

Agenda

Meeting of The

Bixby Board of Adjustment

116 West Needles, Bixby, Oklahoma 74008

December 6, 2021, at 6:00 P.M.

Call to Order
Chairman

Murray King

Roll Call
Secretary

Donna Crawford

Public Hearing

1. Minutes of the November 1, 2021 Meeting
 2. Variance – BXBA-21.10, Applicant: Spartan Construction
 3. Variance – BXBA-21.09, Applicant: Brumble Construction
- Old Business
- New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board December 3, 2021, on or before 5:00p.m., at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully Submitted,
Donna Crawford, Asst. City Planner

Persons who require a special accommodation to participate in this meeting should contact Assistant City Planner Donna Crawford, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: dcrawford@bixbyok.gov as far in advance as possible and preferably at least 48- hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

City of Bixby Board of Adjustment Meeting Minutes

City Hall Municipal Building

116 W Needles, Bixby, OK 74008

November 1, 2021 6:00 P.M.

The agenda for the regularly scheduled meeting of the Bixby Board of Adjustment was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on October 29, 2021 on or before 5:00 p.m.

Mr. Murray King-Chairman, called the meeting to order at 6:00 pm.

Roll Call taken

Members Present

Murray King

JR Donelson

Richard Altmann

Jim Powell

Other Staff present was Carolyn Back, Director Development Services

Members Absent

Jeff Sloan

Public Hearing

Mr. King said Item #1 on the Agenda is:

Approval of Minutes of the October 4, 2021 regular meeting

Mr. King asked for a motion to approve October meeting minutes, Mr. Powell made motion to approve, seconded by Mr. Donelson

Yes: Donelson, Altmann, Powell

Abstain: King

No: None

Motion carried to Approve minutes of October 4, 2021 meeting minutes

Mr. King said Item #2 on the Agenda is:

BXBA-21.08 Carson Powell Variance

Mr. King asked Ms. Back to read the staff report. Mr. King asked the applicant had anything else to add, Mr. Powell went to podium, gave his name and address and indicated he did not have anything else to add.

Mr. Altmann asked if allowing square footage increases for accessory buildings how does this not set a precedent. Ms. Back indicated that the Board hears each case on its own merits.

Mr. King asked for a motion, Mr. Powell made motion to approve, seconded by Mr. Donelson

Yes: Donelson, Altmann, Powell, King

Abstain: No

No: None

Motion carried to Approve the Variance of allowing a 1200 square foot accessory building in the rear yard

Mr. King said item #3 on the Agenda is:

BXBA-21.09 Brumble Construction Variance

Mr. King asked Ms. Beck to read the staff report. When the staff report had been read Mr. King asked if the applicant was present, which there was no one left in the Chamber other than the Board members.

Mr. King indicated that if he can take time out of his schedule, the applicant should also be present. Mr. King was inclined to deny this application. Mr. King asked for a motion, Mr. Altmann made motion to delay, seconded by Mr. King

Yes: Altmann, King

No: Donelson, Powell

Abstain: None

Discussion ensued regarding taking another vote

Motion made to approve by Mr. Donelson, seconded by Mr. Powell

Yes: Donelson, Powell

No: Altmann, King

The case was continue to December 6 regular meeting

No Old Business to discuss

No New Business to discuss

Motion made by Mr. Altmann to adjourn, seconded by Mr. Donelson

Meeting adjourned at 6:20pm



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Board of Adjustment

From: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant Planner

Date: Monday December 6, 2021

RE: BXBA 21.10 – Variance of the side yard setback from 10 feet to 9.5 feet to allow for single-family structure in the Residential Townhouse (RT) District. (PUD-36).

Location: 10245 South 96th East Place, Tulsa, OK 74133
Platted: Lot 8, Block 1, Spicewood Villas

STR: Section 25, Township 18N, Range 13E

Project: Spartan Construction Variance

Applicant: Spartan Construction, Inc.

Staff Review

The applicant has applied for a Variance of the side yard setback from 10 feet to 9.5 feet to allow for single-family structure in the RT District. (PUD-36).

In the City of Bixby Zoning Code a Variance is required to prove a hardship.

Hardship: According to the builder, the single-family dwelling is completed and the side-yard encroachment was discovered when the Plat of Survey was performed on October 8, 2021.

The field error was not determined until the house was finished, closing title work was performed, and the Plat of Survey disclosed the .5-foot encroachment.

This particular encroachment effects only this lot.

This is the second, after construction, building encroachment variance request from Spartan Construction within the year of 2021.

The Board of Adjustment may grant a variance after finding that:

1. By reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.
2. Such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same district.
3. The variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit and intent of this title or the Comprehensive Plan.

Provided, that the board, in granting a variance, shall prescribe appropriate conditions and safeguards if they deem necessary to enforce.



Figure 1: City of Bixby Zoning Map

Existing Zoning; Use:

(RT, PUD-36); Residential Townhouse lot; Single-Family dwelling

Abutting Zoning; Uses:

(RT, PUD-36); Residential Townhouse lot; Single-Family dwelling

Public Comments: No comments were received at the time of writing this Staff Report.

Staff Comments: A hardship needs to be established by the applicant that aligns with the Variance criteria in the Zoning Code.

Variance Criteria of the Board:

The Board of Adjustment shall hold the hearing and, upon the concurring vote of three (3) or more members, may grant the Variance after finding that:

1. By reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.
2. Such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same district.
3. The variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit and intent of this title or the Comprehensive Plan.

Provided, that the Board, in granting a variance, shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

Sample Motion:

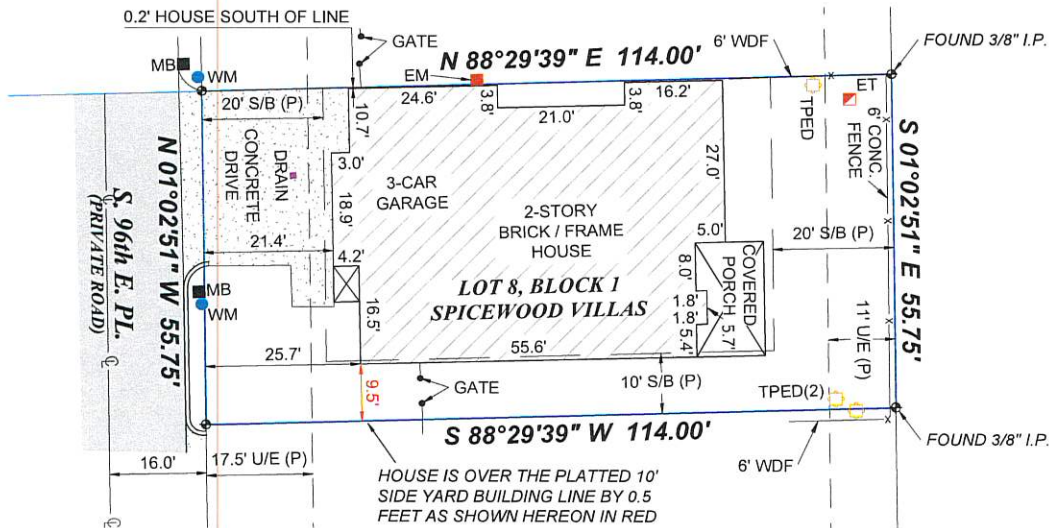
In BOA Case BXBA-21.10 I move that we (approve/deny) a Variance of the side yard setback from 10 feet to 9.5 feet to allow for single-family structure in the RT District, with the following conditions:

Figures:

Figure 1: City of Bixby Zoning Map

Attachments:

Exhibit A: Boundary Survey



LEGEND	
B/L	BUILDING LINE
CL	CENTERLINE
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
MB	MAILBOX
(P)	PER PLAT
S/B	SETBACK
TPED	TELEPHONE PEDESTAL
U/E	UTILITY EASEMENT
WM	WATER METER
WDF	WOOD FENCE
—	CENTERLINE
-x-	FENCELINE



SCALE: 1" = 20'

SURVEYOR'S NOTES

PREPARED FOR: SPARTAN CONSTRUCTION INC. / RHONDA BREWER

PHYSICAL ADDRESS: 10245 S. 96th E. PL., TULSA, TULSA COUNTY, OK 74133

BEARINGS ARE BASED UPON THE RECORDED PLAT.

EASEMENT AND BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT ARE SHOWN HEREON. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS PER PUD 36 INCLUDING 20' FRONT, 5' & 5' OR 10' SIDE AND 20' REAR SETBACKS.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

GROSS LAND AREA: 6,355.3 SQ. FEET OR 0.15 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C0388L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SURVEYED PROPERTY IS NOT AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN.

LAST SITE VISIT: OCTOBER 8, 2021.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

LEGAL DESCRIPTION - AS PROVIDED GWD DOC. #2013097084

LOT EIGHT (8), BLOCK ONE (1), SPICEWOOD VILLAS, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO 5924.

AMONG OTHER LANDS NOT PART OF THIS SURVEY.

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 8th DAY OF OCTOBER, 2021.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



PLAT OF SURVEY

LOT EIGHT (8), BLOCK ONE (1), SPICEWOOD VILLAS
10245 S. 96th E. PL., TULSA, TULSA COUNTY, OK 74133

SURVEY: MJL	DATE: 10.08.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2022
DRAFT: RLL	DATE: 10.08.2021	
APPROVED: PLS	DATE: 10.08.2021	
REV:	PROJ. NO. 21417	



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Board of Adjustment

From: Carolyn Back, Development Services Director/City Planner
Donna Crawford, Assistant Planner

Date: Monday, December 6, 2021

RE: BXBA 21.09 – Variance of the rear yard setback from 20 feet to 14 feet to allow for single-family structure in the CG District. (PUD-76).

Location: 7410 East Place South, Bixby, OK 74008
Platted: Lot 8, Block 2, Quail Creek Villas

STR: Section 02, Township 17N, Range 13E

Project: Brumble Construction Variance

Applicant: Danny Brumble, Brumble Construction

Staff Review

The applicant has applied for a Variance of the rear yard setback from 20 feet to 14 feet to allow for single-family structure in the CG District. (PUD-76).

In the City of Bixby Zoning Code a Variance is required to prove a hardship.

Hardship: The lot is more wide than deep as compared to other lots in the same cul-de-sac.

The field error was not determined until the house was finished, closing title work was performed, and the Mortgage Inspection Report disclosed the 6-foot encroachment.

This particular lot is extraordinary, within exceptional conditions and circumstances not applying generally to other lots in the same cul-de-sac due to the shallow depth.

The Board of Adjustment may grant a variance after finding that:

1. By reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.
2. Such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same district.
3. The variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit and intent of this title or the Comprehensive Plan.

Provided, that the board, in granting a variance, shall prescribe appropriate conditions and safeguards if they deem necessary to enforce.



Figure 1: City of Bixby Zoning Map

Existing Zoning; Use:

(CG, PUD-76); Residential Single-Family lot; Single-Family dwelling

Abutting Zoning; Uses:

(CG, PUD-76); Residential Single-Family lot; Single-Family dwelling

Public Comments: No comments were received at the time of writing this Staff Report.

Staff Comments:

On November 1, 2021, the applicant was not present for the Board of Adjustment hearing.

- Board voted to delay with a 2-2 vote. The motion failed due to lack of quorum.
- Board voted to approve with a 2-2 vote. The motion failed due to a lack of quorum.
- Neither motion carried.
- The case was not voted on for a motion of denial.

Therefore, the case was continued to the December 6, 2021 Board of Adjustment Hearing.

Applicant is working with Public Works on a utility encroachment agreement that will go before City Council.

The Variance should not cause substantial detriment to the public good or impair the purposes, spirit and intent of the Zoning Code or Comprehensive Plan.

Variance Action of the Board:

The Board of Adjustment shall hold the hearing and, upon the concurring vote of three (3) or more members, may grant the Variance after finding that:

1. By reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.
2. Such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same district.
3. The variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit and intent of this title or the Comprehensive Plan.

Provided, that the Board, in granting a variance, shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

Sample Motion:

In BOA Case BXBA-21.09 I move that we (approve/deny) a Variance of the rear yard setback from 20 feet to 14 feet to allow for single-family structure in the CG District, with the following conditions:

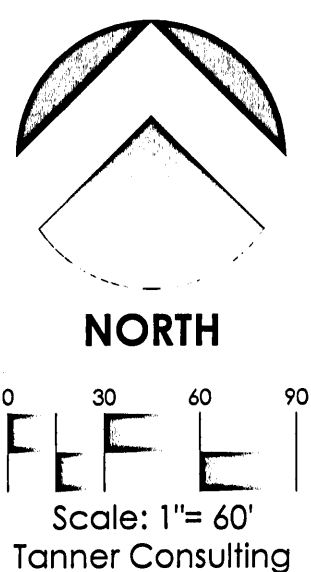
Figures:

Figure 1: City of Bixby Zoning Map

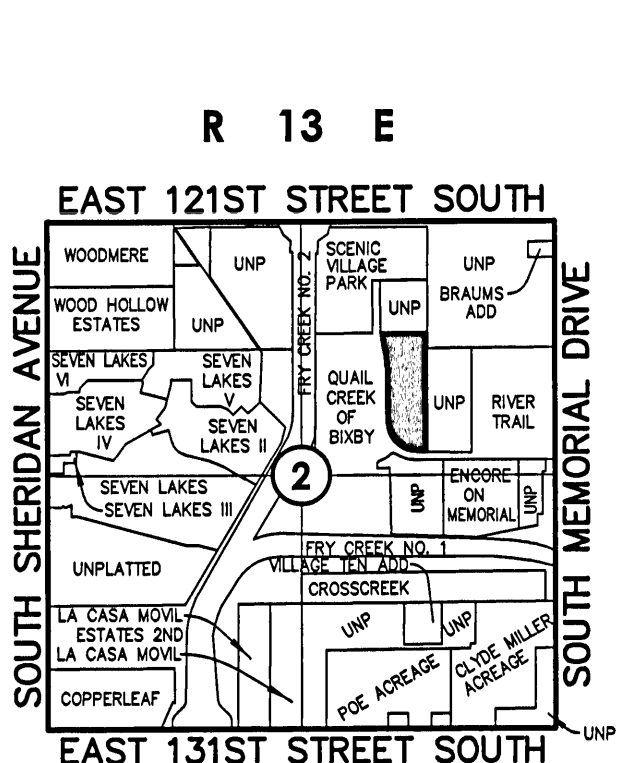
Attachments:

Exhibit A: Plat Map

Exhibit B: Boundary Survey



- LEGEND**
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY
 - DOC DOCUMENT
 - ESMT EASEMENT
 - F/L FENCE AND LANDSCAPE
 - ODE OVERLAND DRAINAGE ESM
 - RES RESERVE
 - SEP INSTR SEPARATE INSTRUMENT
 - U/E UTILITY EASEMENT
 - 7400 ASSIGNED ADDRESS



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:
FORTY-SIX (46) LOTS
IN TWO (2) BLOCKS
WITH FOUR (4) RESERVES
GROSS SUBDIVISION AREA: 11.605 ACRES

East 121st Street South
NORTH LINE E/2

POINT OF COMMENCEMENT
NORTHEAST CORNER E/2
SECTION 2, T-17-N R-13-E

South Memorial Drive

PUD 76

Quail Creek Villas OF BIXBY

PART OF THE EAST HALF (E/2) OF SECTION TWO (2),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
121st & Memorial, LLC
CONTACT: RICK DODSON
6528 East 101st Street South
D-1, Suite 409
Tulsa, Oklahoma 74133
Phone: (918)638-3003

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 74TH EAST AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY FINAL PLAT OF "QUAIL CREEK OF BIXBY", AN ADDITION IN THE CITY OF BIXBY, OKLAHOMA PLAT #6613.
- ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(D)	CHORD(C)	CHORD DIS(CD)
1	38.32'	25.00'	87°49'03"	N 57°44'44" W	34.68'
2	77.30'	425.00'	10°25'18"	N 83°33'23" E	77.20'
3	40.42'	25.00'	92°37'48"	N 33°12'10" E	36.16'
4	60.54'	375.00'	9°14'58"	N 84°08'33" E	60.47'
5	15.41'	25.00'	35°19'29"	N 71°06'18" E	15.17'
6	15.41'	25.00'	35°19'28"	N 16°40'21" E	15.17'
7	39.38'	25.00'	90°14'35"	S 46°06'40" E	35.43'
8	39.27'	25.00'	90°00'00"	N 44°00'37" E	35.36'
9	21.03'	25.00'	48°11'23"	N 66°53'41" W	20.41'
10	21.03'	25.00'	48°11'23"	N 64°54'56" E	20.41'
11	39.27'	25.00'	90°00'00"	N 45°59'23" W	35.36'
12	107.49'	250.00'	24°38'07"	N 11°19'41" E	106.67'
13	65.43'	424.23'	8°50'15"	N 28°03'52" E	65.37'
14	62.53'	113.00'	31°42'25"	N 48°20'12" E	61.74'
15	50.15'	150.00'	19°09'20"	N 54°36'45" E	49.92'
16	44.57'	25.00'	102°09'12"	N 83°53'19" W	38.90'
17	44.75'	25.00'	102°33'53"	N 6°14'52" W	39.01'
18	28.16'	25.00'	64°31'51"	N 77°18'00" E	26.69'
19	268.46'	100.00'	153°48'55"	N 32°39'28" E	194.80'
20	26.39'	25.00'	60°29'15"	N 14°00'22" W	25.18'
21	90.20'	300.00'	17°13'38"	N 7°37'26" E	89.86'
22	22.25'	10.00'	127°30'32"	N 25°46'33" W	17.94'
23	22.25'	10.00'	127°30'32"	N 88°15'27" W	17.94'
24	82.69'	474.23'	9°59'25"	N 32°59'00" E	82.58'
25	120.40'	60.00'	114°58'22"	N 32°59'00" E	101.19'
26	140.40'	50.00'	160°53'32"	N 46°06'40" W	98.61'
27	241.19'	50.00'	276°22'46"	N 0°59'23" E	66.67'
28	135.79'	460.00'	16°54'47"	N 9°41'21" W	135.29'
29	218.96'	745.00'	16°50'21"	N 9°43'34" W	218.17'
30	485.18'	310.00'	89°40'22"	N 46°08'34" W	437.15'

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$17,655.00 per trust receipt no.14639 to be applied to 2016 taxes. This certificate is NOT to be construed as payment of 2016 taxes but is given in order that this plat may be filed for record. 2016 taxes may exceed the amount of the security deposit.

Dated: 10/28/2016
Dennis Semler
Tulsa County Treasurer
By: *[Signature]*
Deputy

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby.

on September 12, 2016

[Signature]
MAYOR-VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

[Signature]
CITY MANAGER-CITY CLERK

East 126th Street South



WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

 $1'' = 20'$

BOUNDARY SURVEY

INVOICE NO.: STK 21-105997
CLIENT: THE BRUMBLE GROUP, LLC

LEGEND

—X—	FENCE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
M/P	METERING POINT
CB	CHORD BEARING
B/E	BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)



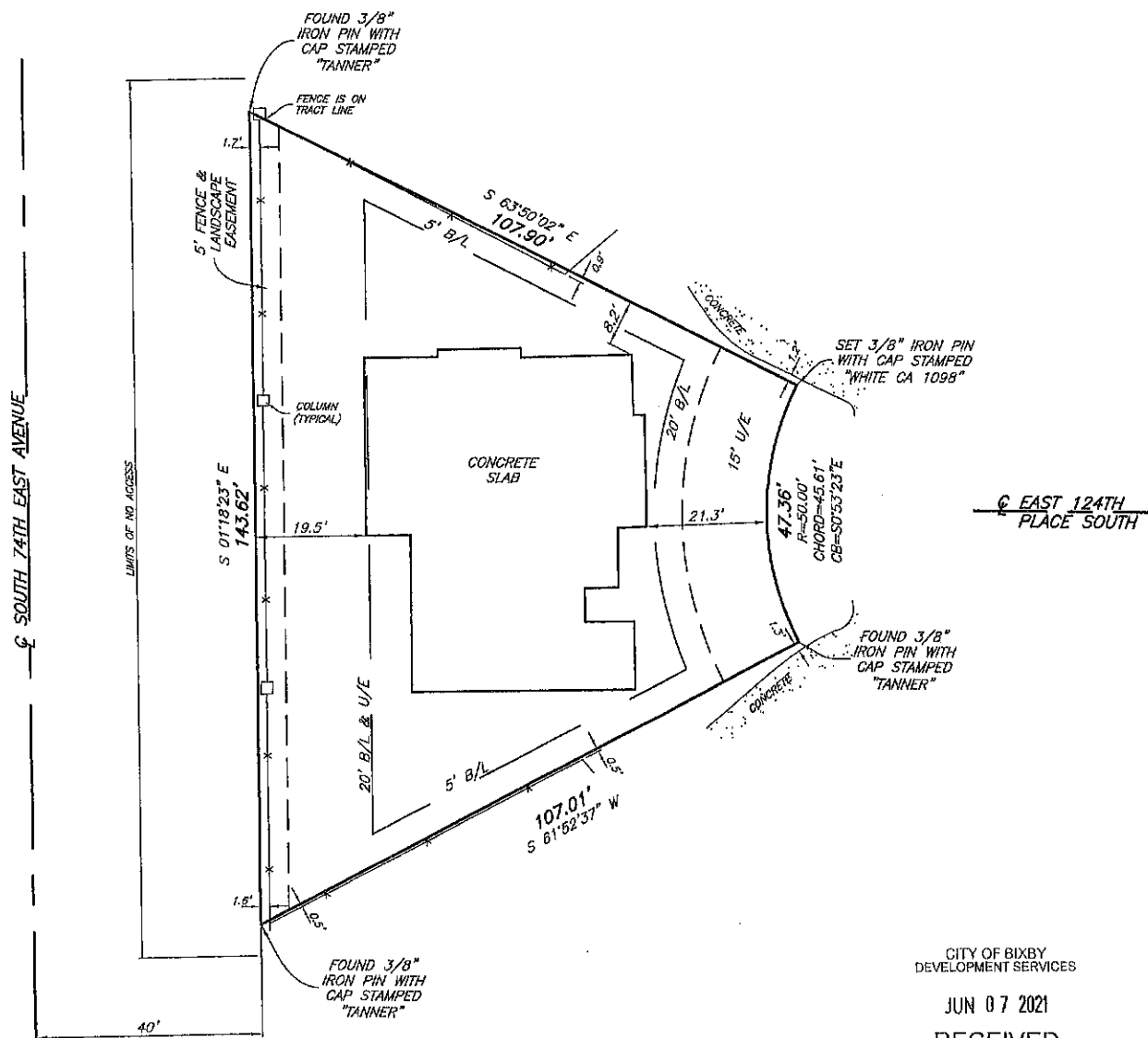
BEFORE YOU DIG,
CALL OKIE FOR
LOCATION OF
UNDERGROUND UTILITIES.
DIAL 811

GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON: THE OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011).

THE PROPERTY DESCRIBED HEREON CONTAINS 0.20 ACRES, MORE OR LESS.

FIELD WORK COMPLETED JUNE 4, 2021.

CITY OF BIXBY
DEVELOPMENT SERVICES

JUN 07 2021

RECEIVED

LEGAL DESCRIPTION:

LOT EIGHT (8), BLOCK TWO (2), QUAIL CREEK VILLAS OF BIXBY, A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 7410 EAST 124TH PLACE SOUTH.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE BOUNDARY SURVEY IS AN ADAPT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. WE FURTHER STATE THAT THE ABOVE AND FOREGOING BOUNDARY SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARY CORNERS AND THEIR MONUMENTATION, THE DIMENSIONS OF THE PROPERTY, THE LOCATIONS OF ALL BUILDINGS ON PERMANENT FOUNDATIONS, ALL RECORDED PLAT EASEMENTS AND BOUNDING SETBACKS (IF APPLICABLE), AND ALL OTHER SUCH EASEMENTS WHICH HAVE BEEN RECORDED IN THE CURRENT TITLE CURATIVE FILE MAINTAINED FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US PRIOR TO THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS PREPARED SOLELY FOR THE PARTIES LISTED HEREON AS OF THIS DATE, AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION.



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO.
CA1098 (RENEWAL 6/30/2023)

BY: [Signature] DATE: 6/7/2022
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1676