



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7538

Hearing Date: March 4, 2020

Case Report Prepared by:

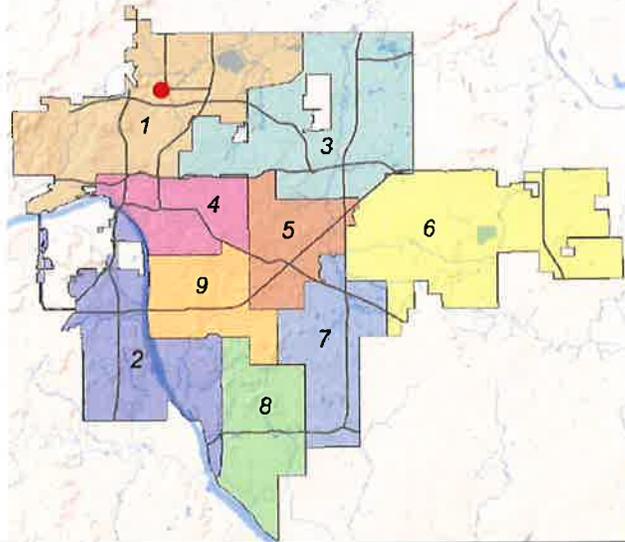
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Justin Picard

Property Owner: Justin Picard

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Medical Clinic

Proposed Use: Community Center, School, Church, Vertical Mixed-use Building and Residential

Concept summary: Rezoning required for Crossover Community Center.

Tract Size: 8.93 ± acres

Location: West of the Southwest corner of East 36th Street North & North Peoria Avenue

Zoning:

Existing Zoning: MX2-F-65/MX2-V-65

Proposed Zoning: MX2-F-65 and CH with an optional development plan

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for CH with the optional development plan outlined in Section II and recommends approval for MX2-F-65 on a separate parcel adjacent to the east boundary of the proposed CH property.

Staff Data:

TRS: 0224

CZM: 28

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

5.1

SECTION I: Z-7538

DEVELOPMENT CONCEPT: This site was recently rezoned as part of the City Council Initiated BRT zoning initiative. Unfortunately, the MX zoning that was requested and approved do not fully support the Crossover Community Center uses, building design and operational goals. The only zoning district that supports the plans for the Community Center is CH. CH zoning allows uses, lot and building placement that is not consistent with the vision of the 36th street North Small Area Plan and the expected development in the area. To remedy those concerns the optional development plan standards have been applied that are similar to the previous MX zoning standards.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Concept Plan
 - Exhibit A for CH zoning with optional development plan
 - Exhibit B for MX2-F-65 zoning

DETAILED STAFF RECOMMENDATION:

Z-7538 requesting MX2-F-65 and CH with the optional development plan are both consistent with the Town Center Land Use Designation in the Tulsa Comprehensive Plan and,

MX2-F-65 and CH with the optional development plan are both consistent with the Land Use recommendations and the goals identified in the 36th Street North Small Area Plan and,

MX2-F-65 and CH with the optional development plan is consistent with the goals of the Healthy Neighborhood Overlay and,

MX2-F-65 and CH with the optional development plan are consistent with the recommendations offered by the Bus Rapid Transit System study and,

MX2-F-65 and CH with the optional development plan are consistent with the expected development pattern for the proximate properties therefore,

Staff recommends Approval of Z-7538 to rezone property from MX2-F-65 and MX2-V-65 to CH with the optional development plan as outlined in Section II below and MX2-F-65 on a tract identified in the applicants attached legal descriptions.

SECTION II: CH ZONING - OPTIONAL DEVELOPMENT PLAN STANDARDS:

GENERAL PROVISIONS:

All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CH zoning district except as further limited below.

5.2

PERMITTED USES

Use Categories are limited to the subcategories and specific uses defined below and uses that are customarily accessory to the permitted uses.

- A. Residential
 - a. Household Living
 - i. Single Household
 - ii. Two households on a single lot
 - iii. Three or more households on a single lot
 - b. Group Living
 - i. Assisted living facility
 - ii. Community group home
 - iii. Elderly retirement center
 - iv. Life care retirement center
 - v. Rooming/boarding house
- B. Public, Civic and Institutional
 - a. College or University
 - b. Day Care
 - c. Hospital
 - d. Library or Cultural Exhibit
 - e. Natural Resource Preservation
 - f. Parks and Recreation
 - g. Religious Assembly
 - h. Safety Service
 - i. School
 - j. Utilities and Public Service Facility
 - i. Minor
 - k. Wireless Communication Facility
 - i. Freestanding tower
 - ii. Building or tower mounted antenna
- C. Commercial
 - a. Animal Service and all specific uses
 - b. Assembly and Entertainment
 - i. Other indoor uses
 - 1. Small (up to 250-person capacity)
 - c. Broadcast or Recording Studio
 - d. Commercial Service and all specific uses
 - e. Financial Services
 - i. (personal credit establishment)
 - f. Lodging
 - i. Bed and Breakfast
 - ii. Hotel / motel
- D. Office
 - a. Business or professional office
 - b. Medical, dental or health practitioner office
 - c. Plasma Center
- E. Restaurants and Bars

- a. Restaurant
- b. Bar
- F. Retail Sales with all specific uses
- G. Studio, Artist or instructional Service
- H. Trade School
- I. Wholesale, Distribution and Storage
 - a. Warehouse
- J. Recycling
 - a. Consumer Material Drop-off Station
- K. Agricultural
 - a. Community Garden
 - b. Farm Market or Community-Supported garden
 - c. Horticulture Nursery

PERMITTED RESIDENTIAL BUILDING TYPES:

- A. Household Living
 - a. Single household
 - i. Townhouse limited to 45 feet in height
 - ii. Mixed-use building
 - iii. Vertical mixed-use building
 - b. Two households on a single lot
 - i. Mixed-use building
 - ii. Vertical mixed-use building
 - c. Three or more households on a single lot
 - i. Apartment / condo
 - ii. Mixed-use building
 - iii. Vertical mixed-use building

LOT AND BUILDING REGULATIONS:

Minimum lot area	7500 square feet
Minimum lot width	50 feet
Minimum street frontage	20 feet
Minimum open space per dwelling unit	
Townhouse	200 square feet
Apartment/condo/mixed use	100 square feet
Minimum Building Setback	
Street	10 feet
Abutting R district	10 feet
Abutting nonresidential district	0 feet
Build-to-zone (BTZ) (Minimum / Maximum in feet)	0/100
East 36 th Street North BTZ (%)	40
Minimum Parking Setbacks	
Street or R Zoning district	10 feet
Minimum Ground Floor Ceiling Height	14 feet

5.4

Minimum Transparency (%)	Existing building as illustrated on concept plan is exempt from transparency requirements.
Ground floor	30
Upper floors	0

Street Facing Entrance is required

Sidewalk requirements

In addition to the sidewalk requirement along 36th street north, a sidewalk shall connect to the Osage Prairie Trail as illustrated on the concept plan.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CH zoning with the optional development plan outlined in Section II is consistent with the Town Center and Area of Growth designations of the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: The site abuts the Osage Trail which is classified as a Bikeway and Multi-use trail on the west side of the site. Building placement, and orientation should not turn their back to the trail or place obstructions for access.

Small Area Plan: 36th Street North Small Area Plan (Amended 2016)

36th Street North Small Area Plan recommendations include for land use priorities that are supported by this rezoning request.

Special District Considerations: This site is part of the Voluntary MX rezoning program for Peoria Avenue Bus Rapid Transit that was reauthorized by City Council in January 2020. The program expires in December 2021.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped property except where the Crossover Health Services building is located at the northwest corner of the site adjacent to the existing trail.

Environmental Considerations: None that affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 36 th Street North	Secondary Arterial	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	CH/RS-3/CS with HNO	Town Center	Growth	Church Commercial uses
East	CS with HNO	Town Center	Growth	Fire Department Convenience store and School
South	AG with HNO	New Neighborhood Park and Open Space	Growth and Stability	School and Hawthorne Park
West	RS-3/OL/CH with HNO	Main Street Existing Neighborhood	Growth and Stability	Undeveloped Detached single family

5.4

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 24070 dated January 20, 2019 established zoning for the subject property.

Subject Property:

Z-7462 January 2019: All concurred in **approval** of a request for *rezoning* a 9.29± acre tract of land from CS to MX-2-F-65 and MX-2-V-65 for mixed-use, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

SA-3 April 2018 : All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7). Both the subject property and surrounding properties within 300' ft fall under this overlay.

Z-6098 June 1986: All concurred in **approval** of a request for *rezoning* a 1.66± acre tract of land from RS-3 to CS, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

Z-5478 March 1981: All concurred in **approval** of a request for *rezoning* a 6.8± acre tract of land from RS-3 to CS, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

Ordinance number 11918 dated September 1, 1970 established zoning for the subject property.

Surrounding Property:

Z-7534 Pending: Located at the northeast corner and southeast corner of East 36th Street North and North Peoria Avenue, there is a pending request to *rezone* a 8.51± acre tract of land from MX-2-F-65/MX-2-V-65 to CH/ MX-2-F-65 for Mixed-use. This case was heard and approved by the TMAPC on February 19th, 2020.

BOA-17957 March 1998: The Board of Adjustment **approved** a *Special Exception* to allow a community center with meeting room, Tulsa foodbank distribution, office, and day-care center, subject to there being no more than 80 children, the hours of operation being from 7:00 am to 10:00 pm, and screening requirements be lifted, on property located at 1125 East 36th Street North.

BOA-17674 March 1997: The Board of Adjustment **approved** a *Special Exception* to approve an amended site plan to construct an addition to Hawthorne School, on property located at East 33rd Street North and North Peoria.

BOA-17237 November 1995: The Board of Adjustment **approved** a *Minor Special Exception* to permit one classroom trailer at a public school in an RS-3, on property located at 1105 East 33rd Street North.

BOA-16555 January 1994: The Board of Adjustment **approved** a *Special Exception* to permit school use in an RS-3 zoned district, on property located at 1105 East 33rd Street North.

BOA-13357 November 1984: The Board of Adjustment **approved** a *Special Exception* to allow a carwash in a CS zoned district and **denied** a *Variance* of the 100' setback to 56.5' from the centerline of 36th Street North to permit construction of a car wash, finding that the applicant did not meet the burden of proof to demonstrate a hardship, on property located on the northwest corner of 36th Street North and Peoria.

Z-5395 July 1980: All concurred in **approval** of a request for *rezoning* a 1.66± acre tract of land from RS-3 to CS, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

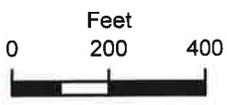
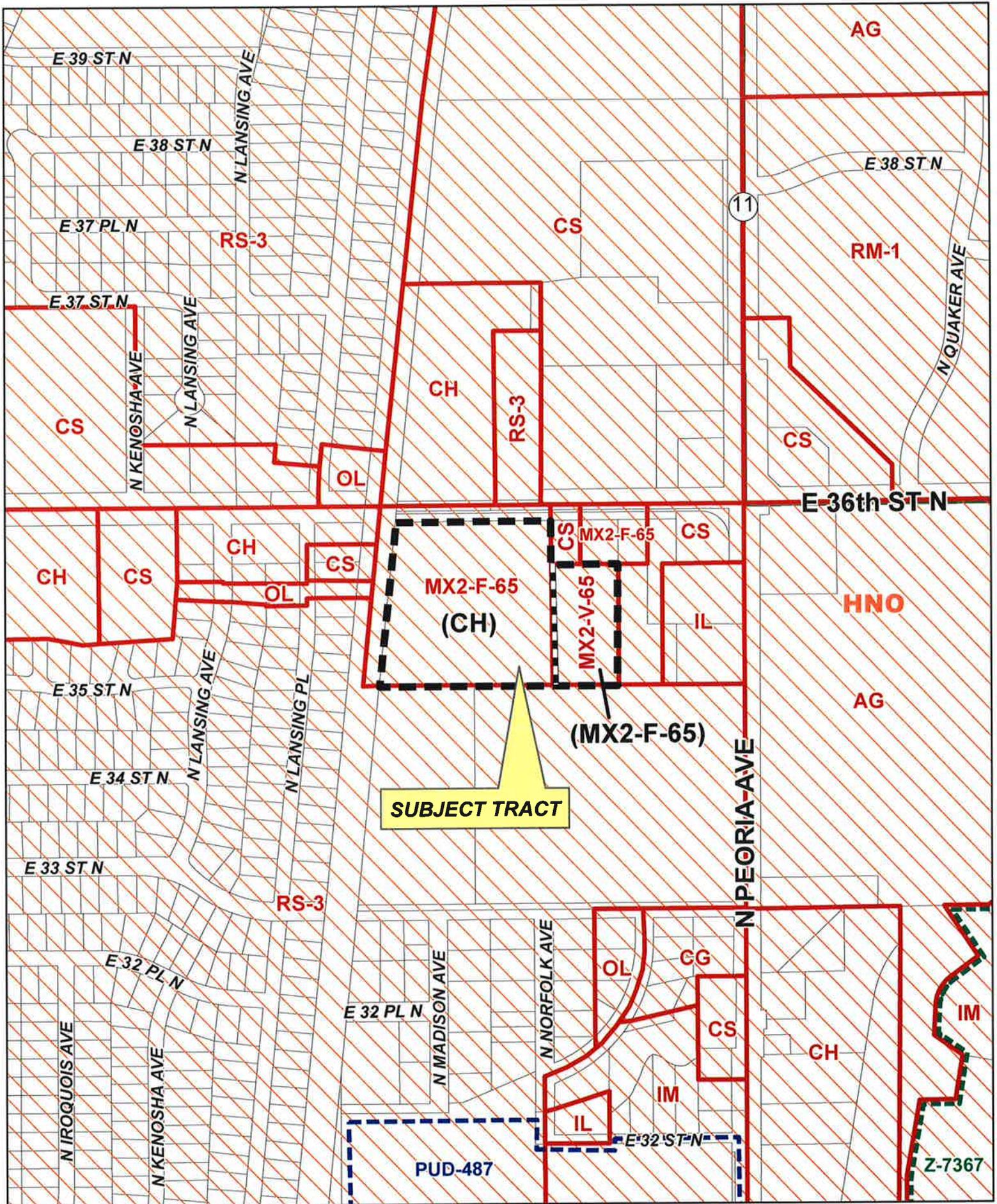
BOA-08880 December 1975: The Board of Adjustment **approved** a *Exception* for a public park with improvements to consist of a junior pool complex, picnic shelter, playground development and water fountain, two picnic grills, four picnic tables, outdoor gym, and 5,120' of sidewalk and landscaping, subject to the site plan submitted, in an RS-3 District, on property located at 33rd Street North and Madison Avenue.

Z-4268 November 1972: All concurred in **approval** of a request for *rezoning* a 1.55± acre tract of land from RS-3 to CS for a private club and barber shop, on property located west of the northwest corner of East 36th Street North and Lansing Avenue.

BOA-07302 February 1972: The Board of Adjustment **approved** a *Exception* to permit maintaining a boat and marine sales business in a CS District, per plot plan, on property located at 3606 North Peoria Avenue.

3/4/2020 1:00 PM

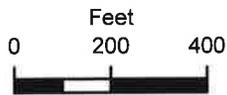
58



20-12 24

Z-7538
with Optional
Development Plan





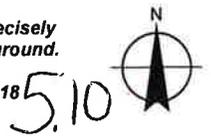
 Subject Tract

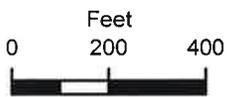
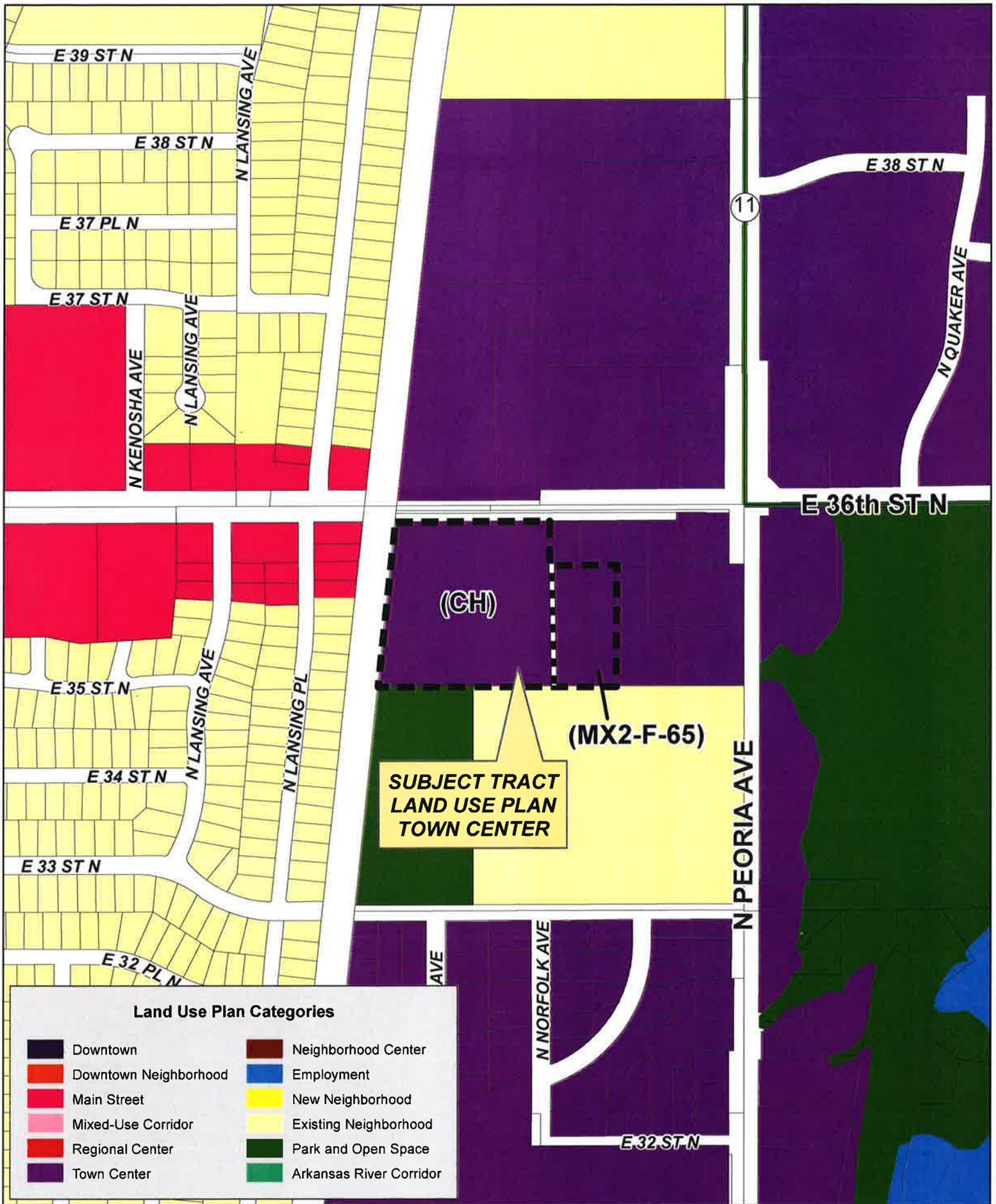
20-12 24

Z-7538 with Optional Development Plan

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

Aerial Photo Date: February 2018



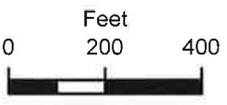
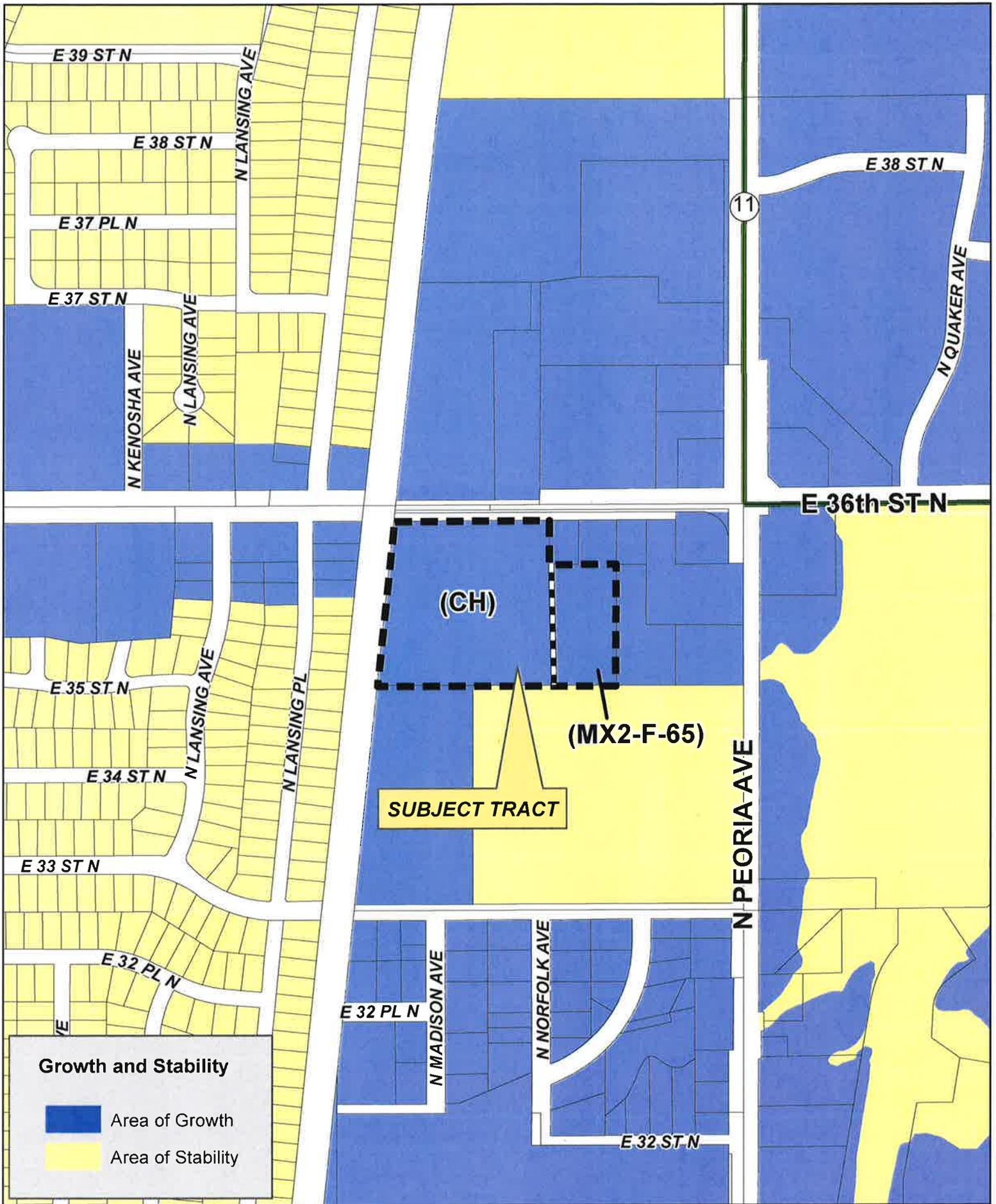


20-12 24

Z-7538
with Optional
Development Plan

5.11





20-12 24

Z-7538
with Optional
Development Plan

5.12 

THIS DOCUMENT IS
PRELIMINARY
 IN NATURE AND IS NOT
 A FINAL, SIGNED AND
 SEALED DOCUMENT
 CYNERGY ENGINEERING, PLLC
 CA 0033
 EXPIRES 9/30/2020
 ROBERT L. DAY, P.E.
 LICENSE NO. 10010

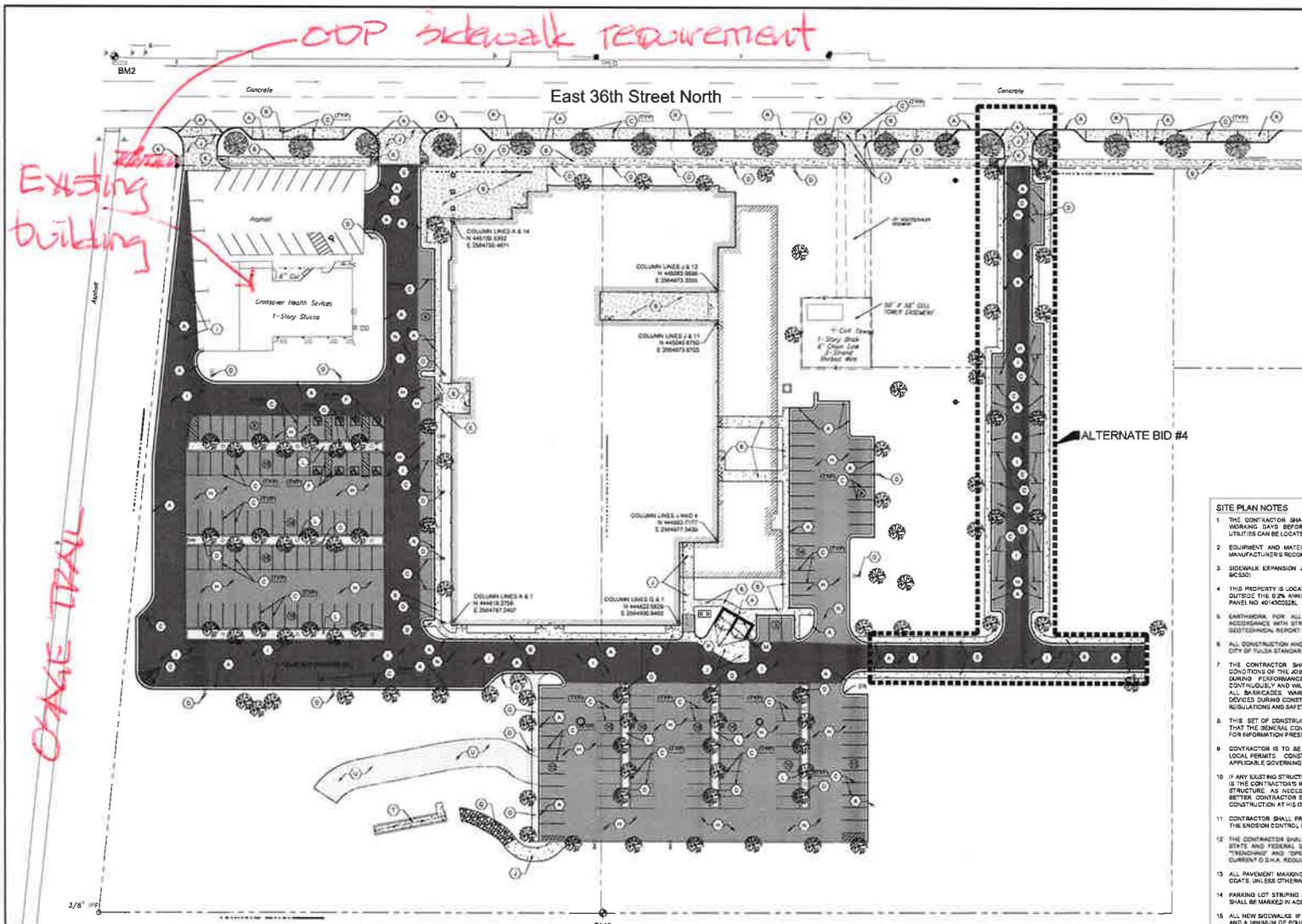
CROSSOVER COMMUNITY CENTER
 CROSSOVER COMMUNITY IMPACT

Concept Plan

ISSUE DATE: PROJECT NO: 0319001001
 CHECKED BY: DAT
 DRAWN BY: DDC

PREPARED BY: SITE PLAN
CS101

5.13



SITE PLAN NOTES

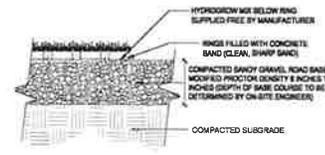
1. THE CONTRACTOR SHALL CONTACT "ONE" AT 911 OR 855-548-8643 THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK SO EXISTING UNDERGROUND UTILITIES CAN BE LOCATED AND MARKED.
2. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. SIDEWALK EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAIL W65501.
4. THIS PROPERTY IS LOCATED IN ZONE "C" (1,000 HAZARD AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM COMMUNITY PANEL NO. 401400228, EFFECTIVE DATE: OCTOBER 16, 2012).
5. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT FOR THIS PROJECT.
6. ALL CONSTRUCTION METHODS TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA ENLARGED ORDINANCES AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. MAINTAIN ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REGULATIONS AND SAFETY REQUIREMENTS.
8. THIS SET OF CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED AS A WHOLE IN THAT THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INFORMATION PRESENTED ON ALL SHEETS OF THIS SET OF DRAWINGS.
9. CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED STATE OR LOCAL PERMITS. CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES PER THE EROSION CONTROL PLAN (E-101).
12. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR THE "TRENCH AND OPEN EXCAVATION" REGULATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
13. ALL PAVEMENT MARKING OF STRIPES TO BE 4" WIDE, WHITE AND APPLIED IN TWO COATS. UNLESS OTHERWISE NOTED, RE SPECIFICATIONS.
14. PARKING LOT STRIPING AND REQUIRED ADA ACCESSIBLE AISLES SHOWN ON PLAN SHALL BE MARKED IN ACCORDANCE WITH CURRENT ADA GUIDELINES.
15. ALL NEW SIDEWALKS IF ANY NOT ADJACENT TO THE BUILDING SHALL BE 4" THICK AND A MINIMUM OF FOUR (4) FEET WIDE. SIDEWALKS SHALL HAVE A LIGHT BROWN FINISH WITH A MAXIMUM CROSS SLOPE OF TWO PERCENT. TRANSVERSE CONSTRUCTION JOINTS SHALL MAINTAIN AN EQUAL SPACING WITH THE SIDEWALK WIDTH. SIDEWALK EXPANSION JOINTS SHALL NOT EXCEED 40 FOOT SPACING UNLESS OTHERWISE NOTED.

PAVING NOTES

1. ALL CONCRETE SHALL BE 3000 PSI AND ALL REINFORCING STEEL SHALL BE GRADE #5 UNLESS OTHERWISE NOTED.
2. TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH CITY OF TULSA AND THE LATEST VERSION OF THE MUTCD.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT.
4. CONTRACTOR SHALL PROVIDE AND INSTALL 4 INCH PVP SLEEVES FOR FUTURE UTILITY CROSSINGS UNDER NEW PAVEMENT.
5. ALL TRENCH BACKFILL ON OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH AGGREGATE BASE MATERIAL AND COMPACTED IN 8 INCH LIFTS TO 96% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.

PARKING COUNTS

STANDARD SPACES	270
ADA SPACES	7
ADA SPACES	1



2 ALL WEATHER ACCESS ROAD - GRASSPAVE2
 SCALE: 1" = 30'-0"

SITE PLAN KEY NOTES

- | | |
|--|---|
| (A) CONSTRUCT CURB AND GUTTER, RE: 100C501 | (D) CONSTRUCT ADA CLIMB RAMP, TYPE 1, RE: 14C1501 |
| (B) CONCRETE SIDEWALK, RE: 6C1501 | (E) CONSTRUCT ADA SIDEWALK RAMP, RE: 6C1502 |
| (C) 4" PAINTED WHITE STRIP | (F) CONSTRUCT LOW IMPACT SIDEWALK, RE: 6C1503 |
| (D) NEW LIGHT POLE, RE ELECTRICAL PLANS FOR SPECIFICATIONS AND DETAILS | (G) WASTEWATER TRASH ENCLOSURE, COLOR AND MATERIALS TO MATCH BUILDING, RE: STRUCTURAL |
| (E) ADA SIDEWALK RAMP, RE: 6C1502 | (H) INSTALL 4" PVC CONDUIT WITH FILL WIRE AND CAPPED ENDS FOR FUTURE USE |
| (F) ADA PAINTED PAVEMENT PARKING SYMBOL, RE: 4C1501 | (I) CONSTRUCT 8" WIDE GRAVEL PATH |
| (G) ADA PARKING SIGN, RE: 6C1501 | (J) INSTALL PIPE BOLLARDS, RE: 10C1501 |
| (H) CONSTRUCT LIGHT DUTY ASPHALT PAVING, RE: 3C1501 | (K) INITIAL GRASSPAVE2 ALL WEATHER SURFACE FOR POND ACCESS, RE: 2C1501 |
| (I) CONSTRUCT MEDIUM DUTY ASPHALT PAVING, RE: 3C1501 | (L) CONSTRUCT MEDIUM DUTY CONCRETE PAVING, RE: 3C1501 |

LEGEND (ABBREVIATIONS)

CD	CAST IRON CURB INLET	PP	POWER POLE
CM	COMBUSTIBLE METAL PIPE	R	RADIUS
DD	STORM DRAIN	SD	STORM DRAIN
ED	SANITARY SEWER CLEAN OUT	SE	SANITARY SEWER LINE
EE	ELECTRICAL SECONDARY UNDERGROUND	SMH	SANITARY SEWER MANHOLE THICK
FF	FRESH FLOOR ELEVATION	TC	TOP OF CURB
FL	FLOW LINE	TO	TOP OF GRADE
IS	ISUTTER	TSB	TRAFFIC SIGNAL BOX
HL	GAZ LINE	TS	TRAFFIC SIGNAL POLE
HDPH	HIGH-DENSITY POLYETHYLENE	TP	TYPICAL
LE	LANDSCAPE AREA	UL	UNDERGROUND ELECTRICAL LINE
LA	LANDSCAPE AREA	UT	UNDERGROUND TELEPHONE LINE
LC	LANDSCAPE AREA	W	WIDE
OE	OVERHEAD ELECTRICAL LINE		

CH w/ODP

LEGAL DESCRIPTION EXHIBIT "A"

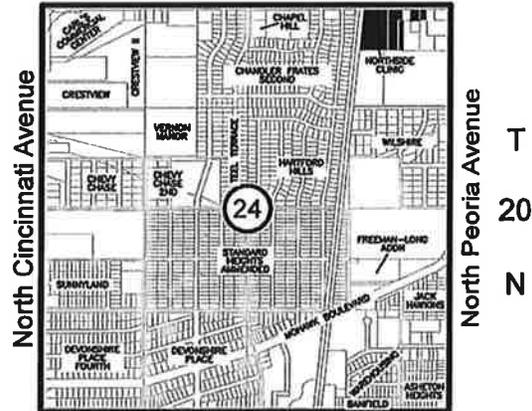
Page 2 of 2



Scale: 1"=200'

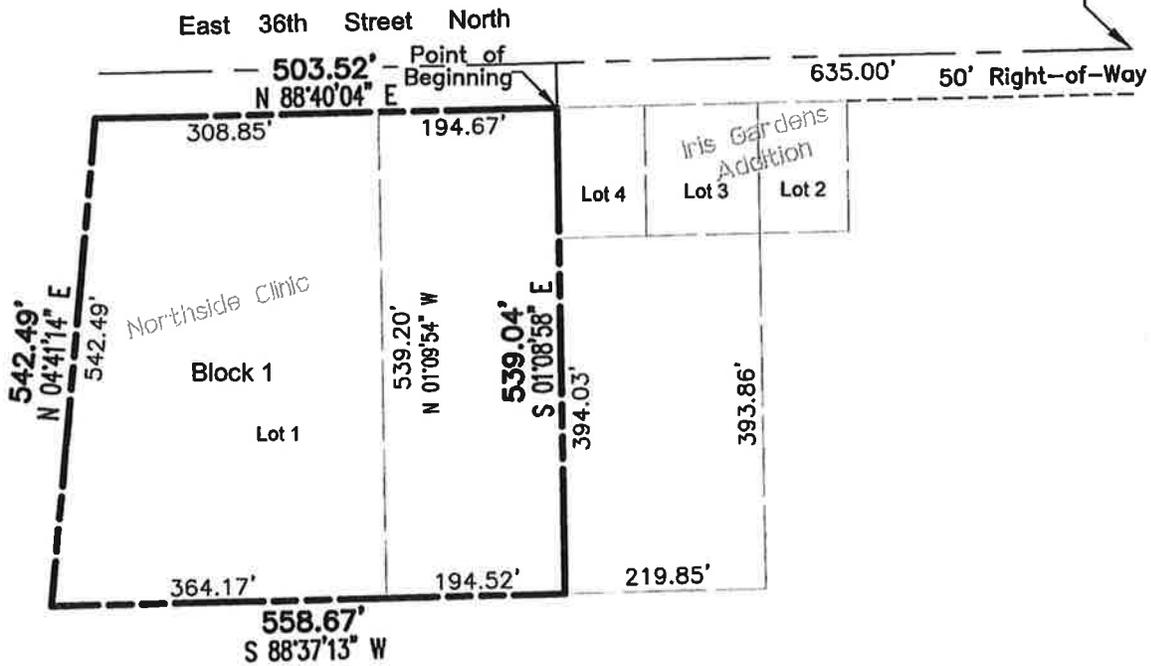


R 12 E
East 36th Street North
SUBJECT PROPERTY



East 26th Street North
Location Map

Northeast Corner of
the Northeast Quarter,
Section 24



FILE: 184450LG-A

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SECTION 24, TOWNSHIP 20 NORTH, RANGE 12, TULSA COUNTY, STATE OF OKLAHOMA AS N88°40'04"E.
2. SEE EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/20

5.14



CH w/ODP

LEGAL DESCRIPTION
EXHIBIT "A"

LOT ONE (1), BLOCK ONE (1), NORTHSIDE CLINIC, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 4543.

AND

BEGINNING AT A POINT FIFTY (50) FEET SOUTH AND SIX-HUNDRED THIRTY-FIVE (635) FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE S01°08'58"E FOR A DISTANCE OF 539.04 FEET; THENCE S88°37'13"W FOR A DISTANCE OF 194.52 FEET; THENCE N01°09'54"W FOR A DISTANCE OF 539.20 FEET; THENCE N88°40'04"E FOR A DISTANCE OF 194.67 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION 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 22ND DAY OF JANUARY, 2020.



Cliff Bennett

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020

515

Mx2-F-65

LEGAL DESCRIPTION EXHIBIT "B"

Page 2 of 2

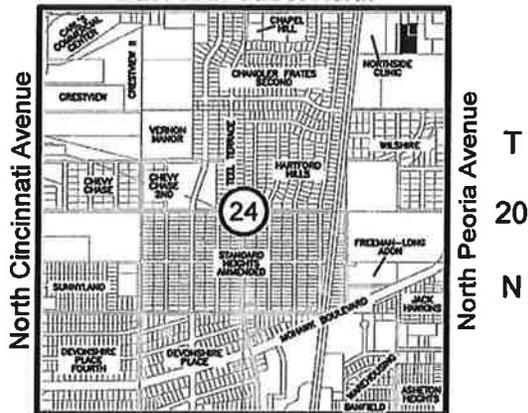
R 12 E

East 36th Street North

SUBJECT PROPERTY

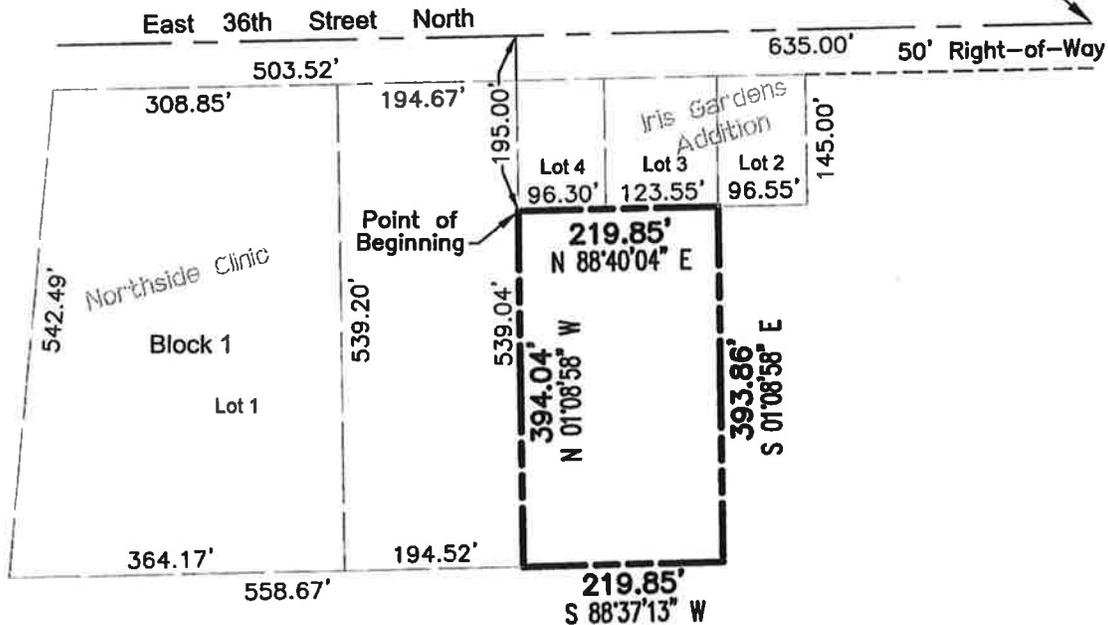


Scale: 1"=200'



East 26th Street North
Location Map

Northeast Corner of the Northeast Quarter, Section 24



FILE: 184450LG-B

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SECTION 24, TOWNSHIP 20 NORTH, RANGE 12, TULSA COUNTY, STATE OF OKLAHOMA AS N88°40'04"E.
2. SEE EXHIBIT "B" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/20

5.14

Mx 2-F-65



LEGAL DESCRIPTION
EXHIBIT "B"

BEGINNING AT A POINT ONE-HUNDRED NINETY-FIVE (195) FEET SOUTH AND SIX-HUNDRED THIRTY-FIVE (635) FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE N88°40'04"E FOR A DISTANCE OF 219.85 FEET THENCE S01°08'58"E FOR A DISTANCE OF 393.86 FEET; THENCE S88°37'13"W FOR A DISTANCE OF 219.85 FEET; THENCE N01°08'58"W FOR A DISTANCE OF 394.04 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION 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 22ND DAY OF JANUARY, 2020.



Cliff Bennett

CLIFF BENNETT, PLS
OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020

5.17

