



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, SEPTEMBER 18, 2023, 6:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Kristi Rentie ____

Jessica Morris ____

Tim Ahlstrom ____

Bruce Watkins ____

Joanna Jones ____

IV. CONSENT

(All matters under the "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

1. MINUTES OF THE REGULAR MEETING

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 21 AUGUST 2023.

Documents:

[230821 MINUTES.DOCX](#)

V. OLD BUSINESS

1. CLS 23-10 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. 23-10, AT 507 S DIVISION STREET, DESCRIBED AS LOTS 9 AND 10, BLOCK 76, TOWN OF NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE DULY RECORDED PLAT THEREOF. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230918 PC STAFFREP.DOCX](#)
[AERIAL MAP.PDF](#)
[ZONING MAP.PDF](#)
[SURVEY AND LEGAL.PDF](#)

a. CLS 23-11 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 23-11, ON PROPERTY LOCATED AT 10097 S 241 E AVENUE, GENERALLY DESCRIBED AS SECTION 22, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230918 PC STAFFREP.PDF](#)
[SURVEY.PDF](#)
[ZONING MAP.PDF](#)
[AERIAL MAP.PDF](#)

VI. NEW BUSINESS

VII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.

MINUTES OF THE COWETA PLANNING COMMISSION
August 21, 2023 6:00 P.M.

The members of the Coweta Planning Commission met in regular session on Monday, August 21, 2023, at 6:00 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COMMISSIONERS PRESENT: Jessica Morris, Bruce Watkins, Tim Ahlstrom, Joanna Jones, Kristi Rentie.

COMMISSIONERS ABSENT: None

I. CALL TO ORDER

The meeting was called to order by Chairperson Jessica Morris at 6:00 p.m.

II. Pledge of Allegiance given

III. ROLL CALL

Roll call taken. Planning Commission members were present as shown above.

IV. CONSENT

Motion by Joanna Jones, second by Jessica Morris to approve the consent calendar items:

1. Approval of the minutes of the Coweta Planning Commission meeting on July, 2023.

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom
Bruce Watkins
Jessica Morris

V. OLD BUSINESS

1. CLS 23-08 MINOR SUBDIVISION

- Jessica Morris opens the floor to discussion. Tom Young explains this is a minor subdivision, single-family residential. Jessica Morris confirms that track one has a home. It is also confirmed that track two will meet setback requirements.

Jessica Morris makes a motion to approve, second by Tim Ahlstrom.

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom
Bruce Watkins
Jessica Morris

MINUTES OF THE COWETA PLANNING COMMISSION
August 21, 2023 6:00 P.M.

2. CLS 23-09 MINOR SUBDIVISION

- Jessica Morris opens the floor to discussion. There were no questions or comments, and the item was closed.

3. Public Hearing- CZ 23-06

- Jessica Morris opens the floor to discussion. Jessica Morris confirms the location of the home. Robyn Murray of Community Development explains that it meets the minimum lot requirements.

Jessica Morris makes a motion to approve, second by Kristie Rentie.

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom
Bruce Watkins
Jessica Morris

VI. NEW BUSINESS

No New Business

VII. ADJOURNMENT

Jessica Jones adjourns the meeting at 6:08 P.M.

Chairperson

Secretary



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 507 South Division
Zoning: Residential Single-Family (RS-3)
Re: CLS 23-10 – Minor Subdivision (Lot Split)
Date: 09-18-2023

BACKGROUND

Applicant: Debbie Norman-Davis

The applicant, Debbie Norman-Davis, has asked for the Minor Subdivision (Lot Split) described above. This tract of land lies within the Residential Single-Family (RS-3) Zoning District. The new lots will meet the minimum yard requirements for the RS-3 Zoning District. Staff received and reviewed the legal description for the original tract and for Tracts 1 and 2.

Proposed Lots:

- Tract 1: Said tract contains 0.16 acres more or less, approximately 7,000 square feet.
- Tract 2: Said tract contains 0.16 acres more or less, approximately 7,000 square feet.

Tract 1 will be for new single-family construction and will be accessed from South Division and West Hickory Streets. Tract 2 will be for New Single-Family Construction and will be accessed from West Hickory Street.

A Technical Advisory Committee (TAC) Agenda was sent on September 7, 2023. City Staff received no adverse comments on the proposed Minor Subdivision (Lot Split).

Existing Land Use	Existing Zoning
Residential	RS-3
Surrounding Land Use	Surrounding Zoning
North: Residential	RS-3
East: Residential	RS-3
South: Residential	RS-3
West: Residential	RS-3

Original Tract: LOTS 9, AND 10, BLOCK 76, TOWN OF NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE DULY RECORDED PLAT THEREOF.

SAID TRACT OF LAND CONTAINING 0.32 ACRES / 14,000 SQUARE FEET.

Tract 1: LOTS 9, BLOCK 76, TOWN OF NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE DULY RECORDED PLAT THEREOF.

SAID TRACT OF LAND CONTAINING 0.16 ACRES / 7,000 SQUARE FEET.

Tract 2: LOTS 10, BLOCK 76, TOWN OF NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE DULY RECORDED PLAT THEREOF.

SAID TRACT OF LAND CONTAINING 0.16 ACRES / 7,000 SQUARE FEET.

STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, conditional approval, or denial of the request of the Minor Subdivision (Lot Split) to the City Manager. Staff recommends approval of the Minor Subdivision (Lot Split) request.

ATTACHMENTS

1. Survey
2. Aerial Map
3. Zoning Map

CLS 23-10 MINOR SUBDIVISION



SUBJECT PROPERTY

Tract 1

Tract 2

15E17N13

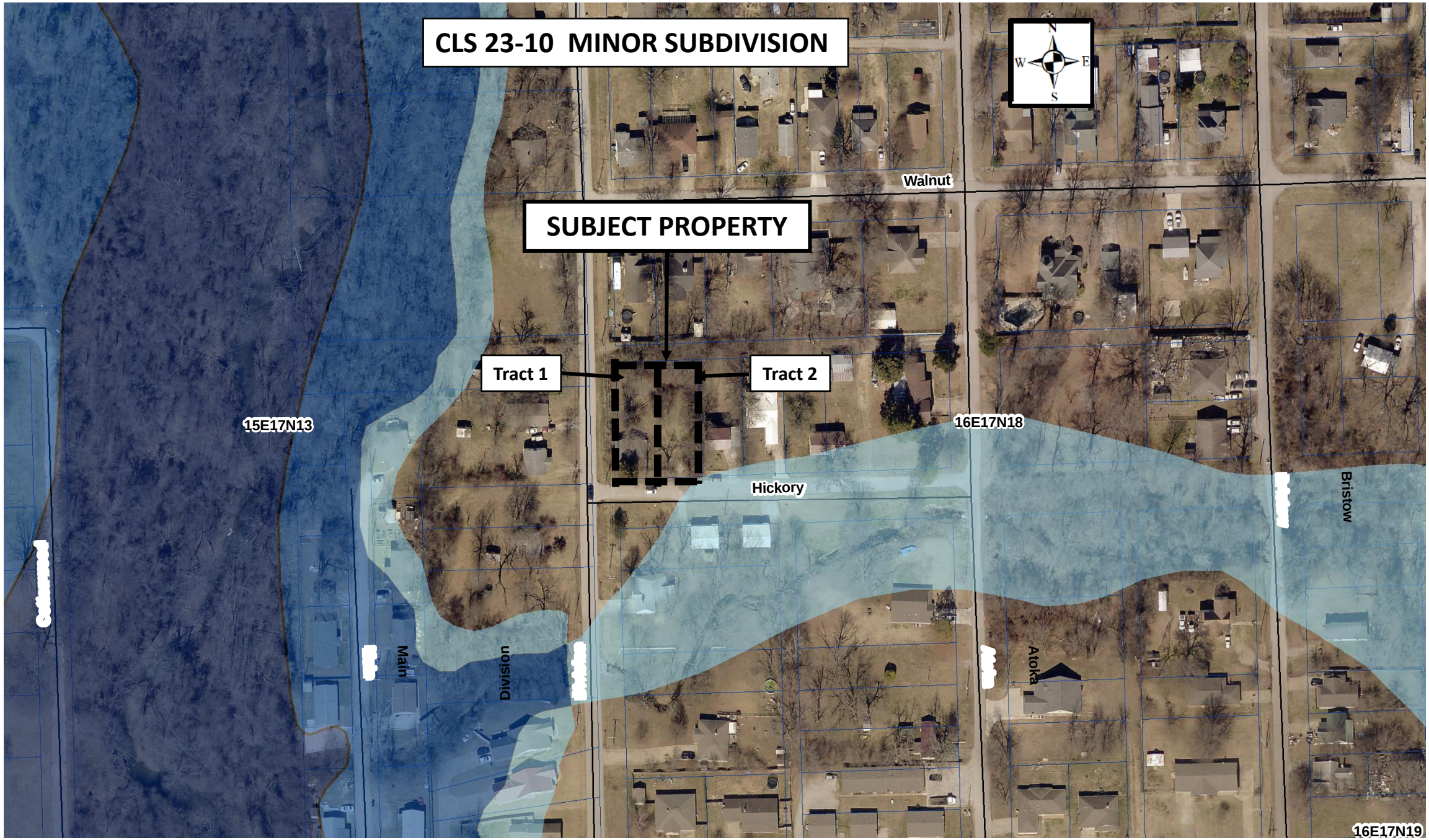
16E17N18

Hickory

Bristow

Aloka

16E17N19



CLS 23-10 MINOR SUBDIVISION



AG

Walnut

SUBJECT PROPERTY

Tract 1

Tract 2

15E17N13

16E17N18

RS-3

Hickory

RS-3

Main

Scott Addition

Division

Atoka

Bristow

Hickory

Cottonwood

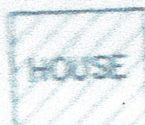
RS-2 Cottonwood Acres

Legend

- AG – AGRICULTURE DISTRICT
- RS-2 RESIDENTIAL SINGLE FAMILY
- RS-3 RESIDENTIAL SINGLE FAMILY

16E17N19

#5



48.5'

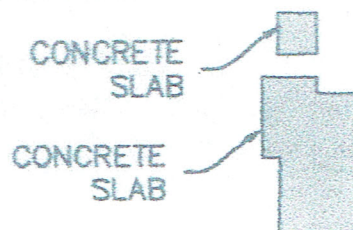
GAS LINE

OVERHEAD ELECTRIC LINE

- = IRON PIN
- x— = FENCE
- (M) = MEASURED
- (R) = RECORD

#8

4.20 AC.



FND 3/8" IP
24.5' OFFSET

NE CORNER
OF THE SE/4
SE/4 SE/4
SEC.13,T17N,R15E

SET 5/8" IP FENCE 4.8'± S.

149.08'
SET 5/8" IP



#1



48.3'

FND 3/8" IP

N89°08'51"E-100'

50' FENCE 8.4'± S. SET 5/8" IP

FENCE 9'± W.

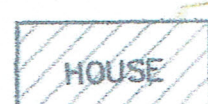
#2

0.32 AC.

34°E
5.89'
52'



#9



52.8'



(M)200.29'

(R)204'

LOT 9 LOT 10

PORCH

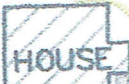


SET 5/8" IP

FENCE 2.2'± E.

SET 5/8" IP

#6



51'

209.00'

S88°11'44"W-205.00'

SET S89°08'51"W 5/8" IP 100.00'

0.00' 4"W

SET 5/8" IP

#7

7'± W.



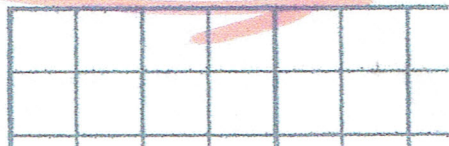
#3



61'

Division St.

W. Hickory St.



LEGAL DESCRIPTIONS - 507 S Division Street, Coweta, OK 74429

CURRENT LEGAL DESCRIPTION

Lots 9 and 10, Block 76, TOWN OF NEW COWETA, Wagoner County, State of Oklahoma, according to the duly recorded plat thereof

NEW LEGAL DESCRIPTIONS

Lot 9, Block 76, TOWN OF NEW COWETA, Wagoner County, State of Oklahoma, according to the duly recorded plat thereof

Lot 10, Block 76, TOWN OF NEW COWETA, Wagoner County, State of Oklahoma, according to the duly recorded plat thereof



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 10097 South 241st East Avenue
Zoning: General Commercial (CG) zoning
Re: CLS 23-11 – Minor Subdivision (Lot Split)
Date: 09-18-2023

BACKGROUND

Applicant: First National Bank (FNB) Coweta

The applicant FNB Coweta, has asked for the Minor Subdivision described above. This tract of land lies within the General Commercial (CG) zoning. The new lots will meet the minimum yard requirements for the CG District. Tract 1: is for commercial, and or office uses. Tract 2: will be deeded to the neighbors, whose property is in Wagoner County property to the East. This property has access from South 241st East Avenue and East 101st Street South.

Proposed Lots:

- Tract 1: Said tract contains 2.48 acres more or less, approximately 108,165.28 square feet.
- Tract 2: Said tract contains 0.45 acres more or less, approximately 19,473.14 square feet.

A Technical Advisory Committee (TAC) Agenda was sent on September 7, 2023. City Staff received no adverse comments on the proposed Minor Subdivision (Lot Split).

Existing Land Use	Existing Zoning
General Commercial	CG
Surrounding Land Use	Surrounding Zoning
North: High Intensity Commercial	CH
East: Wagoner County Zoning	Wagoner County Zoning
South: Agricultural	AG
West: Residential Multi-Family/Wag Zoning	RM-1 and Wagoner County Zoning

Original Tract: A TRACT OF LAND IN SW/4 OF SW/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON SOUTH LINE OF SW/4 OF SW/4 422 FEET WEST OF INTERSECTION OF M.K. & T. RAILROAD RIGHT OF WAY AND SOUTH LINE OF SW/4 OF SW/4; THENCE NORTH ON A LINE PARALLEL WITH WEST LINE OF SW/4 OR SW/4 TO THE SOUTH LINE OF M.K. & T. RAILROAD RIGHT OF WAY, THENCE NORTHWESTERLY ALONG SOUTHERLY RIGHT OF WAY LINE OF M.K. & T. RAILROAD TO WEST LINE OF SW/4 OF SW/4, THENCE SOUTH ALONG WEST LINE OF SW/4 OF SW/4 TO SOUTHWEST CORNER OF SW/4 OF SW/4;

THENCE EAST ALONG SOUTH LINE OF SW/4 OF SW/4 TO POINT OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

Tract 1:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SAID SECTION TWENTY-TWO (22); THENCE N 01°10'46" W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4), A DISTANCE OF 374.33 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE FOR THE M.K.T. RAILROAD; THENCE S 68°19'02" E, ALONG THE SOUTHERN LINE OF SAID M.K.T. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 406.11 FEET; THENCE S 04°19'51" W, A DISTANCE OF 216.83 FEET, TO A POINT BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4); THENCE S 88°42'13" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4), A DISTANCE OF 353.38 FEET, TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 2.48 ACRES / 108,165.28 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JULY 27, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS N 01°10'46" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Tract 2:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SAID SECTION TWENTY-TWO (22); THENCE N 88°42'13" E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4), A DISTANCE OF 353.38 FEET, TO THE **POINT OF BEGINNING**; THENCE N 04°19'51" E, A DISTANCE OF 216.83 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE FOR THE M.K.T. RAILROAD; THENCE S 68°19'02" E, ALONG THE SOUTHERN LINE OF SAID M.K.T. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 94.76 FEET; THENCE S 01°10'46" E, PARALLEL TO AND 461.52 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4), A DISTANCE OF 178.79 FEET, TO A POINT BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4

SW/4); THENCE S 88°42'13" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4), A DISTANCE OF 108.14 FEET, TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 0.45 ACRES / 19,473.14 SQUARE FEET.

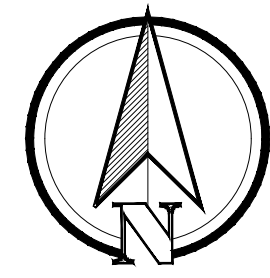
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STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, conditional approval, or denial of the request of the Minor Subdivision (Lot Split) to the City Manager. Staff recommends approval of the Minor Subdivision (Lot Split) request.

ATTACHMENTS

1. Survey
2. Aerial Map
3. Zoning Map



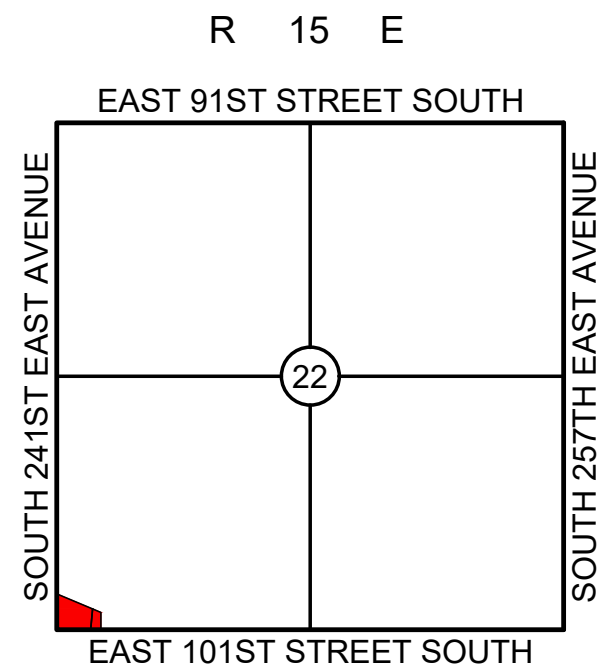
0 15 30

PREPARED FOR: TIM SADLER	CHECKED BY: ARJ	SCALE: 1"=30'
	SURVEY BY: APC	DRAFTED BY: JMH
	SURVEY DATE: 07/25/2023	JOB NUMBER: 12768
	BOOK/PAGE: DIGITAL	FILE NUMBER: 1815.2200



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ONE-CALL:
1-800-522-6543
EXISTING UNDERGROUND
LINES HAVE BEEN SHOWN
TO THE EXTENT KNOWN
BEFORE YOU DIG
CALL OK!E



Location Map
SCALE: 1"=2000'

Boundary Survey with Lot Split

OF A PART OF
Section 22, T-18-N, R-15-E
WAGONER COUNTY, OKLAHOMA

Legend

○ 3/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)	● UTILITY MANHOLE
● 3/8" IPS W/ PINK "ATLAS 8060" CAP (UNLESS OTHERWISE NOTED)	○ WATER METER
✱ AIR CONDITIONER UNIT	○ WATER VALVE
✱ BENCHMARK	BH BOREHOLE
✱ BUSH	CGMP CORRUGATED METAL PIPE
✱ CABLE/TV PEDESTAL	CGPP CORRUGATED PLASTIC PIPE
✱ DOWN SPOUT	CHXF CHISELED 'X' FOUND
✱ DOWN GUY	CHXS CHISELED 'X' SET
✱ ELECTRIC METER	IPF IRON PIN FOUND
✱ ELECTRIC PEDESTAL-RISER	IPS IRON PIN SET
✱ FIRE HYDRANT	PKF PK NAIL FOUND
✱ GAS METER	PKS PK NAIL SET
✱ GAS RISER	POB POINT OF BEGINNING
✱ GAS VALVE	POC POINT OF COMMENCEMENT
✱ GROUND LIGHT	RCP REINFORCED CONCRETE PIPE
✱ GUARD POST	SAT SATELLITE DISH
✱ IRRIGATION CONTROL VALVE	TG TOP OF GRATE
✱ LIGHT POLE	TR TOP OF RIM
✱ MAILBOX	TT TERMITE TRAP
✱ POWER POLE	--- BUILDING SETBACK LINE
○ SANITARY SEWER CLEANOUT	--- EASEMENT
○ SANITARY SEWER LAMPHOLE	--- FENCE LINE
○ SANITARY SEWER MANHOLE	OC OVERHEAD CABLE
✱ SIGN	OE OVERHEAD ELECTRIC
✱ SPRINKLER HEAD	OT OVERHEAD TELEPHONE
✱ STORM DRAIN INLET	OH OVERHEAD UTILITIES MISC.
✱ STORM DRAIN MANHOLE	SS SANITARY SEWER
✱ TELEPHONE PEDESTAL	SD STORM DRAIN
✱ TRAFFIC SIGNAL LIGHT POLE	UC UNDERGROUND CABLE
✱ TRAFFIC SIGNAL MANHOLE	UE UNDERGROUND ELECTRIC
✱ TRANSFORMER	UG UNDERGROUND GAS LINE
	UT UNDERGROUND TELEPHONE
	WL WATERLINE

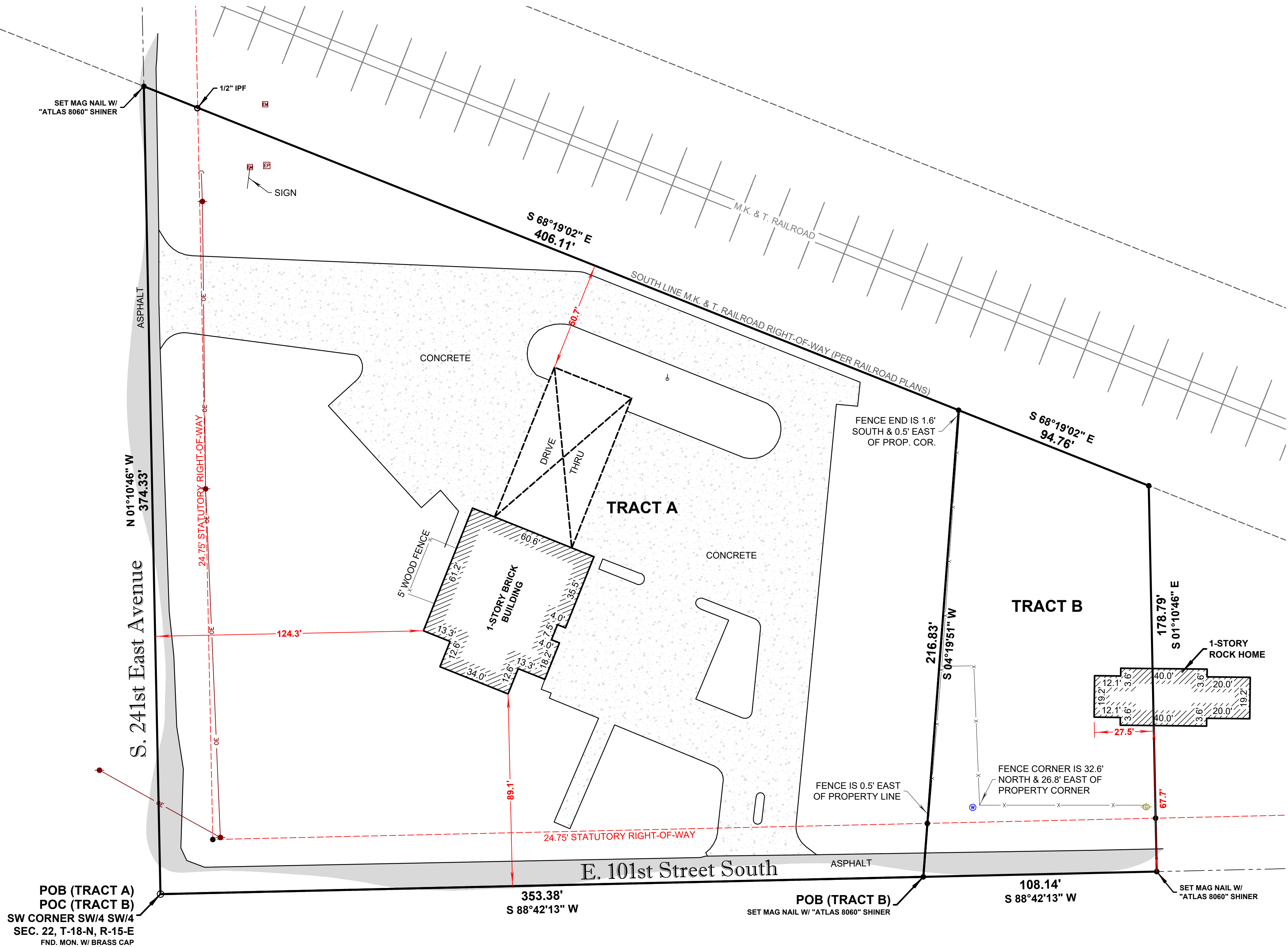
Notes

- ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- THE BASIS OF BEARING IS BASED ON THE NON-ASTRONOMICAL GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 - ZONE NORTH 3501.

Surveyor's Statement

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S AS OF THIS DATE.

ALBERT JONES III
AJB@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580
8-11-23



Legal Description (Parent Tract—Book 941, Page 620)

A TRACT OF LAND IN SW/4 OF SW/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SW/4 OF SW/4 422 FEET WEST OF INTERSECTION OF M.K. & T. RAILROAD RIGHT OF WAY AND SOUTH LINE OF SW/4 OF SW/4; THENCE NORTH ON A LINE PARALLEL WITH WEST LINE OF SW/4 OF SW/4 TO THE SOUTH LINE OF M.K. & T. RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SOUTHERLY RIGHT OF WAY LINE OF M.K. & T. RAILROAD TO WEST LINE OF SW/4 OF SW/4; THENCE SOUTH ALONG WEST LINE OF SW/4 OF SW/4 TO SOUTHWEST CORNER OF SW/4 OF SW/4; THENCE EAST ALONG SOUTH LINE OF SW/4 OF SW/4 TO POINT OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

PHYSICAL ADDRESS: 10097 S. 241ST EAST AVENUE, COWETA, OK 74429

Legal Description (Tract A)

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SAID SECTION TWENTY-TWO (22); THENCE N 01°10'46\"/>

SAID TRACT OF LAND CONTAINING 2.48 ACRES / 108,165.28 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JULY 27, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS N 01°10'46\"/>

Legal Description (Tract B)

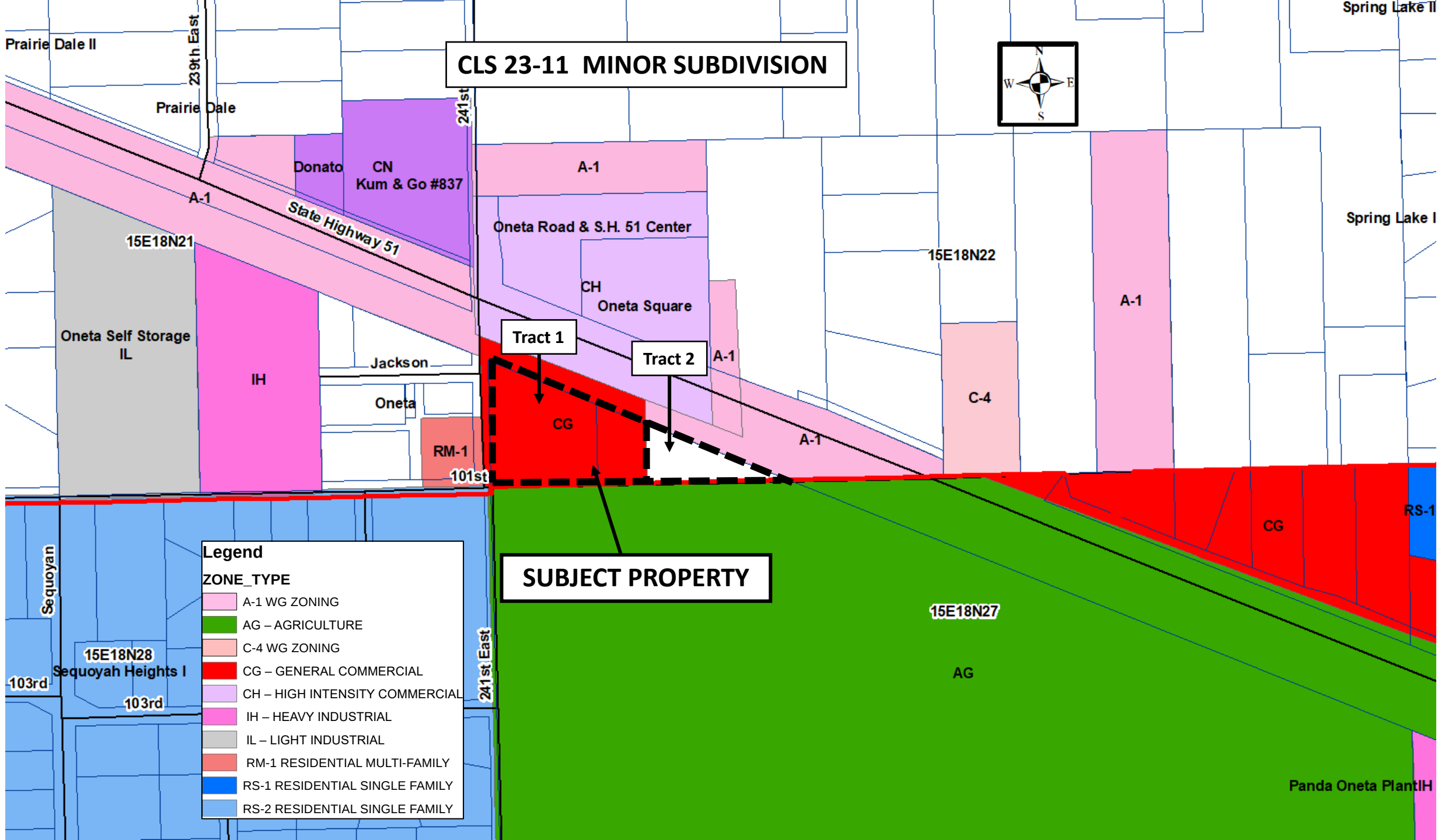
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SAID SECTION TWENTY-TWO (22); THENCE N 88°42'13\"/>

SAID TRACT OF LAND CONTAINING 0.45 ACRES / 19,473.14 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JULY 27, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARINGS FOR SAID TRACT IS N 88°42'13\"/>



CLS 23-11 MINOR SUBDIVISION



Tract 1

Tract 2

SUBJECT PROPERTY

Legend

ZONE_TYPE

- A-1 WG ZONING
- AG - AGRICULTURE
- C-4 WG ZONING
- CG - GENERAL COMMERCIAL
- CH - HIGH INTENSITY COMMERCIAL
- IH - HEAVY INDUSTRIAL
- IL - LIGHT INDUSTRIAL
- RM-1 RESIDENTIAL MULTI-FAMILY
- RS-1 RESIDENTIAL SINGLE FAMILY
- RS-2 RESIDENTIAL SINGLE FAMILY

CLS 23-11 MINOR SUBDIVISION



15E18N21

State Highway 51

241st East

15E18N22

Jackson

Tract 1

Tract 2

101st

SUBJECT PROPERTY

Sequoyan

102nd

240th East

15E18N28

241st East

15E18N27

103rd

103rd

238th East

Cheyenne