

Subdivision & Development Regulations – Compliance Review

APPLICATION INFORMATION

RECEIVED BY: DS DATE FILED: 3/24/22

ZONING REFERENCE CASE: Z-7640 BOA REFERENCE CASE: \_\_\_\_\_

TMAPC DATE (IF PENDING): \_\_\_\_\_ PROPOSED ZONING: \_\_\_\_\_ BOA DATE (IF PENDING): \_\_\_\_\_

INFRASTRUCTURE DEVELOPMENT PLAN (IDP) # (if applicable): \_\_\_\_\_

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 12701 E. 11th Street

LEGAL DESCRIPTION: See attached Exhibit "A"

PRESENT ZONING CS T-R-S 19-14-5 COUNCIL DISTRICT: \_\_\_\_\_ COUNTY COMMISSION DISTRICT: \_\_\_\_\_

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED

USE: Auction Company

REASON FOR APPLICATION: Rezoning to align existing use of the property with the zoning.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Nathalie Cornett	NAME	Stephen P. Turney
ADDRESS	2727 E. 21st St., Ste. 200	ADDRESS	12835 E. 11th St.
CITY, ST, ZIP	Tulsa, OK 74114	CITY, ST, ZIP	Tulsa, OK 74108
DAYTIME PHONE	(918) 747-8900	DAYTIME PHONE	
EMAIL	ncornett@ellerdetrich.com	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Nathalie Cornett</u>		<u>3.24.22</u>	

DOES OWNER CONSENT TO THIS APPLICATION ☒ YES ☐ NO. WHAT IS APPLICANT’S RELATIONSHIP TO OWNER? Attorney

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE:	\$500	RECEIPT NUMBER: <u>239498</u>

TRACKING			
DISTRIBUTION TO CITY/COUNTY STAFF:		FINAL RECORDATION OF REQUIREMENTS:	
COMMENTS RETURNED TO APPLICANT:			

**SUBMITTAL REQUIREMENTS:**

Conceptual Site Plan– 4 copies (11x17 max) & PDF

Conceptual Utility Plan – 4 copies (11x17 max) & PDF

**SUBDIVISION & DEVELOPMENT REGULATIONS:**  
**(This form is to be completed by applicant.)**

The following information will assist staff in determining property compliance with the adopted Subdivision and Development Regulations. Predevelopment meetings can be requested with Development Services at the City of Tulsa to determine infrastructure and floodplain requirements for proposed developments. City of Tulsa Development Services: 918-596-9456

	YES	NO
1) Has property previously been platted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Is right-of-way dedication required to comply with Major Street and Highway Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Will any restrictive covenants be filed by separate instrument?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Infrastructure requirements		
a) Water		
i) Is a main line water extension required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Are additional easements required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Sanitary Sewer		
i) Is a main line extension required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Are additional easements required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Storm Sewer		
i) Is an IDP required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Is on-site detention required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Are additional easements required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the property contain a F.E.M.A. (Federal) Floodplain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Change of Access		
a) Are revisions to existing access locations necessary?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Is the property located within an approved TMAPC development plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have the development standards for the approved development plan been amended?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site Plan Requirements:**

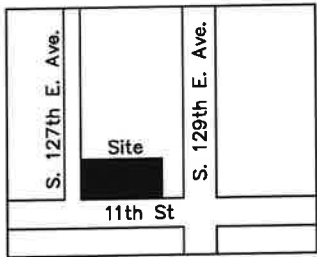
- Property boundary with dimensions
- Existing/proposed building
  - Footprint
  - Number of floors
  - Floor area
- Location and dimension of proposed access
- Sidewalks

**Conceptual Utility Plan Requirements:**

- Property boundary
- Location of existing/proposed utilities
- All existing/proposed easements by type and dimension with recording information
- All existing/proposed right-of-way dedications with recording information

# ALTA/NSPS LAND TITLE SURVEY

12835 E. 11th St., Tulsa, OK  
12701 E. 11th St., Tulsa, OK

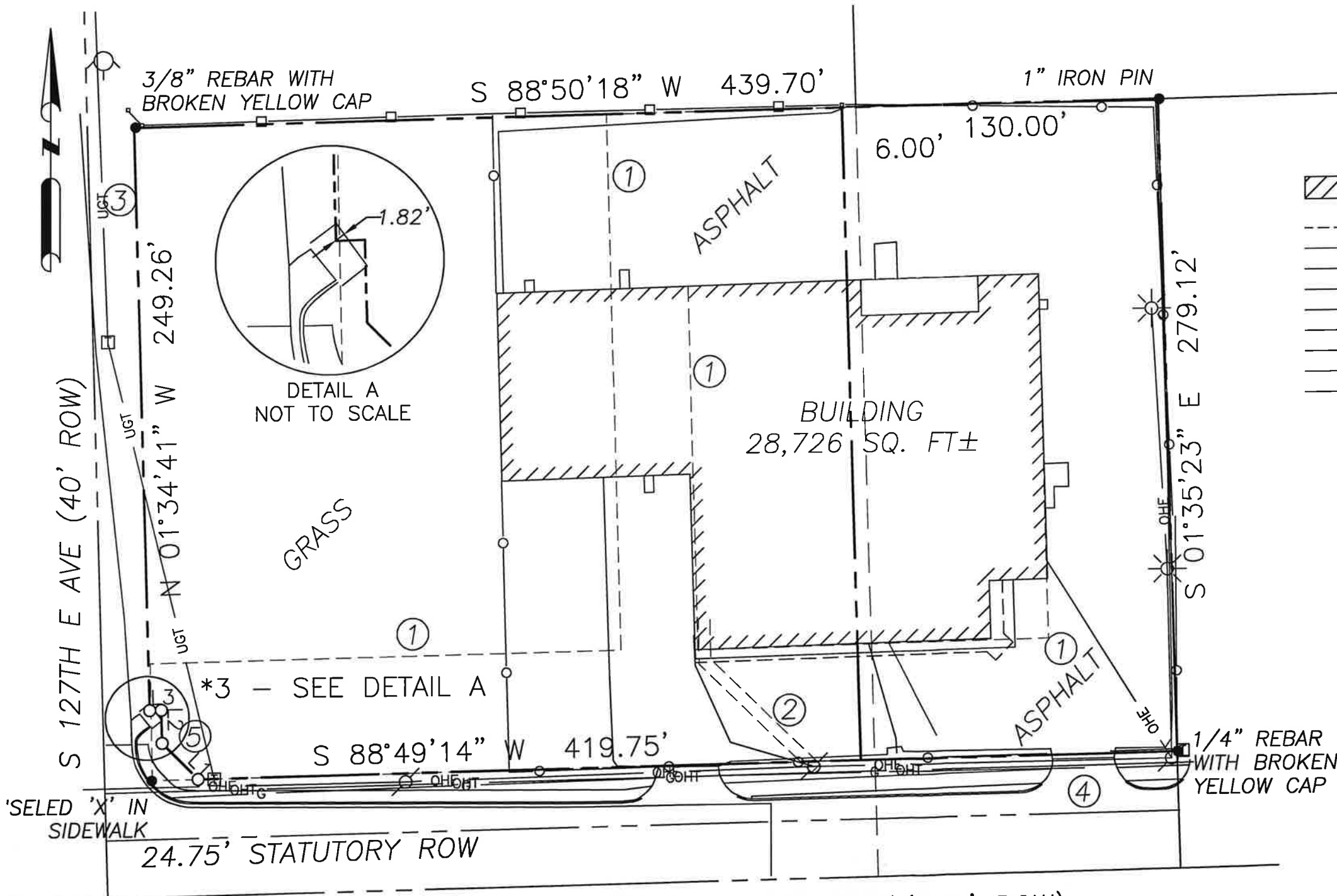


VICINITY MAP (NOT TO SCALE)

## LEGEND

- BUILDING
- EASEMENT LINE
- RIGHT-OF-WAY (ROW) LINE
- SECTION LINE
- WOOD FENCE
- CHAIN LINK FENCE
- GAS LINE
- UGT
- OHT
- OHE
- FIRE HYDRANT
- LAMP POST
- POWER POLE
- TELEPHONE RISER
- FOUND MONUMENT AS DESCRIBED
- SET 1/2-INCH REBAR WITH YELLOW CAP MARKED, "EDGE CA 8470" UNLESS OTHERWISE NOTED
- \*# NOTE NUMBER

- 1 - OVERLAND DRAINAGE EASEMENT  
BOOK 6588 PAGE 1110
- 2 - UNDERGROUND ROW EASEMENT  
BOOK 6778 PAGE 1891
- 3 - PUBLIC HIGHWAY DEDICATION  
BOOK 3401 PAGE 214
- 4 - ROAD ROW PER  
REPORT OF COMMISSIONERS BOOK 5246 PAGE 2662  
GENERAL WARRANTY DEED BOOK 4990 PAGE 923
- 5 - FEE SIMPLE ROW  
GENERAL WARRANTY DEED BOOK 6394 PAGE 1851



LINE	BEARING	DISTANCE
L1	S 44°48'24" E	21.90'
L2	N 01°34'41" W	14.18'
L3	S 88°25'19" W	5.00'

E 11TH ST (US ROUTE 66)(100' ROW)



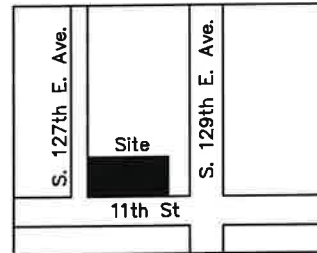
EDGE INTEGRITY SERVICES, LLC  
2945 E. 78TH ST., TULSA, OK 74136  
(918) 261-8114 OK CA#8470



# ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 2

12835 E. 11th St., Tulsa, OK  
12701 E. 11th St., Tulsa, OK



VICINITY MAP (NOT TO SCALE)

## GENERAL NOTES:

1. All bearings and distances shown hereon are grid bearings and distances in US Survey Feet, referenced to the Oklahoma State Plane Coordinate System, North Zone, based upon a GPS survey. The basis of bearings for this survey is the South Line of the SE 1/4 of Section 5, taken to bear N 88°49'14" E - 2638.08 feet.
2. See Sheet 2 for graphical depiction of the subject property.
3. There is an apparent 1.82' encroachment of a concrete grated area inlet structure at the SW corner of the subject property. See Sheet 2 of 2 for graphical detail.

## SCHEDULE B TITLE EXCEPTION NOTES:

The tract of land described in a Title Report prepared by Guaranty Title Company, LLC, Commitment No. G-110326, dated September 23, 2021 at 7:00 AM.

Items not listed below are standard title exceptions and/or are not matters or issues which pertain to this survey.

3. Any encroachments, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by inspection of the Land. As shown hereon where applicable
4. Easements, or claims of easements, not shown by the public records. None observed in the course of the survey
10. Statutory road easement along South section line boundary. Documents below, referencing & creating the 50-foot roadway of East 11th St/US Route 66, include the language "less and except existing 24.75 foot right-of-way" which ROW was held by the grantor at the time of the taking of the roadway easement. Excluding the statutory ROW in the conveyance language could have left that statutory ROW portion of the property in the fee ownership of the grantor, their successors, and assigns. Further title investigation or legal opinion may be required on this matter.
11. Terms, conditions and provisions of General Warranty Deed in favor of The City of Tulsa, dated November 25, 1986, filed December 22, 1986 as Document No. 551585 and recorded in Book 4990, Page 922 in the Office of the Tulsa County Clerk. As shown hereon
12. Terms, conditions and provisions of Overland Drainage Easement in favor of City of Tulsa, dated July 11, 2001, filed August 29, 2001 as Document No. 01098046 and recorded in Book 6588, Page 1106 in the Office of the Tulsa County Clerk. As shown hereon
13. Terms, conditions and provisions of Underground Right of Way Easement in favor of Public Service Company of Oklahoma, dated June 21, 2002, filed July 8, 2002 as Document No. 02084657 and recorded in Book 6778, Page 1891 in the Office of the Tulsa County Clerk. As shown hereon
14. Terms, conditions and provisions of Dedication Deed in favor of County of Tulsa, dated December 2, 1963, filed December 2, 1963 as Document No. 178774 and recorded in Book 3401, Page 214 in the Office of the Tulsa County Clerk. As shown hereon
15. Terms, conditions and provisions of Report of Commissioners in Tulsa County District Court, styled In The Matter of City of Tulsa vs Robert L. and Beverly B. Ashworth, et al, dated September 26, 1986, filed April 12, 1990 as Document No. CJ-86-4299 and recorded in Book 5246, Page 2662 in the Office of the Tulsa County Clerk. As shown hereon
16. Terms, conditions and provisions of General Warranty Deed in favor of The City of Tulsa, filed December 19, 1986 as Document No. 551586 and recorded in Book 4990, Page 923 in the Office of the Tulsa County Clerk. As shown hereon
17. Terms, conditions and provisions of General Warranty Deed in favor of City of Tulsa, dated July 13, 2000, filed July 26, 2000 as Document No. 00076831 and recorded in Book 6394, Page 1851 in the Office of the Tulsa County Clerk. As shown hereon

## TITLE DESCRIPTION:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4 SE/4 SE/4) OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS THE WEST 20 FEET AND THE EAST 6 FEET THEREOF, AND LESS THE SOUTH 50 FEET THEREOF.

## AND LESS AND EXCEPT:

A TRACT OF LAND LOCATED IN THE SW/4 OF THE SE/4 OF THE SE/4 OF THE SE/4 OF SECTION 5, T-19-N, R-14-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF THE SW/4 OF THE SE/4 OF THE SE/4 OF THE SE/4 OF SECTION 5; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SW/4 OF THE SE/4 OF THE SE/4 OF SECTION 5 A DISTANCE OF 50.00 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF THE SE/4 OF SECTION 5 A DISTANCE OF 20.00 FEET TO A POINT THAT IS 50.00 FEET MEASURED PERPENDICULAR TO THE SOUTHERLY LINE OF THE SW/4 OF THE SE/4 OF THE SE/4 OF SECTION 5, THE POINT OF BEGINNING; THENCE NORTHERLY A DISTANCE OF 30.00 FEET TO THE POINT THAT IS 80.00 FEET MEASURED PERPENDICULAR TO THE SOUTHERLY LINE AND 20.00 FEET MEASURED PERPENDICULAR TO THE WESTERLY LINE OF THE SW/4 OF THE SE/4 OF THE SE/4 OF SECTION 5; THENCE EASTERLY A DISTANCE OF 5.00 FEET TO A POINT THAT IS 80.00 FEET MEASURED PERPENDICULAR TO THE SOUTHERLY LINE AND 25.00 FEET MEASURED PERPENDICULAR TO THE WESTERLY LINE OF THE SW/4 OF THE SE/4 OF THE SE/4 OF SECTION 5; THENCE SOUTHERLY A DISTANCE OF 15.00 FEET TO A POINT THAT IS 65.00 FEET MEASURED PERPENDICULAR TO THE SOUTHERLY LINE AND 25.00 FEET MEASURED PERPENDICULAR TO THE WESTERLY LINE OF THE SW/4 OF THE SE/4 OF THE SE/4 OF SECTION 5; THENCE SOUTHEASTERLY A DISTANCE OF 21.29 FEET TO A POINT THAT IS 50.00 FEET MEASURED PERPENDICULAR TO THE SOUTHERLY LINE AND 40.00 FEET MEASURED PERPENDICULAR TO THE EASTERLY LINE OF THE SW/4 OF THE SE/4 OF THE SE/4 OF SECTION 5; THENCE WESTERLY A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

## AND

THE WEST 130 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4 SE/4) OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

## AND

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (W/2 SE/4 SE/4 SE/4) OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, TULSA COUNTY, OKLAHOMA, THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT A DISTANCE OF 6 FEET TO A POINT; THENCE NORTH A DISTANCE OF 330 FEET TO A POINT; THENCE EAST A DISTANCE OF 6 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID TRACT; THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF SAID TRACT A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

## SURVEYED DESCRIPTION:

A TRACT OF LAND IN THE SE/4 OF THE SE/4 OF THE SE/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 14 EAST, TULSA COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SE CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID SECTION 5 S88°49'14"W - 660 FEET; THENCE DEPARTING SAID SOUTH LINE N01°35'23"W - 50.00 FEET TO A POINT ON THE NORTH ROW LINE OF E 111TH ST AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID ROW S88°49'14"W - 419.75 FEET; THENCE DEPARTING SAID NORTH LINE N44°48'24"W - 21.90 FEET; THENCE N01°34'41"W - 14.18 FEET; THENCE S88°25'19"W - 5.00 FEET TO A POINT ON THE EAST ROW LINE OF S. 127TH E. AVE; THENCE ALONG SAID EAST LINE N01°34'41"W - 249.26 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 SE 1/4 SE 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID EAST LINE ALONG SAID NORTH LINE N88°50'18"E - 439.70 FEET; THENCE DEPARTING SAID SOUTH LINE S01°35'23"E - 279.12 FEET TO THE POINT OF BEGINNING, CONTAINING XX SQUARE FEET OR XX ACRES, MORE OR LESS.

## Surveyor's Certification

To: Stephen P. Turney and/or Sonia L. Turney, husband and wife, and Paul E. Turney; and Guaranty Title Company, LLC.

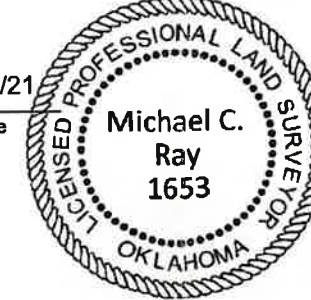
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes none of the items of Table A thereof.

The field work was completed on 11/1/2021. Date of Plat or Map: 11/5/2021

  
Michael C. Ray, PLS, CFedS  
OK PLS# 1653

11/10/21

Date



EDGE INTEGRITY SERVICES, LLC  
2945 E. 78TH ST., TULSA, OK 74136  
(918) 261-8114 OK CA#8470