INTRODUCTION AND NOTICE TO THE PUBLIC
At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

Call to Order:

REPORTS:

Chairman’s Report:
Work session Report:
Director’s Report:

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of December 20, 2023 Meeting No. 2904

CONSENT AGENDA
All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

Review and possible approval, approval with modifications, denial, or deferral of the following:

None

PUBLIC HEARING-REZONING
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:
2. **Z-7750 Marc Ruiz** (CD 1) Location: West of the southwest corner of North Delaware Avenue and East 44th Place North requesting rezoning from **RS-3** to **RD** (Notice error, first heard December 6, 2023)

3. **Z-7751 Marc Ruiz** (CD 2) Location: Multiple lots at the southwest corner of South 38th West Avenue and West 55th Street South requesting rezoning from **RS-3 to RM-2** (Continued from December 6, 2023)

4. **Z-7755 Justin DeBruin** (CD 1) Location: Southeast corner of Peoria Avenue and East 5th Place requesting rezoning from **IM to CH**

PUBLIC HEARING-PLATS

Review and possible approval, approval with modifications, denial, or deferral of the following:

5. **Chick-Fil-A #0529** (CD 4) Preliminary Plat, Location: Northwest corner of East 13th Place and South Utica Avenue

6. **Southern Hill Eleven** (CD 9) Preliminary Plat and Modification of the Subdivision & Development Regulations to remove requirement for extending sanitary sewer, Location: North of the northwest corner of East 71st Street South and South Harvard Avenue (Related to Southern Hill Eleven Request for authorization of accelerated release of building permits)

7. **Southern Hill Eleven** (CD 9) Request for authorization for accelerated release of building permits, Location: North of the northwest corner of East 71st Street South and South Harvard Avenue (Related to Southern Hill Eleven Preliminary Plat)

7a. **The Meadows II** (County) Preliminary Plat, Location: North of the Northeast corner of East 106th Street North and North Memorial Drive

PUBLIC HEARING-SUBDIVISION AND DEVELOPMENT REGULATIONS

Review and possible approval, approval with modifications, denial, or deferral of the following:

8. **LS-21554** (CD 8) Request for a modification of the Subdivision and Development regulations Section10-060.6-C to allow for the applicant to complete a lot split without extension of sanitary sewer, Location: East of the northeast corner of South Yale Avenue and East 111th Street South

OTHER BUSINESS

9. 2024 Election of Officers- Current Officers:
10. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained by the Tulsa Planning Office. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at tulsaplanning.org email address: planning@cityoftulsa.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
**Case Number:** Z-7750  
**Hearing Date:** January 3, 2024 (Originally heard on December 6, 2023)

**Case Report Prepared by:** Nathan Foster

**Owner and Applicant Information:**  
*Applicant:* Marc Ruiz, NextGen Capital  
*Property Owner:* NextGen Capital/BSSM

**Location Map:** (shown with City Council districts)

**Applicant Proposal:**  
*Present Use:* Vacant  
*Proposed Use:* Duplexes  
*Concept summary:* Rezone subject properties from RS-3 to RD to permit the construction of duplexes.  
*Tract Size:* 0.80 ± acres  
*Location:* West of the southwest corner of North Delaware Avenue and East 44th Place North

**Zoning:**  
*Existing Zoning:* RS-3  
*Proposed Zoning:* RD

**Comprehensive Plan:**  
*Land Use Map:* Neighborhood

**Staff Recommendation:**  
Staff recommends approval of Z-7750 to rezone the site from RS-3 to RD

**City Council District:** 1  
*Councilor Name:* Vanessa Hall-Harper

**County Commission District:** 1  
*Commissioner Name:* Stan Sallee
SECTION I: Z-7750

This item was originally heard by TMAPC on December 6, 2023. TMAPC voted 8-0-0 to recommend approval of the application. Due to an error found on the mailed notices, the case was required to be re-noticed and brought back to TMAPC. No changes have been made to the application or staff recommendation.

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject properties from RS-3 to RD to permit the construction of duplexes on each lot.

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

DETAILED STAFF RECOMMENDATION:

The Tulsa Comprehensive Plan designates this area as Neighborhood. RD zoning aligns with the recommendations for the Neighborhood land use designation in this area.

Rezoning to RD would permit redevelopment of the site with the addition of more housing units. The applicant is proposing duplexes on each lot under the zoning proposal.

RD zoning requires 5,500 square feet of lot area and 2000 square feet of open space per unit in addition to the required parking associated with any new development of the property. The maximum building height allowed in the RD district is 35 feet which is consistent with the surrounding zoning districts in the area. RD adds duplexes as a permitted use but is otherwise consistent with single-family residential zoning.

Rezoning of the property would increase the potential of this property and permit the addition of needed new housing units in the area while maintaining an appropriate scale for the surrounding area.

Staff recommends approval of Z-7750 to rezone the property from RS-3 to RD.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as “Neighborhood” by the Comprehensive Plan land use map. The proposed RD district aligns with the recommendations of the “Neighborhood” land use designation in this area.

Land Use Vision:

Neighborhood

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 of an arterial...
is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is adjacent to existing single-family residential on all sides. The lots under application are all vacant.

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 44th Place North</td>
<td>None</td>
<td>50'</td>
<td>2</td>
</tr>
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</table>

**Utilities:**
The subject tract has municipal water and sewer available.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Neighborhood</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11802 dated June 26, 1970, established zoning for the subject property.
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2021

Subject Tract

Z-7750

0 200 400

Feet

2.5
<table>
<thead>
<tr>
<th>Case Number: Z-7751</th>
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<tr>
<td>Hearing Date: January 3, 2024 (Continued from December 6, 2023)</td>
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</table>

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Marc Ruiz, NextGen Capital</td>
</tr>
<tr>
<td></td>
<td>Property Owner: NextGen Capital</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Map: (shown with City Council districts)</th>
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</thead>
<tbody>
<tr>
<td><img src="image" alt="Location Map" /></td>
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<table>
<thead>
<tr>
<th>Applicant Proposal:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Present Use: Vacant</td>
</tr>
<tr>
<td>Proposed Use: Duplexes</td>
</tr>
<tr>
<td>Concept summary: Rezone subject properties from RS-3 to RM-2 to permit the construction of duplexes.</td>
</tr>
<tr>
<td>Tract Size: 0.4 ± acres</td>
</tr>
<tr>
<td>Location: Multiple lots at the southwest corner of South 38th West Avenue and West 55th Street South</td>
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</table>

<table>
<thead>
<tr>
<th>Zoning:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning: RS-3</td>
</tr>
<tr>
<td>Proposed Zoning: RM-2</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Comprehensive Plan:</th>
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</thead>
<tbody>
<tr>
<td>Land Use Map: Neighborhood</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommends approval of Z-7751 to rezone the site from RS-3 to RM-2</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>City Council District: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councilor Name: Jeannie Cue</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County Commission District: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commissioner Name: Karen Keith</td>
</tr>
</tbody>
</table>
SECTION I: Z-7751

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject properties from RS-3 to RM-2 to permit the construction of duplexes on each lot.

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

DETAILED STAFF RECOMMENDATION:

The Tulsa Comprehensive Plan designates this area as Neighborhood. RM-2 zoning aligns with the recommendations for the Neighborhood land use designation in this area.

Rezoning to RM-2 would permit redevelopment of the site with the addition of more housing units. The applicant is proposing duplexes on each lot under the zoning proposal.

RM-2 zoning requires 5,500 square feet of lot area and 200 square feet of open space per unit in addition to the required parking associated with any new development of the property. The maximum building height allowed in the RM-2 district is 35 feet which is consistent with the surrounding zoning districts in the area.

Rezoning of the property would increase the potential of this property and permit the addition of needed new housing units in the area while maintaining an appropriate scale for the surrounding area.

Staff recommends approval of Z-7751 to rezone the property from RS-3 to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as “Neighborhood” by the Comprehensive Plan land use map. The proposed RM-2 district aligns with the recommendations of the “Neighborhood” land use designation in this area.

Land Use Vision:

Neighborhood

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 of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.
Transportation Vision:

*Major Street and Highway Plan:* None

*Trail System Master Plan Considerations:* None

*Small Area Plan:* None

*Special District Considerations:* None

*Historic Preservation Overlay:* None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is located within a primarily residential area. There are a mixture of single-family residences, duplexes, and multifamily units in the area.

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>West 55th Street</td>
<td>None</td>
<td>50'</td>
<td>2</td>
</tr>
<tr>
<td>South 38th West Avenue</td>
<td>None</td>
<td>50'</td>
<td>2</td>
</tr>
</tbody>
</table>

**Utilities:**
The subject tract has municipal water and sewer available.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11821 dated June 26, 1970, established zoning for the subject property.
Case Report Prepared by: Nathan Foster

Owner and Applicant Information:
Applicant: Justin DeBruin, Wallace Design Collective
Property Owner: Halona Development, LLC

Location Map:
(shown with City Council districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Mixed-Use/Commercial

Concept summary: Rezone subject properties from IM to CH to permit redevelopment of the site as a mixed-use commercial development.

Tract Size: 1.78 ± acres
Location: Multiple lots at the southeast corner of South Peoria Avenue and East 5th Place

Zoning:
Existing Zoning: IM
Proposed Zoning: CH

Comprehensive Plan:
Land Use Map: Multiple Use/Employment

Staff Recommendation:
Staff recommends approval of Z-7755 to rezone the site from IM to CH.

City Council District: 1
Councilor Name: Vanessa Hall-Harper
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7755

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject properties from IM (Industrial – Moderate) to CH (Commercial – High). The rezoning is proposed to support the redevelopment of the subject properties into a mixed-use commercial development.

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

DETAILED STAFF RECOMMENDATION:

The applicant is proposing to rezone the subject properties from IM to CH to permit a mixed-use commercial development. The CH district provides for a wide-range of commercial uses with flexibility in site and size of buildings.

CH is the predominant zoning established along the East 6th Street corridor and the properties adjacent to the subject properties to the south. The rezoning would extend the CH district further north while eliminating the higher-intensity industrial uses permitted by the IM district.

Mixed-use development is recommended in the subject area by both the Tulsa Comprehensive Plan and the Pearl District Small Area Plan.

CH is consistent with the zoning pattern and the expected development of the area.

Staff recommends approval of Z-7755 to rezone the subject properties from IM to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** The subject properties adjacent to South Peoria Avenue are designated as “Multiple Use” with the remaining areas of the property designated as “Employment” by the Tulsa Comprehensive Plan. The proposed CH district permits a wide range of uses that align with the recommendations of both applicable land use categories.

Land Use Vision:

Multiple Use

Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.
Employment

The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The “Industrial Site Suitability” map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Transportation Vision:

**Major Street and Highway Plan:** South Peoria Avenue is designated as and urban arterial by the Major Street and Highway Plan which requires an ultimate right-of-way dedication of 70’.

**Trail System Master Plan Considerations:** The Tulsa GO Plan recommends the implementation of on-street bike lanes along South Peoria Avenue. Development should provide adequate bicycle infrastructure including parking and connections for pedestrians and cyclists.

**Small Area Plan:** Pearl District Small Area Plan

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** There is a mixture of commercial and industrial uses in the immediate area. There are several buildings on the subject properties that would comply with the regulations of the CH district.

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>South Peoria Avenue</td>
<td>Urban Arterial</td>
<td>70’</td>
<td>4</td>
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**Utilities:**
The subject tract has municipal water and sewer available.

**Surrounding Properties:**

<table>
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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>IM</td>
<td>Employment/Multiple Use</td>
<td>Industrial</td>
</tr>
<tr>
<td>East</td>
<td>IM</td>
<td>Employment</td>
<td>Industrial</td>
</tr>
<tr>
<td>South</td>
<td>CH</td>
<td>Multiple Use/Employment</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>CH</td>
<td>Multiple Use</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.
REZONE
Exhibit “A”
SHEET 1 OF 4

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN GOVERNMENT LOT TEN (10) OF THE SOUTHWEST QUARTER (Gl10, SW/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALSO BEING A PART OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4) OF BLOCK FOUR (4), SUNSET ADDITION, AND LOTS ONE (1) AND SEVEN (7) BLOCK EIGHT (8), FACTORY ADDITION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1), BLOCK FOUR (4) SUNSET ADDITION (P.O.B.); THENCE S01°12′56″E FOR A DISTANCE OF 242.30 FEET; THENCE S89°13′22″W FOR A DISTANCE OF 130.00 FEET; THENCE S01°12′56″E FOR A DISTANCE OF 50.58 FEET; THENCE S88°56′53″W FOR A DISTANCE OF 146.00 FEET; THENCE N01°12′56″W FOR A DISTANCE OF 293.58 FEET; THENCE N89°13′22″E FOR A DISTANCE OF 276.00 FEET TO THE POINT OF BEGINNING (P.O.B.); SAID TRACT CONTAINING 1.71 ACRES MORE OR LESS.

AND

A TRACT OF LAND LYING GOVERNMENT LOT TEN (10) OF THE SOUTHWEST QUARTER (Gl10, SW/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALSO BEING A PART OF LOT SIX (6), BLOCK TWO (2), SUNSET ADDITION, AND LOTS ELEVEN (11), AND TWELVE (12), BLOCK TWO (2) FACTORY ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF LOT FIVE (5) BLOCK TWO (2) SUNSET ADDITION; THENCE S01°12′56″E FOR A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT SIX (6) BLOCK TWO (2) SUNSET ADDITION AND THE POINT OF BEGINNING (P.O.B.); THENCE N89°13′22″E FOR A DISTANCE OF 180.00 FEET; THENCE S01°12′56″E FOR A DISTANCE OF 80.40 FEET; THENCE S89°13′22″W FOR A DISTANCE OF 180.00 FEET; THENCE N01°12′56″W FOR A DISTANCE OF 80.40 FEET TO THE POINT OF BEGINNING (P.O.B.); SAID TRACT CONTAINING 0.33 ACRES MORE OR LESS.
REZONE
Exhibit “A”
SHEET 2 OF 4
BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS BASED ON THE OKLAHOMA STATE PLANE
COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501).

SURVEYOR’S CERTIFICATE
I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE
ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH THE EXISTING RECORDS AND
IS A TRUE REPRESENTATION OF THE DEDICATION AS DESCRIBED. THIS LEGAL
DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED
BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS.

R. WESLEY BENNETT
LS 1562
CA 1460
Expires 06/30/2025

SURVEYOR’S LAST SITE VISIT: SEPTEMBER 28, 2023
Rezone
Exhibit “A”
SHEET 3 OF 4
A PART OF THE GL10 OF THE SW1/4 OF SEC. 6, T.19 N., R.13 E.,
I.B. & M., CITY OF TULSA, TULSA COUNTY, OKLAHOMA

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE
COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501).

SURVEYOR’S LAST SITE VISIT:
SEPTEMBER 28, 2023

CERTIFICATION
I, R. WESLEY BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT
SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF
SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 14TH DAY OF NOVEMBER, 2023.

R. WESLEY BENNETT
LS 1562
CA 1406
Expires 06/30/2025

wallace design collective, pc
structural civil landscape survey
120 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.3558
wallace design ok col1460
BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501).

SURVEYOR'S LAST SITE VISIT:
SEPTEMBER 28, 2023

CERTIFICATION
I, R. WESLEY BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 14TH DAY OF NOVEMBER, 2023.

R. WESLEY BENNETT
LS 1562
CA 1406
Expires 06/30/2025
CLOSURE REPORT

1.71 ACRES

North: 426186.0219' East: 2566407.5657'

Segment #1 : Line

Course: S01°12'56"E Length: 242.30'
North: 425943.7764' East: 2566412.7059'

Segment #2 : Line

Course: S89°13'22"W Length: 130.00'
North: 425942.0130' East: 2566282.7178'

Segment #3 : Line

Course: S01°12'56"E Length: 50.58'
North: 425891.4444' East: 2566283.7908'

Segment #4 : Line

Course: S88°56'53"W Length: 146.00'
North: 425888.7640' East: 2566137.8154'
CLOSURE REPORT

1.71 ACRES

Segment #5 : Line

Course: N01°12'56"W   Length: 293.58'
North: 426182.2779'   East: 2568131.5875'

Segment #6 : Line

Course: N89°13'22"E   Length: 276.00'
North: 426186.0218'   East: 2566407.5621'

Perimeter: 1138.45'   Area: 1.71 acres
Error Closure:  0.0037   Course: S88°17'35"W
Error North:  -0.00011   East: -0.00368

Precision 1: 307691.89
CLOSURE REPORT

0.33 ACRES

North: 426189.2822'  East: 2566647.8977'

Segment #1 : Line

Course: S01°12'56"E  Length: 80.40'
North: 426108.9003'  East: 2566649.6033'

Segment #2 : Line

Course: S89°13'22"W  Length: 180.00'
North: 426106.4587'  East: 2566469.6199'

Segment #3 : Line

Course: N01°12'56"W  Length: 80.40'
North: 426186.8406'  East: 2566467.9143'

Segment #4 : Line

Course: N89°13'22"E  Length: 180.00'
North: 426189.2822'  East: 256647.8977'
CLOSURE REPORT

0.33 ACRES

Perimeter: 520.80'   Area: 0.33 acres
Error Closure: 0.0000   Course: N00°00'00"E
Error North: 0.00000   East: 0.00000

Precision 1: 520800000.00
<table>
<thead>
<tr>
<th>Case: Chick-Fil-A #0529</th>
<th>Hearing Date: January 3, 2024</th>
</tr>
</thead>
</table>

**Case Report Prepared by:** Nathan Foster

**Owner and Applicant Information:**
- **Applicant:** Greyden Engineering, LLC
- **Owner:** Mandalay Bay Investments, LLC

**Location Map:** (shown with City Council districts)

**Applicant Proposal:**
- Preliminary Plat
- 1 lot, 1 block on 1.61 ± acres
- **Location:** Northwest corner of East 13th Place and South Utica Avenue

**Zoning:** CS/PUD-772-A

**Staff Recommendation:**
- Staff recommends **approval** of the preliminary plat.

<table>
<thead>
<tr>
<th>City Council District: 4</th>
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<tbody>
<tr>
<td><strong>Councilor Name:</strong> Laura Bellis</td>
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<tr>
<td><strong>County Commission District:</strong> 2</td>
</tr>
<tr>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
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</table>
The Technical Advisory Committee (TAC) met on December 20th and provided the following conditions:

1. **Zoning:** The property is zoned CS with a planned unit development (PUD-772-A). The deed of dedication must include the approved development standards for PUD-772-A. Add PUD-772-A to the face of the plat.

2. **Addressing:** Add address assignment to the face of the final plat and provide standard address disclaimer.

3. **Transportation & Traffic:** Sidewalks and ADA ramps are required to be installed along all streets. Indicate which street rights-of-way are dedicated by plat and recording information for any existing dedications to remain. South Troost Avenue is required to be reopened and dedicated as a public street to serve proposed driveway connection. Any needed improvements to the street must be completed prior to City acceptance. IDP approval is required prior to final plat approval. Right-of-way is required to align with the major street and highway plan. Label and dimension all right-of-way dedications.

4. **Sewer/Water:** Public sanitary sewer and water are available for the subject property. Water meters must be located within right-of-way or dedicated utility easement.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from the final plat. Provide the surveyor’s date of last site visit on the face of the plat. Move subdivision statistics to the face of the plat. Provide a date of preparation. Add “State of” before Oklahoma in the plat subtitle. Engineer and owner information must be added to the face of the plat. Provide CA number and renewal date for engineer and surveyor. Add location map to the face of the plat and label all platted boundaries with plat names within the mile section and label subject property. Under the basis of bearing information, include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Provide a written legal description. Add signature block for City officials to the face of the plat.

6. **Stormwater, Drainage, & Floodplain:** Stormwater improvements are required to obtain IDP approval prior to final plat approval. Easements may be required for any public stormwater infrastructure required on-site.

7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations. City of Tulsa release letter is required prior to final plat approval.
Chick-Fil-A #0529
OFF-PREMISE OUTDOOR ADVERTISING SIGN

OTHER

METROPOLITAN AREA PLANNING COMMISSION ON AUGUST 2, 2023, AND APPROVED BY

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF

THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD,

SUBDIVISION

SUBDIVISION

HEIGHTS

ORCHARD ADDITION

SUBDIVISION

BRA GASSA

ASA ROSE

COMMUNITY GARDEN

SHELTER, EMERGENCY AND PROTECTIVE

ROOMING/BOARDING HOUSE

SUBDIVISION

SUBDIVISION

SWAN LAKEESTATESROCKFORDCIRCLE

DENT

PARKSIDE

MC NULTY

DEVELOPMENT AREA "A"

1" = 1000'

CHERRY

STREET

BANK

RIDGE

TERRACE PARK

TERRACE DRIVE

TERRACE DRIVE ADDITION

SUBDIVISION

1.1.1 WITHIN THE UTILITY EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE, AS

CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION

SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY

EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER

PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO

LOT AND RESERVE AREA OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA,

DEPICTED ON THE ACCOMPANYING PLAT, STREET LIGHT POLES OR STANDARDS MAY BE

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS

VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENT.

THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE

THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE

SURVEY REVIEWED BY:

CITY ENGINEER

SANITARY AND SEWER MAINS, AND STORM

DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS

ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF

ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE

SEWERS LOCATED WITHIN SUCH LOT OR RESERVE AREA.

THE OWNER HEREIN IMPOSES A

SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A

PUBLIC STREETS

AND UTILITY EASEMENTS

1.3 - WATER, SANITARY SEWER,

AND STORM SEWER SERVICE

1.4 - SURFACE DRAINAGE

1.5 -PAVING AND LANDSCAPING

WITHIN EASEMENTS

1.6 - SIDWAYS

1.7 - CERTIFICATE OF

OCCUPANCY RESTRICTIONS

PUBLIC STREETS

AND UTILITY EASEMENTS

FLOOD ZONE INFORMATION

A - DETAIL SITE PLAN

B - DETAIL LANDSCAPE PLANS

C - DETAIL SIGN PLANS

COUNTY CLERK'S CERTIFICATE

TREASURER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

FINAL PLAT

ENDORSEMENT OF APPROVAL

B - DETAIL LANDSCAPE PLANS

A - DETAIL SITE PLAN

C - DETAIL SIGN PLANS

COUNTY CLERK'S CERTIFICATE

TREASURER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

FINAL PLAT

ENDORSEMENT OF APPROVAL

B - DETAIL LANDSCAPE PLANS

A - DETAIL SITE PLAN

C - DETAIL SIGN PLANS

COUNTY CLERK'S CERTIFICATE

TREASURER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

FINAL PLAT

ENDORSEMENT OF APPROVAL

DRAINAGE EASEMENTS

1. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED AS "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSE OF PERMITTING THE FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION. SUCH EASEMENTS ARE HEREBY ESTABLISHED FOR THE PURPOSES OF ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND MUTUAL ACCESS EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION, PROVIDED GOVERNMENTAL AGENCIES AND THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS.

2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED IN THE STORMWATER DETENTION EASEMENT NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS.

3. THE ABOVE GROUND AREA OF ANY DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE ASSOCIATION OR THE OWNER OR ITS SUCCESSORS.

4. OVERLAND DRAINAGE EASEMENTS LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER.

5. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA.

6. GRADING, FILLING OR OTHER EARTH-CHANGE, AND NO ACTIVITY CAUSING A REDUCTION OF FLOOD STORAGE VOLUME SHALL OCCUR OR BE PERMITTED, WITHOUT APPROPRIATE PERMITS.

OVERLAND DRAINAGE EASEMENTS

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STORMWATER DETENTION EASEMENTS

1. STORMWATER DETENTION EASEMENTS SHALL BE MAINTAINED AS "STORM SEWER EASEMENT" FOR THE PURPOSE OF PERMITTING THE STORAGE, TRANSPORTATION, AND REUSE OR DISPOSAL OF STORMWATER RUNOFF FROM THE VARIOUS AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN STORMWATER DETENTION EASEMENTS SHALL BE MAINTAINED AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSE OF PERMITTING THE STORAGE, TRANSPORTATION, AND REUSE OR DISPOSAL OF STORMWATER RUNOFF FROM THE VARIOUS AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION.

3. THE ABOVE GROUND AREA OF ANY STORMWATER DETENTION EASEMENT SHALl BE MAINTAINED BY THE ASSOCIATION OR THE OWNER OR ITS SUCCESSORS.

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RESERVE ** PRIVATE STREETS

1. MUTUAL ACCESS EASEMENT

2. SURFACING WIDTH SHALL BE NOT LESS THAN [pavement width] MEASURED FROM FACE OF CURB TO FACE OF CURB.

3. SECURE INSPECTION BY THE CITY OF TULSA, OKLAHOMA OF THE PRIVATE STREETS DEPICTED ON THE ACCOMPANYING PLAT DO NOT MEET THE CITY OF TULSA, OKLAHOMA FOR MEETING THE NOW EXISTING STANDARDS OF THE CITY OF TULSA, OKLAHOMA FOR SURFACE WIDTH.

4. THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM PRIVATE STREETS.

5. MUTUAL ACCESS EASEMENT

6. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

7. RESERVE ** PRIVATE STREETS

8. MUTUAL ACCESS EASEMENT

9. THE OWNER HEREBY DEDICATES TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF STORAGE. COMPENSATORY STORAGE EASEMENTS SHALL BE REVEGETATED WITH SLAB MATERIALS AND NO GRADING, FILLING OR OTHER EARTH-CHANGE, AND NO ACTIVITY CAUSING A REDUCTION OF FLOOD STORAGE VOLUME SHALL OCCUR OR BE PERMITTED, WITHOUT APPROPRIATE PERMITS.

10. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF STORAGE. COMPENSATORY STORAGE EASEMENTS SHALL BE REVEGETATED WITH SLAB MATERIALS AND NO GRADING, FILLING OR OTHER EARTH-CHANGE, AND NO ACTIVITY CAUSING A REDUCTION OF FLOOD STORAGE VOLUME SHALL OCCUR OR BE PERMITTED, WITHOUT APPROPRIATE PERMITS.
**Case:** Southern Hill Eleven  
**Hearing Date:** January 3, 2024  

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<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Erik Enyart, Tanner Consulting</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Southern Eleven, LLC</td>
</tr>
</tbody>
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| **Location Map:**  
(shown with City Council districts) | **Applicant Proposal:**  
Preliminary Plat and Modification of Subdivision & Development Regulations to remove requirement for sanitary sewer extension  
1 lot, 1 block on 1.64 ± acres  
*Location:* North of the northwest corner of East 71st Street South and South Harvard Avenue |

---

| **Zoning:** RS-1/PUD-735 | **Staff Recommendation:**  
Staff recommends approval of the preliminary plat and the modification with conditions |

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<tr>
<th><strong>City Council District:</strong> 9</th>
<th><strong>County Commission District:</strong> 3</th>
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</thead>
<tbody>
<tr>
<td><strong>Councilor Name:</strong> Jayme Fowler</td>
<td><strong>Commissioner Name:</strong> Kelly Dunkerley</td>
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</table>
PRELIMINARY SUBDIVISION PLAT

Southern Hill Eleven - (CD 9)
North of the northwest corner of East 71st Street South and South Harvard Avenue

1 lot, 1 block, 1.64 ± acres

The Technical Advisory Committee (TAC) met on December 20th and provided the following conditions:

1. **Zoning:** The zoning for the property is RS-1 with a planned unit development (PUD-735). A minor amendment was approved to permit a single-family residence on the lot. PUD standards and minor amendment approval must be reflected in the deed of dedication. PUD-735 must be shown on the face of the plat.

2. **Addressing:** Address assignment from City of Tulsa must be shown on the face of the plat with the standard address disclaimer.

3. **Transportation & Traffic:** Sidewalks and ADA ramps are required to be installed along South Harvard Avenue. Provide limits of access on the face of the plat. Label and dimension all public right-of-way.

4. **Sewer/Water:** Label and dimension all utility easements both proposed and existing with appropriate recording information. Public water is available on the subject site. There is currently no public sanitary sewer available on the property. The applicant has applied for a policy variance to permit the replacement of a single-family home to be served by on-site sewage disposal. A modification of the Subdivision & Development Regulations is required to remove the requirement for extending public sanitary sewer to the property. Oklahoma Department of Environmental Quality approval is required for any approved on-site sewage disposal.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Show all platted properties in the location map and label all other property as unplatted. Include label for subject property in the location map. Under the basis of bearing heading include coordinate system used and provide a bearing angle, preferably shown on the face of the plat. Provide the date of the last site visit by the surveyor.

6. **Stormwater, Drainage, & Floodplain:** New single-family dwelling is required to comply with residential drainage design requirements. No floodplain is present on the subject property.

7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 5-130.1.B of the Subdivision and Development Regulations which would require the extension of a public sanitary sewer system to the site. The applicant has submitted a variance request to the City of Tulsa Water & Sewer department to remove the requirement for a sanitary sewer extension.

The property is adjacent to the Southern Hills Country Club. Public sanitary sewer lines to the east and north of the property are not accessible by the subject site due to property and line elevations.

The proposal is for one single-family dwelling where a previous dwelling already existed. No additional subdividing or lot splits are proposed. Future subdivisions of the property would not be covered by this modification and would need to address sanitary sewer requirements if proposed in the future.

Staff supports the request for modification with the condition that the policy variance must be approved prior to final plat approval.

Staff recommends APPROVAL of the preliminary subdivision plat and the modification to the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations. City of Tulsa release letter is required prior to final plat approval.
Notes:

1. This plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Examiners for Professional Engineers and Land Surveyors.

2. If property changes and LOT 1 are moved with Holden Crown, "Tanner Consulting, L.L.C." will continue to stake.

3. The property shown herein are based upon the Oklahoma State Plane Coordinate System, North Zone (3501), North American Datum 1983 (NAD83).

4. Property located on the Plan for Public Improvements are those improvements shown in yellow on the Plan.

5. Access at the time of Plat was provided by SOUTH HARVARD AVENUE, EAST HARVARD STREET.

6. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
1.1.4 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON LOT, PROVIDED THAT, UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.


1.1.3.5 THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, FOR THE PROTECTION OF THE PUBLIC WATER MAIN, SERVICE PEDESTAL, OR SERVICE TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

1.1.3.4 THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE CITY'S FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THEIR FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE.

1.1.3.3 THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL HAVE RIGHT OF ACCESS TO THE FACILITIES LOCATED ON THE LOT WHICH SERVICE THE PUBLIC WATER MAIN, SERVICE PEDESTAL, OR SERVICE TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE. THE CITY SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

1.1.2 THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE CITY OR A CONTRACTOR. EACH SUPPLIER OF THESE SERVICES SHALL HAVE RIGHT OF ACCESS TO THE FACILITIES LOCATED ON THE LOT WHICH SERVICE THE PUBLIC WATER MAIN, SERVICE PEDESTAL, OR SERVICE TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE. EACH SUPPLIER OF THESE SERVICES SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.


1.0 WATER, SEWER, GAS, AND STORM SEWER SERVICE.

1.0.3 FACILITIES AND APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESSES TO AND FROM ANY PROPERTY WITHIN THE SUBDIVISION, AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH THEREIN.

1.0.2 WATER, SEWER, GAS, AND STORM SEWER SERVICE, TO ALL THE FACILITIES LOCATED ON THE LOT WHICH SERVICE THE PUBLIC WATER MAIN, SERVICE PEDESTAL, OR SERVICE TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

1.0.1 THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE CITY OR A CONTRACTOR. EACH SUPPLIER OF THESE SERVICES SHALL HAVE RIGHT OF ACCESS TO THE FACILITIES LOCATED ON THE LOT WHICH SERVICE THE PUBLIC WATER MAIN, SERVICE PEDESTAL, OR SERVICE TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE. THE SUPPLIER OF THE GAS SERVICE SHALL HAVE RIGHT OF ACCESS TO THE FACILITIES LOCATED ON THE LOT WHICH SERVICE THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

1.000 WATER MAINS, SERVICE PEDESTALS AND TRANSFORMERS, FACILITIES, AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESSES TO AND FROM ANY PROPERTY WITHIN THE SUBDIVISION, AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH THEREIN.

| **Case:** Southern Hill Eleven - Authorization for Accelerated Release of Building Permits  
**Hearing Date:** January 3, 2024 |
<table>
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<tbody>
<tr>
<td><strong>Case Report Prepared by:</strong></td>
</tr>
</tbody>
</table>
| Nathan Foster | **Applicant:** Erik Enyart, Tanner Consulting  
**Owner:** Southern Eleven, LLC |
| **Location Map:** (shown with City Council districts) | **Applicant Proposal:** |
| Request for authorization to receive accelerated release of building permits  
1 lot, 1 block on 1.64 ± acres  
*Location:* North of the northwest corner of East 71st Street South and South Harvard Avenue |
| **Zoning:** RS-1/PUD-735 | **Staff Recommendation:** |
| Staff recommends approval of the request for authorization of accelerated release of building permits |
| **City Council District:** 9  
**Councilor Name:** Jayme Fowler  
**County Commission District:** 3  
**Commissioner Name:** Kelly Dunkerley |
ACCELERATED RELEASE OF BUILDING PERMIT

Southern Hill Eleven (CD 9)
North of the northwest corner of East 71st Street South and South Harvard Avenue

1 lot, 1 block, 1.64 + acres – Single-Family Residential

The proposal is to construct one single-family home on the property where one home previously existed.

PUD-735 was adopted in February of 2007 to support plans for the construction of 5 single-family homes on the subject property that would be served by a private street. The development of the property was never implemented, and a single-family home has remained in place on the property.

Because the property was rezoned and a PUD was implemented, the zoning code requires a new subdivision plat for the property. Since there are no new lots proposed as part of the development, the applicant has submitted a 1 lot, 1 block preliminary plat for consideration by TMAPC. The preliminary plat is on the agenda as a related item to this request and must be approved by TMAPC. Following preliminary plat approval, the applicant will be required to return with a final plat for review and approval by City staff and franchise utilities.

Development intensity is not changing for the site due to the fact that the property will remain 1 lot and only one home is to be constructed on the property where a home previously existed. The platting requirement is unique in this situation given that the rezoning of the site was unrelated to the current development plans.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place. No certificates of occupancy may be issued until the final plat has been approved and recorded with the Tulsa County Clerk.

Staff recommends approval of the request for authorization of accelerated release of a building permit with the following conditions:

1. No certificate of occupancy will be issued until the final plat is approved and recorded.
2. Accelerated release will be limited to one single-family home and would not cover a proposal for any additional homes or structures.
Southern Hill Eleven

Land Use Plan Categories

- Arkansas River Corridor
- Downtown
- Employment
- Local Center
- Multiple Use
- Neighborhood
- Park and Open Space
- Regional Center

0 Feet 200 400
### Case Report Prepared by:
Jay Hoyt

### Owner and Applicant Information:
- **Applicant**: AAB Engineering
- **Owner**: Blue Chip Land Company, LLC

### Location Map:
*(shown with County Commission Districts)*

![Location Map](image)

### Applicant Proposal:
- **Preliminary Plat**
- **85 lots, 5 blocks, 66.31 ± acres**
- **Location**: North of the northeast corner of East 106th Street North and North Memorial Drive

### EXHIBITS:
- Zoning Case Map
- Aerial
- Land Use Plan
- Plat Submittal

### Zoning:
- **RS (Residential – Single-Family)/PUD-855**

### Staff Recommendation:
Staff recommends **approval** of the preliminary plat

### County Commission District:
- **1**
- **Commissioner Name**: Stan Sallee
PRELIMINARY PLAT

The Meadows II - (County)
North of the northeast corner of East 106th Street North and North Memorial Drive

This plat consists of 85 lots, 5 blocks on 66.31 ± acres.

The Technical Advisory Committee (TAC) met on December 21, 2023 and provided the following conditions:

1. **Zoning:** Property is zoned RS (Residential – Single-Family) with a Planned Unit Development (PUD-855). Lots are required to conform to the requirements of the zoning prior to final plat approval.

2. **Transportation & Traffic:** Label and dimension all right-of-way being dedicated by plat and provide recording information for any previously dedicated right-of-way. Engineering plans for street construction must be approved and new streets must be accepted by the Tulsa County Engineer prior to final plat approval.

3. **Sewer/Water:** Rural water district will be required to provide a release prior to approval of the final plat. Department of Environmental Quality will be required to approve on-site sewage disposal systems. Add ODEQ certification to the deed of dedication.

4. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

5. **County Engineering:** Provide and show 50 feet of Right-Of-Way along Memorial Drive.

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.
PRELIMINARY PLAT

The Meadows II
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (92.89) OF SECTION TWELVE (12) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE THIRTEEN (13) EAST OF THE 108TH BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER
BLUE CHIP LAND COMPANY, LLC
eds@bluechipland.com

ENGINEER SURVYOR
AB Engineering LLC

C. PRELIMINARY PLAT

THE SOUTHERLY LINE OF COUNTRYSIDE ESTATES, A SUBDIVISION IN TULSA COUNTY, OKLAHOMA, PLAT NO. 3712; GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA.

BLUE CHIP LAND COMPANY, LLC
AND A CURVE DISTANCE OF 39.27 FEET; THENCE SOUTH 04°03'15" WEST , A DISTANCE OF 125.00 FEET TO THE

3. ONG'S EASEMENTS RECORDED IN BOOK 4076, PAGE 1788 AND BOOK 6452, PAGE 393 REMAIN IN

7. THE MEADOWS II

STATE OF OKLAHOMA )

PERSONAL APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS

COUNTY OF TULSA )

EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION

BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER

THE PROJECT SHALL GOVERNED BY THE TULSA COUNTY ZONING ORDINANCE USE AND DIMENSIONAL

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE

THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF

THE RESTRICTIONS SHAL...
The Meadows II

CONCEPTUAL UTILITY

OWNER
BLUE GODDESS HOPPERS HILL LLC

FILE: P:\2113\12-106TH N & MEMORIAL (SOKOLOSKY)\ALTERNATIVE BASES\106TH AND MEMORIAL BASE PHASE 2 PLATPLOT DATE: Wed, 29 Nov 2023 Sheet 1 of 1

Date Prepared: November 16th, 2023

UTILITY CONTACTS

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74127
918-371-2055

COLLINSVILLE, OK 74021
918-596-6422

MIDSTREAM PARTNERS, L.P.
17227 N. 129TH E. AVE.
TULSA, OK 74145

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<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dylan Siers</td>
<td><strong>Applicant</strong>: Bart C. James</td>
</tr>
<tr>
<td></td>
<td><strong>Owner</strong>: Richard Bruce Stewart Trust</td>
</tr>
</tbody>
</table>

| **Location Map:**             | **Applicant Proposal:**               |
| (shown with City Council districts) | Modification of Subdivision and Development Regulations |
|                               | Tract A: 2.10 Acres                   |
|                               | Tract B: 7.10 Acres                   |
|                               | Tract C: 10.78 Acres                  |
|                               | *Location*: East of the Northeast corner of South Yale Avenue and East 111th Street South |

| **Zoning**: AG                | **Staff Recommendation:**             |
|                              | Staff recommends *approval* of the modification. |

| **City Council District**: 8  | **County Commission District**: 3    |
|                              | **Councilor Name**: Phil Lakin Jr.    |
|                              | **Commissioner Name**: Kelly Dunkerley |
Modification to the Subdivision & Development Regulations:

The application LS-21554 has an associated lot line adjustment LLA-543 which combines the “Transfer tract” on the survey to Tract B. There are currently three existing homes on the property, these adjustment and split will result in those three homes being on their own individual lots.

During the review process the applicant received comments regarding the sanitary sewer extension. The proposed lots comply with our zoning code bulk and area requirements.

The applicant has requested a modification to Section 10-060.6-C of the Subdivision and Development Regulations which would require the applicant extend sanitary sewer service to the lots. The applicant was required to submit a document from DEQ showing that the current septic systems were in working condition with no sign of damage.

Staff recommends APPROVAL of the modification to Section 10-060.6-C of the Subdivision and Development Regulations.
Legal Description (Parent Tract)
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

More particularly described as follows:

Comencing at the northwest corner of the northeast quarter of the northwest quarter (NE/4 NW/4) of section thirty-three (33), township twenty-three (23), range eleven (11) west of the principal meridian, and thence north on the north line of the northeast quarter of the northwest quarter (NE/4 NW/4) a distance of 2,598.00 feet to the north line of the south half of the northeast quarter of the northwest quarter (S/2 SE/4 NW/4); thence west on the north line of the south half of the northeast quarter of the northwest quarter (S/2 SE/4 NW/4) a distance of 105.00 feet; thence south on the south line of the west half of the northeast quarter of the northwest quarter (W/2 NE/4 NW/4) a distance of 2,598.00 feet; thence east on the south line of the west half of the northeast quarter of the northwest quarter (W/2 NE/4 NW/4) a distance of 105.00 feet to the point of beginning.

This legal description was created on June 27, 2023, by Albert R. Jones, III, OK PLS #1580.

Legal Description (Tract A)
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

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This legal description was created on June 27, 2023, by Albert R. Jones, III, OK PLS #1580.

Legal Description (Tract B)
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

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This legal description was created on June 27, 2023, by Albert R. Jones, III, OK PLS #1580.

Legal Description (Tract C)
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

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Legal Description (Transfer Tract)
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

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