

Bixby Technical Advisory Committee Meeting Agenda

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

Wednesday, February 7, 2024 | 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
Jennifer Hutchins, Bixby Assistant 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 - ecoLINK
Rick McElhannon - ecoLINK
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 1/3/2024.**
- 2. Bixby Preliminary Plat (B.X.P.T.) Number 24.01 Greyhawk**
Applicant, Lou Reynolds, Ellen and Detrich
Discussion and review of Preliminary Plat, Greyhawk, 105.45 Acres, Two Hundred Sixty-One (261) Lots, Fourteen (14) Blocks, with Seven (7) Reserve Areas for the purpose of residential development, in Section 6, Township 17 North, and Range 14 East
General Location: East of South Mingo Road and North of East 131st Street South
- 3. Adjourn**

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., February 6th, 2024, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,
Justin Dowd, City Engineer

Agenda | Bixby Technical Advisory Committee | February 7, 2024 | Page 1 of 1

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.

Bixby Technical Advisory Committee Meeting

Meeting Minutes

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

Wednesday, January 3, 2024 | 10:00 A.M.

Technical Advisory Committee Members

Members Present

Justin Dowd, City of Bixby
Jon Brown, City of Bixby
Jennifer Hutchins, City of Bixby
Joey Wiedel, City of Bixby
Gwen Plante, City of Bixby
Heath Wright, City of Bixby
Nicholas (Nick) Flanary, Bixby Fire Department
Richard Gann, Bixby Telephone Company (B.T.C.)
Susan Bevard, B.T.C.
Keith Melson, Oklahoma Gas and Electric (O.G.&E.)

Others Present

Nicole Watts, Wallace Design Collective
Danny Mitchell, Architect
Yuba Parajuli, Perfect Food and Gas
Weldon Bowman, W Design
Chris Smith, W Design

1. Consider and approve minutes for the Technical Advisory Committee meeting dated 12/6/2023.

- Justin Dowd, City of Bixby, asked for a motion to approve the Technical Advisory Committee Meeting Minutes from the December 6, 2023 meeting. Gwen Plante, City of Bixby, made motion to approve minutes. Richard Gann, B.T.C., seconded.

Aye: Justin Dowd, Jon Brown, Jennifer Hutchins, Joey Wiedel, Gwen Plante, Heath Wright, Nick Flanary, Richard Gann, Susan Bevard, Keith Melson

Nay: None

Motion Carried

2. Bixby Site Plan (B.X.S.P.) Number 24.01 Perfect Food and Gas

Applicant, Yuba R Parajuli, Perfect Food and Gas

Discussion and review of site plan for Perfect Food and Gas.

General Location: East of South Memorial Drive and North of East 161st Street South

- Justin Dowd, City of Bixby, introduced the project, and commented on the alignment of the sanitary sewer. Discussion between Justin Dowd, and the applicant's engineer, Nicole Watts, Wallace Design Collective, ensued. It was determined the sewer would cross 161st Street perpendicular to the existing sewer main along the south side of 161st. The sewer constructed with this phase would also extend the sewer east, out from under the proposed driveway. Jon Brown, City of Bixby, asked Heath Wright, City of Bixby, how he would like

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.

this dead end line to be ended. Heath requested a cleanout and brass cap on the eastern extension.

- Gwen Plante, City of Bixby, brought up signage concerns, and stated she would review code requirements and be in touch.
- Joey Wiedel, City of Bixby, brought up interconnectivity between the subject lot and the lot to the north. After discussion, it was determined there is sufficient connectivity between the developed and vacant areas on site and the lot to the north at this stage. Future connectivity to be reviewed as these parcels continue to develop.
- Nicholas (Nick) Flanary, Bixby Fire Department, commented on fire hydrant flow. Sufficient hydrant flow data will be required for approval of building permit.
- Richard Gann, B.T.C., confirmed fiber service is available.
- Keith Melson, O.G.&E., confirmed electric service is available.

3. Bixby Site Plan (B.X.S.P.) Number 24.02 Quail Creek Commons Building A

Applicant, W Design

Discussion and review of site plan for Quail Creek Commons Building A.

General Location: West of South 74th East Avenue and South of East 121st Street South

- Justin Dowd, City of Bixby, introduced the project. Since the office park is under construction and took these buildings into account during the earth change permit and civil design, Justin Dowd confirmed the earth change permit for this building is already approved under the development earth change permit. In addition to the earth change permit, Justin Dowd discussed the landscape plan, and stated the trees within the utility easement should be relocated due to their proximity to the sewer and water, south of the building. Weldon Bowman, W Design, was in agreement with the comments.
- Gwen Plante, City of Bixby, confirmed the Planned Unit Development (P.U.D.) requires Planning Commission and City Council approval of the Site Plan.
- Joey Wiedel, City of Bixby, brought up connectivity to the northern parcel. Discussion ensued. It was determined the northern access into the office park is a mutual access that allows access to the north.
- Richard Gann, B.T.C., confirmed contact with the project owner, Clint Brumbel, and stated conduits will be installed to account for current and future fiber needs.

4. Bixby Site Plan (B.X.S.P.) Number 24.03 Quail Creek Commons Building B

Applicant, W Design

Discussion and review of site plan for Quail Creek Commons Building A.

General Location: West of South 74th East Avenue and South of East 121st Street South

Meeting Minutes | Bixby Technical Advisory Committee | January 3, 2024 | Page 2 of 3

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.

- Justin Dowd, City of Bixby, reiterated this project is located adjacent to the previous item, B.X.S.P. 24.02, and all comments for Building A are applicable to Building B. The committee was in agreement. Justin Dowd further reiterated the need to update the landscaping plan.

5. Dawes Storm Sewer: Parker to Stanley

Applicant, City of Bixby

Discussion and review of City project, Dawes Storm Sewer: Parker to Stanley

General Location: East Dawes Avenue from North Stanley Street to North Riverview Drive

- Justin Dowd, City of Bixby, introduced the project, and asked for comments. Richard Gann, B.T.C., brought up an existing fiber duct along the west side of Parker. This line is currently empty, but B.T.C. is kicking off a project that will fill the duct with fiber, and wanted to know storm depths in an effort to relocate the duct prior to filling it. Justin Dowd stated this information would be included within a project addendum, and expressed to the contractor for coordination.
- Jon Brown, City of Bixby, brought up the existing electric pole on the southwest intersection of Parker and Dawes. Due to the proximity of the new storm sewer to the pole, a pole truck will be necessary. Jon Brown as Keith Melson, O.G.&E., who the O.G.&E. contact would be. Keith Melson confirmed he would be the initial contact, and help Jon Brown coordinate the pole truck with the project contractor.

6. Adjourn

- Justin Dowd, City of Bixby, adjourned the meeting at 10:45 a.m.

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., January 2nd, 2024, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,
Justin Dowd, City Engineer

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.

BXPUD
Greyhawk

A SUBDIVISION IN THE WEST HALF (W/2) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17), RANGE FOURTEEN (14), CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

GREYHAWK DEVELOPMENT, LLC
5014 E 101ST STREET, SUITE 102
TULSA, OK 74137
PHONE: (918) 409-8723
MR. CLINT BRUMBLE

Surveyor

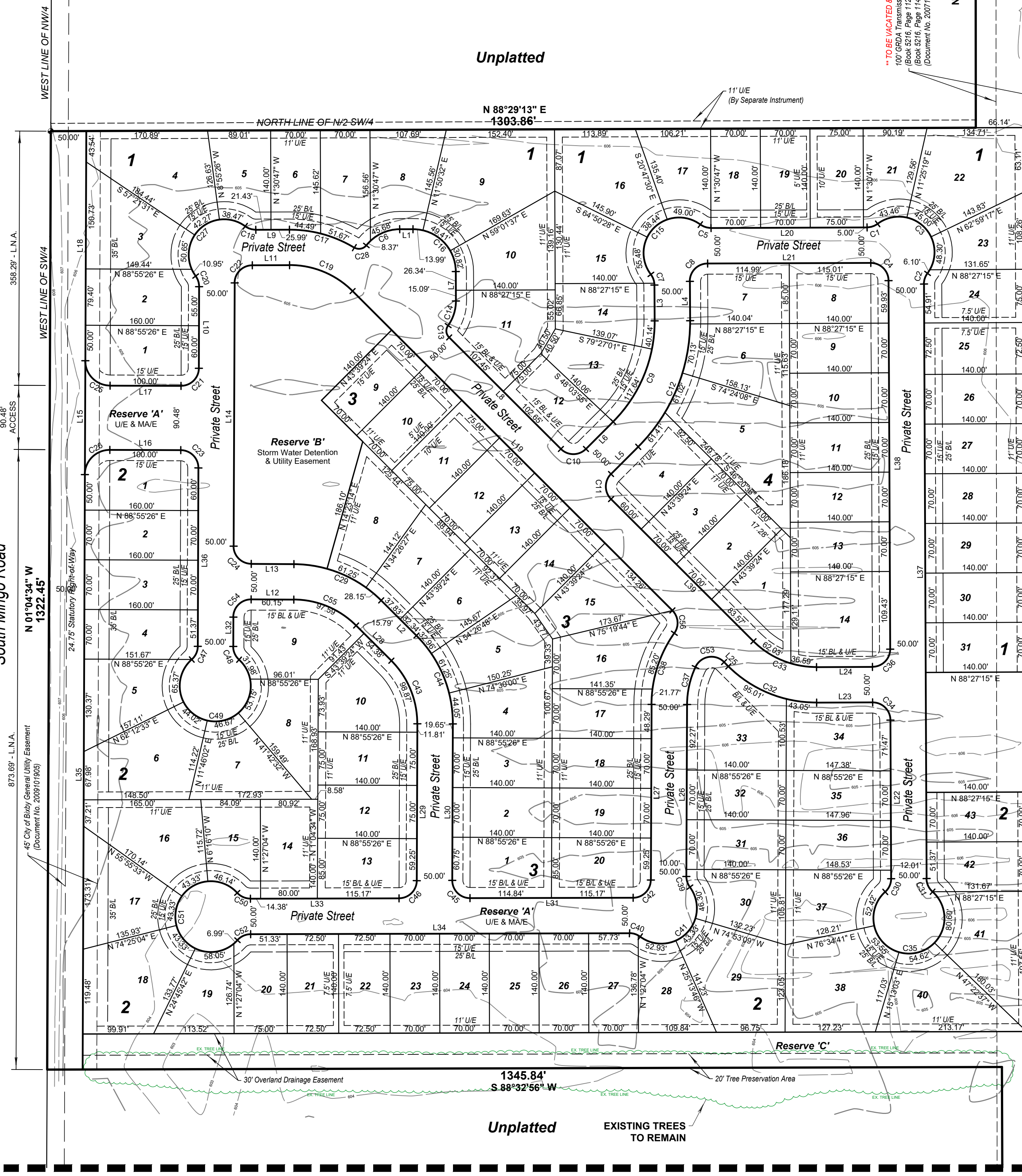
FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahaie@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2022

Unplatted

** TO BE MOVED & REPLACED IN 7' WIDE EASEMENT **
100' CRDA Transmission Line Easement
(Book 5216, Page 144)
(Document No. 2007119659)



Subdivision Statistics

SUBDIVISION CONTAINS TWO HUNDRED AND SIXTY-ONE (261) LOTS IN FOURTEEN (14) BLOCKS AND SEVEN (7) RESERVE AREAS
GROSS SUBDIVISION AREA: 4,593,385.37 SF OR 105.45 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SW/4 OF SECTION 6, T-17-N, R-14-E AS SOUTH 88°36'37" WEST.

Monumentation

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

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C0451L - NOVEMBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN ZONE AE AND THE FLOODWAY (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN WITH A BASE FLOOD ELEVATION VARYING FROM 608' TO 607'-/- AS SHOWN HEREON).

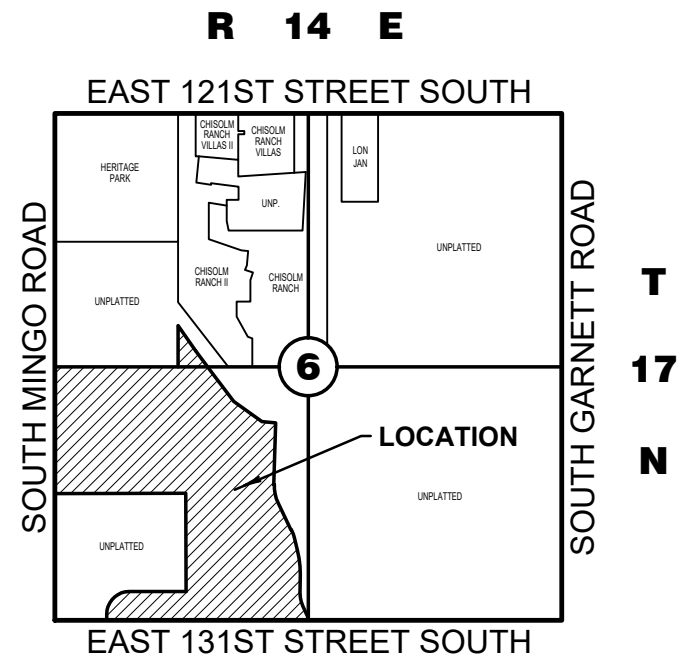
*** PENDING FINAL LETTER OF MAP REVISION (LOMR) ***

Notes

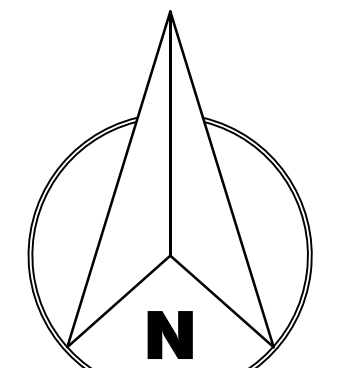
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

Legend

B/L -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
OD/E -- OVERLAND DRAINAGE EASEMENT
U/E -- UTILITY EASEMENT



Location Map
SCALE: 1"=2000'



Scale: 1" = 100'
0 50 100 200

COUNTY TREASURER STAMP

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

PRELIMINARY
PLAT

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 1

PRELIMINARY PLAT

WEST LINE OF SW/4

Unplatted

N 0°32'45" W
1032.88'

** TO BE VACATED & REPLACED W/ 70' WIDE EASEMENT **
100' GRASS TRANSMISSION LINE EASEMENT
(Book 5216, Page 146)
(Document No. 200716668)

Reserve 'C'
Overland Drainage Utility Easement,
Landscaping & Open Space

N 88°36'37" E
589.97'

Reserve 'C'
Overland Drainage Utility Easement,
Landscaping & Open Space

** TO BE VACATED & REPLACED W/ 70' WIDE EASEMENT **
Centerline of Unspecified Width Easement
(Book 5216, Page 1121)

65.00'
N 01°23'23" W

SOUTHWEST CORNER OF
SECTION 26, T-17-N, R-14-E

EXISTING TREES
TO REMAIN

1430.66' - L.N.A.

2101.12'
S 88°36'37" W

East 131st Street South

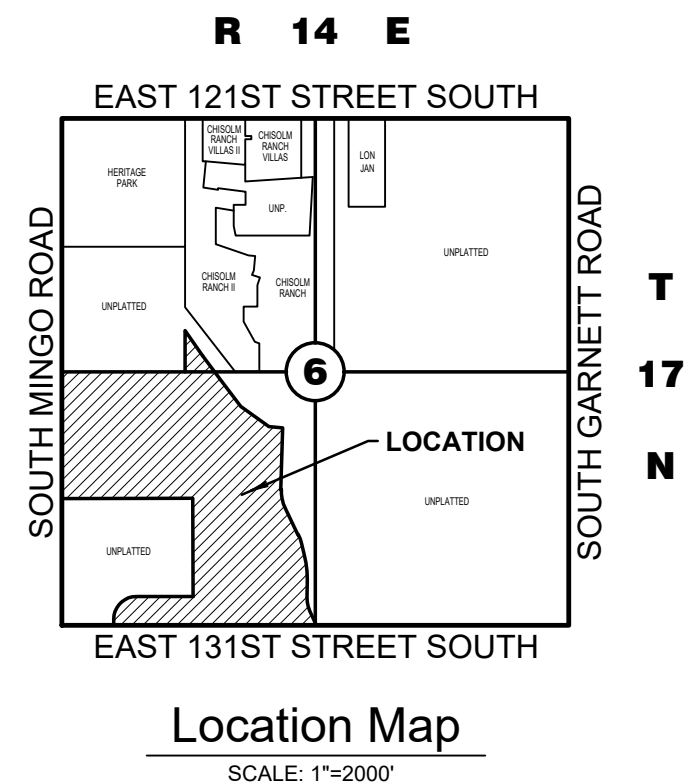
90.33'
ACCESS

321.78' - L.N.A.

POINT OF BEGINNING
SOUTHEAST CORNER OF
SW/4 OF SECTION 6,
T-17-N, R-14-E

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.09'	25.00'	36°52'11.63"	N 70°03'07" E	15.81'	C41	142.56'	50.00'	163°21'53.52"	N 43°44'11" E	98.95'	C81	16.09'	25.00'	36°52'11.63"	S 70°10'32" W	15.81'
C2	16.09'	25.00'	36°52'11.63"	S 16°53'21" W	15.81'	C42	39.11'	25.00'	89°37'30.25"	N 43°44'11" E	35.24'	C82	82.51'	200.00'	23°38'11.48"	N 76°47'32" E	81.92'
C3	142.86'	50.00'	163°42'25.51"	N 46°31'46" W	98.99'	C43	98.76'	125.00'	45°16'01.97"	N 23°42'35" W	96.21'	C83	106.12'	250.00'	24°19'18.79"	N 76°26'56" E	105.33'
C4	39.26'	25.00'	89°58'02.25"	N 46°31'46" W	35.35'	C44	138.26'	175.00'	45°16'01.97"	N 23°42'35" W	134.69'	C84	38.75'	25.00'	88°48'03.47"	N 71°18'40" W	34.98'
C5	16.09'	25.00'	36°52'11.63"	S 73°04'41" E	15.81'	C45	39.43'	25.00'	90°22'29.75"	S 46°15'49" E	35.47'	C85	147.94'	743.50'	11°24'03.00"	N 21°12'36" W	147.70'
C6	54.05'	60.00'	51°36'55.23"	S 62°40'45" W	52.24'	C46	39.11'	25.00'	89°37'30.25"	N 43°44'11" E	35.24'	C86	41.14'	25.00'	94°17'21.86"	N 22°32'51" E	36.65'
C7	16.09'	25.00'	36°52'11.63"	N 19°58'50" W	15.81'	C47	21.03'	25.00'	48°11'22.87"	N 23°01'07" E	20.41'	C87	28.00'	693.50'	2°18'48.28"	N 25°45'14" W	28.00'
C8	39.28'	25.00'	90°01'57.75"	S 43°28'14" W	35.37'	C48	21.03'	25.00'	48°11'22.87"	S 25°10'15" E	20.41'	C88	41.36'	25.00'	94°47'52.87"	N 62°54'31" W	36.80'
C9	157.79'	200.00'	45°12'08.70"	N 21°03'20" E	153.73'	C49	241.19'	50.00'	276°22'45.73"	N 88°55'26" E	66.67'	C89	203.14'	833.50'	13°57'50.30"	N 08°31'40" W	202.64'
C10	39.27'	25.00'	90°00'00.00"	N 88°39'24" E	35.36'	C50	20.97'	25.00'	48°03'19.46"	S 67°25'24" E	20.36'	C90	190.95'	783.50'	13°57'50.30"	N 08°31'40" W	190.48'
C11	39.27'	25.00'	90°00'00.00"	S 01°20'36" E	35.36'	C51	241.19'	50.00'	276°22'44.72"	S 01°35'07" E	66.67'	C91	66.04'	200.00'	18°55'05.19"	N 79°09'05" E	65.74'
C12	197.23'	250.00'	45°12'08.70"	N 21°03'20" E	192.16'	C52	21.09'	25.00'	48°19'25.26"	S 64°23'14" W	20.47'	C92	82.55'	250.00'	18°55'05.19"	N 79°09'05" E	82.17'
C13	18.17'	13.00'	80°05'23.55"	S 06°17'54" E	16.73'	C53	47.87'	25.00'	109°43'01.78"	S 78°47'53" W	40.89'	C93	16.09'	25.00'	36°52'11.63"	S 72°57'17" E	15.81'
C14	36.96'	60.00'	35°17'32.25"	N 16°06'01" E	36.38'	C54	39.27'	25.00'	90°00'00.00"	S 43°55'26" W	35.36'	C94	39.34'	25.00'	90°09'22.02"	S 43°31'56" W	35.40'
C15	142.92'	50.00'	163°46'21.02"	S 43°28'14" W	99.00'	C55	97.59'	125.00'	44°43'58.03"	N 68°42'35" W	95.13'	C95	16.09'	25.00'	36°52'11.63"	N 19°58'50" W	15.81'
C16	94.21'	60.00'	89°58'02.25"	N 46°31'46" W	84.83'	C56	35.03'	25.00'	80°17'18.31"	N 06°11'57" W	32.24'	C96	143.03'	50.00'	163°53'45.29"	S 43°31'56" W	99.01'
C17	96.15'	175.00'	31°28'52.54"	N 75°46'21" W	94.95'	C57	118.31'	125.00'	54°13'38.96"	N 28°39'34" W	113.94'	C97	16.09'	25.00'	36°52'11.63"	N 16°53'21" E	15.81'
C18	16.00'	25.00'	36°40'30.98"	S 73°10'31" E	15.73'	C58	166.63'	175.00'	54°13'38.96"	N 28°39'34" W	159.52'	C98	39.20'	25.00'	89°50'37.98"	S 46°28'04" E	35.31'
C19	98.55'	125.00'	45°10'10.95"	N 88°55'41" W	96.01'	C59	210.92'	50.00'	241°14'14.13"	N 01°32'45" W	85.85'	C99	142.75'	50.00'	163°35'01.24"	S 46°28'04" E	98.98'
C20	16.09'	25.00'	36°52'11.63"	N 19°30'40" W	15.81'	C60	52.73'	25.00'	120°50'50.56"	S 58°52'41" W	43.48'	C100	16.09'	25.00'	36°52'11.63"	S 70°10'32" W	15.81'
C21	39.27'	25.00'	90°00'00.00"	S 43°55'26" E	35.36'	C61	210.92'	50.00'	241°14'14.13"	N 01°32'45" W	85.85'	C101	45.69'	80.00'	32°43'18.79"	N 17°54'24" W	45.07'
C22	39.08'	25.00'	89°33'47.09"	S 43°42'20" W	35.22'	C62	52.73'	25.00'	120°50'50.56"	S 58°52'41" W	43.48'	C102	85.67'	150.00'	32°43'18.79"	S 17°54'24" W	84.51'
C23	39.27'	25.00'	90°00'00.00"	N 46°04'34" W	35.36'	C63	52.73'	25.00'	120°50'50.56"	S 61°58'10" E	43.48'	C103	54.88'	35.00'	89°50'37.98"	S 46°28'04" E	49.43'
C24	39.27'	25.00'	90°00'00.00"	S 46°04'34" E	35.36'	C64	112.14'	175.00'	36°42'50.96"	N 45°16'03" W	110.23'	C104	117.81'	75.00'	90°00'00.00"	N 46°23'23" W	106.07'
C25	54.98'	35.00'	90°00'00.00"	S 46°04'34" E	49.50'	C65	34.81'	25.00'	79°46'24.78"	N 48°43'25" E	32.06'	C105	39.27'	25.00'	90°00'00.00"	N 46°23'23" W	35.36'
C26	54.98'	35.00'	90°00'00.00"	S 43°55'26" W	49.50'	C66	31.85'	25.00'	72°59'45.16"	S 27°07'36" E	29.74'	C106	12.23'	5.00'	140°07'29.00"	S 68°31'00" W	9.40'
C27	142.34'	50.00'	163°06'29.70"	S 43°36'29" W	98.92'	C67	140.67'	125.00'	64°28'44.68"	N 59°09'00" W	133.37'	C107	117.81'	75.00'	90°00'00.00"	N 43°36'37" E	106.07'
C28	18.85'	13.00'	83°05'47.78"	N 78°25'12" E	17.24'	C68	40.09'	25.00'	91°53'03.84"	N 19°01'54" E	35.93'	C108	39.27'	25.00'	90°00'00.00"	N 43°36'37" E	35.36'
C29	136.63'	175.00'	44°43'58.03"	N 68°42'35" W	133.18'	C69	90.61'	500.00'	10°22'25.25"	N 03°38'44" E	90.48'	C109	55.07'	35.00'	90°09'22.02"	N 43°31'56" E	49.56'
C30	21.03'	25.00'	48°11'22.87"	N 22°32'57" E	20.41'	C70	104.79'	550.00'	10°55'00.90"	N 03°54'46" E	104.64'	C110	54.98'	35.00'	90°00'00.00"	S 46°23'23" E	49.50'
C31	21.03'	25.00'	48°11'22.87"	S 25°38'26" E	20.41'	C71	52.73'	25.00'	120°50'50.56"	S 61°58'10" E	43.48'	C111	54.98'	35.00'	90°00'00.00"	N 43°36'37" E	49.50'
C32	138.06'	175.00'	45°12'08.70"	S 68°56'40" E	134.51'	C72	37.61'	25.00'	86°11'16.96"	S 44°38'23" E	34.16'	C112	39.27'	25.00'	90°00'00.00"	S 43°36'37" W	35.36'
C33	98.62'	125.00'	45°12'08.70"	S 68°56'40" E	96.08'	C73	30.77'	25.00'	70°31'43.61"	S 33°43'07" W	28.87'	C113	39.27'	25.00'	90°00'00.00"	N 46°23'23" E	35.36'
C34	39.27'	25.00'	90°00'00.00"	N 46°32'45" W	35.36'	C74	97.62'	175.00'	31°57'38.00"	N 71°45'13" W	96.36'	C114	31.42'	10.00'	180°00'00.00"	N 88°27'15" E	20.00'
C35	241.19'	50.00'	276°22'45.73"	N 88°27'15" E	66.67'	C75	42.60'	25.00'	97°38'27.30"	N 47°16'29" W	37.63'	C115	33.41'	48.00'	39°52'31.00"	N 21°28'00" W	32.74'
C36	39.27'	25.00'	90°00'00.00"	S 43°27'15" E	35.36'	C76	61.37'	125.00'	28°07'53.74"	N 69°50'20" W	60.76'	C116	39.20'	25.00'	89°50'37.98"	S 46°28'04" E	35.31'
C37	54.58'	125.00'	25°00'56.25"	S 11°25'54" W	54.14'	C77	218.63'	50.00'	250°31'43.61"	N 56°16'53" W	81.65'	C117	39.34'	25.00'	90°09'22.02"	S 43°31'56" W	35.40'
C38	106.97'	175.00'	35°01'16.34"	S 16°28'04" W	105.31'	C78	39.20'	25.00'	89°50'37.98"	S 46°28'04" E	35.31'	C118	39.20'	25.00'	89°50'37.98"	S 46°28'04" E	35.31'
C39	16.09'	25.00'	36°52'11.63"	S 19°30'40" E	15.81'	C79	16.09'	25.00'	36°52'11.63"	N 16°53'21" E	15.81'	C119	117.61'	75.00'	89°50'37.98"	S 46°28'04" E	105.92'
C40	16.09'	25.00'	36°52'11.63"	N 73°00'58" W	15.81'	C80	142.75'	50.00'	163°35'01.24"	S 46°28'04" E	98.98'						



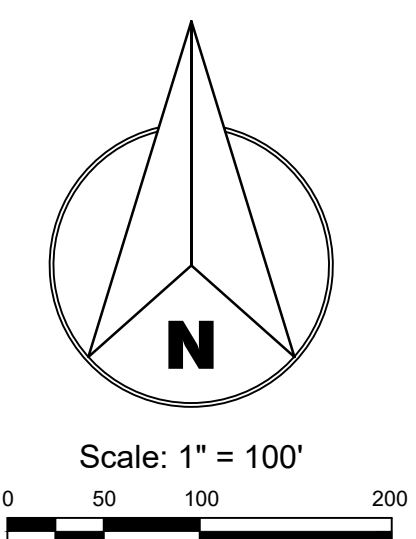
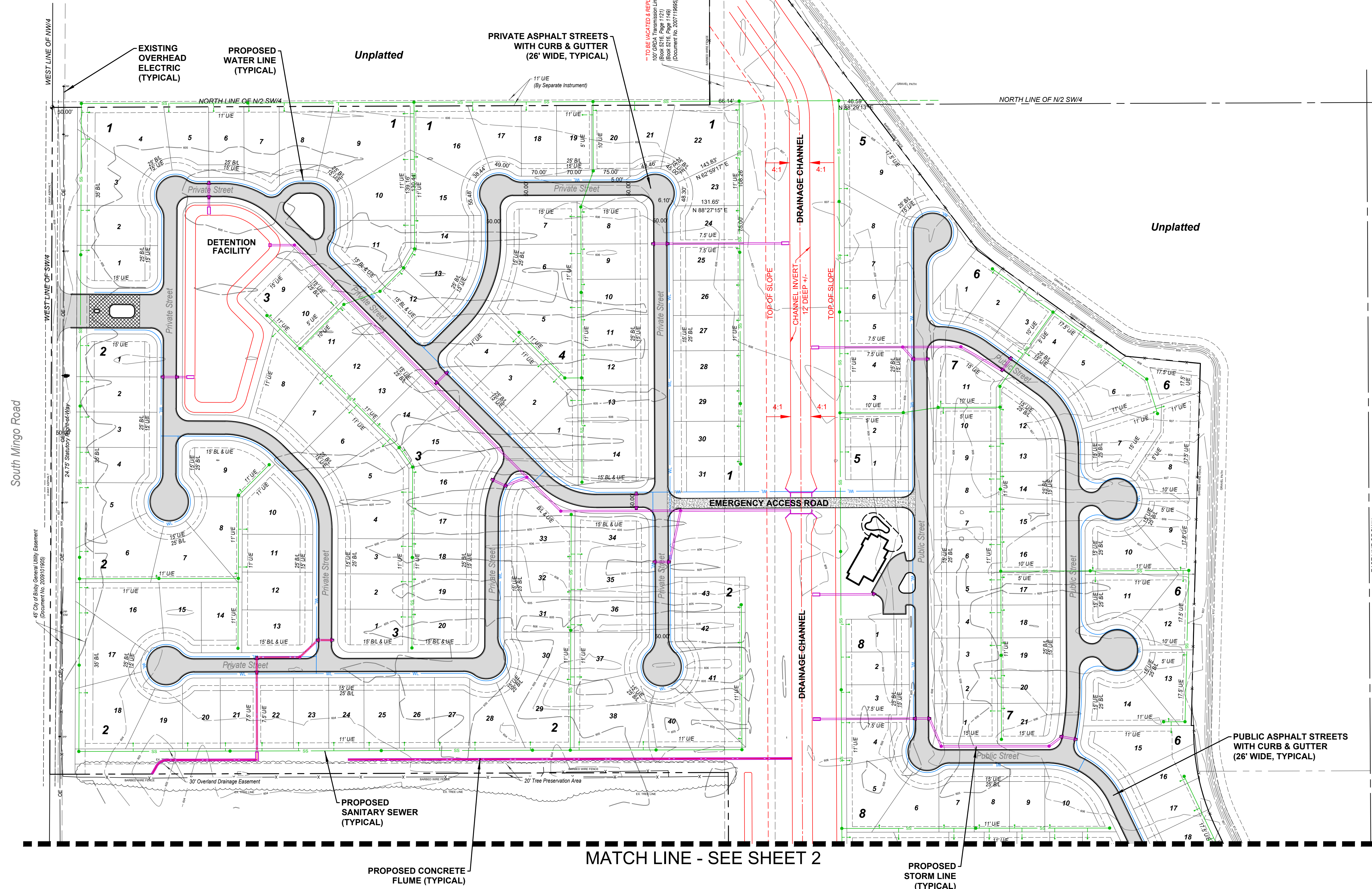
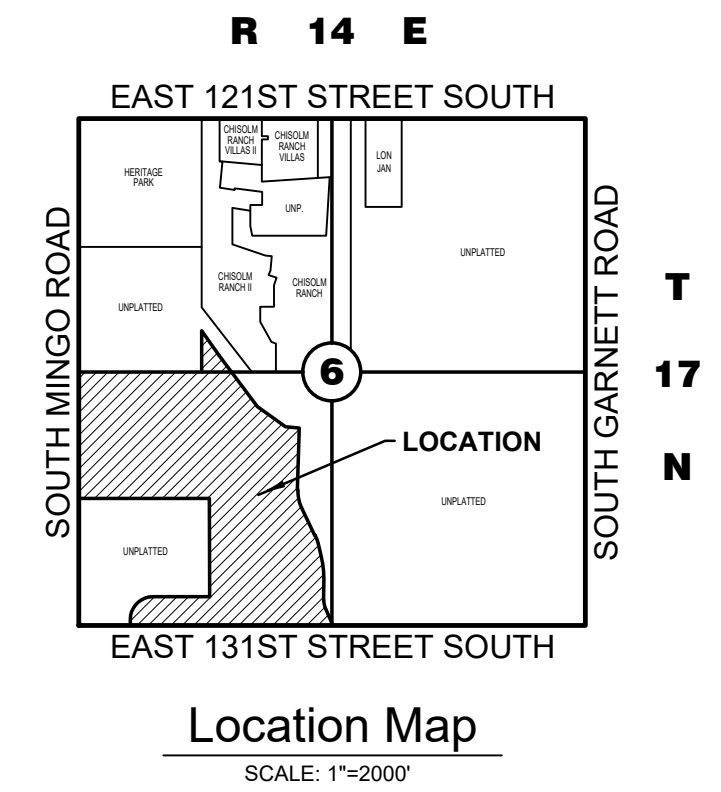
Line Table

LINE	BEARING	DISTANCE
L1	N 88°29'13" E	18.82'
L2	S 46°20'36" E	70.17'
L3	N 01°32'45" W	50.41'
L4	S 01°32'45" E	55.39'
L5	S 43°39'24" W	54.21'
L6	N 43°39'24" E	54.21'
L7	S 01°32'45" E	41.43'
L8	S 46°20'36" E	222.45'
L9	N 88°29'13" E	47.42'
L10	N 01°04'34" W	115.00'
L11	S 88°29'13" W	52.52'
L12	S 88°55'26" W	60.15'
L13	N 88°55'26" E	60.15'
L14	S 01°04'34" E	370.93'
L15	S 01°04'34" E	160.48'
L16	S 88°55'26" W	100.00'
L17	N 88°55'26" E	100.00'
L18	S 01°04'34" E	323.67'
L19	N 46°20'36" W	637.04'
L20	N 88°29'13" E	220.00'
L21	S 88°29'13" W	230.00'
L22	N 01°32'45" W	223.49'
L23	S 88°27'15" W	78.93'
L24	N 88°27'15" E	78.93'
L25	N 46°20'36" W	8.57'
L26	S 01°04'34" E	242.27'
L27	N 01°04'34" W	247.53'
L28	N 46°20'36" W	70.17'
L29	N 01°04'34" W	221.06'
L30	S 01°04'34" E	220.40'
L31	N 88°32'56" E	230.00'
L32	S 01°04'34" E	41.37'
L33	N 88°32'56" E	209.55'
L34	S 88°32'56" W	534.06'
L35	S 01°04'34" E	838.36'
L36	N 01°04'34" W	251.37'
L37	S 01°32'45" E	837.82'
L38	N 01°32'45" W	519.36'
L39	S 46°20'36" E	283.57'
L40	N 88°36'37" E	160.54'
L41	S 01°32'45" E	33.86'
L42	S 01°32'45" E	9.80'
L43	S 01°32'45" E	171.22'
L44	N 26°54'38" W	142.29'
L45	N 26°54'38" W	423.32'
L46	N 01°32'45" W	472.44'
L47	S 01°32'45" E	80.00'
L48	S 01°32'45" E	738.26'
L49	N 01°32'45" W	984.31'
L50	N 55°46'24" W	139.64'
L51	N 88°36'37" E	192.22'
L52	S 55°46'24" E	139.64'
L53	S 88°36'37" W	191.38'
L54	N 15°30'35" W	65.13'
L55	N 15°30'35" W	71.07'
L56	N 69°41'32" E	83.36'
L57	S 69°41'32" W	83.39'
L58	N 26°54'38" W	181.00'
L59	S 01°32'45" E	200.00'
L60	N 01°32'45" W	190.00'
L61	N 88°36'37" E	343.02'
L62	S 88°36'37" W	276.78'
L63	N 88°36'37" E	271.89'
L64	S 88°36'37" W	337.91'
L65	N 88°36'37" E	131.93'
L66	N 01°32'45" W	89.89'
L67	S 01°32'45" E	65.10'
L68	S 01°32'45" E	117.45'
L69	S 01°23'23" E	65.00'
L70	S 01°23'23" E	65.00'
L71	N 88°36'37" E	160.33'
L72	S 88°36'37" W	108.89'
L73	N 88°36'37" E	245.04'
L74	S 01°23'23" E	170.00'
L75	N 01°23'23" W	170.00'
L76	N 01°32'45" W	409.97'
L77	N 01°32'45" W	220.97'
L78	S 01°32'45" E	85.07'
L79	S 01°32'45" E	170.00'
L80	S 01°32'45" E	355.21'
L81	N 88°36'37" E	409.77'
L82	N 88°36'37" E	410.50'
L83	N 88°36'37" E	1395.66'
L84	S 88°36'37" W	410.23'

BXPUD _____
Greyhawk

A SUBDIVISION IN THE WEST HALF (W/2) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17), RANGE FOURTEEN (14), CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

CONCEPTUAL IMPROVEMENTS PLAN



A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION
TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE
THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY
OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

[illegible]