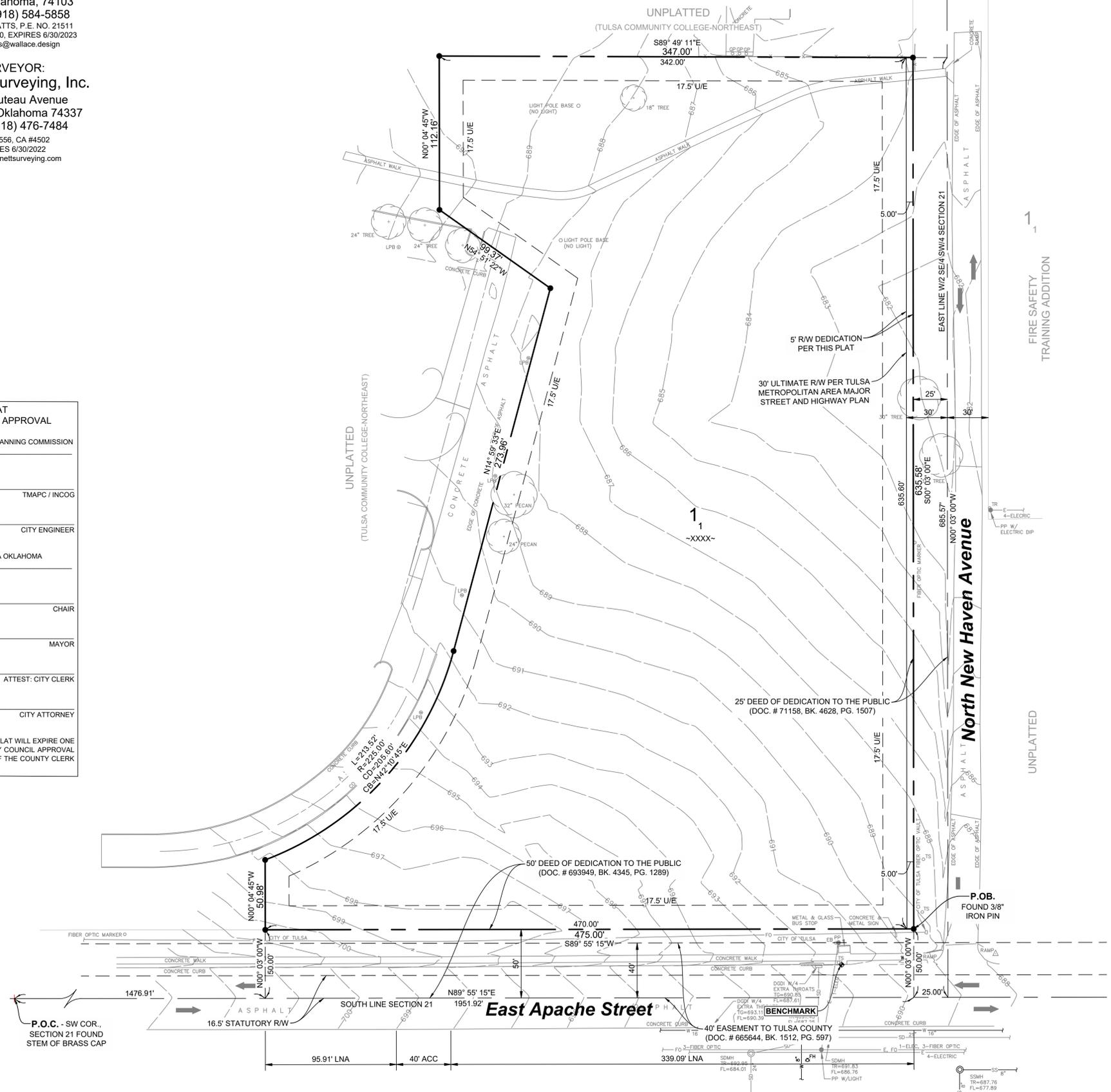
FOODHOME

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.



FINAL PLAT ENDORSEMENT OF APPROVAL	
TULSA METROPOLITAN AREA PLANNING COMMISSION APPROVAL DATE _____	
TMAPC / INCOG	
CITY ENGINEER	
COUNCIL OF THE CITY OF TULSA OKLAHOMA APPROVAL DATE _____	
CHAIR	
MAYOR	
ATTEST: CITY CLERK	
CITY ATTORNEY	

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THIS DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.



LEGEND

- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- U/E = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- BK = BOOK
- PG = PAGE
- XXXX- ADDRESS

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 1 (ONE) LOT IN 1 (ONE) BLOCK
 LOT 1 (ONE) BLOCK 1 (ONE) CONTAINS 215,265 SQUARE FEET OR 4.94 ACRES
 R/W BEING DEDICATED BY PLAT CONTAINS 3,178 SQUARE FEET OR 0.07 ACRES
 SUBDIVISION CONTAINS 218,443 SQUARE FEET OR 5.01 ACRES

MONUMENTATION

3/8" IRON PIN WAS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BENCHMARK

CHISELED SQUARE ON CURB LOCATED APPROXIMATELY 59' SW OF THE SE CORNER OF LOT 1, BLOCK 1, FOODHOME
 ELEVATION: 691.23
 (NAVD 88)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE SW/4 OF SECTION 21, T-20-N, R-13-E, HAVING A NON-ASTRONOMICAL ASSUMED BEARING OF N 89°55'15" E. (TO BE PUT ON STATE PLANE COORDINATES)
 VERTICAL DATUM BASED UPON (NAVD88)

ADDRESSES

ADDRESS SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

NOTES

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

FLOODPLAIN NOTE

FIRM MAP NUMBER 40143C0233 L WITH A REVISED DATE OF OCTOBER 16, 2012, SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X (NOT SHADED) WHICH IS CLASSIFIED AS AN AREA THAT IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS WITH EFFECTIVE DATE OF APRIL 2017, AND THE PROPERTY DESCRIBED HEREON IS NOT AFFECTED.

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 21; THENCE N 89°55'15" E ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR 1951.92 FEET; THENCE N 00°03'00" W AND PARALLEL WITH THE EASTERLY LINE OF THE W/2 OF THE SE/4 OF THE SW/4 FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST APACHE STREET, SAID POINT BEING THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 89°55'15" W ALONG SAID RIGHT-OF-WAY LINE FOR 475.00 FEET; THENCE N 00°04'45" W FOR 50.98 FEET; THENCE EASTERLY AND NORTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 54°22'23" AND A RADIUS OF 225.90 FEET FOR 213.52 FEET, HAVING A CHORD BEARING OF N 42°10'45" E FOR A CHORD LENGTH OF 205.60 FEET TO A POINT OF TANGENCY; THENCE N 14°59'33" E ALONG SAID TANGENCY FOR 273.96 FEET; THENCE N 54°51'22" W FOR 99.37 FEET; THENCE N 00°04'45" W FOR 112.16 FEET; THENCE S 89°49'11" E FOR 347.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH NEW HAVEN AVENUE, SAID POINT BEING 25.00 FEET WEST OF THE EASTERLY LINE OF SAID W/2 OF THE SE/4 OF THE SW/4; THENCE S 00°03'00" E ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID EASTERLY LINE FOR 635.58 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

COMMENCING AT A POINT THAT IS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 21; THENCE N 89°55'15" E ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR 1951.92 FEET; THENCE N 00°03'00" W AND PARALLEL WITH THE EASTERLY LINE OF THE W/2 OF THE SE/4 OF THE SW/4 FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST APACHE STREET, SAID POINT BEING THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 89°55'15" W ALONG SAID RIGHT-OF-WAY LINE FOR 475.00 FEET; THENCE N 00°04'45" W FOR 50.98 FEET; THENCE EASTERLY AND NORTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 54°22'23" AND A RADIUS OF 225.90 FEET FOR 213.52 FEET, HAVING A CHORD BEARING OF N 42°10'45" E FOR A CHORD LENGTH OF 205.60 FEET TO A POINT OF TANGENCY; THENCE N 14°59'33" E ALONG SAID TANGENCY FOR 273.96 FEET; THENCE N 54°51'22" W FOR 99.37 FEET; THENCE N 00°04'45" W FOR 112.16 FEET; THENCE S 89°49'11" E FOR 347.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH NEW HAVEN AVENUE, SAID POINT BEING 25.00 FEET WEST OF THE EASTERLY LINE OF SAID W/2 OF THE SE/4 OF THE SW/4; THENCE S 00°03'00" E ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID EASTERLY LINE FOR 635.58 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

\\c:\server\projects\2040121 FoodHome\Gm\PRODUCTION\PLAT\2040121 Prelim Plat.dwg

PRELIMINARY PLAT FOODHOME

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

FOOD ON THE MOVE, INC., AN OKLAHOMA CORPORATION (HEREINAFTER REFERRED TO AS THE "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W/2 SE/4 SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT THAT IS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 21; THENCE N 89°55'15" E ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR 195.12 FEET; THENCE N 00°03'00" W AND PARALLEL WITH THE EASTERLY LINE OF THE W/2 OF THE SE/4 OF THE SW/4 FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST APACHE STREET, SAID POINT BEING THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 89°55'15" W ALONG SAID RIGHT-OF-WAY LINE FOR 475.00 FEET; THENCE N 00°04'45" W FOR 50.98 FEET; THENCE EASTERLY AND NORTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 54°22'23" AND A RADIUS OF 225.00 FEET FOR 213.52 FEET, HAVING A CHORD BEARING OF N 42°10'45" E FOR A CHORD LENGTH OF 205.60 FEET TO A POINT OF TANGENCY; THENCE N 14°59'31" E ALONG SAID TANGENCY FOR 273.98 FEET; THENCE N 54°51'22" W FOR 99.37 FEET; THENCE N 00°04'45" W FOR 112.16 FEET; THENCE S 89°49'11" E FOR 347.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH NEW HAVEN AVENUE, SAID POINT BEING 25.00 FEET WEST OF THE EASTERLY LINE OF SAID W/2 OF THE SE/4 OF THE SW/4; THENCE S 00°03'00" E ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID EASTERLY LINE FOR 635.58 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 1 LOT, AND 1 BLOCK (HEREIN AFTER THE "LOT") IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "FOODHOME," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT"; FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL UNDERGROUND PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, VALVES, REPAIRS, METERS, MANHOLES, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING OVER AND ALONGSIDE OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, THE "LOT OWNER"), AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENTS AND THE IN THE PERIMETER RIGHTS-OF-WAY OF THE SUBDIVISION, STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE OVERHEAD AND/OR UNDERGROUND SERVICE FACILITIES LOCATED ON THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF OVERHEAD AND/OR UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION OR GAS SERVICE AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED IN THE SUBDIVISION.
- WITHIN THE UTILITY EASEMENTS, RESTRICTED WATERLINE EASEMENT AND SANITARY SEWER EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, OKLAHOMA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO THE UTILITY EASEMENTS RESTRICTED WATERLINE AND SANITARY SEWER EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL THE UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, REPAIRING OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE SUBDIVISION AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. THE LOT OWNER SHALL NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE LOT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF TULSA, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. LIMITS OF NO ACCESS

THE LOT OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST APACHE STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

H. SIDEWALKS; PUBLIC SIDEWALK EASEMENT

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF TULSA. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION. TO THE EXTENT SAID SIDEWALKS, AS DEPICTED ON THE ACCOMPANYING PLAT, EXTEND OUTSIDE OF THE RIGHT OF WAY THE OWNER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE LOT FOR CONSTRUCTION, MAINTENANCE AND USE AS A PUBLIC SIDEWALK.

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF TULSA, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY OF TULSA, OKLAHOMA MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY OF TULSA'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER, NOTWITHSTANDING THE FOREGOING, THE CITY OF TULSA, OKLAHOMA MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY OF TULSA, OKLAHOMA'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE LOT OWNER, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I (STREETS, EASEMENTS AND UTILITIES) ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II (CORRIDOR DEVELOPMENT PLAN RESTRICTIONS) ARE ESTABLISHED PURSUANT TO THE CORRIDOR DEVELOPMENT PLAN PROVISIONS OF THE TULSA ZONING CODE AND SHALL INURE TO THE BENEFIT OF THE LOT OWNER AND TO THE CITY OF TULSA, OKLAHOMA. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I OR II, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF TULSA, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE COVENANTS AND RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND THE CITY OF TULSA. ANY SUCH AMENDMENT SHALL BECOME EFFECTIVE WHEN RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: FOOD ON THE MOVE, INC., HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2021.

FOOD ON THE MOVE, INC., AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF TULSA) SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY _____ AS _____ OF FOOD ON THE MOVE, INC., AN OKLAHOMA CORPORATION.

NOTARY PUBLIC

MY COMMISSION NO. _____
MY COMMISSION EXPIRES: _____

[SEAL]

CERTIFICATE OF SURVEY

I, R. WADE BENNETT, OF BENNETT SURVEYING, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS FOODHOME, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

R. WADE BENNETT
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA #1558

ACKNOWLEDGMENT

STATE OF _____)
)
COUNTY OF _____) SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY R. WADE BENNETT

NOTARY PUBLIC

MY COMMISSION NO. # _____
MY COMMISSION EXPIRES: _____

[SEAL]

OWNER:
Food On The Move, Inc.
 P.O. Box 1626
 Tulsa, Oklahoma, 74101-1626
 CONTACT: _____

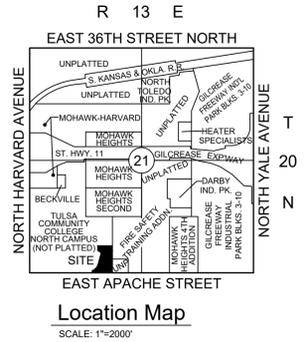
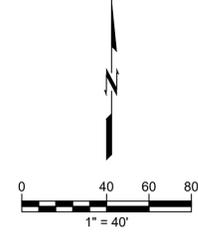
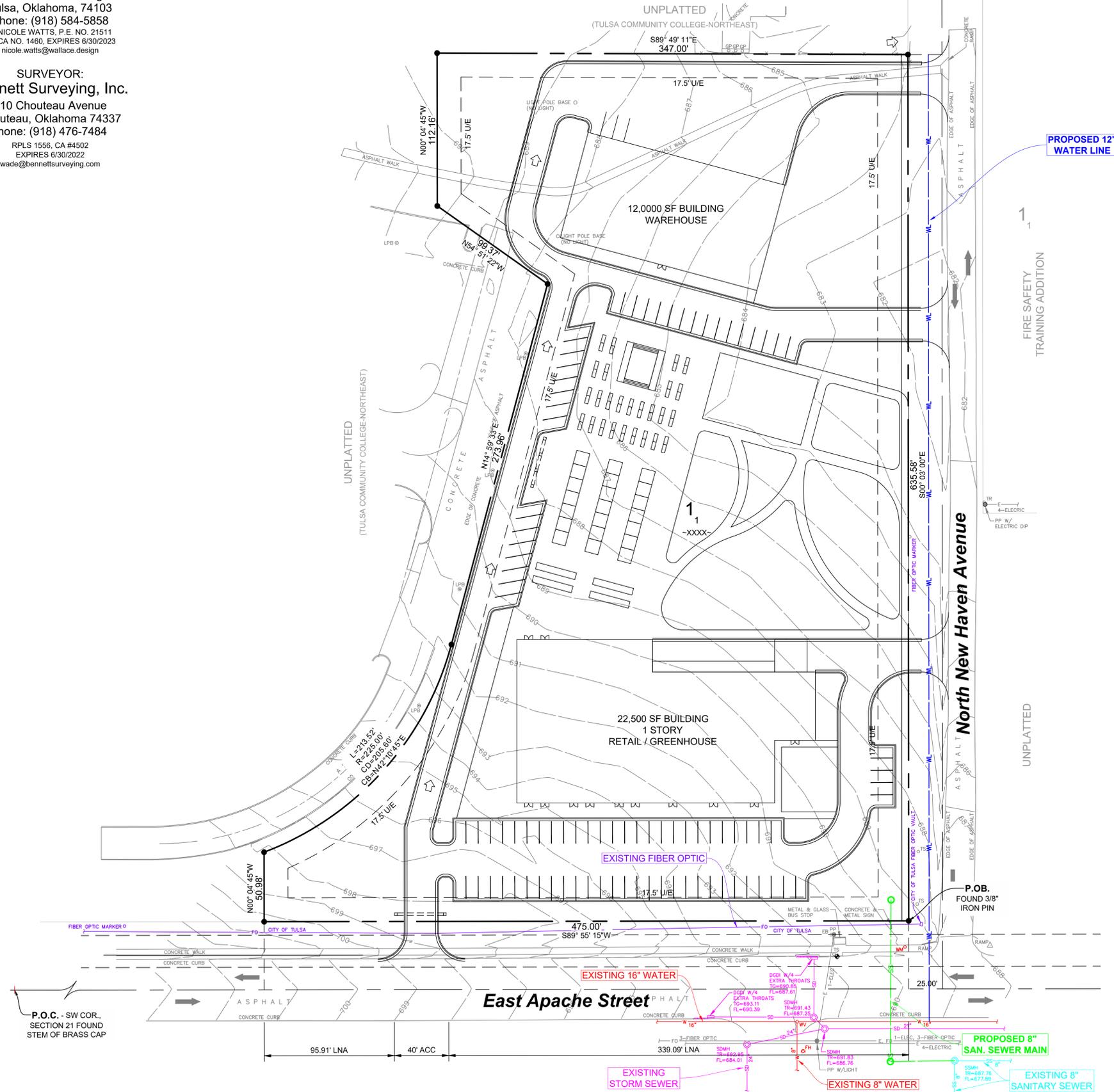
ENGINEER:
Wallace Design Collective, PC
 123 North Martin Luther King Jr Blvd.
 Tulsa, Oklahoma, 74103
 Phone: (918) 584-5858
 A. NICOLE WATTS, P.E. NO. 21511
 OK CA NO. 1460, EXPIRES 6/30/2023
 nicole.watts@wallace.design

SURVEYOR:
Bennett Surveying, Inc.
 210 Chouteau Avenue
 Chouteau, Oklahoma 74337
 Phone: (918) 476-7484
 RPLS 1556, CA #4502
 EXPIRES 6/30/2022
 wade@bennettsurveying.com

CONCEPTUAL IMPROVEMENTS PLAN

FOODHOME

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.



LEGEND

- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- U/E = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- BK = BOOK
- PG. = PAGE
- XXXX- ADDRESS

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 1 (ONE) LOT IN 1 (ONE) BLOCK
 LOT 1 (ONE) BLOCK 1 (ONE) CONTAINS 215,265 SQUARE FEET OR 4.94 ACRES
 R/W BEING DEDICATED BY PLAT CONTAINS 3,178 SQUARE FEET OR 0.07 ACRES
 SUBDIVISION CONTAINS 218,443 SQUARE FEET OR 5.01 ACRES

MONUMENTATION

3/8" IRON PIN WAS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BENCHMARK

CHISELED SQUARE ON CURB LOCATED APPROXIMATELY 59' SW OF THE SE CORNER OF LOT 1, BLOCK 1, FOODHOME
 ELEVATION: 691.23
 (NAVD 88)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE SW/4 OF SECTION 21, T-20-N, R-13-E, HAVING A NON-ASTRONOMICAL ASSUMED BEARING OF N 89°55'15" E. (TO BE PUT ON STATE PLANE COORDINATES)
 VERTICAL DATUM BASED UPON (NAVD88)

ADDRESSES

ADDRESS SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

NOTES

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

TOPO LEGEND

- OVERHEAD ELECTRIC
- SANITARY SEWER
- STORM SEWER
- U.G. FIBER OPTIC
- WATER LINE

PROPOSED LEGEND

- WATER LINE
- SANITARY SEWER LINE

\\c:\server\projects\2040121 FoodHome\Dgm\PRODUCTION\PLAT\2040121 Prelim Plat.dwg ORIGIN SIZE 24"x36"