

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 434
Tuesday, July 19, 2016, 1:30 p.m.
Ray Jordan Tulsa County Administration Building
500 South Denver, Room 119
Tulsa, Oklahoma

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Charney, Chair
Crall, Secretary
Dillard
Johnston
Hutchinson, V.Chair

Miller
Moye
Sparger

West, Inspector

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, 13th day of July, 2016 at 3:38 p.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

After declaring a quorum present, Chair Charney called the meeting to order at 1:30 p.m.

Mr. Charney explained to the applicants that there were only four board members currently present at this meeting but the fifth member of the Board is due just any time. If the applicant would like to postpone his hearing until the next meeting he could do so. If the applicant wanted to proceed with the hearing today it would be necessary for him to receive an affirmative vote from three board members to constitute a majority and if two board members voted no today the application would be denied. Mr. Charney asked the applicants if they understood and asked the applicants what they would like to do. The applicants stated that they understood and no one requested to have his case continued.

MINUTES

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Charney, Crall, Dillard, Hutchinson "aye"; no "nays"; no "abstentions"; Johnston "absent") to **APPROVE** the Minutes of June 21, 2016 (No. 433).

UNFINISHED BUSINESS

2580—Kyle Keeling

Action Requested:

Special Exception to permit a manufactured home (Use Unit 9) in an RS zoned property (Section 410). **LOCATION:** 6020 South 72nd West Avenue

Presentation:

Staff requests the Board to withdraw this application due to an unresponsive applicant.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CRALL**, the Board voted 4-0-0 (Charney, Crall, Dillard, Hutchinson "aye"; no "nays"; no "abstentions"; Johnston "absent") to **STRIKE** the request for a Special Exception to permit a manufactured home (Use Unit 9) in an RS zoned property (Section 410) from the record due to an unresponsive applicant; for the following property:

S1/2 LTS 20 21 22 BK 53, TANEHA, OF TULSA COUNTY, STATE OF OKLAHOMA

NEW APPLICATIONS

Mr. Johnston entered the meeting at 1:36 P.M.

2582—Gary Everett

Action Requested:

Use Variance to allow gun sales/gun smith as a home occupation in the RE District (Section 420). **LOCATION:** 14918 West 17th Street South

Presentation:

Gary Everett, 14918 West 17th Street, Sand Springs, OK; stated he in the process of trying to get his Federal fire arms license through the ATF and to do that he needs this approved by the Board.

Mr. Charney asked Mr. Everett if the gun smithing and gun sales would be done in a portion of the rear of the house. Mr. Everett answered affirmatively but stated that it would be primarily for gun smithing. Mr. Everett stated he will not be placing display gun cases in his home. Mr. Everett stated that he deals with firearms constantly in his line of work, and he has people that request he repair their personal fire arms. Mr. Everett stated that legally he cannot do this until he meets the Federal fire arms license rules.

Mr. Charney asked Mr. Everett if he currently lived in a neighborhood. Mr. Everett answered affirmatively.

Mr. Dillard asked Mr. Everett if there would be any signage on his property advertising the gun smithing and gun sales. Mr. Everett stated that he will not have any signs and his neighbors will never know when he is working on the guns.

Mr. Hutchinson asked Mr. Everett if he will have any employees. Mr. Everett stated that there would be no employees.

Mr. Everett stated there would be no weapons discharged on his property and the gun smithing will not make any loud noises that can be heard outside. Mr. Everett stated that he is close to the end of his career and this is something for his retirement that may become a full time business in the future but not at his home.

Mr. Charney asked Mr. Everett what his career is. Mr. Everett stated that he is a police officer in Sand Springs. Mr. Charney thanked Mr. Everett for his service.

Mr. Crall recused and left the meeting at 1:41 P.M. after realizing that he has a customer that has dealings with Mr. Everett.

Mr. Charney asked staff to explain the need for a Use Variance. Mr. West stated that gun smithing operations is a Use Unit 14 under the Zoning Code and the home occupation is not the issue but the Use which is the gun smith type of operation thus the Variance request in the RE zone. Ms. Miller stated that gun smithing is a prohibited use as opposed to one allowed by a Special Exception.

Mr. Charney asked Mr. Everett if there would be people coming to his house to purchase a fire arm. Mr. Everett stated that it is possible. Mr. Everett stated that in order to meet the ATF rules he must be in the business of selling firearms to obtain a Federal fire arms license. Mr. Everett stated that the only people he would consider selling a firearm to would be family, friends, personal referrals or co-workers. He will not be advertising in the yellow pages and the sales will not be open to the general public. Mr. Everett stated that he will not let people he does not know into his house.

Mr. Dillard asked Mr. Everett what his hours of operation are going to be. Mr. Everett stated that the sales hours will be 8:00 A.M. to 4:00 P.M. because he does not want anyone in the house after his family is home from school and work, but he may go a little later when performing the repairs.

Interested Parties:

There were no interested parties present.

Comments and Questions:

Mr. Dillard stated that he can support this request. There have been e-mails received that are in favor and some that are not in favor of the request. The applicant will be using a 195 square foot room in his house and this will not be a retail outlet so there will not be any traffic issues.

Mr. Johnston stated that he views this request as the equivalent to a hobby.

Mr. Hutchinson stated that he can support the request because there will not be a lot of traffic.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 4-0-1 (Charney, Dillard, Hutchinson, Johnston “aye”; no “nays”; Crall “abstaining”; none “absent”) to **APPROVE** the request for a Use Variance to allow gun sales/gun smith as a home occupation in the RE District (Section 420). This approval is based on the unique land area necessary to perform gun smithing and it would be a hardship to have a different area. The hours of operation will be 8:00 A.M. to 4:00 P.M. The gun sales will be to friends, family or by referral only; for the following property:

S/2 S/2 SW NW & SE NW LESS BEG SWC NW TH N35 E430.5 N105 E366.89 N45 E234 S185 W1031.39 POB SEC 11 16 13 47.48AC, OF TULSA COUNTY, STATE OF OKLAHOMA

Mr. Crall re-entered the meeting at 1:53 P.M.

2583—Miller Products, LLC

Action Requested:

Special Exception to allow a dirt pit (Use Unit 24) in the AG District (Section 310, Table 1). **LOCATION:** W of the SW/c of South 137th West Avenue and Highway 51

Presentation:

Ms. Moye stated that the applicant has withdrawn this request.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

No Board action required; for the following property:

N1/2 NW SW & N1/2 S1/2 NW SW SEC. 16- 19-11 AND NW LYING S OF STATE HWY LESS PRT BEG 2109S & 1809E NWC NW TH NW247.7 N385 SELY1110.30 S239.27 W424.9 WLY300 NW76.36 N50.3 POB & LESS BEG 1005.31S NWC NW TH SE1715.21 S99.52 NW1721.08 N83.05 POB & LESS E50 SEC 16 19 11, OF TULSA COUNTY, STATE OF OKLAHOMA

2584—Route 66 Surveying, LLC – John Libby

Action Requested:

Variance to reduce the minimum lot area in the AG District; Variance to reduce the minimum land area per dwelling unit requirement in the AG District (Section 330) to permit a lot split. **LOCATION:** 16108 South Peoria Avenue East

Presentation:

John Libby, Route 66 Surveying, 4845 South Sheridan Road, Tulsa, OK; stated the current property owner has expressed an interest in selling a portion of his property. He has several buildings on the subject property and there is an area to the west that is open, which is the area he would like to split off and sell to interested party.

Mr. Charney asked Mr. Libby how he was involved in this transaction. Mr. Libby stated that he is the land surveyor for the current land owner.

Mr. Libby stated that the land owner would like to split the property into two so that there is 181 feet of frontage on one lot and the other lot would have approximately 267 feet.

Mr. Charney asked Mr. Libby if his client would agree to no more lot splits if the Board placed such a condition on an approval if they were inclined to approve this request. Mr. Libby answered affirmatively.

Mr. Charney asked Mr. Libby if he had heard any objections from any of the neighbors in the area. Mr. Libby stated that he has not heard any objections from anyone.

Interested Parties:

Russell Dunlap, 16204 South Peoria, Tulsa, OK; stated that he lives south of the subject property and has five acres. He is a 25 year vet and he moved to the area to get away from all the building in Tulsa. Mr. Dunlap stated that the land owner split the

land once to separate the house off the front portion of the property and at that the land owner said he was not going to split the property again. Now he is requesting another lot split. Mr. Dunlap stated that according to Section 330 the land area per dwelling is 2.1 acres so neither lot would be sufficient for a dwelling. Mr. Dunlap believes that if the Board approves this request and the land owner sells the property the conditions will not pass to the next land owner. Mr. Charney stated that the Board would stipulate that the request is being approved with the condition that the property would not be further split.

Mr. Dunlap asked the Board what the requirements are for the large utility wires. Mr. Charney stated that they are generally located in a private dedicated utility easement. Mr. Dunlap stated there are the large utility wires on the 2.023 acres which makes that land less usable. Mr. Charney stated that normally a contractor will make certain no improvements or buildings are located directly underneath or within the easement of the utility. Mr. Dunlap stated that if the land owner were to leave the property as it is he would have at least three acres to build on or use if he were to sell.

Rebuttal:

John Libby came forward.

Mr. Charney asked Mr. Libby if the survey showed the transmission lines that are on the property. Mr. Libby stated there is a utility line on the property and he presented an 18" x 24" plan of the property.

Mr. Charney asked Mr. Libby if he was involved in the initial lot split. Mr. Libby stated that he was not.

Mr. Charney asked Mr. Libby if his client was planning on splitting and selling two tracts instead of just one. Mr. Libby stated that the tract in the center currently has storage buildings on it and he uses those buildings, and he does not want to sell that portion of the property. He wants to keep that portion for his business and storage. He wants to split the portion to the west.

Comments and Questions:

None.

Board Action:

On **MOTION** of **JOHNSTON**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **DENY** the request for a Variance to reduce the minimum lot area in the AG District; Variance to reduce the minimum land area per dwelling unit requirement in the AG District (Section 330) to permit a lot split, finding no valid hardship for either Variance; for the following property:

N/2 NE NE NE LESS E24.75 FOR RD SEC 25 17 12 4.813ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

2585—Rosie Reed Erivin

Action Requested:

Variance of the allowable square footage for accessory building(s) in the RS District (Section 240.2.E). **LOCATION:** 405 West 58th Street North

Presentation:

Rosie Reed Erivin, 405 West 58th Street North, Tulsa, OK; stated she has already started the subject building because her contractor told her that she did not need a building permit, now she is before the Board trying to be approved for a Variance that will allow her to obtain a building permit.

Mr. Charney asked Ms. Erivin if the accessory building would be behind her house. Ms. Erivin answered affirmatively.

Mr. Charney asked Ms. Erivin how large her property is. Ms. Erivin stated that she was told it is 1 ½ acres.

Mr. Charney asked staff what the smallest lot size could be in the RS District. Ms. Miller stated that it is 6,900 square feet.

Mr. Hutchinson asked Ms. Erivin if she was planning on leaving the existing buildings on the property. Ms. Erivin stated that she had thought about tearing down the oldest building because it dilapidated. Mr. Charney asked Ms. Erivin if she could make that commitment to the Board if they were inclined to approve her request. Ms. Erivin stated that she will take down the smaller and older building.

Ms. Erivin stated that she also owns the adjoining piece of property to the north and that is where she is having the new building erected.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request for a Variance of the allowable square footage for accessory building(s) in the RS District (Section 240.2.E), subject to the older and smaller out building be razed. The approval is based upon the large configuration of the lot and the fact that the applicant owns the adjoining property; for the following property:

LT 6 BLK 2, VINING ACRES, OF TULSA COUNTY, STATE OF OKLAHOMA

2586—Kelly Herneisen

Action Requested:

Variance to allow a second dwelling on a single lot of record (Section 208).

LOCATION: 8120 East 112th Street North

Presentation:

Kelly Herneisen, 8120 East 112th Street North, Owasso, OK; stated he installed a code approved metal building and until he receives his permits he is not going to build the living quarters or pool house inside the building until he knew the exact cost. He has the permits for the building and the plumbing which has been done and inspected. A week later he was told he had to stop working on the building until he received approval from the Board for the second dwelling and that is why he is before the Board today. Mr. Herneisen stated that after he purchased the building he discovered there are covenants in the neighborhood, though it is hard to tell there are covenants in the neighborhood because there are only four houses that actually comply with the covenants. The covenants do say a second dwelling is not allowed so he does not know how this is going to work. Apparently there are a lot of things not allowed by the covenants but they have been grandfathered in so he does not understand how that works. Mr. Herneisen stated that he would like to have a pool house and the metal building for that is 75 feet from the rear of his house, and there will be a pool installed between the two houses but closer to the metal building. The pool house will probably be used for family members and friends that have imbibed too much at a party. Mr. Herneisen stated that he does not want to split the land or anything like that, he just wants a pool house 75 feet behind his rear porch.

Mr. Dillard asked Mr. Herneisen if page 7.5 in the agenda packet is a picture of the building that the County approved. Mr. Herneisen answered affirmatively.

Mr. Charney stated that covenants are generally a private contractor a private matter between a home owner and fellow homeowners. Any action the Board takes is not necessarily binding upon the covenants but it is an issue that exists. Mr. Charney stated that in his judgment the applicant can seek his own legal counsel because it is a separate matter. Covenants may be relevant in the Board's decision but he does not think the Board has ever bound themselves to a covenant. The Board considers land use planning.

Mr. Herneisen stated that he does not want a second dwelling. Mr. Herneisen stated that a second dwelling was not his idea. He wants a pool house. Mr. Herneisen asked the County if he were to remove everything from the inside the pool house depicted on the plan and only have a bathroom and kitchen area could he have the building without it being considered a second dwelling. He was told that he could not do that now because the plumbing had already been installed. He wishes he had known before all

this started that he had to come before the Board of Adjustment for approval. He wants to do the right thing for the property.

Mr. Dillard asked Mr. Herneisen if the building was on a foundation. Mr. Herneisen answered affirmatively. Mr. Dillard asked if it was a slab. Mr. Herneisen answered affirmatively.

Mr. Charney asked Mr. Herneisen if it was a metal building. Mr. Herneisen answered affirmatively.

Mr. Charney asked staff what factors determine a dwelling versus a large garage. Mr. West stated that a dwelling is when a person has created a bathroom, a kitchen, a living area and a bedroom. To have plumbing in an accessory building is not a problem even it was to have a shower or toilet. But when a kitchen is created in addition to a bedroom and living area it constitutes a dwelling by Code definition.

Mr. Herneisen stated that when he called the County and asked if he were to have the building wide open would it still be considered a dwelling. Mr. West stated that from the floor plan that was submitted to the County it is a dwelling and that is all the County had to use. Mr. Herneisen stated that the plan came from his brother-in-law because he is doing the same thing and because the plan was free to him he submitted.

Mr. Charney stated the Board may view this request differently if the building is a dwelling. Even if the plan were amended there may be other issues. Mr. Charney stated that he does not know if there is a process that a person has to go through to amend a plan. But what is before the Board today is based upon what they have before them which is a dwelling.

Mr. Herneisen stated that he just trying to let the neighbors know what he wants to do.

Mr. Crall stated that if this request is denied by the Board he assumes that Mr. Herneisen can come back before the Board for a Variance that is not a dwelling. Mr. West stated that Mr. Herneisen can have just an accessory building. The size of the building is not an issue it is the fact that it is considered to be a second dwelling.

Mr. Charney suggested to the applicant that he continue this request for 30 days to allow him to remove the dwelling unit component from the plan. Mr. Herneisen stated that he would prefer to act on this request. He does not want to spend \$3,000 to have someone draw up a new set of blueprints. He already has \$3,000 in plumbing and he is waiting on electricity. There is always going to be a reason for someone to contest what he is doing. Mr. Herneisen stated that what he understands he wanted to build a pool house that was considered a second dwelling because of the free blueprints he presented to the County. Mr. Charney stated that the Board is a user friendly Board and they let people know that if there is a way to prevent conflict the Board tries to present that. If the applicant wants the Board to proceed based upon an application for

a second dwelling unit the Board will be happy to do that and go forward. Mr. Herneisen stated that is what he would like and wants to know where he is at.

Mr. Charney stated that if this application is denied the applicant will need to make certain that what remains on the property is conforming and that is what he thinks Counsel would tell Mr. Herneisen. Mr. West stepped forward and presented a copy of the floor plan that was presented to the County by Herneisen which depicted a storage building with a kitchen, dining, living area, bedroom and bath on the first floor and two bedrooms and storage area on the second floor.

Mr. Dillard asked Mr. West what he would like to see removed from the floor plan. Mr. West stated that the County would like to keep it at a restroom because a kitchen is not a customary use in an accessory building. Mr. Herneisen stated that it will be an outdoor kitchen.

Mr. Charney stated that since Mr. Herneisen wishes to move forward on today's request the Board will analyze this as though the Board is looking at a second dwelling unit on a platted lot the Board will proceed right now.

Mr. Herneisen asked the Board to clarify that if today's request is denied he will need to go through this entire process again. Mr. Dillard confirmed that Mr. Herneisen would need to start the whole process over if today's request is denied.

Mr. Herneisen asked if the request is denied could he have electricity to the building. Mr. West stated that if today's request is denied it stops at this point. Mr. Herneisen stated that he would like make sure he can have electricity to the building. Mr. Herneisen stated that he will probably have to sell the property because the pool house was the reason he purchased the property. He asked the realtor, the closing company, and everybody involved if there were covenants and year after he purchases the building he finds out there are covenants.

Mr. Dillard informed Mr. Herneisen that he should go back to the closing company because they have to point out that there are covenants. Mr. Herneisen stated that he had asked for a copy of everything that they had on file and there were no covenants. Mr. Dillard stated that it would be in the abstract. Mr. Herneisen stated there were none in the abstract. Mr. Herneisen stated then he came downtown and received a copy of the covenants and he feels this is a lose-lose situation at this point so he wants to do what he can do to make the sure the property is marketable and usable.

Mr. Charney stated that the Board cannot guarantee or promise that Mr. Herneisen can get electricity to the building. The Board can guarantee that if there were no dwelling unit aspect to the building the County Inspector Office would not bring the plan to the Board as being necessary for any corrective action needed. It would be an accessory building permitted as a matter of right. Mr. Dillard stated that if this application is denied everything is stopped.

Mr. Herneisen stated that he called INCOG and asked what he could do on the property, and he was told that he could subdivide the property six times because he has 6.68 acres and that he could subdivide however he wanted to and put as many dwellings on it as he wanted as a subdivision as long as it met Tulsa County regulations. Mr. Charney stated that is not his understanding of the process procedure. Ms. Miller stated that INCOG staff is not going to advise anyone that in this type of situation.

Mr. Dillard stated that he does not think the applicant is listening to what the Board has said and if he wants to go forward the Board will go forward. Mr. Charney agreed.

Mr. Herneisen stated that he does not think he understood clearly. Mr. Charney stated that supposedly if there is an inclination in a platted subdivision where the Board could not permit a second dwelling unit. Mr. Charney stated that he does not foresee this becoming a platted subdivision but the point is that if the Board is asking or suggesting the applicant might consider withdrawal of the application or a continuation of the application for 30 days allowing the applicant to speak with staff or speak with the neighbors. Occasionally there has been a lot of good happen in 30 days when people get together and discuss things. Mr. Charney stated that he understands it can be uncomfortable for the applicant and he understands the concerns of the neighbors. But if the applicant asks the Board to continue this for 30 days the applicant may be able to get electricity to the building. If the applicant chooses to go forward today and it is denied then the whole process must be started over, so the difference is a possible 30 days versus 90 to 120 days.

Mr. Charney stated that he is not aware that the Board has permitted many second dwelling units on a platted subdivision, and he does not know that it would be likelihood here but it might be.

Mr. Herneisen stated with that being said he understands a little bit better what the Board has been saying, and he would request a continuance for his request.

Mr. Charney reminded the applicant and the interested parties that this is not whether there is an unsightly building in a backyard. That is not before the Board. All that is before the Board is the second dwelling unit component. If someone requests a continuance, generally the Board allows an applicant a continuance if the Board feels that the applicant in good faith is trying to resolve an issue. If, during the continuance time period, the applicant decides to no longer seek the dwelling unit component this request evaporates. There would be nothing for the Board to vote on. The Chair considers this to be a potentially wise move. It is not to delay the case or to make people come back because that is not the Board's purpose. The Board's purpose is to try to get issues resolved in an amicable way.

Interested Parties:

Ed Campbell, 11231 North Memorial Drive, Owasso, OK; stated he lives two properties north of the subject property. Mr. Campbell stated that he has heard new information

today that he was not aware of, and he thinks it would be Mr. Herneisen's best bet to withdraw his application. The neighbors do not want another dwelling on the property and it is in the covenants to not split the land and there is to be one dwelling per five acres.

Mr. Charney stated that the Board sees the wisdom in a continuance to allow the applicant to discuss the request with the neighbors.

Mr. Campbell asked if Mr. Herneisen withdraws his application can he still get electricity ran to the subject building. Mr. West stated that everything is on hold until the case is determined.

Mr. Charney stated that he would like to explain the distinction between a continuance and a withdrawal. Mr. Herneisen is not withdrawing his application. Mr. Herneisen has, through discussion with the Board, determined that there is a different set of factors that were unknown and now he has feels that it is wise to get together with the neighbors, get together with the City and the County, get together with the Inspector's office, and continue his case. During that interim a couple of things could happen. Mr. Herneisen could withdraw his case or he could chose to move forward and demand a vote on his case.

Mr. Dillard stated there is a third option that Mr. Herneisen could choose, and that is to relent what he is going to use the building for. Mr. Charney agreed.

Mr. Campbell stated that he is against the building as a second dwelling and so is most everyone in the addition.

Jerry Compton, 8424 East 112th Street North, Owasso, OK; stated he lives two lots away from the subject property and has lived there for 20 years. He objects to the building as it sits for a second dwelling. He would ask if the request comes back before the Board the applicant do away with the dwelling portion of the subject building. Mr. Compton stated there have many stories about what was being built and he wants the plans to be very clear about what the application for the subject building is to become. Mr. Charney stated that before Mr. West would allow anything to proceed he will make certain that it is not a dwelling unit. Mr. Charney stated that Mr. West is very competent and knows exactly what to do and Mr. Herneisen must come back before the Board with an entirely different set of plans in order for the Board to consider anything else.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; none "absent") to **CONTINUE** the request for a **Variance** to allow a second dwelling on a single lot of record (Section 208) to the Board of Adjustment meeting on August 16, 2016; for the following property:

LT 14 BLK 2, COUNTRYSIDE ESTATES, OF TULSA COUNTY, STATE OF OKLAHOMA

2587—Erick R. Bellis

Action Requested:

Variance of the allowable square footage for accessory building(s) in the RS District (Section 240.2.E). **LOCATION:** 4752 West 41st Street South

Presentation:

Staff requests a continuance to August 16, 2016 for additional relief needed.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **DILLARD**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Johnston “aye”; no “nays”; no “abstentions”; none “absent”) to **CONTINUE** the request for a Variance of the allowable square footage for accessory building(s) in the RS District (Section 240.2.E) to the Board of Adjustment meeting on August 16, 2016; for the following property:

PRT LT 1 BEG NWC LT 1 TH S254.68 E76.42 N254.68 W76.42 POB LESS N25 THEREOF FOR RD; PRT LT 1 BEG 76.42E NWC LT 1 TH S254.68 E76.42 N254.68 W76.42 POB LESS N25 THEREOF; PRT LT 1 BEG NEC LT 1 TH S511.7 W305.7 N257.02 E152.84 N254.68 E152.86 POB LESS SLY 257.02 NLY 511.70 ELY 305.70 THEREOF & LESS N25 THEREOF, YARGEE ACRES, OF TULSA COUNTY, STATE OF OKLAHOMA

OTHER BUSINESS

None.

NEW BUSINESS

None.

BOARD COMMENTS

None.

There being no further business, the meeting adjourned at 1:41 p.m.

Date approved: 8/16/16
David E. Chaney
Chair