

Bixby Technical Advisory Committee Meeting Agenda

Dawes Building, Dawes Conference Room – 113 West Dawes, Bixby, Oklahoma

Wednesday, December 6, 2023 | 10:00 A.M.

Technical Advisory Committee Members

David Segala - A.E.P.-P.S.O.
Steve Williams - A.E.P.-P.S.O.
Aaron Smith - A.E.P.-P.S.O.
Brett Ashlock - A.T.&T.
Kevin Bender - A.T.&T.
Kevin Wingard - SDT
Richard Gann - B.T.C. Broadband
Tony Gonzalez - B.T.C. Broadband
Susan Bevard - B.T.C. Broadband
Chad Jones - B.T.C. Broadband
Rob Miller - Bixby Public Schools
Lydia Wilson - Bixby Public Schools
Bea Aamodt - Bixby Public Works Director
Jon Brown - Bixby Assistant Public Works Director
Justin Dowd - Bixby City Engineer
Joey Wiedel - Bixby Development Services Director
Gwen Plante - Bixby Assistant City Planner
Heath Wright - Bixby Utilities & Water
Mike Butler - Bixby Fire Chief
Nicholas Flanary - Bixby Fire Marshal

Richard Hakel - Cox
Loyda Mercado - Cox
Jeannette Davis – Cox
Kristin Short - Cox
Christopher Long - Cox R.O.W. Agent
Marty Lademan - Creek County R.W.D. #2
Cynthia Hubbell - Creek County R.W.D. #2
Katherine Russell - East Central Electric
Ron Wolfe - East Central Electric (E.C.E.)
Jeremy Hendrickson – E.C.E.
Rick Hendrickson – E.C.E.
Steve Whitehouse - O.G. & E.
Dewayne Perry - O.G. & E.
Keith Melson - O.G. & E.
Brandon Rainbolt - O.N.G.
Donald Kafer - O.N.G.
Chris Stobaugh - U.S.P.S. Bixby
Aaron Grodi - Windstream
Joel Ostrenga - Windstream

- 1. Consider and approve minutes for the Technical Advisory Committee meeting dated 11/1/2023.**
- 2. Bixby Final Plat (B.X.P.T.) Number 23.19 Bungalows IV at Willow Creek**
Applicant, Select Design
Discussion and review of Final Plat, Bungalows IV at Willow Creek, a re-plat of Reserve “A”, The Bungalows at Willow Creek Amended, 2.51 Acres, Twelve (12) Lots, One (1) Block, for the purpose of residential development, in Section 12, Township 17 North, and Range 13 East
General Location: West of South Mingo Road and South of East 131st Street South

Agenda | Bixby Technical Advisory Committee | December 6, 2023 | Page 1 of 2

Persons who require a special accommodation to participate in this meeting should contact Gwen Plante, Assistant City Planner, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or email [Gwen Plante](mailto:GPlante@BixbyOK.gov) (GPlante@BixbyOK.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) 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.

3. Bixby Preliminary Plat (B.X.P.T.) Number 23.20 Robinson Ranch South

Applicant, Tanner Consulting

Discussion and review of Preliminary Plat, Robinson Ranch South, 42.216 Acres, One Hundred Twenty-Two (122) Lots, Eight (8) Blocks, with Four (4) Reserve Areas for the purpose of residential development, in Section 25, Township 17 North, and Range 13 East

General Location: East of South Memorial Drive and North of East 171st Street South

4. Bixby Lot Split (B.X.L.S.) Number 23.08 Burris

Applicant, Tanner Consulting

Discussion and review of a lot split for Burris.

General Location: East of South Memorial Drive and North of East 171st Street South

5. Bixby Lot Split (B.X.L.S.) Number 23.09 Pittman

Applicant, Tanner Consulting

Discussion and review of a lot split for Pittman

General Location: East of South Memorial Drive and North of East 171st Street South

6. Bixby Final Plat (B.X.P.T.) Number 23.21 Richard Roberts Ministries

Applicant, Schemmer Associates

Discussion and review of Final Plat, Richard Roberts Ministries, 6.26 Acres, One (1) Lot, One (1) Block, with One (1) Reserve Area for the purpose of commercial development, in Section 20, Township 17 North, and Range 14 East

General Location: West of South Harvard Road and South of East 151st Street South

7. Adjourn

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., December 5th, 2023, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,
Justin Dowd, City Engineer

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Bixby Technical Advisory Committee Meeting

Meeting Minutes

Dawes Building, Dawes Conference Room – 113 West Dawes, Bixby, Oklahoma

Wednesday, November 1, 2023 | 10:00 A.M.

Technical Advisory Committee Members

David Segala - A.E.P.-P.S.O.
Steve Williams - A.E.P.-P.S.O.
Aaron Smith - A.E.P.-P.S.O.
Brett Ashlock - A.T.&T.
Kevin Bender - A.T.&T.
Kevin Wingard - SDT
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Keith Melson - O.G. & E.
Brandon Rainbolt - O.N.G.
Donald Kafer - O.N.G.
Chris Stobaugh - U.S.P.S. Bixby
Aaron Grodi - Windstream
Joel Ostrenga - Windstream

1. **B.X.P.T. – 23.10 The Reserve at White Hawk Preliminary and Final Plat**

Applicant, White Hawk Investments, L.L.C.

Discussion and review of Preliminary and Final Plat, The Reserve at White Hawk, a re-plat of part of Reserve 'A', Celebrity County (Plat Number 4411), 18.43 Acres, Thirty-eight (38) Lots, Six (6) Blocks, with Four (4) Reserve Areas for the purpose of residential development, in Section 15, Township 17 North, and Range 13 East

General Location: East of South 53rd East Avenue and North of East 151st Street South

- Justin Dowd, City of Bixby, asked applicant, Ryan McCarty, to show proposed sanitary sewer lines on preliminary utilities plan.
- Ryan McCarty asked if City would like to combine existing and proposed utility easement along Block 4 into one easement. City staff confirmed one easement made sense.

Agenda | Bixby Technical Advisory Committee | November 1, 2023 | Page 1 of 2

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2. B.X.P.T. – 23.18 The Reserve at White Hawk Blocks 7-9 Preliminary and Final Plat

Applicant, White Hawk Investments, L.L.C.

Discussion and review of Preliminary and Final Plat, The Reserve at White Hawk Blocks 7-9, a re-plat of part of Reserve 'A', Celebrity County (Plat Number 4411), 10.26 Acres, Fifteen (15) Lots, Three (3) Blocks, with Two (2) Reserve Areas for the purpose of residential development, in Section 15, Township 17 North, and Range 13 East

General Location: East of South Yale Avenue and South of East 141st Street South

- Justin Dowd, City of Bixby, requested additional length of pipe and sanitary sewer manhole for long service on 141st Pl S. The applicant, Ryan McCarty, agreed to request.
- Bea Aamodt, City of Bixby, expressed concerns over storm sewer traversing cul-de-sac on E 141st Pl. McCarty agreed to adjust alignment to remove storm sewer from paved area.

3. B.X.P.T. – 23.17 South County Industrial Park Preliminary Plat

Applicant, Select Design

Discussion and review of Preliminary Plat, South County Industrial Park, a re-plat of part of Sitrin Center Addition (Plat Number 2993), 70.06 Acres, Four (4) Lots, Two (2) Blocks, with One (1) Reserve Area for the purpose of Industrial development, in Section 16, Township 17 North, and Range 13 East

General Location: West of Kimberly Clark Place and South of East 141st Street South

- Justin Dowd, City of Bixby, expressed need to preserve an area along the north of the property to be conveyed to the City of Bixby for the intent of installing a booster pump station. Applicant, Ryan McCarty, agreed with request, and asked the City to provide the dimensions needed.
- Jon Brown, City of Bixby, expressed concerns over the sewer service along the north. If lot splits are necessary, sanitary sewer main extensions will be needed in order to service the created lot. Ryan McCarty agreed.
- Justin Dowd discussed the Kimberly Clark waterline. Waterline belongs to City of Tulsa. Discussion ensued. Applicant will request the needed master meter from Tulsa.
- Bea Aamodt, City of Bixby, expressed concern regarding trickle channels and who will maintain them. Ryan McCarty expressed these will be maintained by the homeowner's association.
- McCarty brought up location of existing sanitary sewer to the existing provided utility easement. The sewer is outside of easement. The plat will clean this up by placing the easement in the correct location. The existing easement will be closed.
- Joey Wiedel, City of Bixby, brought up fire access. Discussion ensued. It was determined that a 20-foot fire access road will be provided between the two public streets.
- Richard Gann, BTC, stated fiber is available on the east side of Kimberly Clark Pl and is able to serve the development.

Agenda | Bixby Technical Advisory Committee | November 1, 2023 | Page 2 of 2

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- Justin Dowd discussed the need for the green belt area to be shown on the plat. McCarty to update and include Tree Preservation Area on plat.

4. **B.X.S.P. - 23.14 6630 Office Site Plan**

Applicant, W-Design

Discussion and review of site plan for 6630 Office

General Location: East of South Sheridan Road and South of East 121st Street South

- Gwen Plante, City of Bixby, requested submittal of a lighting plan.
- After discussion of required public meetings, Gwen stated she would check the PUD.
- Jon Brown, City of Bixby, expressed concern on sanitary sewer access. Discussion ensued. It was determined that sewer access is believed to be stubbed out onto the property.
- Jon further commented on storm sewer connection. Connection to be per approved drainage plan for development.
- Developer, Marc Bullock, stated the development team was planning to mirror the site. Justin Dowd, City of Bixby, stated an updated site plan would need to be submitted prior to approval of the site plan.

5. **B.X.P.T. – 23.16 Haikey Creek Estates Blocks 1-7 Final Plat**

Applicant, Tanner Consulting

Discussion and review of Final Plat, Haikey Creek Estates Blocks 1-8, 22.631 Acres, Sixty-eight (68) Lots, Seven (7) Blocks, with Four (4) Reserve Areas for the purpose of residential development, in Section 7, Township 17 North, and Range 14 East

General Location: East of South Mingo Road and South of East 131st Street South

- Justin Dowd, City of Bixby, discussed the status of the floodplain. Currently waiting on FEMA to issue approval. Until approved, the final plat cannot be filed with Tulsa County.
- Justin further discussed the pedestrian bridge required with the subdivision construction plans. The final plat cannot be filed with Tulsa County until the bridge is complete.
- Erik Enyart, applicant, discussed the PSO utility easement. Discussion ensued. The plat cannot be filed with Tulsa County until this issue is resolved.

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6. B.X.P.T. – 23.15 City West Complex Final Plat

Applicant, City of Bixby

Discussion and review of Final Plat, City West Complex, 16.04 Acres, One (1) Lot, One (1) Block, with Three (3) Reserve Areas for the purpose of Commercial development, in Section 15, Township 17 North, and Range 13 East

General Location: West of South Sheridan Road and North of East 151st Street South

- PSO transmission easement discussed. The whole property is covered by a blanket PSO easement. A utility easement will be filed by separate easement and included on the plat.

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., October 30th, 2023, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,
Justin Dowd, City Engineer

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Boundary Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	123.73'	50.00'		N 80°51'38" W	94.49'
C2	103.36'	50.00'		N 19°26'04" W	85.91'
C3	16.26'	25.00'		N 60°02'48" W	15.97'

Boundary Line Table

LINE	BEARING	DISTANCE
L1	S 80°01'44" W	137.52'
L2	N 41°23'46" W	108.13'
L3	N 48°36'15" E	43.25'
L4	N 50°12'58" W	116.66'
L5	N 41°23'45" W	397.94'
L6	N 48°36'24" E	125.05'
L7	S 41°23'36" E	608.03'
L8	S 41°23'36" E	252.78'

Legend

B/L -- BUILDING SETBACK LINE
U/E -- UTILITY EASEMENT

Planned Unit Development No. 78

The Bungalows IV at Willow Creek

A RE-PLAT OF RESERVE "A", THE BUNGALOWS AT WILLOW CREEK AMENDED, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6815 AND A PART OF RESERVE "A", THE BUNGALOWS III AT WILLOW CREEK, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 7029.

Owner / Developer

WILLOW CREEK DEVELOPMENT, LLC
12150 EAST 96TH STREET NORTH, STE 200
OWASSO, OKLAHOMA 74005
PHONE: (918) 274-0406
MR. PETE KOURTIS

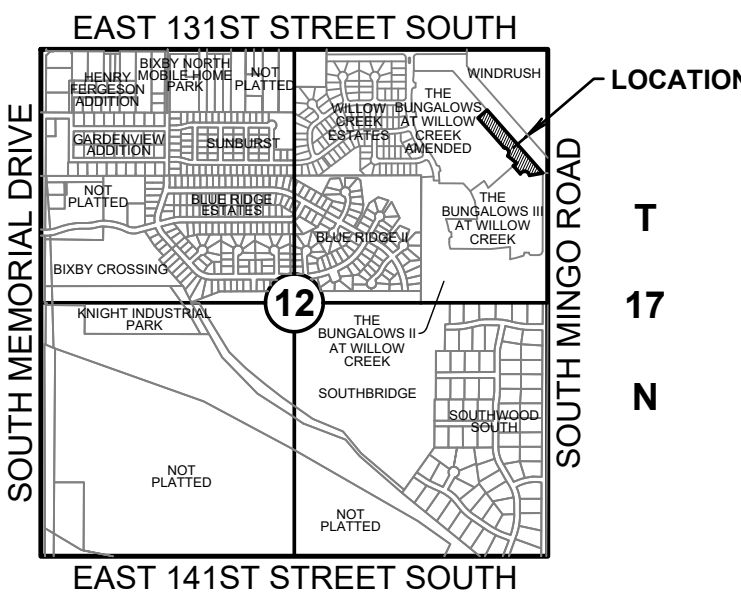
Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024

R 13 E

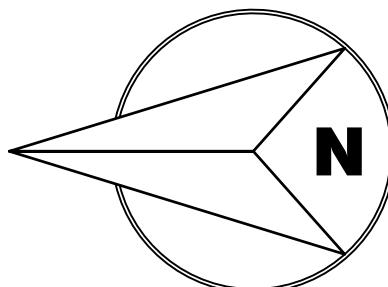


Location Map

SCALE: 1"=2000'

Subdivision Statistics

SUBDIVISION CONTAINS TWELVE (12) LOTS IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 109,299.3 SF OR 2.51 ACRES



Scale: 1" = 100'

Notes

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

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BIXBY, OKLAHOMA.

DRAFT FINAL
COUNTY TREASURER STAMP
PLAT #1

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2024.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

FINAL PLAT
CERTIFICATE OF APPROVAL

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

MAYOR - VICE MAYOR

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

CITY MANAGER - CITY CLERK

East 131st Street South

Basis of Bearings

BEARINGS ARE BASED UPON THE RECORDED PLAT OF "THE BUNGALOWS AT WILLOW CREEK AMENDED" (#6795).

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848" AT ALL CORNERS.

Benchmark (BA 11)

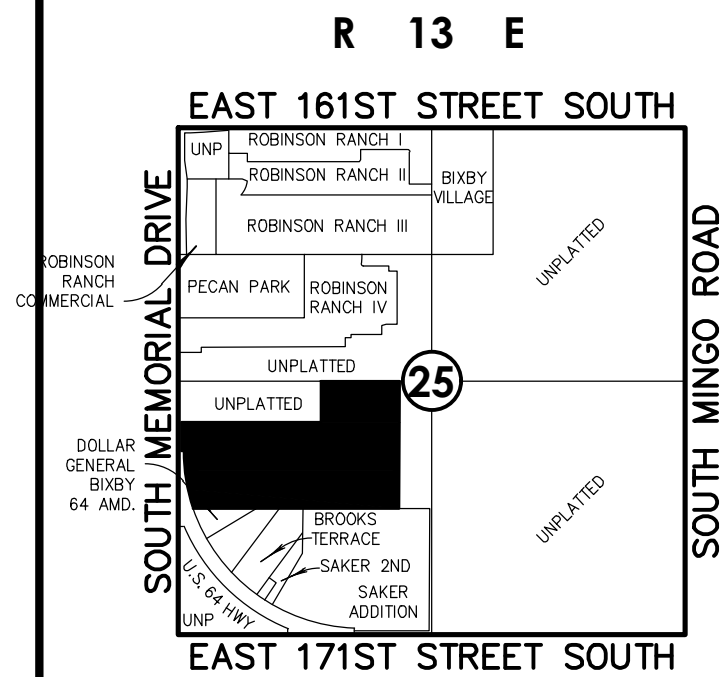
3" ALUMINUM CAP FLUSH SET IN CONCRETE STAMPED "BA 11" - SET WEST OF 131ST STREET AND GARNETT ROAD. ELEVATION = 632.43' (NAVD 1988)

Unplatted

Limits of FEMA 100YR Floodplain (Zone AE)
MAP NO. 40143C0451L
DATED OCTOBER 16, 2012

Lot Area & Address Table

BLOCK	LOT	STREET ADDRESS	LOT AREA (SF)
1	1		7,503.40
	2		7,503.20
	3		7,503.05
	4		7,502.89
	5		7,502.73
	6		7,502.58
	7		7,426.18
	8		9,741.36
	9		15,292.77
	10		8,768.93
	11		12,343.96
	12		10,708.27



Location Map
Scale: 1"= 2000'

- SUBDIVISION CONTAINS:**
- ONE HUNDRED TWENTY-TWO (122) LOTS IN EIGHT (8) BLOCKS WITH FIVE (5) RESERVES
 - PURCHASE AREA = 42.216 ACRES
- LEGEND**
- PROPOSED FIRE HYDRANT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM SEWER INLET

- LEGEND**
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - Δ DELTA ANGLE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
 - GOV'T GOVERNMENT
 - LNA LIMITS OF NO ACCESS
 - ODE OVERLAND DRAINAGE EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - RES. RESERVE
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - 7234 ADDRESS ASSIGNED

Robinson Ranch South

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FIVE (25)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

Developer:
Tulsa L Dev., LLC
CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RAUSCHCOLEMAN.COM
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

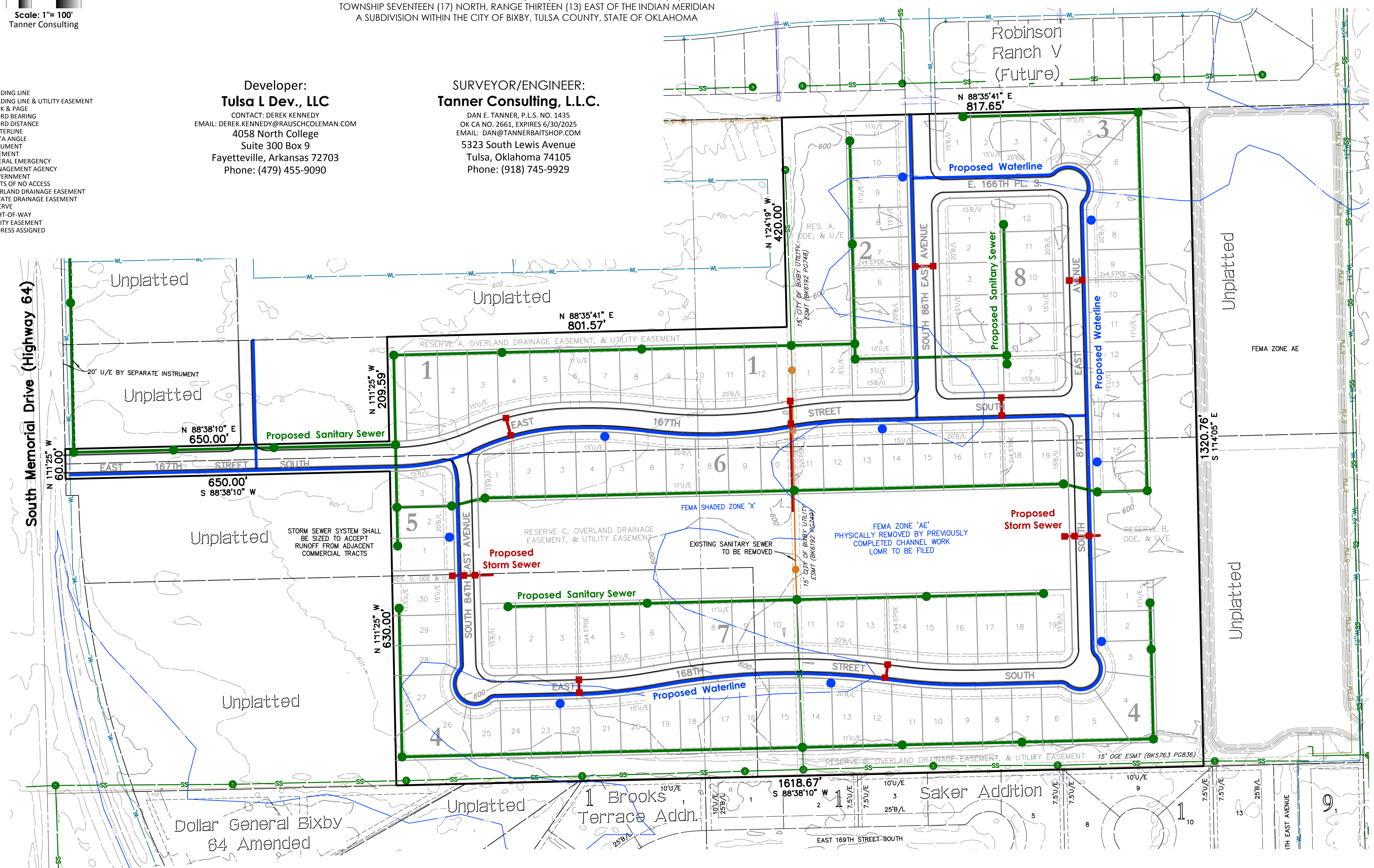


Exhibit "A.1"

Burris North Tract

Original Tract Description

Description

A TRACT OF LAND THAT IS A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°38'10" WEST AND ALONG THE SOUTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°38'10" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 893.87 FEET; THENCE NORTH 1°22'27" WEST FOR A DISTANCE OF 420.00 FEET; THENCE SOUTH 88°38'10" WEST AND PARALLEL WITH THE SOUTH LINE, FOR A DISTANCE OF 1340.10 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 64; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES:

NORTHWESTERLY ALONG AN 1835.10 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 6°39'30" WEST, A CENTRAL ANGLE OF 5°31'20", WITH A CHORD BEARING AND DISTANCE OF NORTH 3°53'50" WEST FOR 176.80 FEET, FOR AN ARC DISTANCE OF 176.87 FEET; THENCE SOUTH 88°48'35" WEST FOR A DISTANCE OF 25.00 FEET; THENCE NORTH 1°11'25" WEST FOR A DISTANCE OF 63.30 FEET;

THENCE NORTH 88°38'10" EAST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 2268.16 FEET; THENCE SOUTH 1°14'05" EAST FOR A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 915,115 SQUARE FEET OR 21.008 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) BRASS CAP FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25;
- (2) 3/8" IRON PIN FOUND WITH YELLOW CAP "WHITE" AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4 OF SECTION 25;

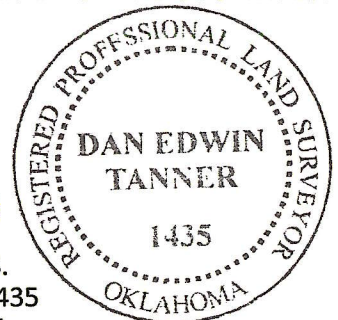
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'41" EAST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

11.4.2023

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/25



 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

R 13 E

E. 161st Street S.



Location Map

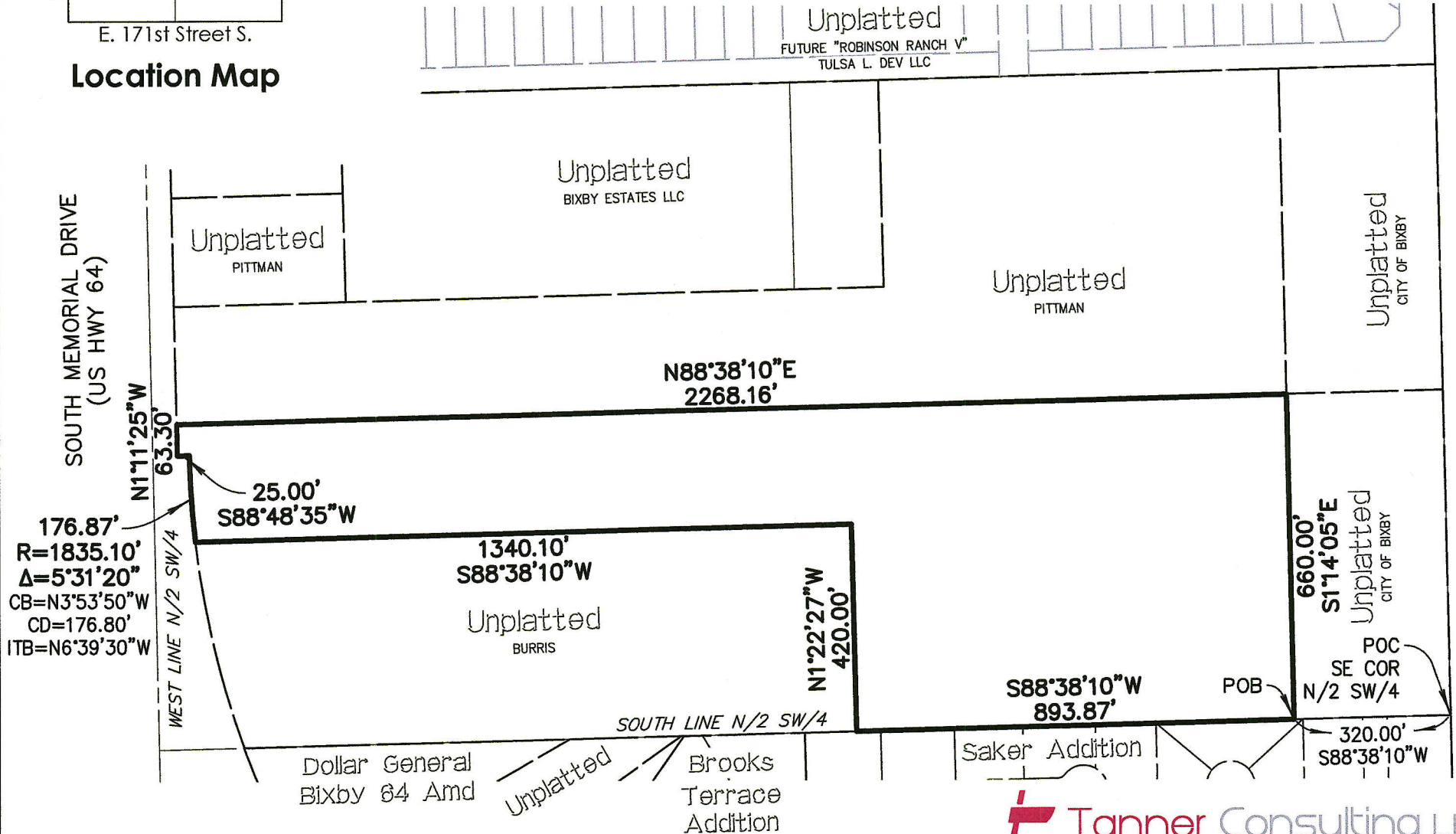
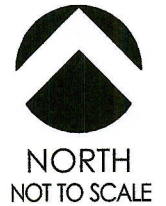
Exhibit "A.2"

Burris North Tract

Original Tract Exhibit

LEGEND

Δ	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
ITB	INITIAL TANGENT BEARING
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT



Traverse Closure

Crandall's Method

Project: **23069 - Burris North Original Tract**

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:					5,000.0000	5,000.0000		5,000.0000 0000	5,000.0000 0000
1	88. 38 10	SW	893.87	1,835.10	4,978.7240	4,106.3832	893.871	4,978.7239 9457	4,106.3824 4459
2	1. 22 27	NW	420.00		5,398.6032	4,096.3110	419.998	5,398.6013 2828	4,096.3102 8750
3	88. 38 10	SW	1,340.10		5,366.7060	2,756.5907	1,340.101	5,366.7041 0064	2,756.5887 5528
4	6. 39 30	NW	0.00		5,366.7060	2,756.5907	0.000	5,366.7041 0064	2,756.5887 5528
5		R	176.87		5,543.0987	2,744.5741	176.869	5,543.0960 3324	2,744.5722 1395
6	88. 48 35	SW	25.00		5,542.5794	2,719.5795	25.000	5,542.5767 1348	2,719.5775 8640
7	1. 11 25	NW	63.30		5,605.8658	2,718.2646	63.300	5,605.8627 7184	2,718.2626 7581
8	88. 38 10	NE	2,268.16		5,659.8527	4,985.7820	2,268.158	5,659.8497 0315	4,985.7780 5830
End	1. 14 05	SE	660.00		5,000.0060	5,000.0039	660.003	5,000.0000 0000	5,000.0000 0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
9	Ending Coordinates:				5,000.0060	5,000.0039			

Total Traverse Length:		5,847.30				
Closure:	32. 54 35	NE	0.007	Closure Area:		915,123.187 SF
	1:	820,243.282	Closure Precision			21.008 Acres

The information shown on this sheet is confidential and intended for the use of Tanner Consulting personnel only. This sheet may not be edited, duplicated or filed of record in any form without the express written permission of Tanner Consulting.

Exhibit "B.1"

Burris North Tract

Split Tract 1 Description

Description

A TRACT OF LAND THAT IS A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°38'10" WEST AND ALONG THE SOUTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 1213.87 FEET; THENCE NORTH 1°22'27" WEST FOR A DISTANCE OF 420.00 FEET; THENCE SOUTH 88°38'10" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 723.45 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°38'10" WEST AND PARALLEL WITH THE SOUTH LINE, FOR A DISTANCE OF 616.65 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 64; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES:

NORTHWESTERLY ALONG AN 1835.10 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 6°39'30" WEST, A CENTRAL ANGLE OF 5°31'20", WITH A CHORD BEARING AND DISTANCE OF NORTH 3°53'50" WEST FOR 176.80 FEET, FOR AN ARC DISTANCE OF 176.87 FEET; THENCE SOUTH 88°48'35" WEST FOR A DISTANCE OF 25.00 FEET; THENCE NORTH 1°11'25" WEST FOR A DISTANCE OF 33.30 FEET;

THENCE NORTH 88°38'10" EAST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 650.00 FEET; THENCE SOUTH 1°11'25" EAST FOR A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 131,597 SQUARE FEET OR 3.021 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) BRASS CAP FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25;
- (2) 3/8" IRON PIN FOUND WITH YELLOW CAP "WHITE" AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4 OF SECTION 25;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'41" EAST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

11.6.2023

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/25



 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

E. 161st Street S.

S. Memorial Drive

S. Mingo Road

T
17
N

25

E. 171st Street S.

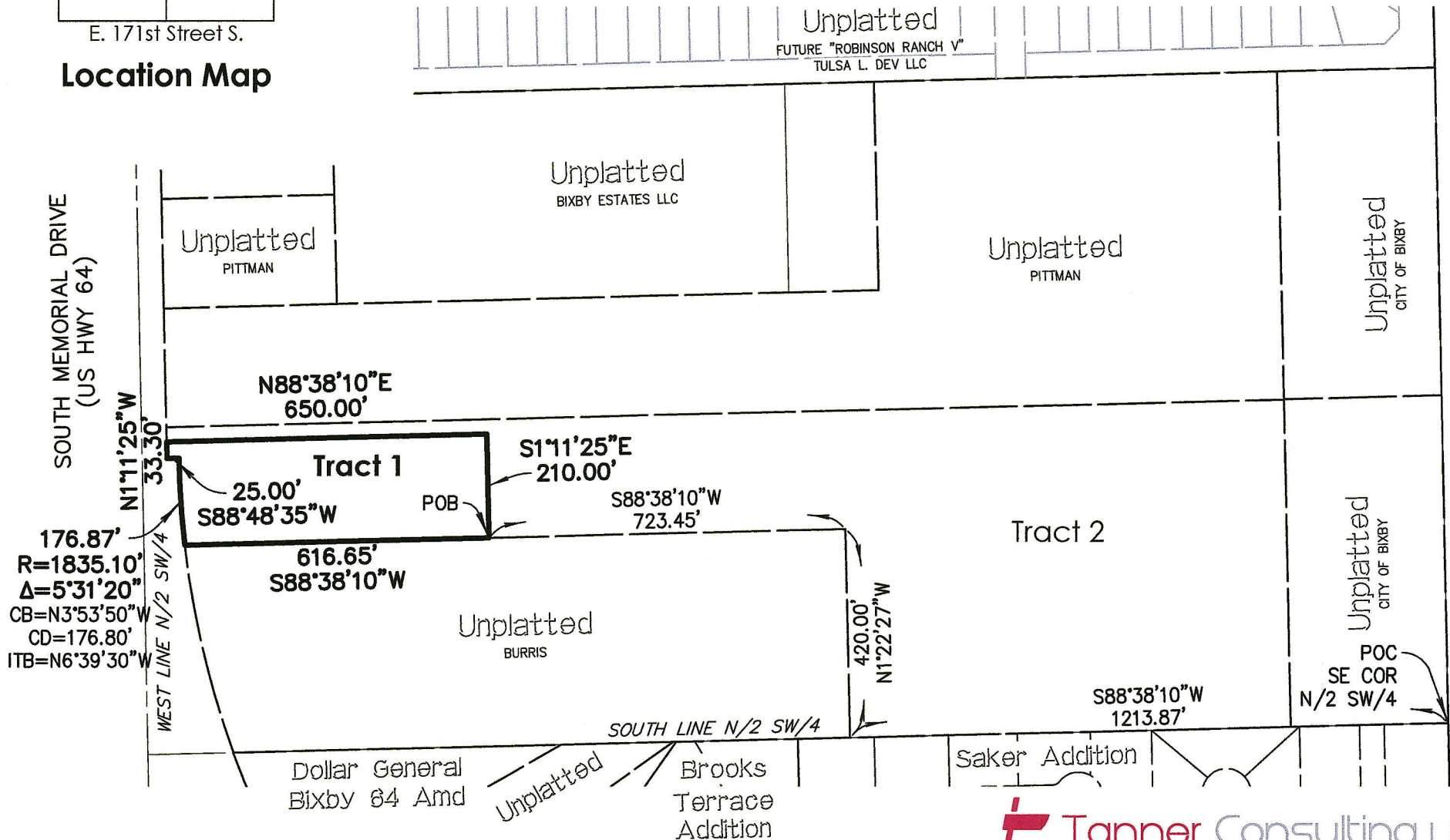
Location Map

Exhibit "B.2"

Burris North Tract

Split Tract 1 Exhibit

Δ	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
ITB	INITIAL TANGENT BEARING
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT



Crandall's Method

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
	Starting Coordinates:				5,000.0000	5,000.0000		5,000. 0000 0000	5,000. 0000 0000
1	88. 38 10	SW	616.65		4,985.3224	4,383.5247	616.650	4,985. 3224 3142	4,383. 5246 4710
2	6. 39 30	NW	0.00		4,985.3224	4,383.5247	0.000	4,985. 3224 3142	4,383. 5246 4710
3		R	176.87	1,835.10	5,161.7151	4,371.5081	176.868	5,161. 7129 1068	4,371. 5082 0478
4	88. 48 35	SW	25.00		5,161.1958	4,346.5135	25.000	5,161. 1935 9135	4,346. 5135 9789
5	1. 11 25	NW	33.30		5,194.4886	4,345.8218	33.300	5,194. 4859 8370	4,345. 8218 7336
6	88. 38 10	NE	650.00		5,209.9600	4,995.6376	650.000	5,209. 9573 4970	4,995. 6376 6255
End	1. 11 25	SE	210.00		5,000.0053	4,999.9999	210.003	5,000. 0000 0000	5,000. 0000 0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
7	Ending Coordinates:				5,000.0053	4,999.9999			

Total Traverse Length:		1,711.82	
Closure:	1. 04 21 NW	0.005	Closure Area: 131,598.209 SF
	1:	321,628.494	Closure Precision 3.021 Acres

23069Ex_LotSplit_Closures - 11/2/2023 2:23 PM - Page 5

Exhibit "C.1"

Burris North Tract

Split Tract 2 Description

Description

A TRACT OF LAND THAT IS A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°38'10" WEST AND ALONG THE SOUTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°38'10" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 893.87 FEET;
THENCE NORTH 1°22'27" WEST FOR A DISTANCE OF 420.00 FEET; THENCE SOUTH 88°38'10" WEST AND PARALLEL WITH THE SOUTH LINE, FOR A DISTANCE OF 723.45 FEET; THENCE NORTH 1°11'25" WEST FOR A DISTANCE OF 210.00 FEET; THENCE SOUTH 88°38'10" WEST AND PARALLEL WITH THE SOUTH LINE, FOR A DISTANCE OF 650.00 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 64; THENCE NORTH 1°11'25" WEST FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 88°38'10" EAST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 2268.16 FEET; THENCE SOUTH 1°14'05" EAST FOR A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 783,518 SQUARE FEET OR 17.987 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) BRASS CAP FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25;
- (2) 3/8" IRON PIN FOUND WITH YELLOW CAP "WHITE" AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4 OF SECTION 25;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'41" EAST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

[Signature]
11.6.2023

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/25



R 13 E

E. 161st Street S.



Location Map

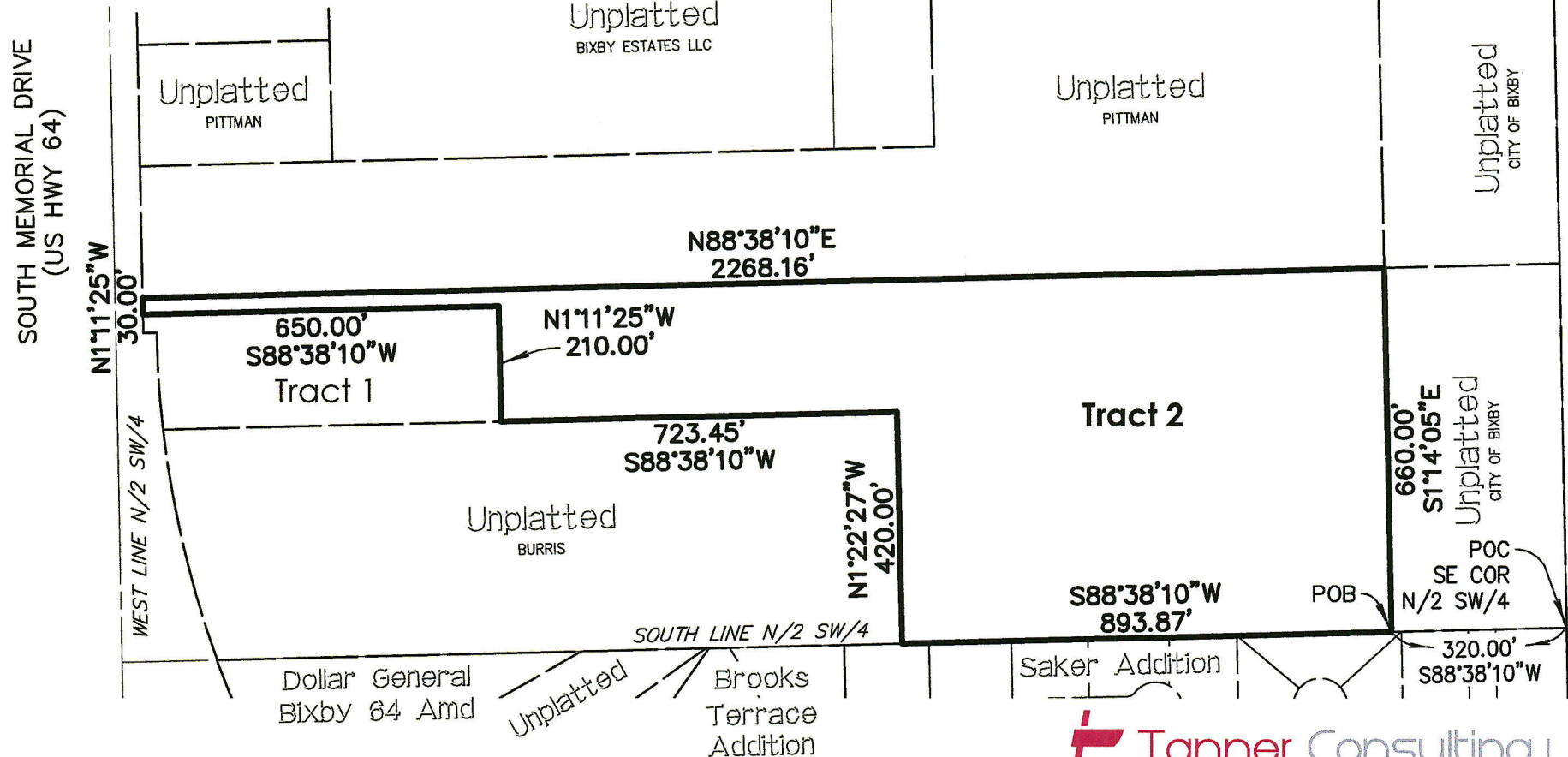
Exhibit "C.2"

Burris North Tract

Split Tract 2 Exhibit

LEGEND

Δ	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
ITB	INITIAL TANGENT BEARING
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT



Traverse Closure

Crandall's Method

Project: **23069 - Burris North Split Tract 2**

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:					5,000.0000	5,000.0000		5,000.0000 0000	5,000.0000 0000
1	88.38 10	SW	893.87		4,978.7240	4,106.3832	893.871	4,978.7239 9487	4,106.3824 5704
2	1.22 27	NW	420.00		5,398.6032	4,096.3110	420.000	5,398.6030 2437	4,096.3102 5927
3	88.38 10	SW	723.45		5,381.3836	3,373.0660	723.451	5,381.3833 7732	3,373.0645 8433
4	1.11 25	NW	210.00		5,591.3383	3,368.7037	210.000	5,591.3379 7338	3,368.7023 0409
5	88.38 10	SW	650.00		5,575.8669	2,718.8879	650.001	5,575.8665 9238	2,718.8858 8456
6	1.11 25	NW	30.00		5,605.8604	2,718.2647	30.000	5,605.8601 0610	2,718.2627 0167
7	88.38 10	NE	2,268.16		5,659.8474	4,985.7821	2,268.158	5,659.8470 3817	4,985.7781 1574
End	1.14 05	SE	660.00		5,000.0007	5,000.0040	660.000	5,000.0000 0000	5,000.0000 0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
8					5,000.0007	5,000.0040			
Ending Coordinates:					5,000.0007	5,000.0040			

Total Traverse Length:			5,855.48						
Closure:	80.31 13	NE	0.004				Closure Area:	783,518.314 SF	
	1:	1,453,775.464	Closure Precision					17.987 Acres	

The information shown on this sheet is confidential and intended for the use of Tanner Consulting personnel only. This sheet may not be edited, duplicated or filed of record in any form without the express written permission of Tanner Consulting.

Exhibit "A.1"

Pittman Tract

Original Tract Description

Description

A TRACT OF LAND THAT IS A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°35'41" WEST AND ALONG THE NORTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°14'05" EAST FOR A DISTANCE OF 660.76 FEET; THENCE SOUTH 88°38'10" WEST FOR A DISTANCE OF 2268.16 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 64; THENCE NORTH 1°11'25" WEST AND ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 239.12 FEET; THENCE NORTH 88°35'41" EAST FOR A DISTANCE OF 1451.58 FEET; THENCE NORTH 1°24'19" WEST FOR A DISTANCE OF 420.00 FEET TO A POINT ON SAID NORTH LINE; THENCE NORTH 88°35'41" EAST AND ALONG THE NORTH LINE, FOR A DISTANCE OF 817.65 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 887,338 SQUARE FEET OR 20.370 ACRES.

Basis of Bearing

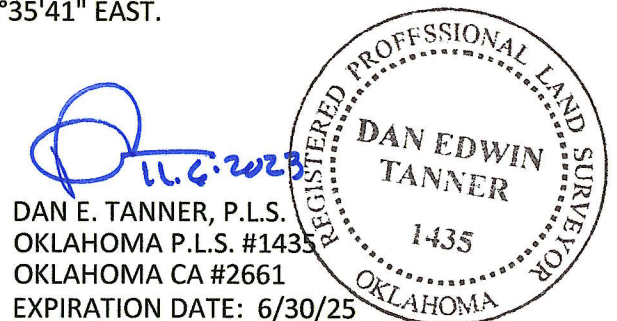
THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) BRASS CAP FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25;
- (2) 3/8" IRON PIN FOUND WITH YELLOW CAP "WHITE" AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'41" EAST.

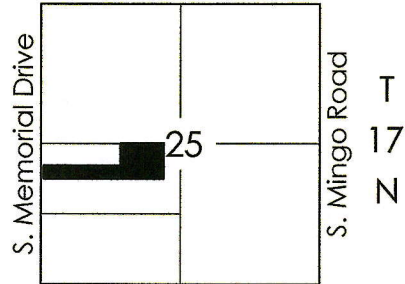
Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



R 13 E

E. 161st Street S.



E. 171st Street S.

Location Map

Exhibit "A.2"

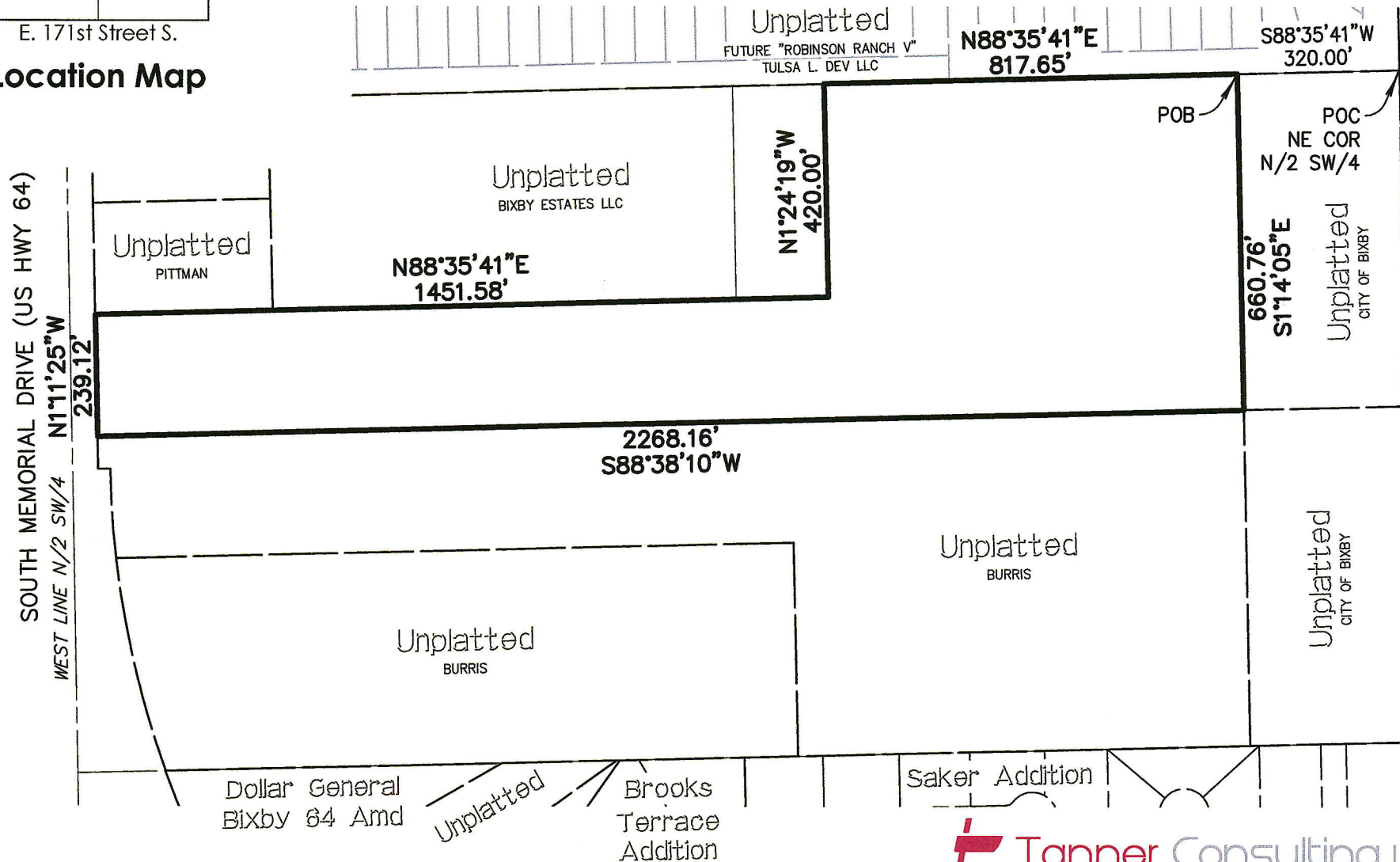
Pittman Tract Original Tract Exhibit

LEGEND

Δ	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
ITB	INITIAL TANGENT BEARING
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT



NORTH
NOT TO SCALE



Crandall's Method

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
			<i>Starting Coordinates:</i>		5,000.0000	5,000.0000		5,000. 0000 0000	5,000. 0000 0000
1	1. 14 05	SE	660.76		4,339.3934	5,014.2383	660.760	4,339. 3935 7277	5,014. 2382 5161
2	88. 38 10	SW	2,268.16		4,285.4064	2,746.7208	2,268.160	4,285. 4065 8183	2,746. 7203 6470
3	1. 11 25	NW	239.12		4,524.4748	2,741.7537	239.120	4,524. 4750 3935	2,741. 7531 7833
4	88. 35 41	NE	1,451.58		4,560.0738	4,192.8971	1,451.580	4,560. 0739 6463	4,192. 8962 8704
5	1. 24 19	NW	420.00		4,979.9475	4,182.5969	420.000	4,979. 9477 3884	4,182. 5960 9334
End	88. 35 41	NE	817.65		4,999.9997	5,000.0010	817.650	5,000. 0000 0000	5,000. 0000 0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
6			<i>Ending Coordinates:</i>		4,999.9997	5,000.0010			

Total Traverse Length:		5,857.27	
Closure:	74.02 07 SE	0.001	Closure Area: 887,346.286 SF
	1:	5,829,019.369	20.371 Acres

23069Ex_LotSplit_Closures - 11/2/2023 2:23 PM - Page 1

Exhibit "B.1"

Pittman Tract

Split Tract 1 Description

Description

A TRACT OF LAND THAT IS A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°35'41" WEST AND ALONG THE NORTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 1137.65 FEET; THENCE SOUTH 1°24'19" EAST FOR A DISTANCE OF 420.00 FEET; THENCE SOUTH 88°35'41" WEST FOR A DISTANCE OF 801.57 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°11'25" EAST FOR A DISTANCE OF 209.59 FEET; THENCE SOUTH 88°38'10" WEST FOR A DISTANCE OF 650.00 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 64; THENCE NORTH 1°11'25" WEST AND ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 209.12 FEET; THENCE NORTH 88°35'41" EAST FOR A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 136,078 SQUARE FEET OR 3.124 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) BRASS CAP FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25;
- (2) 3/8" IRON PIN FOUND WITH YELLOW CAP "WHITE" AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25;

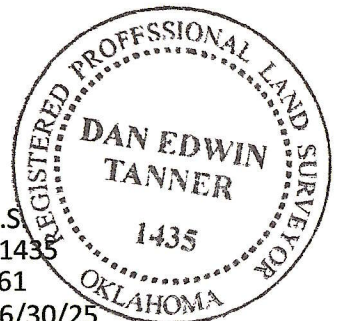
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'41" EAST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

D
11.6.2023

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/25



 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929



Location Map

Exhibit "B.2"

Pittman Tract

Split Tract 1 Exhibit

LEGEND

Δ	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
ITB	INITIAL TANGENT BEARING
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

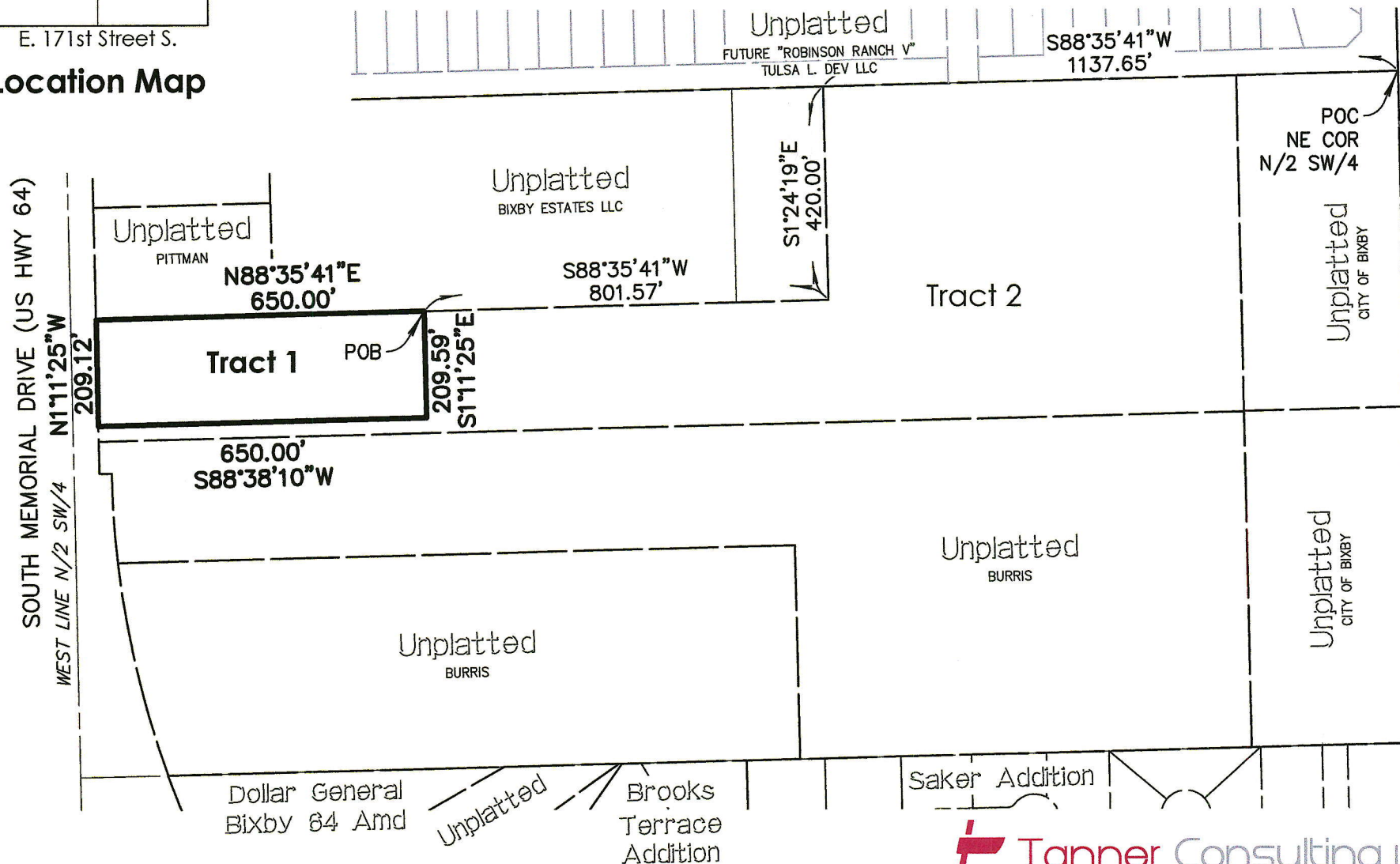


Exhibit "C.1"

Pittman Tract

Split Tract 2 Description

Description

A TRACT OF LAND THAT IS A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°35'41" WEST AND ALONG THE NORTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°14'05" EAST FOR A DISTANCE OF 660.76 FEET; THENCE SOUTH 88°38'10" WEST FOR A DISTANCE OF 2268.16 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 64; THENCE NORTH 1°11'25" WEST AND ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 88°38'10" EAST FOR A DISTANCE OF 650.00 FEET; THENCE NORTH 1°11'25" WEST FOR A DISTANCE OF 209.59 FEET; THENCE NORTH 88°35'41" EAST FOR A DISTANCE OF 801.57 FEET; THENCE NORTH 1°24'19" WEST FOR A DISTANCE OF 420.00 FEET TO A POINT ON SAID NORTH LINE; THENCE NORTH 88°35'41" EAST AND ALONG THE NORTH LINE, FOR A DISTANCE OF 817.65 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 751,260 SQUARE FEET OR 17.246 ACRES.

Basis of Bearing

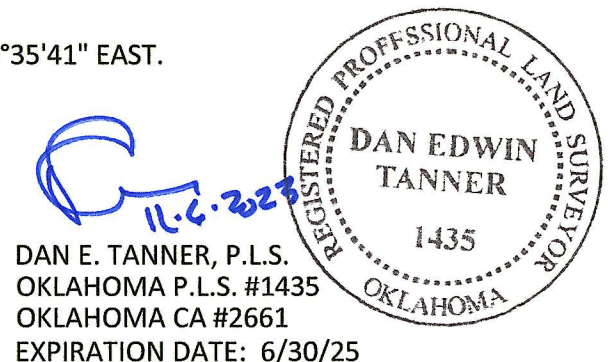
THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) BRASS CAP FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25;
- (2) 3/8" IRON PIN FOUND WITH YELLOW CAP "WHITE" AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'41" EAST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

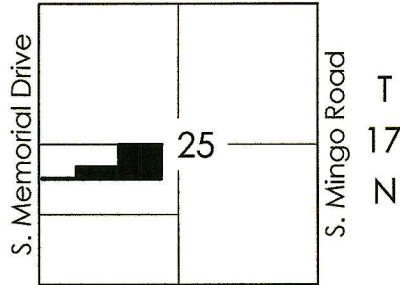


DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/25

 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

R 13 E

E. 161st Street S.



E. 171st Street S.

Location Map

Exhibit "C.2"

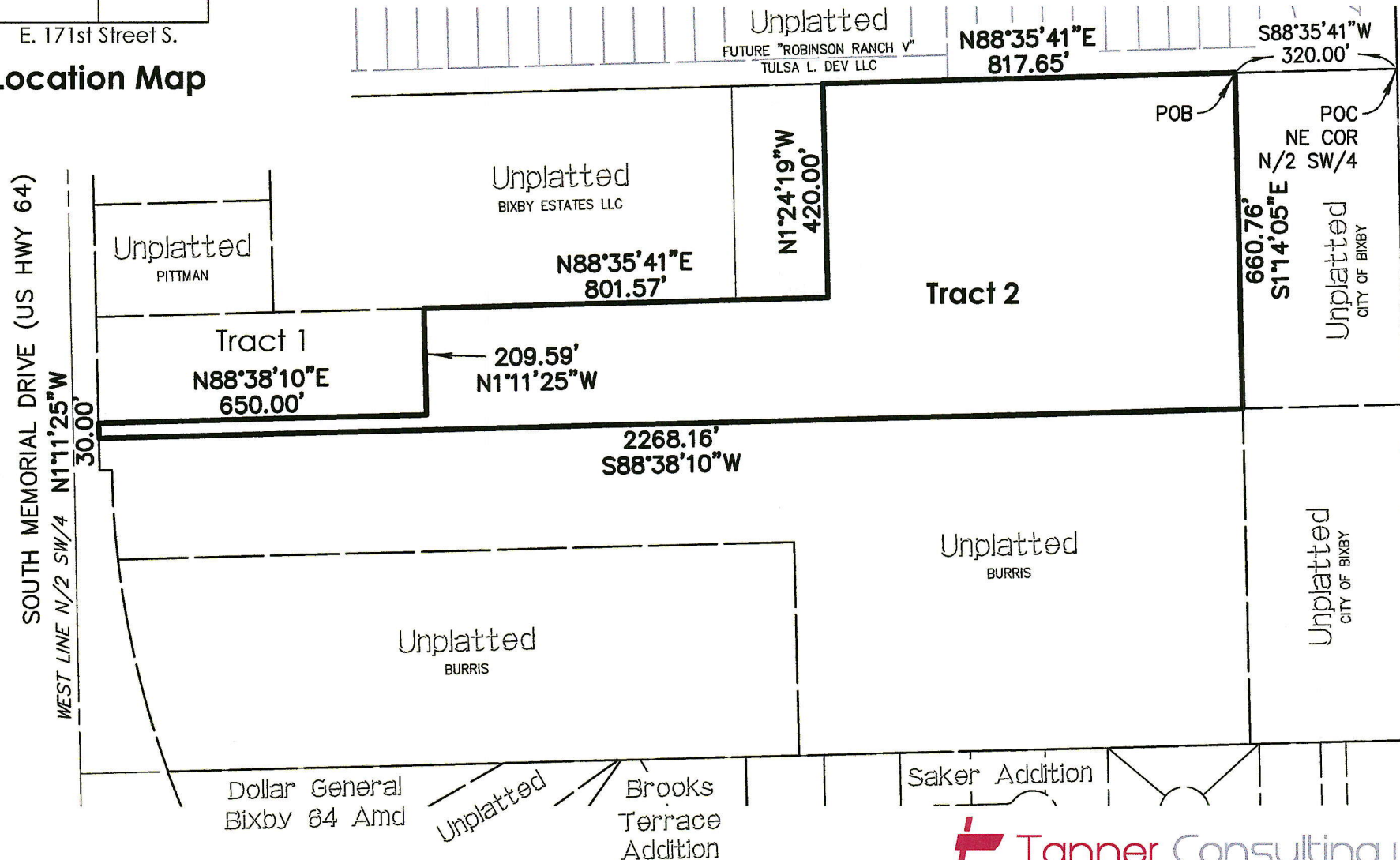
Pittman Tract Split Tract 2 Exhibit

LEGEND

Δ	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
ITB	INITIAL TANGENT BEARING
L	LENGTH OR ARC LENGTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT



NORTH
NOT TO SCALE



Traverse Closure

Crandall's Method

Project: **23069 - Pittman Split Tract 2**

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:					5,000.0000	5,000.0000		5,000. 0000 0000	5,000. 0000 0000
1	1. 14 05	SE	660.76		4,339.3934	5,014.2383	660.760	4,339. 3933 4811	5,014. 2382 5645
2	88. 38 10	SW	2,268.16		4,285.4064	2,746.7208	2,268.156	4,285. 4064 5721	2,746. 7245 7108
3	1. 11 25	NW	30.00		4,315.4000	2,746.0977	30.000	4,315. 3999 8053	2,746. 1013 8799
4	88. 38 10	NE	650.00		4,330.8713	3,395.9135	650.001	4,330. 8713 7333	3,395. 9183 0293
5	1. 11 25	NW	209.59		4,540.4161	3,391.5597	209.590	4,540. 4161 2510	3,391. 5645 3813
6	88. 35 41	NE	801.57		4,560.0740	4,192.8887	801.571	4,560. 0740 7259	4,192. 8947 6910
7	1. 24 19	NW	420.00		4,979.9477	4,182.5885	420.000	4,979. 9477 0169	4,182. 5945 7895
End	88. 35 41	NE	817.65		5,000.0000	4,999.9926	817.651	5,000. 0000 0000	5,000. 0000 0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
8	Ending Coordinates:				5,000.0000	4,999.9926			

Total Traverse Length:			5,857.73						
Closure:	89. 47 05	SW	0.007				Closure Area:	751,266.156 SF	
	1:	786,428.125	Closure Precision					17.247 Acres	

The information shown on this sheet is confidential and intended for the use of Tanner Consulting personnel only. This sheet may not be edited, duplicated or filed of record in any form without the express written permission of Tanner Consulting.

Final Plat

Richard Roberts Ministries

A SUBDIVISION, IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NE/4 OF SECTION TWENTY (20),
TOWNSHIP 17 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

Land Summary

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK AND ONE (1) RESERVE AREA.

BLOCK 1.....1 LOT

SUBDIVISION CONTAINS 272,851 SF/6.26 ACRES

Legend

LNA.....LIMITS OF NO ACCESS
ACC.....LIMITS OF ACCESS
FL/E.....FENCE & LANDSCAPE EASEMENT
U/E.....UTILITY EASEMENT

Monumentation

AS NOTED ON THE FACE OF THE PLAT.

Basis of Bearings

THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA N 88°40'56" E (PER THIS SURVEY)

ADS Benchmark

AERIAL DATA SERVICE MONUMENT: TUL2
3" ALUMINUM CAP-FLUSH-STAMPED "TUL2", SET, S.E. OF 151ST ST. AND HARVARD AVE. THE STATION IS 2.0' NORTH OF CARSONITE WITNESS POST.

UTILITY CONTACTS

WATER
CREEK COUNTY RWD #2
2425 W. 121st St. S.
Jenks, OK 74037
918-299-4448

AEP PUBLIC SERVICE
COMPANY OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK, 74119
1-888-216-3523

OKLAHOMA NATURAL GAS
COMPANY
2319 W. EDISON ST.
TULSA, OK, 74127
918-834-8000

SEWER
CITY OF BIXBY
116 W NEEDLES, P.O. BOX 70
BIXBY, OK 74008
918-366-4430

AT&T
800-464-7928

FLOODPLAIN

FIRM PANEL NO. 40143C0429L DATED OCTOBER 16TH, 2012 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE UNSHADED "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND AS ZONE SHADED "X", AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Owner / Developer

ORAL ROBERTS EVANGELISTIC ASSOCIATION, USA

P.O. BOX 2187
TULSA, OKLAHOMA 74102
PHONE: (918) 591-2113
FAX: (918) 591-2160
CONTACT: MR. MIKE BERNARD
Mike.Bernard@OralRoberts.com

Engineer/Surveyor

THE SCHEMMER ASSOCIATES, LLC

10820 EAST 45TH ST. SUITE 307
TULSA, OK 74146
PHONE: (918) 394-1500
FAX: (918) 369-6876
C.A. #5964 EXPIRES JUNE 30, 2025
BWATSON@SCHEMMER.COM

POINT OF COMMENCEMENT
NORTHEAST CORNER
NE/4 NE/4
SECTION 20, T-17-N, R-13-E
FOUND CHISELED "X"

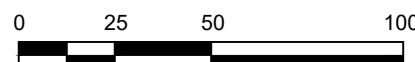


Location Map

SCALE: 1"=2000'



Scale: 1"=50'



FINAL PLAT

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BIXBY.

ON _____

BY _____

MAYOR - VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER OR CITY CLERK.

BY _____

MAYOR - VICE MAYOR

COUNTY CLERK STAMP

COUNTY TREASURER STAMP