



Case: LS-21554

Hearing Date: January 3rd, 2024

Case Report Prepared by:

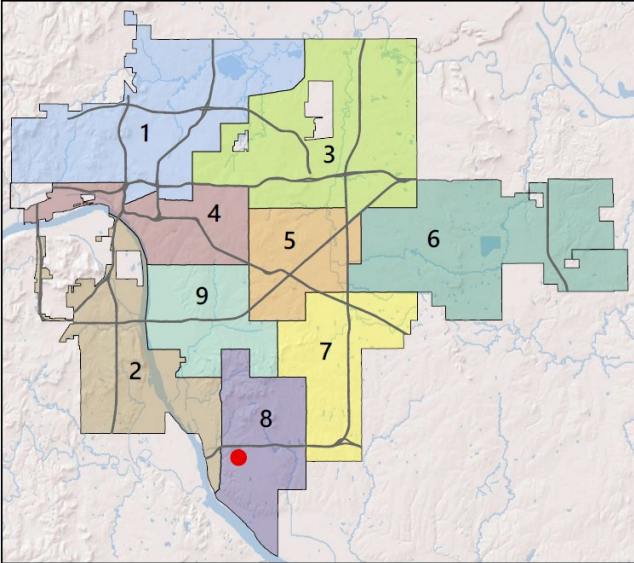
Dylan Siers

Owner and Applicant Information:

Applicant: Bart C. James

Owner: Richard Bruce Stewart Trust

Location Map:
(shown with City Council districts)



Applicant Proposal:

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

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Kelly Dunkerley

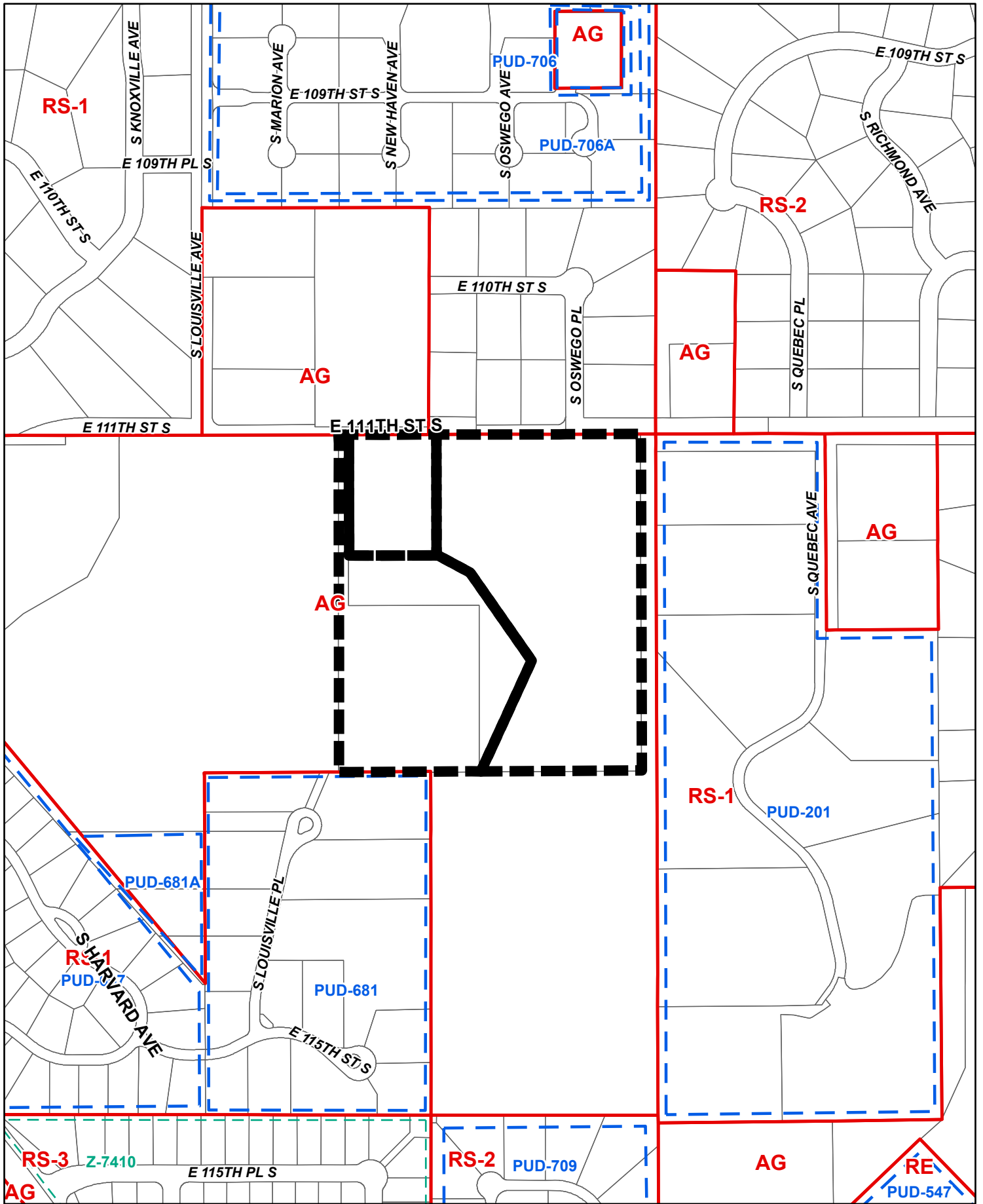
Modification to the Subdivision & Development Regulations:

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.

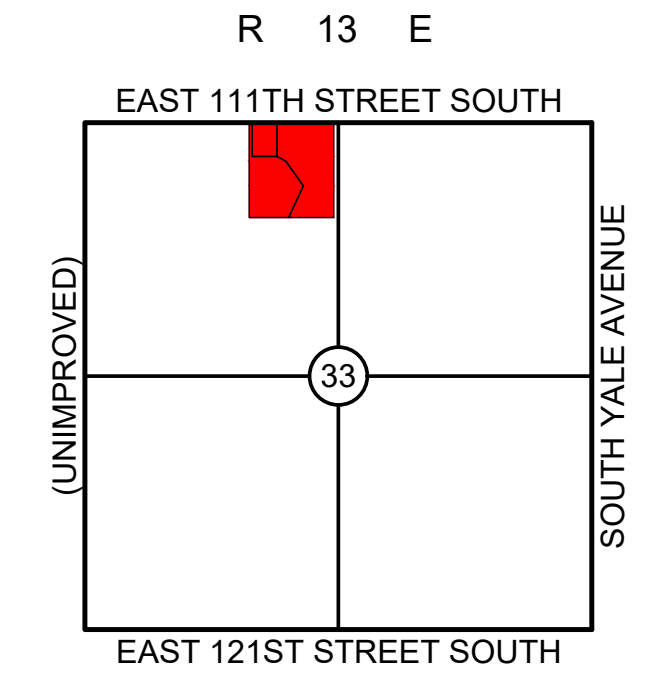
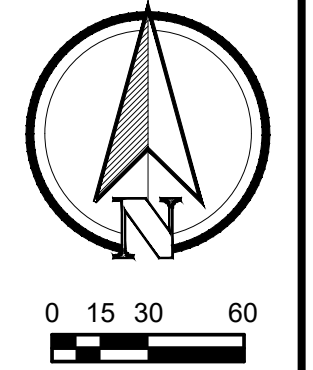
During the review process the applicant received comments regarding the sanitary sewer extension. The proposed lots comply with our zoning code bulk and area requirements.

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*.



LS-21555



Location Map
SCALE: 1"=2000'

Boundary Survey with Lot Split

OF A PART OF
Section 33, T-18-N, R-13-E
TULSA COUNTY, OKLAHOMA

Legend	
	3/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
	3/8" IPS W/ PINK "ATLAS 8060" CAP (UNLESS OTHERWISE NOTED)
	AIR CONDITIONER UNIT BENCHMARK
	BUSH
	CABLE/TV PEDESTAL
	DOWN SPOUT
	DOWN GUY
	ELECTRIC METER
	ELECTRIC PEDESTAL-RISER
	FIRE HYDRANT
	FLAG POLE
	GAS METER
	GAS RISER
	GAS VALVE
	GROUND LIGHT
	GUARD POST
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	MAILBOX
	POWER POLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER LAMP HOLE
	SANITARY SEWER MANHOLE
	SIGN
	SPRINKLER HEAD
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL LIGHT POLE
	TRAFFIC SIGNAL MANHOLE
	TRANSFORMER
	UTILITY MANHOLE
	WATER METER
	WATER VALVE
	BOREHOLE
	CGMP CORRUGATED METAL PIPE
	CGPP CORRUGATED PLASTIC PIPE
	CHXF CHISELED 'X' FOUND
	CHXS CHISELED 'X' SET
	IPF IRON PIN FOUND
	IPS IRON PIN SET
	PKF PK NAIL FOUND
	PKS PK NAIL SET
	POB POINT OF BEGINNING
	POC POINT OF COMMENCEMENT
	RCP REINFORCED CONCRETE PIPE
	SAT SATELLITE DISH
	TG TOP OF GRATE
	TR TOP OF RIM
	TT TERMITE TRAP
	BUILDING SETBACK LINE
	EASEMENT
	FENCE LINE
	OC OVERHEAD CABLE
	OE OVERHEAD ELECTRIC
	OT OVERHEAD TELEPHONE
	OH OVERHEAD UTILITIES MISC.
	SS SANITARY SEWER
	SD STORM DRAIN
	UC UNDERGROUND CABLE
	UE UNDERGROUND ELECTRIC
	UG UNDERGROUND GAS LINE
	UT UNDERGROUND TELEPHONE
	WL WATERLINE

Notes

- ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAN.
- THE BASIS OF BEARING IS BASED ON THE NON-ASTRONOMICAL GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 - ZONE NORTH 3501.

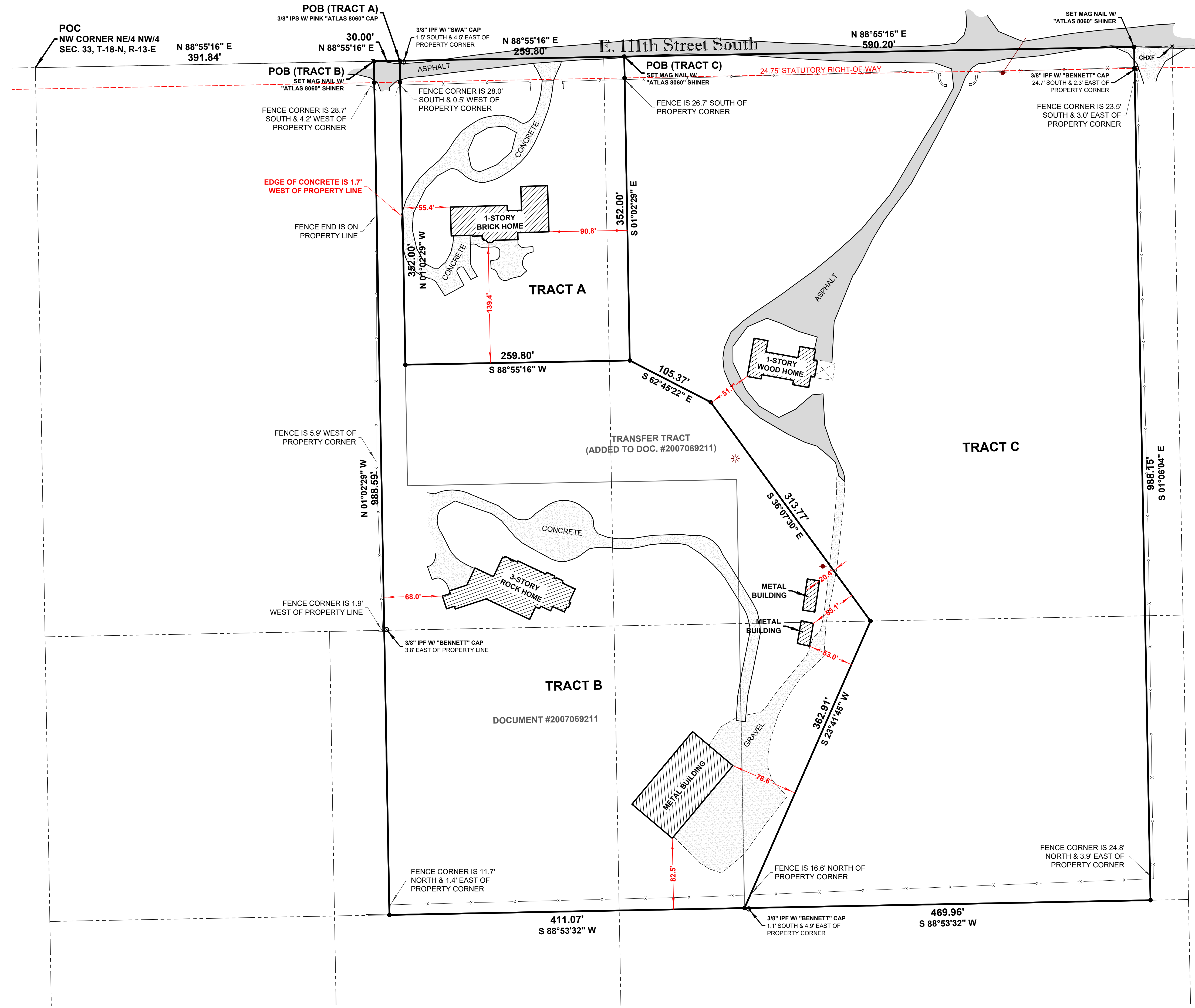
Revision Notes

- DATE: 07/27/2023 NOTE: REVISED TO INCLUDE "TRANSFER TRACT."
- DATE: 08/17/2023 NOTE: REVISED TO CORRECT SECTION, TOWNSHIP, & RANGE REFLECTED IN THE LEGAL DESCRIPTIONS & ON THE POC.

Surveyor's Statement

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S AS OF THIS DATE.

Albert Jones III
A.J. @ ATLAS.LAND.OFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580
7.20.23



PREPARED FOR: MUSTANG TITLE COMPANY

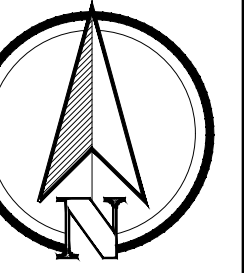
CHECKED BY:	ARJ	SCALE:	1"=60'
SURVEY BY:	EEF	DRAFTED BY:	JMH
SURVEY DATE:	06/23/2023	JOB NUMBER:	12686
BOOK/PAGE:	DIGITAL	FILE NUMBER:	1813-3300

ATLAS LAND OFFICE
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918.485.9887 C.A.#8060 EXP: 6-30-2024

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CONTACT OKLAHOMA ONE-CALL:
1-800-522-6543

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN



0 15 30 60

PREPARED FOR: MUSTANG TITLE COMPANY	SCALE: 1"=60'
CHECKED BY: ARJ	DRAFTED BY: JMH
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LINES HAVE BEEN SHOWN
TO THE EXTENT KNOWN



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:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SAID SECTION THIRTY-THREE (33); THENCE N 88°55'16" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4), A DISTANCE OF 391.84 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N 88°55'16" E, ALONG SAID NORTH LINE, A DISTANCE OF 880.00 FEET; THENCE S 01°06'04" E, PARALLEL TO AND 44.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4), A DISTANCE OF 988.15 FEET, TO A POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 S/2 NE/4 NW/4) OF SECTION THIRTY-THREE (33); THENCE S 88°53'32" W, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 S/2 NE/4 NW/4), A DISTANCE OF 881.03 FEET; THENCE N 01°02'29" W, A DISTANCE OF 988.59 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 19.98 ACRES / 870,276.49 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 27, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS N 88°55'16" E, ALONG THE NORTH LINE 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.

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.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SAID SECTION THIRTY-THREE (33); THENCE N 88°55'16" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4), A DISTANCE OF 681.84 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N 88°55'16" E, ALONG SAID NORTH LINE, A DISTANCE OF 590.20 FEET; THENCE S 01°06'04" E, PARALLEL TO AND 44.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4), A DISTANCE OF 988.15 FEET, TO A POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 S/2 NE/4 NW/4) OF SECTION THIRTY-THREE (33); THENCE S 88°53'32" W, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 S/2 NE/4 NW/4), A DISTANCE OF 469.96 FEET; THENCE N 23°41'45" E, A DISTANCE OF 362.91 FEET, TO A POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 S/2 NE/4 NW/4); THENCE N 36°07'30" W, A DISTANCE OF 313.77 FEET; THENCE N 62°45'22" W, A DISTANCE OF 105.37 FEET; THENCE N 01°02'29" W, A DISTANCE OF 352.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10.78 ACRES / 469,501.10 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 27, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS N 88°55'16" E, ALONG THE NORTH LINE 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.

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.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT OF LAND CONTAINING 2.10 ACRES / 91,449.58 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 27, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS N 88°55'16" E, ALONG THE NORTH LINE 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.

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.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT OF LAND CONTAINING 2.08 ACRES / 90,517.13 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JULY 26, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS N 88°55'16" E, ALONG THE NORTH LINE 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.

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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SAID TRACT OF LAND CONTAINING 7.10 ACRES / 309,325.82 SQUARE FEET.

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