



City of Bixby Board of Adjustment Meeting Agenda

Chairwoman Kaylin Coody
Vice Chair Paul Blair
Board Member Jason Mohler
Board Member Mike David
Board Member Jeff Sloan

Thursday, March 27, 2025

6:00 PM

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby,
OK 74008

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes of the December 16, 2024, Board of Adjustment Meeting.

Public Hearing

- 1) Consideration and Possible Action on a Rear Yard Setback Variance Request – BXBA-25.01 | Applicant: Nick Puma
- 2) Consideration and Possible Action on a Side Yard Setback Variance Request – BXBA-25.03 | Applicant: Steve Wright

Old Business

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of March 25, 2025, on or before 6:00 p.m., at City Hall, 111 N. Cabaniss Avenue, Bixby, Oklahoma.

Respectfully Submitted

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 111 N. Cabaniss Ave., Bixby, OK, 74008, 918-366-4430 or via Email: SDuran@bixbyok.gov at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

Please Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

Board of Adjustment Meeting Minutes

Bixby Municipal Building
116 W. Needles Ave., Bixby, OK 74008
December 16, 2024 at 6:00 PM

The agenda for the regularly scheduled meeting of the City Council of the City of Bixby was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma, on December 13, 2024, at or before 5:00 p.m.

Call to Order

Chairwoman Kaylin Coody called the Board of Adjustment meeting to order at 6:01 PM.

Roll Call

Secretary Gladys Gill conducted roll call, and the following individuals were in attendance:

Members Present

Kaylin Coody
Paul Blair
Jason Mohler
Jeff Sloan
Mike David

Staff Present

Joey Wiedel, Interim City Manager
Gladys Gill, Assistant Planner I

Oath of Office

No Oath of Office to administer

Consent Agenda

1. Consider and Approve the Board of Adjustment Meeting Minutes from September 16, 2024.

Chairwoman Coody asked if there were any updates or corrections to the minutes. Secretary Gladys Gill noted an addition to reflect Board Member David's comment regarding the Guthrie Variance.

Chairwoman Coody read the updated minutes and called for a motion to approve. Board Member David moved to approve the minutes, with Board Member Mohler seconding the motion. The vote was as follows:

Ayes: David, Mohler, Blair, Coody

Nays: 0

Abstained: Sloan

Motion carried: 4-0-1

Public Hearing

1. Variance – BXBA-24.04 | Applicant: Ron Boyd

Chairwoman Coody introduced Item 1 for discussion and consideration.

Ron Boyd addressed the Board of Adjustment, requesting a reduction in the required setback from 25 feet to 20 feet. He stated that the proposed adjustment had been reviewed and approved by the HOA Architectural Committee. Mr. Boyd explained that the hardship necessitating the request is due to the irregular shape of the lot, located on a cul-de-sac, limiting the buildable area. He added that by moving the setback up will allow for the installation of a pool in the back.

Board Member David asked for clarification on the location of the driveway. Mr. Boyd assured the Board that the driveway would not be an issue and would not be within the utility easement.

A discussion followed among the board members and staff, considering the implications of the variance request. Vice Chair Blair asked staff if they had any issues with the request. Staff responded that they had no comments or concerns regarding the request.

Board Member David made a motion to approve Variance BXBA-24.04 without condition. The motion was seconded by Vice Chair Blair. A vote was taken, with the following results:

Ayes: David, Blair, Sloan, Mohler, Coody

Nays: 0

Motion carried: 5-0

Old Business

There was no old business to discuss.

New Business

There was no new business to discuss.

Adjournment

Chairwoman Coody called for a motion to adjourn the Board of Adjustment meeting. Board Member Sloan moved to adjourn, and the motion was seconded by Vice Chair Blair. A vote was taken with the following results:

Ayes: Sloan, Blair, David, Mohler, Coody

Nays: None

Motion carried: 5-0

The meeting was adjourned at 6:22 p.m.

Chair or Vice Chair

Secretary



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

Staff Report

To: Board of Adjustment

From: Joey Wiedel, Interim City Manager
Gladys Gill, Assistant Planner I

Date: March 27, 2025 (continued from February 18, 2025, and March 17, 2025, due to meeting cancellation.)

RE: BXBA 25.01 – Puma Variance

Location: 7410 E 155th Street S, Bixby, OK 74008
Platted: Lot 13, Block 8, Crossing at Conrad Village (BXPUD-16.04)

STR: Section 23, Township 17N, Range 13E

Project: Variance to Amend Rear Yard Setback from 20 feet to 15.7 feet.

Applicant: Nick Puma

Staff Review

The applicant has applied for a Variance to amend the rear yard setback from 20 feet to 15.7 feet to allow a house to be built on a triangular-shaped lot.

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

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: Aerial Map of Crossing at Conrad Village



Existing Zoning; Use:

(RS-3) Residential Single-Family

Abutting Zoning; Use:

North: (RS-3) Residential Single-Family dwelling

East: (AG) Agriculture: City-owned vacant

South: (RS-3) Residential Single-Family dwelling

West: (AG) Agriculture: vacant

Staff Comments:

The property is located on a triangular corner lot, which results in an irregular shape that significantly restricts the buildable area. This creates an undue hardship for the property owner by limiting the size of the home that can be constructed.

The requested variance would allow the owner to build a 2,437-square-foot home while complying with all other zoning requirements and would not encroach on the U/E. Approving the variance ensures reasonable use of the property without negatively impacting public health, safety, or welfare. This request aligns with the intent of the zoning code and does not grant a special privilege, as the hardship arises solely from the lot's unique shape.

Engineer Comments: No comments from the City Engineer.

Public Comments: No comments were received when writing this report.

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 Number BXBA-25.01, I move to (approve/deny) the variance to reduce the rear setback requirement in an RS-3 District from 20 feet to 15.7 feet for the property located at 7410 E 155th Street S, Bixby, OK 74008. This motion is made with the following conditions:

Figures:

Figure 1: City of Bixby Aerial Map of Crossing at Conrad Village

Attachments:

Exhibit A: Application and Site Plan



City of Bixby

Board of Adjustment Application

BXBA-25.01

Applicant: Nick Puma
Address: 12627 s granite ave
Telephone: _____ Cell Phone: 9188556433 Email: n.puma@me.com
Property Owner: _____ If different from Applicant, does owner consent? _____
Property Address: 7410 E 155th st s
Existing Zoning: _____ Existing Use: Vacant land Use Unit #: _____
Proposed Use: _____

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO

If Applicant is other than Owner, indicate interest: _____

Is subject tract located in the 100 year floodplain? ☐ YES ☒ NO

Application for: ☒ Variance ☐ Special Exception ☐ Appeal ☐ Interpretation

SET OUT BELOW THE SPECIFICS OF YOUR APPLICATION. WHERE APPLICABLE, INDICATE PERTINENT ORDINANCES, PROVISIONS, USES, DISTANCES, DIMENSIONS, ETC. YOU SHOULD ATTACH ANY PLOT PLANS, PHOTOGRAPHS, AND OTHER FACTUAL INFORMATION WHICH WILL ASSIST THE BOARD IN DETERMINING THE MERIT OF YOUR APPLICATION:

APPLICANTS FOR VARIANCE COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

- Why would the literal enforcement of the Zoning Code create an unnecessary hardship?
It creates undue hardship by shrinking the lot to the point where its difficult to fit a house on it
- What makes your property peculiar, extraordinary, or exceptional as compared to other properties in the same district?
The shape of the lot is triangular which makes it difficult to fit with the setback
- Explain why the granting of a variance will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Zoning Code or Comprehensive Plan.
We are proposing to build a house on the lot with a 15'7" setback instead of the existing 20' it will benefit by allowing the neighborhood to be completed
- Explain why the variance would be the minimum necessary to alleviate the unnecessary hardship.
This is the minimum we need to get our house to fit.

City of Bixby

Board of Adjustment Application

APPLICANTS FOR A SPECIAL EXCEPTION COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the Special Exception and the Use Unit for the Special Exception as indicated in the Bixby Zoning Code. Explain why the Special Exception will be in harmony with the spirit and intent of this title, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The special exception we are requesting is to make the rear setback 15'7" instead of 20'. The lot is triangular which makes it difficult to build on. It will benefit the neighborhood greatly allowing us to get the exception so we can build a house on the vacant lot

APPLICANTS MAKING AN APPEAL OF A BUILDING OFFICIAL ACTION COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the nature of the appeal in detail:

APPLICANTS REQUESTING AN INTERPRETATION OF THE ZONING CODE OR MAP COMPLETE THE FOLLOWING: (attach a longer narrative if desired)

Describe the nature of the request in detail:

BILL ADVERTISING CHARGES TO: Nick Puma (NAME)
12627 s granite ave e. Bixby, 74008 (ADDRESS) (CITY) (ZIP) 918-855-6433 (PHONE)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: _____ Date: _____

APPLICANT – DO NOT WRITE BELOW THIS LINE

BBOA-____ Date Received _____ Received By _____ Receipt # _____
Board of Adjustment Date _____

1 Sign(s) at \$ 140.00 each = \$ _____; Postage \$ 250⁰⁰; Total Sign + postage \$ _____

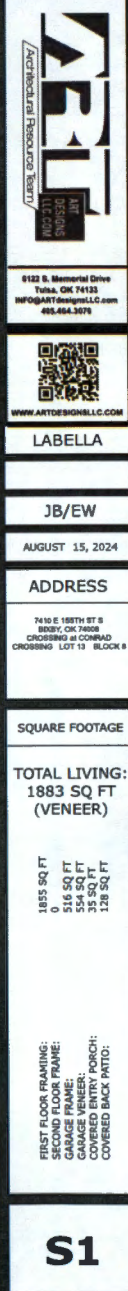
FEES: Variance \$650.00 or Special Exception \$350.00 or Appeal/Interpretation \$300.00 BASE FEE ADD. TOTAL
= _____ + _____ = _____

BOA Action: _____ Conditions: _____

Date: _____ Roll Call: _____

Staff Rec. _____

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

Staff Report

To: Board of Adjustment

From: Joey Wiedel, Interim City Manager
Gladys Gill, Assistant Planner I

Date: March 27, 2025 (continued from March 17, 2025 due to meeting cancelation)

RE: BXBA 25.01 – Wright Variance

Location: 6639 E 123rd Pl S, Bixby, OK 74008
Platted: Lot 16, Block 3, Wood Hollow Estates

STR: Section 2, Township 17N, Range 13E

Project: Variance to Amend Side Yard Setback from 10 feet to 5 feet.

Applicant: Steve Wright

Staff Review

The applicant has applied for a Variance to amend the side yard setback from 10 feet to 5 feet to clear the title so that the house can sell.

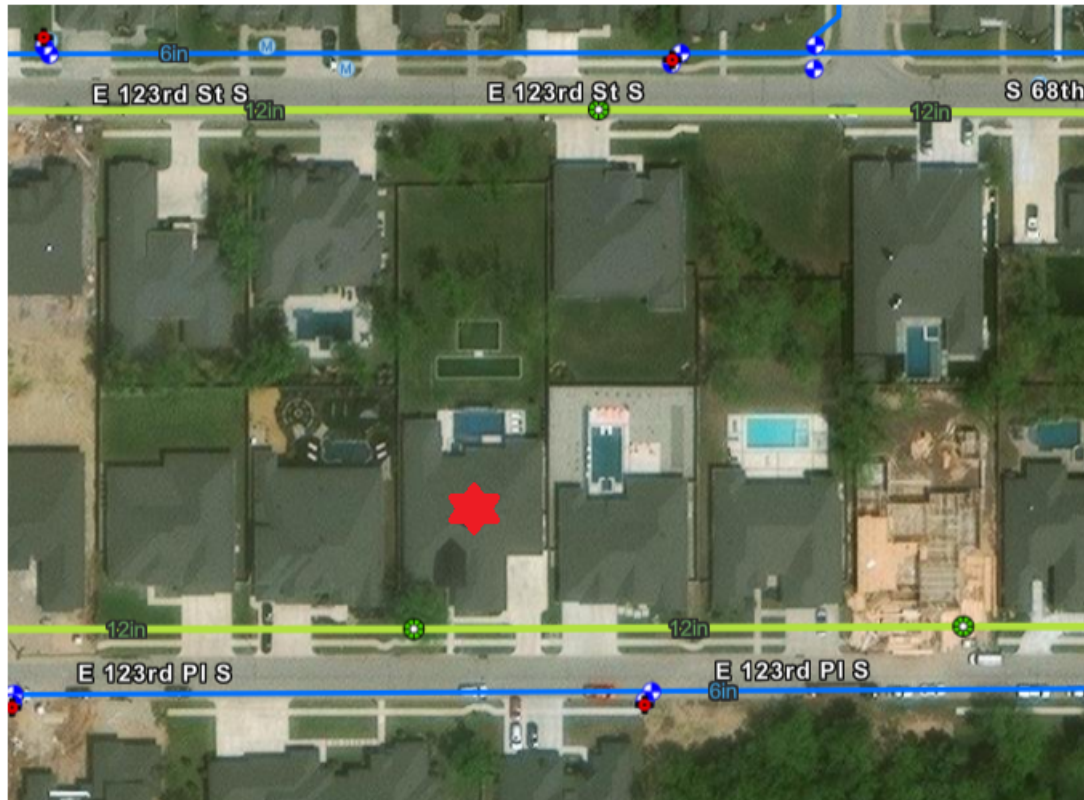
In the City of Bixby Zoning Code, a Variance is required to prove a hardship.

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: Aerial Map of Property



Existing Zoning; Use:

(RS-3) Residential Single-Family within PUD-80

Abutting Zoning; Use:

North: (CS) Commercial Shopping
East: (AG) Agriculture: City-owned vacant
South: (RS-4) Residential Single-Family dwelling
West: (AG) Agriculture: vacant (City of Tulsa)

Staff Comments:

The applicant requests a variance to reduce the side yard setback from 10 feet to 5 feet per PUD-80. However, the underlying RS-3 zoning district allows both side yards to be 5 feet per the bulk and area requirements. Given this, the requested variance aligns with standard RS-3 zoning regulations and does not appear to create any adverse impacts.

Additionally, approval of this variance would help clear the home's title, ensure compliance with zoning requirements, and resolve any potential conflicts related to setback discrepancies. Staff recommends that the Board of Adjustment consider whether granting the variance supports the intent of the PUD while facilitating clear title resolution.

Figure 2: Deed of Dedication and Restrictive Covenants

A. DEVELOPMENT STANDARDS — BLOCKS 1, 2 AND 3		
1.	PERMITTED USES	
	THOSE USES PERMITTED AS A MATTER OF RIGHT IN THE RS-3 ZONING DISTRICT, INCLUDING USE UNIT 6, SINGLE FAMILY DWELLINGS, INCLUDING CUSTOMARY ACCESSORY USES SUCH AS PARKING AND LANDSCAPED AREAS AND SECURITY GATEHOUSES.	
2.	MAXIMUM LAND AREA PER DWELLING UNIT	8,400 SF
3.	MAXIMUM NUMBER OF LOTS	51
4.	MINIMUM LOT AREA	12,000 SF
5.	MAXIMUM BUILDING HEIGHT	3 STORIES, 48 FT
6.	MINIMUM LIVABILITY SPACE PER DWELLING UNIT	4,000 SF
7.	OFF-STREET PARKING	
	THREE ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT AND AT LEAST THREE ADDITIONAL OFF-STREET PARKING SPACES PER DWELLING UNIT.	
8.	MINIMUM YARDS	
	FRONT YARD:	
	RESIDENCES AND FRONT-ENTRY GARAGES	25 FT
	SIDE YARD:	
	ONE SIDE	5 FT
	OTHER SIDE	10 FT
	SIDE STREET YARD — RESIDENCES	15 FT
	SIDE STREET YARD — GARAGES	20 FT
	REAR YARD:	20 FT

Engineer Comments: No comments from the City Engineer.

Public Comments: No comments were received when writing this report.

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 Number BXBA-25.03, I move to (approve/deny) the variance to reduce the side yard setback requirement in PUD-80 from 10 feet to 5 feet for the property located at 6639 E 123rd Pl S, Bixby, OK 74008. This motion is made with the following conditions:

Figures:

Figure 1: City of Bixby Aerial Map of Crossing at Conrad Village

Figure 2: Deed of Dedication and Restrictive Covenants

Attachments:

Exhibit A: Application and Site Plan



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

BXB A-25.03

Bixby Planning Department Board of Adjustment Application

Project Name: 6639 E. 123rd Pl.
Project Case #: _____
BOA Hearing Date: _____ Location: 116 West Needles Avenue

Owner Information:
Name: Steve Wright Phone: 918-951-6186
Email: castlerock1@cox.net
Address: 6639 E. 123rd Pl.
City/State: Bixby OK Zip: 74008

Applicant Information:
Name: Steve Wright Phone: 918-951-6186
Email: castlerock1@cox.net
Address: 6639 E. 123rd Pl.
City/State: Bixby OK Zip: 74008

If Applicant is other than Owner:
Indicate interest: owner
Owner Consent Signature: _____ Date: _____

Property Information:
Address: _____ Zip: _____
Subdivision: _____ Lot: _____ Block: _____
SEC: _____ TWN: _____ RGE: _____
Legal Description: (If unplatted, attach a survey with legal description or copy of deed)

Application for:
Variance: ☒ Special Exception: _____ Appeal: _____ Interpretation: _____

01. NO Is subject tract located in the 100-year floodplain?
02. _____ If so, does this request encroach into the 100-year floodplain?
03. _____ If so, please attach Elevation Certificate.

Set out below the specifics of your application. Where applicable, indicate pertinent ordinances, provisions, uses, distances, dimensions, etc. You should attach any site plans, photographs, and other factual information which will assist the board in determining the merit of your application. **Applications will not be accepted without a site plan.**

Applicants for Variance. Complete the following: (Attach a longer narrative if needed)

04. Why would the literal enforcement of the Zoning Code create an unnecessary hardship?

see explanations below

05. What makes your property peculiar, extraordinary, or exceptional as compared to other properties in the same district?

3 years ago the plot plan, footing, final inspection and even my mortgage survey all passed w/ a 5' foot side yard only now to find out the PUD called

06. Explain why the granting of a Variance will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Zoning Code or Comprehensive Plan.

There are no utility easements on side yards and the PUD is 5 and 10 side yards and it doesn't tell which side the 5' should be so

07. Explain why the Variance would be the minimum relief necessary to alleviate the unnecessary hardship.

it would clear title in order for the house to sell

know one would ever have notice

Applicants for a Special Exception. Complete the following: (Attach a longer narrative if needed)

08. Describe Special Exception, and the Use Unit for the Special Exception, as indicated in the Bixby Zoning Code. Explain why the Special Exception will be in harmony with the spirit and intent of this title, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicants making an Appeal of a Building Official Action. Complete the following: (Attach a longer narrative if needed)

09. Describe the nature of the Appeal in detail:

Applicants requesting an Interpretation of the Zoning Code or Map. Complete the following:
(Attach a longer narrative if needed)

10. Describe the nature of the requested Interpretation:

11. Fees:

\$:650.00 Variance

\$:350.00 Special Exception

\$:300.00 Interpretation or Appeal from a Building Official

\$: 650 Base Fee*

\$: _____ Additional Fee* (\$140.00 per sign)

\$: _____ Legal Publication/Mailings

\$: _____ Total Fees*

(*or as specified in the current approved fee schedule)

I do hereby certify that the information submitted herein is complete, true, and accurate:

Signature: [Signature] Date: 7/11/25

Applicant – Do Not Write Below This Line

.....
BXBA-_____

Application Date Received: _____ Received by: _____

Total Fees \$: _____ Date: _____ Receipt #: _____

Action: _____

Conditions: _____

Date: _____ Role Call: _____

Staff Rec. _____

original
filed plot
plan
That was
approved.

NOTE:

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THIS SITE PLAN IS CORRECT AND THIS PROPOSED DWELLING HAS NO ENCROACHMENTS AT FORM BOARD STAGE. BUILDER WILL VERIFY WITH A FORM BOARD SURVEY FROM A REGISTERED SURVEYOR THAT PROPOSED SLAB FOOTPRINT DOES NOT ENCRACH INTO RECORDED EASEMENTS, AERIAL AND UTILITY EASEMENTS, BUILDING LINES, PROPERTY LINES OR SETBACKS PRIOR TO ANY CONSTRUCTION WHATSOEVER TO PREVENT POSSIBLE ENCROACHMENTS.

LEGEND



FRENCH DRAIN FROM DOWNSPOUT
TO CURB OR DAYLIGHT



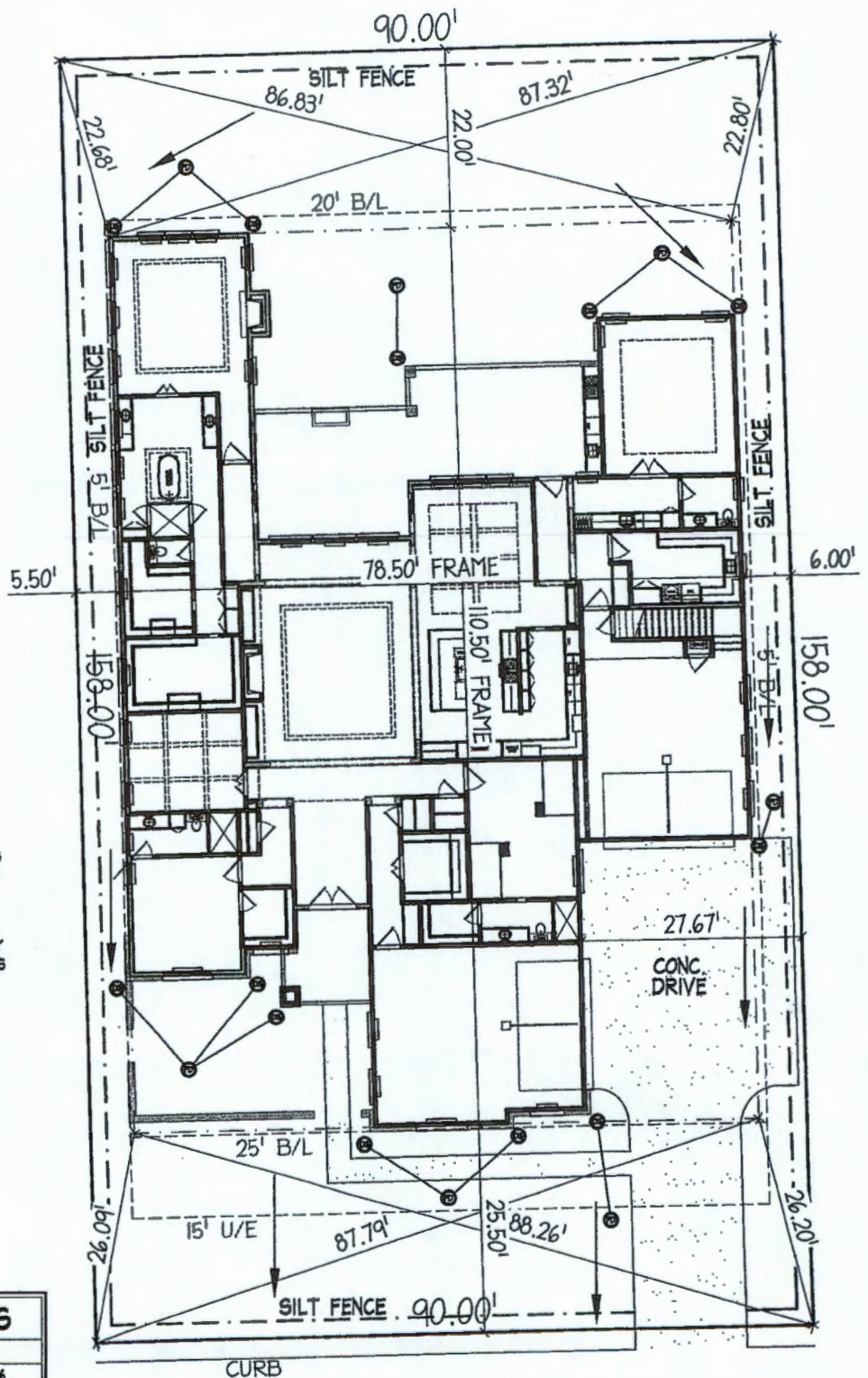
DOWNSPOUT



INDICATES DRAINAGE FLOW
(SWALE AS NEC.)

OPEN SPACE CALCULATIONS

LOT AREA	14220		
MAIN LEVEL	4384	DRIVENWAY	1236
GARAGE	1165	COV'D PORCH	770
OPEN SPACE	6660		



CENTERLINE OF E. 123rd PL. S.



2723 E. 15th St., Tulsa, OK 74104

918.499.1497



TRUE NORTH

SCALE = 1"=20'

FIELD VERIFY
LOCATION OF HOUSE

Client:

Wright Residence

Project:

20.05.54 - Plot & Erosion Control Plan

Legal Description:

LOT 16, BLOCK 3, WOOD HOLLOW ESTATES,
A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA
6639 E. 123RD PL. S.

REGISTERED LAND SURVEYOR'S INSPECTION
PLAT AND CERTIFICATE FOR MORTGAGE
LOAN PURPOSE

COLLINS LAND SURVEYING, INC.

3340 W. 151st ST. S. - P.O. Box 250
KIEFER, OK. 74041

OFFICE (918)321-9400 FAX (918)321-9404

J.O. NO.: 25-01-095

Customer: Mid Continent Title

Borrower: Briggs, Grisella and Melvin
TUL2025-032

Plat No: 6563

B/L=Building Line
U/E=Utility Esmt.
F/E=Fence Esmt.

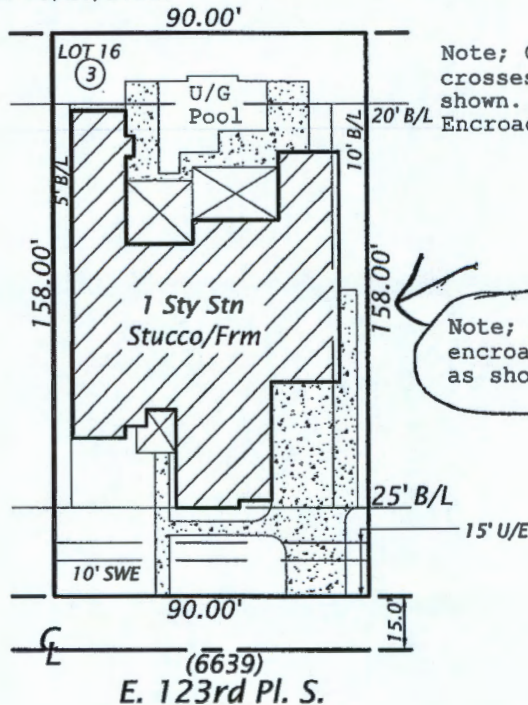
OB/L=Out Building Line
SW/E=Sidewalk Esmt.
R/W=Right of Way

D/E=Drainage Esmt.
B/E=Buried Tele. & Elec. Cable Esmt.
S/E=Service Entrance

SCALE: 1"=40'



SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "SHADED X" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO THE 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD AS SHOWN ON FIRM MAP#400207 0432L, DATED 10/16/2012.



Note; Concrete crosses into B/L as shown. (Not a Legal Encroachment)

Note; Dwelling encroaches 10' B/L as shown.

THIS PLAT IS MADE FOR AND AT THE REQUEST OF:

Mid Continent Title

FOR MORTGAGE LOAN PURPOSES ONLY COVERING LEGAL DESCRIPTION AS PROVIDED

Lot Sixteen (16), Block Three (3), WOOD HOLLOW ESTATES, a Subdivision in the City of Bixby, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 6563.

Property address: 6639 East 123rd Place South, Bixby, Oklahoma

SURVEYORS STATEMENT

COLLINS LAND SURVEYING INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED: THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. THAT UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE, CALL OKIE BEFORE DIGGING 1-(800)-622-6643.

WITNESS MY HAND AND SEAL THIS DATE:

FINAL; 01/30/2025



Warren Collins

Warren G. Collins
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1947
CA#2656 EXPIRES: 06/30/2026

