

Case: 33rd Center

Hearing Date: February 5, 2020

Case Report Prepared by:

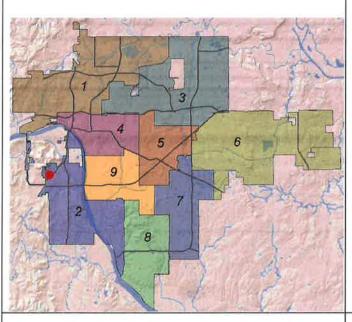
Nathan Foster

Owner and Applicant Information

Applicant: AAB Engineering

Owner: QuikTrip Corporation

<u>Location Map:</u> (shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

1 lot, 1 block, 1.98 + acres

Location: North of the northeast corner of South 33rd West Avenue and Southwest Boulevard

Proposed Use: Commercial

Zoning:

CS (Commercial – Shopping) IL (Industrial – Light)

Staff Recommendation:

Staff recommends **approval** of the Preliminary Plat

City Council District: 2

Councilor Name: Jeannie Cue
County Commission District: 2

Commissioner Name: Karen Keith

<u>EXHIBITS:</u> Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan

PRELIMINARY SUBDIVISION PLAT

33rd Center - (CD 2)

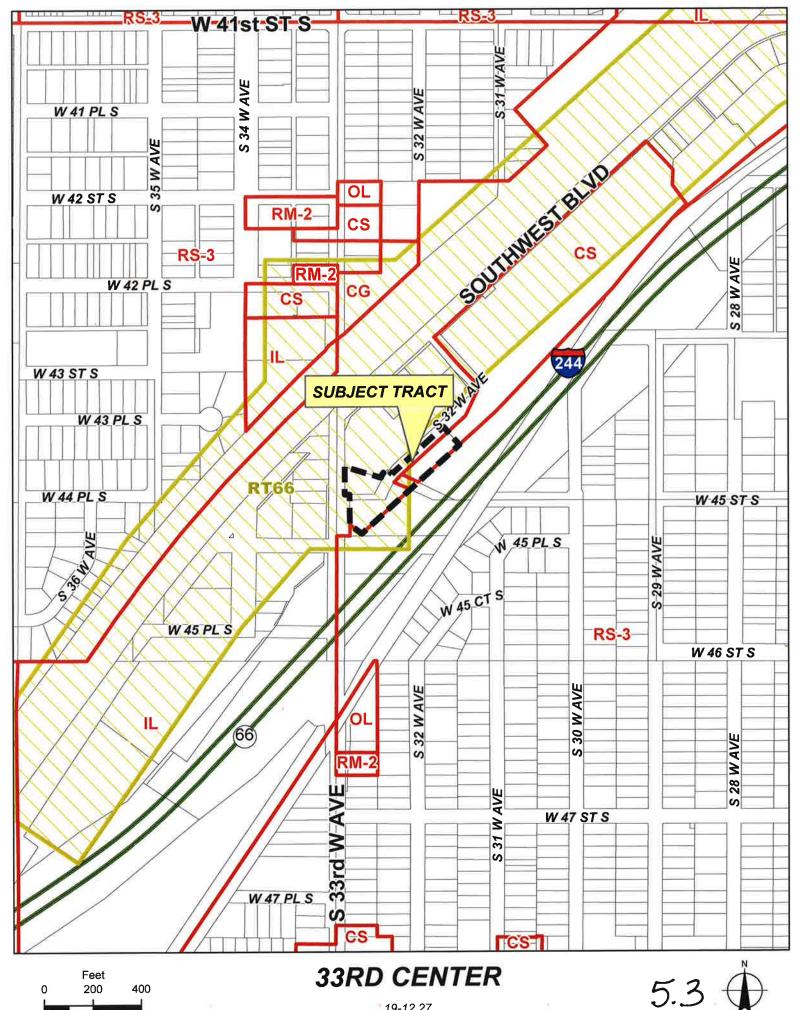
North of the northeast corner of South 33rd West Avenue and Southwest Boulevard

This plat consists of 1 lot, 1 block, 1.98 + acres.

The Technical Advisory Committee (TAC) met on January 16, 2020 and provided the following conditions:

- **1. Zoning:** Lot contains two separate zoning districts (CS & IL). Proposed lot conforms to requirements of both zoning districts.
- **2.** Addressing: Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.
- **Transportation & Traffic:** Sidewalks required along South 33rd West Avenue. Remove vacated ROW upon completion of vacation process. Provide dimension and dedication information for new ROW associated with or adjacent to the plat. IDP required for roadway improvements and sidewalks. IDP must be approved prior to final plat approval.
- 4. Sewer/Water: Provide recording information for existing sanitary sewer easements or indicate dedication by plat. Any required IDP must be approved prior to the approval of a final plat.
- 5. Engineering Graphics: Submit a subdivision data control sheet with final plat submittal. Remove contours on final plat submittal. Add City of Tulsa, Tulsa County, State of Oklahoma in the plat subtitle. Include coordinate system used under basis of bearings heading. Provide a bearing angle, preferably shown on the face of the plat. Ensure written legal matches the face of the plat. Add missing subdivisions to the location map and label all other land as unplatted or UNP. Add scale both written and graphically to the face of the plat.
- **Fire:** Proposed cul-de-sac does not meet the requirements of the International Fire Code. Approved turnaround will be required.
- 7. Stormwater, Drainage, & Floodplain: Property contains City of Tulsa Regulatory Floodplain (Redfork Creek). Any proposed construction within the floodplain must be contained within an overland drainage easement. Text will be needed in the covenants for ODE. Additional drainage easements may be required if onsite detention is necessary.
- 8. 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 the requirements of the Subdivision & Development Regulations. Final plat must be released by the City of Tulsa prior to approval.





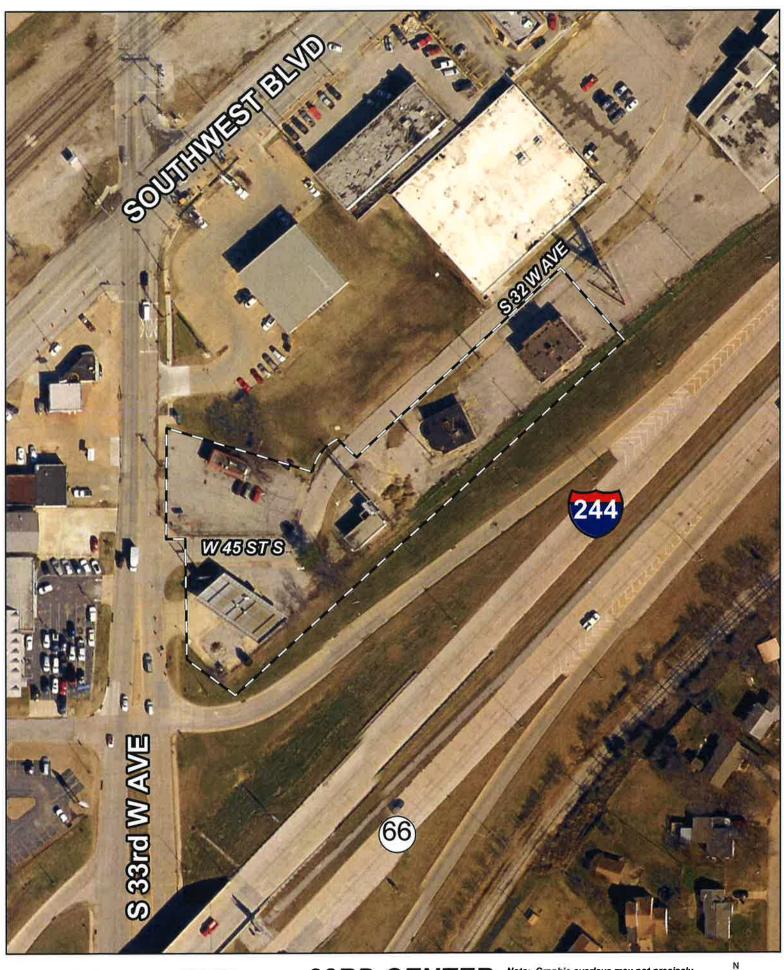


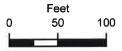
33RD CENTER

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

Aerial Photo Date: February 2018





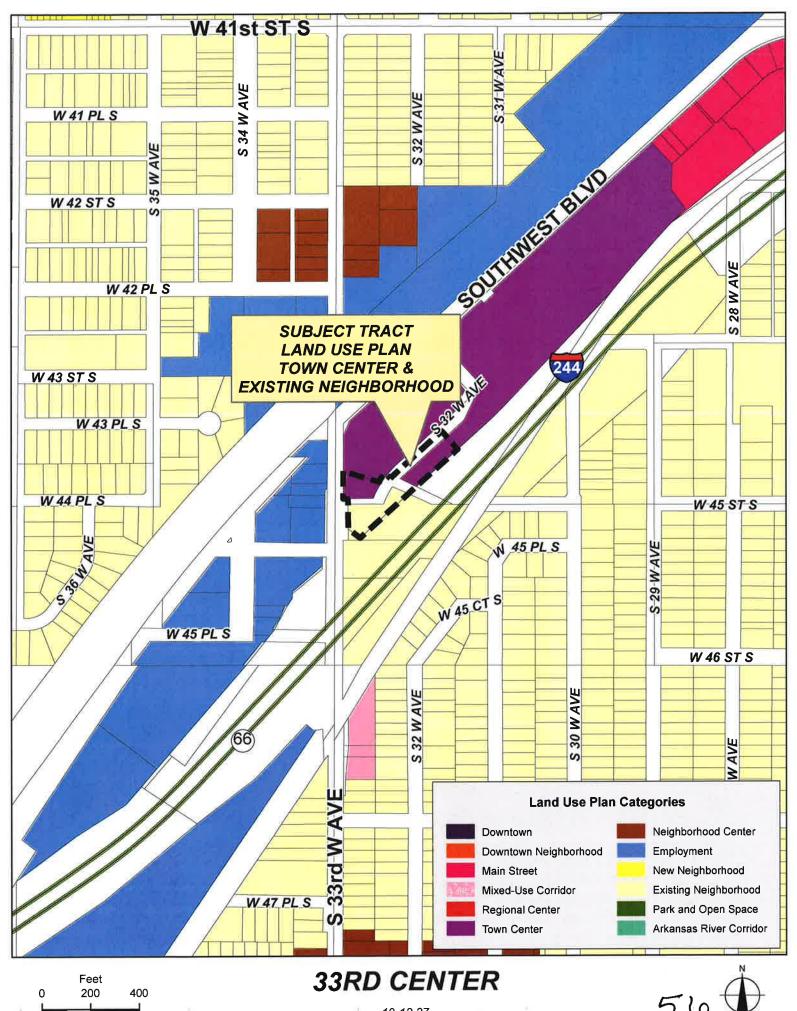




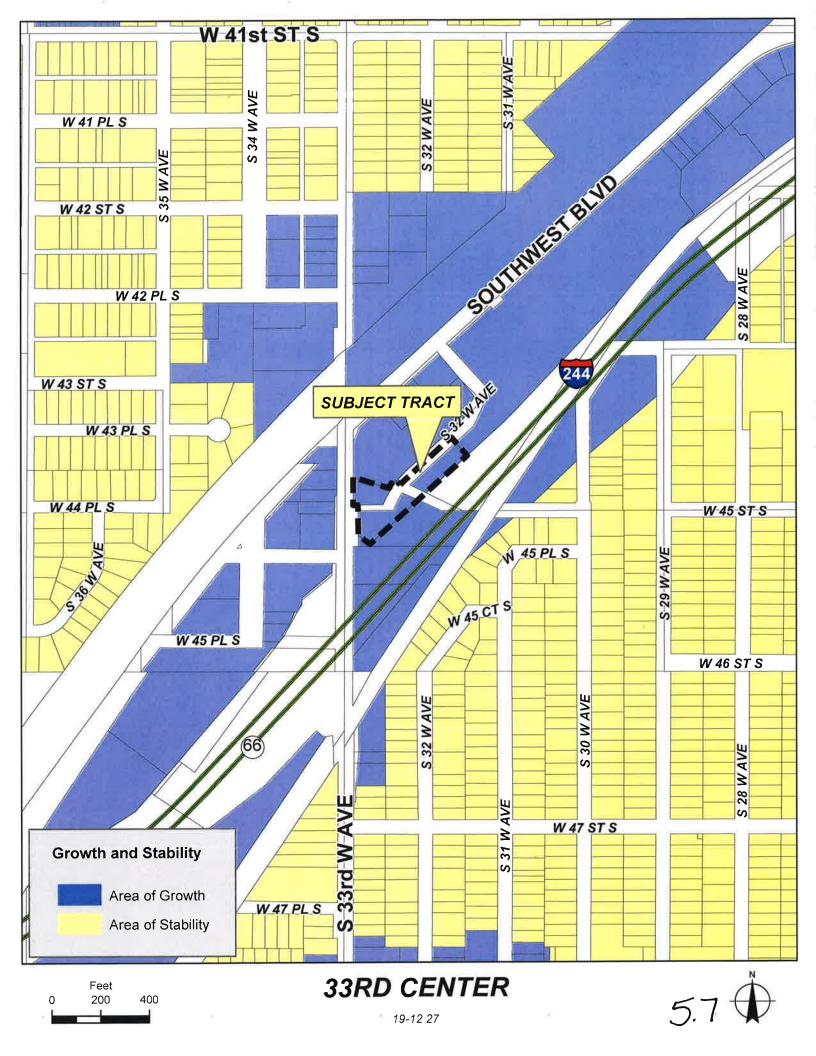
33RD CENTER

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

Aerial Photo Date: February 2018



5.4



Preliminary Plat

33rd Center

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 NW/4); AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4)

PARK ADDITION

BLÓCK 1

66,466 SF

L=42 S12 R=168 958 3=14 4183 CB + 536 14 50W CD + 42 400

QUIKTRIP CORPORATION AN OKLAHOMA CORPORATION 4706 5 1287H E AVE TULSA, OKLAHOMA 74134 PHONE: (918) 616-7137 EMAIL: DCHAMBERS@QUIKTRIP COM CONTACT: DANIEL CHAMBERS

AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2920
P.O. 802 2136
SAND SPRINGS, OKLAHOMA 7406S
PHONE: (196) 614-4223
EMAIL: ALAN@AMERIC COM
CONTACT: ALAN@AMERIC COM

ENGINEER/SURVEYOR:

R-12-E W 41ST STREET LOCATION MAP

SITE DATA

BENCHMARK CHISELED BIOX SET LOCATED ON A CURB APPROXIMATELY 14. LF SOUTH AND 60 LF WEST OF THE MORTHWEST CORNER O PROFESTY ELEVATION-600 69 (NAYD 69)

BASIS OF BEARINGS
OKLAHOMA STATE PLANE COORDINATE SYSTEM
OKLAHOMA NORTH ZONE 3501 US SURVEY FEET (INAV
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LAND AREA 66 446 16 SF± / 1 53 ACRES±

ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE
TIME THIS PLAT WAS PILED ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF
LEGAL DESCRIPTION

DATE OF LAST SITE VISIT



SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK BLOCK 1 AREA 1 53 ACRES (66,485 SF)

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CONTACTS

MUNICIPAL AUTHORITY

UTILITY CONTACTS

2319 W EDISON ST TULSA, OK 74127 \$18-834-8000 OF OKLALHOMA 212 E 6TH ST TULSA, OK 74118 1 868 218 3523

FLOODPLAIN

33RD CENTER



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OWNER:

QUIKTRIP CORPORATION AN OKLAHOMA CORPORATION 4706 S.129TH E AVE

TULSA OKLAHOMA 74134 PHONE: (918) 615-7137 EMAIL: DCHAMPERO CONTACT: DANIEL CHAMBERS

ENGINEER/SURVEYOR:

AAB ENGINEERING, LLC GERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2020 P.O. BOX 2136 SAND SPRINGS, OKLAHOMA 74063

Deed of Dedication

33RD CENTER

KNOW ALL BY THESE PRESENTS:

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LEGAL DESCRIPTION BASIS OF BEARINGS IS THE WEST LINE OF THE SW/4 OF THE SW/4 OF THE NW/4 BEING NORTH 00°51'20"

THIS LEGAL DESCRIPTION WAS PREPARED ON JANUARY 2, 2020 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED. STAKED, PLATTED AND COMBINED INTO ONE [1] LOT, ONE [1] BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "33RD CENTER", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "33RD CENTER" OR THE "SUBDIVISION")

SECTION I, PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

URILL'S TREETS AND UITUITY PASSAMENTS

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WATER, SANITARY SEWER, AND STORM SEWER SERVICE
 THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY
SEWER MAINS, AND STORM SEWERS LOCATEON THE OWNER'S LOT.

- 2, WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A DUBLIC WATER MAIN, SANTARY SEWER MAIN, OR STOKEN SEWER OR ANY CONSTRUCTION ACTUSTY WHICH IN THE JUDIANEM OF THE CITY OF TUSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANTARY SEWER MAINS, AND STORM SEWERS SHALL BE
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR DRDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FAGUITIES CAUSED OR RECESSITATE BY ALTO OF THE LOT OWNER. OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS
- THE DITYOF DUST, OF A DAYA OF ITS SUCCESSORS, DURL AT ALL TAMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMBNITS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURSOES OF INSTALLINE, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNIDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS.

PERFORMANCE OF SUCH ACTIVITIES

DI LUTILITY SERVICE

- SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL LITILITY FASEMENTS.
- SACROMONY TOUR RISE, MAY REQUEST CONTENT REPORT OF THE SUBDIVISION MAY BE EXTENDED FROM THE SUBDIVISION MAY BE EXTENDED FROM THE SUBBILISHED AND MAY, SERVICE REDESTAL OR TRANSFORMER TO THE POINT OF USEGO DETERMINED OF THE LOCATION AND CONSTRUCTION OF SUBTRICTION OF SUBTRICTION FOR THE LOT, PROVIDED IN INSTALLATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PRATICULAR STRUCTURE, THE SUPPLIES OF SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PRATICULAR STRUCTURE, THE SUPPLIES OF SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PRATICULAR STRUCTURE, THE SUPPLIES OF SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PRATICULAR STRUCTURE, THE SUPPLIES OF SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PRATICULAR STRUCTURE. THE SUPPLIES OF SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PRATICULAR STRUCTURE. THE SUPPLIES OF SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PROVIDE SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PROVIDE SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PROVIDE SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PROVIDE SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR GAS SERVICE LINE TO A PROVIDE SERVICE AND ADMINISTRATION OF A SERVICE CALLE OR OR AS THE ADMINISTRATION OF A SERVICE LINE OF A SE STALL THEREAPTER BE DESIRED TO HAVE A DETRITIVE PERMANENT SPECTIVE AND NON-EXCLUSIVE EXSENSENT.

 ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 25 FEET ON EACH SIDE OF THE SERVICE GLO OF LINE
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- 4 THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE LANGUESCHOOLING SERVICE FADILITIES A THIS OWNER OF ANY LIST SHALL BE RESPONDED E ON THE PROTECTION OF THE UNPRICEDUATED REPORT HEALTH SOCIETY OF THE OWNERS OF AND SHALL PREVENT THE AUTERATION OF GRADE OF ANY CONSTRUCTION ACTIVITY WHICH WOUNDINGSTEED ERWIN THE BELEFINE, TELEFROND, CHAIL TRANSPORT OF GRADE OF ANY CHAIL SERVICES AND SHALL BE REPORTED FOR CONTROL OF ANY CHAIL SHALL BE REPORTED FOR CONTROL OF ANY CHAIL SHALL BE REPORTED FOR CONTROL OF ANY CHAIL BE REPORTED FOR CONTROL OF ANY CHAIL BE REPORTED FOR CONTROL OF ANY CHAIL BE REPORTED.

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- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY FASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DECIDATION FOR THE PURPOSE OF INSTILLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTIALED BY THE SUPPLIER OF GAS SERVICE.
- The connect of any LOS shall be exponented from the motisches on the undergraphs can execute
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- 3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE

AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

F., LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISH RIGHTS OF VEHICULAR RIGHESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 38PD WEST INVENUE WITHIN THE BOUNDS DESIGNATED AS "UNITS OF NO ACCESS" OR "LIN A" ON THE ACCOMPANYING PLAT, WHICH UNITS OF NO ACCESSOR, WITH THE AMENDED OR RELEASED BY THE TUISA METROPOULTAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TUISA, OCCAPOMA, OR AS LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA

G., SURFACE DRAINAGE.

ADMINISTRATION THE UNDOWSTON SHALL RECEIVE AND DRAIN, IN AN UNDISTRUCTED MANNER, THE STORM AND SUPPLACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION, NO LOT OWNERS SHALL CONSTRUCT OR PREMITT OR ECONSTRUCTED ANY FRANCION OF OTHER OBSTRUCTIONS WHICH WOULD IMPART THE PREMIT OR SO THE OWNERS LOT. THE FORECOME COMEMNA'S SET FORTH IN THIS PARAGRAPH SHALL BE OWNERSHED WAY AFFECTED LOT OWNERS AND STITLE OF THIS, ORD. AND THE LOT OF THIS, ORD. AND THE CONTROL OF THE OWNERS HAD STITLE OF THIS AND THE OWNERS HAD STITLE OF THIS, ORD. AND THE OWNERS HAD STITLE OWNERS HAD STITLE OF THIS, ORD. AND THE OWNERS HAD STITLE OF THIS AND THE OWNERS HAD STITLE OF THIS AND THE OWNERS HAD STITLE OF THIS, ORD. AND THE OWNERS HAD STITLE OF THIS, ORD. AND THE OWNERS HAD STITLE OF THIS AND THE OWNERS HAD STITLE OF THIS AND THE OWNERS HAD STITLE OF THE OWNERS HAD STITLE OWNERS HAD STITLE OWNERS HAD STITLE OF THIS, ORD. AND THE OWNERS HAD STITLE OF THE OWNERS HAD STITLE OF THE OWNERS HAD STITLE OWNERS.

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CERTIFICATE OF OCCUPANCY RESTRICTIONS

CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY DE AUDIDIS WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OLLA-MORA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE STREETS, WATER, SANTRAY SEWES, STORM SEWER, SYSTEMS AND SIGNAMING STREETS, WATER, SANTRAY SEWES, STORM SEWER, SYSTEMS AND SIGNAMING THE ENTRE SUBJOURCE OF THE CITY OF TULSA, OLLA-MORA, NOTWITHSTANDING THE FORECOME, THE CITY MAY AUTHORIZE THE ISSUANCE OF A REMPONDARY CERTIFICATE OF OCCUPANCY IS, IN THE CITY SOOD EDISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE, PRITICALLY SEVEN AND THE PROBLEM CERTIFICATE OF THE PRASSING OF THE SUBJOURNE OF THE PROBLEMS OF THE SUBJOURNE OF THE SUBJOURNE OF THE PROBLEMS OF THE CONTINUE OF THE CO

SECTION II., ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

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THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PRENOCKS SPECIFICD IN SUBSECTION B, BY A WAITTEN INSTRUMENT AS A TERMINACEMEDED BY THE OWNER OF THE LOTS OWNER OF THE LOTS OWNER OF THE LOTS OWNER OF THE CONTAINED WHEN THE THE AMEND OF THE THE APPLICATE AND APPROVED BY THE TILES METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CONTAINED OWNERS OWNE

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 OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL BERMAIN IN DULL FORCE AND EFFECT.

MATTERES MILLED FOR	THE OWNER	HAC EVERLITED	THIS INSTRUMENT THIS	DAYOF	2020
MALLMEDS MALEUROL:	THE CANALIER	HAS EXECUTED	THIS INSTRUMENT THIS	DATOF	2020

QUI	TRIP CORPORATION, AN OXLAHOMA CORPORATION
ge.	
	CHAD M. STANFORD
	VICE PRESIDENT OF REAL ESTATE

STATE OF DILAHOMA	1	
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COLUMN TO THE SE	96	

NOTARY PUBLIC	
NOTAKT PUBLIC	
COMMISSION NUMBER:	

I JAY P. BISSELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OXLAHOMA, HERBBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE ABOVE TRACT DESIGNATED AS "338D CENTER", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OXLAHOMA. THE ABOVE PLATE AN ACCURATE REPRESENTATION OF SAID SURVEY.

IAV P.	BISSELL		
281 %	DISSELL		

STATE OF OKLAHOMA)	
	155	

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, OR THIS 2ND DRY OF HANJERY, 2020, PERSONALLY APPEARED JAY P, BISSELL, TO ME ENDIAN TO BE THE CENTICAL PERSON AND SUBSCINED HIS NAME TO THE FORECOMO INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE LOSE AND THE RESET OF THE SAME AS A STATE OF THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR

NOTARY PUBLIC
COMMISSION NUMBER: 02006670
EVOIDES: AIRE 2022

33RD CENTER

