



**Tulsa Metropolitan Area
Planning Commission**

Preliminary Plat Staff Report- Jain's Estate

Hearing Date: February 7, 2024
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

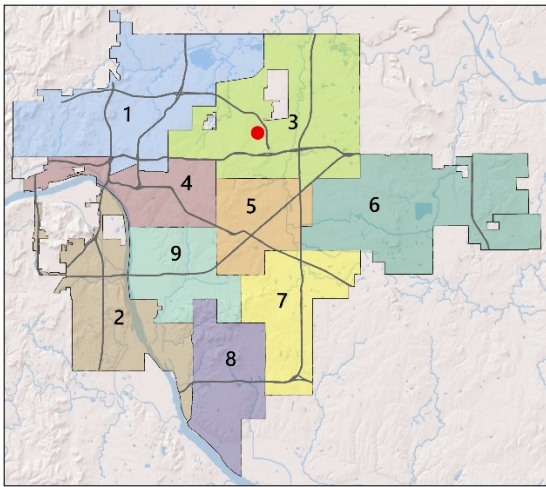
Applicant: Mark Stacey
Property Owner: Jay Jain

Property Location

Multiple lots at the NW/c of N. Memorial Dr. and E. Pine St.

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Crista Patrick
County Commission: District 1, Stan Sallee

Public Notice Required

Mailed Notice to adjacent property owners a minimum of 10 days in advance

Staff Recommendation

Staff recommends approval subject to conditions.

Request Summary

Platting a new subdivision named Jain's Estate.
Tract Size: ±3.68 acres

Zoning

Existing Zoning: CH/ IL
Existing Overlays: None

Use

Current Use: Mostly vacant with unoccupied structures to be demolished.
Proposed Use: Commercial Subdivision including Hotels and Storage

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment
Small Area Plans: None
Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Secondary Arterials- N. Memorial Drive and E. Pine St.
planitulsa Street Type: Multi-Modal Corridor
Transit: Tulsa Transit Route 201
Existing Bike/Ped Facilities: None.
Planned Bike/Ped Facilities: None.

Environment

Flood Area: City of Tulsa Regulatory Floodplain
Tree Canopy Coverage: 0-10%
Parks & Open Space: N/A

Detailed Staff Recommendation

The plat consists of 9 lots, 2 blocks, ±3.68 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) at the January 18th meeting and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

1. Zoning: The property is zoned CH/ IL. Prosed uses and lot design meet standards for those districts.
2. Addressing: Addresses will be provided at a later date. Address assignments must be shown on the face of the final plat. Provide standard address disclaimer.
3. Transportation: Sidewalks and ADA ramps are required to be installed along all streets.
Major Street & Highway Plan: N. Memorial Drive and E. Pine St. are classified as secondary arterials, right-of-way must be dedicated to conform to the widths prescribed by the Major Street and Highway plan.
Transit: No service expansion planned as a part of this subdivision
Existing Bike/Ped Facilities: None.
4. Sewer and Water: Public sanitary sewer and water service are available for the subject property. Water meters must be located within right-of-way or dedicated utility easement. Label and dimension all utility easements either required or existing as part of the plat.
5. Engineering Graphics:
 - Submit subdivision control data sheet with the final plat.
 - In the plat subtitle add "STATE OF" before Oklahoma.
 - Under the surveyor’s heading add the name of surveyor and the CA number with expiration date.
 - In the Location Map add missing platted properties. Those are Young Addn, Airport Quick Parking Facility, Airport Office & Warehouse, Newman Brothers Sub, Century Addn, Aerial Hgts Sub L5, Aerial Hgts, Aerial Hgts Sub L8-9, Aerial Hgts Sub L10-11, Aerial Hgts Sub L3-4, Aerial Hgts Sub L1-2, Douglas Park Amd Prt B9-10 & 2 & Resub B5 & L8 B2 . Label all other land in the section as "unplatted". Add State Highway 11 to the location map. (3)
 - Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat.
 - Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
 - Prefer to see the plat tied to a section corner, half section, or quarter section. That being labeled graphically on the face of the plat as the POC (point of commencement) with a bearing angle and distance to the POB (point of beginning). All of this incorporated into a metes and bounds written legal description of the property. (4)
 - Graphically label the POB (Point of Beginning) on the face of the plat.
 - Provide the date of the last survey site visit on the face of the plat. If it was consecutive days provide the range of dates.
 - Remove the contours on the final plat submittal.
6. Stormwater, Drainage, and 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 the site.
7. Utilities (Telephone, Electric, Gas, Cable, Pipeline, Other): 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 and gas activity on the site.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Employment by the Tulsa Comprehensive Plan. 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IL	Employment	Private park space a part of the Tulsa Public Schools facility
East	RS-3	Employment	Vacant property a part of the Highway 11 right-of-way.
South	CS and RS-3	Multiple Use and Neighborhood	Commercial property and detached houses in the RS-3 portion.
West	IL	Employment	Various industrial and automobile uses including the Transportation Center for Tulsa Public Schools.

Small Area Plans

The subject properties are not located within a small area plan.

Development Era

The subject property is located in an area developed during the Early Automobile Era. As automobile use began to supplant the use of streetcars in cities across the country, the pattern of urban development changed. From the time of the Great Depression, through World War 2, and prior to the development of the Interstate Highway System, Tulsa’s land use pattern became more centered around the mile-by-mile grid of major streets that follows the boundaries of the township and range system. During this time period, Tulsa saw some of the fastest growth that has occurred in the city’s history, consistent with population growth across the United States. Detached house neighborhoods with a variety of architectural styles proliferated through the area, and a relatively low level of redevelopment has occurred over time as compared to the Downtown Era and the Streetcar Era.

Transportation

Major Street and Highway Plan: North Memorial Drive and East Pine Street are classified as secondary arterials require an ultimate right-of-way of 100 feet. Appropriate right-of-way dedications for public streets will be required as subdivision plats for the property are reviewed.

Comprehensive Plan Street Designation: East Pine Street is designated as a future multi-modal corridor. As development of the street occurs, improvements should anticipate future road users in addition to personal vehicles.

Environmental Considerations

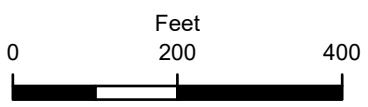
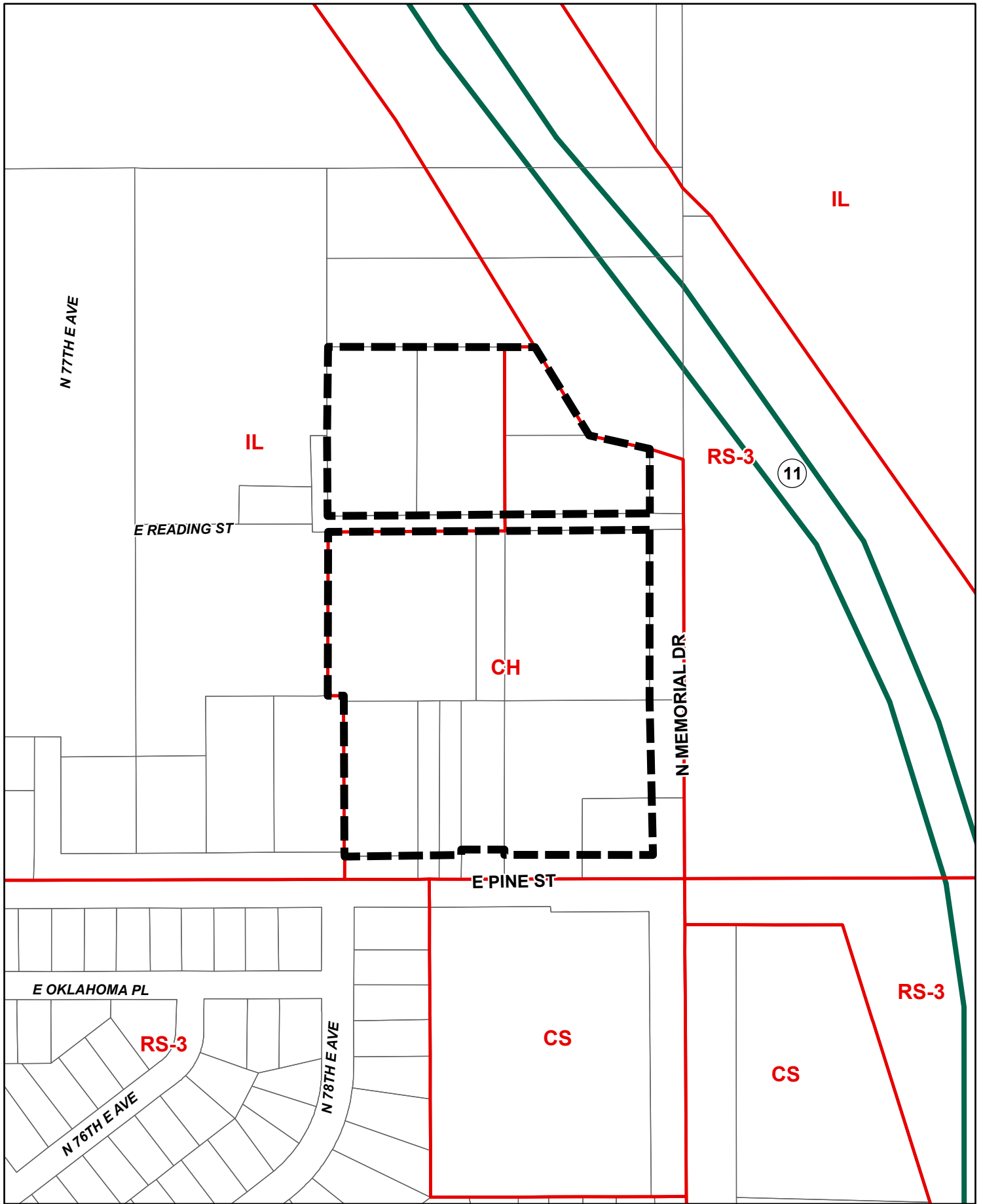
Flood Plain: Property is located in the City of Tulsa Regulatory Floodplain. The City Regulatory Floodplain in Tulsa is based upon the floodplains delineated in the studies conducted for each of the City’s drainage basins. It is drawn at the 1% per year storm event, commonly referred to as the 100-year floodplain. For new construction or substantial improvements, all uses will be required to follow City regulations to build up above the regulatory floodplain level. Onsite stormwater detention is proposed on site.

Tree Canopy Coverage: Tree canopy in the area is 0-10%. For areas on the map with this level of coverage, preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

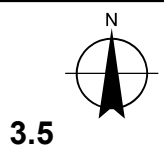
Parks & Open Space: None.

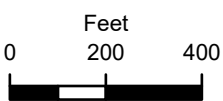
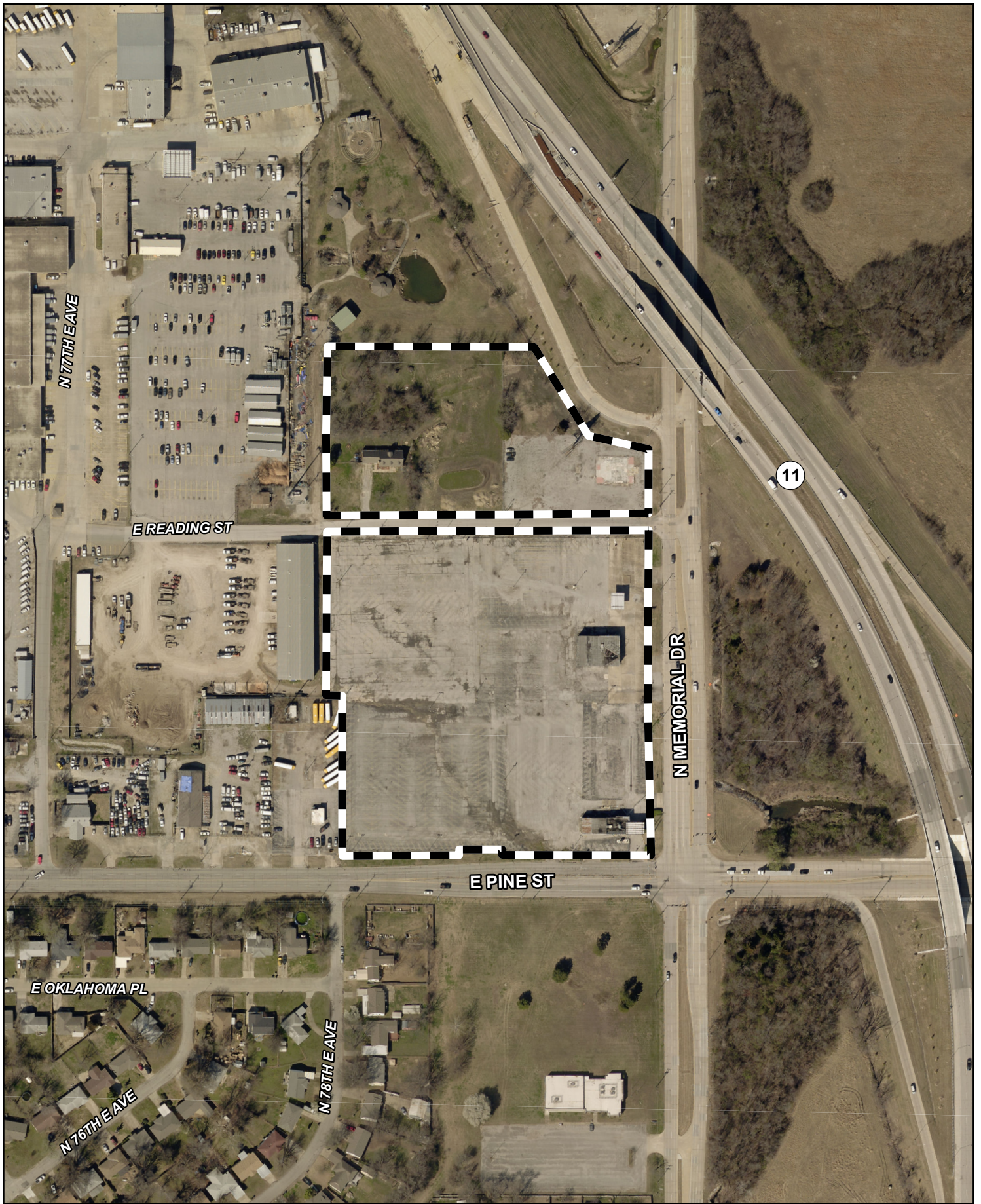
Exhibits

Case map
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Proposed Subdivision Plat
Conceptual Improvement Plan



Jain's Estate





Subject Tract

Jain's Estate









Note: Graphic overlays may not precisely align with physical features on the ground.

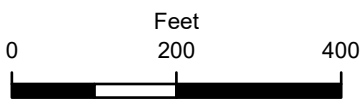
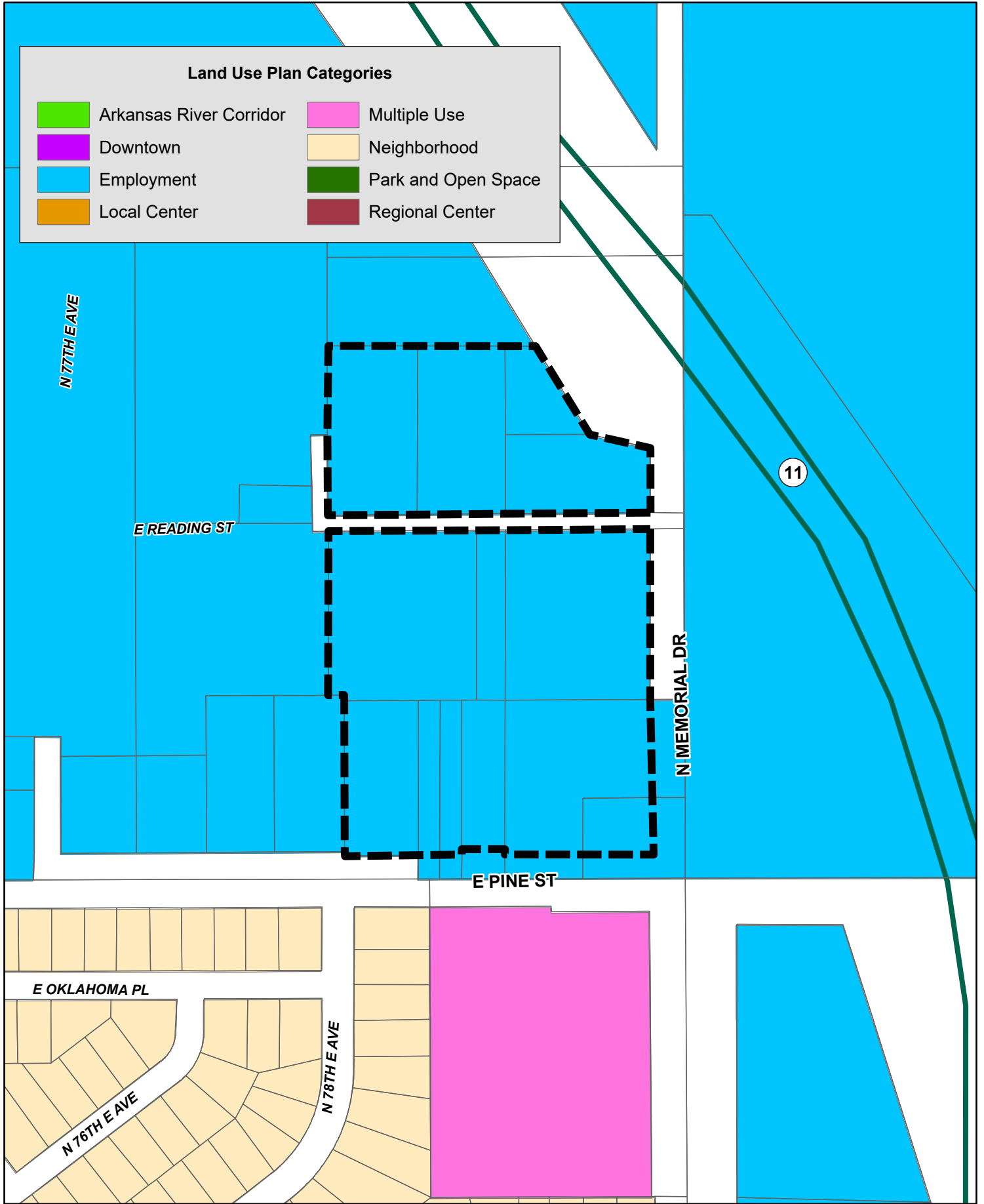
Aerial Photo Date: 2021

3.6

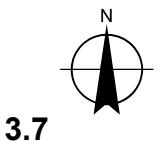


Land Use Plan Categories

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



Jain's Estate



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. _____

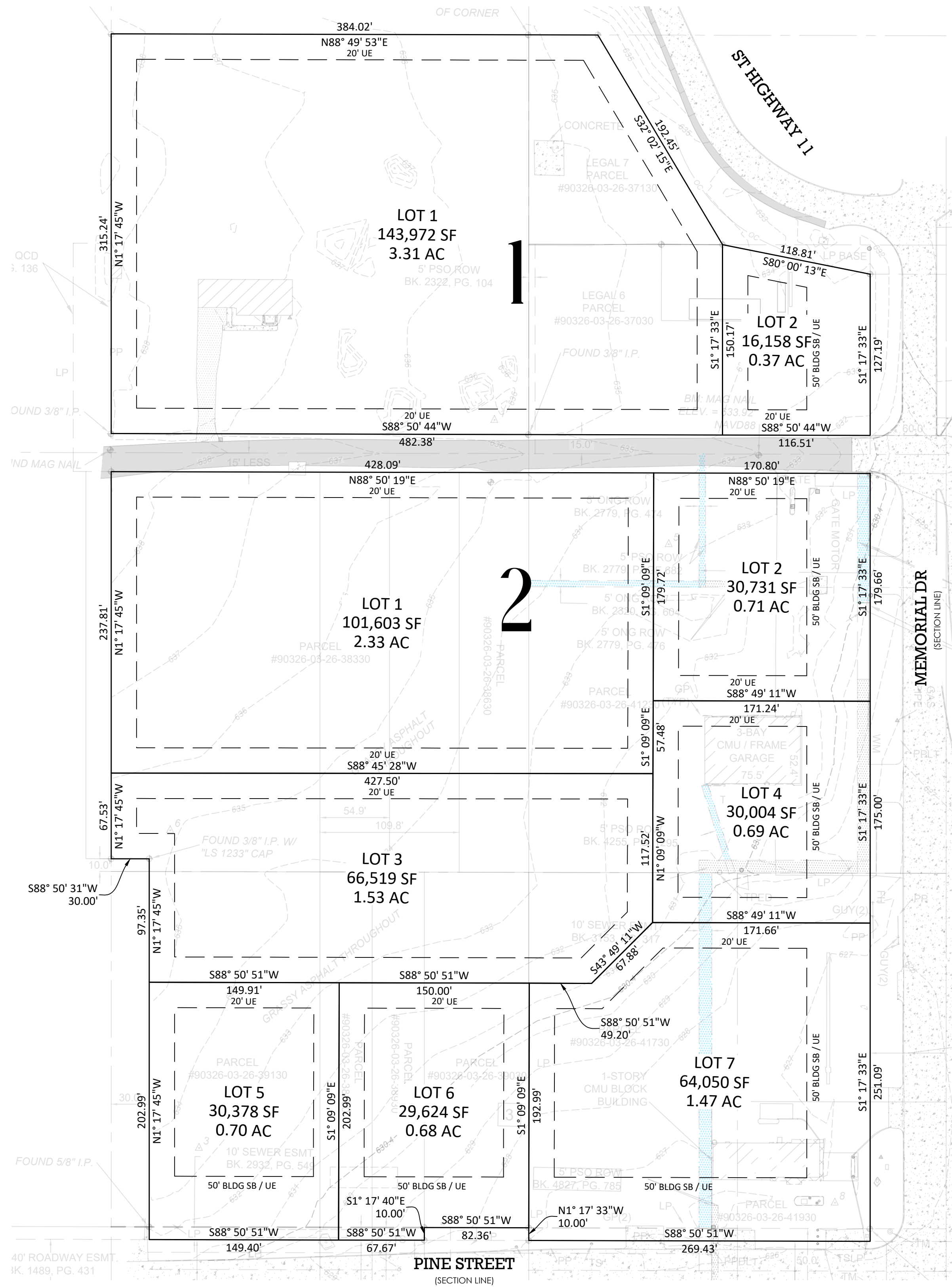
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

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

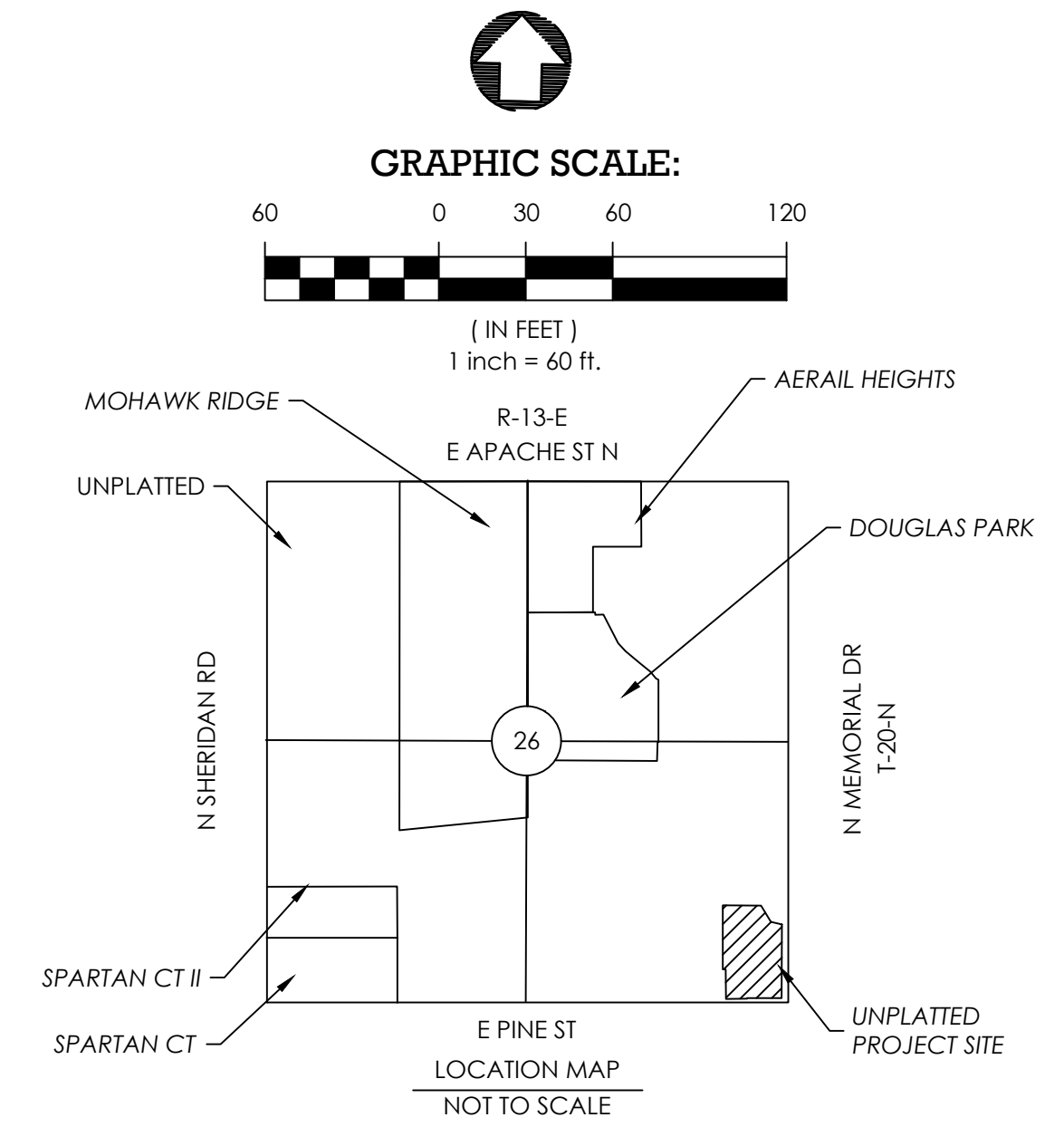
MY COMMISSION EXPIRES: _____ NOTARY _____

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



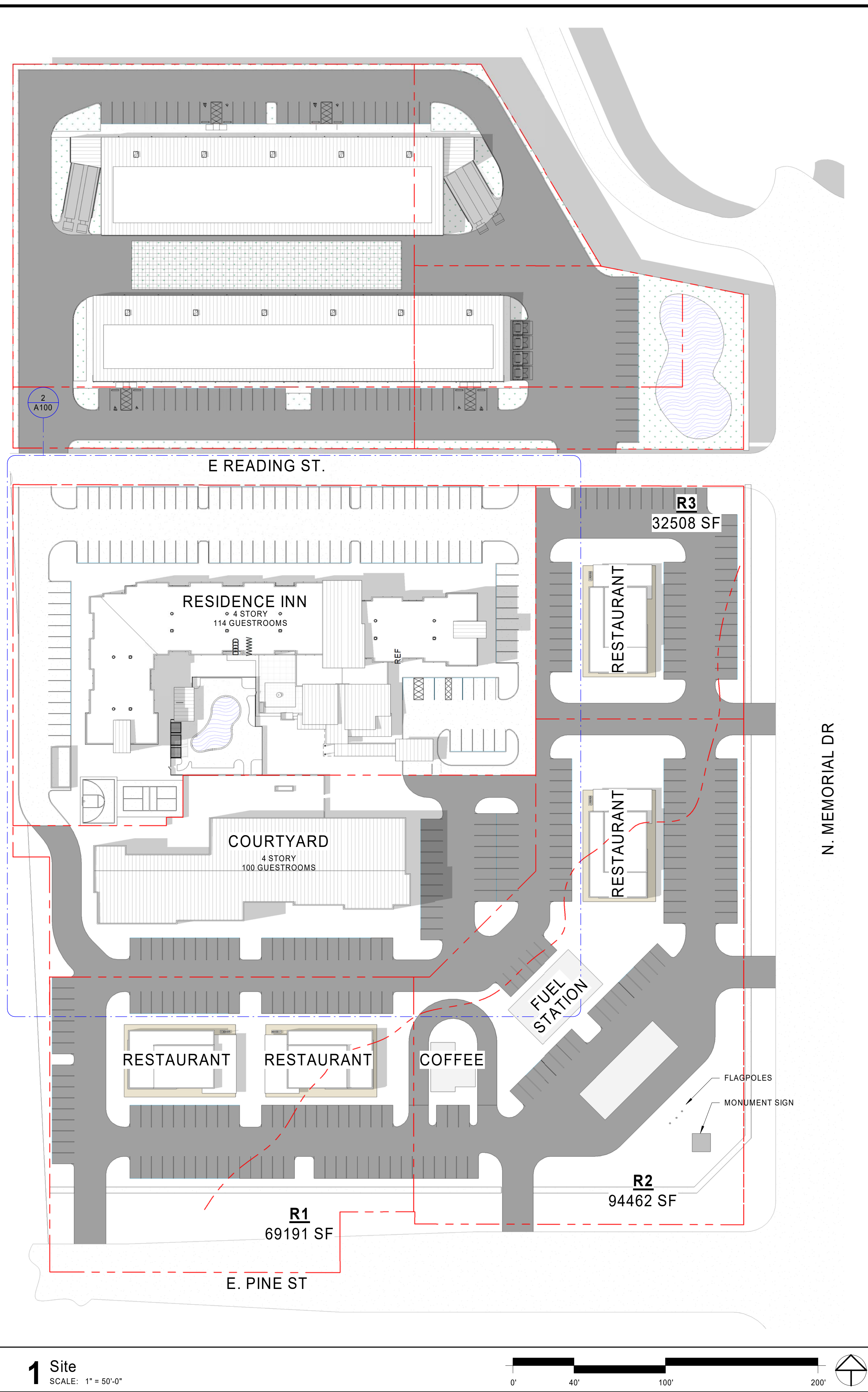
BASIS OF HORIZONTAL AND VERTICAL DATUM
ALL COORDINATES ARE BASED ON OKLAHOMA STATE PLANE NORTH ZONE NAD 83 AND ALL ELEVATIONS ARE BASED ON NAVD 88

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

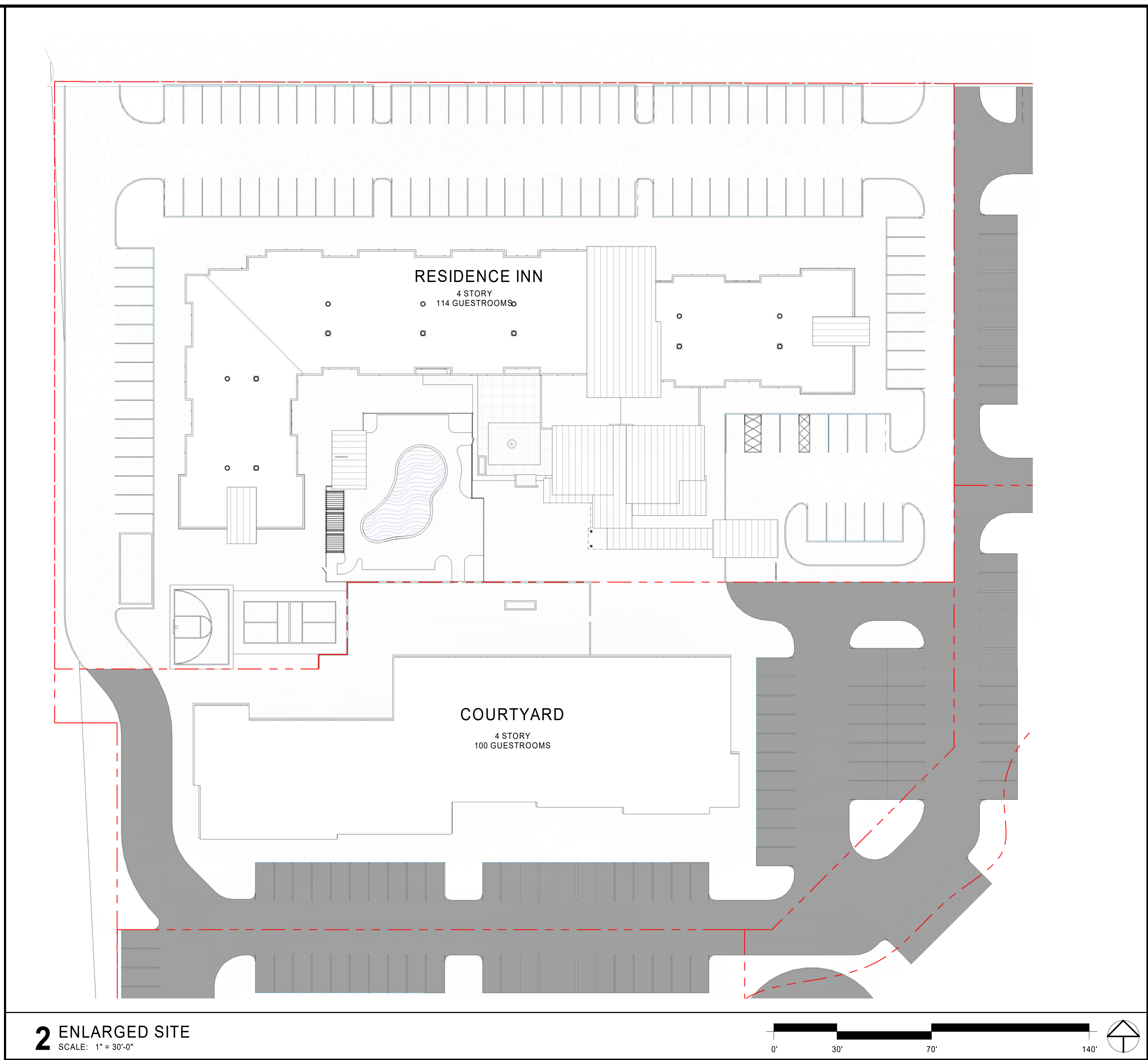
AVIGATION NOTICE
NOTICE IS HEREBY GIVEN THAT OWNERS AND USERS OF AIRCRAFT OF ALL TYPES OPERATED ON A FREQUENT BASIS IN THE AIRSPACE ABOVE THIS PLAT OF LAND. SAID AIRCRAFT, WHEN OPERATED IN A LAWFUL MANNER, ARE ALLOWED FREE AND UNOBSTRUCTED PASSAGE IN THE AIRSPACE ON, UPON, OVER, ACROSS, ADJACENT TO, 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

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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