



1:48 pm, Mar 09, 2026

**AGENDA**  
**Tulsa County Board of Adjustment**  
**Regularly Scheduled Meeting**  
**Tuesday March 17, 2026, 1:30 p.m.**  
**Williams Tower I**  
**1 West 3rd Street, St. Francis Room**

**Meeting No. 552**

**Consider, Discuss and/or Take Action On:**

1. Approval of Minutes of November 18, 2025 (Meeting No. 548).
2. Approval of Minutes of January 20, 2026 (Meeting No. 550).
3. **CBOA – 3331 Jody Blood**  
**Action Requested:**  
Variance of the Minimum Lot Area per Dwelling Unit in a AG district (Section 2.050, Table 2-3) and a Variance of the Minimum Lot Area in a AG district to allow 3rd Dwelling on lot. (Section 2.050, Table 2-3)  
**Location:** 16002 E. 171st ST. S. Bixby, OK
4. **CBOA 3332 – Tanner Bemies**  
**Action Requested:**  
Special Exception to allow Mining or Mineral Processing of native soils in an AG District (Sec. 6.010, Table 6-1).  
**Location:** 10355 E. 161st St S, Bixby, OK
5. **CBOA 3333 – Jared Redyke**  
**Action Requested:**  
Variance of the maximum number of dwellings from 2 to 6 on a single lot in the AG district (Sec. 2.030, Table 2-2)  
**Location:** 18727 S. MEMORIAL DR E., Bixby, OK
6. **CBOA 3334 – Jason Marietta**  
**Action Requested:**  
Special Exception to allow a fireworks stand in an RE district for a period of 3 years (Sec. 9.040-B,-G)  
**Location:** 13232 E 106th St N, Owasso, OK 74055

**7. CBOA 3335 – Angus Martin**

**Action Requested:**

Variance to allow a detached accessory building in the side yard in the RS-3 district (Sec. 8.030-A)

**Location:** 5633 S 168th W Ave, Sand Springs, OK

**8. CBOA 3336 – Jose Soto**

**Action Requested:**

Variance of fence height requirements (Sec. 8.100-A) from 4ft to 6 ft or front yard maximum.

**Location:** 3139 S. 59th W. Ave., Tulsa, OK

**9. CBOA 3337 – TNT Fireworks**

**Action Requested:**

Special Exception to Permit a Fireworks stand for a period of 3 Years (Section 9.040-G)

**Location:** 13107 W. 41st S. Sand Springs, OK

**10. CBOA 3338 – TNT Fireworks**

**Action Requested:**

Special Exception to Permit a Fireworks stand for a period of 3 Years (Section 9.040-G) & A Variance of the all-weather surface requirement for parking (Sec. 10.070-E)

**Location:** 7936 Charles Page Blvd. S., Tulsa, OK

**11. CBOA 3339 – Amy Mirecki Ashworth**

**Action Requested:**

Use Variance to allow Animal Husbandry on an RS zoned lot for a period of up to 5 years (Section 6.010, Table 6-1; 6.090-A), including the incidental, non-commercial processing of approximately fifteen chickens raised on-site annually (Sec. 8.130-B)

**Location:** 1621 E. 72nd St. N., Tulsa, OK

**12. CBOA 3340 – Kevin & Danielle Vaughan**

**Action Requested:**

Special exception to allow temporary dwelling in RV in an AG district (Sec. 8.160) while house is being built

**Location:** 14129 E. 191st St S., Bixby, OK

**13. CBOA 3341 – Jason Rogers**

**Action Requested:**

Special exception to allow temporary dwelling in RV in an AG district (Sec. 8.160) and Variance to allow the occupancy of two RVs in an AG district (Sec. 8.160)

**Location:** 15723 N. Memorial Dr., Collinsville, OK

**14. CBOA 3342 – Cheri Savage**

**Action Requested:**

Special exception to allow a manufactured housing unit, single section, in RS-3 district (Sec.3.030, Table 3-2) and Variance of minimum street frontage requirements from 30' to 0' of public maintained road in RS-3 district (Sec. 3.050, Table 3-3)

**Location:** 5840 S. 81st W. Ave. Tulsa, OK 74107

**15. CBOA 3343 – Gaway Architects**

**Action Requested:**

Amendment to a previously approved site plan to allow an expansion to an existing religious assembly use in the AG district.

**Location:** 15710 S. Peoria Ave. Bixby, OK

**16. CBOA 3344 – Justin Crosslin**

**Action Requested:**

Variance of minimum street frontage requirements to a public maintained road from 30' to 0' in an AG district (Sec. 2.040, Table 2-3)

**Location:** East of N. 145th East Avenue and south of E. 140th Street North, approximately one-quarter mile east of the US-169 / Mingo Valley Expressway corridor.

**17. CBOA 3345 – Leslie Earl**

**Action Requested:**

Variance of minimum street frontage requirements from 30' to 0' of public maintained road in an AG district (Sec. 2.040 Table 2-3)

**Location:** 24577 W. 41st St S. Sand Springs, OK

**OTHER BUSINESS**

**NEW BUSINESS**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

**Website:** [https://www.incoq.org/Land\\_Development/land\\_main.html](https://www.incoq.org/Land_Development/land_main.html)

**E-mail:** [esubmit@incoq.org](mailto:esubmit@incoq.org)



**Case Number:** CBOA-3331

**Hearing Date:** 03/17/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

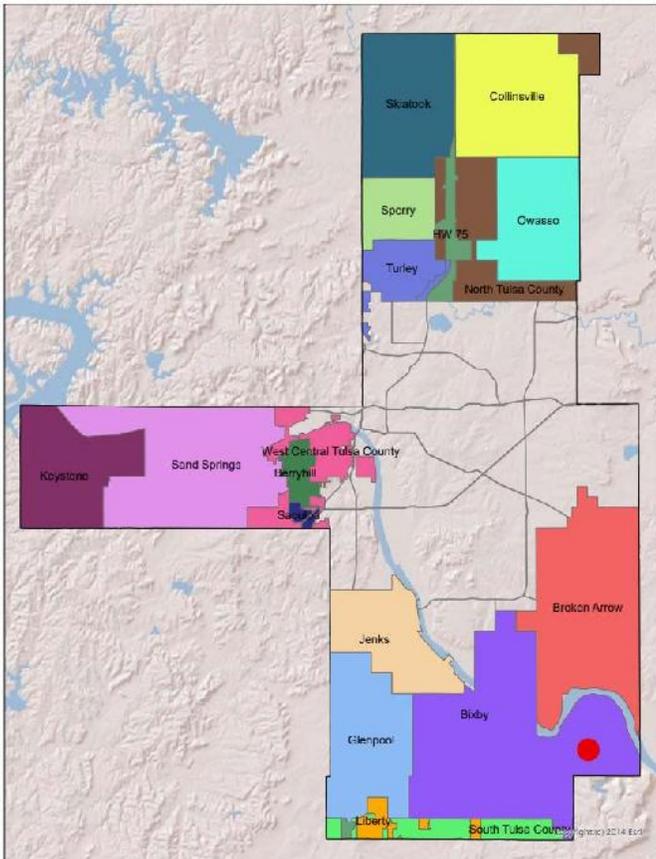
**Owner and Applicant Information:**

**Applicant:** Jody Blood

**Property Owner:** Jody D. Blood & Amanda L. Blood

**Action Requested:** Variance of the Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3) and a Variance of the Minimum Lot Area in an AG district to allow 3rd Dwelling on lot. (Section 2.050, Table 2-3)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 1.28 acres

**Legal Description:** BEG SEC N/2 SW N 174.9 TO S L HWY SW TO PT E 638.8 TO BEG SEC 27-17-14

**Present Zoning:** AG (Agriculture)

**Fenceline/Area:** Bixby

**Land Use Designation:** Rural Agriculture

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 7427

CASE NUMBER: **CBOA-3331**

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 03/17/2026 1:30 PM

APPLICANT: Jody Blood

ACTION REQUESTED: Variance of the Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3) and a Variance of the Minimum Lot Area in an AG district to allow 3rd Dwelling on lot. (Section 2.050, Table 2-3)

LOCATION: 16002 E. 171st ST. S. Bixby, OK

ZONED: AG (Agriculture)

FENCELINE: Bixby

PRESENT USE: Residential

TRACT SIZE: ± 1.28 acres

LEGAL DESCRIPTION: BEG SEC N/2 SW N 174.9 TO S L HWY SW TO PT E 638.8 TO BEG SEC 27-17-14

RELEVANT PREVIOUS ACTIONS: n/a

ANALYSIS OF SURROUNDING AREA: The subject tract is located at the edge of Leonard, OK, abutting E 167<sup>TH</sup> St S, within a predominantly rural and low-density residential area of Tulsa County. The surrounding development pattern is characterized by agricultural land, large-lot residential development, and scattered single-family residences. Land use in the immediate surroundings is entirely Rural Agriculture, with Rural residential future land use approximately a quarter mile east of the subject property, within Leonard.

Overall, the surrounding area maintains a predominantly rural residential character defined by low-density housing, agricultural activity, and substantial open space. Existing land uses and development patterns in the vicinity are generally compatible with low-intensity residential and agricultural uses.

APPLICANT STATEMENT: The purpose of this project is to develop an accessory dwelling unit (ADU) that provides affordable housing while maintaining the rural character of the surrounding area. The proposed ADU is intended to accommodate one or two occupants and is designed to integrate seamlessly with the existing property and landscape.

The ADU supports broader housing policy objectives, including the expansion of flexible and affordable housing as encouraged by Fannie Mae under SEL-2025-10. The development will not alter the primary use of the property and will remain secondary in scale and function.

The unit will be situated with an existing pecan grove, preserving natural features and providing a quiet, low-impact residential environment. The project is intended to minimize visual, traffic, and infrastructure impacts while offering a modest housing solution consistent with local zoning standards and community character.

STAFF COMMENTS: The applicant is requesting a variance of the Minimum Lot Area per Dwelling Unit in an AG district and a Variance of the Minimum Lot Area in an AG district to allow 3rd Dwelling on lot. The AG

district is intended to accommodate low-density residential development with substantial setbacks to preserve privacy, open space, and rural character. As such, the minimum lot area within an AG district is 2 acres, and AG districts are allowed to have up to two principal dwellings (and a single ADU) within them so long as the lot is made up of at least 2 acres per dwelling (i.e. at least 4 acres for two houses).

Moreover, the land use plan designates this lot and its surrounding areas as Rural Agriculture, which is intended primarily for large tracts of land for agricultural purposes, but may also include large-lot detached residential uses, accessory agricultural uses, and structures to support agricultural uses. Improvements in this designation are to be low-impact and retain the rural character of the area.

In evaluating variance requests, the Board must determine whether strict application of zoning regulations creates unnecessary hardship or practical difficulty due to conditions unique to the property. The proposed third dwelling would remain located next to significant open space, and no evidence has been presented indicating that it would result in encroachment conflicts, safety concerns, or drainage impacts.

In reviewing variance requests, the Board must consider whether the request:

- Arises from unique site conditions;
- Is not self-created;
- Represents the minimum variance necessary;
- Will not be detrimental to surrounding properties; and
- Is consistent with the intent of the zoning regulations.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed mining and mineral processing of is compatible and non-injurious to the surrounding area.*

**Sample Motion:**

*“Move to \_\_\_\_\_ (approve/deny) Variance of the Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3) and a Variance of the Minimum Lot Area in an AG district to allow 3rd Dwelling on lot. (Section 2.050, Table 2-3)*

*Should the Board approve the first request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

1. *The minimum lot area per dwelling unit variance applies to the existing principal dwelling, since the current lot area is not sufficient to allow even a single dwelling unit within an AG district.*

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Should the Board approve the second request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

1. No more than the requested dwellings (3) be allowed on the property, including Accessory Dwelling Units.

Subject to the following conditions, if any: \_\_\_\_\_.

Finding the hardship to be \_\_\_\_\_.

*Finding 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 the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.*



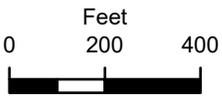
**SUBJECT TRACT**

64

E 169TH ST S

S 457TH E AVE

E 171ST ST S



**Subject Tract**

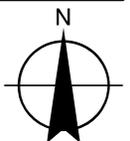
**CBOA-3331**

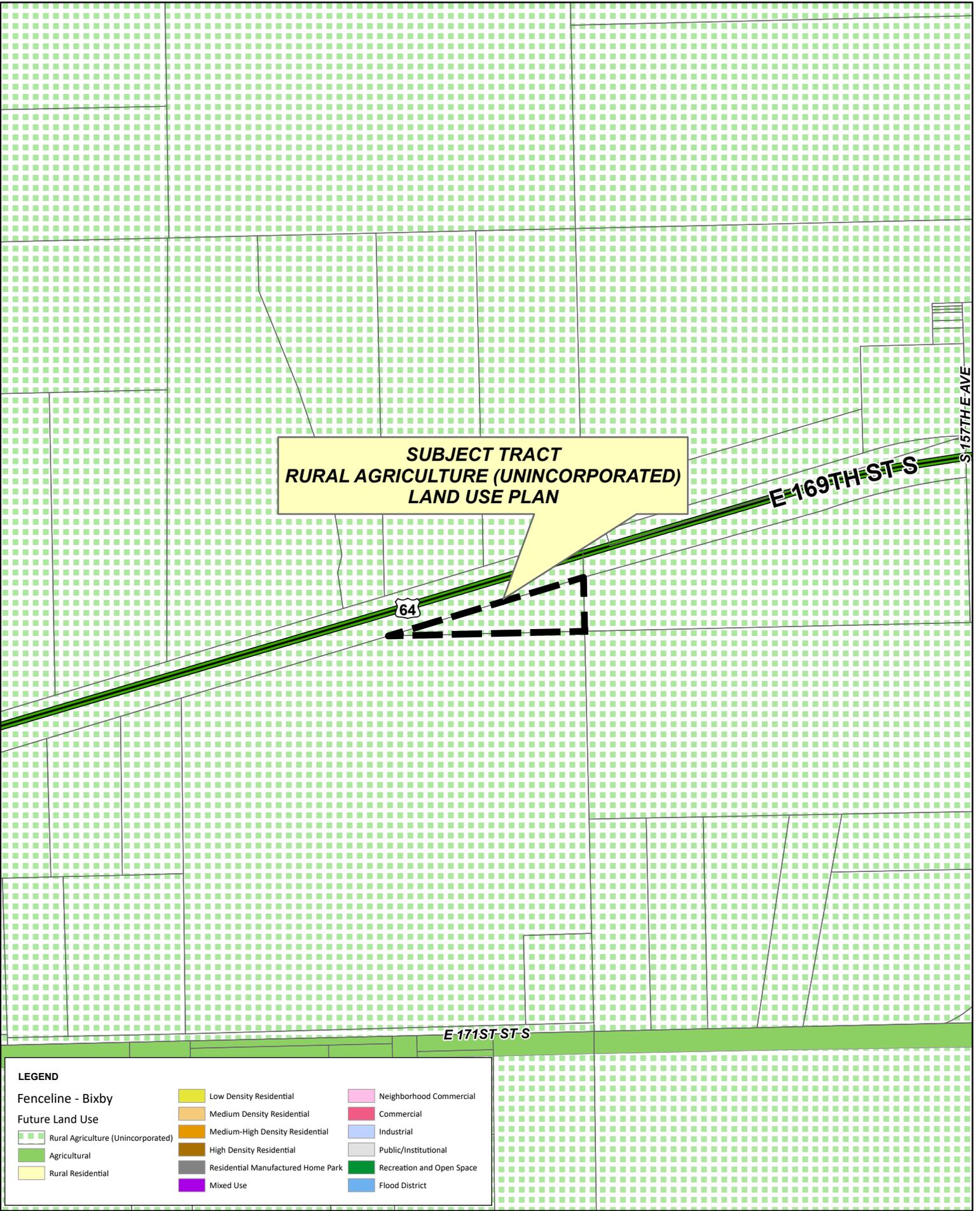
27 17-14

*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2024

3.5





**SUBJECT TRACT  
RURAL AGRICULTURE (UNINCORPORATED)  
LAND USE PLAN**

**E-169TH ST-S**

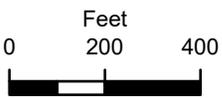
**S-157TH E-AVE**

**64**

**E-171ST ST-S**

**LEGEND**

<b>Fenceline - Bixby</b>	Low Density Residential	Neighborhood Commercial
<b>Future Land Use</b>	Medium Density Residential	Commercial
Rural Agriculture (Unincorporated)	Medium-High Density Residential	Industrial
Agricultural	High Density Residential	Public/Institutional
Rural Residential	Residential Manufactured Home Park	Recreation and Open Space
	Mixed Use	Flood District

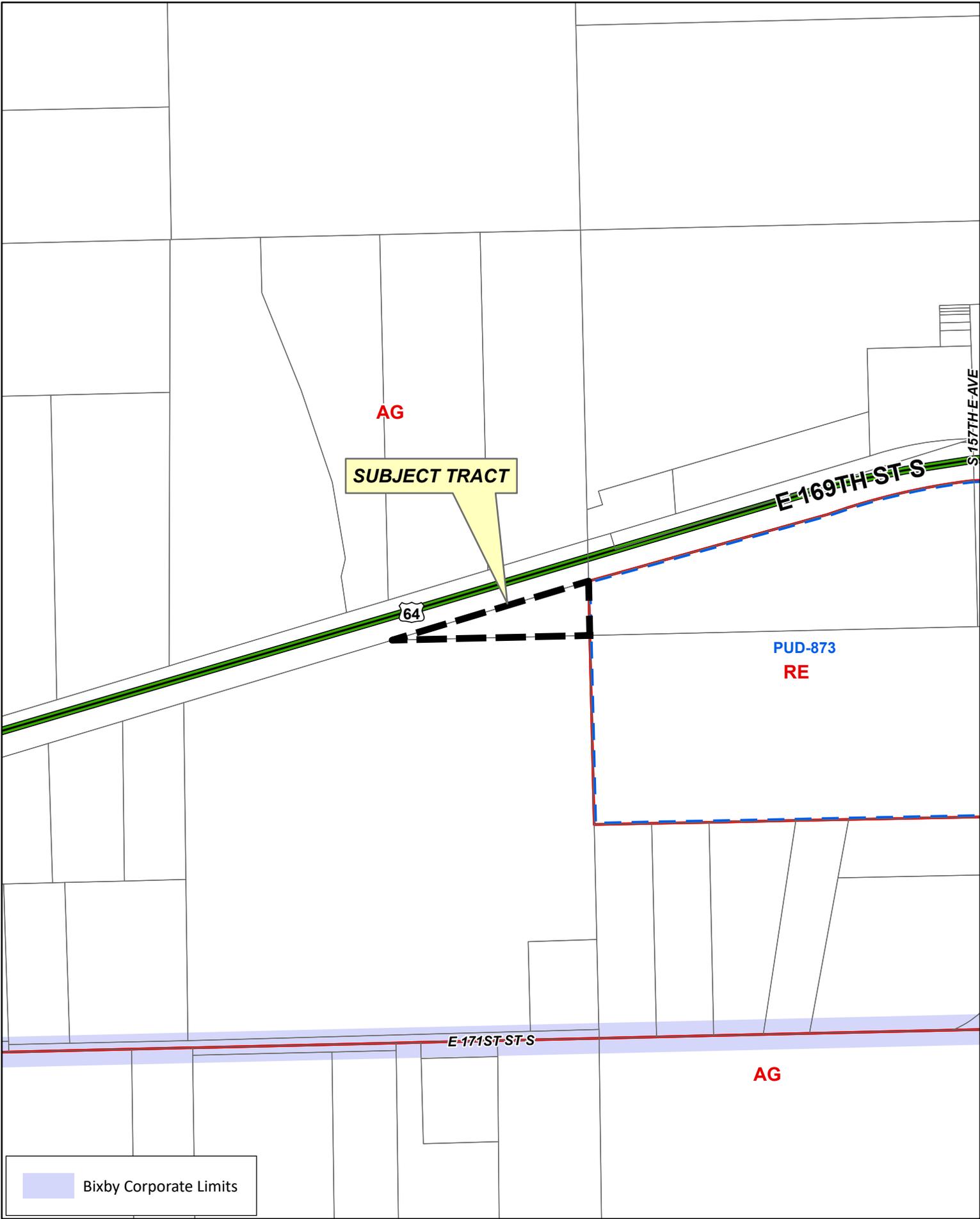


**CBOA-3331**

27 17-14

3.6





AG

SUBJECT TRACT

64

E-169TH ST S

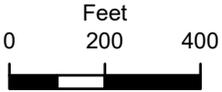
S-157TH E AVE

PUD-873  
RE

E-171ST ST S

AG

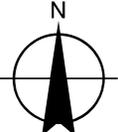
Bixby Corporate Limits



CBOA-3331

27 17-14

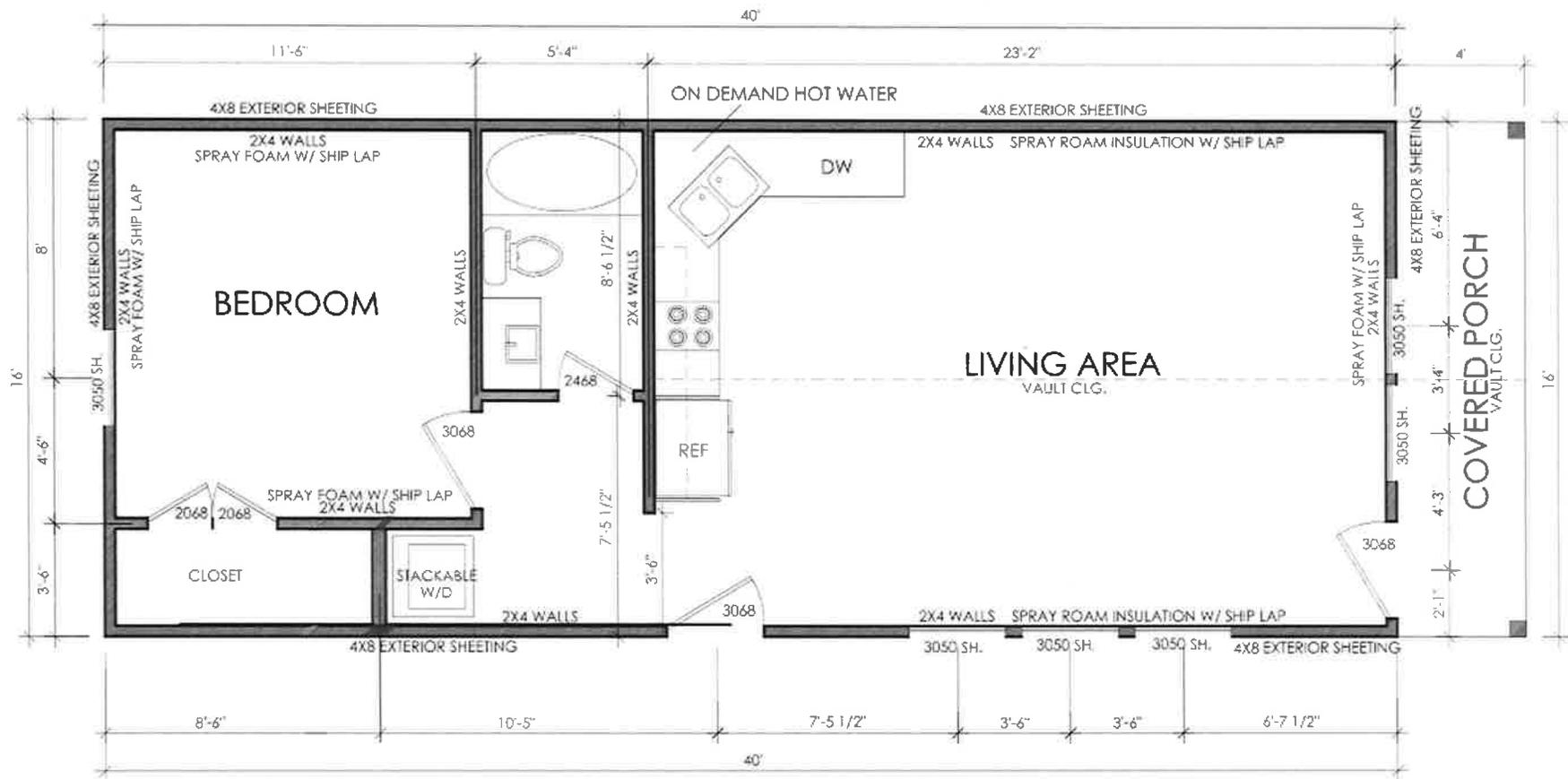
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# Variance Request

- The purpose of this project is to develop an accessory dwelling unit (ADU) that provides affordable housing while maintaining the rural character of the surrounding area. The proposed ADU is intended to accommodate one or two occupants and is designed to integrate seamlessly with the existing property and landscape.
- The ADU supports broader housing policy objectives, including the expansion of flexible and affordable housing options as encouraged by Fannie Mae under **SEL-2025-10**. The development will not alter the primary use of the property and will remain secondary in scale and function.
- The unit will be situated with an existing pecan grove, preserving natural features and providing a quiet, low-impact residential environment. The project is intended to minimize visual, traffic, and infrastructure impacts while offering a modest housing solution consistent with local zoning standards and community character.









**Case Number:** CBOA-3332

**Hearing Date:** 03/17/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

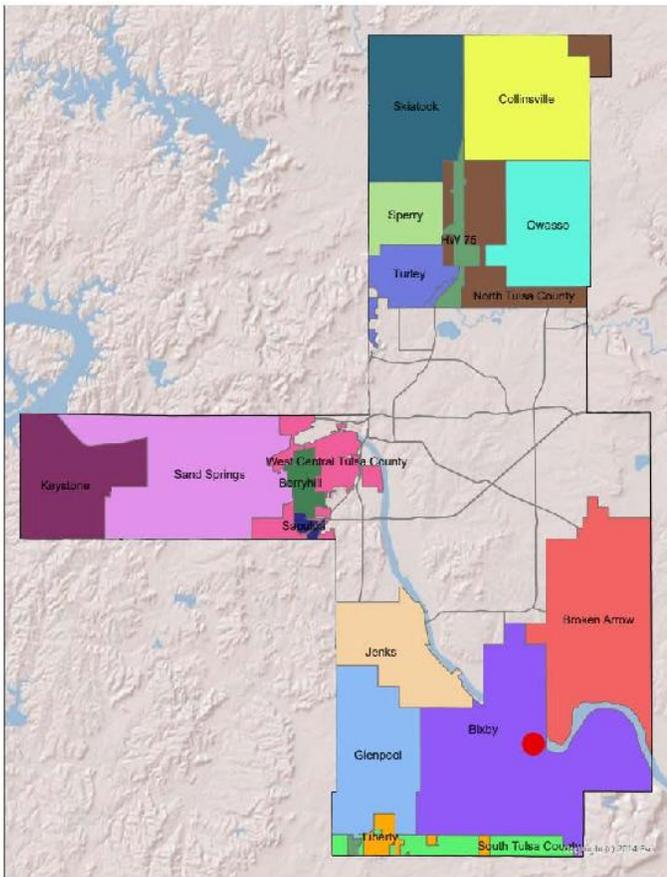
**Owner and Applicant Information:**

**Applicant:** Tanner Bemies

**Property Owner:** Bemies Dirt, Sand, & Gravel, LLC

**Action Requested:** Special Exception to allow Mining or Mineral Processing of native soils in an AG District (Sec. 6.010, Table 6-1).

**Location Map:**



**Additional Information:**

**Present Use:** Mining/Mineral Processing

**Tract Size:** ± 68.99 acres

**Legal Description:** E/2 SW LESS BEG 378.63N SECR SW TH SW42.76 SW114.71 SW357.80 SW366.16 W298.35 NW244.12 N285.31 E120.93 SE164.88 SE113.29 ELY117.49 NE124.84 NE62.80 E105.02 NE547.81 NLY483.99 NE25.40 S833.78 TO POB SEC 19 17 14 68.990ACS

**Present Zoning:** AG (Agriculture)

**Fenceline/Area:** Bixby

**Land Use Designation:** Rural Agriculture; Flood District; Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 7419

CASE NUMBER: **CBOA-3332**

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 03/17/2026 1:30 PM

APPLICANT: Tanner Bemies

ACTION REQUESTED: Special Exception to allow Mining or Mineral Processing of native soils in an AG District (Sec. 6.010, Table 6-1).

LOCATION: 10355 E 161st St S, Bixby, OK 74008

ZONED: AG (Agriculture)

FENCELINE: Bixby

PRESENT USE: Mining & Mineral Processing

TRACT SIZE: ± 68.99 acres

LEGAL DESCRIPTION: E/2 SW LESS BEG 378.63N SECR SW TH SW42.76 SW114.71 SW357.80 SW366.16 W298.35 NW244.12 N285.31 E120.93 SE164.88 SE113.29 ELY117.49 NE124.84 NE62.80 E105.02 NE547.81 NLY483.99 NE25.40 S833.78 TO POB SEC 19 17 14 68.990ACS

RELEVANT PREVIOUS ACTIONS:

**Subject property:**

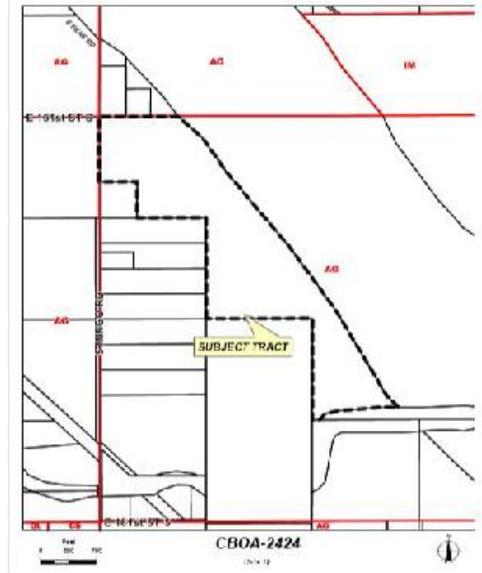
**CBOA-2878 March 2021:** The Board voted 5-0-0 to APPROVE the request for a *Special Exception to permit Use Unit 24 – Mining and Mineral Processing (Section 1224)* – to extend the time limit to allow native soils to be mined in an AG District (Section 310, Table 1), subject to conceptual plan of the agenda packet. The approval will have a five-year time limit, March 2026.

**CBOA-2786 January 2020:** The Board voted 4-0-0 to APPROVE the request for a Special Exception to permit Use Unit 24, Mining and Mineral Processing, to allow native soils to be mined (Section 1224) in an AG District (Section 310, Table 1), subject to conceptual plan of the agenda packet. The approval is contingent with the written policy that was supplied by the applicant and there is to be a one-year time limit: January 2021, at which time the case is to be reviewed by the Board of Adjustment.

## Surrounding Properties:

**CBOA-2424 May 2012:** The Board **approved** a *Special Exception* to permit sand extraction within Use Unit 24, Mining & Mineral Processing, in an AG district (Section 310) with the following conditions:

- Statements contained in the letter from Mr. Frazier dated April 25, 2012 will be applicable. (See Exhibit A, pages 3.5 and 3.6.)
- No more than 100 loads of sand to be exported from this mining operation per year.
- The applicant will ensure that the road used to access the property, 151<sup>st</sup> Street, shall be maintained, whether it is through private efforts or through efforts with Tulsa County, for reasonable and appropriate use for truck and suitable for standard automobile traffic.
- This special exception will have a time limit of one year from today's date, May 15, 2012.
- The debris on the property is to be depleted or removed. on property located at the southeast corner of 151<sup>st</sup> Street South and South Mingo Road.



**CBOA-2273 July 2007:** The Board **approved** a *Special Exception* to permit sand and gravel mining in the AG district (Section 301), with the following conditions:

- As submitted by the applicant, in accordance with the data submitted, and the plan of operation
- Subject to all of the permitting required, including environmental and quality, mining
- Hours of operation: truck traffic and pit operations from 7:00 a.m. to 7:00 p.m. and dredging as needed
- With conditions provided by the applicant to stay away from the banks in excavation
- To take necessary steps to minimize erosion, specifically, dredging no closer than 50 ft. from the shore except when the equipment is moved to the working site
- Placement of rip rap in areas that appear to be adversely affected from erosion by the operation
- The applicant to contribute to the cost and upkeep of Garnett Road South to Highway 164
- A watering plan that is consistently administered, authored by the applicant and posted for the inspector should they wish to see it
- The applicant to provide a \$250,000 bond to be posted in the event that certain remedial cure to public works is deemed necessary by the inspector's office for actions inconsistent with various permits on property located southeast of 161<sup>st</sup> Street and South Garnett Road.



**ANALYSIS OF SURROUNDING AREA:** The subject tract is located north of E. 161<sup>st</sup> Street South and east of S. Mingo Road, within a predominantly rural and low-density area of Tulsa County. The surrounding development pattern is characterized by almost entirely by agricultural uses, large undeveloped tracts, and scattered single-family residences to the subject parcel's east, north, and south, and similarly to its west except for denser residential (RS, RMH, etc), commercial, and others beginning approximately a quarter mile away. Land uses in the immediate vicinity are primarily rural agricultural and rural residential in nature, with substantial open space and limited subdivision activity except for, as previously mentioned, beginning at approximately a quarter mile west.

**North:** The sole property to the north is subject to CBOA-2424, also Rural Agricultural in its land use designation, and directly abuts the Arkansas river.

**South:** Land to the south consists primarily of agricultural acreage and undeveloped open space, with some residential development further south and flood districts to the southeast.

**East:** Properties to the east consists primarily of low density residential and undeveloped open space, after which lies the Arkansas river.

**West:** Land to the immediate west is predominantly agricultural and undeveloped, designated Rural Agriculture and some flood districts, but then rapidly begins increasing in population density as Bixby corporate limits are reach approximately a quarter mile west of the subject tract.

Overall, the surrounding area reflects a transitional pattern, with established agricultural uses and rural residences to the south, north, and east, and west, but with emerging suburban residential and commercial development further to the west.

**STAFF COMMENTS:** The applicant is requesting a Special Exception to allow mining and mineral processing of native soils within the subject property, which is zoned AG (Agricultural). This action was granted by the Board of Adjustment under the previous zoning code in March 2021, with a time limit of 5 years, leading the case to resurface in March 2026. The AG district is intended to accommodate agricultural uses and low-intensity development. Mining and mineral extraction activities are not permitted by right within this district but may be considered through the Special Exception process when appropriate safeguards are demonstrated.

Staff recognizes that some mining and mineral processing activities have the potential to generate noise, dust, vibration, truck traffic, and visual impacts. These impacts must be carefully evaluated in relation to surrounding land uses. While the subject tract is located in a predominantly rural area with large agricultural parcels and substantial separation between residences, residential and developing uses are present in the vicinity. Provided that appropriate operational limitations, buffering, and mitigation measures are implemented, the proposed activity may be capable of operating without causing undue adverse impacts to neighboring properties.

Mining and mineral processing operations may affect public health, safety, and welfare through increased heavy vehicle traffic, potential air quality impacts, noise, and changes to drainage patterns. The subject tract has access to established roadways capable of accommodating industrial traffic; however, increased truck movements may affect roadway conditions and traffic safety.

Staff emphasizes the importance of compliance with all applicable environmental regulations, including stormwater management, dust suppression, erosion control, and reclamation requirements. Emergency access and site security must also be maintained.

In reviewing Special Exception requests, the Board must determine whether the proposed use:

- Is compatible with surrounding land uses;
- Will not be injurious to adjacent properties;
- Will not adversely affect public services or infrastructure;
- Includes adequate safeguards to minimize potential impacts; and
- Is consistent with the intent of the zoning regulations.

Based on the rural character of the area and the two previous approvals of equivalent requests under the previous zoning code for the subject tract, staff finds that the request may satisfy the Special Exception criteria if appropriate conditions are imposed to mitigate operational impacts.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed mining and mineral processing of is compatible and non-injurious to the surrounding area.*

**Sample Motion:**

*“Move to \_\_\_\_\_ (approve/deny) Special exception to allow mining or mineral processing of native soils in an AG district (Sec. 6.010, Table 6-1)*

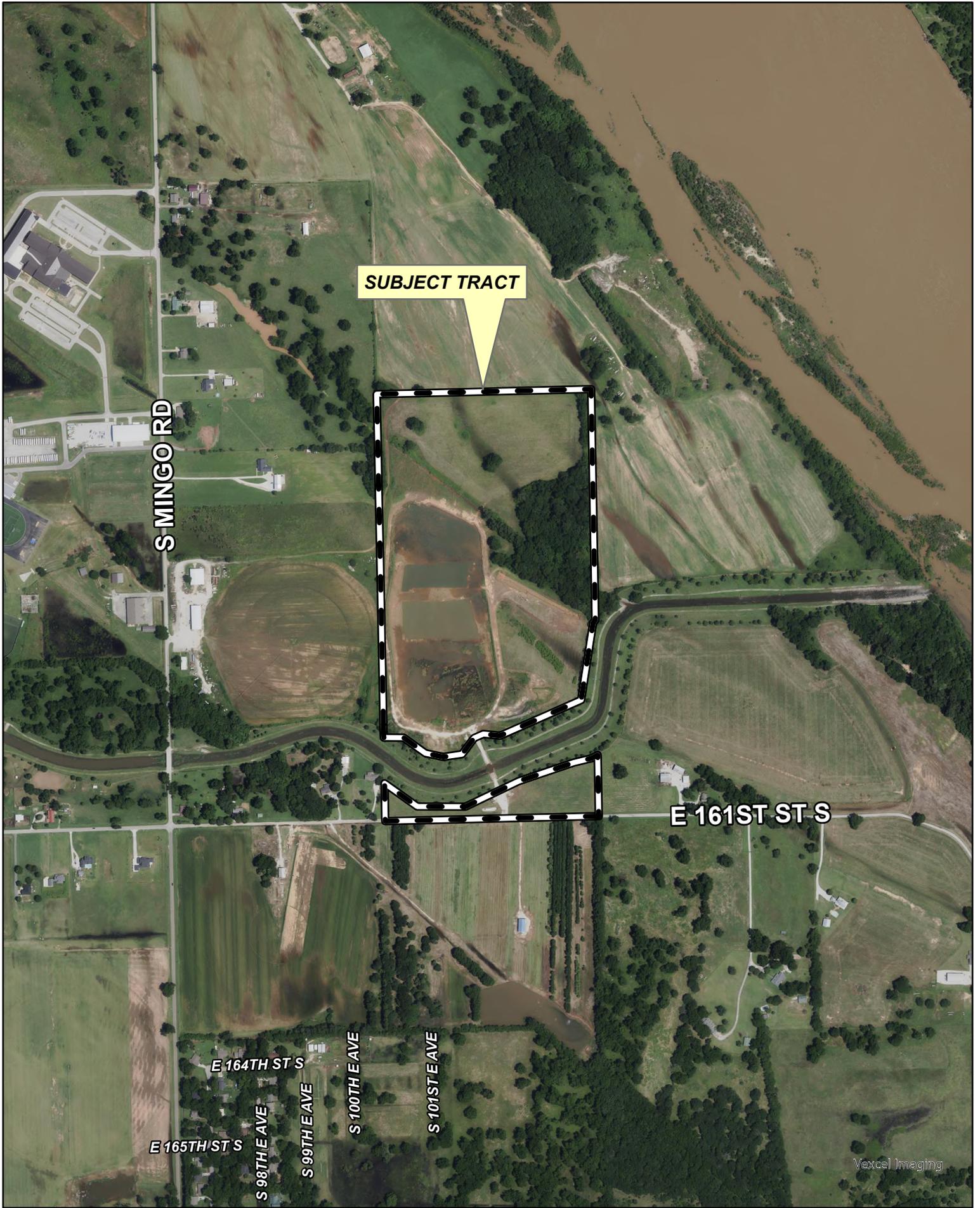
*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

1. All operations shall comply with applicable state, federal, and local environmental and mining regulations.
2. Dust control measures, including water application and/or other approved methods, shall be implemented at all times.
3. Noise levels shall comply with applicable County standards.
4. Truck routes shall be approved by the County Engineer, and access points shall be maintained in safe condition.
5. No processing, stockpiling, or equipment storage shall occur outside the approved area.
6. The Special Exception shall be subject to periodic review and may be revoked for noncompliance.

Subject to the following conditions, if any: \_\_\_\_\_.

*In approving a special exception, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.*

*That the special exception will be in harmony with the spirit and intent of these zoning regulations; and the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.*



**SUBJECT TRACT**

**S-MINGO RD**

**E 161ST ST S**

**E 164TH ST S**

**E 165TH ST S**

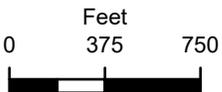
**S 98TH E AVE**

**S 99TH E AVE**

**S 100TH E AVE**

**S 101ST E AVE**

Vexcel Imaging



**Subject Tract**

**CBOA-3332**

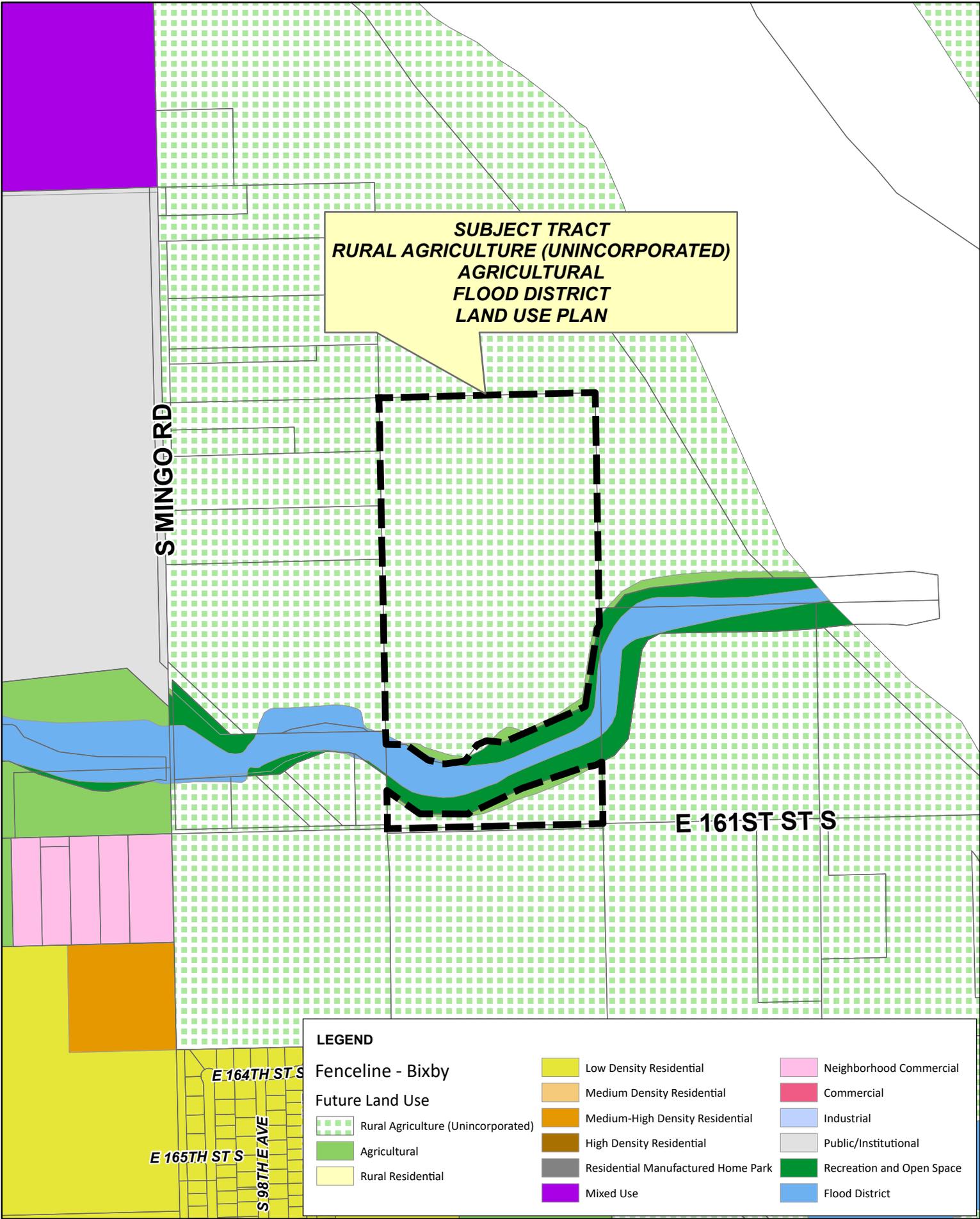
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*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2024

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**SUBJECT TRACT  
RURAL AGRICULTURE (UNINCORPORATED)  
AGRICULTURAL  
FLOOD DISTRICT  
LAND USE PLAN**

**S MINGO RD**

**E 161ST ST S**

**E 164TH ST S**

**E 165TH ST S**

**S 98TH AVE**

**LEGEND**

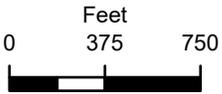
**Fenceline - Bixby**

**Future Land Use**

-  Rural Agriculture (Unincorporated)
-  Agricultural
-  Rural Residential

-  Low Density Residential
-  Medium Density Residential
-  Medium-High Density Residential
-  High Density Residential
-  Residential Manufactured Home Park
-  Mixed Use

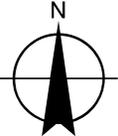
-  Neighborhood Commercial
-  Commercial
-  Industrial
-  Public/Institutional
-  Recreation and Open Space
-  Flood District

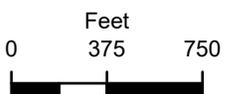
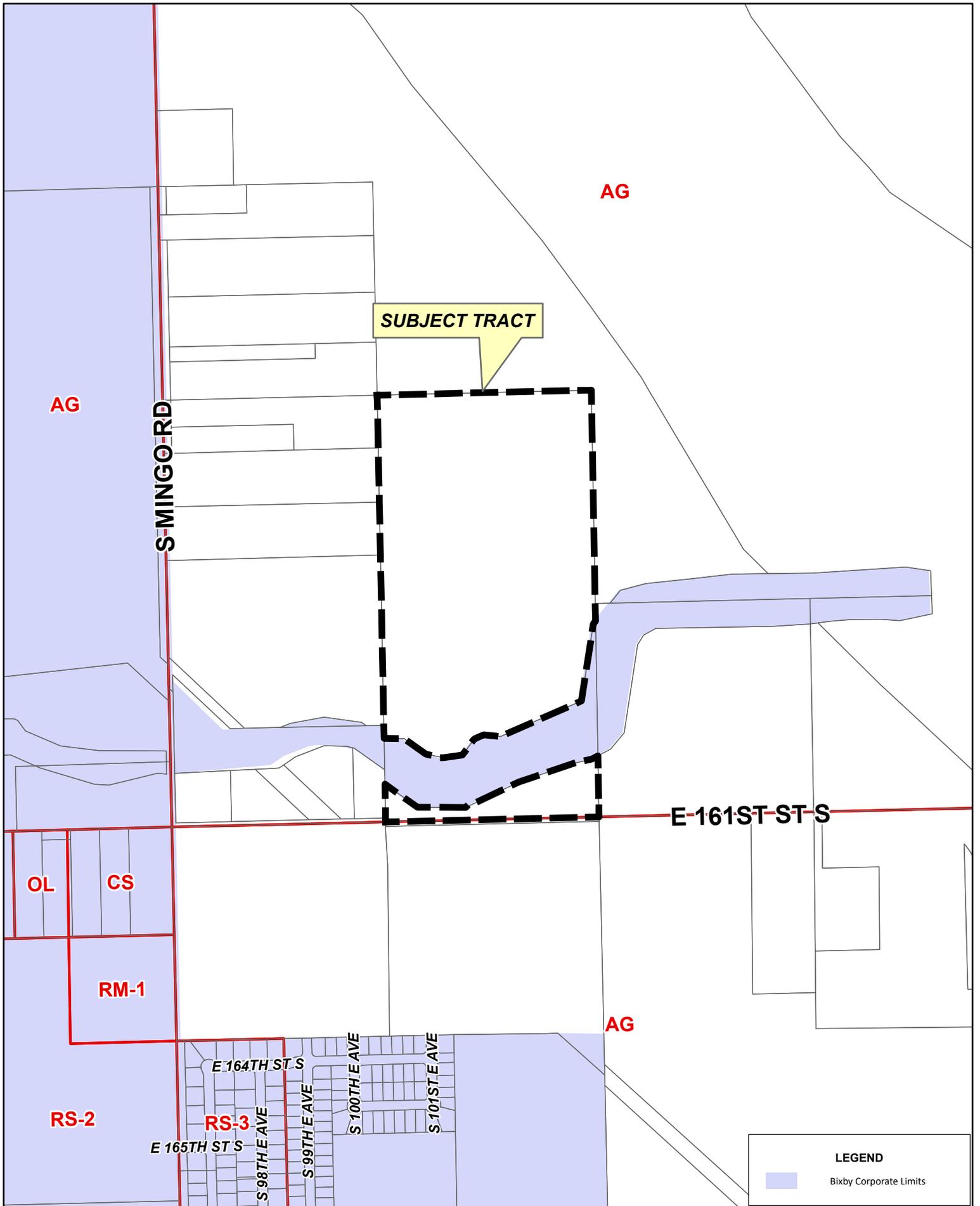


**CBOA-3332**

19 17-14

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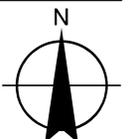




CBOA-3332

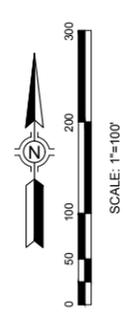
19 17-14

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**LEGEND**

Bixby Corporate Limits



THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

# Bemies Mining Project RECLAMATION MAP

DATE:	10/15/19
DRAFTED BY:	LAD
SHEET	1
OF	1
TYPE OF WORK:	N/A
WORK ORDER NO.	18383
FILE:	1714.19
ATLAS PAGE NO.	
PLAN SCALE:	1"=100'
PROFILE SCALE:	N/A
HORIZ. VERT.	N/A

**Sisemore Weisz & Associates, Inc.**  
 811 EAST 3204 PLACE  
 TULSA, OKLAHOMA 74121  
 CA. NO. 0/30/21  
 PHONE: (918) 665-3600  
 FAX: (918) 665-8668  
 EXP. DATE: 6/30/21

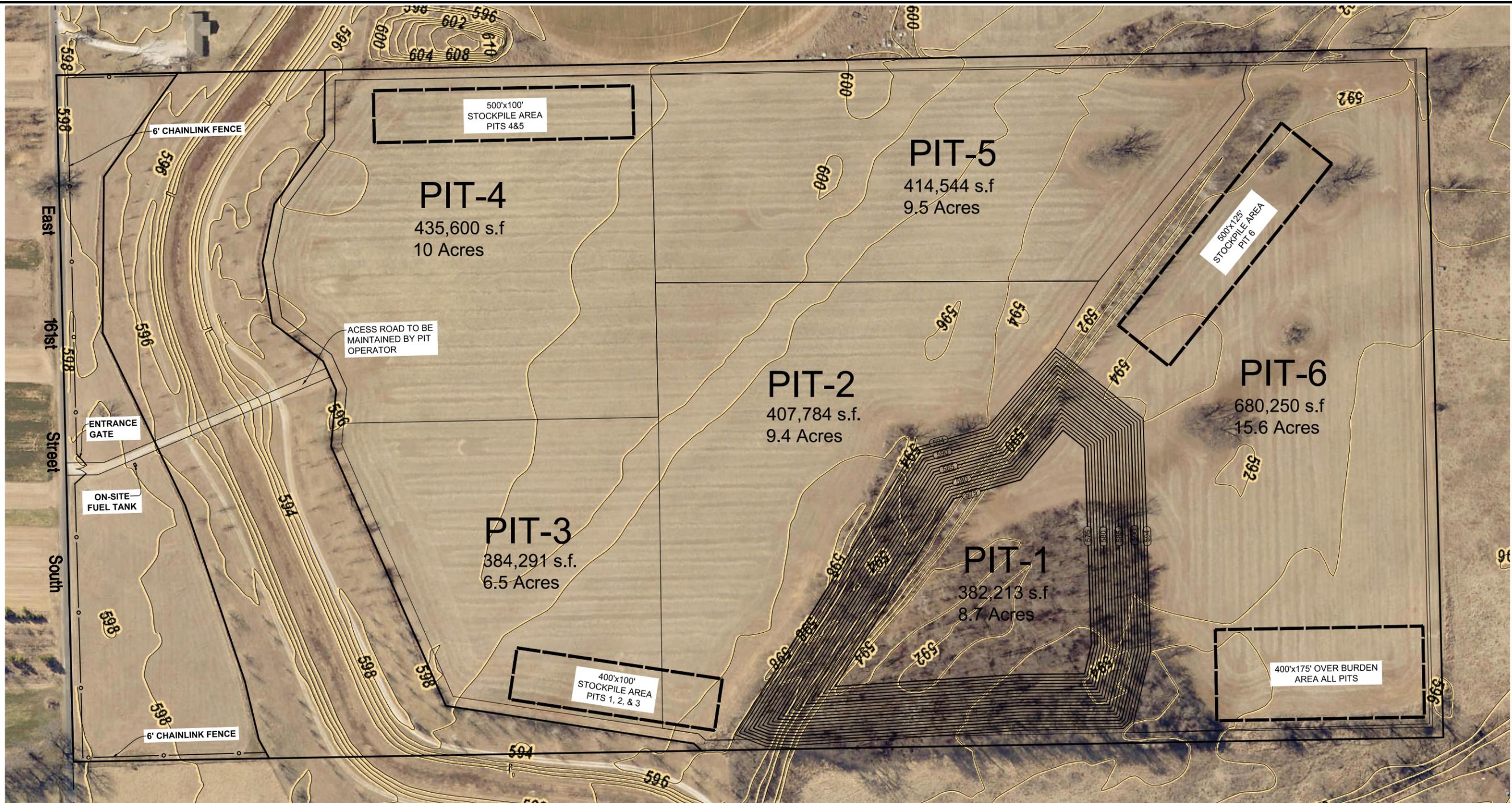


DATE	REVISIONS

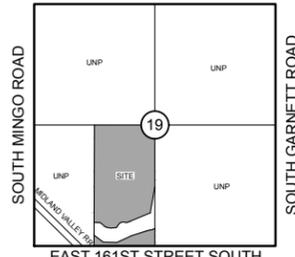


ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT TULSA COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS  
**CALL OKIE!**

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE EFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKLAHOMA ONE-CALL, 1-800-522-6843. SOUTHWESTERN BELL TELEPHONE COMPANY SOUTHWESTERN BELL TELEPHONE COMPANY COX COMMUNICATIONS OKLAHOMA NATURAL GAS COMPANY AMERICAN ELECTRIC POWER COMPANY



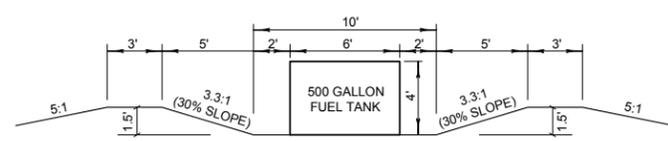
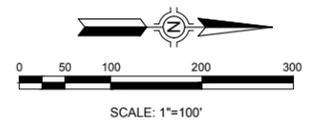
R 14 E  
EAST 151ST STREET SOUTH



Location Map  
SCALE: 1"=2000'

Pit Volumes

	Area Sq. Ft.	Ac.	Average Depth (ft)
Pit - 1	382,213	8.77	18.00
Pit - 2	407,784	9.36	17.50
Pit - 3	384,291	8.82	17.00
Pit - 4	435,600	10.00	16.50
Pit - 5	414,544	9.62	17.50
Pit - 6	680,250	15.62	15.00



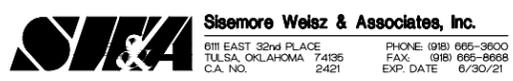
(A) Fuel Storage Detail  
SCALE: 1"=5'

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT TULSA COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2009 EDITION SPECIFICATIONS  
CALL OKIE !

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE EFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKLAHOMA ONE-CALL: 1-800-522-6543.  
SOUTHWESTERN BELL TELEPHONE COMPANY  
COX COMMUNICATIONS  
OKLAHOMA NATURAL GAS COMPANY  
AMERICAN ELECTRIC POWER COMPANY



DATE	REVISIONS



PLAN SCALE: 1"=100'	WORK ORDER NO. 18383	TYPE OF WORK: N/A	DATE: 10/15/19
PROFILE SCALE: HORZ. N/A VERT. N/A	FILE: 1714.19	PHASE: N/A	DRAFTED BY: LAD
	ATLAS PAGE NO.		SHEET OF 1 1

**Bemies Mining Project**  
SWP3 SITE PLAN

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.



**Case Number:** CBOA-3333

**Hearing Date:** 03/17/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

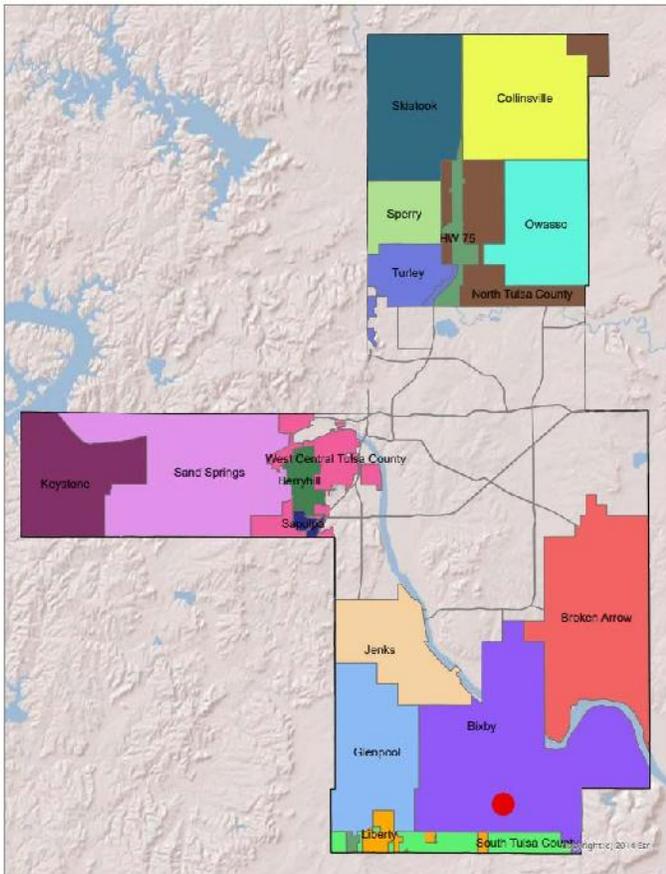
**Owner and Applicant Information:**

**Applicant:** Jared Redyke

**Property Owner:** BK Trust

**Action Requested:** Variance of the maximum number of dwellings from 2 to 6 on a single lot in the AG district (Sec. 2.030, Table 2-2)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 79.19 acres

**Legal Description:** PRT SW BEG SWC N/2 SW TH N1297.95 E2650.75 S1292.46 W2649.07 POB & PRT N/2 SW BEG NEC THEREOF TH S33.7 W1320 N29 E1320 POB SEC 1 16 13 79.185ACS

**Present Zoning:** AG (Agriculture)

**Fenceline/Area:** Bixby

**Land Use Designation:** Rural Agriculture

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 6301

CASE NUMBER: **CBOA-3333**

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 03/17/2026 1:30 PM

APPLICANT: Jared Redyke

ACTION REQUESTED: Variance of the maximum number of dwellings from 2 to 6 on a single lot in the AG district (Sec. 2.030, Table 2-2)

LOCATION: 18727 S. MEMORIAL DR E.Bixby, OK

ZONED: AG (Agriculture)

FENCELINE: Bixby

PRESENT USE: Residential and Equestrian

TRACT SIZE: ± 79.19 acres

LEGAL DESCRIPTION: PRT SW BEG SWC N/2 SW TH N1297.95 E2650.75 S1292.46 W2649.07 POB & PRT N/2 SW BEG NEC THEREOF TH S33.7 W1320 N29 E1320 POB SEC 1 16 13 79.185ACS

RELEVANT PREVIOUS ACTIONS:

**Nearby Parcels:**

**CBOA-3311 November 2025:** Board of Adjustment approved Special Exception to allow duplex use in an AG district (Sec. 2.030 Table 2-2).

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located on S Memorial Dr, north of E 191t St. S, within a predominantly rural and low-density residential area of Tulsa County. The surrounding development pattern is characterized by agricultural land, large-lot residential development, and scattered single-family residences. Land use in the immediate surroundings is entirely Rural Agriculture, with Rural Residential future land use approximately a quarter mile north of the subject property.

Overall, the surrounding area maintains a predominantly rural agriculture character defined by low-density housing, agricultural activity, and substantial open space. Existing land uses and development patterns in the vicinity are generally compatible with low-intensity residential and agricultural uses.

**APPLICANT STATEMENT:** The 4 tiny homes will be located on the back side of our 307 acre ranch. They will be 1400 ft from E 191<sup>st</sup> Stret and 2400 ft from Memorial. Due to the existing topography, the structures will not be able to be seen from either public road. The housing is needed for workers that care for our show horses and cattle. It is imperative that these workers be onsite so that during inclement weather the show horses can be cared for. During breeding season someone is on call 24 hours a day.

**STAFF COMMENTS:** The applicant is requesting a variance of the maximum number of dwellings from 2 to 6 on a single lot in the AG district (Sec. 2.030, Table 2-2). The AG district is intended to accommodate low-density residential development with substantial setbacks to preserve privacy, open space, and rural character. As such, the minimum lot area within an AG district is 2 acres, and AG districts are allowed to have up to two principal dwelling units (and a single accessory dwelling unit) within them so long as the lot

is made up of at least 2 acres per dwelling (i.e. at least 4 acres for two dwellings). The subject tract is approximately 79 acres in size, far exceeding the minimum lot area per dwelling unit, were the requested variance to allow 6 dwellings in the subject tract granted.

Except for a few large parcels directly east of the subject tract, which are part of the Bixby corporate limits and designated Agricultural under their land use map, the Tulsa County Comprehensive Land Use Plan designates this lot and its surrounding areas as Rural Agriculture, which is intended primarily for large tracts of land for agricultural purposes, but may also include large-lot detached residential uses, accessory agricultural uses, and structures to support agricultural uses. Improvements in this designation are to be low-impact and retain the rural character of the area.

In evaluating variance requests, the Board must determine whether strict application of zoning regulations creates unnecessary hardship or practical difficulty due to conditions unique to the property. The proposed additional dwellings would remain located next to significant open space, and no evidence has been presented indicating that the it would result in encroachment conflicts, safety concerns, or drainage impacts.

In reviewing variance requests, the Board must consider whether the request:

- Arises from unique site conditions;
- Is not self-created;
- Represents the minimum variance necessary;
- Will not be detrimental to surrounding properties; and
- Is consistent with the intent of the zoning regulations.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed mining and mineral processing of is compatible and non-injurious to the surrounding area.*

**Sample Motion:**

***“Move to \_\_\_\_\_ (approve/deny) Variance of the maximum number of dwellings from 2 to 6 on a single lot in the AG district (Sec. 2.030, Table 2-2)***

Subject to the following conditions, if any: \_\_\_\_\_.

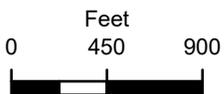
Finding the hardship to be \_\_\_\_\_.

1. Necessity of on-site personnel housing due to the needs of the ranch and the animals.

***Finding 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 the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.***



**SUBJECT TRACT**



**Subject Tract**

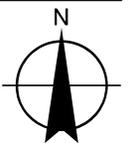
**CBOA-3333**

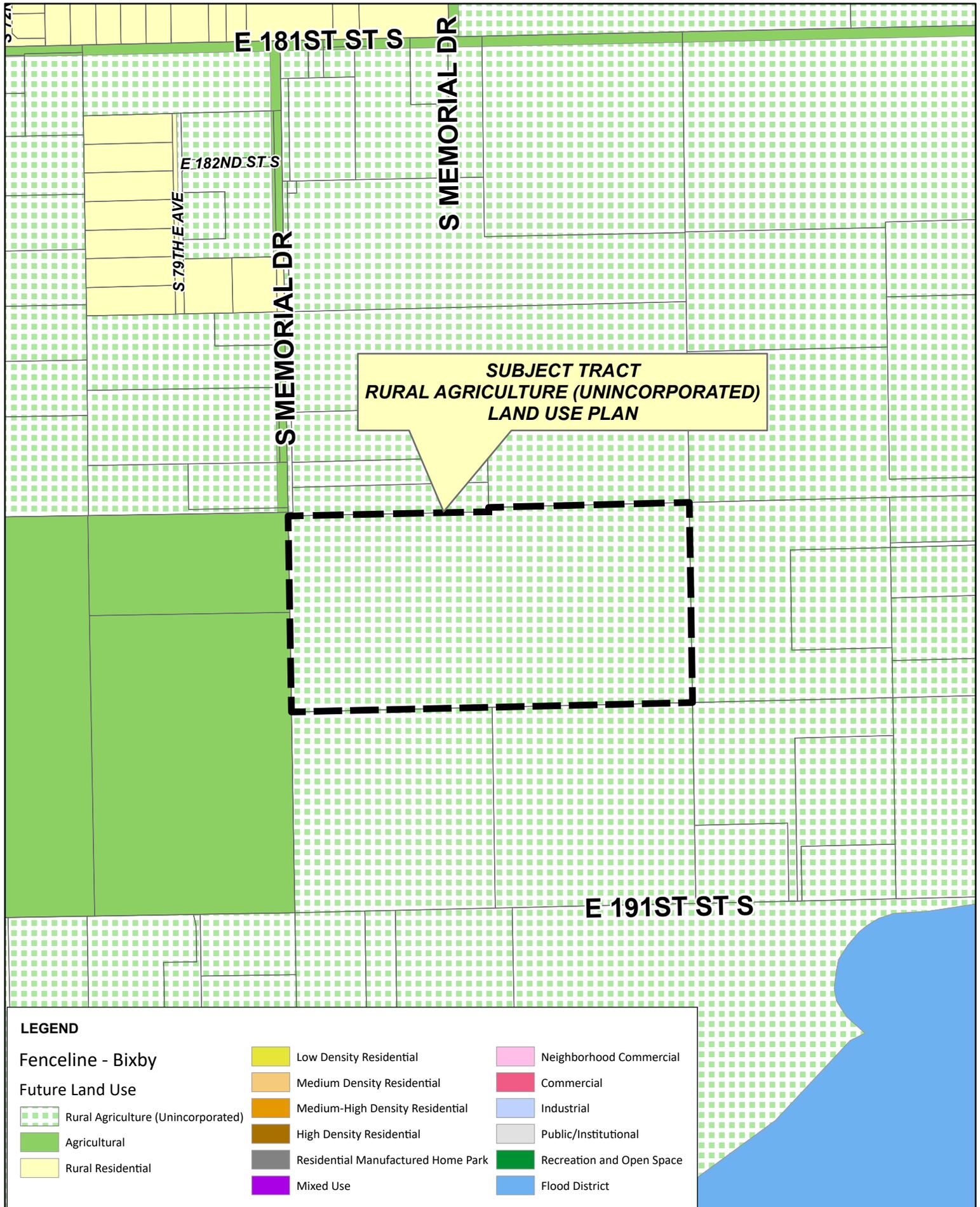
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*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2024

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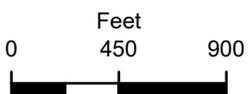




**SUBJECT TRACT  
RURAL AGRICULTURE (UNINCORPORATED)  
LAND USE PLAN**

**LEGEND**

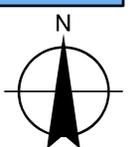
Fenceline - Bixby	Low Density Residential	Neighborhood Commercial
Future Land Use	Medium Density Residential	Commercial
Rural Agriculture (Unincorporated)	Medium-High Density Residential	Industrial
Agricultural	High Density Residential	Public/Institutional
Rural Residential	Residential Manufactured Home Park	Recreation and Open Space
	Mixed Use	Flood District

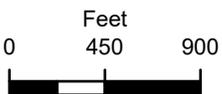
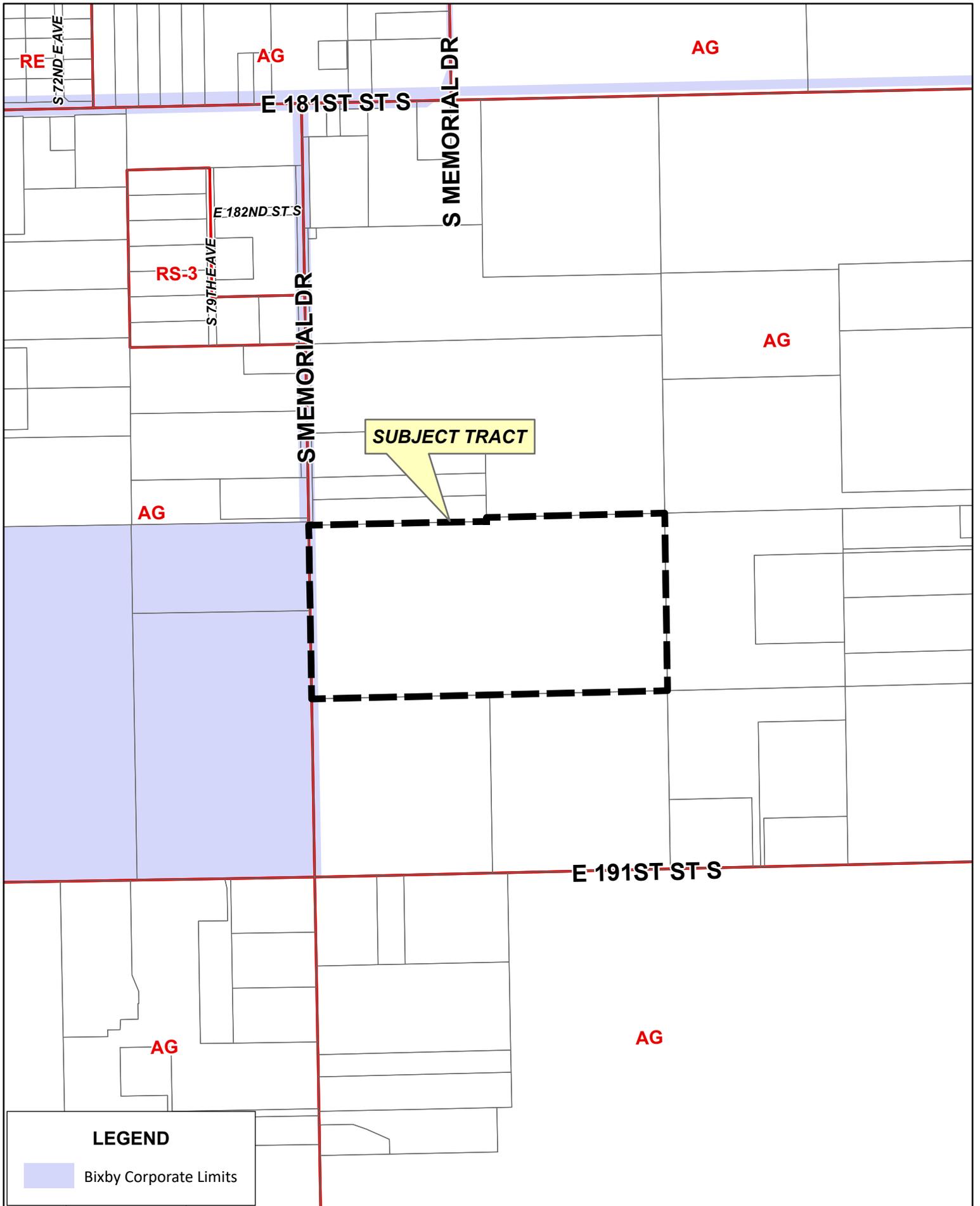


**CBOA-3333**

01 16-13

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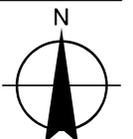


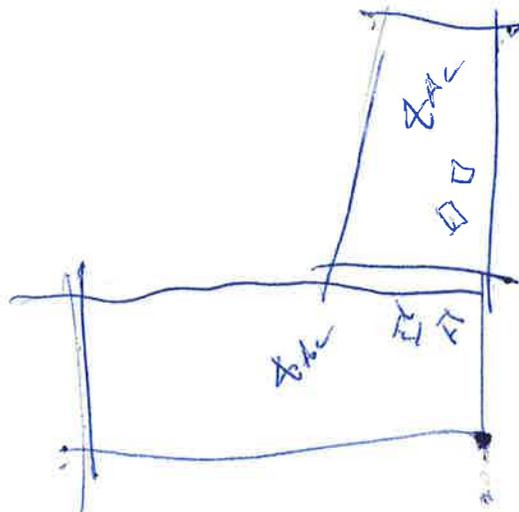
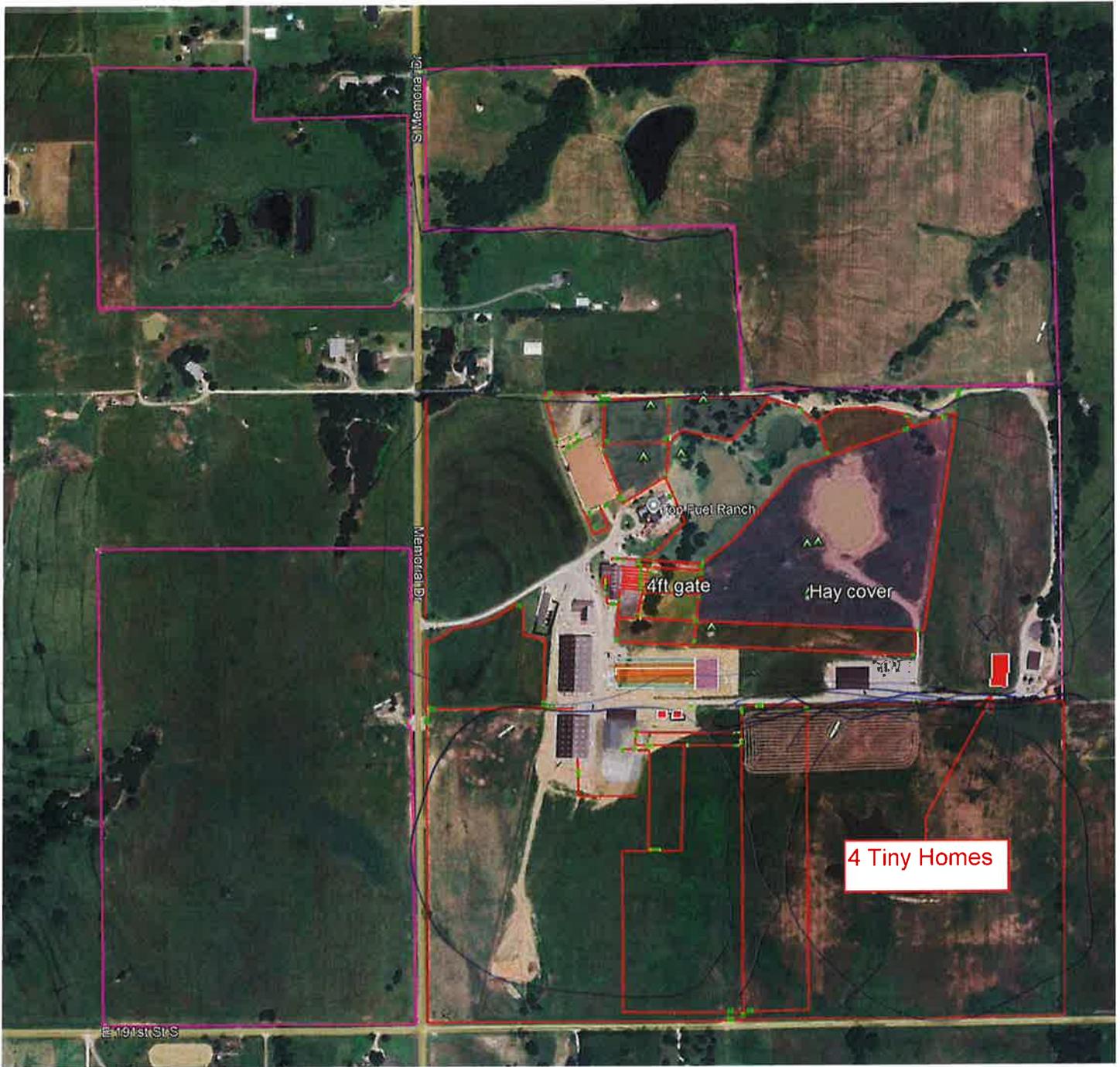


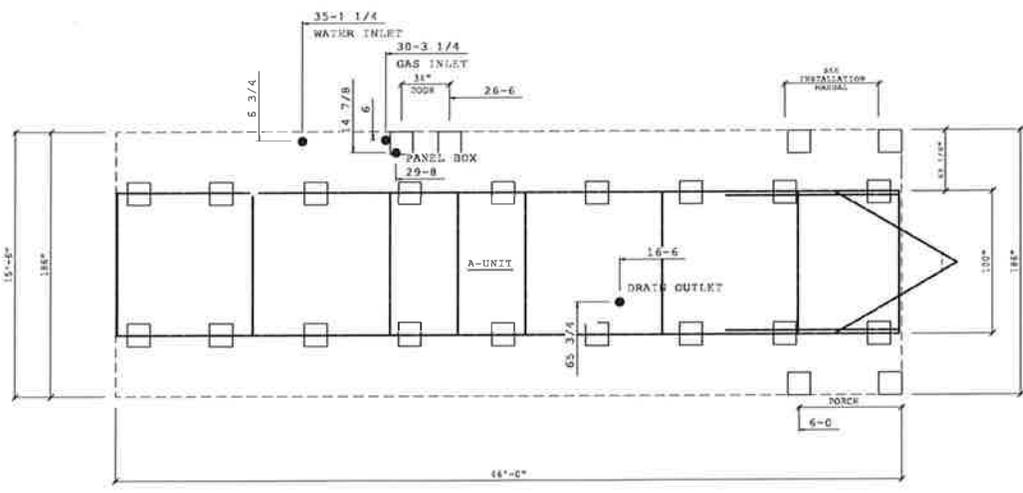
CBOA-3333

01 16-13

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LEGEND

□ STANDARD FOOTINGS

NOTES:  
 1. THIS DRAWING IS DESIGNED FOR THE STANDARD WIND ZONE AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.  
 2. FOOTINGS ARE SHOWN FOR EXAMPLE ONLY. QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.

3. FOOTING PADS & PIERS ARE REQUIRED AT SUPPORT POSTS. SEE INSTALLATION MANUAL FOR REQUIREMENTS.

**Cayco**  
 INDUSTRIES, INC.®

OJINAGA  
 630

PROJECT NAME  
 SOLITAIRE

MODEL NO.  
 16461A

DRAWING TITLE  
 PIER LAYOUT  
 20# ROOF LOAD

DESIGNER  
 Justin D.

DATE: 01/14/25

REV  
 SP.1C.1

630716461A

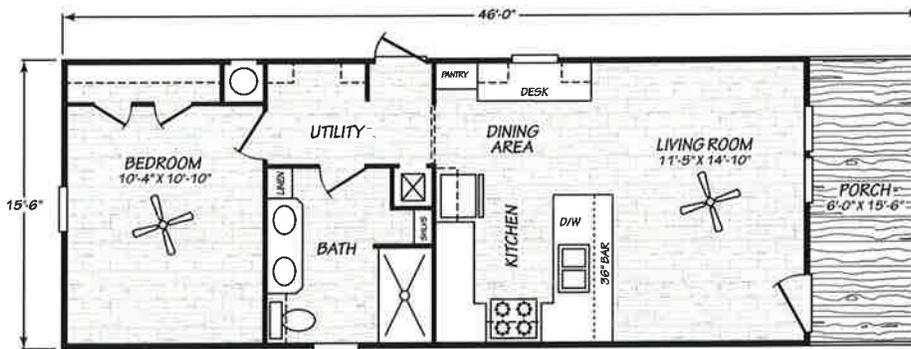




# SOLITAIRE

16461A

1 bedroom • 1 bathroom • 620 sqft



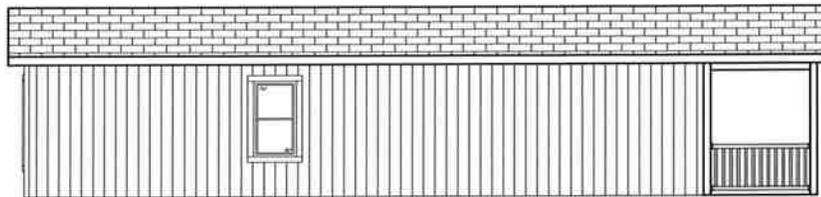
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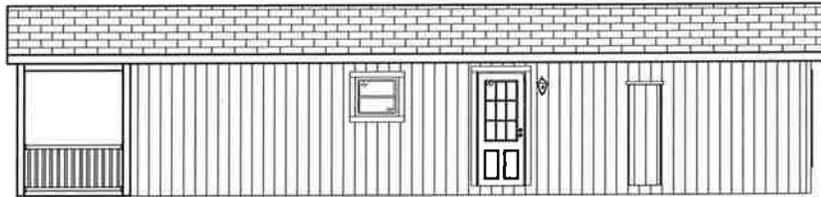
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FRONT SIDEWALL ELEVATION



REAR SIDEWALL ELEVATION

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630

PRODUCT NAME  
SOLITAIRE

MODEL NO.  
16461A

DRAWING TITLE  
EXTERIOR  
ELEVATIONS

DRAWN BY: Justin D.

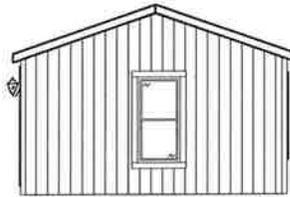
DATE: 01/14/25

JOB	REV
EE.1	

635134661A



FRONT ENDWALL ELEVATION



REAR ENDWALL ELEVATION

**Cavco**  
INDUSTRIAL, INC. ®

OJINAGA  
630

PRODUCT NAME  
SOLITAIRE

MODEL NO.  
16461A

DRAWING TITLE  
EXTERIOR  
ELEVATIONS

DRAWN BY:  
Justin D.

DATE: 01/14/25

REV	REV
EE.2	

635716461A



**Case Number:** CBOA-3334

**Hearing Date:** 03/17/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

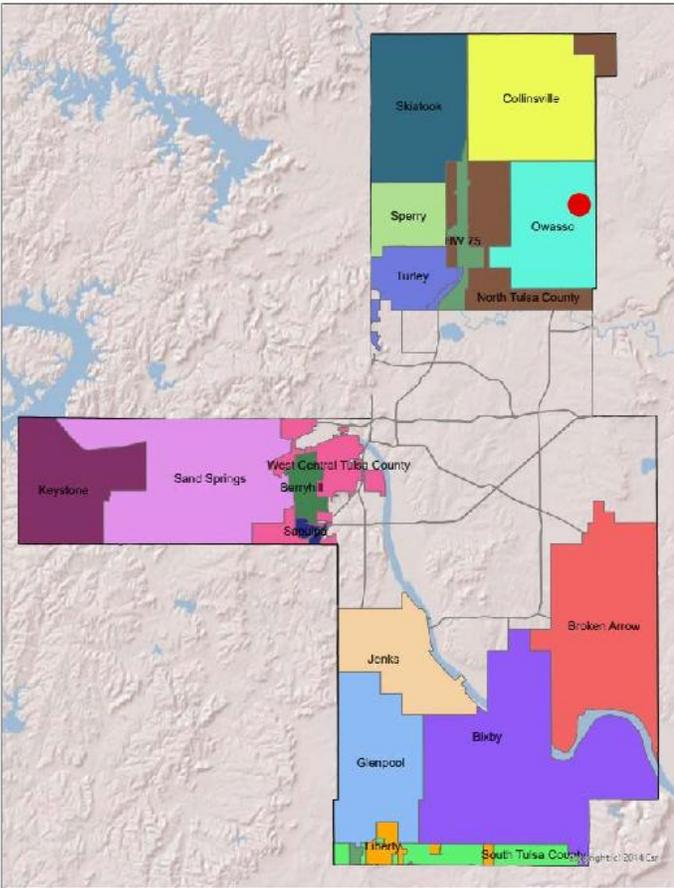
**Owner and Applicant Information:**

**Applicant:** Jason Marietta

**Property Owner:** Jakes Fireworks

**Action Requested:** Special Exception to allow a Fireworks stand in an RE District for a period of 3 Years (Section 9.040-B,-G)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 2.50 acres

**Legal Description:** NW NE LESS .13AC FORD SEC 162114 2.37ACS

**Present Zoning:** RE (Residential Estate)

**Fenceline/Area:** Owasso

**Land Use Designation:** Commercial

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 1416

CASE NUMBER: CBOA-3334

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 03/17/2026 1:30 PM

APPLICANT: Jason Marietta

ACTION REQUESTED: Special Exception to allow a Fireworks stand in an RE District for a period of 3 Years (Section 9.040-B,-G)

LOCATION: 13232 E 106th St N, Owasso, OK

ZONED: RE (Residential Estate)

FENCELINE: Owasso

PRESENT USE: Residential

TRACT SIZE: ± 2.50 acres

LEGAL DESCRIPTION: NW NE LESS .13AC FORD SEC 162114 2.37ACS

RELEVANT PREVIOUS ACTIONS:

**Subject Property:**

**CBOA-2959-A April 2022:** The Board voted 5-0-0 to APPROVE the request for a Modification of a previously approved Special Exception (CBOA-2881) to extend the time limitation and variance from the all-weather parking requirement for a fireworks stand in a RE district (Section 410), with a 5-year time limit from the date the modification was approved.

**CBOA-2881 May 2021:** The Board approved a Special Exception to permit a fireworks stand in an RE district and a Variance of the all-weather surface material requirement for parking for a period of 1 year, on property located west of the northwest corner of Highway 169 and East 106th Street North.

**Surrounding Property:**

**CBOA-2716 August 2018:** The Board approved a Special Exception to permit a fireworks stand in an AG district and a Variance of the all-weather surface material requirement for parking for a period of 5 years, on property located at 13412 E. 106th Street North.

**CBOA- 2205 April 2006:** The Board approved a Special Exception to permit a fireworks stand in an AG District (Section 310); and a Variance of the all-weather surface material requirement for parking (Section 1340.D) for a period of 3 years, on property located at 13412 E. 106th St. N.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is zoned RE and is surrounded on the south and west by single-dwelling residential lots also zoned RE, but the north and east neighboring lots are part of the City of Owasso and are zoned CS, per Owasso's zoning code. The future land use plan for the area surrounding the subject parcel is Commercial, which, per the GrOwasso 2030 Land Use Master Plan, adopted by the

Tulsa County Comprehensive Land Use Plan by reference, is meant to represent areas of retail trade and service, typically located around nodes of arterial street intersections or, at times, at other important intersections.

**STAFF COMMENTS:** The applicant is before the Board to request a Special Exception to allow a fireworks stand for a period of 3 years (Section 9.040-B, -G)

A special exception is required as the proposed fireworks stand is a use which is not permitted by right but by exception in the RS-3 districts because of potential adverse effects, but which, if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The proposed fireworks stand must be found to be compatible with the surrounding neighborhood. Staff also notes that, referencing relevant previous actions, the subject tract has received similar special exceptions before under the previous zoning code.

In reviewing Special Exception requests, the Board must determine whether the proposed use:

- Is compatible with surrounding land uses;
- Will not be injurious to adjacent properties;
- Will not adversely affect public services or infrastructure;
- Includes adequate safeguards to minimize potential impacts; and
- Is consistent with the intent of the zoning regulations.

Based on the Commercial future land use plan of the area and the previous approvals of equivalent requests under the previous zoning code for the subject tract, staff finds that the request may satisfy the Special Exception criteria if appropriate conditions are imposed to mitigate operational impacts.

*If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed special exception is compatible and non-injurious to the surrounding area.*

**Sample Motion:**

*“Move to \_\_\_\_\_ (approve/deny) Special Exception to allow a Fireworks stand in an RE District for a period of 3 Years (Section 9.040-B,-G)*

*Should the Board approve the request, staff recommends the following conditions, if any:*

\_\_\_\_\_.

*Staff recommends the following or similar conditions for approval, based on previous approval conditions for the subject site:*

- *3-year time limit*
- *Days of operation to be June 15th – July 5th*
- *Hours of operation to be 9:00 a.m. to 9:00 p.m. from June 20th to July 2nd and July 5th to July 6th, Hours of operation to be 9:00 a.m. to 12:00 midnight on July 3rd and July 4th*

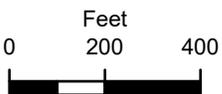
*In approving a special exception, the board of adjustment is authorized to impose such conditions and*

*restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.*

*That the special exception will be in harmony with the spirit and intent of these zoning regulations; and the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.*



SUBJECT TRACT



**Subject  
Tract**

**CBOA-3334**

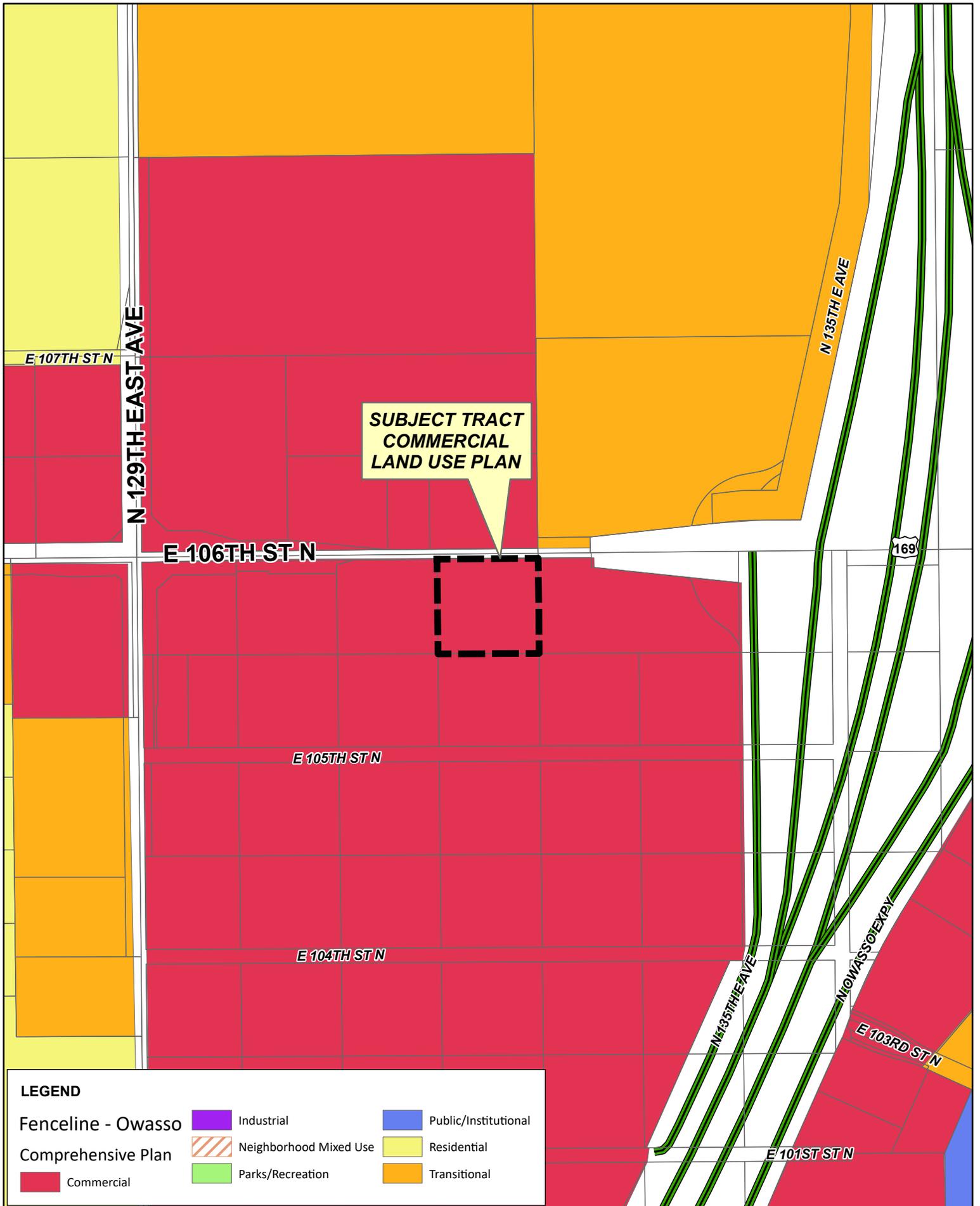
16 21-14

*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2024

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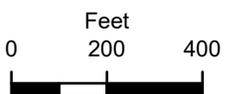




**SUBJECT TRACT  
COMMERCIAL  
LAND USE PLAN**

**LEGEND**

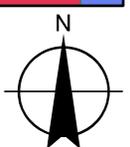
Fenceline - Owasso	 Industrial	 Public/Institutional
Comprehensive Plan	 Neighborhood Mixed Use	 Residential
 Commercial	 Parks/Recreation	 Transitional



**CBOA-3334**

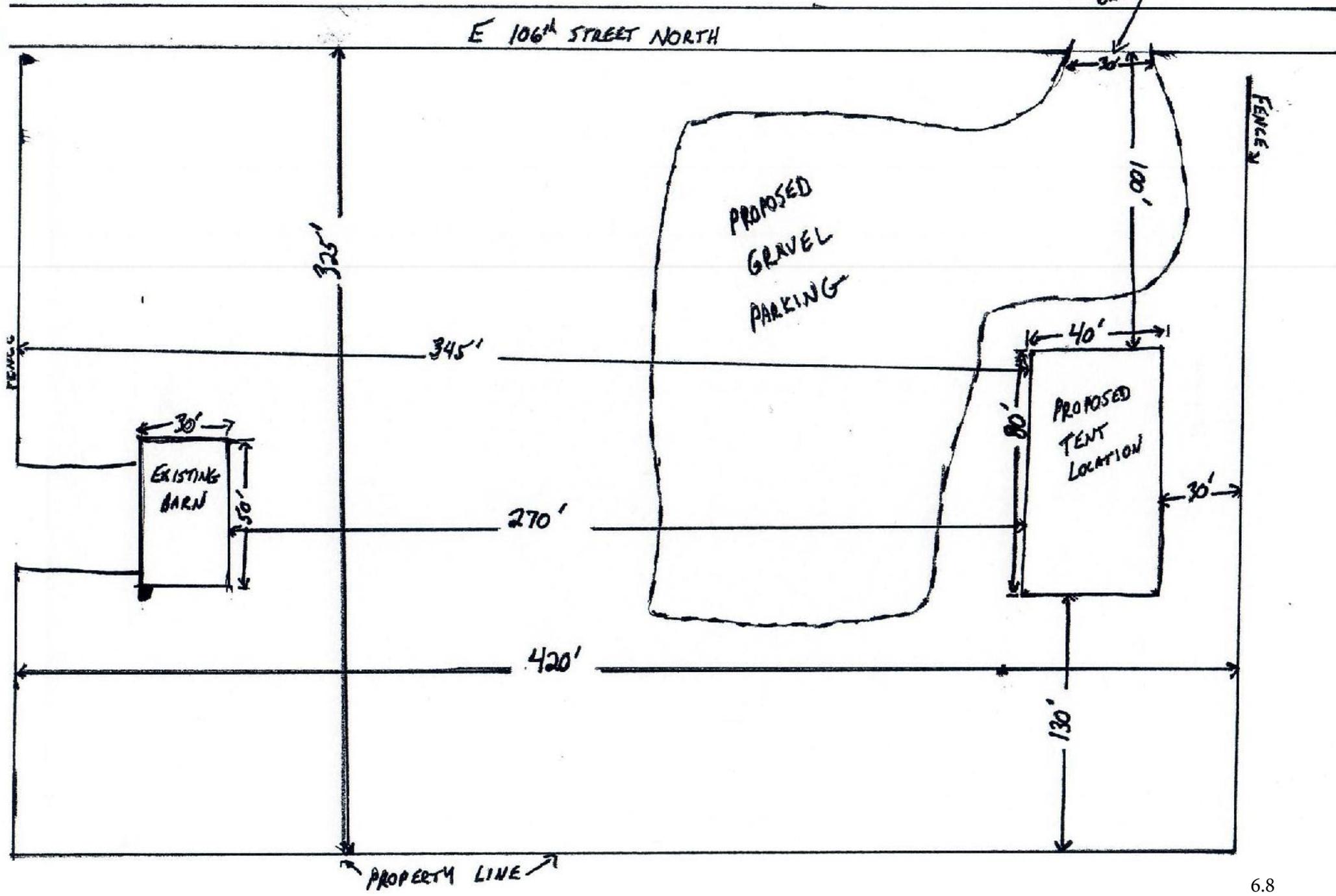
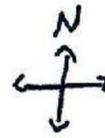
16 21-14

6.6





13108 E 106<sup>th</sup> STREET NORTH, OWASSO OK





**Case Number:** CBOA-3335

**Hearing Date:** 03/17/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

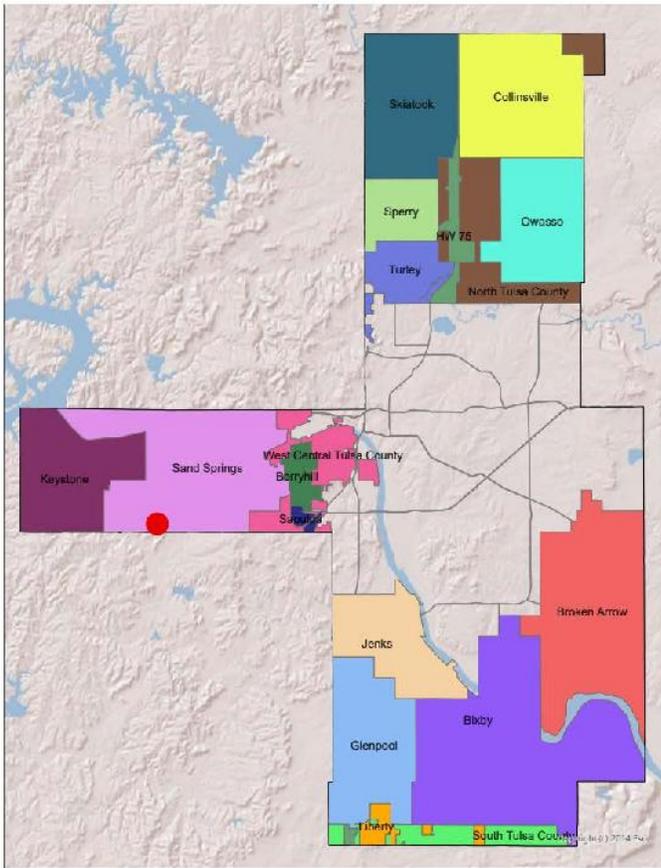
**Owner and Applicant Information:**

**Applicant:** Angus Martin

**Property Owner:** Donald Cease

**Action Requested:** Variance to allow a detached accessory building in the side yard in the RS-3 district (Sec. 8.030-A)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ±1.03 acres

**Legal Description:** OAK HAVEN II, LT 12 BLK 2, Section: 31 Township: 19 Range: 11

**Present Zoning:** RS-3

**Fenceline/Area:** Sand Springs

**Land Use Designation:** Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 9131

CASE NUMBER: **CBOA-3335**

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 03/17/2026 1:30 PM

APPLICANT: Angus Martin

ACTION REQUESTED: Variance to allow a detached accessory building in the side yard in the RS-3 district (Sec. 8.030-A)

LOCATION: 5633 S 168th W Ave, Sand Springs, OK

ZONED: RS-3

FENCELINE: Sand Springs

PRESENT USE: Residential

TRACT SIZE: ±1.03 acres

LEGAL DESCRIPTION: OAK HAVEN II, LT 12 BLK 2, Section: 31 Township: 19 Range: 11

RELEVANT PREVIOUS ACTIONS: n/a

ANALYSIS OF SURROUNDING AREA: The subject tract is located on S 168<sup>th</sup> W Ave, south of W 56<sup>th</sup> PI S an West of S 167<sup>th</sup> W Ave. It is zoned RS-3 and surrounded by RS-3 development within its subdivision (Oak Haven II), which itself is further surrounded by other RS-3 subdivisions and AG-R residential neighborhoods abutting the edge of the County, as well as AG districts.

Overall, the immediate surrounding area has a low density residential character defined by rows of single-dwelling lots typically an acre or more in size. Northward and westward, the further surroundings are predominantly of agricultural character defined by large undeveloped lots, agricultural activity, single-dwelling residences on large lots, and substantial open space. Existing land uses and development patterns in the vicinity are generally compatible with low-intensity residential and agricultural uses.

The Tulsa Comprehensive Land Use Plan designates the subject tract and all aforementioned surroundings as Residential, which is a category typically comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all use categories outside of Agricultural Districts.

APPLICANT STATEMENT: [...] we will need to move the position of the detached garage forward to the side yard instead of behind the house to control the water runoff from the new detached garage and associated concrete driveway. This was pointed out by the surveyor at the time of the survey. We need to control this runoff due to the fact [that] our neighbor's house to the north sets [sic] close to our north property line and is below our grade. The neighbor to the north already has issues at times with runoff into the back of their house.

Putting the detached garage behind the house with associated driveway in the side yard would increase this runoff issue. By putting the detached garage in the side yard, it allows for a shorter distance to the street to ensure that the water runoff makes it to the street ditch. We are unable to build the detached garage on the south side of the house due to the septic tank and lateral lines being there. [...] the variance will not cause detriment to the public good. We are going to control the water runoff, and we are making sure that the

detached garage matches the house, including the same siding and roof pitch. There are already detached garages in our addition in the side yard.

**STAFF COMMENTS:** The applicant is requesting a variance to allow a detached accessory building in the side yard in the RS-3 district. Detached accessory buildings are permitted in the rear yard area of R-zoned lots, per section 8.030-A of the Tulsa County Zoning Code and must seek a variance if they are to be placed elsewhere in the lot.

In evaluating variance requests, the Board must determine whether strict application of zoning regulations creates unnecessary hardship or practical difficulty due to conditions unique to the property. The subject property is affected by existing site conditions such that placing the accessory building in the backyard, through strict enforcement of the rear-yard requirement for accessory buildings, would be injurious to the neighbors. The proposed garage and existing residence, even this variance, would remain located on a large tract with significant open space.

In reviewing variance requests, the Board must consider whether the request:

- Arises from unique site conditions;
- Is not self-created;
- Represents the minimum variance necessary;
- Will not be detrimental to surrounding properties; and
- Is consistent with the intent of the zoning regulations.

Based on the surrounding land use pattern, site characteristics, and applicable variance criteria, the Variance to allow a detached accessory building in the side yard in the RS-3 district (Sec. 8.030-A) appears compatible with the character of the area and consistent with the Tulsa County Comprehensive Land Use Plan.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance is compatible and non-injurious to the surrounding area.*

*Sample Motion: "Move to \_\_\_\_\_ (approve/deny) the Variance to allow a detached accessory building in the side yard in the RS-3 district (Sec. 8.030-A).*

*Subject to the following conditions, if any: \_\_\_\_\_.*

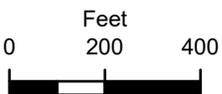
*Finding the hardship to be \_\_\_\_\_.*

- 1) *Lot topography and configuration would likely generate water runoff into neighbor's lot if accessory building were placed in the back yard, as designated by zoning code.*

*Finding 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 the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.*



**SUBJECT TRACT**



**Subject Tract**

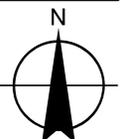
**CBOA-3335**

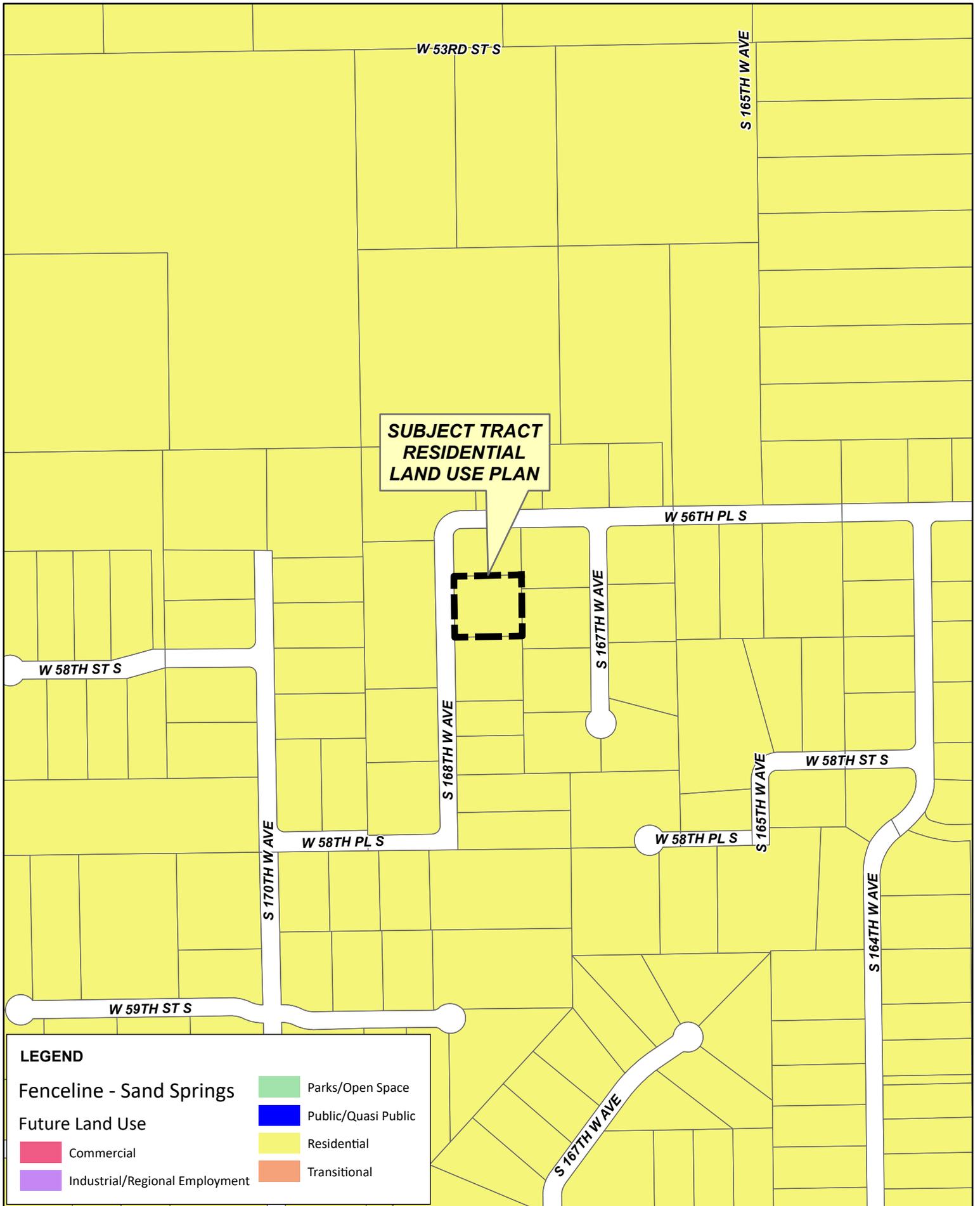
31 19-11

*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2024

7.4





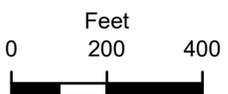
**SUBJECT TRACT  
RESIDENTIAL  
LAND USE PLAN**

**LEGEND**

Fenceline - Sand Springs

Future Land Use

	Commercial		Parks/Open Space
	Industrial/Regional Employment		Public/Quasi Public
			Residential
			Transitional

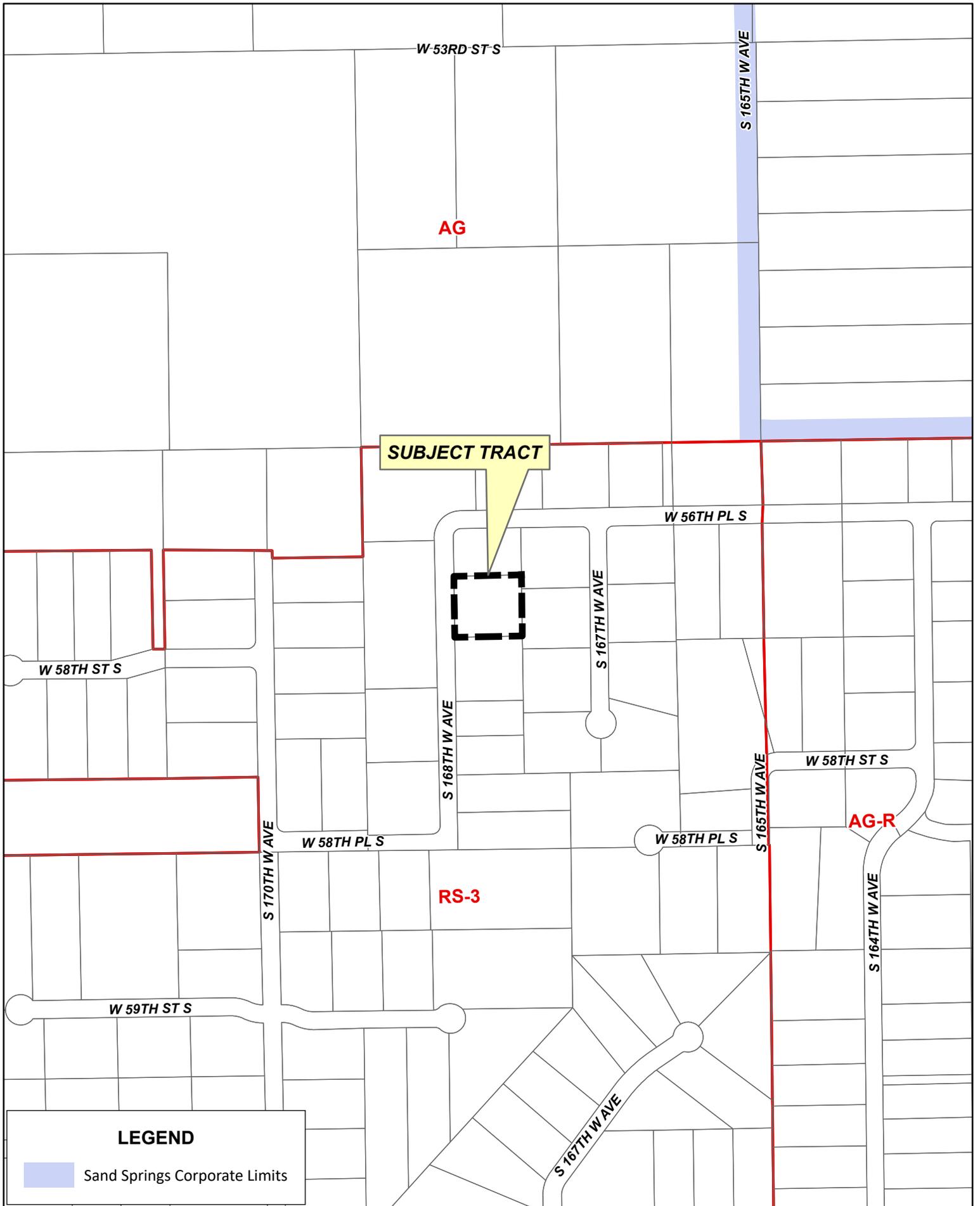


**CBOA-3335**

31 19-11

7.5





**SUBJECT TRACT**

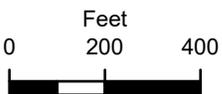
**AG**

**RS-3**

**AG-R**

**LEGEND**

 Sand Springs Corporate Limits

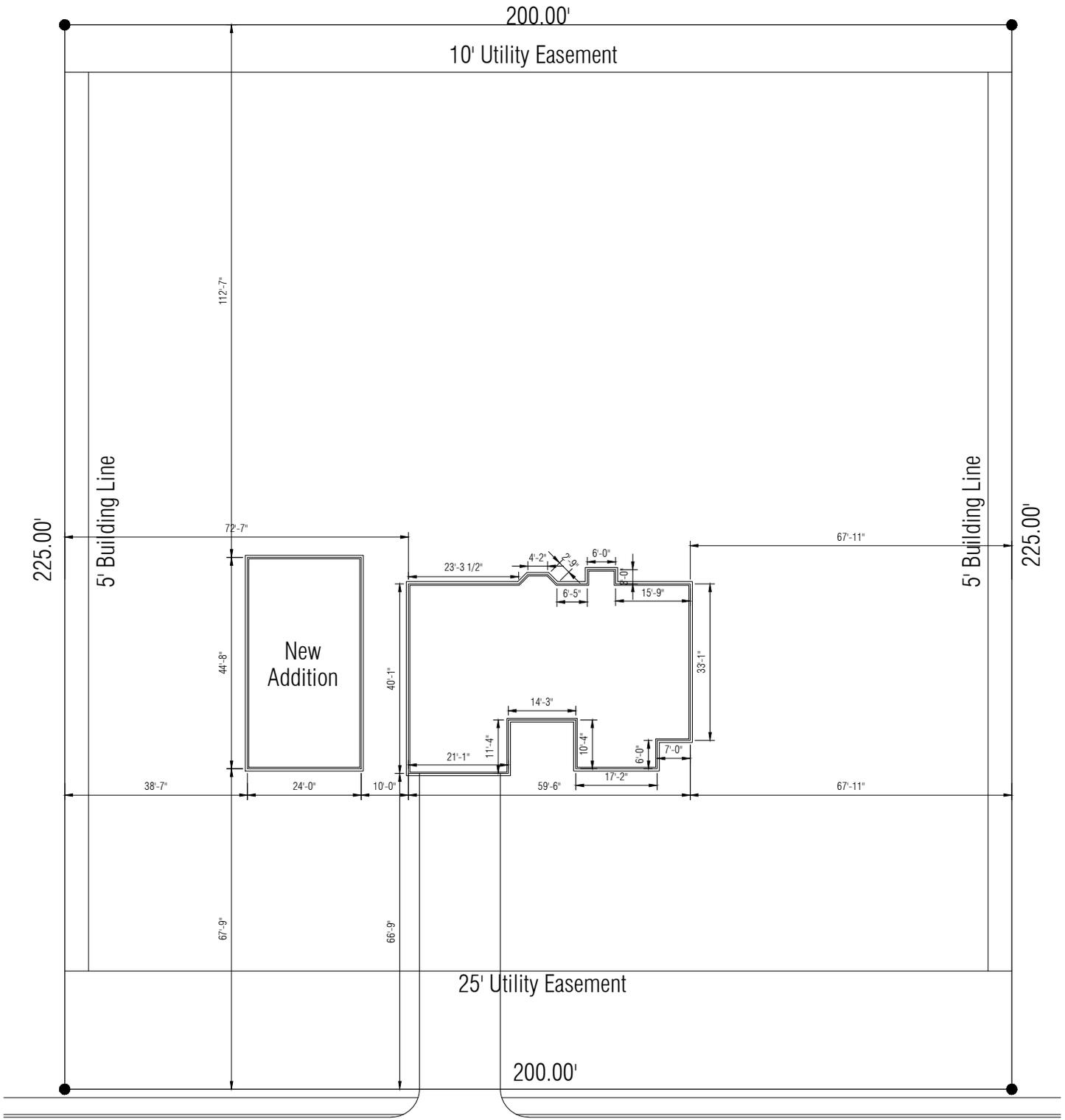


**CBOA-3335**

31 19-11

7.6





Donald E. Cease  
5633 S. 168<sup>th</sup> W Av,  
Sand Spring, Oklahoma  
74063

1 February 2026

Tulsa County Board of Adjustments,

I am writing this letter to explain the reason for our application for a zoning ordinance variance at 5633 S 168th W. Av. Sand Springs, Oklahoma. The reason for this application is that we will need to move the position of the detached garage forward to the side yard instead of behind the house to control the water runoff from the new detached garage and associated concrete driveway. This was pointed out by the surveyor at the time of the survey. We need to control this runoff due to the fact our neighbor's house to the north sets close to our north property line and is below our grade. The neighbor to the north already has issues at times with runoff into the back of their house. Putting the detached garage behind the house with associated driveway in the side yard would increase this runoff issue. By putting the detached garage in the side yard, it allows for a shorter distance to the street to ensure that the water runoff makes it to the street ditch. We are unable to build the detached garage on the south side of the house due to the septic tank and lateral lines being there. In closing I would like to say, the variance will not cause detriment to the public good. We are going to control the water runoff, and we are making sure that the detached garage matches the house, including the same siding and roof pitch. There are already detached garages in our addition in the side yard.

Signed: Donald E. Cease

Date: 1/02/2026

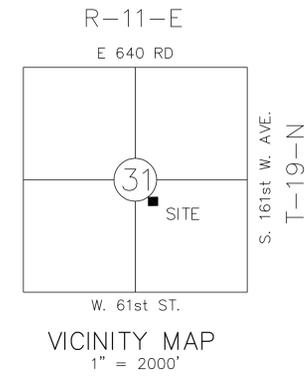
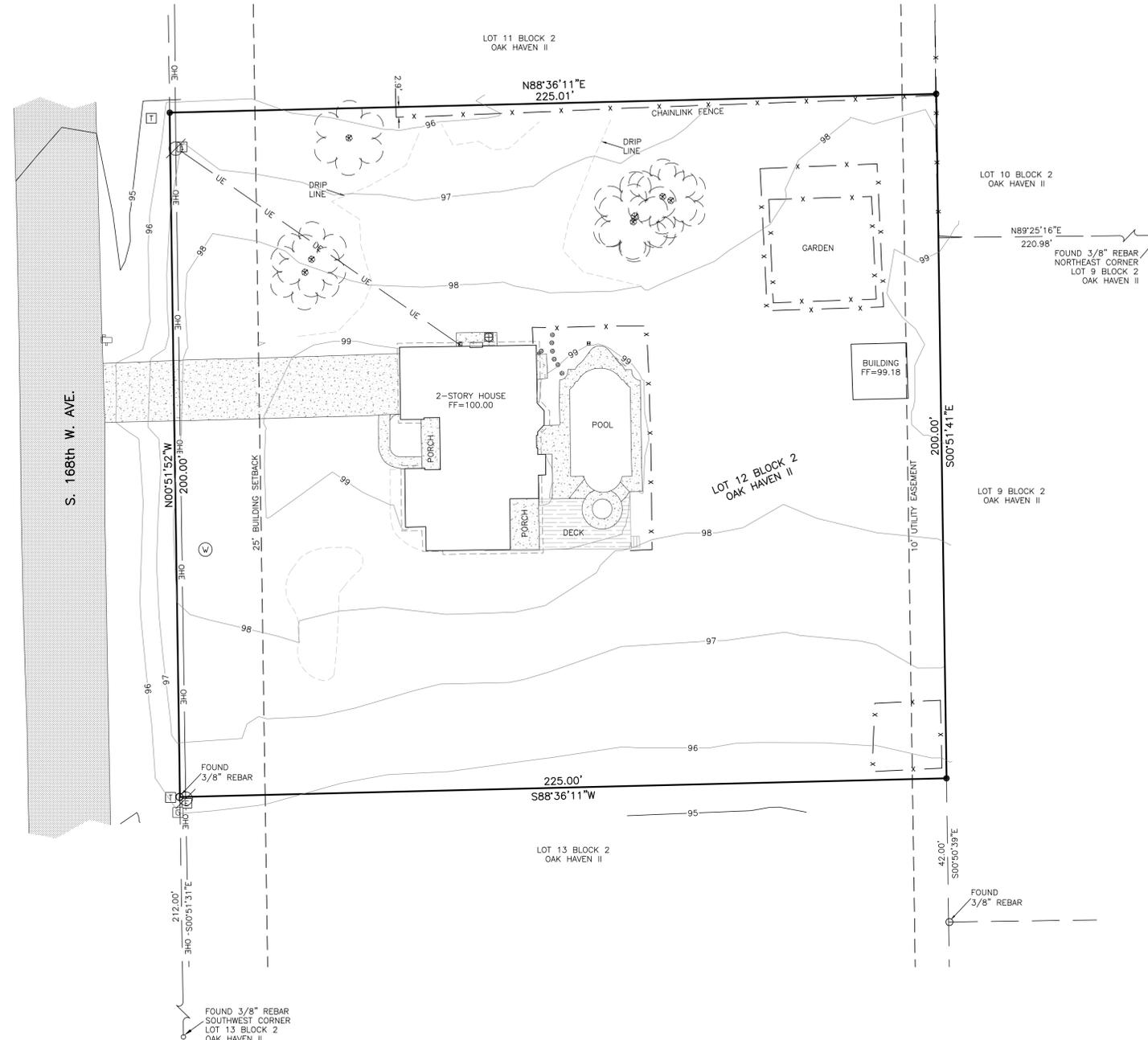
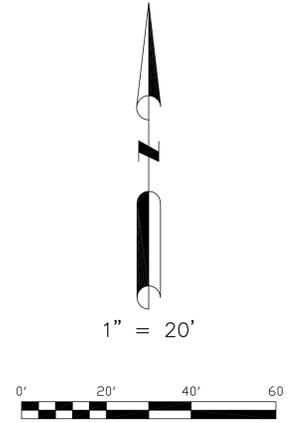
**LEGAL DESCRIPTION**

LOT 12 BLOCK 2, OAK HAVEN II, AN ADDITION TO TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**GENERAL NOTES**

- A. NO CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE WAS PROVIDED TO THE SURVEYOR, THEREFORE, NO CERTIFICATION IS MADE OR IMPLIED THAT ALL EASEMENTS, DEDICATIONS OR ENCUMBRANCES ARE SHOWN OR NOTED HEREON.
- B. DATE OF LAST FIELD VISIT: SEPTEMBER 28, 2025.
- C. ALL CORNERS WERE SET USING 3/8" X 18" REBAR WITH A RED CAP (RPC), UNLESS OTHERWISE NOTED.
- D. BEARINGS SHOWN HEREON ARE BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKNORTH, NAD 83.
- E. THE PROPERTY DESCRIBED HEREON CONTAINS 44,999 SQUARE FEET OR 1.03 ACRES.
- F. UNDERGROUND UTILITIES ARE NOT PHYSICALLY LOCATED AND NO CERTIFICATION IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- G. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.
- H. SURVEYOR HAS EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND UNINCORPORATED AREAS, MAP #40143C0308K, EFFECTIVE DATE AUGUST 3, 2009, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X (UNSHADED).

**BENCHMARK**   
 FINISHED FLOOR OF 2 STORY HOUSE  
 ELEV. = 100.00' (ASSUMED)



**PLAT OF SURVEY**  
 OF  
**LOTS 12, BLOCK 2**  
**OAK HAVEN II**  
 TULSA COUNTY, STATE OF OKLAHOMA  
 ADDRESS: 5633 S. 168th W. AVE. SAND SPRINGS, OK, 74063

I, SEAN T. CEASE, HEREBY STATE THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SEAN T. CEASE  
 OKLAHOMA PLS NO. 1909

**LEGEND**

	ASPHALT
	CONCRETE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	FENCE
	WATER METER
	GAS METER
	ELECTRIC METER
	TELEPHONE PEDESTAL
	A/C UNIT
	MAIL BOX
	DECIDUOUS TREE
	POWER POLE
	SEWER CLEANOUT
	FOUND MONUMENTS
	SET MONUMENTS



**Case Number:** CBOA-3336

**Hearing Date:** 03/17/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

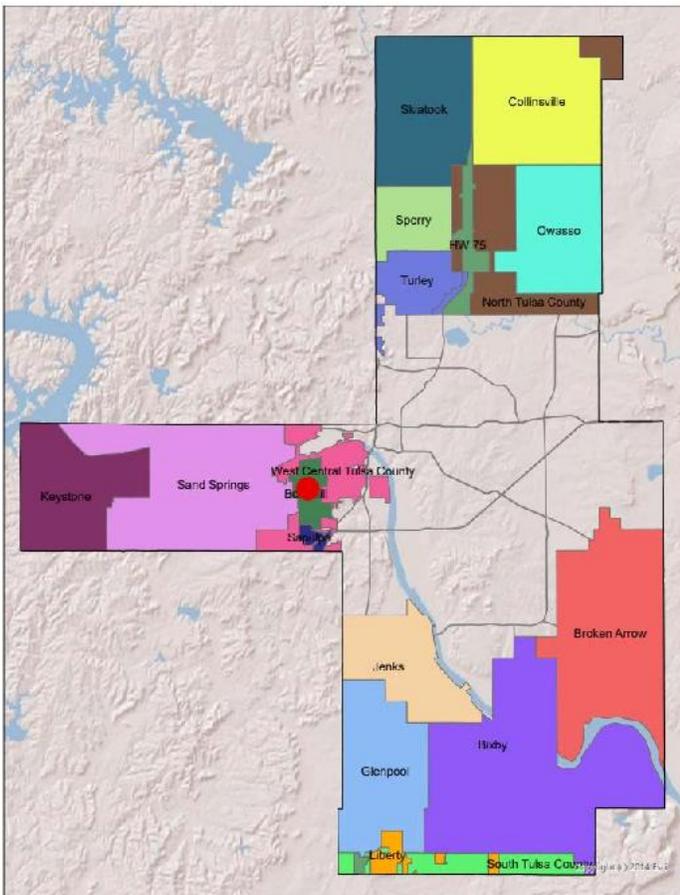
**Owner and Applicant Information:**

**Applicant:** Jose Soto

**Property Owner:** Jose Soto

**Action Requested:** Variance of fence height requirement (Sec. 8.100-A) from 4 ft to 6 ft or front yard maximum.

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 1.46 acres

**Legal Description:** Lot Five (5), and Six (6), Block "B" BERRY-HILL GARDENS, a Subdivision in Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

**Present Zoning:** RS-3

**Fenceline/Area:** Berryhill

**Land Use Designation:** Existing Neighborhood

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 9220

CASE NUMBER: CBOA-3336

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 03/17/2026 1:30 PM

APPLICANT: Jose Soto

ACTION REQUESTED: Variance of fence height requirement (Sec. 8.100-A) from 4 ft to 6 ft or front yard maximum.

LOCATION: 3139 S. 59th W. Ave., Tulsa, OK

ZONED: RS-3

FENCELINE: Berryhill

PRESENT USE: Residential

TRACT SIZE: ± 1.46 acres

LEGAL DESCRIPTION: Lot Five (5), and Six (6), Block "B" BERRY-HILL GARDENS, a Subdivision in Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

RELEVANT PREVIOUS ACTIONS: n/a

ANALYSIS OF SURROUNDING AREA: The subject property, made up of two neighboring tracts, is located within the Berry Hill Gardens Subdivision, on S 59<sup>th</sup> W Ave between W 31<sup>st</sup> St and W 33<sup>rd</sup> St. The subject tracts are fully surrounded by RS-3 residential single-dwelling properties with most lots being approximately between 0.5 and 0.73 acres, well above the approximately 0.16 acre minimum requirement for detached-house residential lots with RS-3 zoning. The subject properties abut the City of Tulsa corporate limits on their eastern lot lines, but the properties following this eastward trajectory are still RS-3 single-dwelling lots within the same subdivision. Less than a quarter mile to the subject property's northwest sits Berryhill North Elementary.

APPLICANT STATEMENT: The subject property consists of two long, rectangular lots situated side by side, resulting in an unusually extended street frontage compared to typical RS-3 residential parcels. The request is limited solely to a fence height variance within the street setback. No other dimensional, use, or structural variances are requested.

Due to the extended frontage and continuous exposure to roadway traffic, the property experiences conditions not common to similarly zoned lots. The fence provides reasonable safety and security by clearly defining the property boundary and limiting unintended access. The fence includes an integrated electric gate system that is part of the fence itself, operated by remote control with keypad access for controlled entry. Downward-facing, low-intensity lighting integrated into the fence improves nighttime visibility without glare or spillover. The fence does not obstruct sightlines, utilities, drainage, or pedestrian or vehicular movement and does not negatively impact adjacent properties. For these reasons, approval of the requested variance preserves the intent of the zoning code while allowing reasonable use of the property.

STAFF COMMENTS: The applicant is requesting a variance to allow fence height requirement (Sec. 8.100-A) from 4 ft to 6 ft (or front yard maximum). The fence is already in place, as shown in the exhibits. As the subject property is in the middle of the street, the 6 ft fence should not be an impediment to drivers' vision.

Moreover, the Berryhill Planning Area's future land use designation of Existing Neighborhood is intended to preserve and enhance the region's existing single-family neighborhoods, where development activities should be limited to the rehabilitation, improvement, or replacement of existing homes as permitted by the zoning code.

In evaluating variance requests, the Board must determine whether strict application of zoning regulations creates unnecessary hardship or practical difficulty due to conditions unique to the property.

In reviewing variance requests, the Board must consider whether the request:

- Arises from unique site conditions;
- Is not self-created;
- Represents the minimum variance necessary;
- Will not be detrimental to surrounding properties; and
- Is consistent with the intent of the zoning regulations.

Based on the surrounding land use pattern, site characteristics, and applicable variance criteria, the Variance to allow a detached accessory building in the side yard in the RS-3 district (Sec. 8.030-A) appears compatible with the character of the area and consistent with the Tulsa County Comprehensive Land Use Plan.

*If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed variance is compatible and non-injurious to the surrounding area .*

**Sample Motion:**

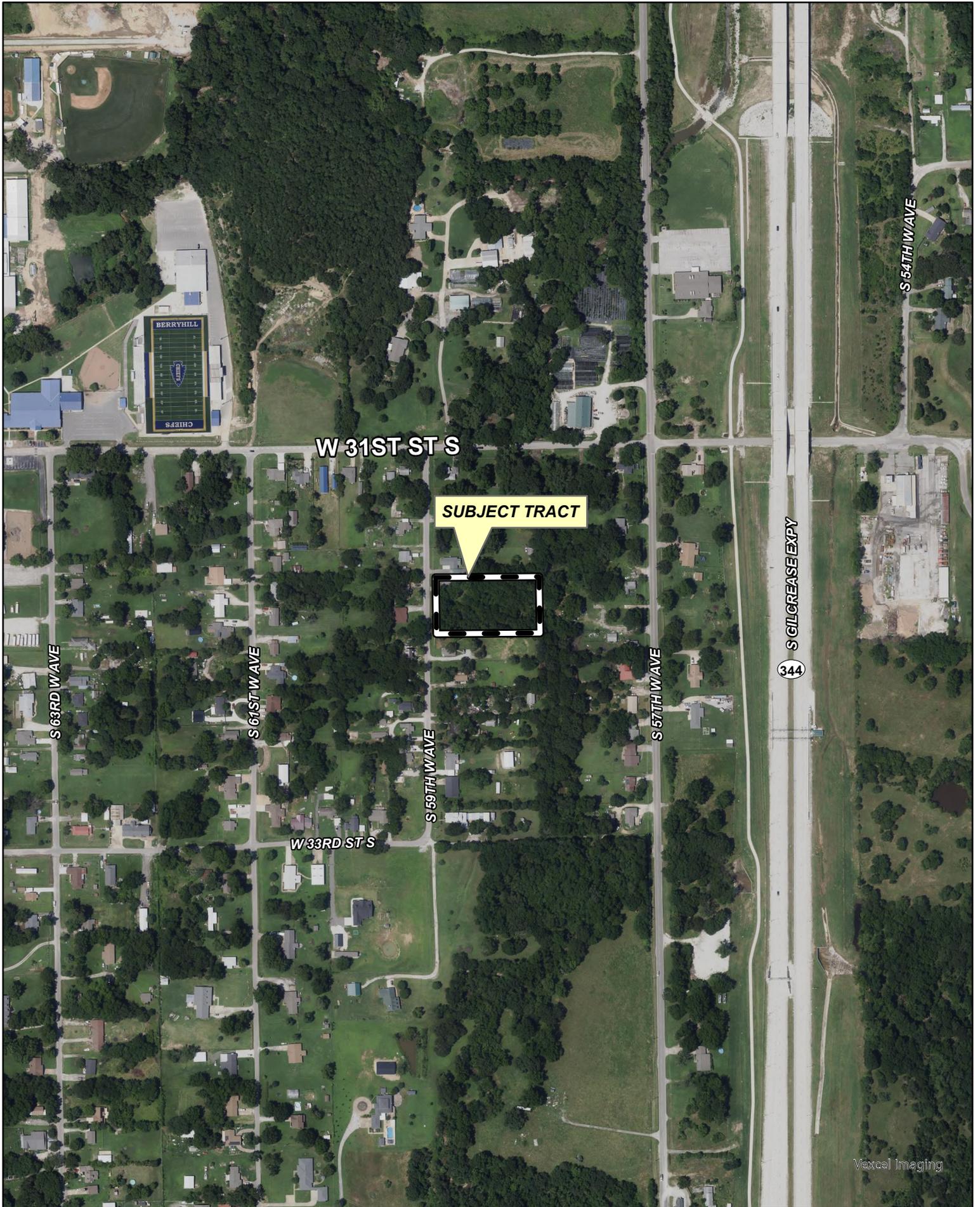
*“Move to \_\_\_\_\_ (approve/deny) the Variance of fence height requirement (Sec. 8.100-A) from 4 ft to 6 ft or front yard maximum*

*Subject to the following conditions, if any: \_\_\_\_\_.*

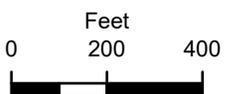
- 1) This variance applies to the existing fence and not to any new fences that may replace it.*

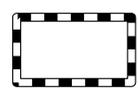
*Finding the hardship to be \_\_\_\_\_.*

*Finding 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 the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.*



Vexxel Imaging



 Subject Tract

**CBOA-3336**

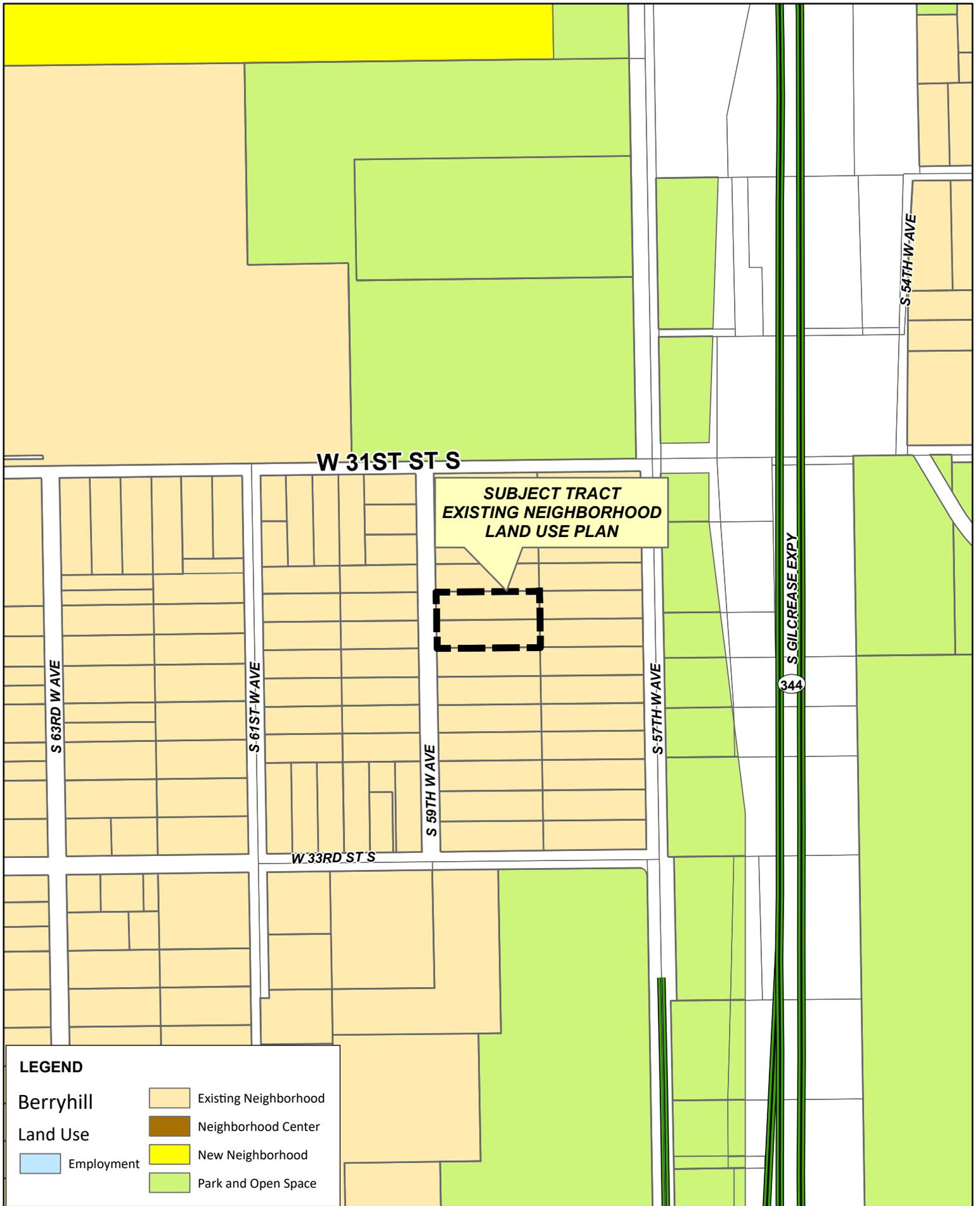
20 19-12

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2024

8.4

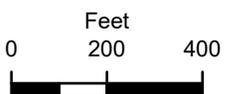




**LEGEND**

**Berryhill Land Use**

- Existing Neighborhood
- Neighborhood Center
- New Neighborhood
- Park and Open Space
- Employment

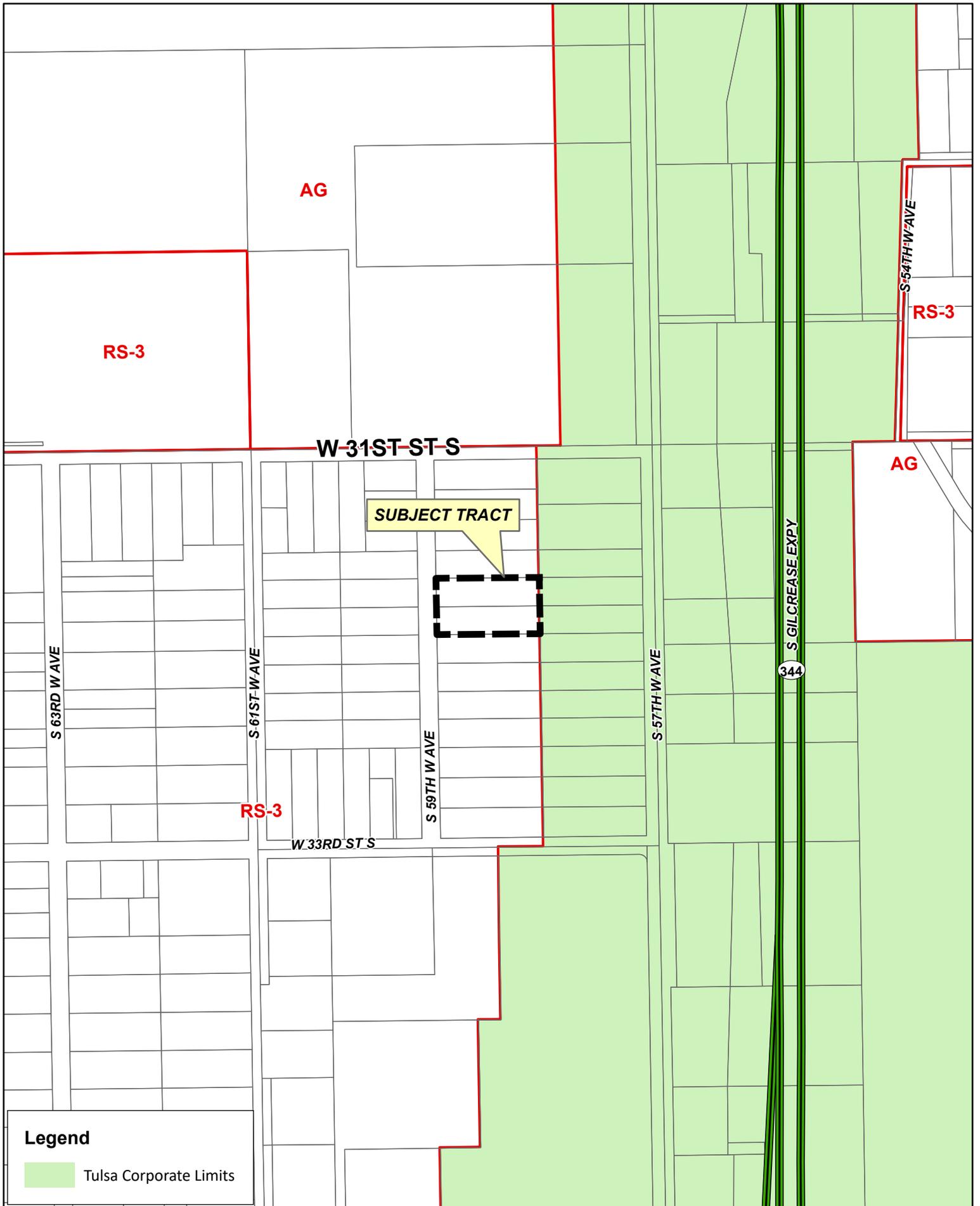


**CBOA-3336**

20 19-12

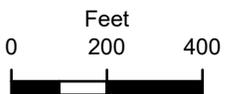
8.5





**Legend**

 Tulsa Corporate Limits



**CBOA-3336**

20 19-12

8.6



## Written Justification

The subject property consists of two long, rectangular lots situated side by side, resulting in an unusually extended street frontage compared to typical RS-3 residential parcels.

The request is limited solely to a fence height variance within the street setback. No other dimensional, use, or structural variances are requested.

Due to the extended frontage and continuous exposure to roadway traffic, the property experiences conditions not common to similarly zoned lots.

The fence provides reasonable safety and security by clearly defining the property boundary and limiting unintended access. The fence includes an integrated electric gate system that is part of the fence itself, operated by remote control with keypad access for controlled entry.

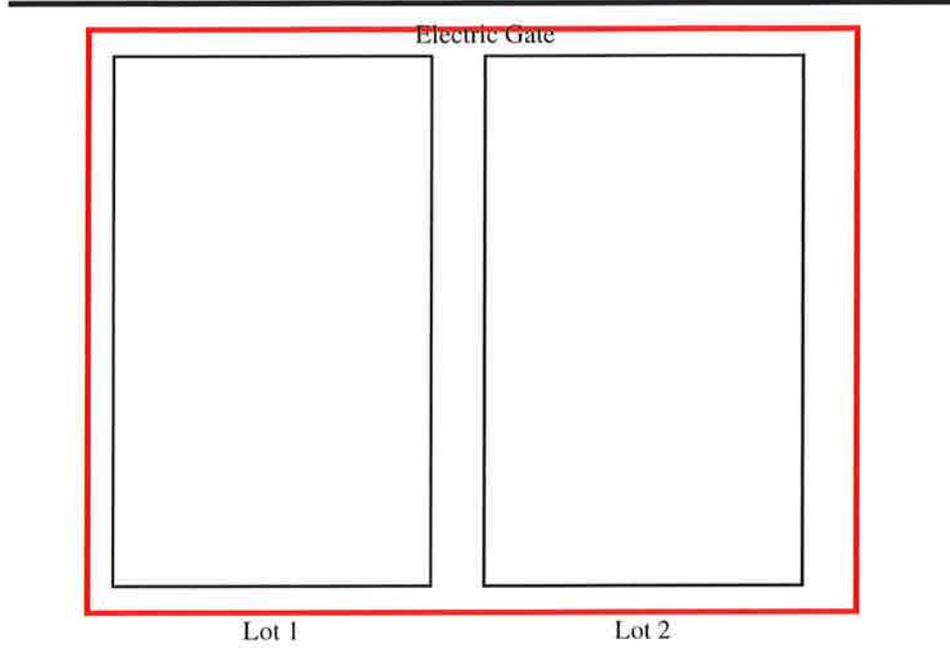
Downward-facing, low-intensity lighting integrated into the fence improves nighttime visibility without glare or spillover.

The fence does not obstruct sightlines, utilities, drainage, or pedestrian or vehicular movement and does not negatively impact adjacent properties.

For these reasons, approval of the requested variance preserves the intent of the zoning code while allowing reasonable use of the property.

# Exhibit A – Site Sketch

S 59th W Ave (Street Frontage)



## Photo Exhibit B1

*Extended street frontage showing continuous, uniform fence line*



## Photo Exhibit B2

*Opposite-direction view confirming uninterrupted frontage and clear sightlines*



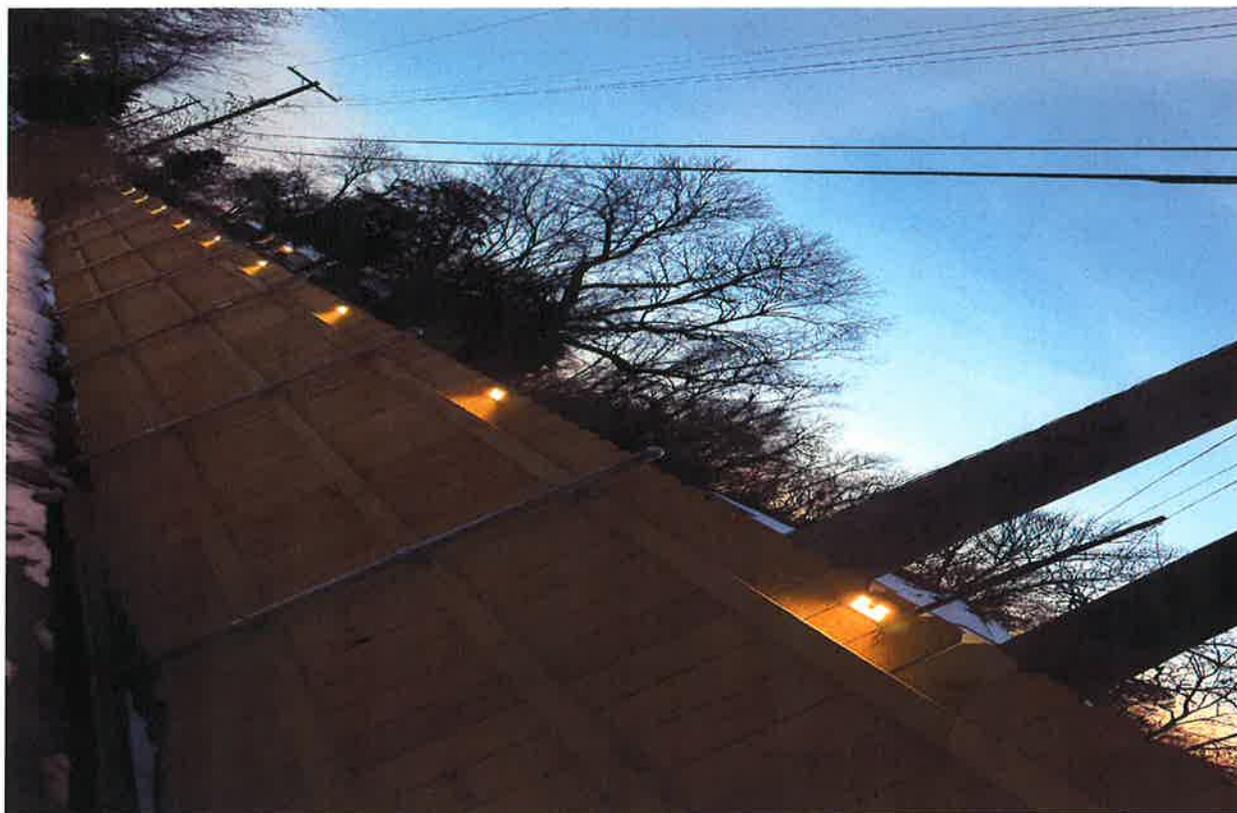
## Photo Exhibit B3

*Primary vehicle gate demonstrating integrated electric gate system with remote operation and keypad access*



## Photo Exhibit B4

*Fence-mounted, downward-facing lighting and security features*



## Photo Exhibit B5

*Low-intensity, downward-facing light fixture minimizing glare and spillover*



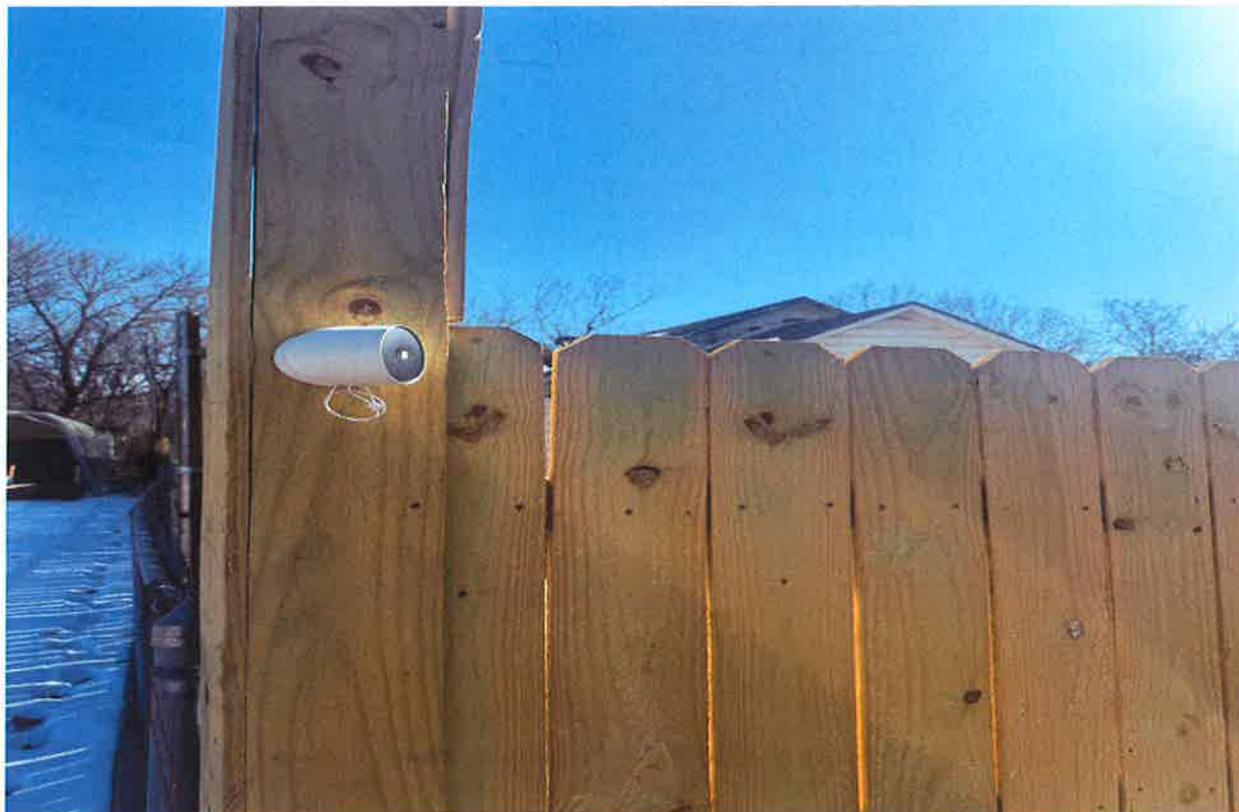
# Photo Exhibit B6

*Fence placement relative to roadway and overhead utilities showing no obstruction*



## Photo Exhibit B7

*Fence termination consistent with property boundary; integrated security system installed*





**Case Number:** CBOA-3337

**Hearing Date:** 03/17/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

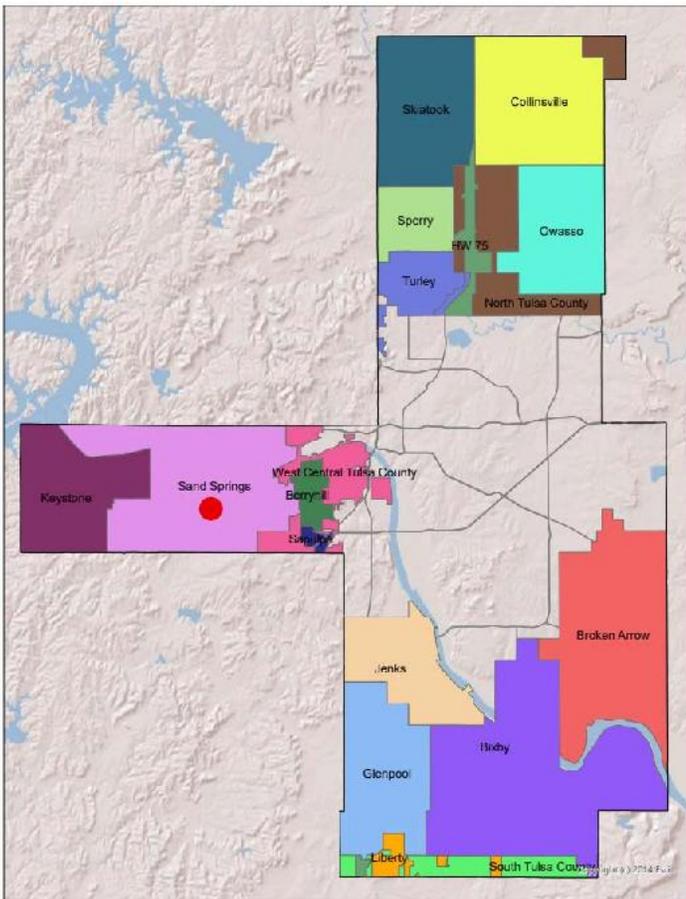
**Owner and Applicant Information:**

**Applicant:** TNT Fireworks

**Property Owner:** New Life Tabernacle Church of Sand Springs

**Action Requested:** Special Exception to permit a Fireworks stand for a period of 3 Years (Section 9.040-G)

**Location Map:**



**Additional Information:**

**Present Use:** Religious Assembly

**Tract Size:** ± 2.35 acres

**Legal Description:** BEG 660W SECR SE TH W330 N360 E330 S360 TO POB LESS S50 E/2 SW SE SE FOR RD SEC 21 19 11 2.348ACS

**Present Zoning:** RE (Residential Estate)

**Fenceline/Area:** Sand Springs

**Land Use Designation:** Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 9121

CASE NUMBER: **CBOA-3337**

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 03/17/2026 1:30 PM

APPLICANT: TNT Fireworks

ACTION REQUESTED: Special Exception to allow a Fireworks stand for a period of 3 Years (Section 9.040-G)

LOCATION: 13107 W. 41st S. Sand Springs, OK

ZONED: RE (Residential Estate)

FENCELINE: Sand Springs

PRESENT USE: Religious Assembly

TRACT SIZE: ± 2.35 acres

LEGAL DESCRIPTION: BEG 660W SECR SE TH W330 N360 E330 S360 TO POB LESS S50 E/2 SW SE SE FOR RD SEC 21 19 11 2.348ACS

RELEVANT PREVIOUS ACTIONS:

CBOA-690-B: The Board voted 4-0-0 to APPROVE the request for a Modification of a previously approved plan for a church in an RE District to add a porch that extends 5'-3" from building and to replace the green belt with a screening fence along the west property line. Located: 13107 West 41<sup>st</sup> St S

CBOA-690-A: on 3.15.11, the Board APPROVED a Modification of a previously approved plan for a church use in the RE district to permit the replacement of an existing accessory. Located: 13107 W 41st St S

CBOA-1295: CBOA-1295; on 9.20.94, the Board APPROVED a Variance of the required setback from the centerline of the street from 85 ft to 77 ft to permit an existing church. Located: 13110 W 41st ST S

CBOA-690: on 9.16.86, the Board APPROVED a Special Exception to allow a church in an RE district and to allow a modular building to be used temporarily; AND the Board APPROVED a Variance of the all-weather surface for parking to allow use of a gravel lot. Modular building and gravel lot limited to 2 years. Located: NW/c of W 41st and 129th W Ave

ANALYSIS OF SURROUNDING AREA: The subject property abuts RE-zoned (Residential Estate) parcels on all directions except south, where the corporate limits of the City of Sand Springs begin with a large lot of AG (Agriculture) zoning. These surrounding RE-zoned lots are made up of large lot single-dwelling residential uses, surrounded by undeveloped or residential AG lots, except eastward where, after a CS (Commercial Shopping) district, major residential development within the City of Sand Springs begins.

STAFF COMMENTS: The applicant is before the Board to request a Special Exception to permit a fireworks stand for a period of 3 years (Section 9.040-G)

A special exception is required as the proposed fireworks stand is a use which is not permitted by right but by exception in the RE districts because of potential adverse effects, but which, if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The proposed fireworks stand must be found to be compatible with the surrounding neighborhood.

In reviewing Special Exception requests, the Board must determine whether the proposed use:

- Is compatible with surrounding land uses;
- Will not be injurious to adjacent properties;
- Will not adversely affect public services or infrastructure;
- Includes adequate safeguards to minimize potential impacts; and
- Is consistent with the intent of the zoning regulations.

Based on the analysis of the surrounding area, staff finds that the request may satisfy the Special Exception criteria if appropriate conditions are imposed to mitigate operational impacts.

*If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed special exception is compatible and non-injurious to the surrounding area.*

*Sample Motion:*

*“Move to \_\_\_\_\_ (approve/deny) Special Exception to allow a Fireworks stand in an RE District for a period of 3 Years (Section 9.040-G)*

*Should the Board approve the request, staff recommends the following conditions, if any:*

\_\_\_\_\_.

*Staff recommends the following or similar conditions for approval, based on previous approval conditions for the subject site:*

- *3-year time limit*
- *Days of operation to be June 15th – July 5th*
- *Hours of operation to be 9:00 a.m. to 9:00 p.m. from June 20th to July 2nd and July 5th to July 6th, Hours of operation to be 9:00 a.m. to 12:00 midnight on July 3rd and July 4th*

*In approving a special exception, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.*

*That the special exception will be in harmony with the spirit and intent of these zoning regulations; and the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.*



**SUBJECT TRACT**

W 40TH ST S

W 41ST ST S

W 38TH ST

W 39TH ST

S BERMUDA DR

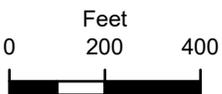
S 129TH WEST AVE

S NASSAU AVE

S SUNBURST W

S SUNGLO PKWY

S GREENTREE WAY



*Subject Tract*

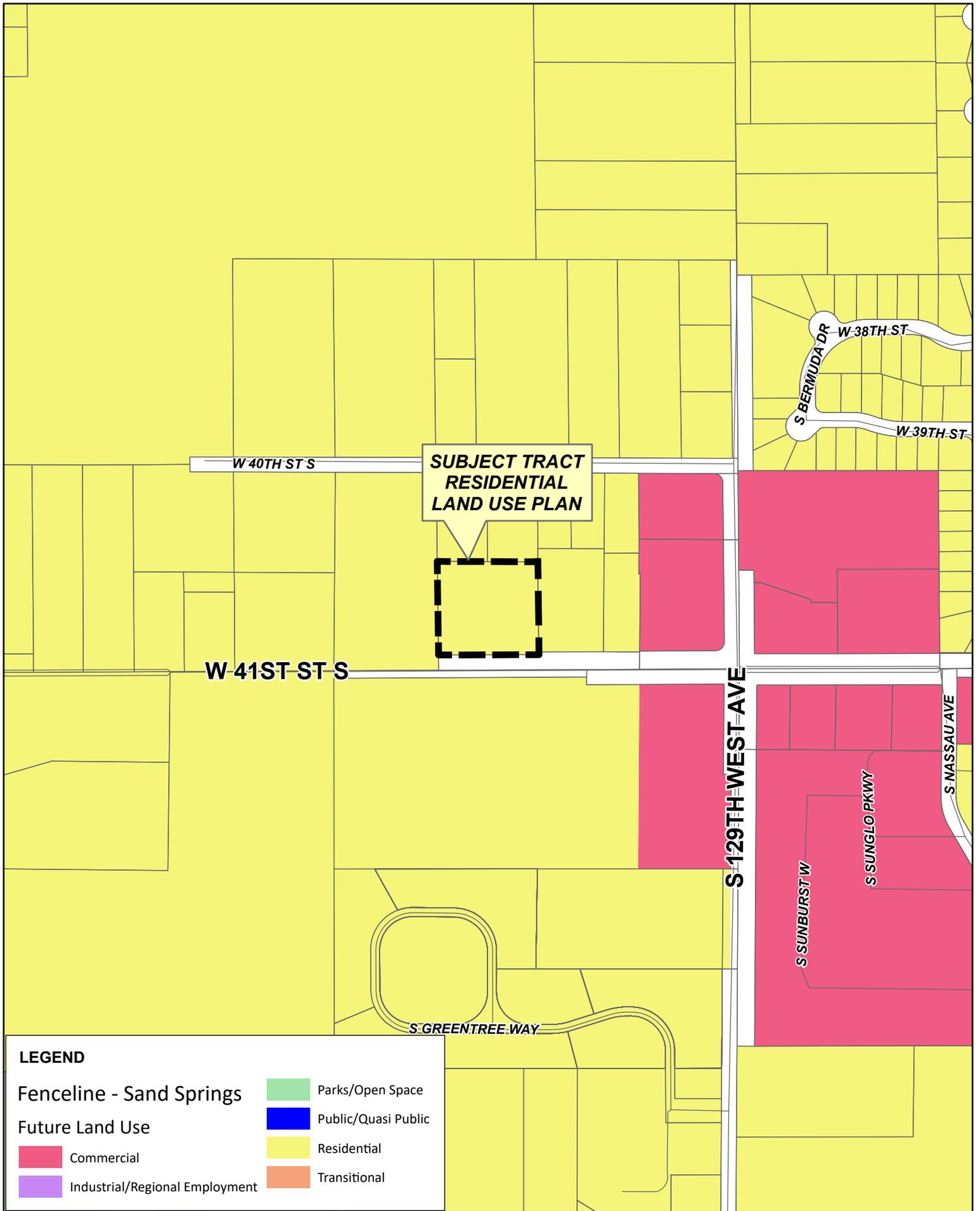
**CBOA-3337**

21 19-11

*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2024 9.4





**SUBJECT TRACT  
RESIDENTIAL  
LAND USE PLAN**

W 40TH ST S

W 41ST ST S

S BERMUDA DR W 38TH ST

W 39TH ST

S 129TH WEST AVE

S NASSAU AVE

S SUNBURST W

S SUNGLO PKWY

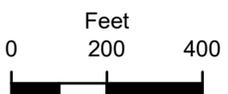
S GREENTREE WAY

**LEGEND**

Fenceline - Sand Springs

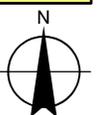
Future Land Use

- Commercial
- Industrial/Regional Employment
- Parks/Open Space
- Public/Quasi Public
- Residential
- Transitional



**CBOA-3337**

9.5

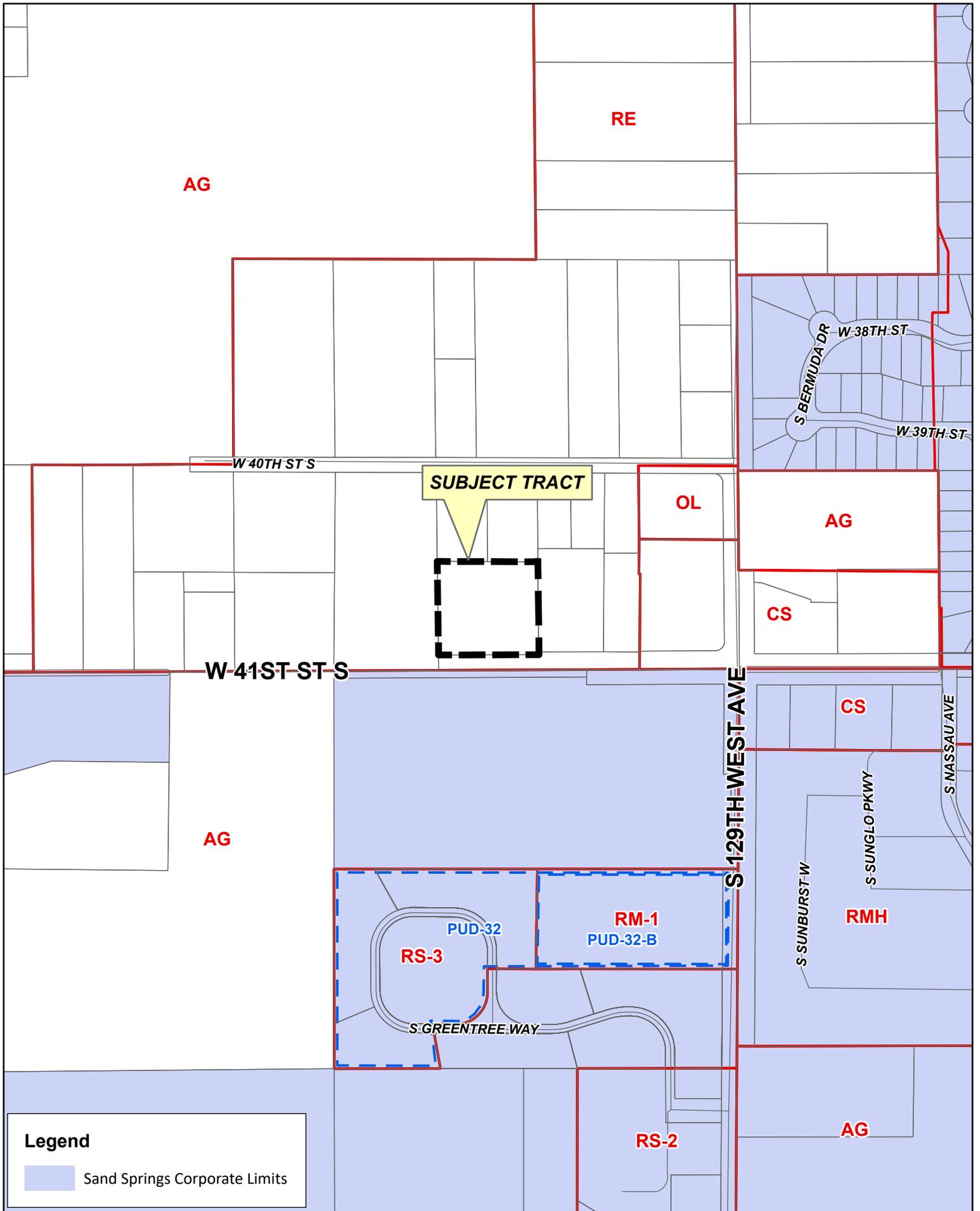




Vexcel Imaging US, Inc. © 2026 - 05/2025



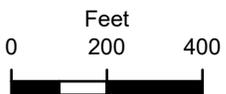
13107 W. 41st S.  
Tulsa County, OK 74063



**SUBJECT TRACT**

**Legend**

 Sand Springs Corporate Limits



**CBOA-3337**

9.7





# Assessor

## General Information

Account Number	R99121912157915
Situs Address	13107 W 41 ST S SAND SPRINGS 74063
Owner Name	NEW LIFE TABERNACLE CHURCH OF SAND SPRINGS
Owner Mailing Address	13107 W 41ST SAND SPRINGS, OK 74063
Land Area	2.35 acres / 102,300 sq ft
Market Value	\$497,400
Last Year's Taxes	-
Legal Description	Subdivision: UNPLATTED (99121) Legal: BEG 660W SECR SE TH W330 N360 E330 S360 TO POB LESS S50 E/2 SW SE SE FOR RD SEC 21 19 11 2.348ACS Section: 21      Township: 19      Range: 11



## Tax Information

	2024	2025	2026
Fair Cash Value	\$554,766	\$496,506	\$497,400
Taxable Value	\$529,589	\$496,506	\$497,400
Assessment Ratio			
Gross Assessed	\$0	\$0	\$54,714
Exemptions	\$0	\$0	\$0
Net Assessed	\$0	\$0	\$54,714
Tax Rate	2B	2B	2B
Tax Rate Mills	113.470000	112.830000	112.830000
Estimated Taxes	\$0	\$0	\$6,173
Notice of Value Date (if changed from prev yr)	3/26/2024	3/26/2024	2/6/2026

## Values

	2024	2025	2026
Land Value	\$0	\$0	\$76,700
Improvement Value	\$0	\$0	\$420,700
Fair Cash (Market) Value	\$554,766	\$496,506	\$497,400

## Exemptions

	2024	2025	2026
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

## Current Improvements

Tax Year	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
Imp #	Foundation	Exterior			Use		HVAC Type
2026	Commercial	1985	13,017 SF	1.00	8	0.00	
1.00					Church w/Sunday School		Complete HVAC

## Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
3/31/1995	STROUT ORVILLE R & LOUISE	NEW LIFE PENTECOSTAL TABERNACLE	\$40,000	History	2000302816 BK- 05702PG-02025



**Case Number:** CBOA-3338

**Hearing Date:** 03/17/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

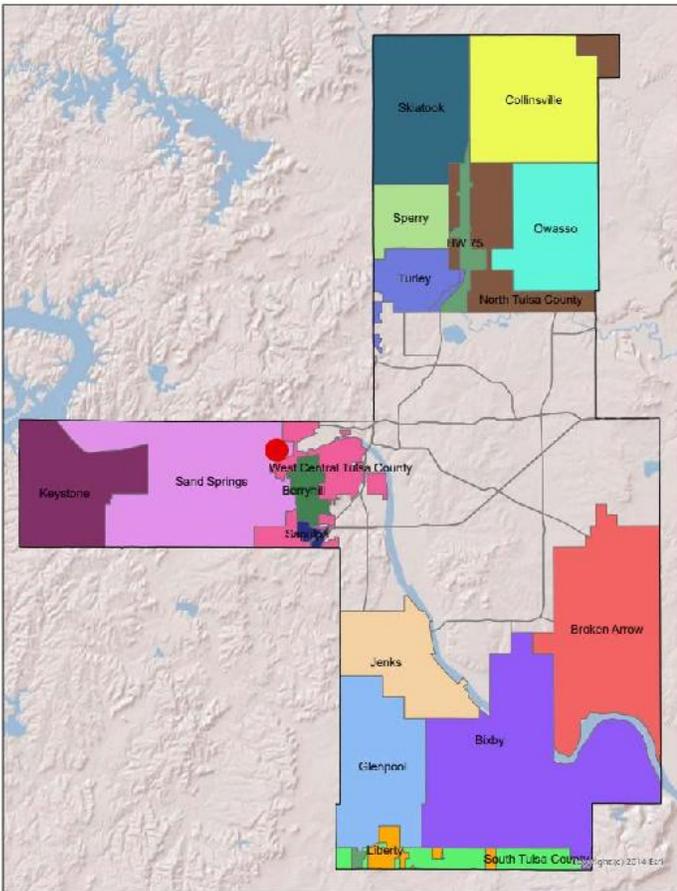
**Owner and Applicant Information:**

**Applicant:** TNT Fireworks

**Property Owner:** Wellbro Building Co.

**Action Requested:** Special Exception to Permit a Fireworks stand for a period of 3 Years (Section 9.040-G) & a Variance of the all-weather surface requirement for parking (Sec. 10.070)

**Location Map:**



**Additional Information:**

**Present Use:**

**Tract Size:** ± 1.47 acres

**Legal Description:** LTS 5 THRU 8 BLK 2 & PRT VAC ST & PRT GOV LT 2 & PRT LTS 22 THRU 27 BLK 5 BEG NEC LT 5 BLK 2 SW52 CRV LF266.3 SE20 CRV LF TO PT TH E TO EL LT 22 40S NEC TH N100 W TO CL 14TH ST TH ON CRV RT ALG CL TO PT NW169.5 POB BLK 2

**Present Zoning:** CS (Commercial Shopping), RM-2 (Residential Multi-Dwelling-2)

**Fenceline/Area:** Sand Springs

**Land Use Designation:** Commercial

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 9207

CASE NUMBER: **CBOA-3338**

CASE REPORT PREPARED BY: INCOG Planning Services

HEARING DATE: 03/17/2026 1:30 PM

APPLICANT: TNT Fireworks

ACTION REQUESTED: Special Exception to Permit a Fireworks stand for a period of 3 Years (Section 9.040-G) & a Variance of the all-weather surface requirement for parking (Sec. 10.070)

LOCATION: 7936 Charles Page Blvd S, Tulsa, OK

ZONED: CS (Commercial Shopping),  
RM-2 (Residential Multi-Dwelling-2)

FENCELINE: Sand Springs

PRESENT USE: Commercial

TRACT SIZE: ± 1.47 acres

LEGAL DESCRIPTION: LTS 5 THRU 8 BLK 2 & PRT VAC ST & PRT GOV LT 2 & PRT LTS 22 THRU 27 BLK 5 BEG NEC LT 5 BLK 2 SW52 CRV LF266.3 SE20 CRV LF TO PT TH E TO EL LT 22 40S NEC TH N100 W TO CL 14TH ST TH ON CRV RT ALG CL TO PT NW169.5 POB BLK 2

RELEVANT PREVIOUS ACTIONS: n/a

ANALYSIS OF SURROUNDING AREA: To the North, the subject property abuts to the Sand Springs Railroad, which itself abuts the Keystone expressway. To its West, the subject property abuts a large IM (Industrial-Moderate) district. To its East, the subject property abuts a line of CS (Commercial Shopping) properties as well as an enclave tract owned by the City of Sand Springs zoned RM-2 (Residential Multi-Dwelling-2). Going further East, as well as immediately South of the subject property, there are rows of RM-2 lots with primarily Residential use, making up a large residential district sandwiched between industrial districts, the Keystone Expressway, and the Arkansas River..

STAFF COMMENTS: The applicant is before the Board to request a Special Exception to permit a fireworks stand for a period of 3 years (Section 9.040-G) and a Variance of the all-weather surface requirement for parking (Sec. 10.070). A special exception is required as the proposed fireworks stand is a use which is not permitted by right but by exception in CS and RM-2 districts because of potential adverse effects, but which, if controlled in the instance as to its relationship to the neighborhood and to the general welfare, may be permitted.

The variance comes from Subsection E of Section 10.070 of the zoning code, which determines that all off-street parking areas must be surfaced with an all-weather surface unless otherwise expressly state in the zoning regulations and, most importantly to this case, Subsection E also states that approved temporary uses are exempt from the all-weather surfacing requirement. If this fireworks-stand temporary use is not exempt from the requirement, then the variance request comes into effect.

The proposed fireworks stand must be found to be compatible with the surrounding neighborhood. In reviewing Special Exception requests, the Board must determine whether the proposed use:

**10.2**

- Is compatible with surrounding land uses;
- Will not be injurious to adjacent properties;
- Will not adversely affect public services or infrastructure;
- Includes adequate safeguards to minimize potential impacts; and
- Is consistent with the intent of the zoning regulations.

Based on the analysis of the surrounding area and the existing CS zoning and Commercial future land use designation of the subject property, staff finds that the request may satisfy the Special Exception criteria if appropriate conditions are imposed to mitigate operational impacts.

*If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed special exception and variance are compatible and non-injurious to the surrounding area.*

**Sample Motion:**

- a) *“Move to \_\_\_\_\_ (approve/deny) Special Exception to allow a Fireworks stand for a period of 3 Years (Section 9.040-G)*

*Should the Board approve the request, staff recommends the following conditions, if any:*  
\_\_\_\_\_.

*Staff recommends the following or similar conditions for approval, based on previous approval conditions for the subject site:*

- *3-year time limit*
- *Days of operation to be June 15th – July 5th*
- *Hours of operation to be 9:00 a.m. to 9:00 p.m. from June 20th to July 2nd and July 5th to July 6th, Hours of operation to be 9:00 a.m. to 12:00 midnight on July 3rd and July 4th*

*In approving a special exception, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.*

*That the special exception will be in harmony with the spirit and intent of these zoning regulations; and the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.”*

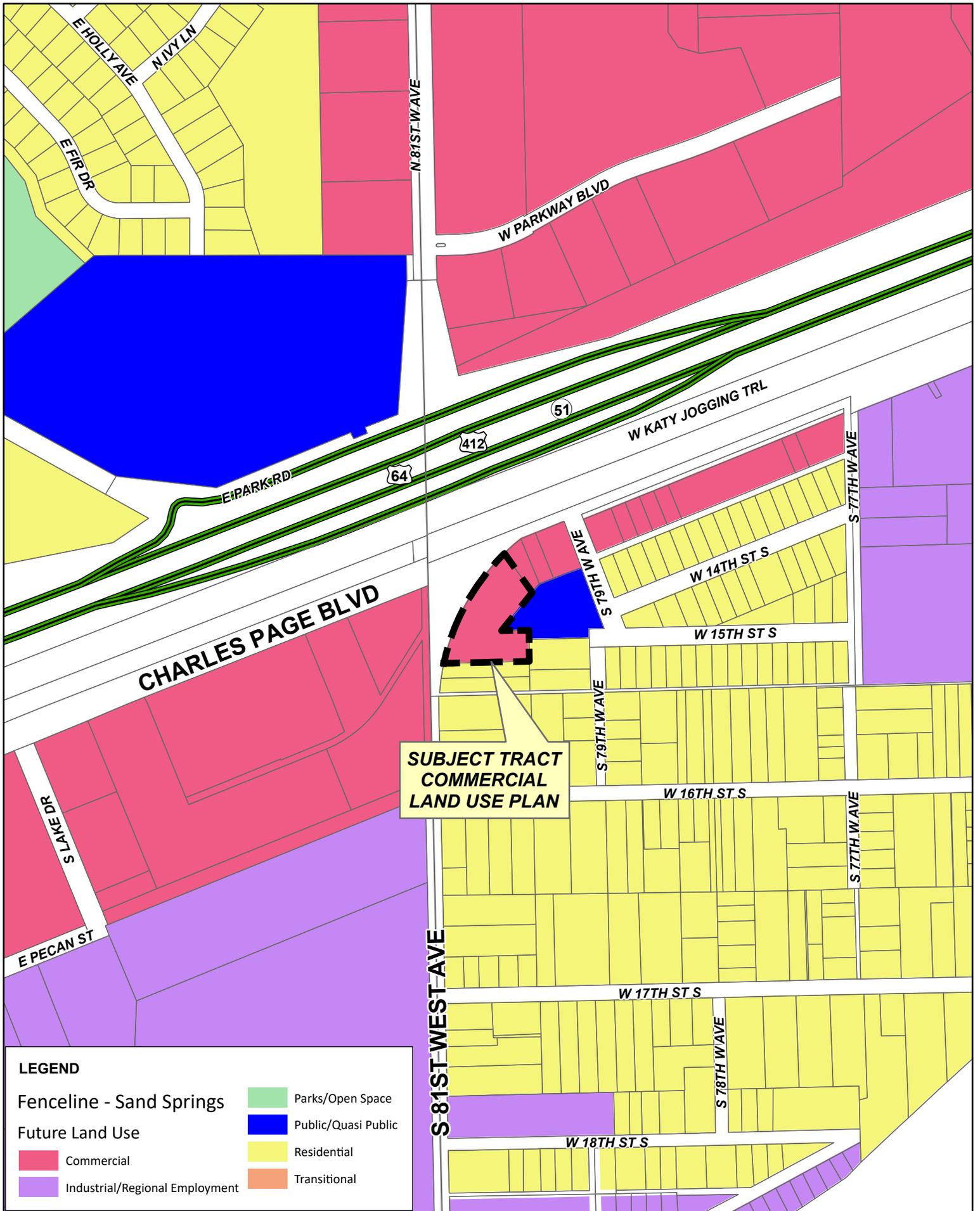
- b) *“Move to \_\_\_\_\_ (approve/deny) the Variance of the all-weather surface requirement for parking (Sec. 10.070)*

*Subject to the following conditions, if any:* \_\_\_\_\_.

*Finding the hardship to be \_\_\_\_\_.*

*Finding 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 the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”*





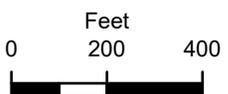
**SUBJECT TRACT  
COMMERCIAL  
LAND USE PLAN**

**LEGEND**

Fenceline - Sand Springs

Future Land Use

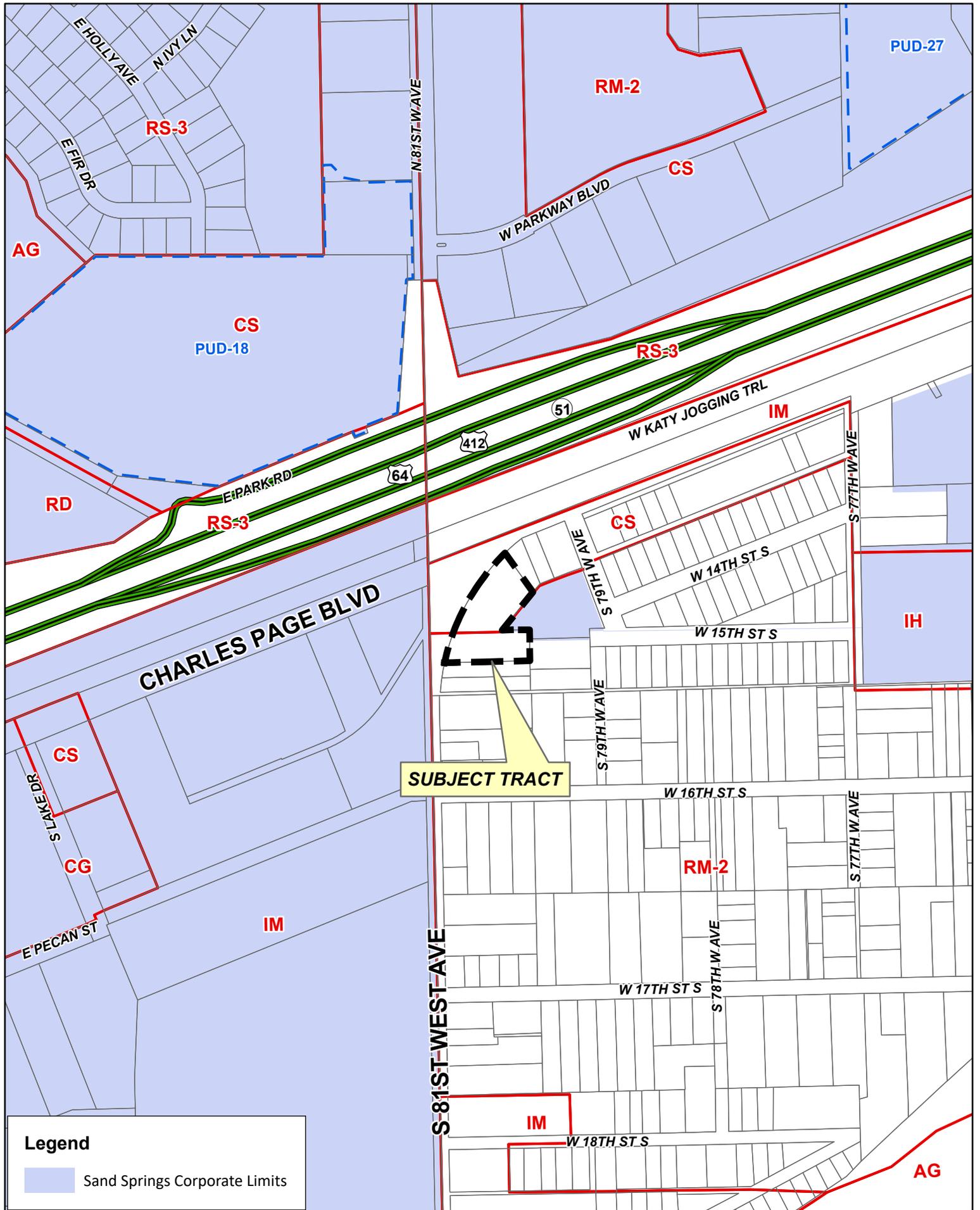
	Parks/Open Space
	Public/Quasi Public
	Commercial
	Residential
	Industrial/Regional Employment
	Transitional



**CBOA-3338**

07 19-12

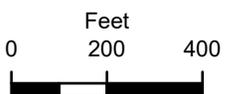
10.6



**SUBJECT TRACT**

**Legend**

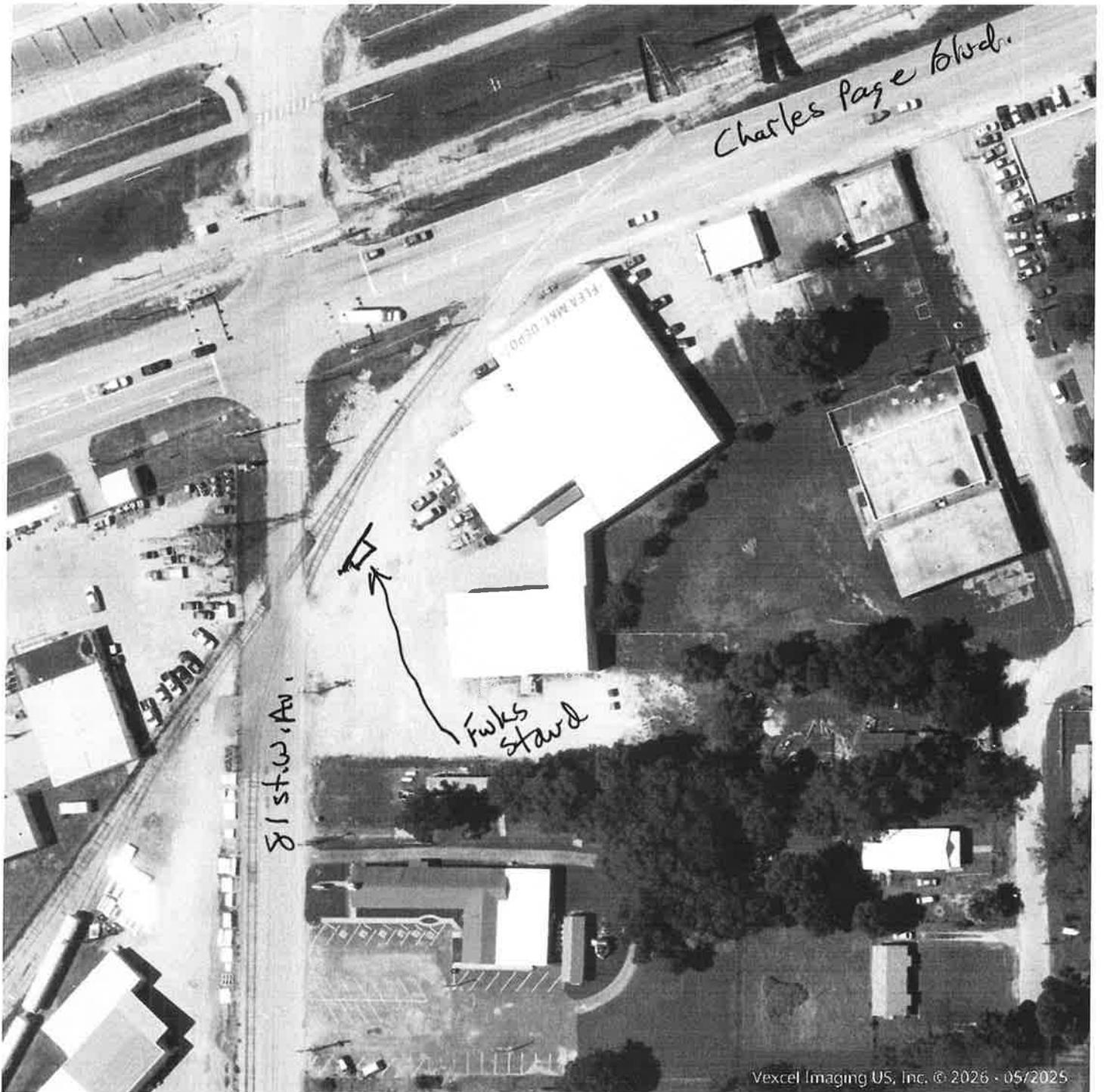
Sand Springs Corporate Limits



**CBOA-3338**

10.7





7936 Charles Page  
Tulsa, CO.



# Assessor

## General Information

Account Number	R55050920703660
Situs Address	7936 CHARLES PAGE BV S TULSA 74127
Owner Name	WELLBRO BUILDING CO
Owner Mailing Address	9624 S INDIANAPOLIS AVE TULSA, OK 741373920
Land Area	1.47 acres / 63,986 sq ft
Market Value	-
Last Year's Taxes	\$2,108.68
Legal Description	Subdivision: SECOND LAKE SUB (55050) Legal: LTS 5 THRU 8 BLK 2 & PRT VAC ST & PRT GOV LT 2 & PRT LTS 22 THRU 27 BLK 5 BEG NEC LT 5 BLK 2 SW52 CRV LF266.3 SE20 CRV LF TO PT TH E TO EL LT 22 40S NEC TH N100 W TO CL 14TH ST TH ON CRV RT ALG CL TO PT NW169.5 POB BLK 2 Section: 07      Township: 19      Range: 12



## Tax Information

	2024	2025	2026
Fair Cash Value	\$169,900	\$169,900	-
Taxable Value	\$169,900	\$169,900	-
Assessment Ratio			
Gross Assessed	\$18,689	\$18,689	-
Exemptions	\$0	\$0	-
Net Assessed	\$18,689	\$18,689	-
Tax Rate	2B	2B	2B
Tax Rate Mills	113.470000	112.830000	112.830000
Estimated Taxes	\$2,121	\$2,109	-
Notice of Value Date (if changed from prev yr)	-	-	-

## Values

	2024	2025	2026
Land Value	\$128,000	\$128,000	-
Improvement Value	\$41,900	\$41,900	-
Fair Cash (Market) Value	\$169,900	\$169,900	-

## Exemptions

	2024	2025	2026
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

## Current Improvements

Tax Year	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
Imp #	Foundation	Exterior			Use		HVAC Type
2026	Commercial	1945	29,167 SF	1.00	12	0.00	
1.00					Indust Lght Manufacturing		Package Unit

## Recent Sales

There are no recent sales for this account



**Case Number:** CBOA-3339

**Hearing Date:** 03/17/2026 1:30 PM

**Case Report Prepared by:**

INCOG Planning Services

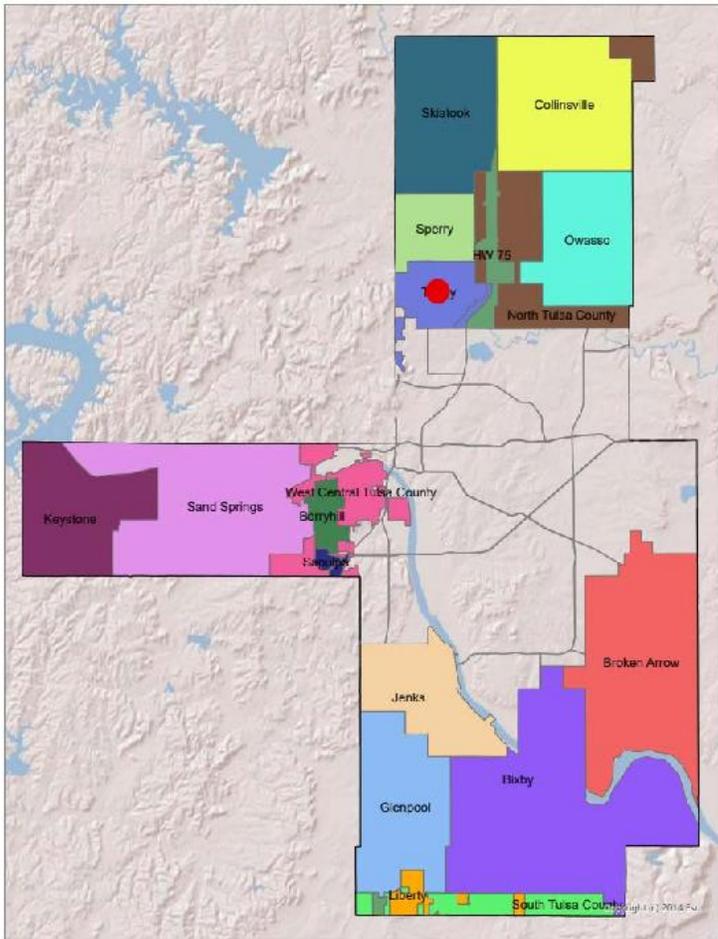
**Owner and Applicant Information:**

**Applicant:** Amy Mirecki Ashworth

**Property Owner:** Henry Mirecki

**Action Requested:** Use Variance to allow Animal Husbandry on an RS zoned lot for a period of up to 5 years (Section 6.010, Table 6-1; 6.090-A), including the incidental, non-commercial processing of approximately fifteen chickens raised on-site annually (Sec. 8.130-B)

**Location Map:**



**Additional Information:**

**Present Use:** Residence

**Tract Size:** 2.28 acres

**Location:** 1621 E 72nd St N

**Present Zoning:** RS-3

**Fenceline/Area:** Turley

**Land Use Designation:** Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 1331

CASE NUMBER: **CBOA-3339**

CASE REPORT PREPARED BY: INCOG Planning Services

**HEARING DATE:** 03/17/2026 1:30 PM

**APPLICANT:** Amy Mirecki Ashworth

**ACTION REQUESTED:** Use Variance to allow Animal Husbandry on an RS zoned lot for a period of up to 5 years (Section 6.010, Table 6-1; 6.090-A), including the incidental, non-commercial processing of approximately fifteen chickens raised on-site annually (Sec. 8.130-B)

**LOCATION:** 1621 E 72<sup>nd</sup> St N, Tulsa, OK

**ZONED:** RS-3

**FENCELINE:** Turley

**PRESENT USE:** Residence

**TRACT SIZE:** 2.28 acres

**LEGAL DESCRIPTION:** LOTS 1-5 AND LOTS 8-14 MIRECKI ADDN RESUB L8-9 B5 GOLDEN HILLS ADDN

**RELEVANT PREVIOUS ACTIONS:**

**CBOA-3240 January 2025:** The Board voted 4-0-0 to APPROVE a Use Variance to permit Animal Husbandry on an RS zoned lot (Section 6.010, Table 6-1) subject to the following conditions:

- that there be no more pigs or hogs
- no further ducks fed and raised on the property after thirty days
- that there be an inspection by the applicant to see if any damaged needs to be repaired to the neighbors fence
- a one year time frame to the January, 2026 meeting of the Tulsa County Board of Adjustment to examine that these conditions have been complied with.

Finding the hardship to be that the land has been farmed and animals have been on the farm for seventy years.

**ANALYSIS OF SURROUNDING AREA:** The subject property is comprised of twelve contiguous tracts zoned RS-3 which currently contain residences and agricultural land. The subject property is located north of E. 72nd Street North and east of N. Trenton Avenue in northeastern Tulsa County. The surrounding area is predominantly developed with low-density single-family residential uses, with parcels generally arranged along a grid of local streets including E. 71st Street North, E. 72nd Street North, and E. 73rd Street North.

Properties to the **north** of the subject property consist primarily of RS-3 zoned residential lots developed with single-family homes on moderately sized parcels. These properties maintain a typical neighborhood residential pattern with accessory structures, yards, and landscaping.

Properties to the **east** are also zoned RS-3 and consist of single-family residential homes with similar lot sizes and development patterns. The area reflects a stable residential neighborhood with established homes and yards.

Properties to the **south**, across E. 72nd Street North, include additional residentially developed parcels as well. The majority of the surrounding properties remain residential in character.

Properties to the **west**, along N. Trenton Avenue, are developed with additional single-family homes and accessory residential structures typical of the surrounding neighborhood.

Overall, the area is characterized by established residential development with relatively large residential lots and a mixture of yard sizes and accessory improvements. The request to allow limited animal husbandry is a deviation from the typical residential use pattern but is proposed at a relatively small scale and limited duration.

**STAFF COMMENTS:**

Use Variance to allow Animal Husbandry on an RS zoned lot for a period of up to 5 years (Section 6.010, Table 6-1; 6.090-A), including the incidental, non-commercial processing of approximately fifteen chickens raised on-site annually (Sec. 8.130-B). The zoning code defines Animal Husbandry as “Uses that involve the feeding, housing and care of farm animals or exotic/wild animals for private or commercial purposes”.

Animal Husbandry is not a use that is allowed by right or exception in RS districts. The Tulsa County Comprehensive Plan designation for this property is Rural Residential/Agricultural, which would be compatible with the proposed use due to the agricultural focus of animal husbandry. The property owner has been utilizing the subject tract for the proposed use for the past 70 years.

The subject property has previously received a Use Variance for animal husbandry, which was limited to 1 year. The current request of up to 5 years results from the intent to avoid burdening the applicant with yearly applications for a use that has been in the property for over 70 years.

Moreover, the applicant is requesting that part of this use variance include the incidental, non-commercial processing of up to fifteen chickens every year. Slaughtering of chickens is not permitted in any R district (Sec. 8.130-B, 2.b), and although the request in the previous relevant Board case for this Use Variance may have implicitly included this use as part of “animal husbandry” (in the “for private or commercial purposes” wording, particularly since slaughter of chickens is allowed in AG districts and Animal Husbandry is limited to AG, AG-R, and Industrial zoning outside of Use Variances), this request is now being made specific in order to maintain the specific agricultural nature of the subject property while limiting the amount of chickens to be processed to a number that would not fall under commercial processing or interfere with the Rural Residential / Agricultural nature of the surrounding area. Staff finds that this is consistent with the Future Land Use Plan.

*If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.*

***Sample Motion:***

*“Move to \_\_\_\_\_ (approve/deny) a Use Variance to allow Animal Husbandry on an RS zoned lot for a period of up to 5 years (Section 6.010, Table 6-1; 6.090-A), including the incidental, non-commercial processing of approximately fifteen chickens raised on-site annually (Sec. 8.130-B)*

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Should the Board approve the request, staff recommends the following (possible) conditions to ensure compatibility and protect surrounding properties:*

- 1. Time Limitation*** - Approval shall be limited to a maximum period of five (5) years, after which the Use Variance shall expire unless renewed by the Board of Adjustment.

2. ***Non-Commercial Use*** - The raising and processing of chickens shall not involve commercial sales or distribution.
3. ***Accessory Structures*** - Any coops, pens, or accessory structures used for the chickens shall comply with RS district setback requirements and all applicable building codes.
4. ***Sanitation and Maintenance*** - The property owner shall maintain the site in a clean and sanitary condition, including regular removal of waste and proper storage of feed to prevent nuisance conditions.
5. ***Noise and Nuisance*** - The activity shall not create excessive noise, odor, or other nuisance conditions affecting adjacent properties.
6. ***Rooster Prohibition*** - Roosters shall not be permitted on the property.
7. ***Location on Property*** - Chickens and associated structures shall be located in substantial conformance with the site plan submitted with the application.
8. ***Permit Compliance*** - The applicant shall obtain all required county permits or approvals prior to constructing any accessory structures.

***Finding the hardship to be \_\_\_\_\_.***

***Finding 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 the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.***



E 76TH ST N

E 75TH PL N

E 75TH ST N

N TRENTON AVE

SUBJECT TRACT

E 73RD ST N

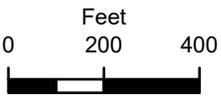
N VICTOR AVE

E 72ND ST N

E 71ST ST N

E 69TH ST N

N UTICA AVE



Subject Tract

**CBOA-3339**

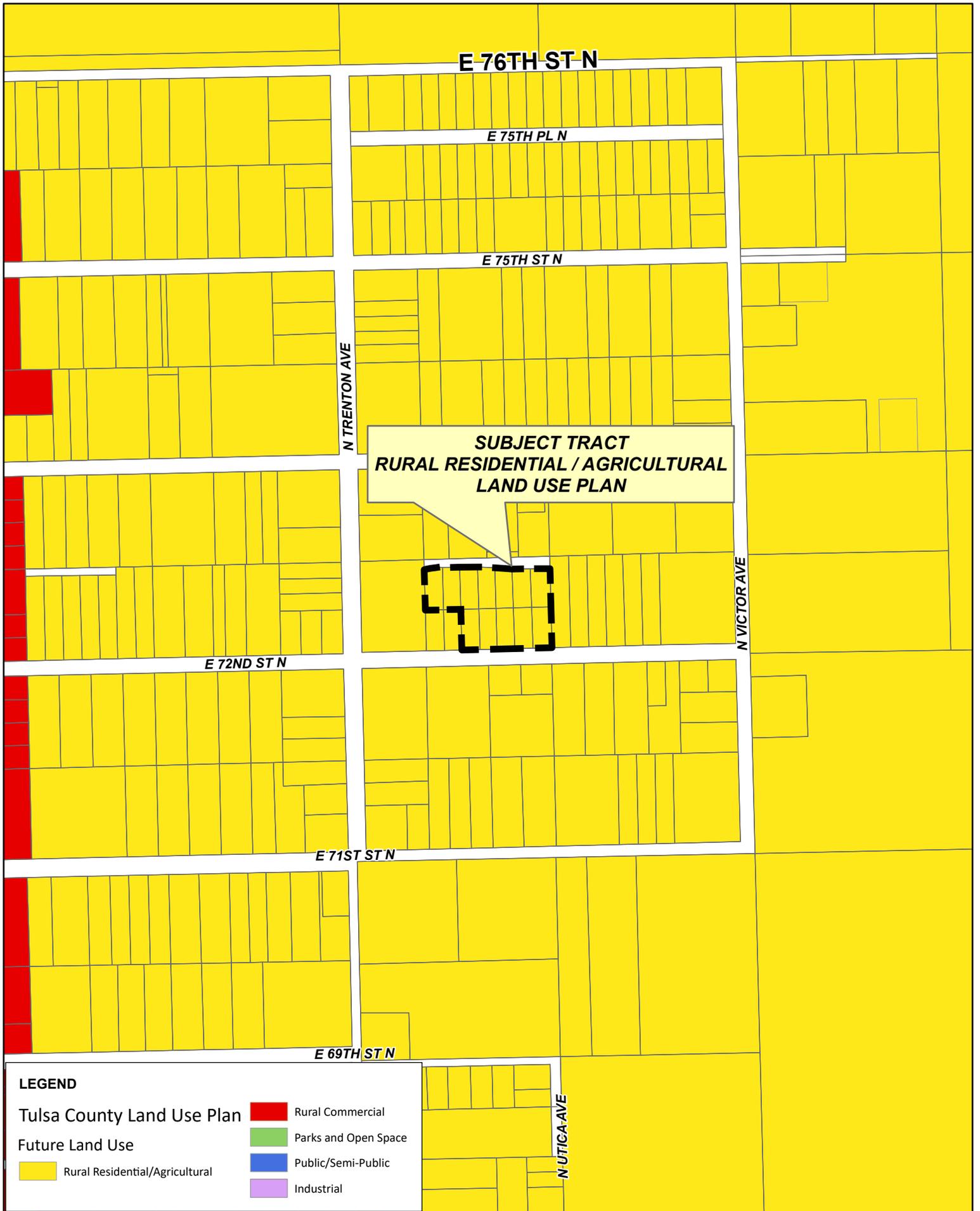
31 21-13

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2024

11.5





E 76TH ST N

E 75TH PL N

E 75TH ST N

N TRENTON AVE

**SUBJECT TRACT  
RURAL RESIDENTIAL / AGRICULTURAL  
LAND USE PLAN**

N VICTOR AVE

E 72ND ST N

E 71ST ST N

E 69TH ST N

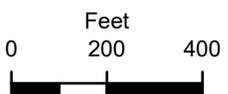
N UTIGA AVE

**LEGEND**

Tulsa County Land Use Plan

Future Land Use

	Rural Residential/Agricultural		Rural Commercial
	Parks and Open Space		Public/Semi-Public
	Industrial		



**CBOA-3339**



RMH

AG

RE

E-76TH ST N

E 75TH PL N

E 75TH ST N

E 73RD ST N

E 72ND ST N

E 71ST ST N

E 69TH ST N

N TRENTON AVE

N VICTOR AVE

N UTICA AVE

SUBJECT TRACT

RS-3

AG

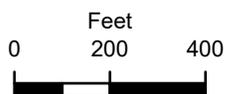
CS

CG

IL

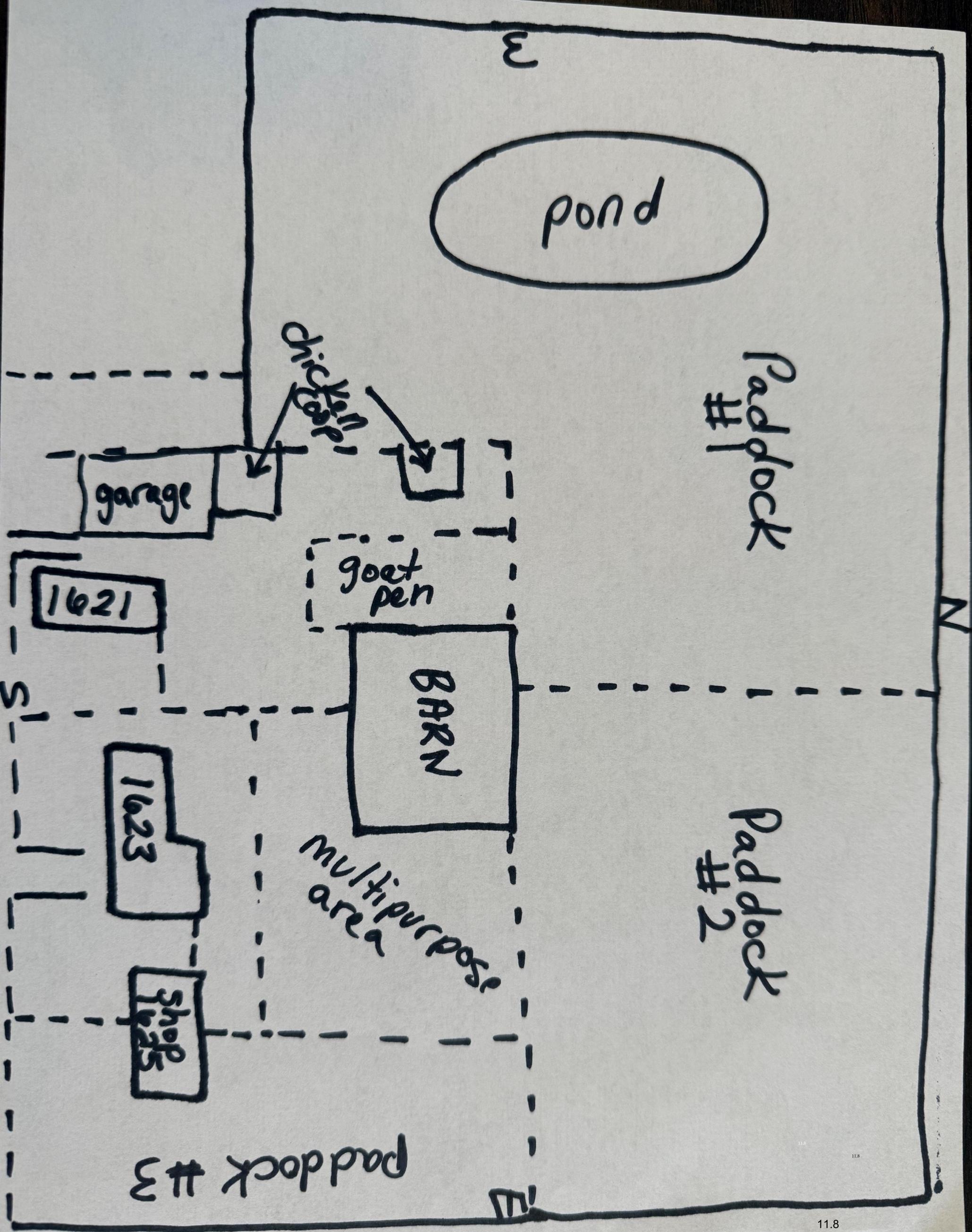
CS

CS



CBOA-3339





## Rojas, Javier

---

**From:** William Allstun <wgallstun@gmail.com>  
**Sent:** Tuesday, March 03, 2026 3:43 PM  
**To:** Rojas, Javier  
**Subject:** Re: Quick check-in regarding CBOA-3339

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

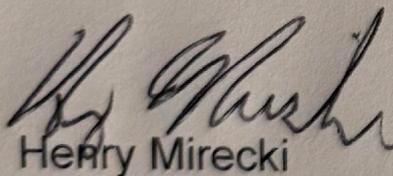
At the last meeting the man who complained about us named Jeffery Marquette falsely reported that we had damaged his fence so we agreed to pay for damages. We tried to contact him and even sent a certified letter to inform him who to call to schedule an appointment for fence repairs. He never signed for the certified letter. It was returned to me and here is a picture of it unopened with a copy of the letter included. I took pictures of his side of the fence. It is not damaged and our fence is built one foot off of

Dear Members of the Board of Adjustment,

The property at 1621 E 72<sup>nd</sup> St N. and the surrounding property was purchased by my family in 1953. During that 72 years we have had a small farm growing our own food and raising animals for meat for our family. Over the years we have had dairy cows, beef cows, meat goats, dairy goats, pigs, chickens, turkeys and ducks. Our daughter, Amy Ashworth and her partner are the 4<sup>th</sup> generation operating the small farm. We are requesting an animal husbandry exception so that we can continue using the land to feed our family. We were told years ago that we were "grandfathered" in since the land has been used for a small farm for several decades.

We have never had a complaint in 72 years, until last year when some of our ducks got into a neighbor's yard. When he complained to us, we gave the ducks away because we thought it would take too long to try and sell them. We also installed a privacy fence between our property and his. In the meeting before the Board of Adjustment last year, our neighbor also complained about the pigs, so we gave them away as well to make sure we complied quickly with everything we were told to do. It has caused a hardship for us to give the animals away instead of having time to sell them and we have lost thousands of dollars. The privacy fence cost thousands of dollars as well. The Board of Adjustment last year said that we could keep the rest of the animals on our farm, as long as we complied with getting rid of the pigs and ducks and built a fence.

We keep our property clean and clear of trash. We have one of the cleanest and nicest properties in the neighborhood. We live in an area where there is a lot of poverty and we share food from our farm with many of our neighbors.

  
Henry Mirecki

Owner

MARCH - 5 - 2026

I LIVE ACROSS THE  
STREET FROM WILL & AMY  
I WROTE A LETTER  
OF SUPPORT LAST YEAR  
ALSO THEIR PROPERTY  
IS CLEAN AND WELL  
MAINTAINED. THE GOATS  
AND CHICKENS ARE  
NOT A NUISANCE AND  
I SUPPORT THEM  
FARMING AND LIVING  
OFF THE LAND

Marilyn DeBunk  
1630 E 72nd St  
WASA, OKLA  
74126

To Whom it may Concern 3-4-26

My property backs up to  
Will + A Miss, their always  
out feeding the animals +  
cleaning the property

I enjoy watching the  
Guineas + goats

I don't have a problem  
with them being my neighbors

Thanks

Charlot Barnes

I Troy Nichols - wrote this letter.  
I live at 1617 E. 72nd St. No. Turley  
west of Will. The animals that I've  
seen are well taken care of.  
The property is all fenced in and  
the animals are contained.  
I have no problems with Amy and  
Will having a farm and raising  
animals for food - Amy and Will are  
very fine neighbors.

Troy Nichols

Sandra Martin and Jeff Marquette:

I have hired Steeleco Fencing and Construction to assess, estimate and repair the fence damages that you reported to the Adjustment Bureau in January. I have discussed the situation with Bo directly and he is expecting your call. I have enclosed his business card with this letter, so you can schedule an appointment directly with him at your convenience. I have removed the swine and the remaining ducks from the property in accordance with the recommendation of the Board of Adjustment.

Respectfully,

Amy Mirecki Ashworth

Amy Mirecki Ashworth  
1621 E. 72nd St #1  
Tulsa, OK 74126

**CERTIFIED MAIL®**



7016 0750 0000 1030 7418

**Retail**



74126

RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
TULSA, OK 74107  
FEB 27, 2025

**\$9.68**

S2324K505122-02

↑  
noticed  
3-31

**RETURN RECEIPT  
REQUESTED**

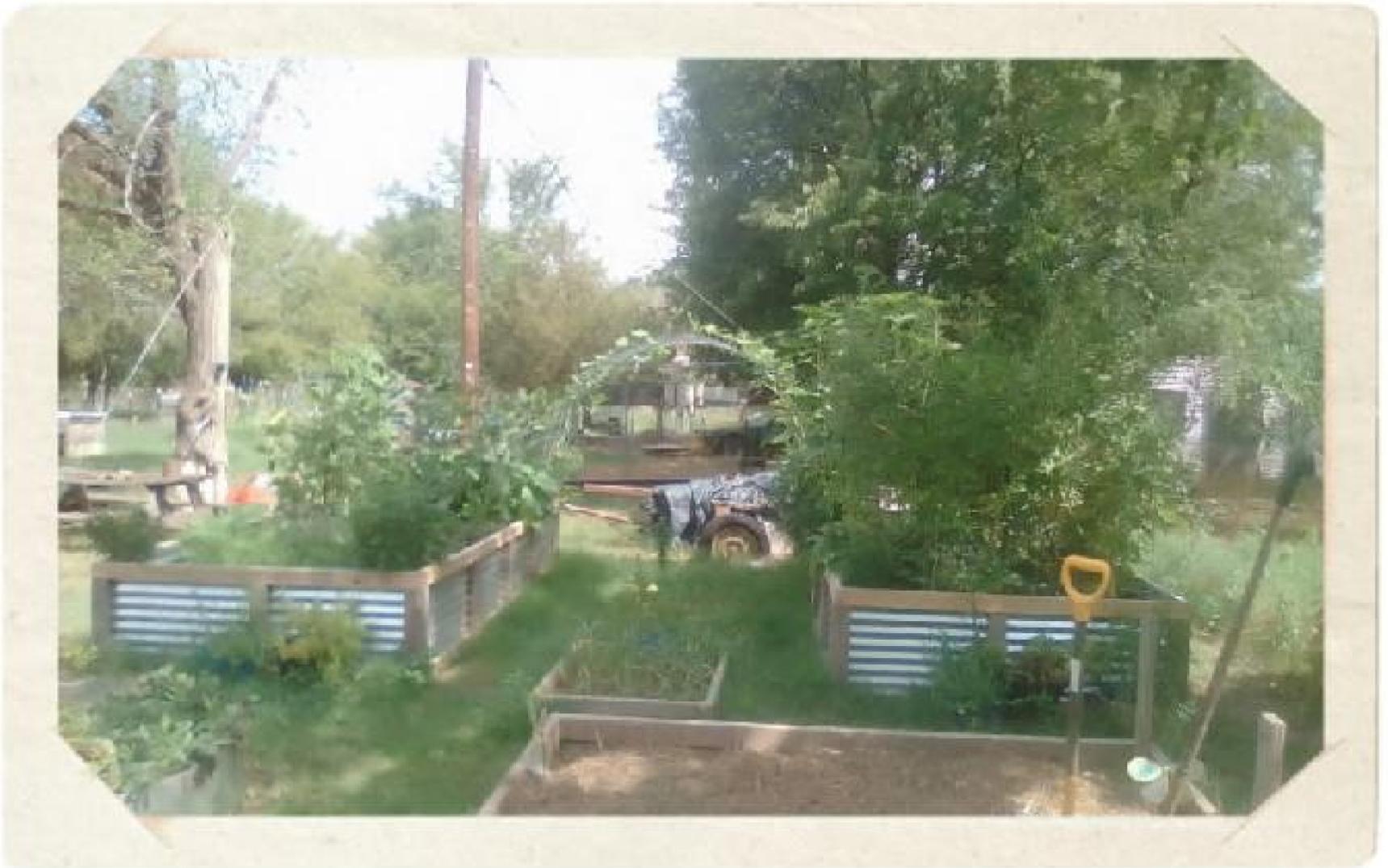
NIXIE 731 DE 1 8003/28/25  
RETURN TO SENDER  
UNCLAIMED  
UNAB  
BC: 74126124

NIXIE 731 CC 1 0104/20/25  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
MANUAL PROC REQ \*2293-02730-27-42

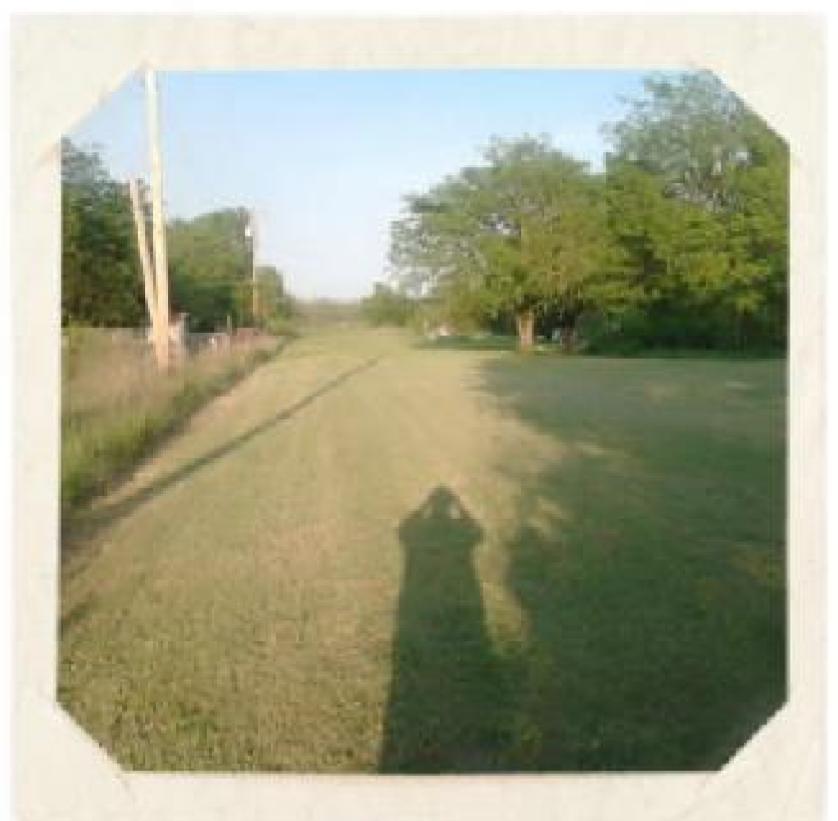
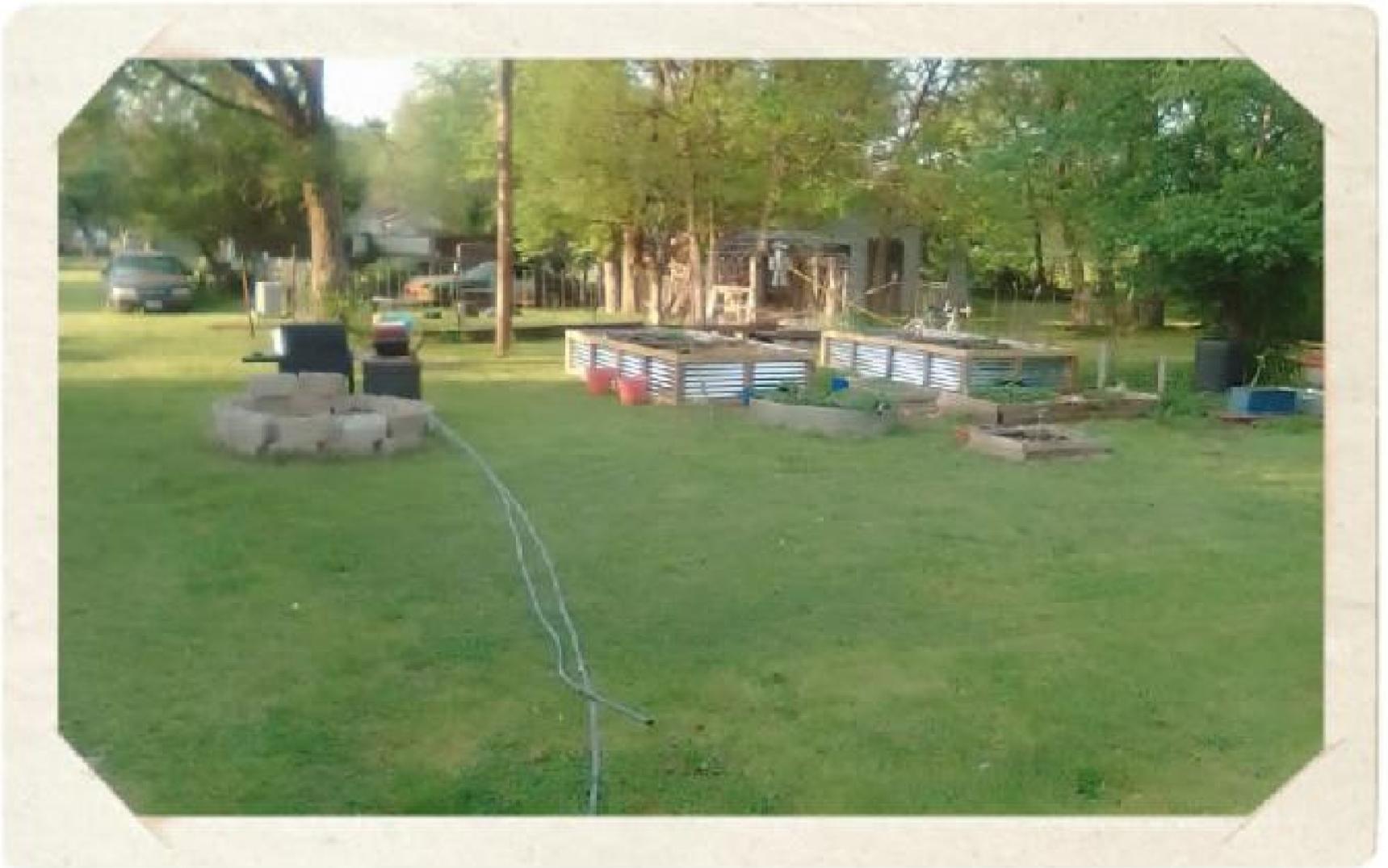
74126124  
74126124

11.14









**Exhibits from CBOA-3240**

Dear Members of the Board of Adjustment:

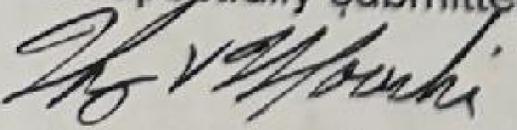
The property at 1621 E 72 St. N and the surrounding property totaling 2.3 acres was purchased by my family in 1953. During that 71 years we have had a small farm growing our own food and raising animals for meat for our family. Over the years we have had dairy cows, beef cows, dairy goats, meat goats, pigs, chickens, turkeys and ducks. Our daughter, Amy Ashworth and her partner, Will Allstun, are the 4th generation operating the small farm. We are requesting an animal husbandry variance so that we can continue using the land to feed our family and we share eggs and meat with our neighbors as well. We were told at one time that we were "grandfathered" in since the land has been used for a small farm for 7 decades.

Many of our neighbors bring their children and grandchildren to see farm animals and because our animals are tame, they get to pet them, feed them and collect eggs. Many of our neighbors have offered to write letters to testify to the fact that we have never been a nuisance and since we live in an area where there is a lot of poverty, they appreciate the eggs and meat we share.

In 71 years, we have never had a complaint until 2 weeks ago when some of our ducks went into a neighbor's yard. When he complained to us, we immediately gave most of our ducks away, clipped the wings of the few remaining ducks and began to install a privacy fence between our property and theirs, which will be completed in the next few days.

We appreciate the opportunity to request a variance so that we can continue to use our land as our family has done for 4 generations. Thank you for your consideration of our request.

Respectfully submitted,

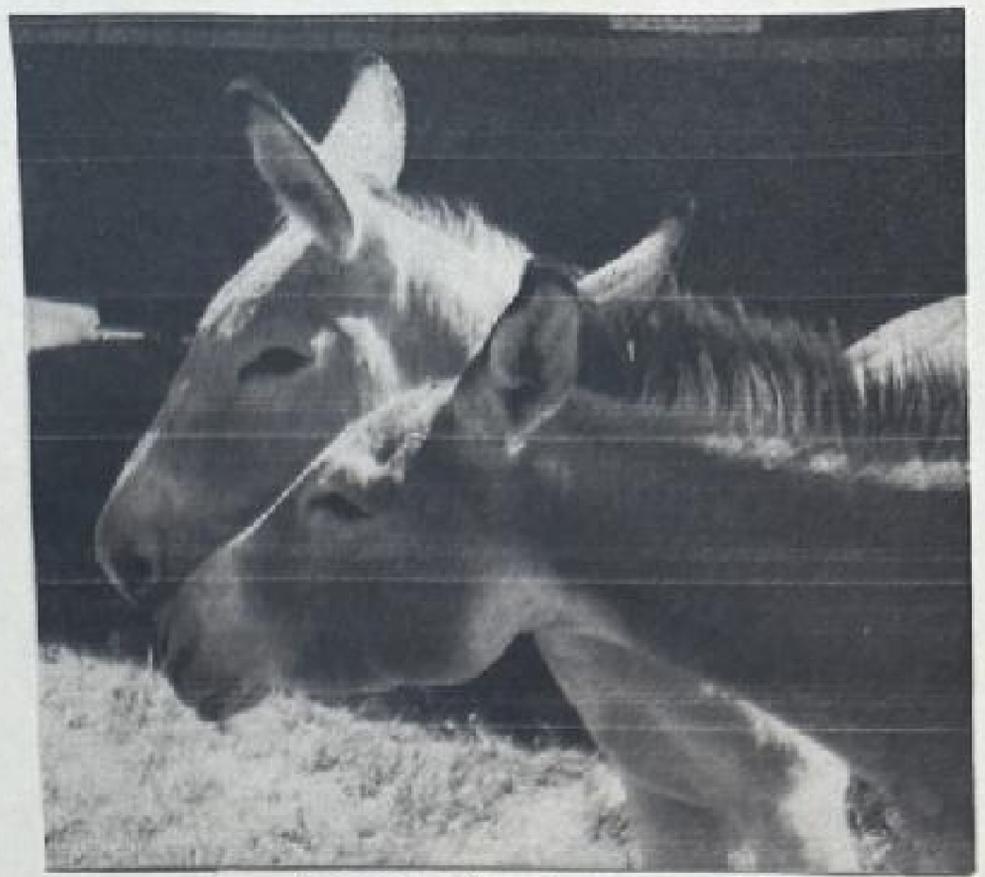
  
Henry Mirecki

CBOA - 3240

UPH-2290



This is my grandpa standing in front of the original house in 1959



A couple of donkeys we had that kept our fields clear of brush from 1990-2020



This is a neighbor from back in 1982



This is me taking care of newborn goat triplets 1986

I wanted to include pictures from every decade to show the continuous use of land has been animal husbandry, but the only picture I have from the 1950's doesn't show any animals. It does show we owned the land in the 50's and we owned the whole block which only had these two structures. The rest was empty fields that we used for farm animals. I have lived here since 2018 and have used the land for a small farm.

I went through a box a family pictures and found some pictures of our little family farm over the years. It will give you a picture of how our family has used this property since it was purchased in 1953



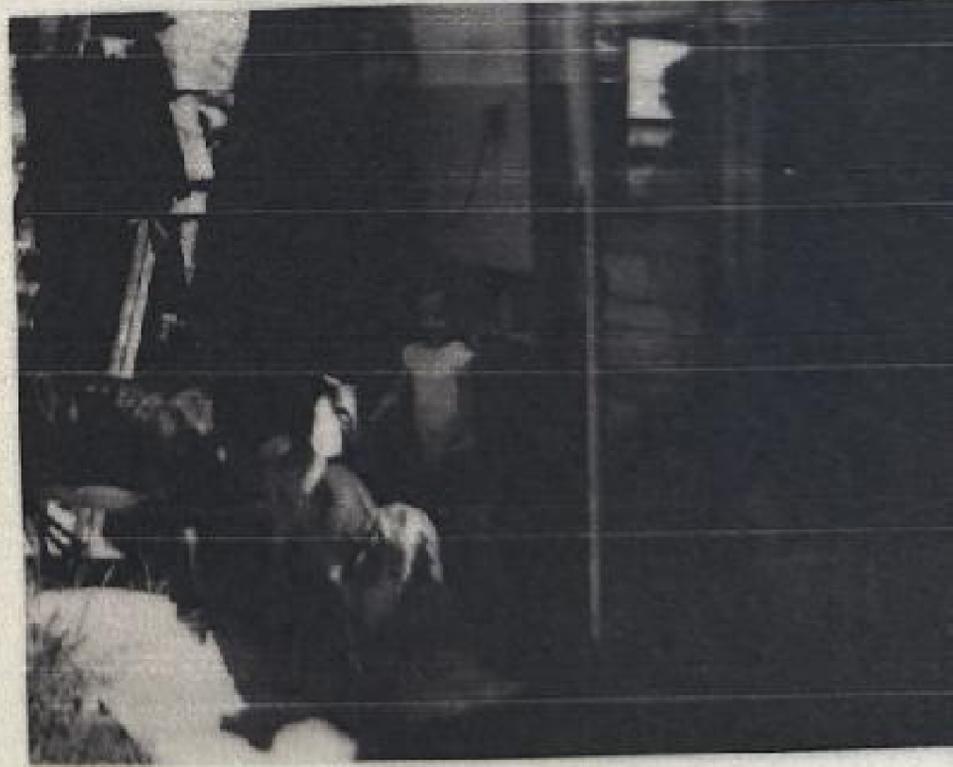
This is me petting the horse  
When I was a child



My great grandma  
With a dairy cow

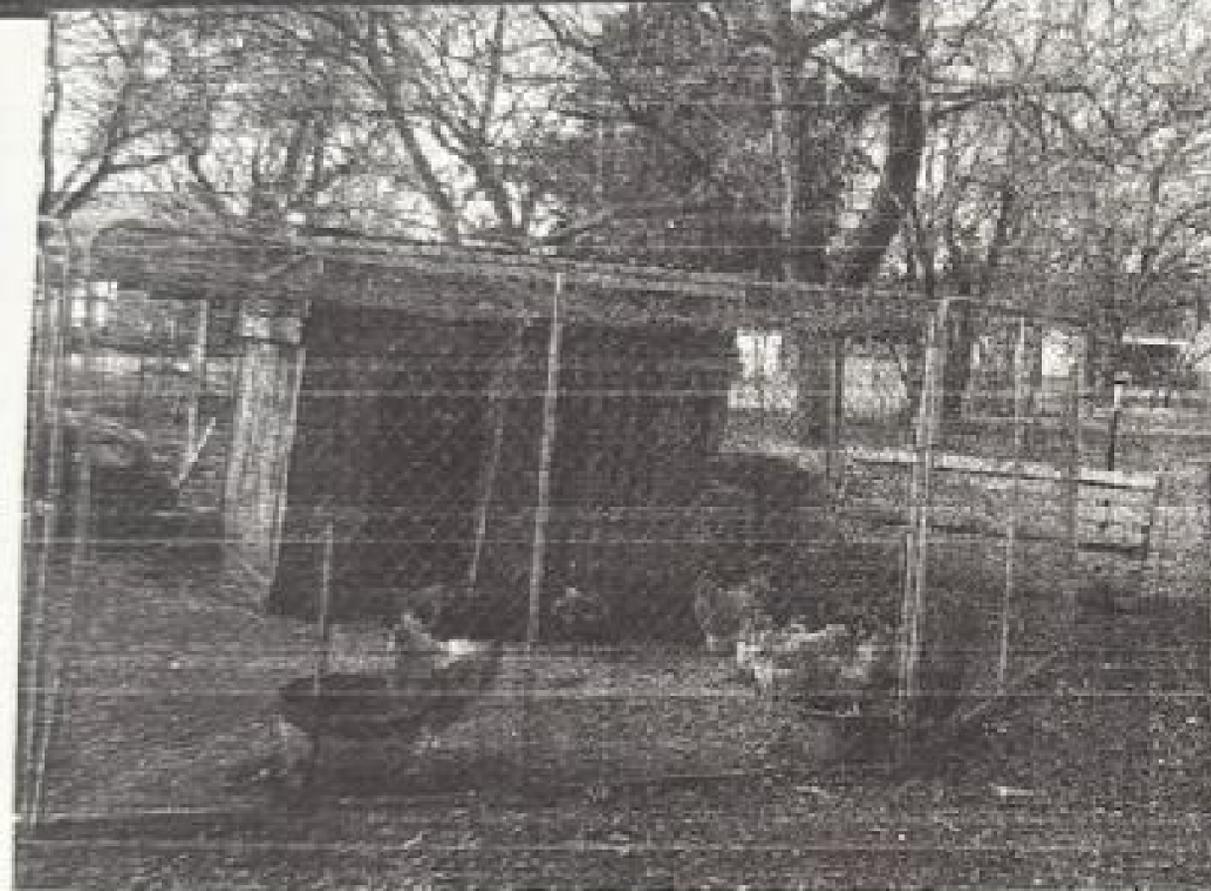


My great grandma gathering eggs in 1968



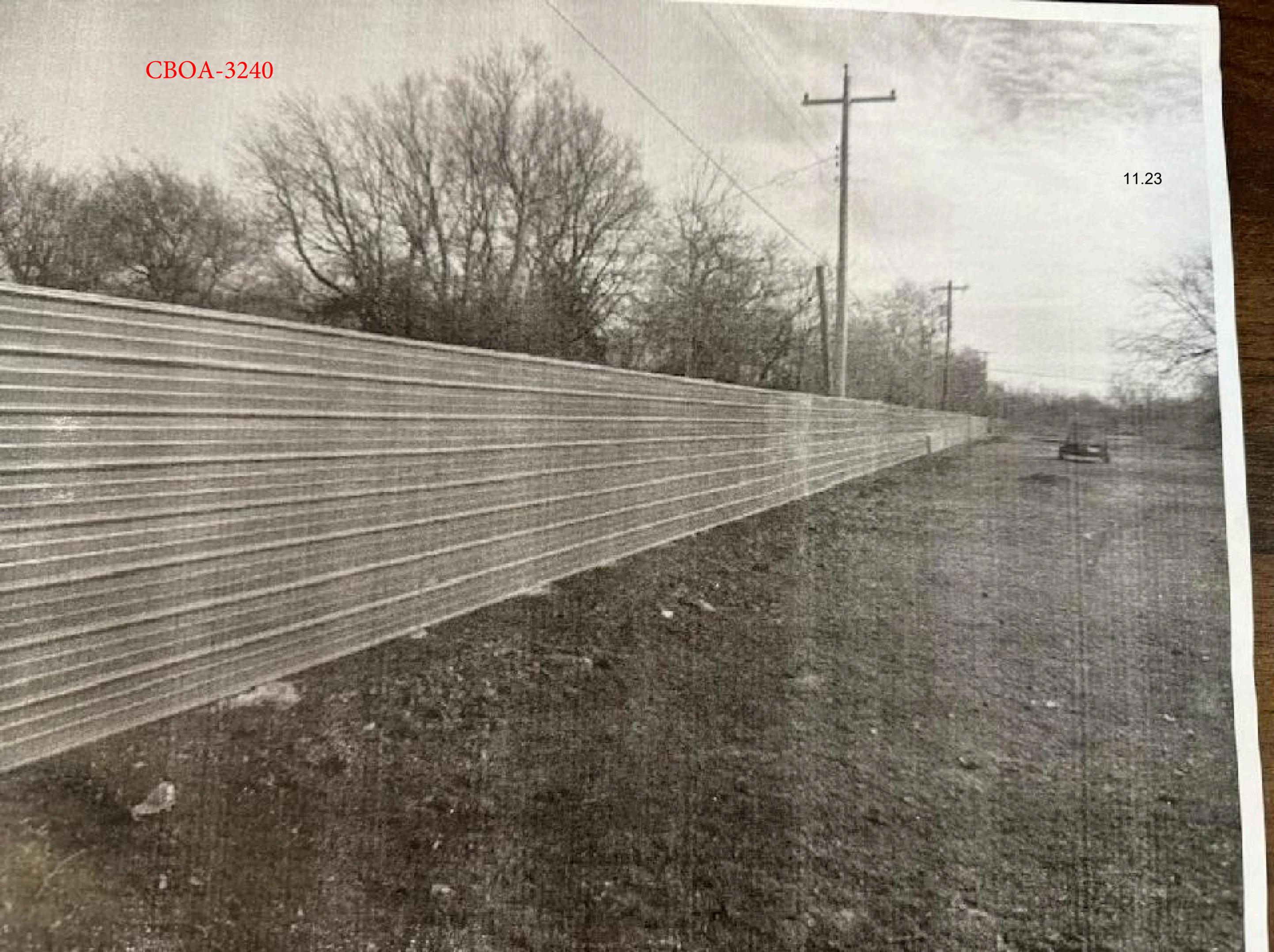
My cousin playing with dairy goats

CBOA-3240



CBOA-3240

11.23



CBOA-3240



11.25

CBOA-3240



CBOA-3240

11.26



CBOA-3240

11.27



1-16-25

To whom it may concern

I live west of Will + Amy's property, we share a fence line. They keep property well kept, animals well feed.

Grandkids + I love to watch the animals + feed them too.

Will shares his eggs + meat.

I have no concerns about the animals being taken care of, the animals are no bother to us.

Charlot Barnes

1607 E 72nd St. N  
Sharlot Barnes  
CBOA 3240

CBOA-3240

TO THE BOARD OF ADJUSTMENT:

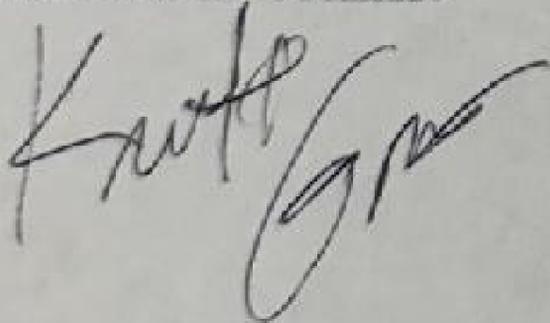
I LIVE NEXT DOOR TO AMY ASHWORTH AND WILLIAM ALLSTUN. I WAS REALLY SURPRISED TO HEAR WE CAN'T HAVE GOATS IN TURLEY. I CAN THINK OF SEVERAL NEIGHBORS WHO HAVE GOATS IN TURLEY. THEY KEEP THE CULVERTS CLEANED OUT WITH GOATS BECAUSE YOU CAN'T CLEAN THEM OUT WITH A LAWN MOWER AND TURLEY FLOODS WHENEVER IT RAINS HARD.

AMY AND WILL ARE VERY RESPONSIBLE WITH THEIR ANIMALS AND WE HAVE NEVER HAD A PROBLEM WITH THEIR ANIMALS COMING ON OUR PROPERTY, EXCEPT I HAVE BORROWED THEIR GOATS TO CLEAN THE WEEDS OFF OF MY LOT. THEY ALSO KEEP THEIR AREA CLEAN. MY GRANDSON LOVES TO GO OVER TO THEIR HOUSE AND PET THE GOATS AND FEED THE CHICKENS. THEY ALSO SHARE MEAT AND EGGS WITH US WHICH HAS REALLY HELPED ME BECAUSE I WAS INJURED AT WORK AND HAVE BEEN UNABLE TO WORK FOR MOST OF LAST YEAR.

I HOPE YOU WILL LET THEM TO KEEP THEIR ANIMALS. I AM NOT THE ONLY NEIGHBOR THAT APPRECIATES THEM SHARING EGGS AND MEAT. WE ARE KIND OF A TIGHT KNIT LITTLE COMMUNITY AND WE ALL HELP EACH OTHER. SINCE AMY AND WILL HAVE TAKEN CARE OF THE PROBLEM WITH THE DUCKS, THAT STARTED THIS WHOLE THING, WE WOULD TRULY APPRECIATE IT IF YOU WOULD ALLOW THEIR LITTLE FARM TO CONTINUE. IT WILL ACTUALLY HURT OUR NEIGHBORHOOD IF THEY HAVE TO GET RID OF THEIR ANIMALS.

THANK YOU,

KENNETH GREEN



1623 E 72<sup>nd</sup> ST N

Kenneth Green

CBOA 3240

2-14-25

My house is on 1617 E. 72nd St. N.  
west of Willow & Amy's House.

I like the animals. They take well  
taking of and property is good.  
I see nothing wrong with their farm!

Troy Nichols

1617 E 72nd St. N  
Troy Nichols

CBOA-3240

Jan - 17 - 2025

To whom it may CONCERN  
I LIVE ACROSS THE STREET  
from Will & Amy At (Address).  
I HAVE LIVED HERE FOR 30 YEARS  
I KNEW Amy's GRANDMA & GRANDPA  
& FATHER BEFORE HER. HER PROPERTY  
HAS BEEN USED AS A SMALL FARM  
FOR DECADES. THEY ARE EXTREMELY  
RESPONSIBLE WITH THE ANIMALS AND HAS  
NEVER CAUSED A PROBLEM. Will & Amy  
HAVE MADE MULTIPLE IMPROVEMENTS TO  
THE PROPERTY AND I AM HAPPY TO HAVE  
THEM AS ~~PREVIOUS~~ NEIGHBORS. I  
HOPE YOU'LL ALLOW THEM TO  
CONTINUE THEIR SMALL FARM  
I ENJOY THE FRESH EGGS AND  
MEAT AND SO DOES THE REST  
OF THE NEIGHBORS AT 72<sup>ND</sup>  
ST NO THANK YOU

MARILYN LEBLANC

11.31

CBOA-3240

1630 E 72nd St. N  
Marilyn LeBlanc



**Case Number:** CBOA-3340

**Hearing Date:** March 17th, 2026 1:30 PM

**Case Report Prepared by:**

Kendal Davis

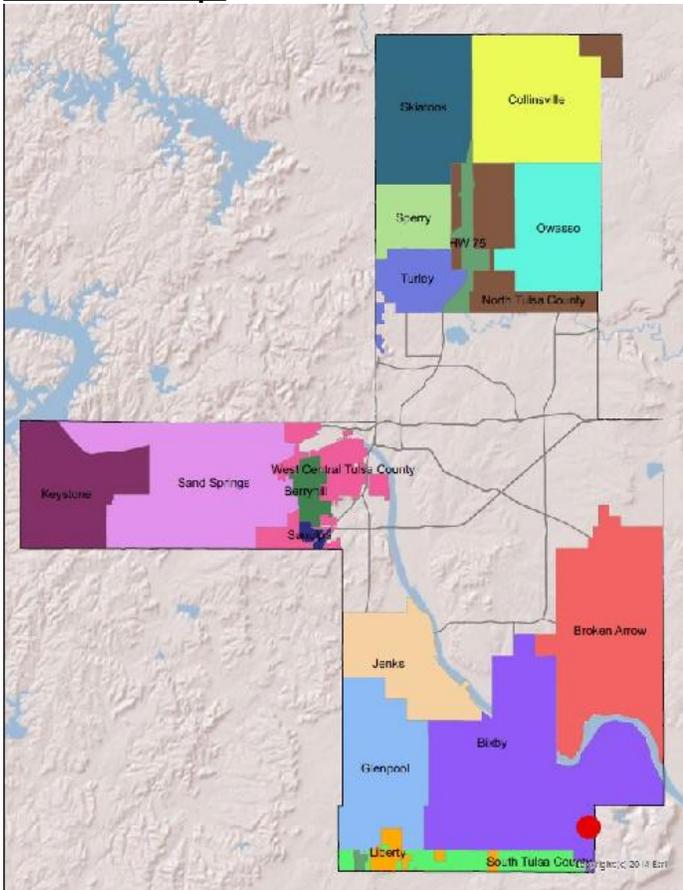
**Owner and Applicant Information:**

**Applicant:** Kevin & Danielle Vaughan

**Property Owner:** ETTER FAMILY TRUST

**Action Requested:** Special exception to allow temporary dwelling in RV in an AG district (Sec. 8.160) while house is being built

**Location Map:**



**Additional Information:**

**Present Use:** Vacant

**Tract Size:** ± 10.00 Acres

**Legal Description:** E/2 E/2 SW SE SEC 4 16 14 10ACS

**Present Zoning:** AG (Agriculture)

**Fenceline/Area:** Bixby

**Land Use Designation:** Rural Agriculture (Unincorporated)

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 6404

CASE NUMBER: CBOA-3340

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: March 17th, 2026 1:30 PM

APPLICANT: Kevin & Danielle Vaughan

ACTION REQUESTED: Special exception to allow temporary dwelling in RV in an AG district (Sec. 8.160) while house is being built

LOCATION: 14129 E. 191st St S. Bixby, OK

ZONED: AG (Agriculture)

FENCELINE: Bixby

PRESENT USE: Vacant

TRACT SIZE: ± 10.00 Acres

LEGAL DESCRIPTION: E/2 E/2 SW SE SEC 4 16 14 10ACS

RELEVANT PREVIOUS ACTIONS: None

**ANALYSIS OF SURROUNDING AREA:**

The subject tract is located north of E. 191st Street South and east of S. 129th East Avenue in southeastern Tulsa County. The surrounding area is predominantly rural in character and consists largely of agricultural tracts, wooded areas, and scattered rural residential properties.

Properties to the **north** of the subject tract consist primarily of large agricultural parcels with limited residential development and areas of wooded land. The development pattern in this area is characterized by large lot sizes and rural homesteads.

Properties to the **west**, along S. 129th East Avenue and S. Garnett Road, include a mixture of rural residential properties, agricultural tracts, and small clusters of residential development situated along local roadways.

Properties to the **south**, along E. 191st Street South, consist primarily of rural residential properties and agricultural land uses on larger acreage parcels. Development in this area generally includes single-family homes, accessory buildings, and agricultural improvements.

Properties to the **east** of the subject tract lie within a different county jurisdiction and are outside the regulatory authority of Tulsa County. However, aerial imagery indicates that this area is largely rural in character with significant wooded areas and limited development associated with the nearby Bixhoma Lake area.

Overall, the surrounding area maintains a low-density rural development pattern dominated by agricultural and rural residential uses, with large parcels and significant separation between structures. The requested

12.2

Special Exception relates to a temporary dwelling arrangement during residential construction rather than introducing a new permanent development pattern into the area.

**STAFF COMMENTS:**

The applicant is requesting a Special Exception to allow temporary dwelling in a recreational vehicle in an AG district pursuant to Section 8.160 of the Tulsa County Zoning Code while a primary residence is being constructed on the property.

Section 8.160 allows the Board of Adjustment to consider requests for temporary dwelling in a recreational vehicle under specific circumstances. These requests are commonly associated with situations where an applicant intends to reside on the property temporarily while constructing a permanent dwelling.

**COMPATIBILITY WITH SURROUNDING AREA:**

The subject property is located in a predominantly rural agricultural area characterized by large tracts of land and scattered residential development. Given the rural character of the surrounding area and the temporary nature of the request, the Board may determine that the request is compatible with surrounding properties provided that the use remains temporary and appropriate conditions are applied.

The Board may wish to consider conditions to ensure that the RV occupancy is limited to the period necessary for construction of the primary residence and that appropriate utility connections, sanitation, and site placement are provided.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Special exception to allow temporary dwelling in RV in an AG district (Sec. 8.160) while house is being built is compatible and non-injurious to the surrounding area.*

***Sample Motion:***

***“Move to \_\_\_\_\_ (approve/deny) to permit Special exception to allow temporary dwelling in RV in an AG district (Sec. 8.160) while house is being built***

***Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:***

1. ***Time Limitation*** - Approval for occupancy of the recreational vehicle shall be limited to a period not to exceed two (2) years or until completion of the primary residence, whichever occurs first.
2. ***Purpose of Occupancy*** - The recreational vehicle shall be used only as temporary housing during construction of the primary residence on the property.
3. ***Number of RV Units*** - Approval shall allow only one recreational vehicle to be occupied on the property.
4. ***Location on Property*** - The recreational vehicle shall be located in substantial conformance with the site plan submitted with the application
5. ***Permits and Inspections*** - The applicant shall obtain all required permits and inspections prior to occupancy.

*Subject to the following conditions, if any: \_\_\_\_\_.*

*In approving a special exception, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.*

*That the special exception will be in harmony with the spirit and intent of these zoning regulations; and the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.*

**Site Map for:  
14129 E 191<sup>st</sup> St. S Bixby, Ok 74008**

By: Kevin J Vaughan &  
Danielle N Vaughan



**Legend:**

Solid pink line indicates, distance from Street to front property line and Street to cleared area for which the Camper will be placed, (approximate distance is 300ft)

Yellow box indicates 40x50ft area camper will be placed

Pink line with arrowhead indicates distance from street To area house will be built (approximate distance 391ft)

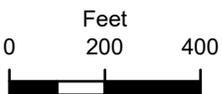
Green box indicates area house will be built

Red perimeter lines indicate edges of 10 acre property  
(Property is approximately 330ft x 1,320ft)



**SUBJECT TRACT**

**E 191ST ST S**



*Subject Tract*

**CBOA-3340**

04 16-14

*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2025

**12.6**



**SUBJECT TRACT  
RURAL AGRICULTURE (UNINCORPORATED)  
LAND USE PLAN**

**E 191ST ST S**

**LEGEND**

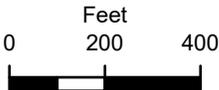
**Fenceline - Bixby**

**Future Land Use**

-  Rural Agriculture (Unincorporated)
-  Agricultural
-  Rural Residential

-  Low Density Residential
-  Medium Density Residential
-  Medium-High Density Residential
-  High Density Residential
-  Residential Manufactured Home Park
-  Mixed Use

-  Neighborhood Commercial
-  Commercial
-  Industrial
-  Public/Institutional
-  Recreation and Open Space
-  Flood District

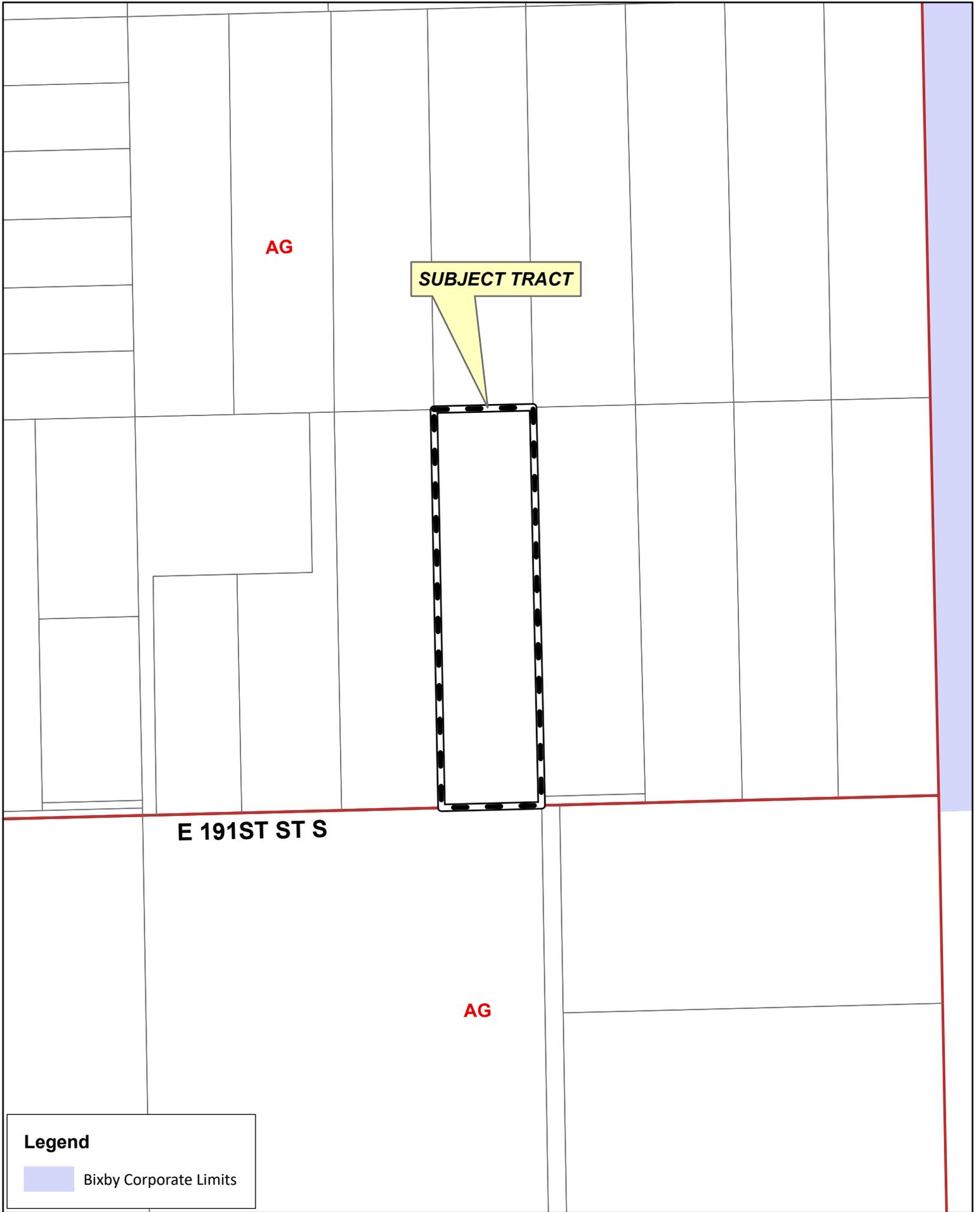


**CBOA-3340**

04 16-14

12.7





**SUBJECT TRACT**

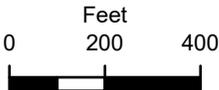
**AG**

**E 191ST ST S**

**AG**

**Legend**

 Bixby Corporate Limits



**CBOA-3340**

04 16-14

**12.8**





**Case Number:** CBOA-3341

**Hearing Date:** March 17<sup>th</sup>, 2026, 1:30 PM

**Case Report Prepared by:**

Kendal Davis

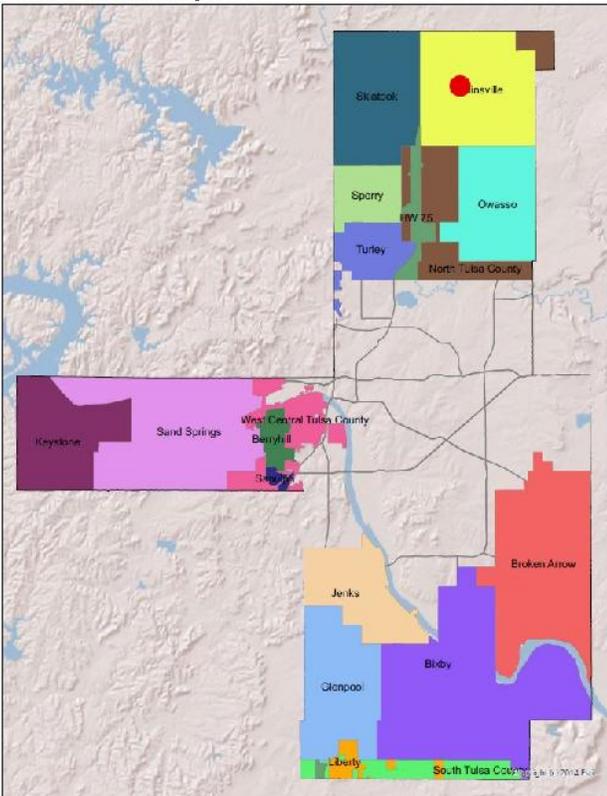
**Owner and Applicant Information:**

**Applicant:** Jason Rogers

**Property Owner:** ROGERS, WILLIAM JASON & STEPHANIE RAE

**Action Requested:** Special exception to allow temporary dwelling in RV in an AG district (Sec. 8.160) and Variance to allow the occupancy of two RVs in an AG district (Sec. 8.160)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 2.50

**Legal Description:** N165.1 S332.1 NW SW SW LESS W33 THEREOF SEC 13 22 13 2.376ACS

**Present Zoning:** AG (Agricultural)

**Fenceline/Area:** Collinsville

**Land Use Designation:** Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 2313

CASE NUMBER: **CBOA-3341**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: March 17th, 2026, 1:30 PM

APPLICANT: Jason Rogers

ACTION REQUESTED: Special exception to allow temporary dwelling in RV in an AG district (Sec. 8.160) and Variance to allow the occupancy of two RVs in an AG district (Sec. 8.160)

LOCATION: 15723 N. Memorial Dr, Collinsville, OK

ZONED: AG (Agricultural)

FENCELINE: Collinsville

PRESENT USE: Residential

TRACT SIZE: ± 2.50

LEGAL DESCRIPTION: N165.1 S332.1 NW SW SW LESS W33 THEREOF SEC 13 22 13 2.376ACS

RELEVANT PREVIOUS ACTIONS: None

**ANALYSIS OF SURROUNDING AREA:**

The subject tract is located **east** of N. Memorial Drive and north of E. 156th Street North, with access provided from N. Memorial Drive, in northern Tulsa County. The surrounding area is characterized primarily by agricultural land uses and rural residential development on large acreage tracts.

Properties to the **north** and **west** of the subject tract are zoned AG (Agriculture) and consist primarily of agricultural fields, pastureland, and scattered rural homesteads. Development patterns in this area include large tracts of land with single-family residences and accessory structures typical of rural residential uses.

Properties to the **east** are also zoned AG and are developed with a combination of agricultural uses and rural residential dwellings situated on multi-acre parcels. The area maintains a low-density rural character with limited infrastructure and significant open space.

Properties to the **south**, along E. 156th Street North, consist primarily of AG-zoned properties developed with rural residences and agricultural uses on large parcels. The overall development pattern reflects the agricultural character of this portion of Tulsa County.

Overall, the surrounding area reflects a predominantly rural agricultural environment with scattered residential uses, with large tract sizes and minimal urban development intensity.

## **STAFF COMMENTS:**

The applicant is requesting:

A Special Exception to allow temporary dwelling in an RV in the AG district (Section 8.160); and

A Variance to allow the occupancy of two RVs on the property (Section 8.160).

Temporary dwelling in recreational vehicles may be permitted in the AG district through the Special Exception process, subject to review and approval by the Board of Adjustment. The purpose of this review is to evaluate whether the proposed temporary use is compatible with surrounding land uses and consistent with the intent of the agricultural district.

## **COMPATIBILITY WITH SURROUNDING AREA:**

The surrounding area consists primarily of agricultural land uses and rural residential properties on large acreage tracts, which is generally consistent with the intent of the AG zoning district. The proposed temporary dwelling arrangement would occur on a property located within this rural environment where similar low-density residential patterns are present.

Section 8.160 generally limits the use of recreational vehicles for temporary dwelling purposes and restricts the number of such units allowed on a property. The applicant is requesting a variance to allow two RV units to be occupied simultaneously, which exceeds the standard typically permitted under the regulations.

The Board may consider whether the requested relief is appropriate given the size of the property, the rural character of the surrounding area, and the temporary nature of the request, as well as whether the proposed use would create any adverse impacts related to utilities, sanitation, traffic, or neighboring properties.

If the Board determines that the request is appropriate, conditions of approval may be imposed to ensure the temporary nature of the RV occupancy and to maintain compatibility with surrounding properties.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Special exception to allow temporary dwelling in RV in an AG district (Sec. 8.160) and Variance to allow the occupancy of two RVs in an AG district (Sec. 8.160) is compatible and non-injurious to the surrounding area.*

## ***Sample Motion:***

*“Move to \_\_\_\_\_ (approve/deny) to permit Special exception to allow temporary dwelling in RV in an AG district (Sec. 8.160) and Variance to allow the occupancy of two RVs in an AG district (Sec. 8.160)*

*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

- 1. **Time Limitation** - The approval for temporary dwelling in RVs shall be limited to a specified time period (commonly 1–3 years) unless renewed by the Board of Adjustment.*
- 2. **Number of Units** - Approval shall be limited to no more than two recreational vehicles used for temporary dwelling purposes on the property.*

3. **Location on Property** - The RV units shall be located in substantial conformance with the site plan provided with the application.
4. **Removal Upon Expiration** - Upon expiration of the approval period, the RV units shall either be removed from the property or cease to be used for dwelling purposes, unless the Board grants an extension.

*Subject to the following conditions, if any: \_\_\_\_\_.*

*In approving a special exception, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.*

*That the special exception will be in harmony with the spirit and intent of these zoning regulations; and the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.*

*Finding the hardship to be \_\_\_\_\_.*

*Finding 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 the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.*

To whom it may concern,

My name is Jason Rogers, I reside at 15723 N Memorial Dr, Collinsville OK.

May 19<sup>th</sup>, 2025, our house was destroyed by a storm that came through the area. Our home was a total loss. With the world upside down, losing everything, we had to quickly figure out what we are going to do with two adults, three kids, and a grandchild (and another one due any day) and knew it was going to be a challenge. Rent or staying elsewhere were out of the question, knowing we must stay on the property due to having animals that need attention twice a day. The only option we had was to put my oldest daughter and grand baby in a RV that we had already owned and I would buy another RV, for the time being, for the other four of us.

We are currently trying to get a permit completed to start building our house. They have advised us that we have been denied the permit due to having two campers on the property that were lived in. When we complete the build, we will move the 5<sup>th</sup> wheel to the lake and off the property.

We have completed everything needed to start the build from the blueprints to signing loan papers at the bank and have a certain number of months to complete our build.

I am asking for this hardship letter to be accepted to approve this permit.

I will be the GC on this build so if there are any questions, please feel free to give me a call.

Thanks for your consideration on resolving this issue.

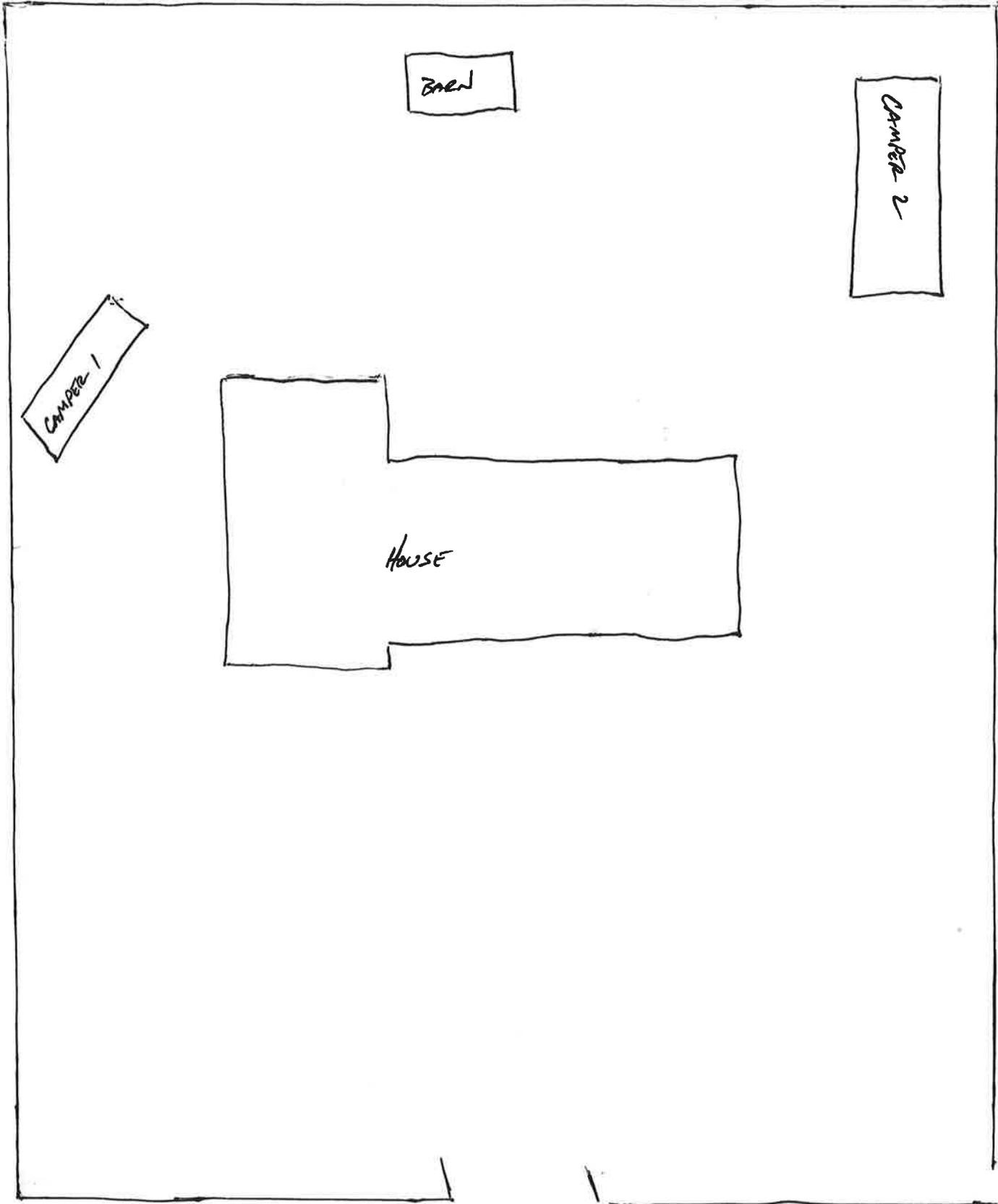
*Jason Rogers*

Project Manager / Estimator

278 CR 2706, Bartlesville, OK. 74003

Ph. 918-336-2184

Cell 918-938-1880





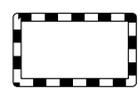
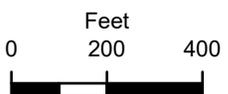
E 159TH ST N

N MEMORIAL DR

SUBJECT TRACT

E 156TH ST N

N 85TH E AVE



Subject Tract

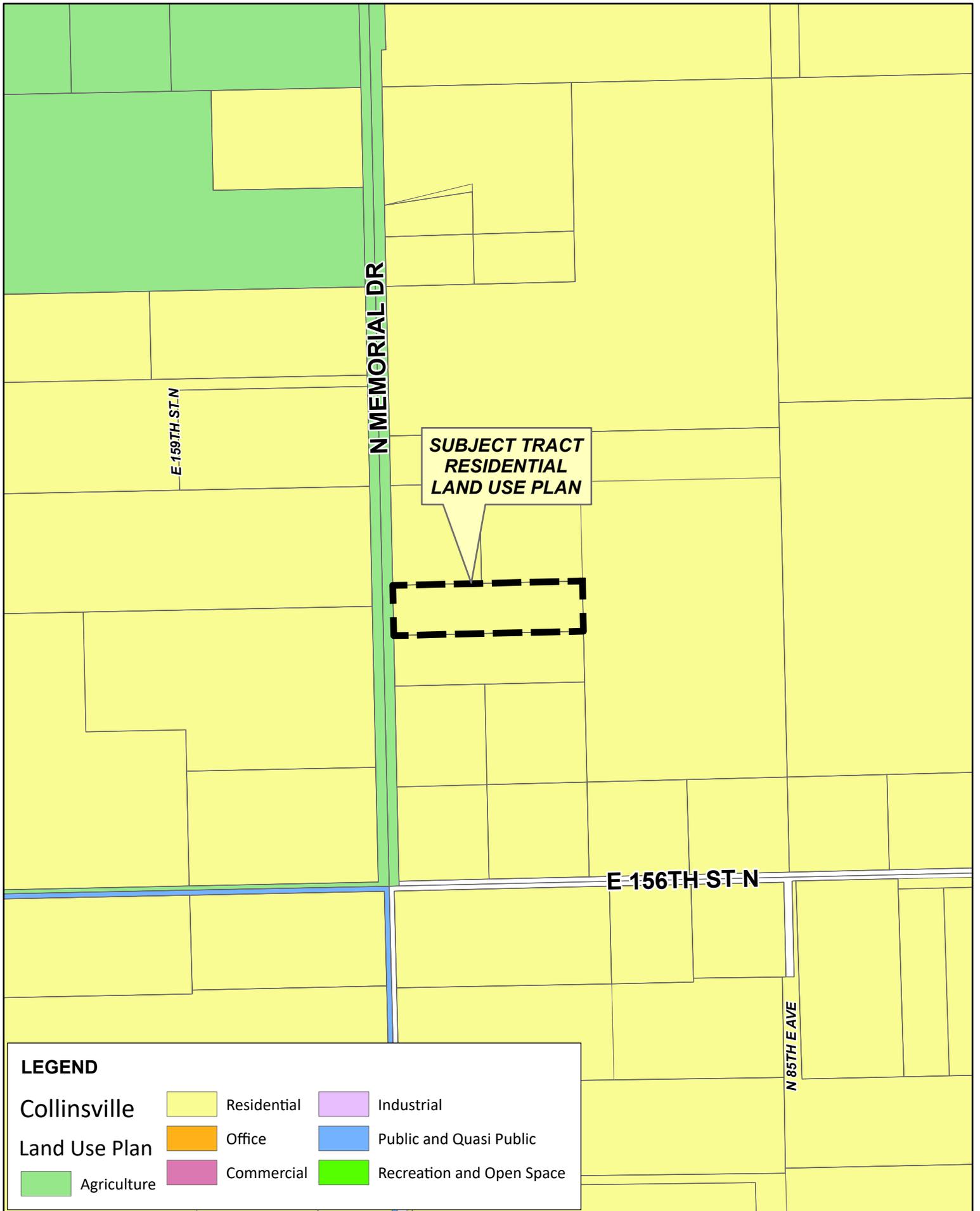
**CBOA-3341**

13 22-13

Note: Graphic overlays may not precisely align with physical features on the ground.

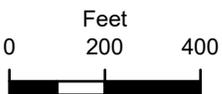
Aerial Photo Date: 2024





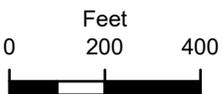
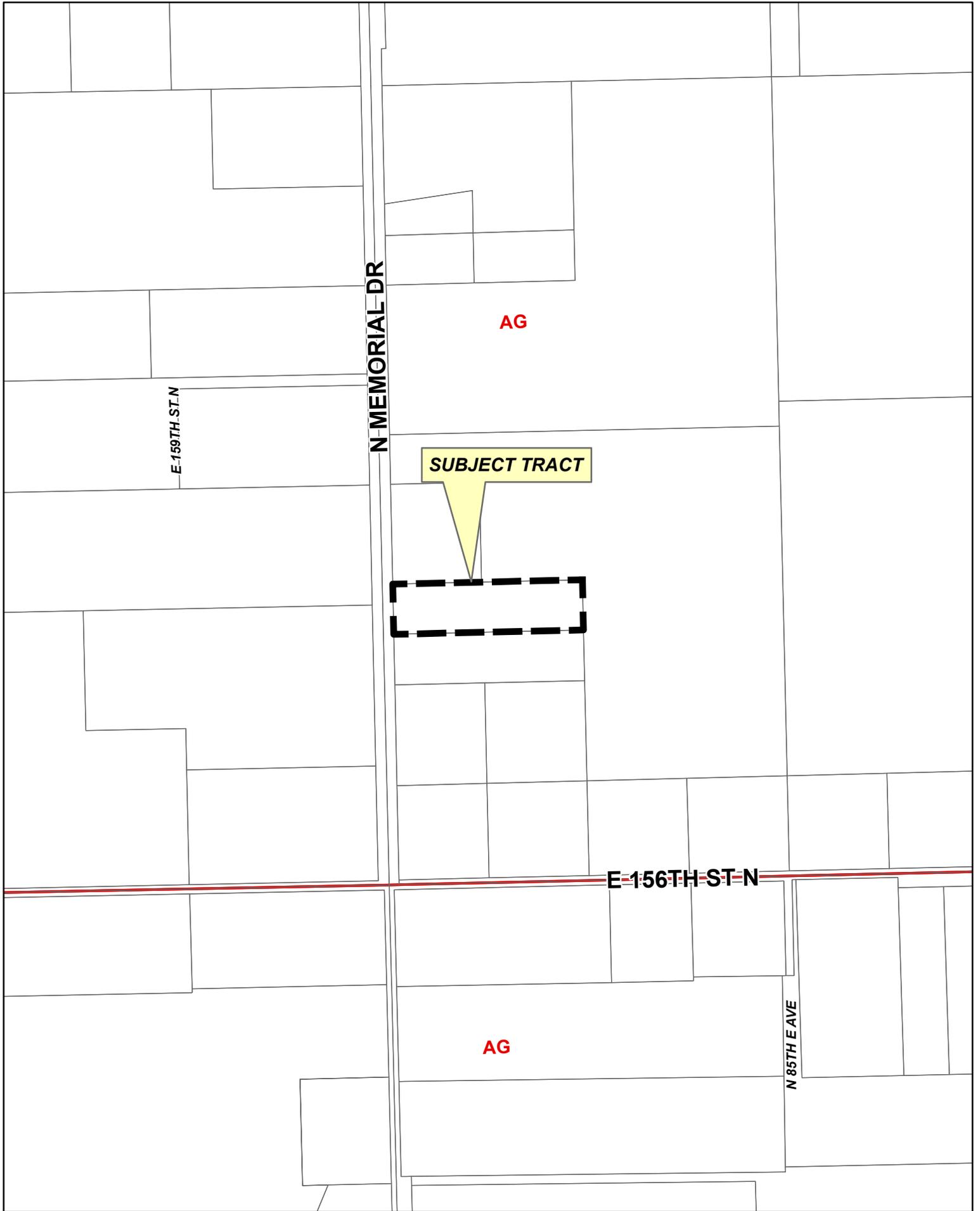
**LEGEND**

Collinsville	 Residential	 Industrial
Land Use Plan	 Office	 Public and Quasi Public
	 Agriculture	 Commercial
		 Recreation and Open Space



**CBOA-3341**





**CBOA-3341**

13 22-13





**Case Number:** CBOA-3342

**Hearing Date:** March 17<sup>th</sup>, 2026, 1:30 PM

**Case Report Prepared by:**

Kendal Davis

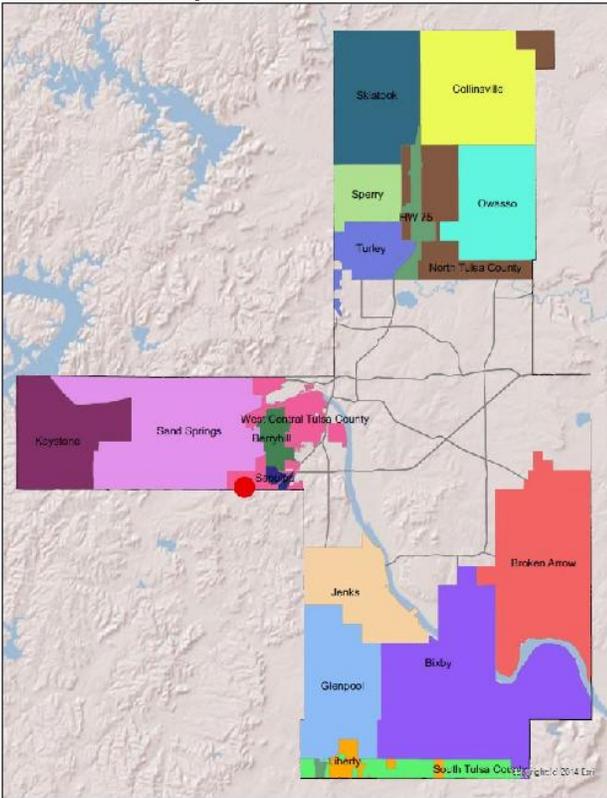
**Owner and Applicant Information:**

**Applicant:** Cheri Savage

**Property Owner:** Same

**Action Requested:** Special exception to allow a manufactured housing unit, single section, in RS-3 district (Sec.3.030, Table 3-2) and Variance of minimum street frontage requirements from 30' to 0' of public maintained road in RS-3 district (Sec. 3.050, Table 3-3)

**Location Map:**



**Additional Information:**

**Present Use:** Residential

**Tract Size:** ± 4 Acres

**Legal Description:** N/2 S/2 NE SE SE LESS E25 FOR RD & S/2 S/2 NE SE SE LESS E236.20 THEREOF SEC 36 19 11 4.01ACS

**Present Zoning:** RS-3 (Residential)

**Fenceline/Area:** West Central Tulsa County

**Land Use Designation:** Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 9136

CASE NUMBER: **CBOA-3342**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: March 17th, 2026, 1:30 PM

APPLICANT: Cheri Savage

ACTION REQUESTED: Special exception to allow a manufactured housing unit, single section, in RS-3 district (Sec.3.030, Table 3-2) and Variance of minimum street frontage requirements from 30' to 0' of public maintained road in RS-3 district (Sec. 3.050, Table 3-3)

LOCATION: 5840 S. 81st W. Ave. Tulsa, OK 74107

ZONED: RS-3 (Residential)

FENCELINE: West Central Tulsa County

PRESENT USE: Residential

TRACT SIZE: ± 4 Acres

LEGAL DESCRIPTION: N/2 S/2 NE SE SE LESS E25 FOR RD & S/2 S/2 NE SE SE LESS E236.20 THEREOF SEC 36 19 11 4.01ACS

**RELEVANT PREVIOUS ACTIONS:**

CLS-121: (Pending County Lot Split) - Staff would note that the request before the Board is also associated with a pending Lot Split application currently under review. The subject property presently consists of approximately ±4 acres. The applicants intend to create a new ±1-acre tract through the Lot Split process, which is proposed to contain the manufactured housing unit.

The approval of the Lot Split is contingent upon the outcome of the requests before the Board of Adjustment, including the Special Exception to allow a single-section manufactured housing unit in the RS-3 district and the Variance of the minimum street frontage requirements. If the Board approves the requested relief, staff anticipates the Lot Split application will proceed consistent with the approved site configuration.

**ANALYSIS OF SURROUNDING AREA:**

The subject tract is located west of S. 81st West Avenue and north of W. 61st Street South in western Tulsa County. The surrounding area is characterized primarily by low-density residential development and agricultural land uses, with a mix of zoning districts including RS-3 and AG.

Properties to the **north** and **west** of the subject tract are largely zoned AG (Agriculture) and RS-3 and consist of larger acreage tracts with scattered rural residences and agricultural uses. These properties reflect the transitional rural character typical of the western portion of the county.

Properties to the **east** of the subject tract are generally zoned AG (Agriculture) with parcels developed with single-family homes. Development patterns in this area consist primarily of established residential structures with access provided by local roadways such as S. 81st West Avenue.

Properties to the **south** also include RS-3 residential zoning, with additional residential parcels and neighborhood development occurring along W. 61st Street South and nearby local streets.

Overall, the surrounding area exhibits a mix of rural residential and agricultural development patterns, with RS-3 residential zoning forming a neighborhood cluster surrounded by larger agricultural tracts. The requested Special Exception to allow a manufactured housing unit would introduce a housing type that can be found in similar rural residential areas, while the requested variance relates primarily to the unique access configuration of the subject tract rather than the character of the surrounding development.

**STAFF COMMENTS:**

The applicant is requesting:

A Special Exception to allow a single-section manufactured housing unit in the RS-3 district (Sec. 3.030, Table 3-2); and

A Variance of the minimum street frontage requirement from 30 feet to 0 feet on a publicly maintained road (Sec. 3.050, Table 3-3).

Manufactured housing units may be considered within the RS-3 district through the Special Exception process, which allows the Board of Adjustment to evaluate whether the proposed use is compatible with surrounding properties and consistent with the character of the area.

**COMPATIBILITY WITH SURROUNDING AREA:**

The surrounding area includes a mixture of single-family residences on RS-3 zoned parcels and larger agricultural tracts, with residential structures varying in size, age, and type. Given the rural-residential nature of the area and the presence of agricultural zoning nearby, the introduction of a manufactured housing unit may be compatible with the surrounding development pattern.

The requested variance for street frontage appears to be related to the configuration of the subject property and its lack of direct frontage along a publicly maintained roadway. The Board may consider whether reasonable access to the property exists and whether granting the variance would create adverse impacts to surrounding properties or public infrastructure.

If approved, the Board may wish to impose conditions to ensure that the development maintains compatibility with surrounding residential uses and that safe access to the property is provided.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Special exception to allow a manufactured housing unit, single section, in RS-3 district (Sec.3.030, Table 3-2) and A Variance of the minimum street frontage requirement from 30 feet to 0 feet on a publicly maintained road (Sec. 3.050, Table 3-3) is compatible and non-injurious to the surrounding area.*

***Sample Motion:***

*“Move to \_\_\_\_\_ (approve/deny) Special exception to allow a manufactured housing unit, single section, in RS-3 district (Sec.3.030, Table 3-2) and A Variance of the minimum street frontage requirement from 30 feet to 0 feet on a publicly maintained road (Sec. 3.050, Table 3-3).*

*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

- 1. **Site Plan Compliance** - Development shall occur in substantial conformance with the site plan submitted with the application and approved by the Board of Adjustment.*
- 2. **Access** - The applicant shall demonstrate legal and permanent access to the property acceptable to Tulsa County Engineering.*
- 3. **Manufactured Home Standards** - The manufactured housing unit shall be installed on a permanent foundation and comply with all applicable Tulsa County building and permitting requirements.*

*Subject to the following conditions, if any: \_\_\_\_\_.*

*In approving a special exception, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.*

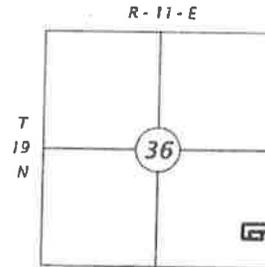
*That the special exception will be in harmony with the spirit and intent of these zoning regulations; and the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.*

*Finding the hardship to be \_\_\_\_\_.*

*Finding 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 the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.*

Legal Description Tract 1 (1.00 Acres)

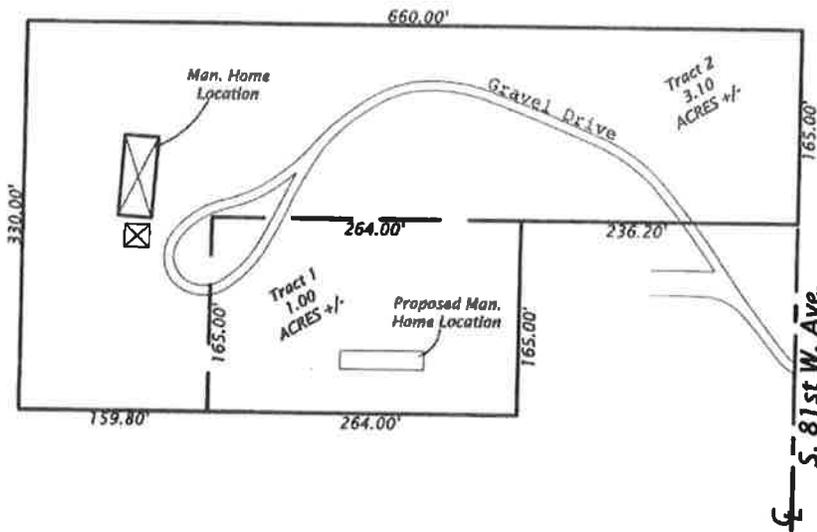
A tract of land being the West 264.00 feet of the East 500.20 feet of the South Half of the South Half of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter (S/2 S/2 NE/4 SE/4 SE/4) Less the East 500.2 feet thereof, Section Thirty-six (36), Township Nineteen (19) North, Range Eleven (11) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.



Tulsa County  
 LOCATION MAP

Legal Description Tract 2 (3.10 Acres)

A tract of land being the North Half of the South Half of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter (N/2 S/2 NE/4 SE/4 SE/4) Less the East 25 feet for road right of way and The South Half of the South Half of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter (S/2 S/2 NE/4 SE/4 SE/4) Less the East 500.2 feet thereof, Section Thirty-six (36), Township Nineteen (19) North, Range Eleven (11) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.



<p><b>COLLINS LAND SURVEYING, INC.</b>                  3340 W. 151st ST. S. - P.O. Box 250                  KUYER, OK 74041                  OFFICE (918)321-9400 FAX (918)321-9404                  CA#2866 EXPIRES: 06/30/2026</p>	<p>Sketch of Proposed Lot Split</p> <p>Performed For:  <b>Oakwood Homes</b></p> <p>I.O. NO. 26-12-079      DATE: 12/10/2025</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------

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.: 25-12-079

Customer: Oakwood Homes of Tulsa

Borrower: Savage

Plat No: N/A

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

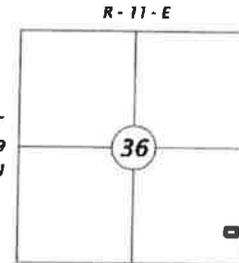
SCALE: 1"=80'



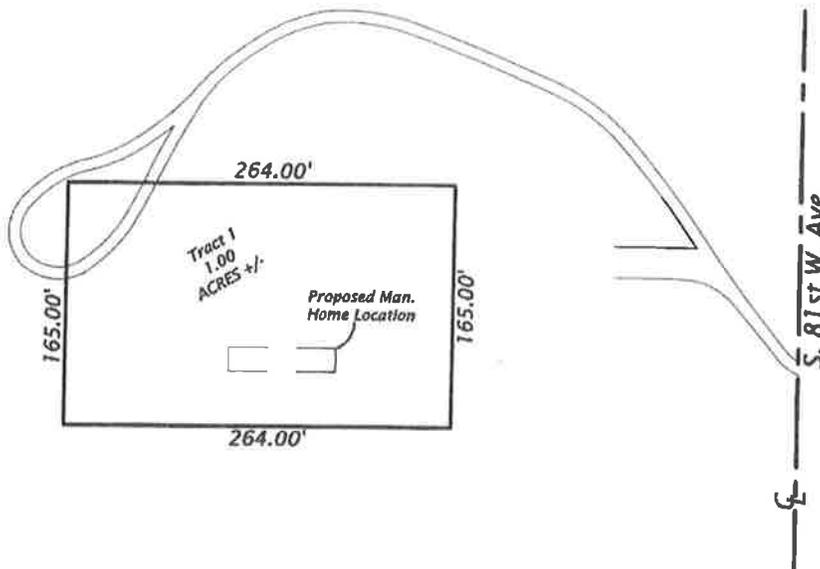
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP# 400462 0329K, DATED 08/03/2009

Note: This mortgage inspection was performed without the benefit of a current title commitment.

Note: Subject property has rural water and electric.



Tulsa County  
 LOCATION MAP



THIS PLAT IS MADE FOR AND AT THE REQUEST OF:

Oakwood Homes of Tulsa

FOR MORTGAGE LOAN PURPOSES ONLY COVERING LEGAL DESCRIPTION AS PROVIDED

A tract of land being the West 264.00 feet of the East 500.20 feet of the South Half of the South Half of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter (S/2 S/2 NE/4 SE/4 SE/4) Less the East 500.2 feet thereof. Section Thirty-six (36), Township Nineteen (19) North, Range Eleven (11) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.

Property address: T.B.D.

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 MORTGAGE 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 HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE; CALL OKIE BEFORE DIGGING 1-(800)-522-6543

WITNESS MY HAND AND SEAL THIS DATE:

FINAL: 12/10/2025



*Warren Collins*

Warren G. Collins  
 OKLAHOMA REGISTERED  
 LAND SURVEYOR NO. 1947  
 CA#2858 EXPIRES: 06/30/2028





5857 S 81st W Ave  
Tulsa, Oklahoma  
Google Street View  
Nov 2025 - See more dates

Share





**TULSA COUNTY ASSESSOR**

Tulsa County HQ  
218 W. 6th St., 5th Floor  
Tulsa, Oklahoma 74119-1004  
assessor@tulsacounty.org  
assessor.tulsacounty.org  
918-596-5100

**John A. Wright**  
Assessor

**Mark Liotta**  
Chief Deputy

February 09, 2026

STRINGFELLOW, DANIEL AND YVONNE B  
5834 S 81ST WEST AVE  
TULSA, OK 74107

RE: R99136913661370

Dear SIR/MADAM,

It is the intention of this office to help you concerning the title to your property so that any deed received by this office is drawn in such a manner that the proper and correct legal description and/or ownership will appear on the tax rolls, and no title, either yours or others in Tulsa County, will be clouded. *This is a courtesy notification only and not to be construed as a title opinion or legal judgment on the part of this office.* In our judgment, we believe that there may be an error in the instrument filed in document #2026007421 of the Tulsa County Clerk's record. **Please be advised that there may be additional filing fees with the County Clerk for any corrective documents.**

***If you require further assistance in this matter, please seek the advice of an attorney or a title company.***

Your immediate response to this letter is recommended.

Letter prepared by Kayla Steward at (918) 596-5123 or [ksteward@tulsacounty.org](mailto:ksteward@tulsacounty.org)

Sincerely,

*Kayla Steward*

By direction

**Note:** The legal description appears to be incorrect for the above referenced accounts lot split? Is there a survey available. We are unable to change the tax roll into your n this is resolved. Please check into this matter. Thank you.



**SUBJECT TRACT**

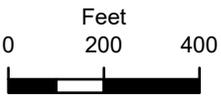
S 85TH W AVE

S 81ST WEST AVE

W 61ST ST S

FRANKOMA RD

SOUTHWEST BLVD



*Subject Tract*

**CBOA-3342**

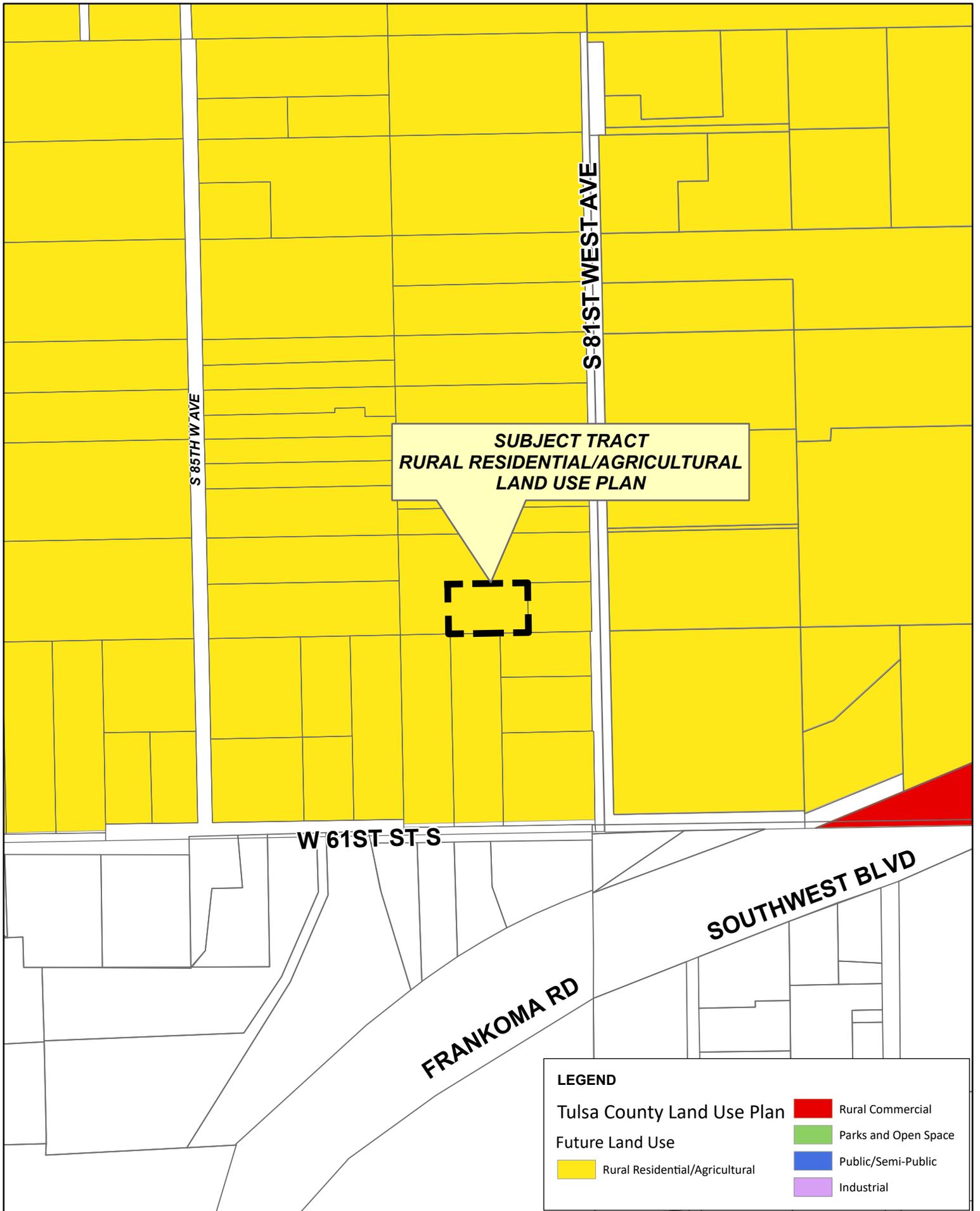
36 19-11

*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2024

14.10

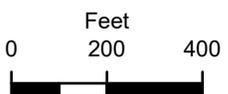




**SUBJECT TRACT  
RURAL RESIDENTIAL/AGRICULTURAL  
LAND USE PLAN**

**LEGEND**

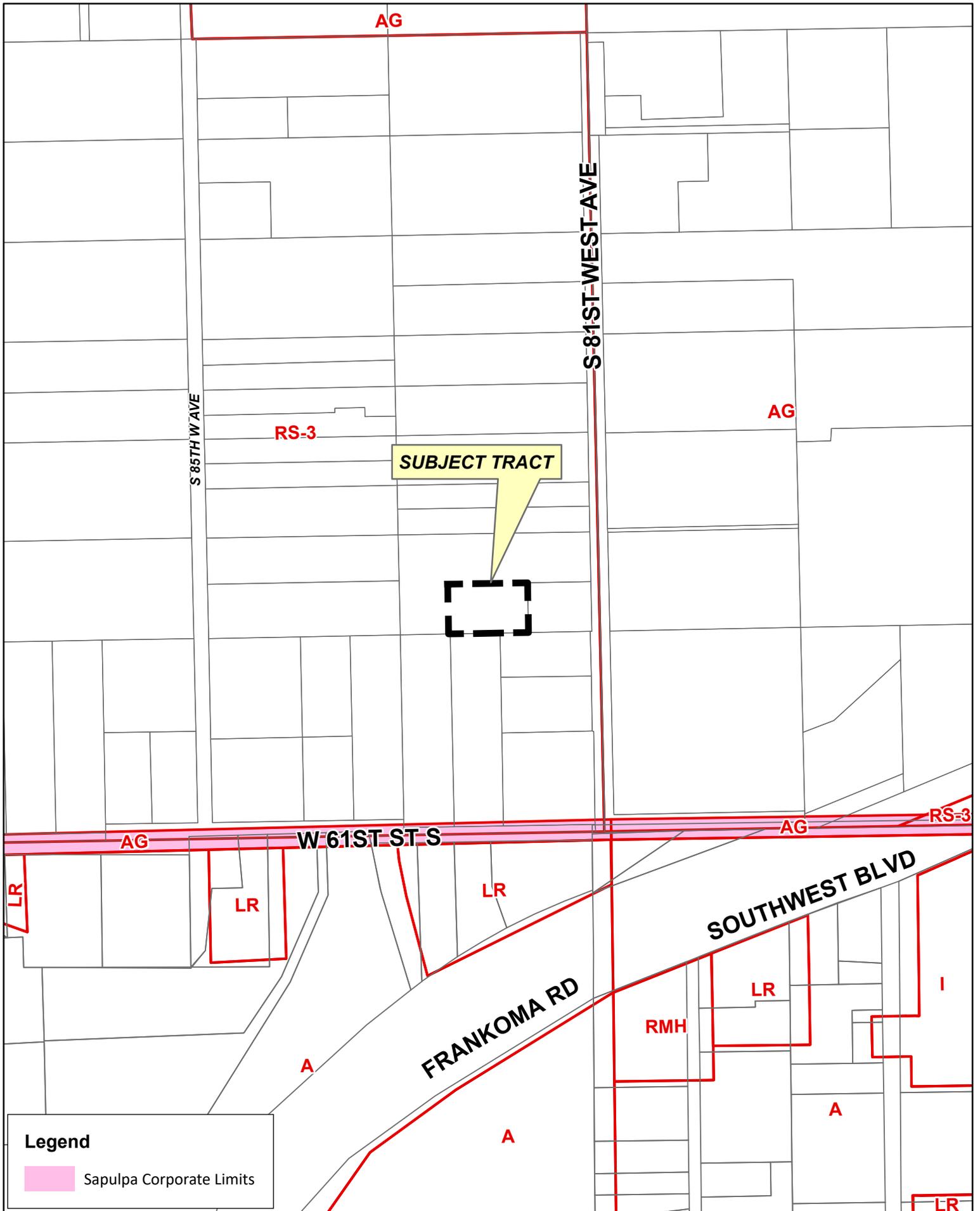
Tulsa County Land Use Plan	<span style="color: red;">■</span> Rural Commercial
Future Land Use	<span style="color: green;">■</span> Parks and Open Space
<span style="color: yellow;">■</span> Rural Residential/Agricultural	<span style="color: blue;">■</span> Public/Semi-Public
	<span style="color: purple;">■</span> Industrial



**CBOA-3342**

36 19-11

14.11

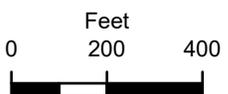


SUBJECT TRACT



**Legend**

 Sapulpa Corporate Limits



**CBOA-3342**

36 19-11

14.12 



**Case Number:** CBOA-3343

**Hearing Date:** March 17th, 2026 1:30 PM

**Case Report Prepared by:**

Kendal Davis

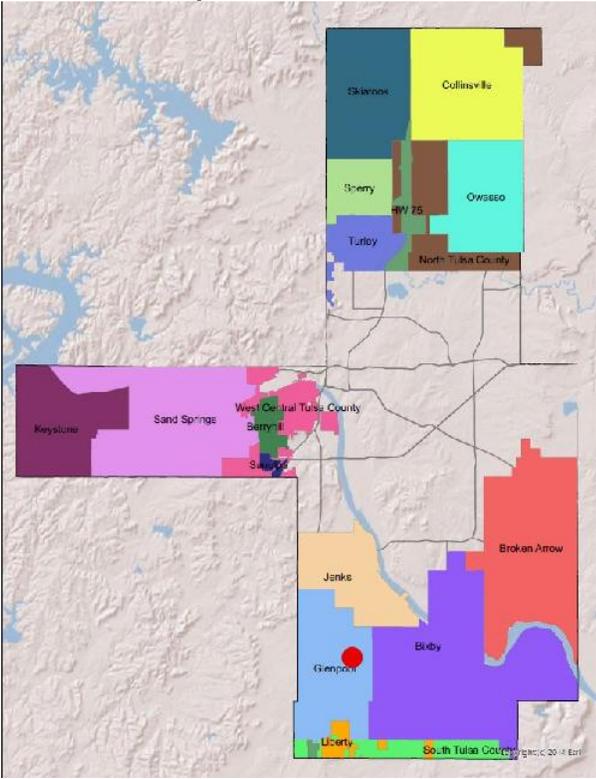
**Owner and Applicant Information:**

**Applicant:** Gawey Architects

**Property Owner:** HOLY APOSTLES ORTHODOX CHRISTIAN CHURCH

**Action Requested:** Amendment to a previously approved site plan to allow an expansion to an existing religious assembly use in the AG district.

**Location Map:**



**Additional Information:**

**Present Use:** Religious Assembly

**Tract Size:** ± 10.28

**Legal Description:** LOT 1, BLK 1, HOLY APOSTLES CHURCH

**Present Zoning:** AG (Agricultural)

**Fenceline/Area:** BIXBY

**Land Use Designation:** Suburban Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 7224

CASE NUMBER: CBOA-3343

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: March 17th, 2026 1:30 PM

APPLICANT: Gawey Architects

ACTION REQUESTED: Amendment to a previously approved site plan to allow an expansion to an existing religious assembly use in the AG district.

LOCATION: 15710 S Peoria Ave, Bixby, OK, 74008

ZONED: AG (Agricultural)

FENCELINE: BIXBY

PRESENT USE: Religious Assembly

TRACT SIZE: ± 10.28

LEGAL DESCRIPTION: LOT 1, BLK 1, HOLY APOSTLES CHURCH

RELEVANT PREVIOUS ACTIONS:

CBOA-2369: APPROVAL of the Amendment as submitted per site plan; that special attention be given to the perimeter lighting and completed according to County Staff recommendations; to a previously approved site plan to permit an expansion to an existing church use in the AG district; and, and, a Special Exception to allow a (Use Unit 2) cemetery in an AG district on an existing church property.

CBOA-2952: APPROVAL of a Modification of a previously approved site plan to permit a new Parish Hall, Parish Temple, Caretaker Residence, and an update to parking locations in the AG district – CHECK AND SEE IF THESE ARE RELEVANT

ANALYSIS OF SURROUNDING AREA: The subject tract is located west of S. Peoria Avenue and north of E. 161st Street South in southern Tulsa County. The area is predominantly rural in character and is largely composed of agricultural tracts with scattered single-family residences on large parcels.

Properties to the **north** and **west** of the subject tract are zoned AG (Agriculture) and consist primarily of agricultural land and rural residential homesteads on large tracts. These properties maintain the low-density rural character typical of this portion of the county.

Properties to the **east**, across S. Peoria Avenue, include a tract zoned RMH (Residential Manufactured Home) and several rural residential parcels developed with single-family dwellings and manufactured homes. Development in this area is generally low density with homes situated on larger acreage tracts.

Properties to the **south**, along E. 161st Street South, also consist primarily of AG-zoned properties with a limited amount of light industrial (IL) zoning located further west along the corridor. Development in this area is characterized by agricultural uses, rural residences, and small-scale industrial or service uses.

Overall, the surrounding area reflects a predominantly agricultural and rural residential pattern of development, with limited zoning intensity and relatively large lot sizes. The existing religious assembly use on the subject property represents a community-serving institutional use that is typically located within rural or low-density areas and is consistent with similar uses commonly found within agricultural districts.

**STAFF COMMENTS:** The applicant is requesting an amendment to a previously approved site plan to allow an expansion of an existing religious assembly use within the AG district.

Religious assembly uses are permitted in the AG district through the Special Exception process, subject to review by the Board of Adjustment to ensure compatibility with surrounding land uses and to evaluate site-specific considerations such as traffic circulation, parking availability, buffering, and access.

The subject property is located in a predominantly agricultural and rural residential area, characterized by large tracts of land and relatively low-density development patterns. The existing religious assembly use has already been established at this location, and the requested amendment is intended to expand that use rather than introduce a new land use to the area.

**COMPATIBILITY WITH SURROUNDING AREA:** Given the surrounding pattern of agricultural uses, scattered residential development, and rural character of the area, an expansion of the existing religious assembly use may be compatible with surrounding properties provided that the site continues to function safely and does not create adverse impacts related to traffic, noise, lighting, or site circulation.

Staff would note that the Board may wish to consider site-specific conditions to ensure that the expansion maintains compatibility with surrounding properties and remains consistent with the previously approved site plan and the rural character of the area.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Amendment to a previously approved site plan to allow an expansion to an existing religious assembly use in the AG district is compatible and non-injurious to the surrounding area.*

**Sample Motion:**

*“Move to \_\_\_\_\_ (approve/deny) Amendment to a previously approved site plan to allow an expansion to an existing religious assembly use in the AG district.*

*Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:*

- 1. Site Plan Compliance - Development shall be in substantial conformance with the amended site plan submitted with the application and approved by the Board of Adjustment.*
- 2. Parking Requirements - Adequate on-site parking shall be maintained for the expanded facility to prevent parking along public roadways.*
- 3. Additional Permits - All required County permits and inspections shall be obtained prior to construction of the expansion.*
- 4. Compliance with Prior Approval - The development shall remain in compliance with all conditions of the previously approved Special Exception and site plan, except as modified by this amendment.*

*Subject to the following conditions, if any: \_\_\_\_\_.*

*In approving a Amendment to a previously approved site plan to allow an expansion to an existing religious assembly use, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the Amendment upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.*

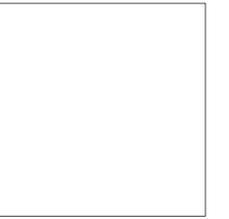
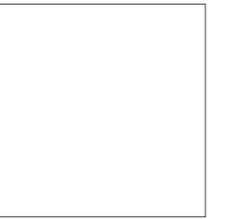
*That the request will be in harmony with the spirit and intent of these zoning regulations; and the Amendment will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.*



**GAWEY**  
ARCHITECTS

PO BOX 4522 (918) 691-8867 TEL  
TULSA, OK 74159 gawey.com

ISSUE BLOCK:		
#	DATE	DESCRIPTION
	2/10/26	BD. OF ADJUSTMENT



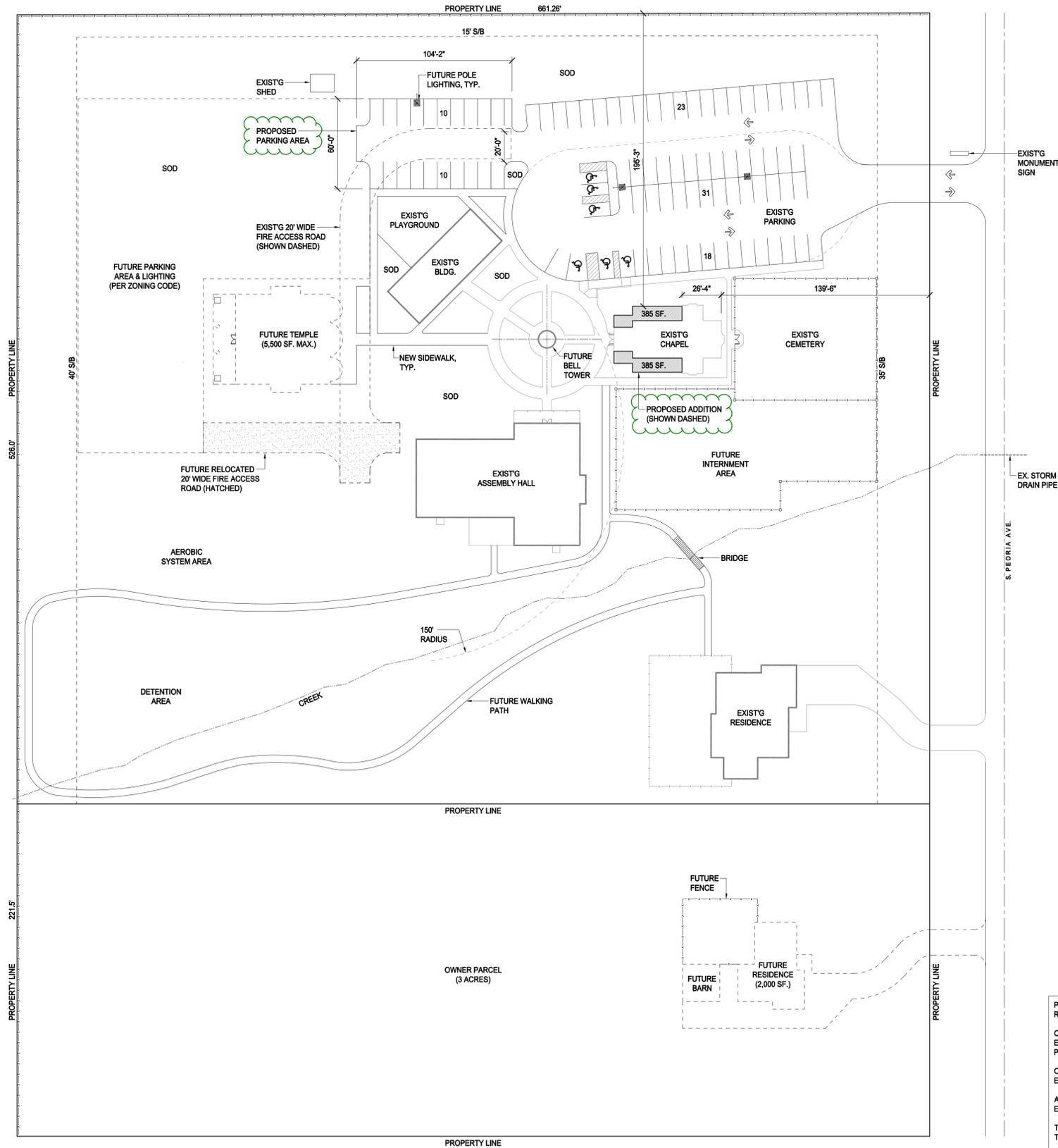
**PROJECT:** ST. MATTHEW CHAPEL EXPANSION  
HOLY APOSTLES ORTHODOX CHRISTIAN CHURCH  
15710 S. PEORIA AVE.  
TULSA, OK 74008

**DATE:** 2/10/26

MASTER  
SITE PLAN

# A1.0

SHEET NUMBER



PARKING TABULATION (TABLE 10-1): RELIGIOUS ASSEMBLY		
CHAPEL (20' 1,000 SF.):		SPACES
EXISTING:	1,900 SF. =	38
PROPOSED:	770 SF. =	16
OFFICE BLDG. (4' 1,000 SF.):		
EXISTING:	2,340 SF. =	10
ASSEMBLY HALL (4' 1,000 SF.):		
EXISTING:	7,000 SF. =	28
TOTAL REQUIRED:		92
TOTAL PROVIDED:		92

**1 SITE PLAN**  
SCALE: 1" = 40'-0"

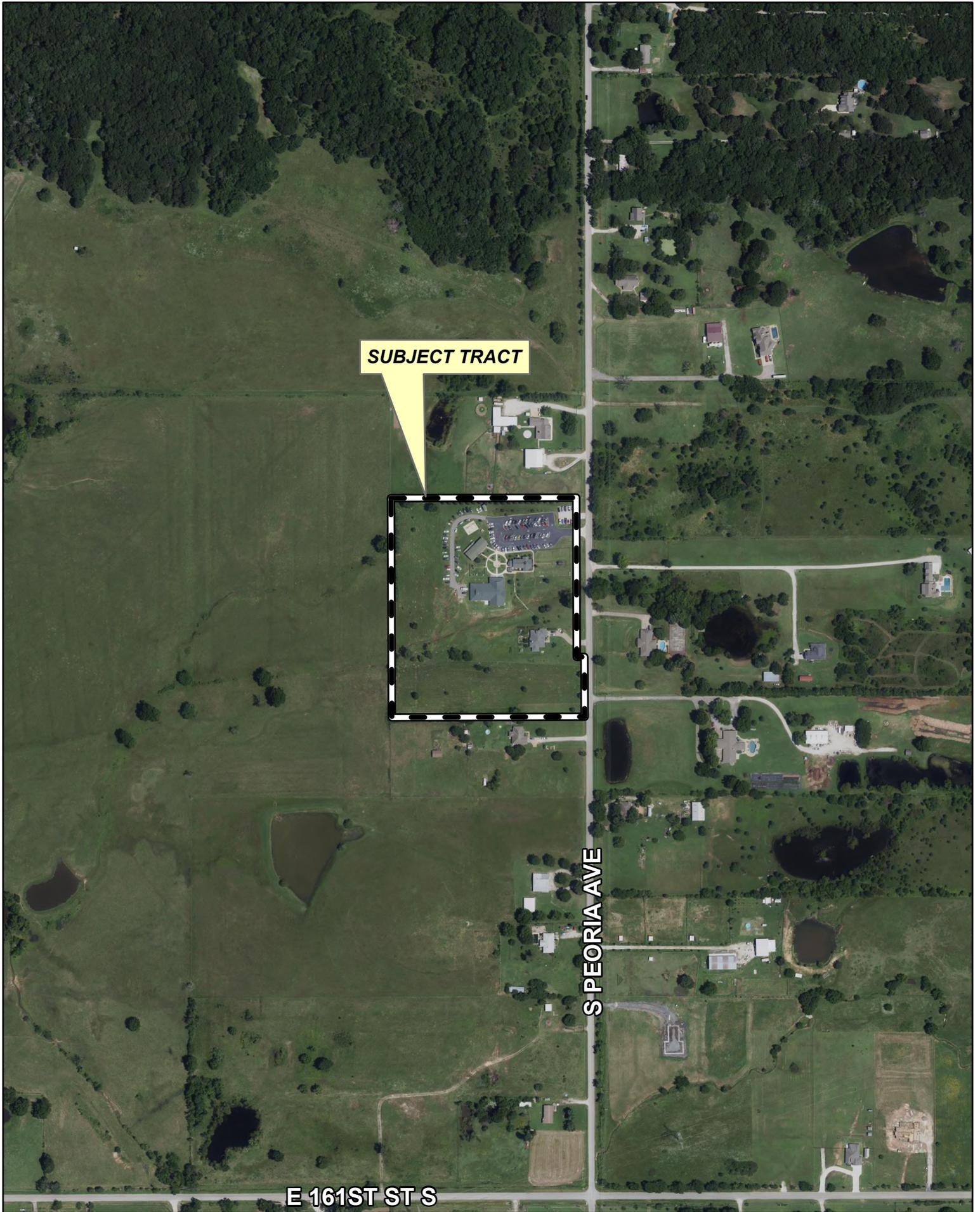




ST. MATTHEW'S CHAPEL - EXISTING



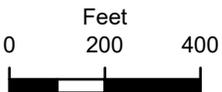
ST. MATTHEW'S CHAPEL - PROPOSED



**SUBJECT TRACT**

**S PEORIA AVE**

**E 161ST ST S**



*Subject Tract*

**CBOA-3343**

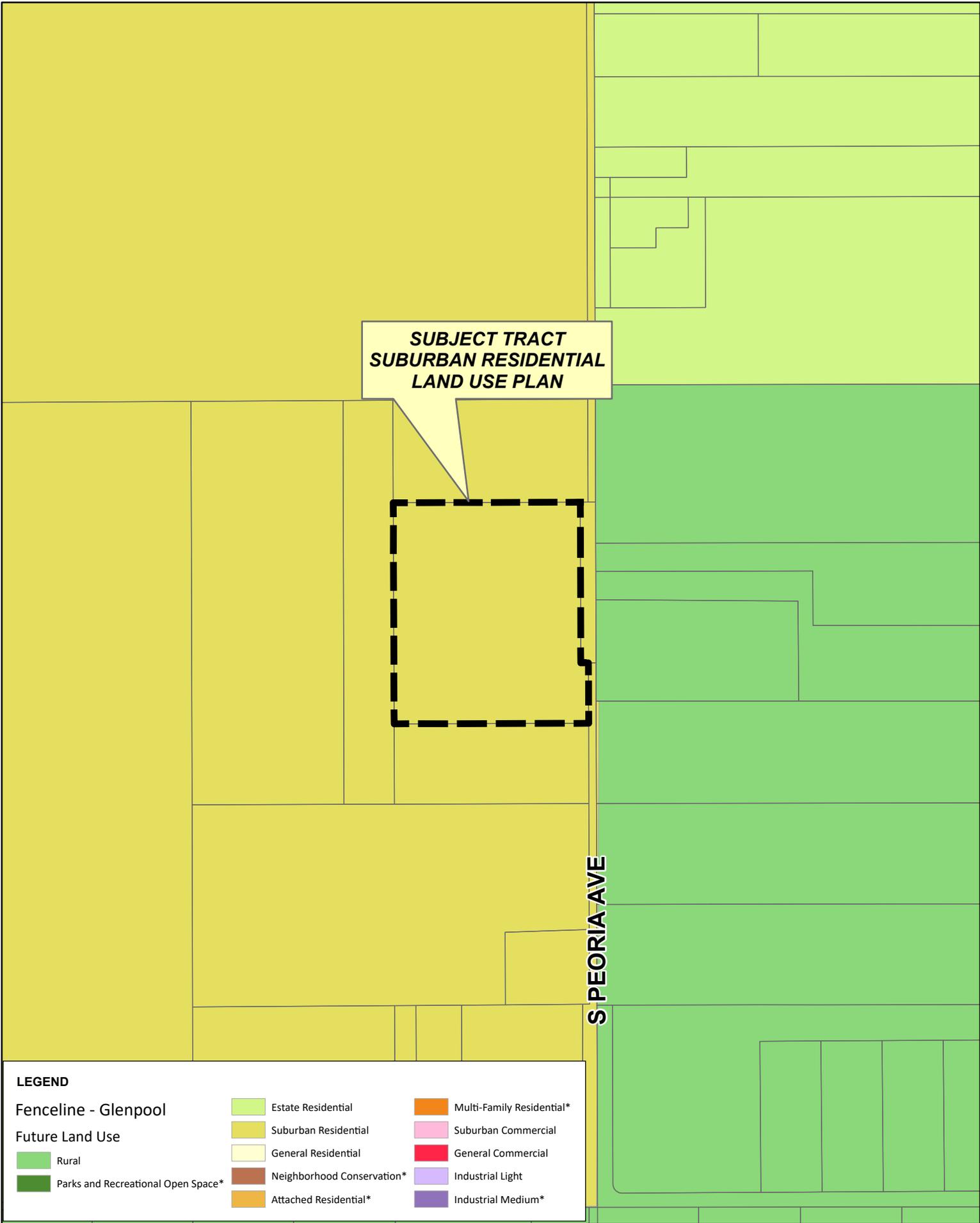
24 17-12

*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2024

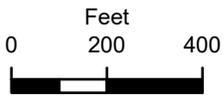
**15.7**





**SUBJECT TRACT  
SUBURBAN RESIDENTIAL  
LAND USE PLAN**

**S PEORIA AVE**

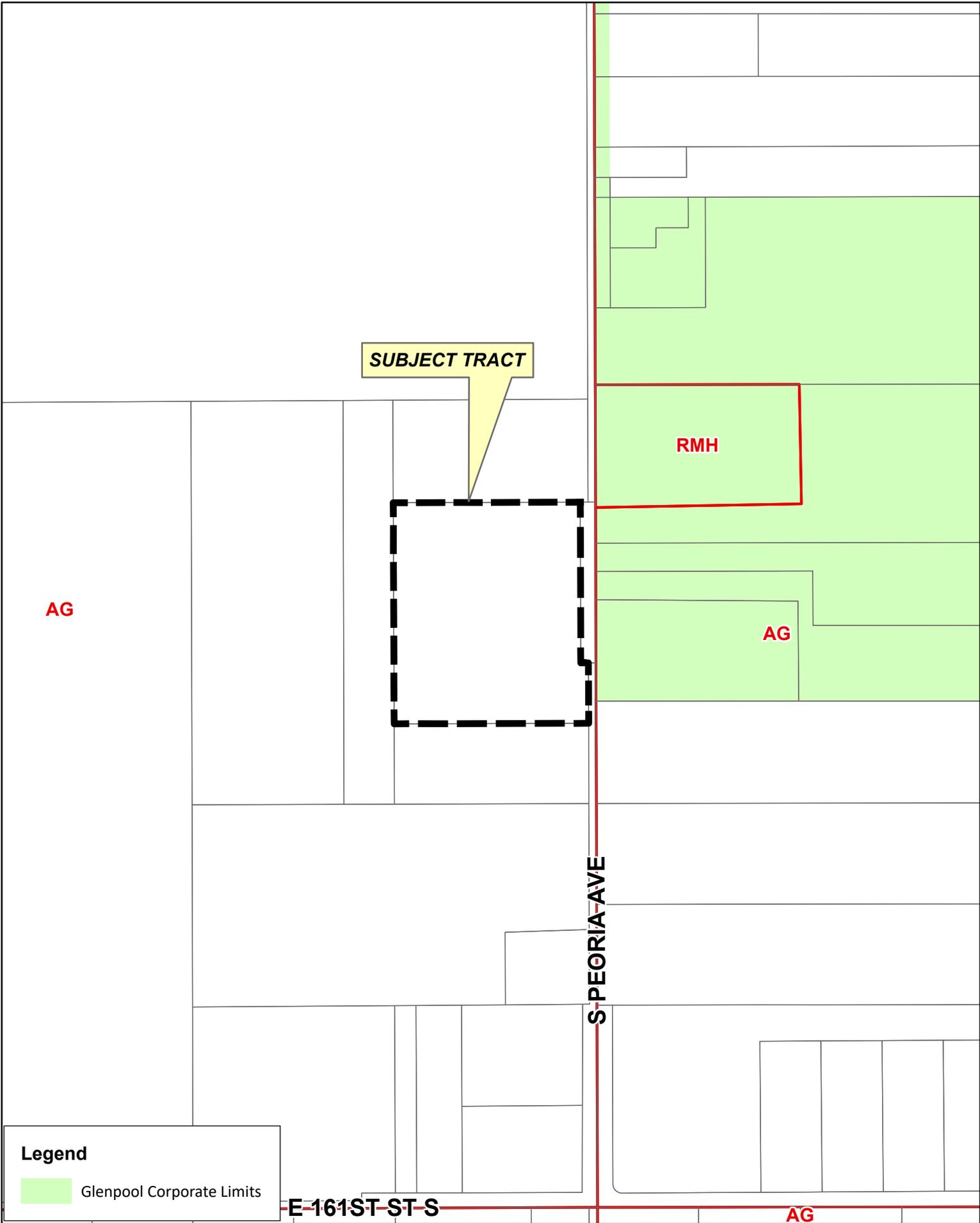


**CBOA-3343**

24 17-12

**15.8**





**SUBJECT TRACT**

**AG**

**RMH**

**AG**

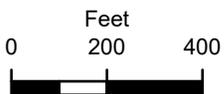
**S PEORIA AVE**

**E 161ST ST S**

**AG**

**Legend**

 Glenpool Corporate Limits



**CBOA-3343**

**15.9**





**Case Number:** CBOA-3344

**Hearing Date:** March 17th, 2026, 1:30 PM

**Case Report Prepared by:**

Kendal Davis

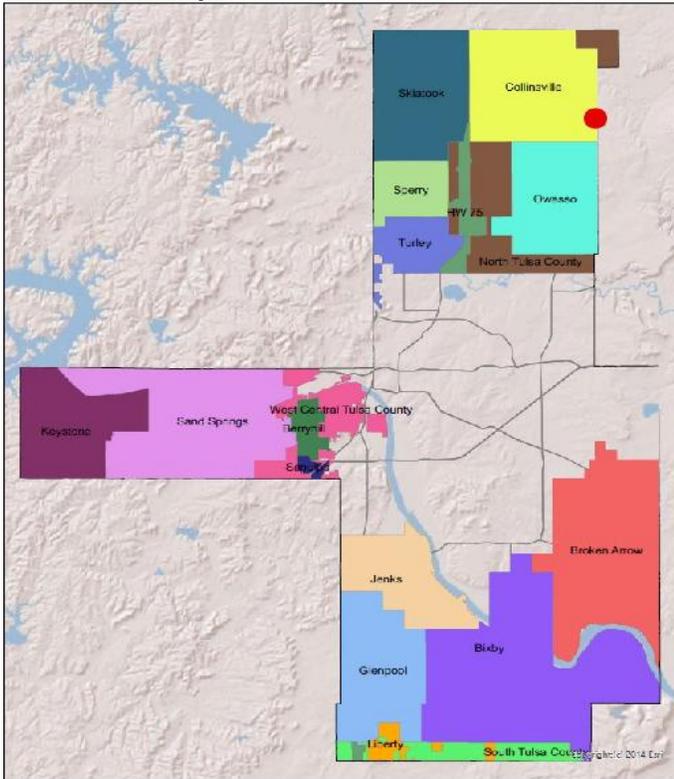
**Owner and Applicant Information:**

**Applicant:** Justin Crosslin

**Property Owner:** ANDERSON, DARLENE & CARLA HATLEY

**Action Requested:** Variance of minimum street frontage requirements to a public maintained road from 30' to 0' in an AG district (Sec. 2.040, Table 2-3)

**Location Map:**



**Additional Information:**

**Present Use:** Agricultural/Vacant

**Tract Size:** ± 9.40 Acres

**Legal Description:** E/2 S/2 NE SE & N273.4 NE SE SE LESS BEG 1982.77N & 60W SECR SE TH S342.62 W602.91 N342.62 E602.64 POB SEC 28 22 14 9.399 ACS

**Present Zoning:** AG (Agricultural)

**Fenceline/Area:** COLLINSVILLE

**Land Use Designation:** Residential

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 2428

CASE NUMBER: **CBOA-3344**

CASE REPORT PREPARED BY: Kendal Davis

**HEARING DATE:** March 17th, 2026, 1:30 PM

**APPLICANT:** Justin Crosslin

**ACTION REQUESTED:** Variance of minimum street frontage requirements to a public maintained road from 30' to 0' in an AG district (Sec. 2.040, Table 2-3)

**DESCRIPTIVE LOCATION:** East of N. 145th East Avenue and south of E. 140th Street North, approximately one-quarter mile east of the US-169 / Mingo Valley Expressway corridor.

**ZONED:** AG (Agricultural)

**FENCELINE:** COLLINSVILLE

**PRESENT USE:** Agricultural/Vacant

**TRACT SIZE:** ± 9.40 Acres

**LEGAL DESCRIPTION:** E/2 S/2 NE SE & N273.4 NE SE SE LESS BEG 1982.77N & 60W SECR SE TH S342.62 W602.91 N342.62 E602.64 POB SEC 28 22 14 9.399 ACS

**RELEVANT PREVIOUS ACTIONS:** **CLS-116** – Pending County Lot Split that is contingent on approval of Variance of minimum street frontage requirements to a public maintained road from 30' to 0' in an AG district (Sec. 2.040, Table 2-3)

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located south of E. 140th Street North and east of N. 137th East Avenue, in an area characterized by a mix of agricultural land, residential development, and limited corridor-oriented commercial activity near U.S. Highway 169. Zoning in the immediate vicinity is predominantly AG (Agricultural). To the west and north are areas zoned RS-3 (Single-Family Residential) and RD (Residential Duplex). Limited IL (Light Industrial) and CG (General Commercial) zoning exists near the Highway 169 corridor and along E. 136th Street North.

**North:** A combination of agricultural land and residential development, including single-family subdivisions further north. An existing church facility is located north of E. 140th Street North.

**South:** Predominantly agricultural acreage with scattered rural residences.

**East:** Established residential development with smaller platted lots.

**West:** Highway corridor influence, including commercial and light industrial uses closer to E. 136th Street North.

While portions of the broader area are transitioning toward suburban development patterns near the expressway corridor, the immediate vicinity of the subject tract retains a rural and agricultural character, with large lot sizes and open space predominating. Overall, the surrounding area reflects a transitional edge condition between rural agricultural land and suburban residential development.

16.2

**STAFF COMMENTS:** The applicant is requesting a variance from Section 2.040, Table 2-3 of the Tulsa County Zoning Code to reduce the minimum required public street frontage in the AG District from 30 feet to 0 feet.

The minimum frontage requirement is intended to ensure:

- Legal and physical access
- Emergency vehicle access
- Orderly development patterns
- Infrastructure coordination
- Prevention of landlocked parcels

The subject tract does not have direct frontage on a publicly maintained roadway.

The property appears to function as a rear tract without public street frontage. Due to the configuration of surrounding parcels and historical land division patterns, the tract cannot obtain the required 30 feet of frontage without acquisition of additional land or reconfiguration of adjacent property. Strict enforcement of the frontage requirement would prevent reasonable use of the property despite its compliance with minimum lot area requirements in the AG District. The hardship appears related to parcel configuration rather than a condition created by the applicant.

**COMPATIBILITY WITH SURROUNDING AREA:** The immediate area includes agricultural tracts and rural access arrangements. Non-standard access patterns are not uncommon in rural AG areas. Granting the variance would not increase residential density or intensity beyond what is permitted in the AG District. However, because the property is located near established residential neighborhoods, ensuring adequate and permanent legal access is essential to protect public safety and surrounding properties. Provided that permanent access is legally secured and constructed to County standards, the variance would not materially alter the character of the surrounding area.

The primary concern is ensuring adequate legal and physical access. If proper recorded access easements, engineering review, and fire district approval are required as conditions, the lack of public frontage may not create adverse impacts to public health, safety, or welfare.

The Board must determine whether:

- The hardship is unique to the property;
- The hardship is not self-created;
- The variance represents the minimum necessary relief;
- Approval will not be detrimental to surrounding properties; and
- The spirit and intent of the zoning code is preserved.

Staff finds that the request may satisfy these criteria if appropriate safeguards are imposed.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance of minimum street frontage requirements to a public maintained road*

*from 30' to 0' in an AG district (Sec. 2.040, Table 2-3) is compatible and non-injurious to the surrounding area.*

*Sample Motion:*

*“Move to \_\_\_\_\_ (approve/deny) a Variance of minimum street frontage requirements to a public maintained road from 30' to 0' in an AG district (Sec. 2.040, Table 2-3)*

*Should the Board approve the request, staff recommend the following (possible conditions) to ensure compatibility and protect surrounding properties:*

- 1. Recorded Legal/Access Easement - permanent access easement providing ingress and egress to a publicly maintained roadway shall be recorded prior to issuance of any building permits.*
- 2. Driveway Construction Standards - The access drive shall be constructed in accordance with Tulsa County Engineering standards*

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Finding the hardship to be \_\_\_\_\_.*

*Finding 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 the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.*



Tulsa County Clerk - MICHAEL WILLIS  
Doc #: 2026011674 Page(s): 9  
02/12/2026 08:08:46 AM  
Receipt #: 2026-08911  
Fees: \$34.00

**DO NOT REMOVE THIS PAGE**  
**THIS IS PART OF YOUR RECORDED DOCUMENT**

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**THIS PAGE HAS BEEN ADDED TO PROVIDE ADEQUATE SPACE FOR**  
**RECORDING INFORMATION.**

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Agreement Title: Mutual Access Easement Agreement

Date of Agreement: 2/11/2026

Parties to the Agreement:

Property Owners: Darlene Anderson, Carla Hatley, Jim Hatley, and Justin Crosslin.

Property Location: A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 28 TOWNSHIP 22 NORTH RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE US GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N01°13'52"W ALONG THE EASTERN BOUNDARY OF SAID SECTION 28 A DISTANCE OF 1048.45 FEET TO THE POINT OF BEGINNING; THENCE S88°51'25"W A DISTANCE OF 663.39 FEET; THENCE N01°11'07"W A DISTANCE OF 934.08 FEET; THENCE N88°50'08"E A DISTANCE OF 662.64 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID SECTION 28; THENCE S01°13'52"E A DISTANCE OF 934.32 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 617,844.23 FEET OR 14.18 ACRES, MORE OR LESS.

Shared Driveway Area: INGRESS/EGRESS EASEMENT: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N01°13'52"W ALONG THE EASTERN BOUNDARY OF SAID SECTION 28 A DISTANCE OF 1,982.77 FEET; THENCE S88°50'08"E A DISTANCE OF 16.50 FEET; THENCE S01°13'52"E A DISTANCE OF 30.00 FEET; THENCE S88°50'08"E A DISTANCE OF 13.50 FEET; THENCE S01°13'52"E A DISTANCE OF 622.63 FEET; THENCE S88°51'56"W A DISTANCE OF 30.00 FEET; THENCE N01°13'52"W A DISTANCE OF 622.61 FEET; THENCE S88°50'08"E A DISTANCE OF 16.50 FEET; THENCE N01°13'52"W A DISTANCE OF 30.00 FEET; THENCE N88°50'08"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 20,477.97 FEET OR 0.47 ACRES, MORE OR LESS.

Tract of Land Locations:

Tract A.

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 28 TOWNSHIP 22 NORTH RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE US GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N01'13'52"W ALONG THE EASTERN BOUNDARY OF SAID SECTION 28 A DISTANCE OF 1,640.15 FEET TO THE POINT OF BEGINNING; THENCE S88'50'08"W A DISTANCE OF 662.91 FEET; ; THENCE N01'11'07"W A DISTANCE OF 342.62 FEET; THENCE N88°50'08"E A DISTANCE OF 662.64 FEET; THENCE S1'13'52"E A DISTANCE OF 342.91 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 206,525.36 FEET OR 5.21 ACRES, MORE OR LESS.

Tract B.

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 28 TOWNSHIP 22 NORTH RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE US GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N01'13'52"W ALONG THE EASTERN BOUNDARY OF SAID SECTION 28 A DISTANCE OF 1,330.16 FEET; THENCE S88°50'08"W A DISTANCE OF 663.16 FEET; THENCE N01'11'07"W A DISTANCE OF 309.99 FEET; THENCE N88°50'08"E A DISTANCE OF 662.91 FEET; THENCE S01'13'52"E A DISTANCE OF 309.99 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 206,515.62 FEET OR 4.72 ACRES, MORE OR LESS.

Tract C.

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 28 TOWNSHIP 22 NORTH RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE US GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N01'13'52"W ALONG THE EASTERN BOUNDARY OF SAID SECTION

28 A DISTANCE OF 1048.45 FEET TO THE THE POINT OF BEGINNING;  
THENCE S88°51'25"W DISTANCE OF OF FEET; THENCE  
THENCENO1°11'07"W A DISTANCE OF 281.47 FEET; THENCE N88°50'08"E A  
DISTANCE OF 633.16 FEET TO A POINT ON THE EASTERN BOUNDARY OF  
SAID SECTION 28;  
THENCE S01°13'52"E A DISTANCE OF 281.71 FEET TO THE POINT OF  
BEGINNING; SAID TRACT OF LAND CONTAINING 186,773.64 FEET OR 4.29  
ACRES, MORE OR LESS.

Terms of Use:

Purpose of Easement: Allow all parties access to the previously listed tracts of land.

Access Rights:

1. Right to access the easement area 24 hours a day, 7 days a week.
2. Right to bring necessary vehicles and equipment onto the easement.
3. Right to install and maintain necessary infrastructure within the easement.
4. Right to make reasonable modifications to facilitate intended use.
5. Right to grant access to authorized contractors and agents.

Access Restrictions:

1. Access must not unreasonably interfere with remaining tracts of land.
2. Advance notice required for activities requiring major changes to the easement.
3. All access must comply with applicable safety regulations within reason.

Duration:

This easement between all Tracts of land is effective indefinitely.  
The consideration hereinabove recited shall maintain the Mutual Access Easement in continuous good repair so that no unreasonable damage will result from its use to the adjacent land of the owners, their successors, and assigns.

Signatures:

Print: JUSTIN CROSSIN Date: 2/11/26

Sign: 

Print: Darlene Anderson Date: 2-11-26

Sign: Darlene Anderson

Print: Carla Hatley Date: 2/11/26

Sign: [Signature]

Print: JIM HATLEY Date: 2-11-26

Sign: [Signature]

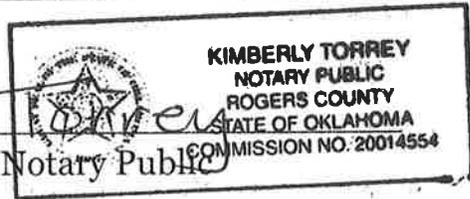
OKLAHOMA  
Rogers COUNTY

I, Kimberly Torrey a Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated:

Witness my hand and official stamp or seal this 11<sup>th</sup> day of February, 2026.

[Signature]  
Notary Public

Kimberly Torrey  
Printed Name of Notary Public

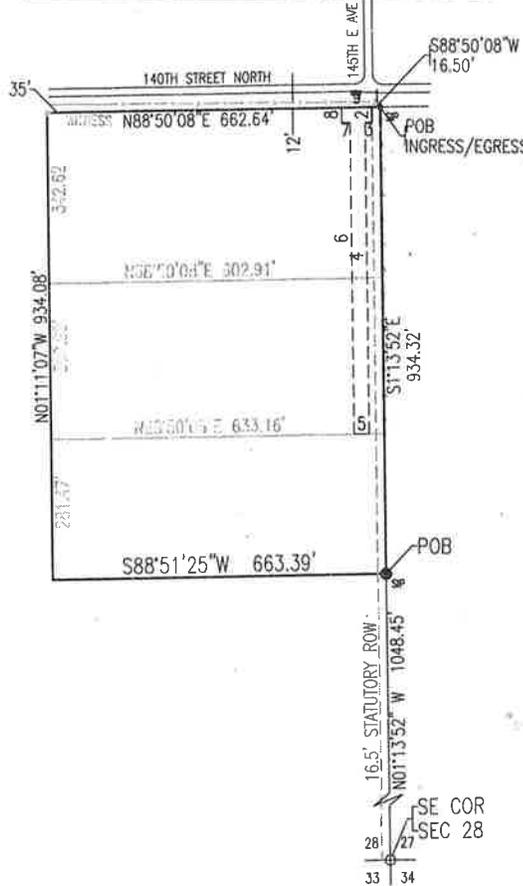


My Commission Expires: 12-1-2028

# PLAT OF SURVEY



- 1 S88°50'08"E 16.50'
- 2 S01°13'52"E 30.00'
- 3 S88°50'08"E 13.50'
- 4 S01°13'52"E 622.63'
- 5 S88°51'56"W 30.00'
- 6 N01°13'52"W 622.61'
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- 8 N01°13'52"W 30.00'
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## CERTIFICATION

I, ROBERT E. BIRD, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND A CORRECT REPRESENTATION OF THE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. WITNESS MY HAND AND SEAL ON THIS 12th DAY OF AUGUST, 2025.

PROPERTY HAS ACCESS TO EAST 140TH STREET NORTH. THE PROPERTY ALSO IS CONTAINED ENTIRELY IN PROPERTY DESCRIBED IN TULSA COUNTY DOCUMENT #2012056796, LESS A 34 FOOT STRIP ON THE EAST LINE FOR FUTURE ROADWAY.

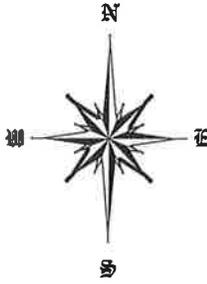
DATE OF LAST SITE VISIT: AUGUST 20, 2025.

BIRD SURVEYING & DESIGN, PLLC  
 9020 NORTH 175TH EAST AVENUE  
 OWASSO, OK 74055  
 (918) 645-8392  
 CA 4454 EXP 6/30/2026

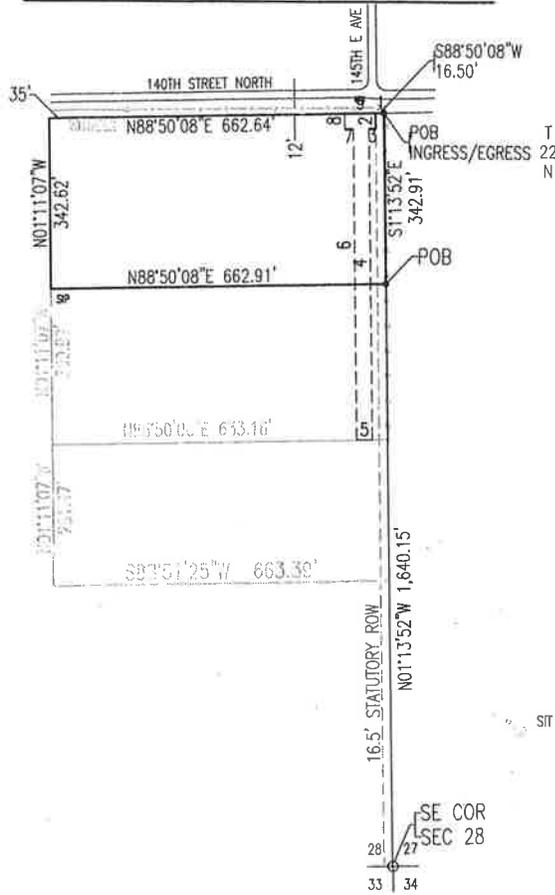
ROBERT E. BIRD, PE, PLS  
 OK PLS 1558  
 FEBRUARY 9, 2026



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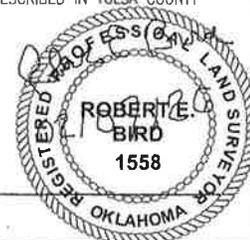
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DATE OF LAST SITE VISIT: AUGUST 20, 2025.

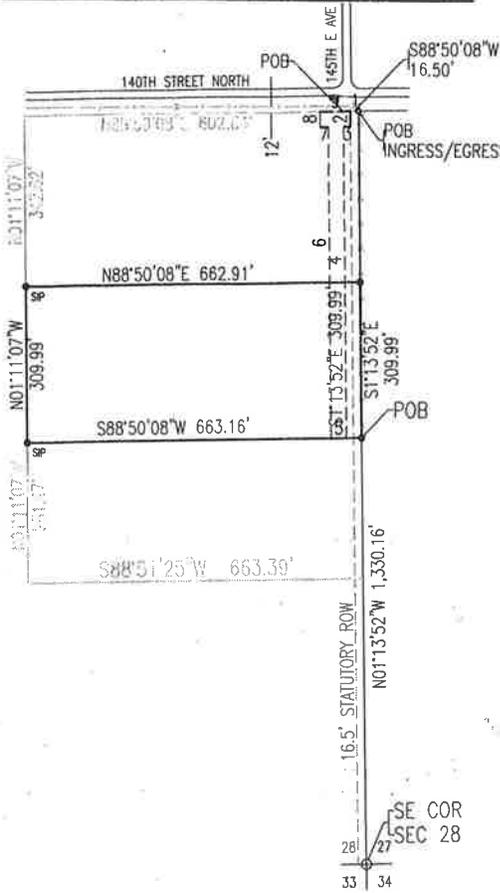
ROBERT E. BIRD, PE, PLS  
OK PLS 1558  
FEBRUARY 9, 2026



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## CERTIFICATION

I, ROBERT E. BIRD, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND A CORRECT REPRESENTATION OF THE SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. WITNESS MY HAND AND SEAL ON THIS 12th DAY OF AUGUST, 2025.

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DATE OF LAST SITE VISIT: AUGUST 20, 2025.

FEBRUARY 9, 2026  
ROBERT E. BIRD, PE, PLS  
OK PLS 1558



# PLAT OF SURVEY



- 1 S88°50'08"E 16.50'
- 2 S01°13'52"E 30.00'
- 3 S88°50'08"E 13.50'
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SIT 3/8" PIN W/CAP

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BIRD SURVEYING & DESIGN, PLLC  
 9020 NORTH 175TH EAST AVENUE  
 OWASSO, OK 74055  
 (918) 645-8392  
 CA 4454. EXP 6/30/2026

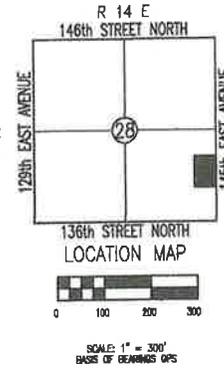
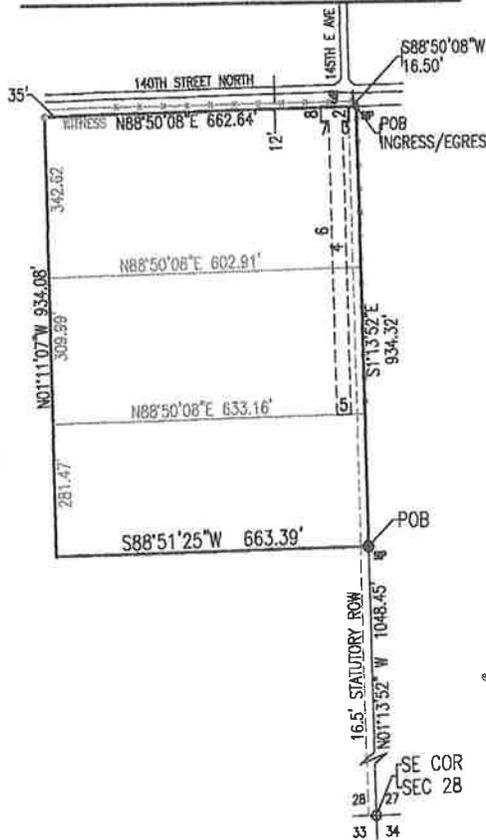
ROBERT E. BIRD, PE, PLS  
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 FEBRUARY 9, 2026



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*Robert Anderson*  
*Carlene*  
*Jim Hatley*

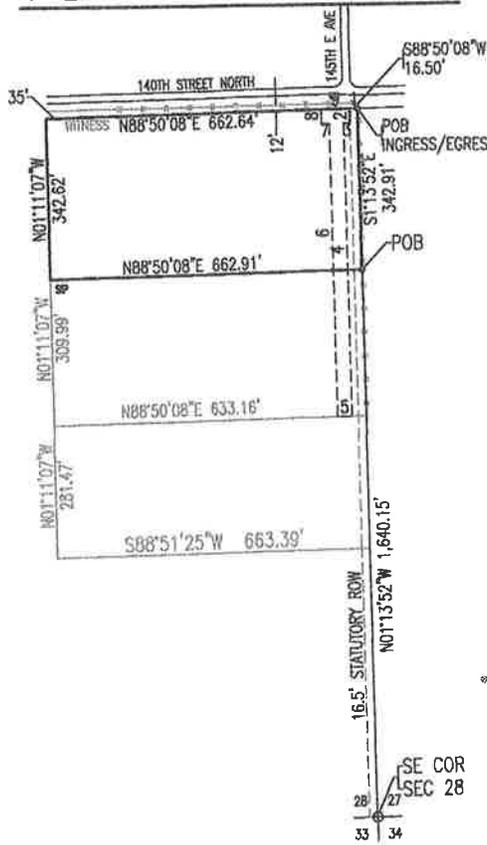
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SIT 3/8" PIN W/CAP

SE COR  
LSEC 28

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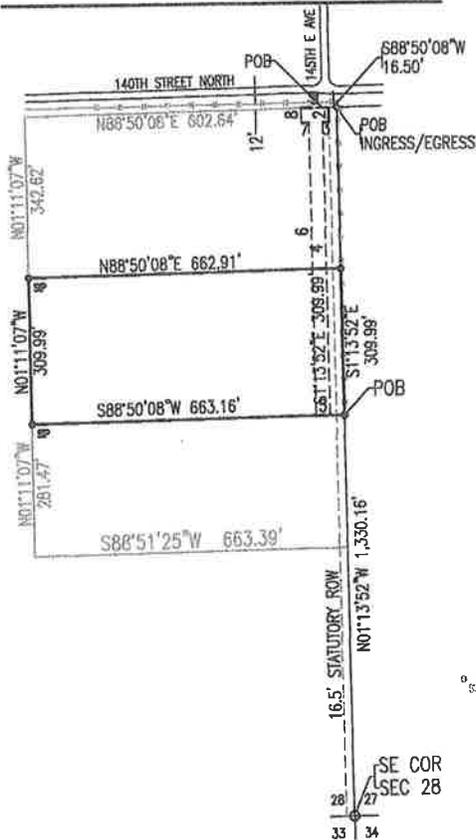


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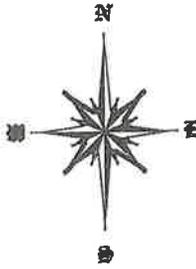
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*Jim Marshall*  
*Chris D*

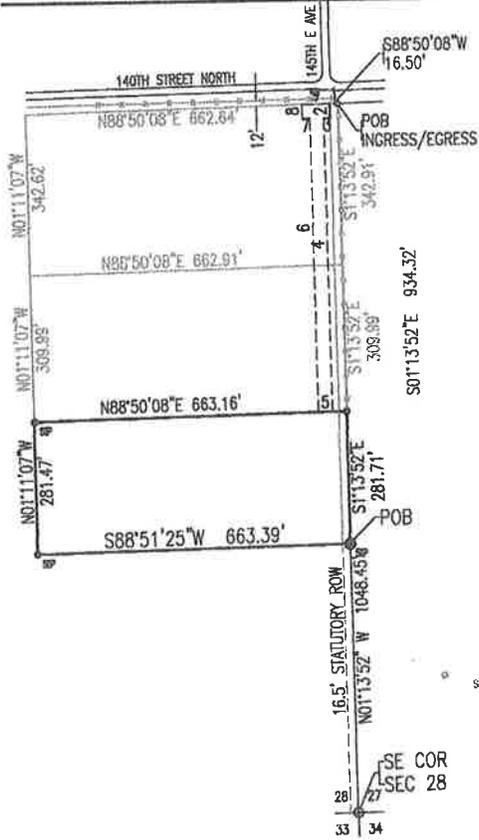
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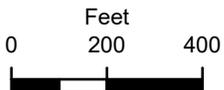
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 FEBRUARY 9, 2026





**SUBJECT TRACT**



**Subject  
Tract**

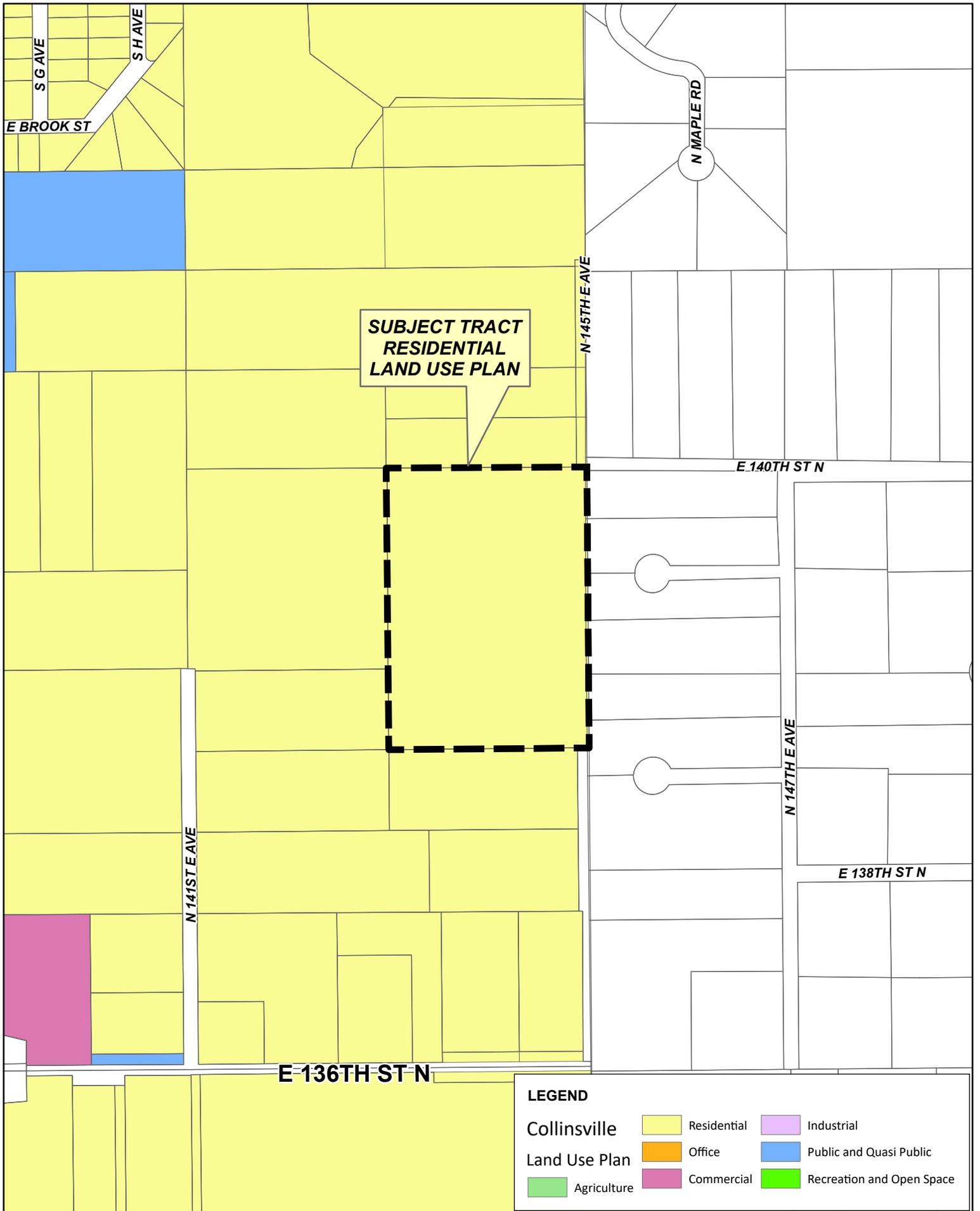
**CBOA-3344**

28 22-14

*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2024

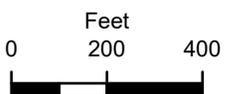




**SUBJECT TRACT  
RESIDENTIAL  
LAND USE PLAN**

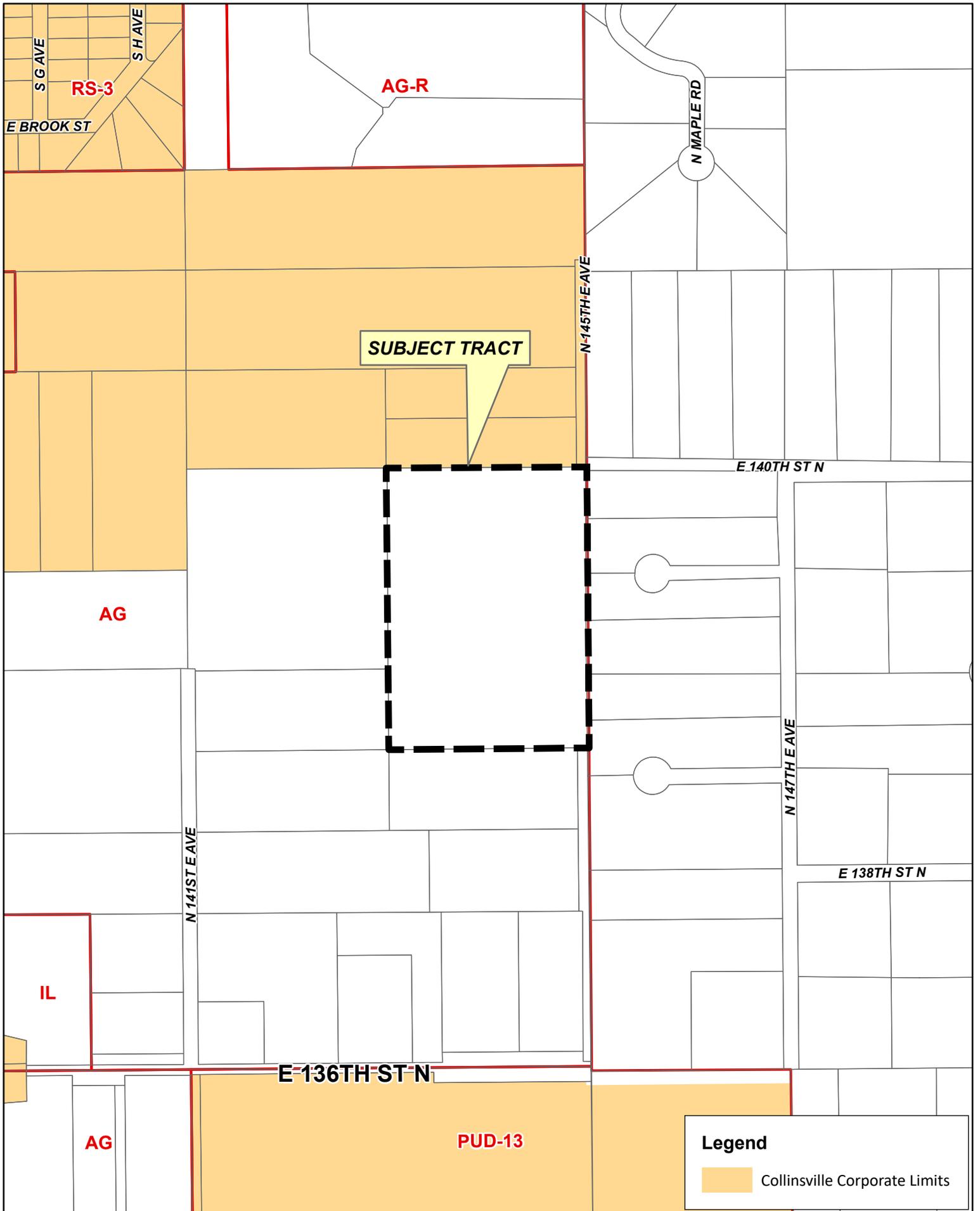
**LEGEND**

Collinsville	Residential	Industrial
Land Use Plan	Office	Public and Quasi Public
	Agriculture	Commercial
		Recreation and Open Space



**CBOA-3344**

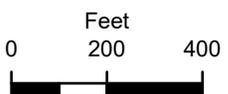
**16.19**



**SUBJECT TRACT**

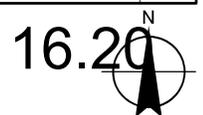
**Legend**

 Collinsville Corporate Limits



**CBOA-3344**

28 22-14





**Case Number:** CBOA-3345

**Hearing Date:** March 17<sup>th</sup>, 2026 1:30 PM

**Case Report Prepared by:**

Kendal Davis

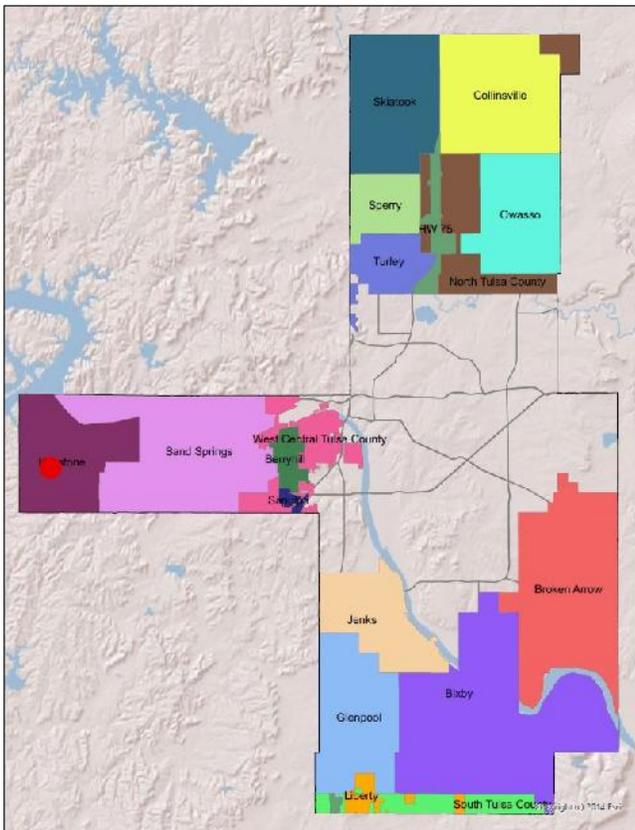
**Owner and Applicant Information:**

**Applicant:** Leslie Earl

**Property Owner:** EARL III, LESLIE & LEAH M

**Action Requested:** Variance of minimum street frontage requirements from 30' to 0' of public maintained road in an AG district (Sec. 2.040 Table 2-3)

**Location Map:**



**Additional Information:**

**Present Use:** Agricultural

**Tract Size:** ± 80.00 Acres

**Legal Description:** PRT SEC 20 BEG LESS BEG 1318.13E & 2887.20S NWC NE TH S1593.74 SE209.41 SE116.33 SE199.92 SE125.03 SW184.13 SW57.52 N331.47 W331.95 S33 W825.74 N33 W668.93 N623.85 N1400.12 E1655.20 POB SEC 20 19 10 80 ACS

**Present Zoning:** AG-R (Agricultural Residential) & AG (Agricultural)

**Fenceline/Area:** BROKEN ARROW

**Land Use Designation:** Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT  
CASE REPORT

TRS: 9020

CASE NUMBER: **CBOA-3345**

CASE REPORT PREPARED BY: Kendal Davis

**HEARING DATE:** March 17<sup>th</sup>, 2026 1:30 PM

**APPLICANT:** Leslie Earl

**ACTION REQUESTED:** Variance of minimum street frontage requirements from 30' to 0' of public maintained road in an AG district (Sec. 2.040 Table 2-3)

**LOCATION:** 24577 W. 41st St. S. Sand Springs, OK

**ZONED:** AG-R (Agricultural Residential) &  
AG (Agricultural)

**FENCELINE:** BROKEN ARROW

**PRESENT USE:** Agricultural

**TRACT SIZE:** ± 80.00 Acres

**LEGAL DESCRIPTION:** PRT SEC 20 BEG LESS BEG 1318.13E & 2887.20S NWC NE TH S1593.74 SE209.41 SE116.33 SE199.92 SE125.03 SW184.13 SW57.52 N331.47 W331.95 S33 W825.74 N33 W668.93 N623.85 N1400.12 E1655.20 POB SEC 20 19 10 80 ACS

**RELEVANT PREVIOUS ACTIONS:** None

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located north of W. 41st Street South and east of S. 252nd West Avenue in a predominantly rural portion of Tulsa County. The surrounding development pattern is characterized by agricultural acreage, large undeveloped tracts, and scattered single-family residences. Zoning in the immediate vicinity is primarily AG (Agricultural), with limited pockets of AG-R, IL, and CS zoning located along W. 41st Street South. These non-agricultural districts appear concentrated near roadway corridors and do not represent the prevailing land use pattern in the broader area.

**North:** Large agricultural and undeveloped tracts consistent with rural land use patterns.

**South:** Smaller platted residential lots and limited commercial/industrial zoning along W. 41st Street South.

**East:** Predominantly agricultural land with substantial open space and limited residential structures.

**West:** Agricultural acreage and low-density rural residential development.

The area is served primarily by W. 41st Street South and S. 252nd West Avenue, which provide the primary access to the surrounding parcels. Public infrastructure in the area is limited, and development patterns remain rural in character.

Overall, the surrounding area reflects a low-density agricultural development pattern with scattered residential uses and limited corridor-oriented non-residential zoning.

**17.2**

**STAFF COMMENTS:** The applicant is requesting a variance from Section 2.040, Table 2-3 of the Tulsa County Zoning Code to reduce the minimum required public street frontage in the AG district from 30 feet to 0 feet. The AG district requires minimum public street frontage to ensure orderly development patterns, legal access, and proper infrastructure connectivity. The subject tract does not have direct frontage on a publicly maintained roadway. The subject property appears to be configured as a rear tract without direct frontage along a publicly maintained road. The lot configuration and surrounding parcel layout limit the ability to obtain the required 30 feet of frontage without acquiring additional land or reconfiguring adjacent property boundaries.

Strict enforcement of the minimum frontage requirement would effectively render the tract undevelopable for permitted uses within the AG district, despite the property otherwise meeting area requirements. The request appears to arise from the physical configuration of the tract rather than from a self-created hardship.

**COMPATIBILITY WITH SURROUNDING AREA:** The surrounding area is predominantly agricultural in nature, with large tracts and irregular parcel configurations common throughout the area. Several properties in the vicinity appear to rely on private drives or non-standard access arrangements typical of rural development patterns. Granting the requested variance would not materially increase development intensity but would allow reasonable use of the property consistent with surrounding AG-zoned land. Provided that legal access and emergency service access are secured, the variance would not significantly alter the character of the surrounding area.

Street frontage requirements exist primarily to ensure:

- Safe vehicular access
- Emergency response access
- Infrastructure coordination
- Orderly land division

The critical issue in this request is not frontage itself, but whether adequate legal and physical access is provided. If proper recorded access easements and engineered driveway access are established, the absence of public frontage may not create adverse impacts to public health or safety.

The Board must determine whether:

- The condition is unique to the property;
- The hardship is not self-created;
- The variance represents the minimum necessary relief;
- The approval will not be detrimental to surrounding properties; and
- The request is consistent with the spirit and intent of the zoning regulations.

Staff finds that the request may satisfy the variance criteria if adequate legal access and infrastructure safeguards are required as conditions of approval.

*If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance of minimum street frontage requirements from 30' to 0' of public maintained road in an AG district is compatible and non-injurious to the surrounding area.*

*Sample Motion:*

*“Move to \_\_\_\_\_ (approve/deny) a Variance of minimum street frontage requirements from 30' to 0' of public maintained road in an AG district (Sec. 2.040 Table 2-3)*

*Should the Board approve the request, staff recommend the following (possible conditions) to ensure compatibility and protect surrounding properties:*

- 1. Recorded Legal/Access Easement - permanent access easement providing ingress and egress to a publicly maintained roadway shall be recorded prior to issuance of any building permits.*
- 2. Driveway Construction Standards - The access drive shall be constructed in accordance with Tulsa County Engineering standards.*

*Subject to the following conditions, if any: \_\_\_\_\_.*

*Finding the hardship to be \_\_\_\_\_.*

*Finding 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 the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.*

## Statement of Hardship

Leslie Earl

Property Address: 24577 West 41st Street South, Sand Springs, Oklahoma 74063

Zoning District: AG(Agricultural)

Requested Action: Variance of the minimum street frontage requirement from 30 feet to 0 feet (Section 2.040, Table 2-3).

### 1. Description of the Unique Physical Condition:

The subject property consists of 80 acres that are physically separated from the nearest public right-of-way by an existing parcel. Due to the historical configuration of this parent tract, the property does not have direct physical contact with a publicly maintained road. This is a unique physical characteristic of the lot's shape and location that does not apply generally to other properties in the AG district which were platted with standard road frontage.

### 2. Demonstration of Unnecessary Hardship:

Strict application of the 30-foot frontage requirement would render this 80-acre parcel legally unbuildable, effectively depriving the owner of any reasonable residential or agricultural use of the land. Because the lack of frontage is due to the inherent landlocked nature of the parcel's geography and not a self-imposed action, the enforcement of Table 2-3 creates an unnecessary hardship that exceeds a mere inconvenience.

### 3. Preservation of the Spirit of the Code & Public Safety:

The intent of the 30-foot frontage requirement is to ensure reliable access for residents and emergency services. A roadway easement has recorded a 30-foot permanent Mutual Access Easement (attached) that provides a direct, unobstructed path to West 41st Street South. This easement ensures that Fire, EMS, and Police services have the same level of access as a standard frontage lot, thereby preserving the public welfare and the rural character of the AG district.

### Access Easement:

On June 16, 2017, Claude W. McCoy and Betty L. McCoy granted a roadway easement to the owners of various parcels of land, including the land in question owned by Leslie and Leah Earl at 24577 W 41st S, Sand Springs, Oklahoma. The easement grants a 30 foot roadway easement for the use of the various owners and to refuse collection service, the US Post Office, law enforcement agencies, personnel of Tulsa County, Oklahoma, the State of Oklahoma and United States of America, the operators of all emergency vehicles, and the guests, tenants, invitees and licensees of the owners, from time to time, of the grantees property.

The roadway easement was recorded on June 22nd, 2017 as document number 2017058635 with the Tulsa County Clerk's Office.

A copy of the easement is attached.



Tulsa County Clerk - Michael Willis

Doc # 2020002266 Page(s): 2 Recorded 01/09/2020 11:07:17 AM

Receipt # 20-1489 Fees: \$20.00 Doc Stamp:\$ 300.00

File # 19100484  
ABS # 1912-3553

Grantee Mailing Address:

1323 3 E. 130th St  
Broken Arrow, OK 74011

**GENERAL WARRANTY DEED**

(Limited Liability Company-Joint Tenancy with Right of Survivorship)

THIS INDENTURE made this 8th day of January, 2020, between Trumpltight LLC, a limited liability company, "Grantor" and Leslie Earl, III and Leah M Earl, husband and wife "Grantees", with the right of survivorship, as hereinafter set out.

WITNESSETH: That in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), the receipt of which is hereby acknowledged, Grantor by these presents, does hereby grant, bargain, sell and convey unto Grantees as joint tenants, and not as tenants in common, on the death of one, the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, all of the following described real estate situated in the county of Tulsa, State of Oklahoma, to-wit:

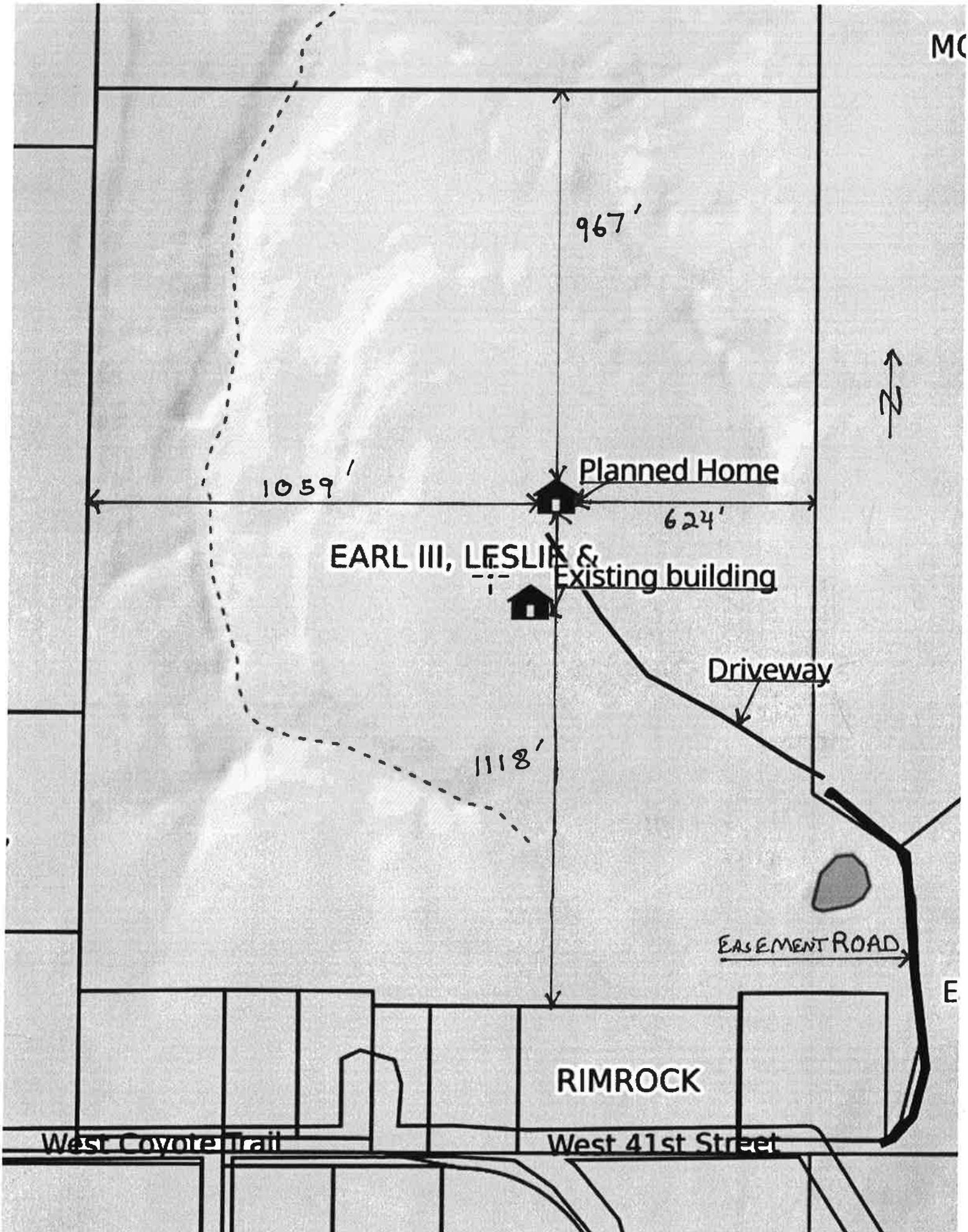
A tract of land being a part of Section 20, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 20; thence S 89°38'35" E along the North line of the Northeast Quarter a distance of 1318.13 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter; thence S 00°01'57" E 1322.84 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter; thence S 00°00'28" W 1564.36 feet to the point of beginning; thence S 00°00'28" W 1593.74 feet; thence S 56°50'28" E 209.41 feet; thence S 21°22'09" E 116.33 feet; thence S 04°01'03" E 199.92 feet; thence S 04°02'29" E 125.03 feet; thence S 12°24'18" W 184.13 feet; thence S 36°10'06" W 57.52 feet; thence N 00°17'38" E 331.47 feet; thence N 89°26'20" W 331.95 feet; thence S 00°17'38" W 33.00 feet; thence N 89°26'22" W 825.74 feet; thence N 00°17'38" E 33.00 feet; thence N 89°44'35" W 668.93 feet; thence N 00°03'01" E 623.85 feet; thence N 00°05'42" E 1400.12 feet; thence S 89°54'18" E 1655.20 feet to the point of beginning.

~~\*Surface Rights Only\*~~

TO HAVE AND TO HOLD THE SAME, as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments, appurtenances thereto belonging or in anywise appertaining forever.

And said Grantor its successors and assigns, does hereby covenant, promise and agree to and with said Grantees that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and

Deed Presented For Filing By: Gregg Twiss' Title Escrow  
File No.: 19100484  
Name of Title Insurer: First American Title Insurance Co.







## ROADWAY EASEMENT

3

The Roadway Easement described herein (the "Easement") is hereby granted this 16<sup>th</sup> day of June, 2017, by CLAUDE W. McCOY and BETTY L. McCOY, husband and wife ("Grantors") to the owners of the parcels of real property described on Exhibit A hereto or any part thereof and their assignees as herein provided ("Grantees").

Grantors own the property described on Exhibit B hereto (the "Grantors' Property"). This Easement is granted to Grantees and their successors and assignees of the Grantees' Properties (the "Grantees' Assigns") to assure access to Grantees' Property.

Grantors, as the legal and equitable title owner of the real estate subject to the Easement described herein hereby grants and conveys unto Grantees and the Grantees' assigns a private, permanent, non-exclusive access easement over and across the property described on Exhibit C hereto (the "Easement Property"), part of which traverses Grantors' Property and part of which traverses adjacent properties, for a private roadway for the purposes of providing vehicular and other access for the non-exclusive use of the owners of the Grantees' Property, their successors and assigns, refuse collection service, the United States Post Office, law enforcement agencies, personnel of Tulsa County, Oklahoma, the State of Oklahoma and United States of America, the operators of all emergency vehicles, and the guests, tenants, invitees and licensees of the owners, from time-to-time, of the Grantees' Property. No owner, tenant, guest, invitee, or other person using said Easement shall in any manner obstruct said Easement or interfere with the use of said Easement for vehicular or other access. Said Easement shall be used only for a private roadway. No above ground structures shall be permitted on the Easement.

This Easement, and the rights granted hereunder to Grantees and the owners of the Grantees' Property and their successors and assigns, may be released or limited at any time by the then owners of the properties.

IN WITNESS WHEREOF, the Grantors have executed this Roadway Easement effective the date first above written.

Claude W. McCoy  
Claude W. McCoy

Betty L. McCoy  
Betty L. McCoy

STATE OF OKLAHOMA )  
                                  ) ss.  
COUNTY OF TULSA )

Before me, a Notary Public in and for said county and State, on this 16<sup>th</sup> day of June, 2017, personally appeared Claude W. McCoy and Betty L. McCoy, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year last above written.

Commission:



Melody K. Jennings  
Notary Public

JHF.THRALLS PARTITION.ROADWAY EASEMENT - CLAUDE & BETTY McCOY

EXHIBIT "A"Parcel 8

A tract of land being a part of Section 20, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County Oklahoma and being more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of Section 20; thence S 89°38'35" E along the North line of the Northeast Quarter a distance of 1318.13 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter; thence S 00°01'57" E 1322.84 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter; thence S 00°00'28" W 3158.10 feet; thence S 56°50'28" E 209.41 feet; thence S 21°22'09" E 116.33 feet; thence S 04°01'03" E 199.92 feet; thence S 04°02'29" E 125.03 feet; thence S 12°24'18" W 184.13 feet; thence S 36°10'06" W 57.52 feet; thence N 00°17'38" E 331.47 feet; thence N 89°26'20" W 331.95 feet; thence S 00°17'38" W 33.00 feet; thence N 89°26'22" W 825.74 feet; thence N 00°17'38" E 33.00 feet; thence N 89°44'35" W 668.93 feet; thence N 00°03'01" E 623.85 feet; thence N 00°05'42" E 2648.92 feet; thence N 53°12'35" W 457.97 feet to a point on the Easterly right of way line of a County road; thence N 33°39'04" E 96.80 feet along said County road; thence N 12°33'56" W 197.76 feet along said County road; thence N 21°53'04" E 20.50 feet along said County road; thence S 67°14'12" E 530.04 feet; thence N 20°17'59" E 223.50 feet; thence N 62°59'01" W 190.14 feet; thence N 69°20'01" W 335.59 feet to a point on said County road; thence N 21°44'20" E 397.72 feet along said County road; thence N 42°15'57" E 673.21 feet to the point of beginning

Parcel 9

A part of the East Half of Section 20, and a tract of land being a part of the Southwest Quarter of Section 21, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma, and being more particularly described as follows; Beginning at the Southwest corner of the Northeast Quarter, thence S. 00°00'28" W 3158.10 feet; thence S 56°50'28" E 209.41 feet ;thence N 50°55'18" E 1864.91 feet; thence N 51°39'39" E 968.48 feet; thence N 42°19'52" E 118.23 feet; thence N 25°15'33" E 88.85 feet to a point on the North line of the Southwest Quarter of Section 21; thence S 89°57'08" W 1175.23 feet to the Southwest corner of the Northwest Quarter of Section 21; thence N 00°09'19" W 1322.06 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 20; thence N 89°40'38" W 1320.96 feet to the point of beginning.

Parcel 10

The Northwest Quarter (NW/4) of Section 21, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma

Parcel 11

A part of the East Half of Section 20, and a tract of land being a part of the Southwest Quarter of Section 21, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma, and being more particularly described as follows; Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, thence S 00°09'03" W 1986.34 feet to the Southeast corner of the North half of the Southwest Quarter of the Southwest Quarter; thence N 89°58'39" W 1320.17 feet to the Southwest corner of the North Half of the Southwest Quarter of the Southwest Quarter; thence S 00°02'00" E 661.57 feet to the Southeast corner of Section 20; thence N 89°26'19" W along the South line of Section 20 a distance of 1492.50 feet; thence N 01°45' 49" E 33.02 feet; thence S 89°26'22" E 331.95 feet; thence N 36°10'06" E 57.52; feet; thence N 12°24'18" E 184.13 feet; thence N 04°02'29" W 125.03 feet; thence N 04°01'03" W 199.92 feet; thence N 21°22'09" W 116.33 feet; thence N 50° 55'18" E 1864.91 feet; thence N 51°39'39" E 968.48 feet; thence N 42°19'52" E 118.23 feet; thence N 25°15'33" E 88.85 feet to a point on the North line of the Southwest Quarter of Section 21; thence N 89°57'08" E 151.33 feet to the point of beginning.

**EXHIBIT "B"**

**Parcel 9**

A part of the East Half of Section 20, and a tract of land being a part of the Southwest Quarter of Section 21, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma, and being more particularly described as follows; Beginning at the Southwest corner of the Northeast Quarter, thence S. 00°00'28" W 3158.10 feet; thence S 56°50'28" E 209.41 feet ;thence N 50°55'18' E 1864.91 feet; thence N 51°39'39" E 968.48 feet; thence N 42°19'52" E 118.23 feet; thence N 25°15'33" E 88.85 feet to a point on the North line of the Southwest Quarter of Section 21; thence S 89°57'08" W 1175.23 feet to the Southwest corner of the Northwest Quarter of Section 21; thence N 00°09'19" W 1322.06 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 20; thence N 89°40'38" W 1320.96 feet to the point of beginning.

and

**Parcel 11**

A part of the East Half of Section 20, and a tract of land being a part of the Southwest Quarter of Section 21, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma, and being more particularly described as follows; Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, thence S 00°09'03" W 1986.34 feet to the Southeast corner of the North half of the Southwest Quarter of the Southwest Quarter; thence N 89°58'39" W 1320.17 feet to the Southwest corner of the North Half of the Southwest Quarter of the Southwest Quarter; thence S 00°02'00" E 661.57 feet to the Southeast corner of Section 20; thence N 89°26'19" W along the South line of Section 20 a distance of 1492.50 feet; thence N 01°45' 49" E 33.02 feet; thence S 89°26'22" E 331.95 feet; thence N 36°10'06" E 57.52; feet; thence N 12°24'18" E 184.13 feet; thence N 04°02'29" W 125.03 feet; thence N 04°01'03" W 199.92 feet; thence N 21°22'09" W 116.33 feet; thence N 50° 55'18" E 1864.91 feet; thence N 51°39'39" E 968.48 feet; thence N 42°19'52" E 118.23 feet; thence N 25°15'33" E 88.85 feet to a point on the North line of the Southwest Quarter of Section 21; thence N 89°57'08" E 151.33 feet to the pint of beginning.

EXHIBIT C

**LANDMARK SURVEYING, L.L.C.**

Brett King, L.S.  
245 South Taylor Street  
Prvor, Ok 74361

PHONE 918-825-2804  
C.A. 4572 EXP. 6/30/2017

**EASEMENTS IN SECTION 20 & 21, TOWNSHIP 19 NORTH,  
RANGE 10 EAST, TULSA COUNTY, OKLAHOMA**

A tract of land being a part of the Southeast Quarter of Section 20, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma, and being more particularly described as follows: Beginning at point on the South line of the Southeast Quarter of Section 20 and 1492.5 feet West of the Southeast corner, thence N 01°45'49" E 33.02 feet; thence S 89°26'22" E 331.95 feet; thence S 00°17'38" W 33.02 feet; thence N 89°26'19" W 332.80 feet to the point of beginning.

AND

A 33 foot strip of land being a part of the Southeast Quarter of Section 20, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma, the centerline of which is being more particularly described as follows: Commencing at point on the South line of the Southeast Quarter of Section 20 and 1492.5 feet West of the Southeast corner, thence N 01°45'49" E 33.02 feet; thence S 89°26'22" E 331.95 feet to the point of beginning of said centerline of easement; thence N 36°10'06" E 57.52 feet; thence N 12°24'18" E 184.13 feet; thence N 04°02'29" W 125.03 feet; thence N 04°01'03" W 199.92 feet; thence N 21°22'09" W 116.33 feet; thence N 56°50'28" W 209.41 feet to the point of termination of said easement.

AND

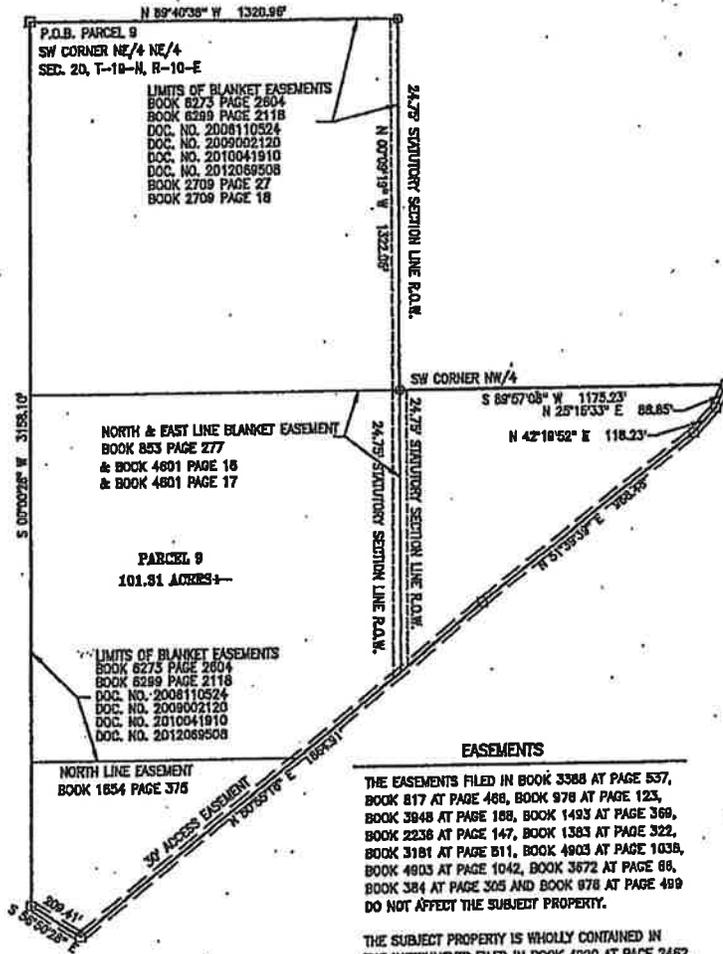
A 33 foot strip of land being a part of the Southeast Quarter of Section 20, Township 19 North, Range 10 East and the West Half of Section 21, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma, the centerline of which is being more particularly described as follows: Commencing at point on the South line of the Southeast Quarter of Section 20 and 1492.5 feet West of the Southeast corner, thence N 01°45'49" E 33.02 feet; thence S 89°26'22" E 331.95 feet; thence N 36°10'06" E 57.52 feet; thence N 12°24'18" E 184.13 feet; thence N 04°02'29" W 125.03 feet; thence N 04°01'03" W 199.92 feet; thence N 21°22'09" W 116.33 feet to the point of beginning of said easement; thence N 50°55'18" E 1864.91 feet; thence N 51°39'39" E 968.48 feet; thence N 42°19'52" E 118.23 feet; thence N 25°15'33" E 88.85 feet to the point of termination of said easement on the South line of the Northwest Quarter of Section 21.

Witness my hand and seal this 11<sup>th</sup> day of April, 2016.



**SURVEY PLAT**

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



**EASEMENTS**

THE EASEMENTS FILED IN BOOK 3388 AT PAGE 537, BOOK 817 AT PAGE 488, BOOK 978 AT PAGE 123, BOOK 3848 AT PAGE 188, BOOK 1493 AT PAGE 368, BOOK 2238 AT PAGE 147, BOOK 1383 AT PAGE 322, BOOK 3181 AT PAGE 811, BOOK 4903 AT PAGE 1038, BOOK 4803 AT PAGE 1042, BOOK 3672 AT PAGE 88, BOOK 384 AT PAGE 305 AND BOOK 978 AT PAGE 489 DO NOT AFFECT THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY IS WHOLLY CONTAINED IN THE INSTRUMENTS FILED IN BOOK 4920 AT PAGE 2462, BOOK 4839 AT PAGE 1035, BOOK 4898 AT PAGE 319, BOOK 5074 AT PAGE 1808, BOOK 5148 AT PAGE 1111, BOOK 5184 AT PAGE 291, BOOK 5214 AT PAGE 317, BOOK 5228 AT PAGE 1983, BOOK 5423 AT PAGE 889.

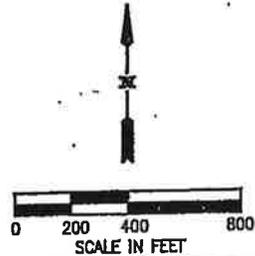
THE EASEMENTS FILED IN BOOK 3448 AT PAGE 85 AND BOOK 3429 AT PAGE 53 DO NOT AFFECT THE SUBJECT PROPERTY.

THE EASEMENTS FILED IN BOOK 1780 AT PAGE 467, BOOK 823 AT PAGE 227 AND BOOK 978 AT PAGE 127 LACK THE INFORMATION TO PLOT THEIR LOCATION.

BASIS OF BEARINGS: TRUE BEARINGS DERIVED FROM GPS OBSERVATIONS

- DENOTES FOUND ORIGINAL STONE OR SET MAG NAIL
- DENOTES SET 1/2" IRON PIN W/CAP
- DENOTES FOUND IRON PIN

THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.



**CERTIFICATE**

I, Brett King, the undersigned, a Registered Professional Land Surveyor L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572 6-30-17, of 245 South Taylor, P.O. Box 1328, Pryor, Oklahoma (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

A part of the East Half of Section 20, and a tract of land being a part of the Southwest Quarter of Section 21, Township 10 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma; and being more particularly described as follows: Beginning at the Southwest corner the Northeast Quarter of the Northeast Quarter, thence S 00°00'28" W 3158.10 feet; thence S 58°50'28" E 209.41 feet; thence N 50°25'18" E 1864.91 feet; thence N 51°39'39" E 988.48 feet; thence N 42°19'52" E 118.23 feet; thence N 25°19'33" E 88.85 feet to a point on the North line of the Southwest Quarter of Section 21; thence S 89°57'08" W 1175.23 feet to the Southwest corner of the Northeast Quarter of Section 21; thence N 00°09'19" W 1322.08 feet to the Southeast corner the Northeast Quarter of the Northeast Quarter of Section 20; thence N 89°40'38" W 1320.96 feet to the point of beginning.

I further certify that the above and foregoing is a true and correct plat of the same.

Witness my hand and seal this 7th day of April, 2016.

*Brett King*  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 BRETT KING  
 1533  
 OKLAHOMA

Copyright April, 2016.

SURVEY PLAT

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**EASEMENTS**  
 THE EASEMENTS FILED IN BOOK 3388 AT PAGE 537, BOOK 1493 AT PAGE 389, BOOK 2238 AT PAGE 147, BOOK 1383 AT PAGE 322, BOOK 3181 AT PAGE 511, BOOK 4903 AT PAGE 1042, BOOK 384 AT PAGE 305 AND BOOK 878 AT PAGE 489 DO NOT AFFECT THE SUBJECT PROPERTY.

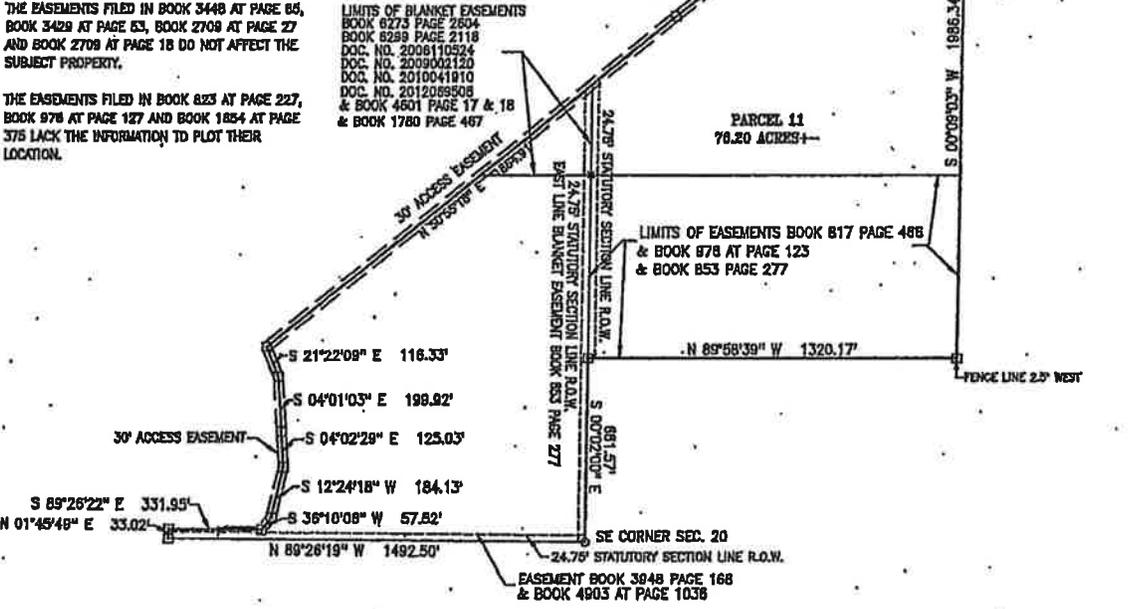
THE INSTRUMENT FILED IN BOOK 3572 AT PAGE 86 LACKS THE INFORMATION TO PLOT ITS LOCATION.

THE SUBJECT PROPERTY IS WHOLLY CONTAINED IN THE INSTRUMENTS FILED IN BOOK 4820 AT PAGE 2462, BOOK 4939 AT PAGE 1035, BOOK 4988 AT PAGE 319, BOOK 5074 AT PAGE 1808, BOOK 5148 AT PAGE 1111, BOOK 5184 AT PAGE 291, BOOK 5214 AT PAGE 317, BOOK 5228 AT PAGE 1983, BOOK 5423 AT PAGE 989.

THE EASEMENTS FILED IN BOOK 3448 AT PAGE 65, BOOK 3428 AT PAGE 63, BOOK 2709 AT PAGE 27 AND BOOK 2709 AT PAGE 18 DO NOT AFFECT THE SUBJECT PROPERTY.

THE EASEMENTS FILED IN BOOK 823 AT PAGE 227, BOOK 978 AT PAGE 127 AND BOOK 1854 AT PAGE 375 LACK THE INFORMATION TO PLOT THEIR LOCATION.

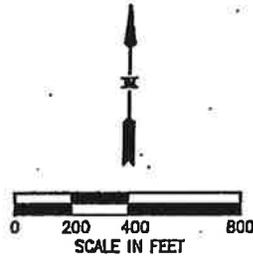
**LIMITS OF BLANKET EASEMENTS**  
 BOOK 6273 PAGE 2804  
 BOOK 6289 PAGE 2118  
 DOC. NO. 2008110524  
 DOC. NO. 2009002120  
 DOC. NO. 2010041910  
 DOC. NO. 2012069908  
 & BOOK 4501 PAGE 17 & 18  
 & BOOK 1780 PAGE 467



**BASIS OF BEARINGS:** TRUE BEARINGS DERIVED FROM GPS OBSERVATIONS

- DENOTES FOUND ORIGINAL STONE OR SET MAG NAIL
- Ⓜ DENOTES SET 1/2" IRON PIN W/CAP
- DENOTES FOUND IRON PIN

THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.



**CERTIFICATE**

I, Brett King, the undersigned, a Registered Professional Land Surveyor L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572 B-30-17, of 245 South Taylor, P.O. Box 1328, Pryor, Oklahoma (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

A part of the East Half of Section 20, and a tract of land being a part of the Southwest Quarter of Section 21, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma, and being more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, thence S 00°09'03" W 1888.34 feet to the Southeast corner of the North Half of the Southwest Quarter of the Southwest Quarter; thence N 89°58'39" W 1320.17 feet to the Southwest corner of the North Half of the Southwest Quarter of the Southwest Quarter; thence S 00°02'00" E 681.57 feet to the Southeast corner of Section 20; thence N 89°26'19" W along the South line of Section 20 a distance of 1482.80 feet; thence N 01°45'49" E 33.02 feet; thence S 89°26'22" E 331.95 feet; thence N 36°10'08" E 57.82 feet; thence N 12°24'18" E 184.13 feet; thence N 04°02'29" W 125.03 feet; thence N 04°01'03" W 198.82 feet; thence N 21°22'09" W 116.33 feet; thence N 80°88'18" E 1884.91 feet; thence N 51°39'39" E 988.48 feet; thence N 42°19'52" E 118.23 feet; thence N 25°15'33" E 88.85 feet to a point on the North line of the Southwest Quarter of Section 21; thence N 89°57'08" E 151.33 feet to the point of beginning.

I further certify that the above and foregoing is a true and correct plat of the same.

Witness my hand and seal this 7th day of April, 2016.



Copyright April, 2018.

SURVEY PLAT

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**EASEMENTS**

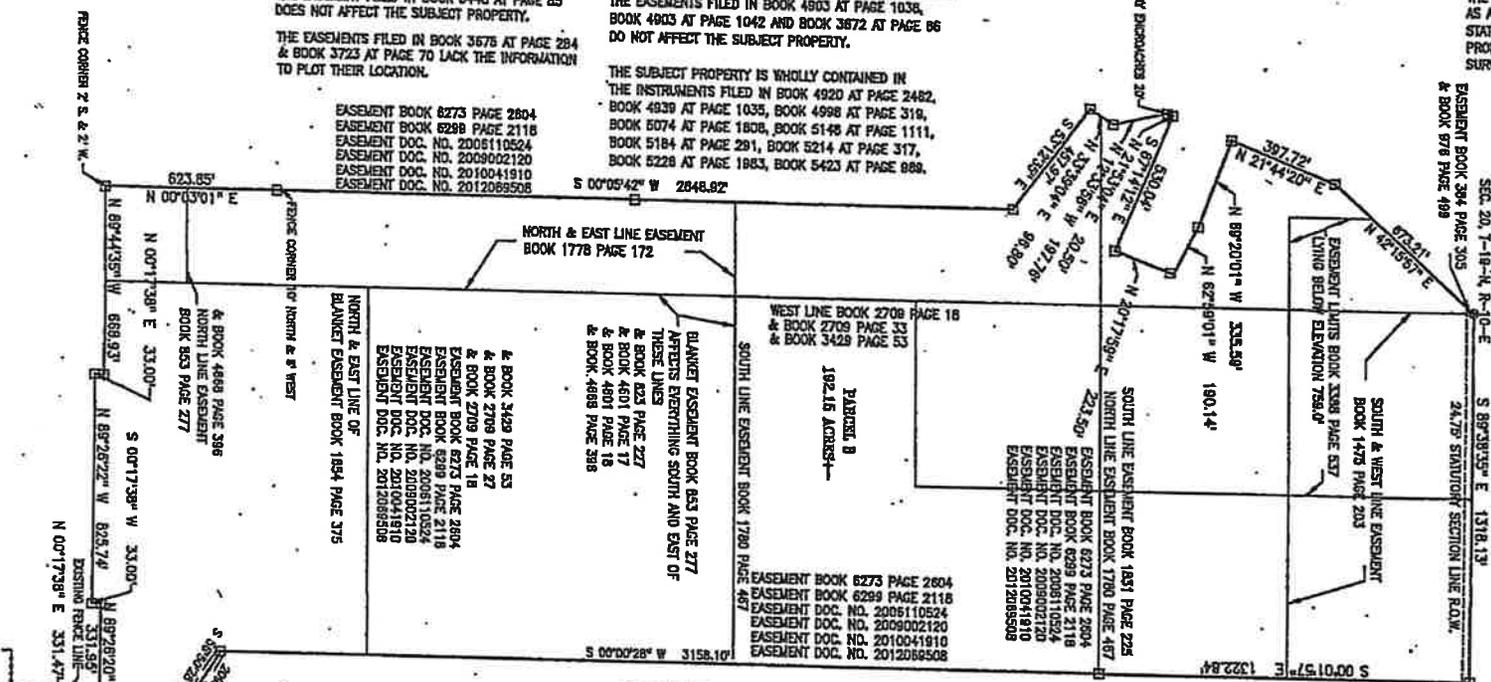
THE EASEMENT FILED IN BOOK 3448 AT PAGE 85 DOES NOT AFFECT THE SUBJECT PROPERTY.

THE EASEMENTS FILED IN BOOK 3676 AT PAGE 284 & BOOK 3723 AT PAGE 70 LACK THE INFORMATION TO PLOT THEIR LOCATION.

THE EASEMENTS FILED IN BOOK 4903 AT PAGE 1038, BOOK 4903 AT PAGE 1042 AND BOOK 3872 AT PAGE 86 DO NOT AFFECT THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY IS WHOLLY CONTAINED IN THE INSTRUMENTS FILED IN BOOK 4920 AT PAGE 2482, BOOK 4930 AT PAGE 1035, BOOK 4998 AT PAGE 318, BOOK 5074 AT PAGE 1808, BOOK 5148 AT PAGE 1111, BOOK 5184 AT PAGE 291, BOOK 5214 AT PAGE 317, BOOK 5228 AT PAGE 1883, BOOK 5423 AT PAGE 889.

EASEMENT BOOK 6273 PAGE 2604  
EASEMENT BOOK 6298 PAGE 2118  
EASEMENT DOC. NO. 2006110524  
EASEMENT DOC. NO. 2009002120  
EASEMENT DOC. NO. 2010041910  
EASEMENT DOC. NO. 2012069508



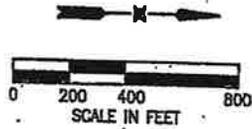
**CERTIFICATE**

I, Brett King, the undersigned, a Registered Professional Land Surveyor L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572 6-30-17, of 245 South Taylor, P.O. Box 1328, Pryor, Oklahoma (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

A tract of land being a part of Section 20, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Lugo County, Oklahoma, and being more particularly described as follows: Beginning of the Northwest corner of the Northeast Quarter of Section 20; thence S 89°31'10\"/>

I further certify that the above and foregoing is a true and correct plot of the same.

Witness my hand and seal this 7th day of April, 2016.



BASIS OF BEARINGS: TRUE BEARINGS DERIVED FROM GPS OBSERVATIONS

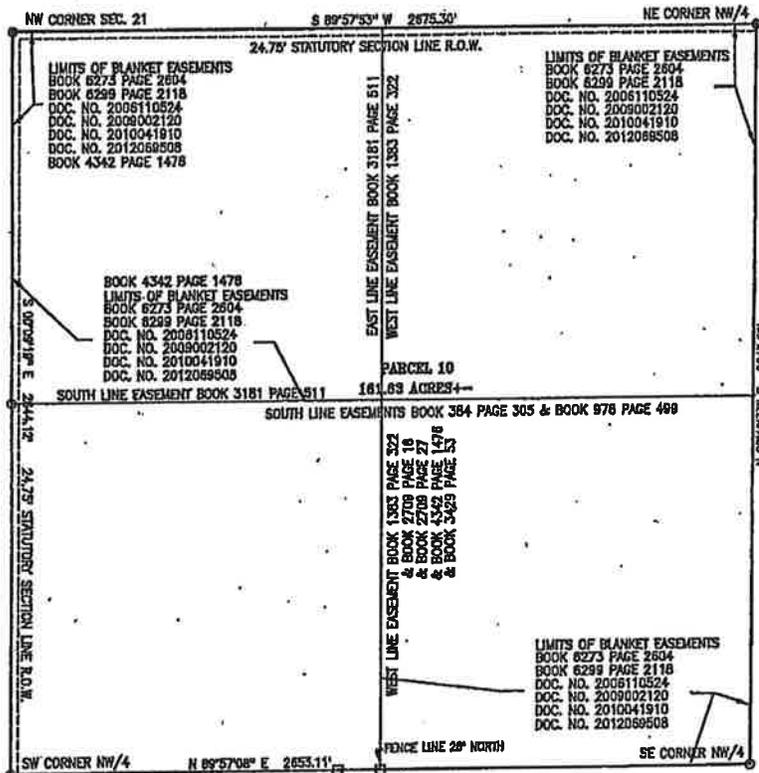
- DENOTES FOUND ORIGINAL STONE OR SET MAG NAIL
- ⊞ DENOTES SET 1/2\"/>

THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

Copyright April, 2016.

SURVEY PLAT

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



BASIS OF BEARINGS: TRUE BEARINGS DERIVED FROM GPS OBSERVATIONS

- DENOTES FOUND ORIGINAL STONE OR SET MAG NAIL
- DENOTES SET 1/2" IRON PIN W/CAP
- DENOTES FOUND IRON PIN

THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

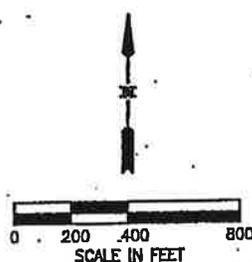
EASEMENTS

THE EASEMENTS FILED IN BOOK 617 AT PAGE 466, BOOK 678 AT PAGE 123, BOOK 3948 AT PAGE 188, BOOK 4803 AT PAGE 1036, BOOK 4803 AT PAGE 1042 AND BOOK 623 AT PAGE 277.

THE EASEMENT FILED IN BOOK 1483 AT PAGE 389 WAS RELEASED IN BOOK 2238 AT PAGE 147.

THE INSTRUMENT FILED IN BOOK 3972 AT PAGE 86 LACKS THE INFORMATION TO PLOT ITS LOCATION.

THE SUBJECT PROPERTY IS WHOLLY CONTAINED IN THE INSTRUMENTS FILED IN BOOK 4920 AT PAGE 2482, BOOK 4939 AT PAGE 1035, BOOK 4998 AT PAGE 319, BOOK 5074 AT PAGE 1808, BOOK 5148 AT PAGE 1111, BOOK 5184 AT PAGE 291, BOOK 5214 AT PAGE 317, BOOK 5226 AT PAGE 1883, BOOK 5423 AT PAGE 969.



CERTIFICATE

I, Brett King, the undersigned, a Registered Professional Land Surveyor L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572 6-30-17, of 245 South Taylor, P.O. Box 1328, Pryor, Oklahoma (918-825-2604) do hereby certify that a careful survey of the following described property was made under my supervision:

The Northwest Quarter of Section 21, Township 19 North, Range 10 East of the Indian Meridian and Principle Base Line, Tulsa County, Oklahoma.

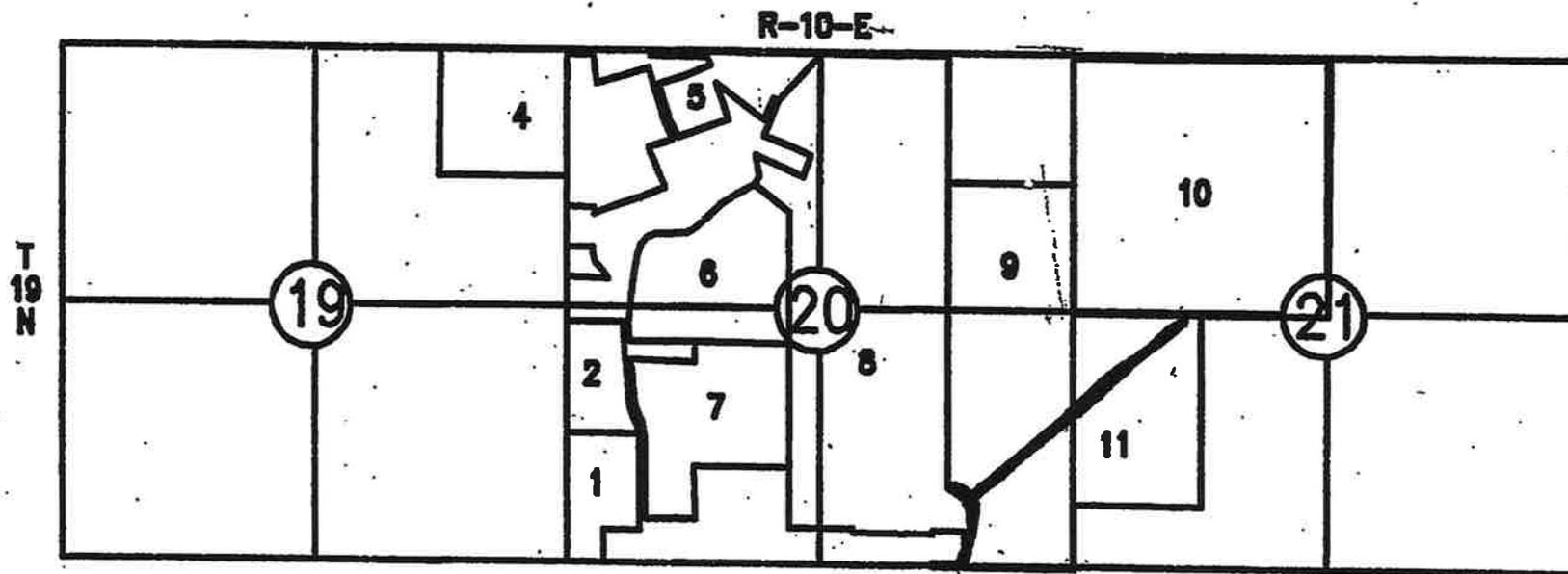
I further certify that the above and foregoing is a true and correct plot of the same.

Witness my hand and seal this 7th day of April, 2016.

*Brett King*



LOCATION MAP

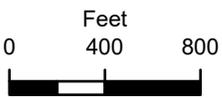




**SUBJECT TRACT**

**W 41ST ST S**

**S 248TH WAVE S**



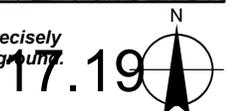
**Subject Tract**

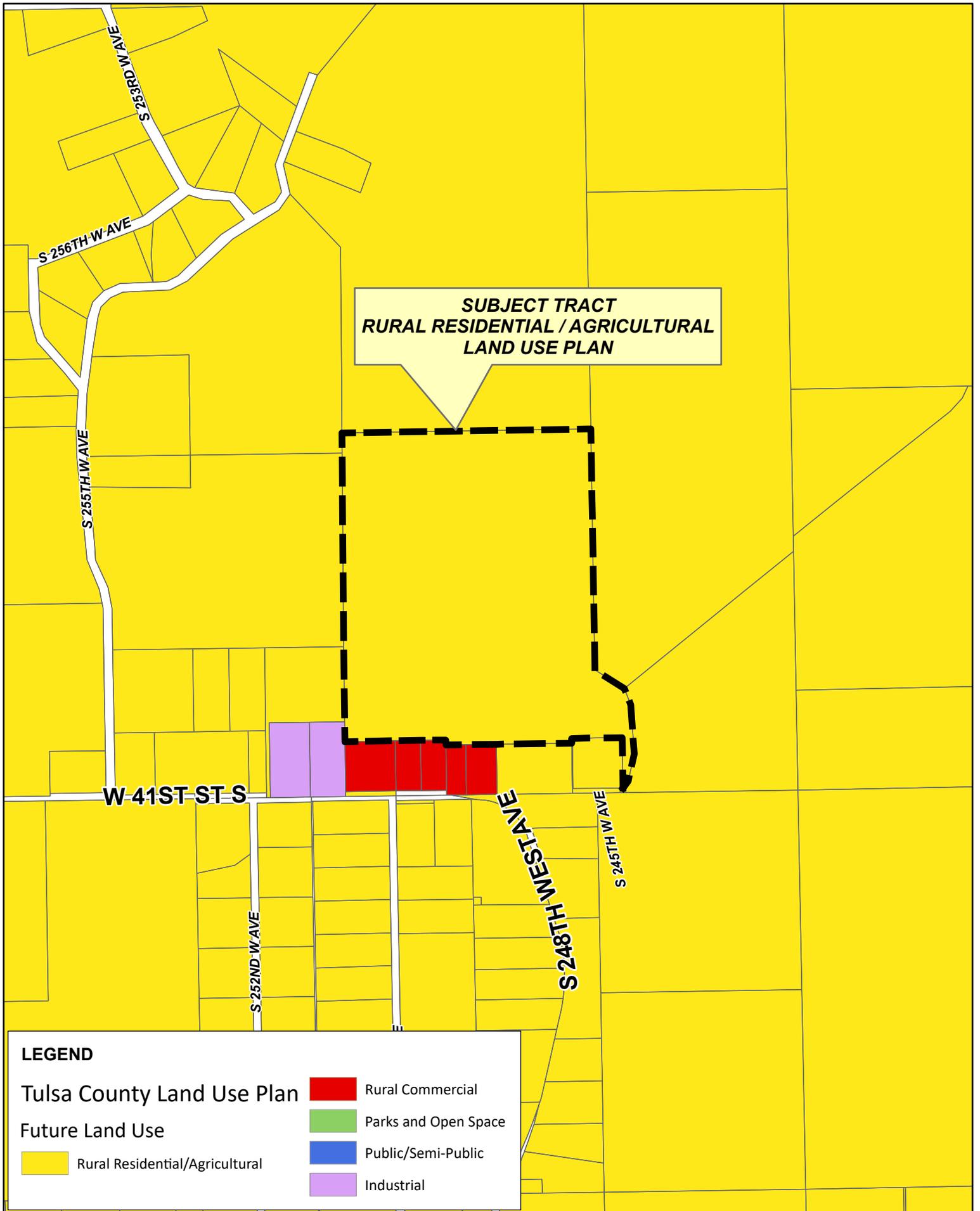
**CBOA-3345**

20 19-10

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025





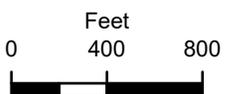
**SUBJECT TRACT  
RURAL RESIDENTIAL / AGRICULTURAL  
LAND USE PLAN**

**LEGEND**

Tulsa County Land Use Plan

Future Land Use

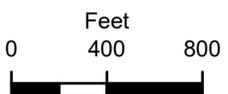
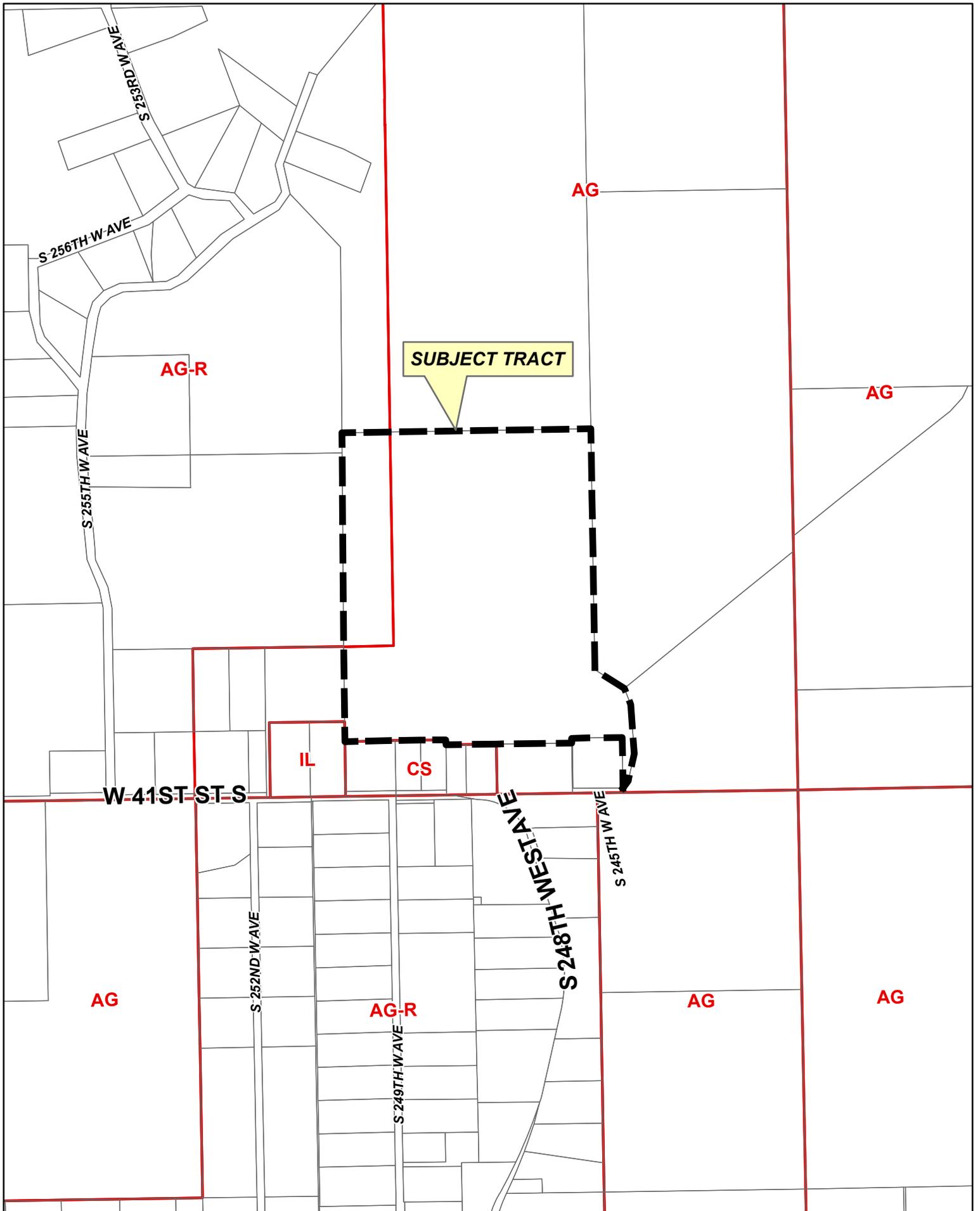
	Rural Residential/Agricultural		Rural Commercial
			Parks and Open Space
			Public/Semi-Public
			Industrial



**CBOA-3345**

**17.20**





**CBOA-3345**

