



# City of Bixby Board of Adjustment Meeting Agenda

Chairwoman Kaylin Coody  
Vice Chair Paul Blair  
Board Member Jason Mohler  
Board Member Jeff Sloan  
Board Member Brian McNeese

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Monday, December 15, 2025

6:00 PM

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

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## Call to Order

Chairman

## Roll Call

Secretary

## Oath of Office

- 1) Administer the Oath of Office to Brian McNeese as a member of the Board of Adjustment.

## Consent Agenda

- 1) Consider and approve the minutes of the June 16, 2025, Board of Adjustment Meeting.

## Public Hearing

- 1) Consideration and possible action to approve a Special Exception pursuant to Bixby Zoning Code §11-4-9 to allow a carport on property zoned Commercial General (CG) and Residential Multi-Family (RM-3), located at 13307 S. Memorial Drive, Bixby, Oklahoma.

## New Business

## Adjournment

### Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of December 12, 2025, on or before 6:00 p.m., at City Hall, 111 N. Cabaniss Avenue, Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill  
Assistant Planner I

**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  
111 N. Cabaniss Avenue  
Bixby, OK 74008  
June 16, 2025 at 6:00 PM**

## **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**

Jeff Sloan  
Paul Blair  
Jason Mohler  
Kaylin Coody

### **Staff Present**

John Hammons, City Attorney  
Gladys Gill, Secretary

## **Consent Agenda**

### **1. Consider and approve the minutes of the March 27, 2025, Special Board of Adjustment Meeting.**

Chairwoman Coody asked for a motion to approve the minutes from the Board of Adjustment Meeting held on March 27, 2025. Board Member Sloan motioned to approve, seconded by Vice Chair Blair. The vote was taken with the following results:

Ayes: Sloan, Blair, Mohler, Coody  
Nays: 0

Motion carried: 4-0

## **Public Hearing**

### **1. Consideration and possible action on Variance Case No. BXBA-25.04, a request to reduce the required rear utility easement width from eleven (11) feet to five (5) feet for property located at 14410 South Gary Avenue, Bixby, OK 74008, in accordance with the City of Bixby Zoning Code.**

Mrs. Gill stated that the applicant has withdrawn the requests and will move forward with closing the utility easement, which requires approval by the City Council.

No action was taken.

**2. Consideration and possible action on a Special Exception request under Case No. BXBA-25.05 to allow a Fitness Center, a Use Unit 14 use, within the Industrial Light (IL) zoning district, for property located at 14759 South Grant Street, in accordance with the City of Bixby Zoning Code.**

Mrs. Gill presented the item, explaining that the applicant is requesting a Special Exception to allow a fitness center to operate within the Industrial Light zoning district. She noted that this type of use requires approval by the Board. She also stated that adequate off-street parking is available onsite and that the applicant has indicated preliminary architectural plans are available upon request.

There were no comments from Engineering. Mrs. Gill noted that the applicant has met with the Fire Marshal to review zoning requirements, building codes, and life-safety standards for the proposed use. She further stated that the proposed use is not anticipated to negatively impact the public's health, safety, or general welfare.

Chairwoman Coody requested a motion to approve the Special Exception to allow a Fitness Center, a Use Unit 14 use, within the Industrial Light (IL) zoning district in accordance with the City of Bixby Zoning Code. Board Member Mohler motioned to approve, seconded by Board Member Sloan. The vote was taken with the following results:

Ayes: Mohler, Sloan, Blair, Coody  
Nays: 0

Motion carried: 4-0

## **Adjournment**

Seeing no further business, at 6:08 p.m., Chairwoman Coody requested a motion to adjourn. Vice Chair Blair made the motion, seconded by Board Member Mohler. The vote was taken with the following results:

Ayes: Blair, Mohler, Sloan, Coody  
Nays: 0

Motion carried, 4-0.

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Chair or Vice Chair

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Secretary



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## STAFF REPORT

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**TO:** Board of Adjustment

**FROM:** Gladys Gill, Assistant Planner

**DATE:** December 15, 2025

**NAME:** Bixby – South Tulsa Funeral Service & Crematory

**CASE(S):** **BXBA-25.06 | SPECIAL EXCEPTION**

**LOCATION:** 13307 S Memorial Drive, Bixby, OK 74008

**EXISTING ZONING:** Commercial General (CG) and Residential Multi-Family (RM-3)

**PROPOSED ZONING:** None

**STR:** Section 12, Township 17N, Range 13E

**APPLICANT:** Farrar Engineering, PLLC.

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**REQUEST:** The applicant requests approval of a Special Exception to allow the construction of a carport on property located at 13307 S. Memorial Drive. The subject property is split-zoned, with portions zoned Commercial and RM-3 (Multi-Family Residential).

**BACKGROUND:**

The applicant requests a Special Exception pursuant to Bixby Zoning Code §11-4-9 to allow the installation of a carport on property zoned partially Commercial General (CG) and partially Residential Multi-Family (RM-3). Because a portion of the site is zoned RM-3, the carport is considered an accessory structure within a residential district and must comply with §11-8-8(B)(9), which requires Board of Adjustment review when a carport occupies a portion of a required yard.

No rezoning is proposed with this application.

**ZONING CODE CONTEXT:**

A Special Exception is required because the Board of Adjustment is the body authorized to permit certain uses or design elements that are not permitted by right, but may be allowed if they meet specific findings.

The authority for granting a Special Exception is established in:

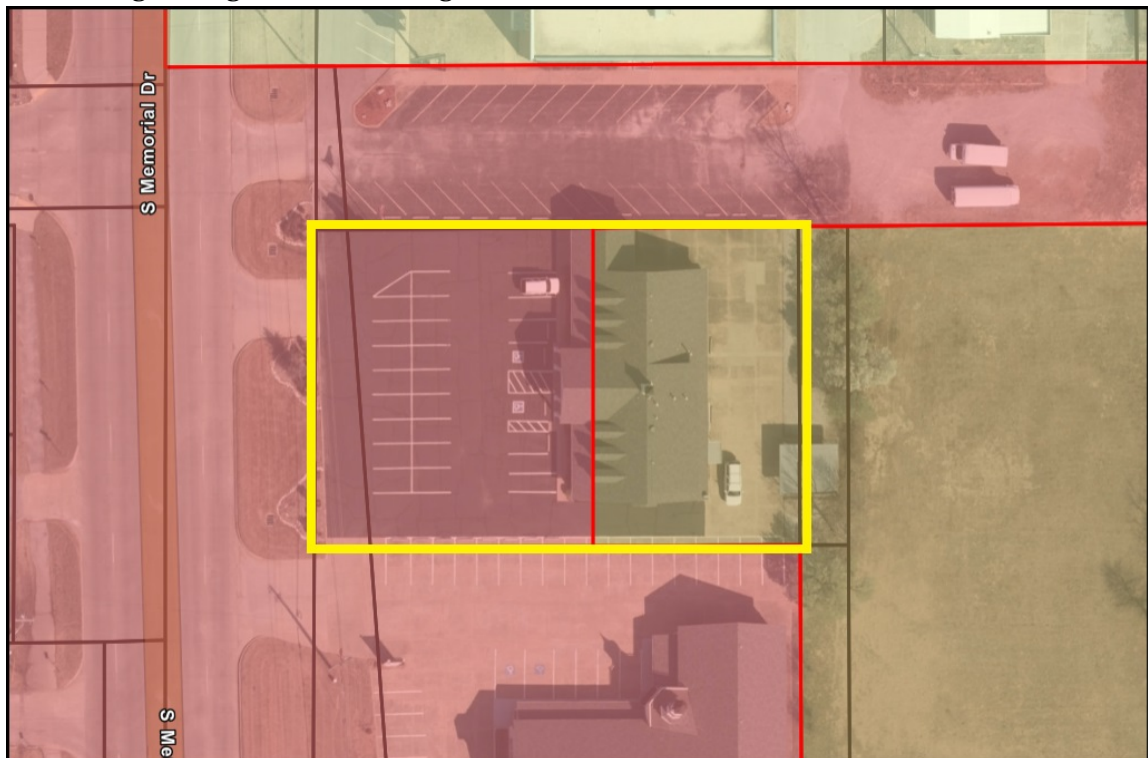
- Title 11, Chapter 4, Section 11-4-2, which grants the Board of Adjustment the power to hear and decide Special Exceptions.
- Title 11, Chapter 4, Section 11-4-9, which sets forth the standards, procedures, and findings required for Special Exceptions.
- Title 11, Chapter 2, which defines a *carport* as a permanent roofed structure open on at least two sides, qualifying it as a structure subject to zoning review.

Because the proposed carport is not permitted by right across split-zoned property (Commercial and RM-3) and requires discretionary approval to ensure compatibility and compliance with zoning intent, a Special Exception is required under Chapter 4.

**SURROUNDING ZONING:**

- North: (CG) Commercial General and (RS-1) Residential Single-Family
- South: (CG) Commercial General
- East: (RM-3) Residential Multi-Family (RM-3)
- West: (CG) Commercial General

**Figure 1:** Existing zoning for surrounding areas.



**CONSIDERATIONS:**

When reviewing a Special Exception, the Board must determine whether the request:

- Is in harmony with the spirit and intent of the Zoning Code;
- Will not be injurious to the neighborhood or otherwise detrimental to the public welfare;
- Can be approved with reasonable conditions or safeguards, if necessary, to mitigate potential impacts.

**PUBLIC COMMENTS:** No public comments.

**ENGINEER COMMENTS:** No comments from the City Engineer.

**TAC COMMENTS:** Staff did not receive any comments from any of the utility companies during the December 3, 2025, TAC meeting.

**STAFF COMMENTS:**

Staff has reviewed the request for consistency with the Zoning Code and notes the following:

- The proposed carport qualifies as an accessory structure.
- The presence of RM-3 zoning on a portion of the lot triggers Board of Adjustment review.
- No adverse impacts related to traffic, utilities, or public safety have been identified, subject to compliance with all applicable building and fire codes.

Staff recommends approval of the Special Exception, case number BXBA-25.06 subject to compliance with all applicable City codes and any conditions deemed necessary by the Board of Adjustment.

**SAMPLE MOTION:**

In BOA Case Number BXBA-25.06, I move to (approve/deny) the Special Exception pursuant to Title 11, Chapter 4, Section 11-4-9 of the City of Bixby Zoning Code, to allow a carport (accessory structure) on property partially zoned Commercial and RM-3, located at 13307 S. Memorial Drive, finding that the request is in harmony with the spirit and intent of the Zoning Code and will not be injurious to the neighborhood or detrimental to the public welfare, subject to any conditions imposed by the Board.

**FIGURES:**

Figure 1: Existing Zoning

**ATTACHMENTS:**

- Attachment 1: Application
- Attachment 2: Site Plan
- Attachment 3: Survey





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

## Bixby Planning Department Board of Adjustment Application

Project Name: Bixby - South Tulsa Funeral Service & Crematory - External Cooler & Service Area Shelter

Project Case #: \_\_\_\_\_

BOA Hearing Date: \_\_\_\_\_ Location: 116 West Needles Avenue

**Owner Information:**

Name: GREENETHIRTEEN LLC Phone: 918-636-1700

Email: jodygreene@sbcglobal.net

Address: 13307 S. Memorial Dr.

City/State: Bixby, OK Zip: 74008

**Applicant Information:**

Name: Jerry B. Farrar, PE. - Farrar Engineering, PLLC Phone: 918-576-4295

Email: jerrybfarrar@att.net

Address: 10026-A S. Mingo Rd

City/State: Tulsa, OK Zip: 74133

**If Applicant is other than Owner:**

Indicate interest: Consulting Engineer for Owner

Owner Consent Signature: *Jerry B. Farrar* Date: 11/10/2025

**Property Information:**

Address: 13307 S. Memorial Dr., Bixby, OK Zip: 74008

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

SEC: 12 TWN: 17N RGE: 13E

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

**Application for:**

Variance: \_\_\_\_\_ Special Exception: X 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?

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

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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.

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

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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.

See attached narrative for description of Special Exception request.

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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:

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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

\$: \_\_\_\_\_ 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: Jenny H. Jones Date: 11/10/25

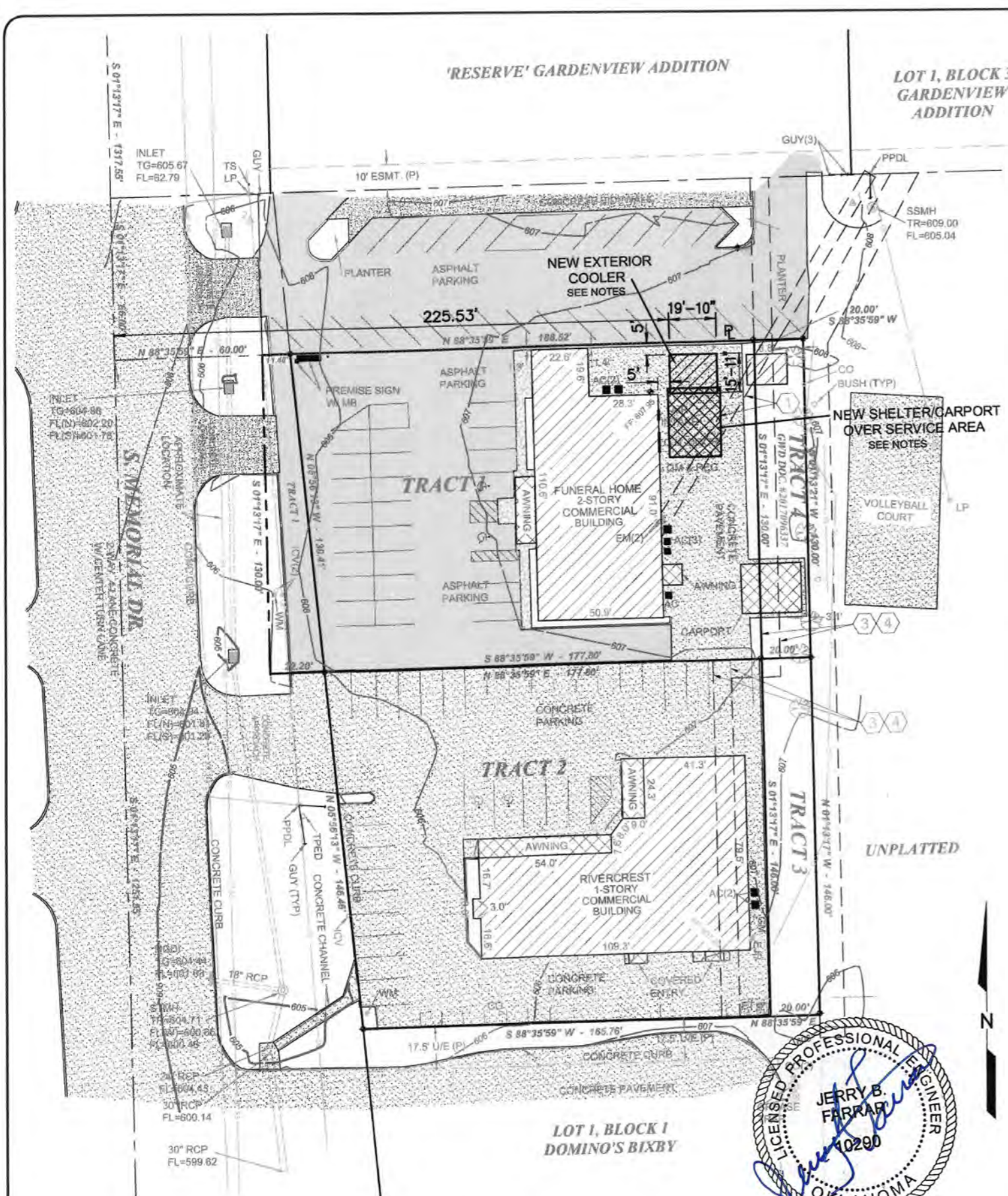
**Applicant – Do Not Write Below This Line**

.....  
BXBA- \_\_\_\_\_  
Application Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_  
Total Fees \$: \_\_\_\_\_ Date: \_\_\_\_\_ Receipt #: \_\_\_\_\_  
Action: \_\_\_\_\_  
Conditions: \_\_\_\_\_  
Date: \_\_\_\_\_ Role Call: \_\_\_\_\_  
Staff Rec. \_\_\_\_\_

**Attachment – Board of Adjustment Application  
Bixby – South Tulsa Funeral Service & Crematory  
Special Exception Application**

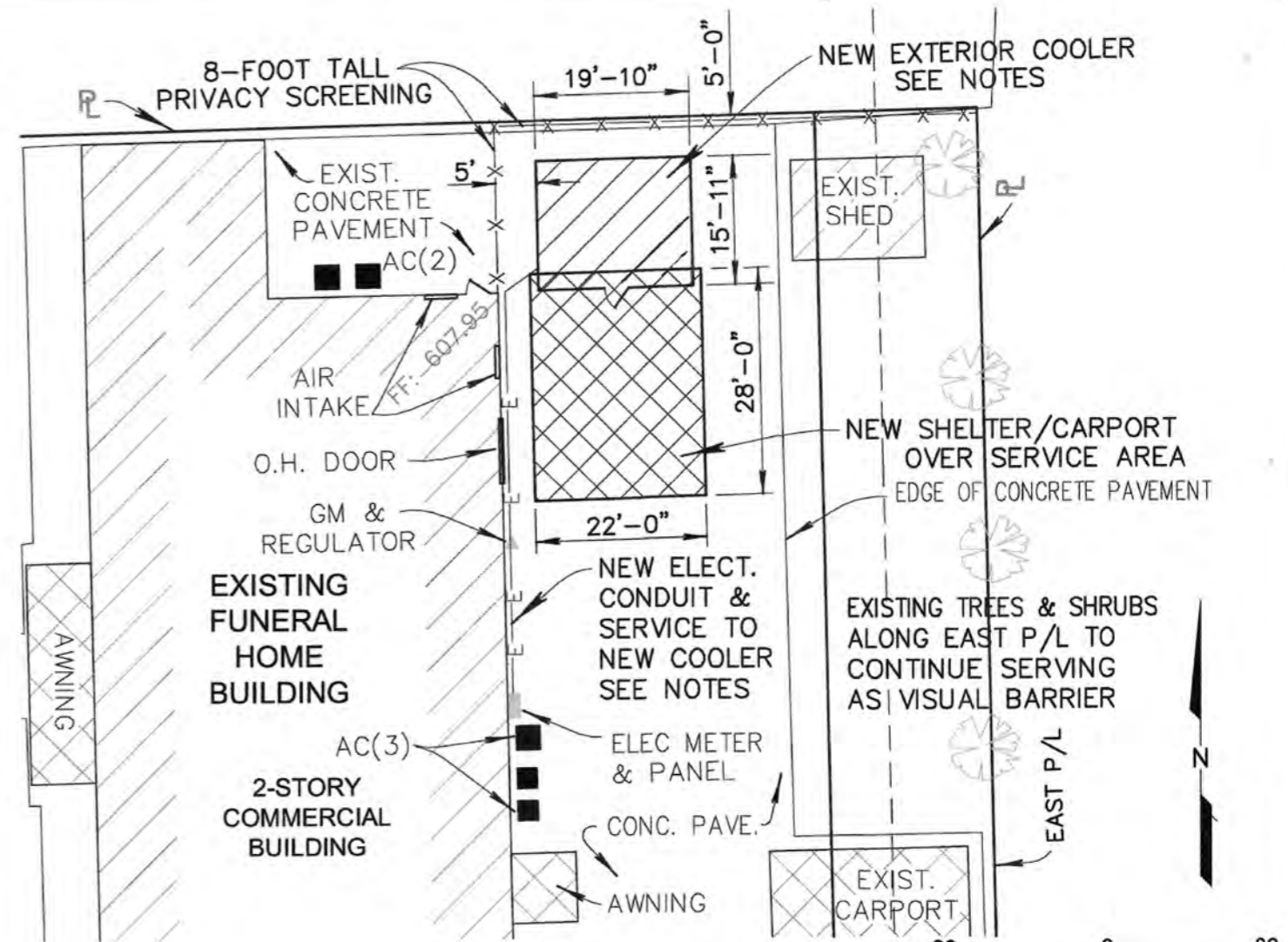
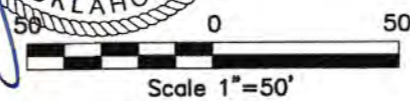
**Describe Special Exception, and the Use Unit for the Special Exception, as indicated in the Bixby Zoning Code. Explain why the Special Exception will be in harmony with the spirit and intent of this title, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

The east half of Track 1 of this property, as shown on the submitted drawing is currently zoned RM3. Request is made for Special Exception as described under current zoning code Article B, Section 11-7B-3, Table 1, Use Item 3 “Shelters, storm, fallout, or similar protective” to provide a shelter/carport for the service area behind the current funeral home building to provide protection during inclement weather. The proposed layout of the service area to be covered by the shelter/carport is shown on the drawing.

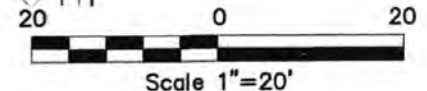


**SITE PLAN**

Farrar Engineering, PLLC  
Tulsa, Oklahoma



**DETAIL PLAN**



**NOTES**

1. NEW EXTERIOR COOLER IS A FULLY SELF-CONTAINED COMMERCIAL GRADE COOLER 15'-11" X 19'-10" X 9' TALL.
2. EXISTING CONCRETE PAVEMENT TO BE SAW-CUT AND REMOVED WHERE NEW COOLER TO BE LOCATED AND NEW 5-INCH-THICK CONCRETE SLAB TO BE CONSTRUCTED WITH SURFACE OF SUPPORTING SLAB TO BE FLAT WITH NO SLOPE AND SURFACE APPROXIMATELY 1" ABOVE THE EXISTING SURROUNDING CONCRETE PAVEMENT. NEW SLAB TO BE REINFORCED WITH #4 REINFORCING STEEL ON 24" CENTERS IN EACH DIRECTION.
3. ELECTRICAL SERVICE TO NEW COOLER FOR CONDENSER TO BE NEW 30-AMP 208-VOLT SINGLE PHASE CIRCUIT IN RIGID CONDUIT ANCHORED TO EXTERIOR OF EXISTING FUNERAL HOME BUILDING IMMEDIATELY BELOW EAST SIDE SOFFIT AND ABOVE EXISTING DOORS ORIGINATING AT EXISTING ELECTRICAL PANEL ON EXTERIOR OF BUILDING. ELECTRICAL SERVICE FOR LIGHTS INSIDE COOLER TO NEW 15-AM 110-VOLT SINGLE PHASE CIRCUIT IN SAME RIGID CONDUIT.
4. 8-FOOT-TALL PRIVACY SCREENING TO BE CONSTRUCTED ALONG NORTH PROPERTY LINE WHERE SHOWN ON DETAIL PLAN AND ON WEST SIDE OF NEW COOLER IN LINE WITH THE EAST SIDE OF THE EXISTING FUNERAL HOME BUILDING. EXISTING TREES AND SHRUBS ALONG EAST PROPERTY LINE TO CONTINUE TO SERVE AS VISUAL SCREENING.
5. NEW SHELTER/CARPORT TO PROVIDE PROTECTION OF SERVICE AREA DURING INCLEMENT WEATHER.

**BIXBY-SOUTH TULSA FUNERAL SERVICE**  
**EXTERIOR COOLER**  
13307 South Memorial Drive  
Bixby, Oklahoma 74008  
Date: November 3, 2025

**LEGEND**

- AC = AIR CONDITIONER
- AD = AREA INLET
- ASP = AUTO SPRINKLER
- BC = BOTTOM OF CURB
- B/L = BUILDING LINE
- BM = BENCHMARK
- BWF = BARBED WIRE FENCE
- CATV = CABLE TV PEDESTAL
- CL = CENTERLINE
- CLB = CLIMB BARRIER
- CLF = CHAIN LINK FENCE
- CMU = CONCRETE MASONRY UNIT
- CO = CLEAN OUT
- CPS = COX POWER SUPPLY
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- DGDI = DOUBLE GRATE DROP INLET
- DIP = DUCTILE IRON PIPE
- ELB = ELECTRIC JUNCTION BOX
- EM = ELECTRIC METER
- EO = ELECTRIC OUTLET
- EPED = ELECTRIC PEDESTAL
- ET = ELECTRIC TRANSFORMER
- FF = FINISH FLOOR
- FG = FINISH GRADE
- FH = FIRE HYDRANT
- FOM = FIBER OPTIC MARKER
- FOV = FIBER OPTIC VAULT
- FP = FLAG POLE
- FL = FLOWLINE
- GLM = GAS LINE MARKER
- GM = GAS METER
- GR = GAS REGULATOR
- GV = GAS VALVE
- GL = GROUND LIGHT
- GP = GUARD POST
- GUY = GUY ANCHOR
- HDWL = HEADWALL
- HPP = HIGH POWER POLE
- HPS = HANDICAP PARKING SIGN
- HWF = HOG WIRE FENCE
- ICV = IRRIGATION CONTROL VALVE
- I.P. = IRON PIN
- (L) = PER LEGAL DESCRIPTION
- LP = LIGHT POLE
- (M) = MEASURED DATA
- MA/E = MUTUAL ACCESS EASEMENT
- MB = MAILBOX
- MRK = UTILITY MARKER
- MW = MONITORING WELL
- (P) = PER PLAT
- P/E = PIPELINE EASEMENT
- PLF = PLASTIC FENCE
- PLM = PIPELINE MARKER
- PM = PARKING METER
- PP = POWER POLE
- PPD = POWER POLE W/ DROP SERVICE
- PPDT = POWER POLE W/ DROP & TRANSFORMER
- PPDL = POWER POLE W/ DROP, LIGHT & TRANSFORMER
- PPLT = POWER POLE W/ LIGHT & TRANSFORMER
- PPM = POWER POLE W/ ELECTRIC METER
- PPNS = POWER POLE / NO SERVICE
- PPT = POWER POLE W/ TRANSFORMER
- RCB = REINFORCED CONCRETE BOX
- RCP = REINFORCED CONCRETE PIPE
- RD = ROOF DRAIN
- ROW = RIGHT-OF-WAY
- SSLH = SANITARY SEWER LAMP HOLE
- SSMH = SANITARY SEWER MANHOLE
- SB = SETBACK
- SGDI = SINGLE GRATE DROP INLET
- SH = SPRINKLER HEAD
- SP = SIGN POST
- STMH = STORM SEWER MANHOLE
- STJB = STORM SEWER JUNCTION BOX
- TM = TELEPHONE MANHOLE
- TPED = TELEPHONE PEDESTAL
- TC = TOP OF CURB
- TD = TOP OF DECK
- TG = TOP OF GRATE
- TH = THRESHOLD
- TP = TOP OF PAVEMENT
- TR = TOP OF RIM
- TS = TRAFFIC SIGN
- TSLP = TRAFFIC SIGNAL LIGHT POLE
- TSPB = TRAFFIC SIGNAL PULL BOX
- TSMH = TRAFFIC SIGNAL MANHOLE
- TVLT = TELEPHONE VAULT
- TW = TOP OF WALL
- UE = UTILITY EASEMENT
- UM = UTILITY MARKER
- VP = VENT PIPE
- WF = WATER FAUCET
- WM = WATER METER
- WSE = WATER SURFACE ELEVATION
- WV = WATER VALVE
- WDF = WOOD FENCE
- YL = YARD LIGHT
- (Z) = ZONING
- = CENTERLINE
- x- = FENCE LINE
- OC- = OVERHEAD COMMUNICATION
- OE- = OVERHEAD ELECTRIC
- SS- = SANITARY SEWER
- ST- = STORM SEWER
- TOP/TOE- = TOP/TOE OF GROUND SLOPE
- UC- = UNDERGROUND COMMUNICATION
- UE- = UNDERGROUND ELECTRIC
- UG- = UNDERGROUND GAS
- UT- = UNDERGROUND UTILITY
- WL- = WATERLINE
- = DECIDUOUS TREE
- = EVERGREEN TREE

**LEGAL DESCRIPTION - GWD - DOC. #2017096336**

**TRACT 1**  
A TRACT OF LAND SITUATED IN THE NW/4 OF THE SW/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE 1.B.&M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT A POINT 66 FEET S 0°17'37" W AND 60 FEET EAST OF THE NORTHWEST CORNER OF SAID NW/4 OF THE SW/4 OF THE NW/4; THENCE SOUTHWESTERLY AND PARALLEL TO THE WEST LINE OF THE NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 130 FEET; THENCE EAST A DISTANCE OF 200 FEET; THENCE NORTH 130 FEET; THENCE WEST A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

**TRACT 2**  
A TRACT OF LAND SITUATED IN THE NW/4 OF THE SW/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE 1.B.&M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT A POINT 196 FEET SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 AND 260 FEET EAST AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4; THENCE S 0°17'37" W AND PARALLEL TO THE WEST LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 146 FEET; THENCE S 89°59'01" W AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 165.76 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HIGHWAY #64; THENCE N 04°05'01" W AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 146.50 FEET; THENCE N 89°59'01" E A DISTANCE OF 177.80 FEET TO THE POINT OF BEGINNING.

**TRACT 3**  
A TRACT OF LAND IN THE NW/4 OF THE SW/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE 1.B.&M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:  
COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4 OF THE SW/4 OF THE NW/4; THENCE S 196 FEET; THENCE N 89°59'01" E AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 280 FEET TO THE POINT OF BEGINNING; THENCE S 89°59'01" W A DISTANCE OF 146 FEET; THENCE S 0°17'37" W A DISTANCE OF 146 FEET; THENCE N 89°59'01" E A DISTANCE OF 20 FEET; THENCE N 0°17'37" E A DISTANCE OF 146 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION - GWD - DOC. #2017096337**

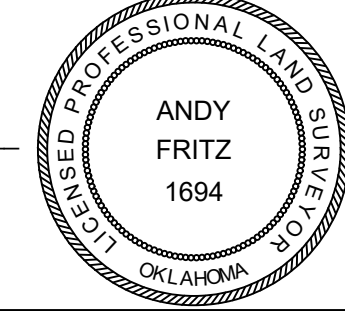
A TRACT OF LAND IN THE NW/4 OF THE SW/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE 1.B.&M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT A POINT 66 FEET SOUTH AND 260 FEET EAST OF THE NORTHWEST CORNER OF SAID NW/4 OF THE SW/4 OF THE NW/4; THENCE S 89°59'22" E AND PARALLEL TO THE NORTH LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 20 FEET; THENCE S 0°11'26" W AND PARALLEL TO THE WEST LINE OF SAID NW/4 OF THE SW/4 OF THE NW/4 A DISTANCE OF 130 FEET; THENCE N 89°59'22" W A DISTANCE OF 20 FEET; THENCE N 0°11'26" W A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING.

**THE FOLLOWING RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED IN EASEMENT REPORT (EFFECTIVE DATE: SEPTEMBER 9th, 2025 AT 7:00 AM) BY SMITH BROTHERS ABSTRACT & TITLE CO., LLC AFFECT THE SURVEYED PROPERTY AS NOTED:**

1. UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, RECORDED IN BOOK 4704, PAGE 1059. 5' WIDE UNDERGROUND RIGHT-OF-WAY EASEMENT AFFECTS THE NORTHEASTERLY PORTION OF THE SURVEYED PROPERTY AS SHOWN HEREON.
2. UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, RECORDED IN BOOK 4753, PAGE 1646. DOES NOT AFFECT; LIES NORTHEAST OF THE SURVEYED PROPERTY AS SHOWN HEREON.
3. RIGHT-OF-WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, RECORDED IN BOOK 5043, PAGE 470. 7.5' WIDE RIGHT-OF-WAY AFFECTS THE SURVEYED PROPERTY AS SHOWN HEREON.
4. ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS IN FAVOR OF ONE GAS, INC., RECORDED AS DOCUMENT NO. 2014010512. 7.5' WIDE RIGHT-OF-WAY AFFECTS THE SURVEYED PROPERTY AS SHOWN HEREON.
5. PRIVATE SEWER EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 2021046559. DOES NOT AFFECT; LIES CONTIGUOUS WITH THE EAST LINE OF THE SURVEYED PROPERTY AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS 21st DAY OF OCTOBER, 2025.

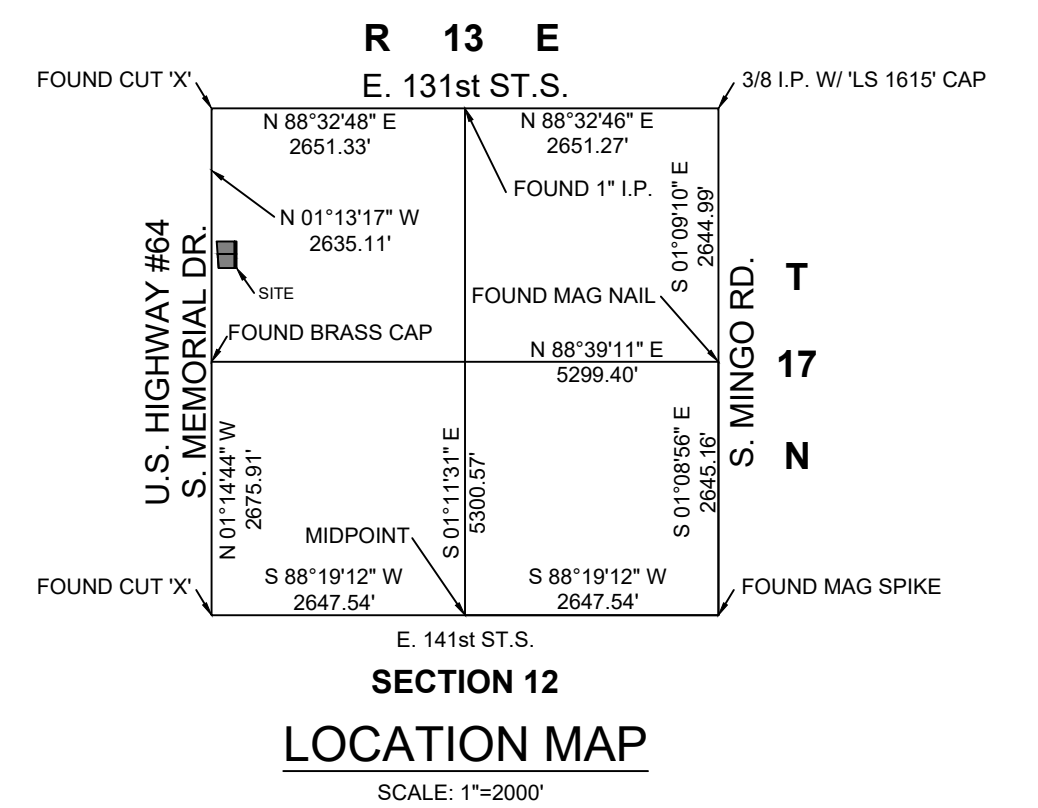
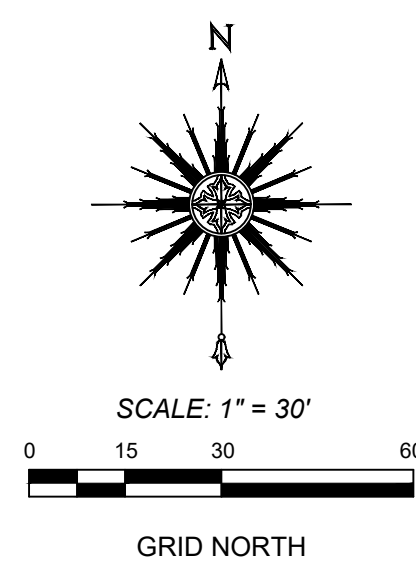
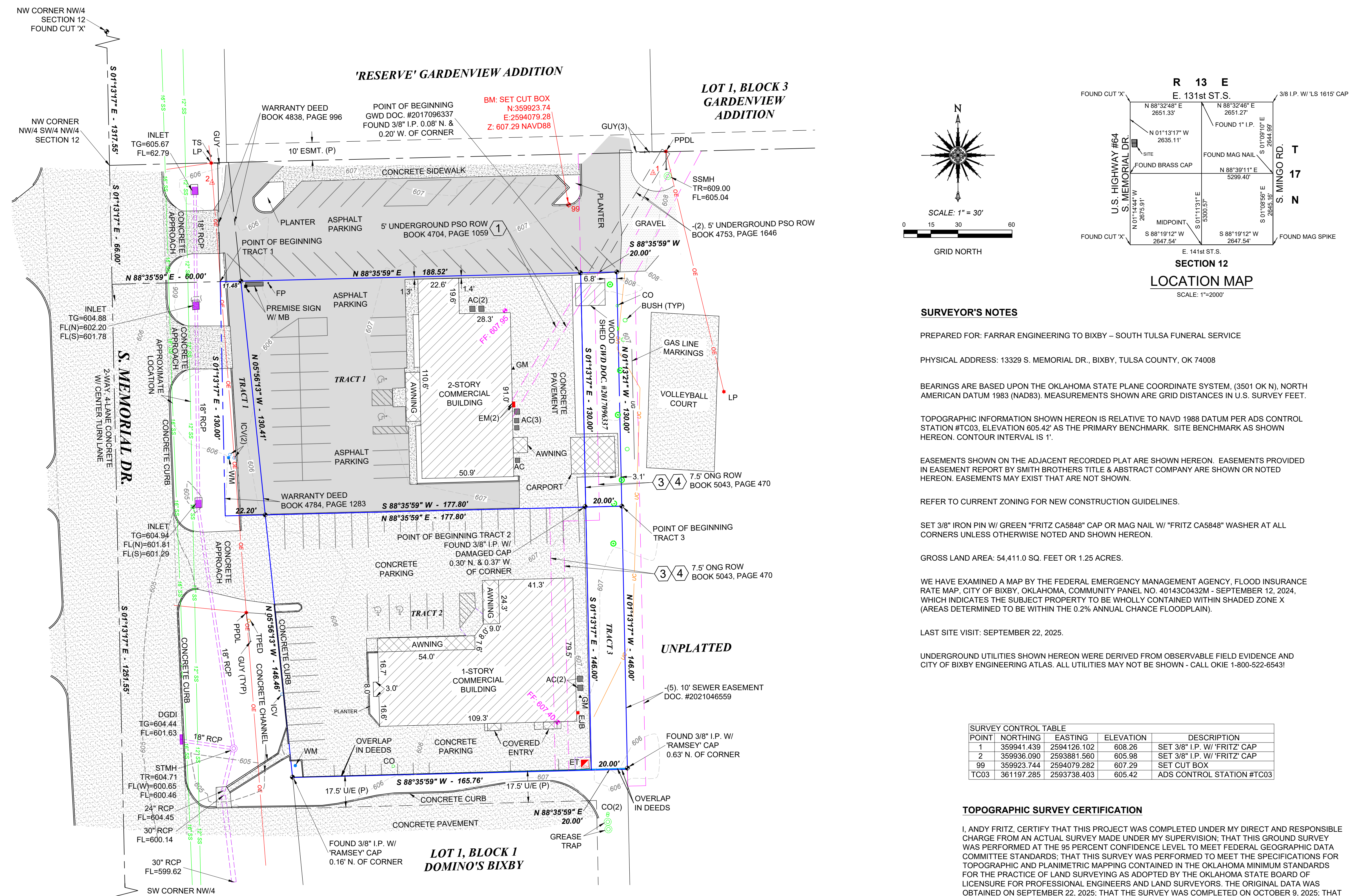
ANDY FRITZ, PLS  
OK LIC. 1694  
CA #5848



**TOPOGRAPHIC SURVEY**

PART OF THE NW/4 SW/4 OF SEC.12, T17N, R13E  
13329 S. MEMORIAL DR., BIXBY, TULSA COUNTY, OK 74008

SURVEY: RLL	DATE: 09.22.2025	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: MLL	DATE: 10.21.2025	524 E. MAIN ST., JENKS, OK 74037
APPROVED: PLS	DATE: 10.21.2025	PH: 918-528-5121
REV:	PROJECT NO.: 25452	FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2026



**SURVEYOR'S NOTES**

PREPARED FOR: FARRAR ENGINEERING TO BIXBY - SOUTH TULSA FUNERAL SERVICE

PHYSICAL ADDRESS: 13329 S. MEMORIAL DR., BIXBY, TULSA COUNTY, OK 74008

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD 1988 DATUM PER ADS CONTROL STATION #TC03. ELEVATION 605.42' AS THE PRIMARY BENCHMARK. SITE BENCHMARK AS SHOWN HEREON. CONTOUR INTERVAL IS 1'.

EASEMENTS SHOWN ON THE ADJACENT RECORDED PLAT ARE SHOWN HEREON. EASEMENTS PROVIDED IN EASEMENT REPORT BY SMITH BROTHERS TITLE & ABSTRACT COMPANY ARE SHOWN OR NOTED HEREON. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

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

GROSS LAND AREA: 54,411.0 SQ. FEET OR 1.25 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C0432M - SEPTEMBER 12, 2024, WHICH INDICATES THE SUBJECT PROPERTY TO BE WHOLLY CONTAINED WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: SEPTEMBER 22, 2025.

UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE AND CITY OF BIXBY ENGINEERING ATLAS. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

**SURVEY CONTROL TABLE**

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	359941.439	2594126.102	608.26	SET 3/8" I.P. W/ "FRITZ" CAP
2	359936.090	2593881.560	605.98	SET 3/8" I.P. W/ "FRITZ" CAP
99	359923.744	2594079.282	607.29	SET CUT BOX
TC03	361197.285	2593738.403	605.42	ADS CONTROL STATION #TC03

**TOPOGRAPHIC SURVEY CERTIFICATION**

I, ANDY FRITZ, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANNING METRIC MAPPING CONTAINED IN THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 22, 2025; THAT THE SURVEY WAS COMPLETED ON OCTOBER 9, 2025, THAT CONTOURS SHOWN AS (GRAY DASHED LINES) MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES AND BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) AS FIELD MEASUREMENTS AND ARE INTENDED TO BE RELATIVE TO DEED DESCRIPTION. VERTICAL DATUM ADJUSTED TO ADS CONTROL STATION TC03. ELEV. = 605.42' AND ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM. CONTOUR INTERVAL IS 1'. SITE BENCHMARK AS SHOWN HEREON.