

TULSA METROPOLITAN AREA PLANNING COMMISSION

175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org

Submit applications to planning@cityoftulsa.org

SUBDIVISION PLAT

MINOR SUBDIVISION PLAT

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ PLAT NAME: _____

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	1/18/2024	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	2/4/2024	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 1700 NORTH MEMORIAL TRACT SIZE: 3.68 ± acres

LEGAL DESCRIPTION: REFER PLAT

PRESENT USE: VACANT PRESENT ZONING: _____ T-R-S: 20N-13E-26 COUNCIL DISTRICT: _____

WATER SUPPLY: _____ SANITARY SEWER: _____

ELECTRIC: _____ GAS: _____ PHONE: _____ TV: _____ SCHOOL DISTRICT: TULSA

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: COMMERCIAL DEVELOP INTO OFFICE/WAREHOUSE

PROPOSED ZONING: C LOTS PROPOSED: _____ BLOCKS PROPOSED: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME MARK STACEY	NAME JAY JAIN
ADDRESS 9734 S DELAWARE CT APT 1704	ADDRESS 4404 S 100 E PL
CITY, ST, ZIP TULSA, OK 74132	CITY, ST, ZIP TULSA, OK 74146
DAYTIME PHONE 918 500 7272	DAYTIME PHONE 918 994 2233
EMAIL MARK@STACEYDESIGN.LLC	EMAIL TULPOLY@YAHOO.COM
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:	

DOES OWNER CONSENT TO THIS APPLICATION YES NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? CIVIL ENGINEER

APPLICATION FEES (Make checks payable to City of Tulsa)	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:	\$	
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 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

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: 1700 NORTH MEMORIAL
Acreage: 3.68 ACRES Number of Lots: 2 Project Name: JAIN'S ESTATE
Owner of Property: JAY JAIN
Person Requesting Review: MARK STACEY PE Date: 12-6-2023

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: CH

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

ZONING AND PLATTING

The property is currently zoned C
The proposed use of CH 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? _____

INFRASTRUCTURE NEEDS

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

Streets _____

Water _____

Sewer _____

Storm Water/Drainage _____

Park and Trail Dedications _____

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.

Contact the Tulsa Planning Office if you have questions about the development process in the City Tulsa:
918-596-5726, planning@cityoftulsa.org.

SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

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

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

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (Preliminary plats): Wednesday, _____ 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.
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.

TERM, AMENDMENT AND ENFORCEMENT

A. ENFORCEMENT. THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES, 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 IN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE AND SHALL INURE TO THE BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND TO THE CITY OF TULSA. IF THE UNDERSIGNED OWNER OR ITS GRANTEE, SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION 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 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.

B. DURATION. THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FULL FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT. THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCEL TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCEL TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR. THE COVENANTS CONTAINED WITHIN SECTION III, THE ASSOCIATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF A MAJORITY OF THE LOTS WITHIN THE SUBDIVISION AND THE APPROVAL OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND THE CITY OF TULSA. THE COVENANTS CONTAINED IN SECTION IV, MISCELLANEOUS MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF ALL THE LOTS IN THE SUBDIVISION.

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, THE UNDERSIGNED OWNERS HAVE EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2023.

HITECH HOSPITALITY, LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY:
NAME
ITS: MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____ AS MANAGER OF HITECH HOSPITALITY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____ NOTARY _____

?
CERTIFICATE OF SURVEY

I, _____ A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO 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 "ELWOOD SQUARE", 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 PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

BY:
REGISTERED LAND SURVEYOR
OKLAHOMA NO. _____

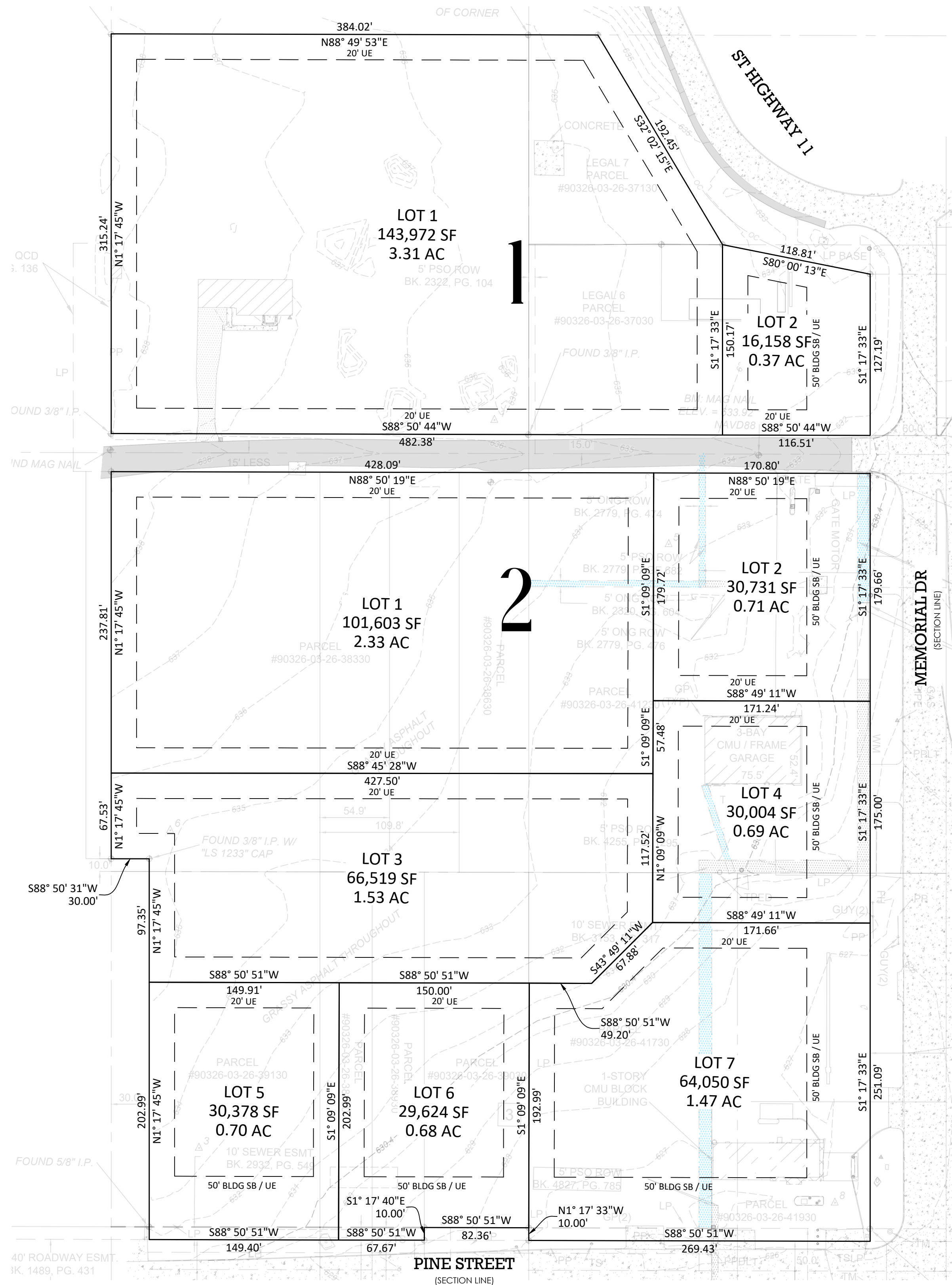
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____ AS A REGISTERED LAND SURVEYOR.

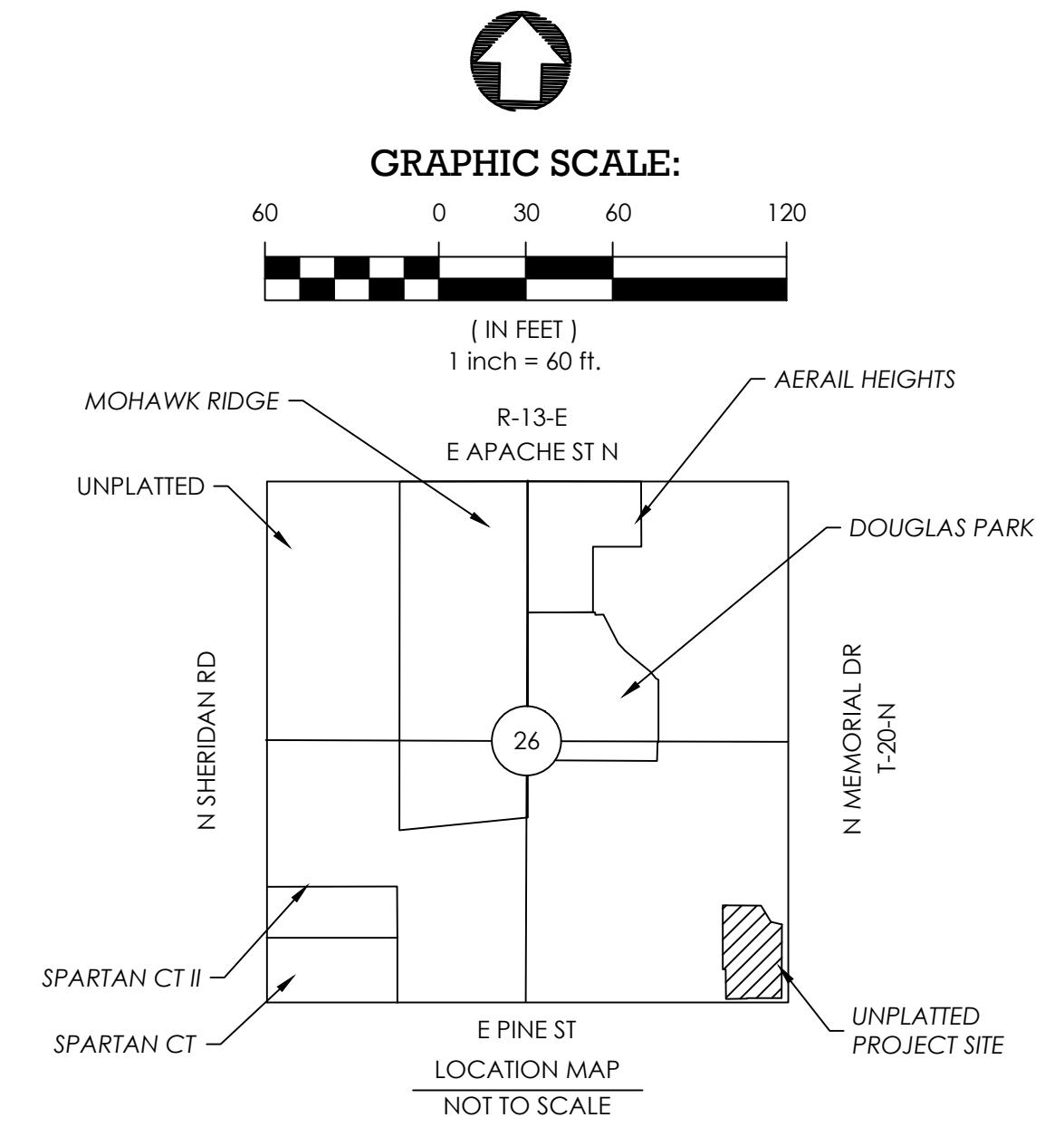
MY COMMISSION EXPIRES: _____ NOTARY _____

PRELIMINARY PLAT FOR
JAIN'S ESTATE
PART SE 1/4 SECTION 26, TOWNSHIP 20N, RANGE 13E, INDIAN MERIDIAN
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

ENGINEER STACEY DESIGN LLC AN OKLAHOMA LLC 9734 S DELAWARE CT APT 1704 TULSA, OK 74137 918-500-2722 CA 8405 EXP 6/30/25 MARK@STACEYDESIGN.LLC	OWNER HITECH HOSPITALITY, LLC AN OKLAHOMA LLC 4404 S 100TH E PL TULSA, OK 74146 918-994-2233 TULPOLY@YAHOO.COM	SURVEYOR FRITZ LAND SURVEYING AN OKLAHOMA LLC 524 E MAIN ST JENKS, OK 74037 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM
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PLAT NO.
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 _____
CHAIRMAN _____
MAYOR _____
ATTEST: CITY CLERK _____
CITY ATTORNEY _____
THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE



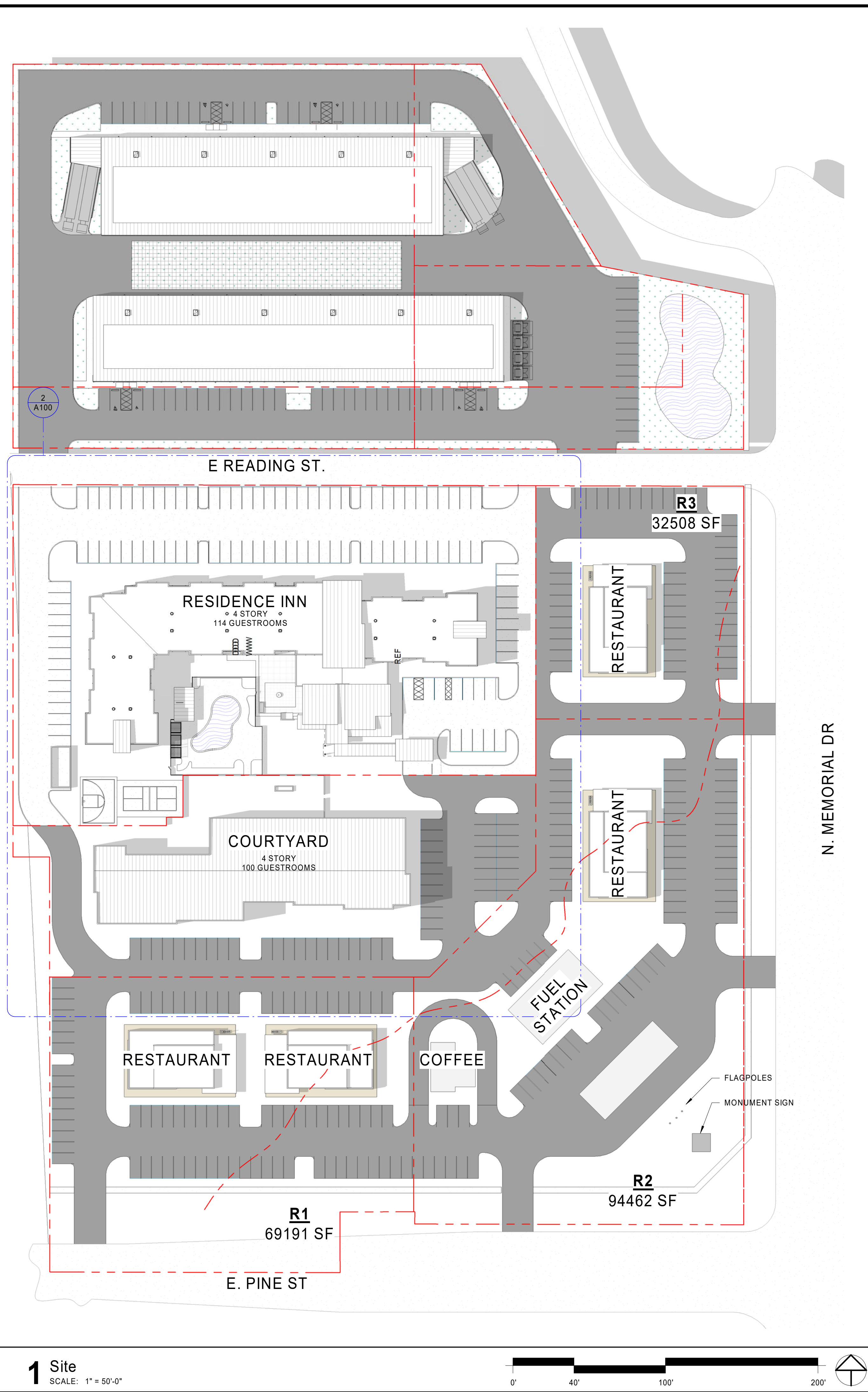
BASIS OF HORIZONTAL AND VERTICAL DATUM
ALL COORDINATES ARE BASED ON OKLAHOMA STATE PLANE NORTH ZONE NAD 83 AND ALL ELEVATIONS ARE BASED ON NAVD 88

SUBDIVISION STATISTICS
THIS SUBDIVISION CONTAINS TWO (2) BLOCKS AND NINE (9) LOTS

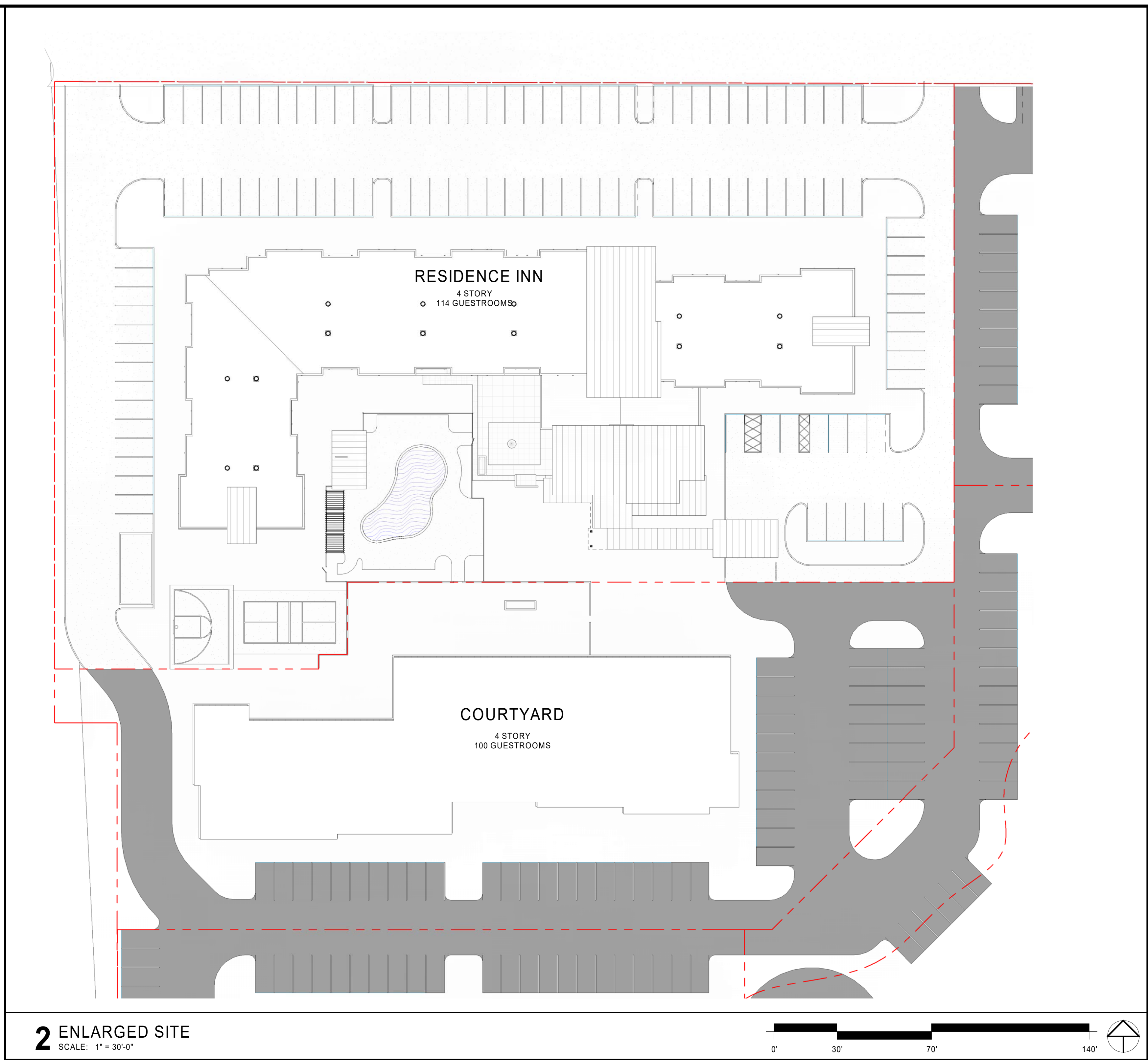
AVIGATION NOTICE
NOTICE IS HEREBY GIVEN THAT OWNERS AND USERS OF AIRCRAFT OF ALL TYPES OPERATED ON A FREQUENT BASIS IN THE AIRSPACE ABOVE THIS PLAT OF LAND. SAID AIRCRAFT, WHEN OPERATED IN A LAWFUL MANNER, ARE ALLOWED FREE AND UNOBSTRUCTED PASSAGE IN THE AIRSPACE ON, UPON, OVER, ACROSS, ADJACENT TO, AND ABOVE THE VICINITY OF THIS PLAT OF LAND. THE LAWFUL OPERATION OF AIRCRAFT IS KNOWN TO GENERATE NOISE, VIBRATION, AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION, FLIGHT, OR PASSAGE IN AND THROUGH SAID AIRSPACE WHICH RESULT DIRECTLY OR INDIRECTLY FROM THE OPERATIONS OF AIRCRAFT OR THE AIRPORT, NOW AND IN THE FUTURE, INCLUDING BUT NOT LIMITED TO, GROUND AND FLIGHT OPERATIONS OF AIRCRAFT AT, OVER, ON OR IN THE VICINITY OF THE AIRPORT, AND REGARDLESS OF WHETHER ARRIVING, DEPARTING, MANEUVERING, OR EN ROUTE, AND IT MUST BE FURTHER RECOGNIZED THAT ALL SUCH OPERATIONS MAY INCREASE IN THE FUTURE.
NOTICE IS ALSO GIVEN THAT RULES AND REGULATIONS DEFINED IN FEDERAL AVIATION REGULATIONS (FAR), INCLUDING BUT NOT LIMITED TO FAR PART 77, MAY LIMIT THE HEIGHT OF BUILDINGS, STRUCTURES, POLES, TREES OR OTHER OBJECTS WHETHER NATURAL OR OTHERWISE, LOCATED OR TO BE LOCATED ON THE PROPERTY WITHIN THIS PLAT OF LAND AND MAY REQUIRE, PRIOR TO CONSTRUCTION, THE SUBMISSION OF AN APPLICATION AS MAY BE REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION TO ENSURE THAT THE SAFE OPERATION OF AIRCRAFT IS NOT IMPACTED BY SAID OBJECTS.

LEGAL DESCRIPTION - PER TITLE COMMITMENT FILE NO. 22-103
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 SE/4 SE/4 SE/4) AND THE EAST 54.9 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4 SE/4 SE/4) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4 SE/4 SE/4) LESS AND EXCEPT THE WEST 30 FEET THEREOF. ALL IN SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.
AND
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (NW/4 NW/4 SE/4 SE/4 SE/4) LESS AND EXCEPT A STRIP 15 FEET WIDE ON THE NORTH SIDE THEREOF, IN SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.
AND
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SW/4 NW/4 SE/4 SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE SOUTH 10 FEET OF THE WEST 30 FEET THEREOF.
AND
THE WEST 54.9 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 NW/4 SE/4 SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.
AND
THE WEST 54.9 FEET OF THE EAST 109.8 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 NW/4 SE/4 SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.
AND
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S/2 SE/4 NE/4 SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.
AND
A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 SE/4 NE/4 SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID N/2 SE/4 NE/4 SE/4 SE/4; THENCE NORTH ALONG THE WEST LINE THEREOF A DISTANCE OF 165.00 FEET TO THE NORTHWEST CORNER OF SAID N/2 SE/4 NE/4 SE/4 SE/4; THENCE EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 54.56 FEET TO A POINT; THENCE SOUTH 32°19'06" EAST A DISTANCE OF 192.78 FEET TO A POINT ON THE SOUTH LINE OF SAID N/2 SE/4 NE/4 SE/4 SE/4; THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 152.94 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT EACH OF THE FOLLOWING DESCRIBED TRACTS:
THE EAST 60 FEET OF THE SE/4 OF THE SE/4 OF THE SE/4 AND THE EAST 60 FEET OF THE SOUTH HALF OF THE SE/4 OF THE NE/4 OF THE SE/4 OF THE SE/4 IN SECTION 26, TOWNSHIP 20 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.
AND
THE SOUTH 40 FEET OF THE W/2 OF THE SW/4 OF THE SE/4 OF THE SE/4 AND THE SOUTH 40 FEET OF THE W/2 OF THE E/2 OF THE SW/4 OF THE SE/4 OF THE SE/4 OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.
AND
THE SOUTH 50 FEET OF THE E/2 OF THE E/2 OF THE SW/4 OF THE SE/4 OF THE SE/4 OF THE SE/4 OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.
AND
A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT 645 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF IN TULSA COUNTY, OKLAHOMA; THENCE WEST A DISTANCE OF 890 FEET; THENCE NORTH A DISTANCE OF 190 FEET; THENCE EAST A DISTANCE OF 30 FEET; THENCE SOUTH A DISTANCE OF 150 FEET; THENCE EAST A DISTANCE OF 660 FEET; THENCE SOUTH A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING, SAID TRACT HAVING BEEN CONVEYED TO TULSA COUNTY, OKLAHOMA FOR ROAD PURPOSES BY QUIT CLAIM DEED RECORDED IN BOOK 1431 AT PAGE 136.

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1 Site
SCALE: 1" = 50'-0"



2 ENLARGED SITE
SCALE: 1" = 30'-0"

DEVELOPED BY
HI-TECH HOSPITALITY

THESE DRAWINGS ARE PRELIMINARY IN NATURE AND INTENDED FOR REVIEW AND PERMITTING. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT ARCHITECTS AND ENGINEERS SIGNATURE AND THEIR DATE OF ISSUE FOR CONSTRUCTION.

JSA ARCHITECTS
9726 E. 42nd St. SUITE 153
TULSA, OK 74146
918.640.6800
JHNSANFORD@AOL.COM
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JOHN SANFORD,
AIA, NCARB
OKLAHOMA LICENSE # 2773

12-06-2023
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

TULSA AIRPORT RIBM
106 GUESTROOM
ID# 61208

TULSA AIRPORT COURTYARD
100 GUESTROOM
ID# 61207

TULSA MIXED-USE DEVELOPMENT
NORTHWEST CORNER OF PINE & MEMORIAL

Project Number
12/6/2023 4:21:33 PM

No.	Description	Date

SHEET
A100
SITE PLAN