



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, MAY 20, 2024, 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 APRIL 15, 2024.

Documents:

[PC MINUTES 4-15-2024.DOCX](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING PRELIMINARY - COWETA51 ADDITION AMENDED LOT 4, BLOCK 1

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT
APPROVAL OF COWETA51 ADDITION AMENDED LOT 4, BLOCK 1, A SUBDIVISION OF
APPROXIMATELY 12.56 ACRES WITH 5 LOTS. SITUATED IN SECTION 26, TOWNSHIP 18
NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE
OF OKLAHOMA. LOCATED ON THE PROPERTY IS ZONED CG (GENERAL COMMERCIAL).

Documents:

[240520 PC PRELIMINARY PLAT AMENDED LOT 4, BLOCK 1.DOCX](#)
[COWETA51 PRELIMINARY PLAT 5-15-24.PDF](#)

2. PUBLIC HEARING FINAL PLAT - THE WOODS III BLOCKS 10-17

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR FINAL PLAT

APPROVAL OF THE WOODS III BLOCKS 10-17, A SUBDIVISION OF APPROXIMATELY 37.321 ACRES WITH 121 LOTS. SITUATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. PART OF PLANNED UNIT DEVELOPMENT PUD NO. R 13-02, WITH RS-2 RESIDENTIAL SINGLE-FAMILY AND RM-1 RESIDENTIAL MULTI-FAMILY ZONING.

Documents:

[240520 PC FINAL THE WOODS III STAFF REPORT TY.DOCX](#)
[22008_20240422_ THE WOODS BLOCKS 10-17 FINAL PLAT.PDF](#)

VI. ADMINISTRATION

1. PRELIMINARY PLAT - COWETA51 ADDITION AMENDED LOT 4, BLOCK 1
DISCUSS AND CONSIDER POSSIBLE ACTION, ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF COWETA51 ADDITION AMENDED LOT 4, BLOCK 1, A SUBDIVISION OF APPROXIMATELY 12.56 ACRES MORE OR LESS WITH 5 LOTS. SITUATED IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. THE PROPERTY IS ZONED CG (GENERAL COMMERCIAL).

Documents:

[240520 PC PRELIMINARY PLAT AMENDED LOT 4, BLOCK 1.DOCX](#)
[COWETA51 PRELIMINARY PLAT 5-15-24.PDF](#)

2. FINAL PLAT - THE WOODS III BLOCKS 10-17
DISCUSSION AND POSSIBLE ACTION A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR FINAL PLAT APPROVAL OF THE WOODS III BLOCKS 10-17, A SUBDIVISION OF APPROXIMATELY 37.321 ACRES WITH 121 LOTS. SITUATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. PART OF PLANNED UNIT DEVELOPMENT PUD NO. R 13-02, WITH RS-2 RESIDENTIAL SINGLE-FAMILY AND RM-1 RESIDENTIAL MULTI-FAMILY ZONING.

Documents:

[FINAL PLAT THE WOODS PH III SR.DOCX](#)
[FINAL PLAT THE WOODS PH III PLAT.PDF](#)

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.



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**REGULAR MEETING - MEETING MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA**

MONDAY, APRIL 15, 2024, 6:00 PM

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

COMMISSIONERS ABSENT: Tim Ahlstrom

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER

The meeting was called to order by chairperson Jesscia Morris at 6:18 p.m.

III. ROLL CALL

Roll call taken. Board of Adjustment members were present as shown above.

IV. CONSENT

1. Consideration of the minutes of the regular meeting held on March 18, 2024.
Jessica Morris makes a motion to approve the minutes. Kristi Rentie seconded the motion.

Aye: Kristi Rentie
Jessica Morris
Bruce Watkins
Joanna Jones

V. PUBLIC HEARINGS

Jessica Morris opens the public hearing.

1. **PUBLIC HEARING FINAL PLAT-CREEKWOOD SUBDIVISION.** Public hearing to receive public comment on a request for final plat approval of Creekwood subdivision, a subdivision of approximately 4.20 acres more or less with 12 lots. Situated in Section 13, Township 17, North Range 15 East, of the Indian Base and Meridian, Wagoner County,

State of Oklahoma, with RS-3 residential single-family zoning. Located Northwest of East 151st Street South and South Division Street.

2. PUBLIC HEARING PRELIMINARY – SPRADLIN ESTATES PHASE II. Amended public hearing to receive public comment on a request for preliminary plat approval of Spradlin Estates Phase II amended, a subdivision of approximately 2.7 acres more or less with 9 lots. Situated in Section 1, Township 17 North, Range 15 East, of the Indian base and Meridian, Wagoner County, State of Oklahoma. RS-2 residential single-family zoning. Located South 273rd East Avenue and East 125th Place South.
3. PUBLIC HEARING FINAL - SPRADLIN ESTATES PHASE II. Amended public hearing to receive public comment on a request for final plat approval of Spradlin Estates Phase II amended, a subdivision of approximately 2.70 acres more or less with 9 lots. Situated in Section 1, Township 17 North, Range 15 East, of the Indian base and Meridian, Wagoner County, State of Oklahoma. RS-2 residential single-family zoning. Located South 273rd East Avenue and East 125th Place South.

No comments. Jessica Morris closes the public hearing.

VI. ADMINISTRATION

1. FINAL PLAT - CREEKWOOD SUBDIVISION

Discussion and possible action a recommendation of approval, approval with conditions, or denial to the Coweta City Council on a request for final plat approval of Creekwood subdivision, a subdivision of approximately 4.20 acres more or less with 12 lots. Situated in section 13, Township 17, North Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, with RS-3 residential single-family zoning. Located Northwest of East 151st Street South and South Division Street.

Comments: Carolyn Back, Community Development Director, noted there is nothing in easement.

Jessica Morris made a motion for a recommendation to approve, Bruce Watkins seconded the motion.

Aye: Bruce Watkins
Jessica Morris
Kristi Rentie
Joanna Jones

2. PRELIMINARY PLAT - SPRADLIN ESTATES PHASE II AMENDED

Discuss and consider possible action, on the approval, approval with conditions, or denial of a request for preliminary plat approval of Spradlin Estates Phase II amended, a subdivision of approximately 2.70 acres more or less with 9 lots. Situated in Section 1, Township 17 North, Range 15 East, of the Indian base and Meridian, Wagoner County,

State of Oklahoma. RS-2 residential single-family zoning. Located South 273rd East Avenue and East 125th Place South.

Comments: Tom Young, City Planner, noted that one lot was eliminated and park will be added.

Jessica Morris made a motion to approve, Krisit Rentie seconded the motion.

Aye: Bruce Watkins
Jessica Morris
Kristi Rentie
Joanna Jones

3. FINAL PLAT - SPRADLIN ESTATES PHASE II AMENDED

Discussion and possible action a recommendation of approval, approval with conditions, or denial to the Coweta City Council on a request for final plat approval of Spradlin Estates Phase II amended, a subdivision of approximately 2.70 acres more or less with 9 lots. Situated in Section 1, Township 17 North, Range 15 East, of the Indian base and Meridian, Wagoner County, State of Oklahoma. RS-2 residential single-family zoning. Located South 273rd East Avenue and East 125th Place South.

Jessica Morris made a motion for a recommendation to approve, Krisit Rentie seconded the motion.

Aye: Bruce Watkins
Jessica Morris
Kristi Rentie
Joanna Jones

VII. ADJOURNMENT

The meeting was adjourned by Jessica Morris at 6:30 p.m.

X

Date: _____

Chairperson

X

Date: _____

Secretary



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Memorandum

To: Honorable Chairperson, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Preliminary Plat Coweta51 Addition Amended Lot 4, Block 1
Date: 05-20-2024

BACKGROUND

Applicant

The applicant, Highway 51 Group, LLC, Developer; Schemmer Engineer; for the proposed Preliminary Plat approval of Coweta51 Addition Amended Lot 4, Block 1, a subdivision of approximately 12.56 acres more or less with 5 lots.

Case Facts

- The property is located on the east side of State Highway 51 and East 111th Street South in Section 26, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is zoned CG (General Commercial).
- The property legal description: A Subdivision in the City of Coweta, Oklahoma; in the Northeast Quarter of the SW/4 of Section 26, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Utilities/Site Area: A Technical Advisory Committee meeting was held on May 10, 2024. The subdivision will be served by Rural Water District No. 4 for Water and the City of Coweta for Sanitary Sewer. Windstream/Kinetic, ONG, AEP and Cox were a part of the Technical Advisory Committee and had no comments.

Pertinent Code

TITLE 13 – Subdivisions

CHAPTER 13-4-3 Preliminary Plat:

E. Review of Preliminary Plat.

5. The Planning Commission shall:

- a. Hold a public hearing on the preliminary plat.
- b. Review the preliminary plat for conformity with the comprehensive land use plan of the City and for compliance with the standards requirements and principles hereinafter prescribed; and shall be reviewed by the Planning Commission staff for compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities.
- c. Approve, conditionally approve, or disapprove the preliminary plat at such meeting. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of

any amendments required by the Planning Commission to comply with this title. If the preliminary plat is disapproved, the reasons for that action shall be stated.

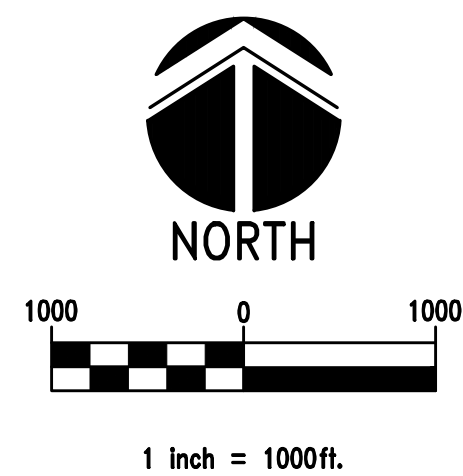
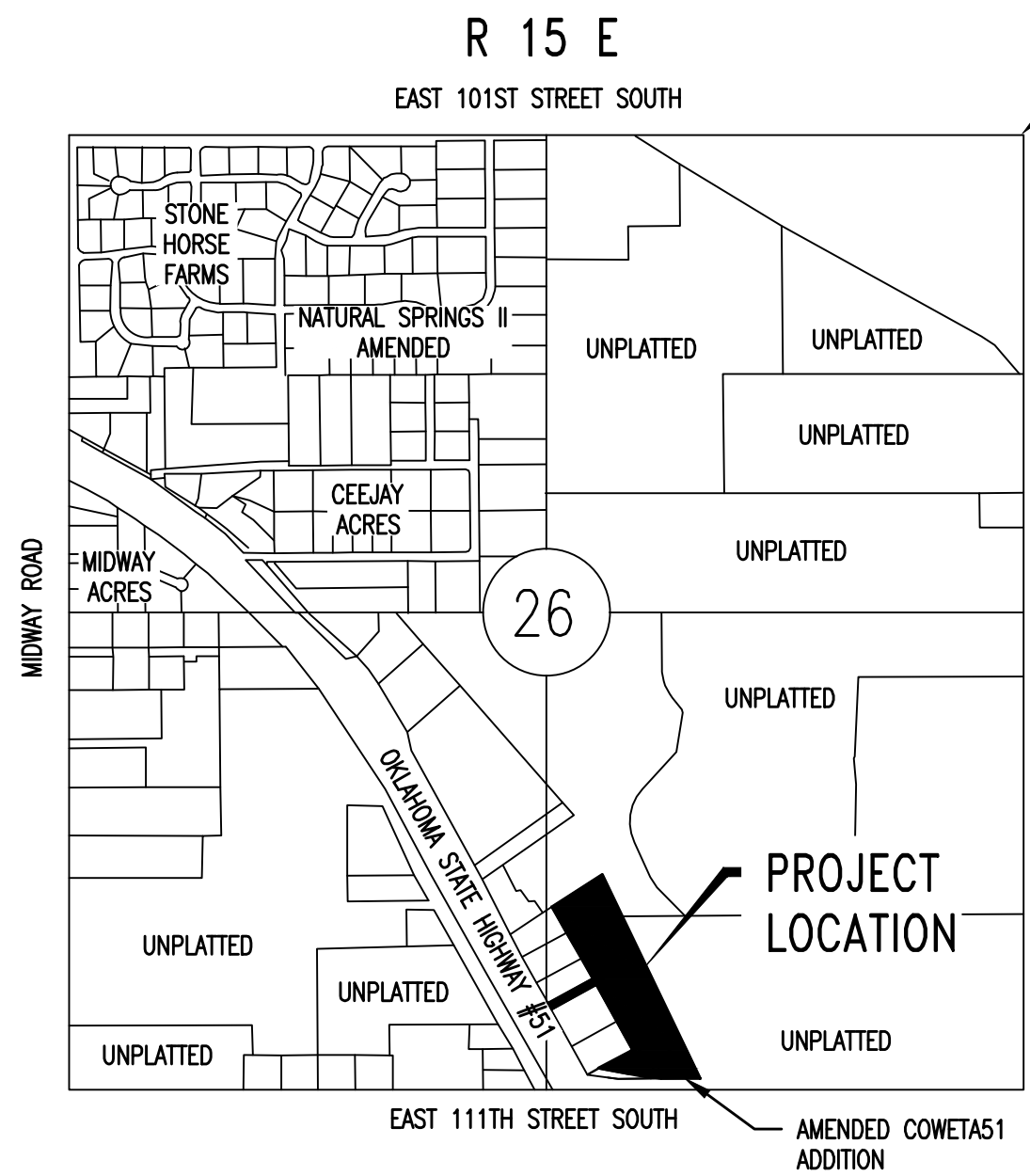
PLANNING COMMISSION ACTION

The Planning Commission can approve, conditionally approve, or disapprove the preliminary plat. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the preliminary plat is disapproved, the reasons for that action shall be stated.

Staff recommends approval of Coweta51 Addition Amended Lot 4, Block 1,

ATTACHMENTS

1. Preliminary Plat, Coweta51 Addition Amended Lot 4, Block 1.



BENCHMARK LOCATION
AERIAL DATA SERVICE MONUMENT
"BA 19" N.W. OF THE INTERSECTION
OF E. 101ST ST. AND OAKGROVE ROAD (S. 273RD AVE)

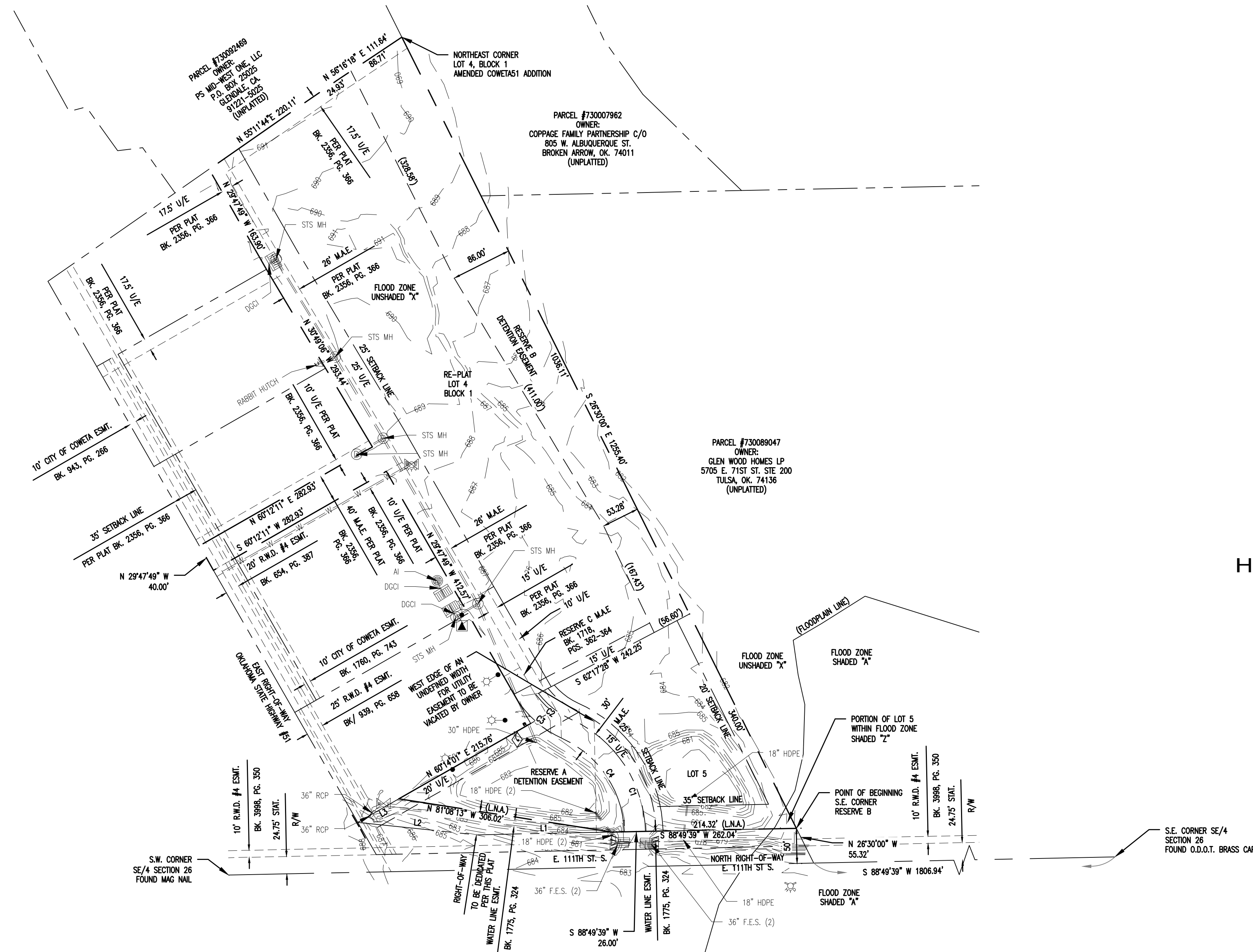
Preliminary Re-Plat

LOT 4, BLOCK 1 AND RESERVE "A, "B" AND "C"

AND LOT 5, BLOCK 1

Amended Coweta51 Addition

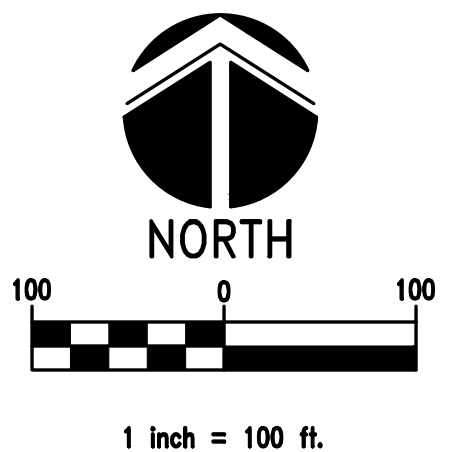
AN ADDITION IN WAGONER COUNTY, OKLAHOMA, A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 SECTION 26, T-18-N, R-15-E OF THE I.B. & M.



LEGEND:

- | | |
|--------|--------------------------|
| R.W.D. | RURAL WATER DISTRICT |
| ESMT. | EASEMENT |
| R/W | RIGHT-OF-WAY |
| U/E | UTILITY EASEMENT |
| R.C.P. | REINFORCED CONCRETE PIPE |
| L.N.A. | LIMITS OF NO ACCESS |
| M.A.E. | MUTUAL ACCESS EASEMENT |
-
- | | |
|---|--|
| ● | — (FIP) FOUND IRON PIN |
| ○ | — (SIP) SET 1/2" IRON PIN W/YELLOW CAP STAMPED "CA 5964" |
| ⊙ | — (STS MH) STORM SEWER MANHOLE |
| ⊞ | — CURB GRATE INLET |
| ⊞ | — (AI) AREA INLET |
| ⊞ | — FIRE HYDRANT |
| ⊞ | — WATER VALVE |
| ⊞ | — LIGHT POLE |
| ⊞ | — PAD MOUNTED TRANSFORMER |

- | | |
|-------|------------------------|
| — | LOT LINE |
| - - - | EXISTING EASEMENT LINE |
| - - - | EASEMENT LINE |
| - - - | BUILDING SETBACK LINE |



FLOOD ZONE:

BENCHMARK:

ADS MONUMENT: BA 19
3" ALUMINUM CAP—FLUSH—SET IN CONCRETE—STAMPED "BA 19" N.W. OF THE INTERSECTION
OF E. 101ST ST, AND OAKGROVE ROAD (S. 273RD E. AVE.)

HORIZONTAL DATUM: NAD83
NORTHING: 378522.766
EASING: 2656723.557

VERTICAL DATUM: NAVD 88
ELEV. 748.05

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION
TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15)
EAST, WAGONER COUNTY, OKLAHOMA

S 88°49'39" W (PER THE RECORDED PLAT "AMENDED COWETA51 ADDITION")

CURVE TABLE:

#	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	180.00'	201.62'	N 33°35'25" W	191.25'
C2	120.00'	59.54'	N 51°27'59" W	58.93'
C3	150.00'	77.42'	S 50°53'34" E	76.57'
C4	150.00'	167.85'	S 33°37'23" E	159.23'

LINE TABLE:

#	BEARING	DISTANCE
L1	S 88°49'39" W	192.24'
L2	N 83°59'25" W	169.41'
L3	N 60°14'01" E	67.17'
L4	S 81°08'13" E	306.02'

SUBDIVISION RE-PLAT STATISTICS

SUBDIVISION RE-PLAT CONTAINS TWO (2) LOTS IN ONE (1) BLOCK AND THREE (3) RESERVES

ROAD RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK FOUR (4), AMENDED COWETA51 ADDITION, SAID POINT BEING FIFTY (50) FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-SIX (26) AND A POINT ON THE NORTH RIGHT-OF-WAY OF EAST 111TH STREET SOUTH; THENCE S 89°49'39" W ALONG THE NORTH RIGHT-OF-WAY OF SAID EAST 111TH STREET SOUTH AND PARALLEL WITH THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 262.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°49'39" W ALONG THE NORTH LINE OF SAID EAST 111TH STREET SOUTH A DISTANCE OF 192.24 FEET; THENCE N 83°59'25" W A DISTANCE OF 169.41 FEET TO A POINT ON THE NORTH LINE OF RESERVE "A", AMENDED COWETA51 ADDITION; THENCE N 60°14'01" E ALONG THE NORTH LINE OF SAID RESERVE "A" A DISTANCE OF 67.17 FEET; THENCE S 81°08'13" E A DISTANCE OF 306.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,452.00 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

OWNER:

HIWAY 51 GROUP, L.L.C.

24700 E. 121ST STREET SO.
BROKEN ARROW, OKLAHOMA 74014
PHONE: (918) 486-6541
CONTACT: DANIEL E. SIMON

SURVEYOR/ENGINEER:

SCHEMMER
Design with Purpose. Build with Confidence.

10820 EAST 45TH STREET, SUITE 307
TULSA, OKLAHOMA 74146
PHONE: (918) 394-1505
CONTACT: A.B. WATSON, P.L.S. NO. 1057
OK CA NO. 5964, EXPIRES 6/30/2025

RE-PLAT
LOT 4, BLOCK 1, RESERVE "A", "B" & "C"
AND LOT 5, BLOCK 1
AMENDED COWETA51 ADDITION

DATE OF PREPARATION: 04-12-24
SHEET 1 OF 3

AN ADDITION IN WAGONER COUNTY, OKLAHOMA, A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4
SECTION 26, T-18-N, R-15-E OF THE I.B. & M.

DATE OF PREPARATION: 04-12-24
SHEET 2 OF 3

Preliminary Re-Plat
LOT 4, BLOCK 1 AND RESERVE "A, "B" AND "C"
AND LOT 5, BLOCK 1
Amended Coweta51 Addition

AN ADDITION IN WAGONER COUNTY, OKLAHOMA, A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4
SECTION 26, T-18-N, R-15-E OF THE I.B &M.

IN WITNESS WHEREOF, CASEY'S MARKETING COMPANY, AN IOWA CORPORATION, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2024.

CASEY'S MARKETING COMPANY
AN IOWA CORPORATION
BY: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED
THE NAME OF CASEY'S MARKETING COMPANY, AN IOWA CORPORATION, TO THE FOREGOING INSTRUMENT, AS AUTHORIZED SIGNER, AND ACKNOWLEDGED TO ME THAT
_____ EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF CASEY'S MARKETING
COMPANY, AN IOWA CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CERTIFICATE OF COWETA CITY CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE CITY OF COWETA AND FIND ALL DEFERRED PAYMENTS
OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL
ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND AS SHOWN ON THIS PLAT.

CITY CLERK/DEPUTY CITY CLERK _____

APPROVED DATE _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA PLANNING COMMISSION.

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY _____

APPROVED DATE _____

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA CITY COUNCIL.

MAYOR/VICE MAYOR _____

APPROVED DATE _____

IN WITNESS WHEREOF, GREEN COUNTRY FEDERAL CREDIT GROUP HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2024.

GREEN COUNTRY FEDERAL CREDIT UNION
BY: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED
THE NAME OF GREEN COUNTRY FEDERAL CREDIT UNION, TO THE FOREGOING INSTRUMENT, AS AUTHORIZED SIGNER, AND ACKNOWLEDGED TO ME THAT
_____ EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF GREEN COUNTRY
FEDERAL CREDIT UNION, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

IN WITNESS WHEREOF, SNI REAL ESTATE HOLDINGS, L.P. HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2024.

SNI REAL ESTATE HOLDINGS, L.P.
BY: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED
THE NAME OF SNI REAL ESTATE HOLDINGS, L.P., TO THE FOREGOING INSTRUMENT, AS AUTHORIZED SIGNER, AND ACKNOWLEDGED TO ME THAT
_____ EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SNI REAL ESTATE
HOLDINGS, L.P., FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

IN WITNESS WHEREOF, HIWAY 51 GROUP LLC HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2024.

HIWAY 51 GROUP LLC
AN OKLAHOMA PARTNERSHIP

BY: _____
DANIEL E. SIMON, PARTNER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED DANIEL E. SIMON, TO ME KNOWN TO BE THE
IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF HIWAY 51 GROUP LLC TO THE FOREGOING INSTRUMENT, AS PARTNER, AND
ACKNOWLEDGED TO ME THAT DANIEL E. SIMON EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE
FREE AND VOLUNTARY ACT AND DEED OF HIWAY 51 GROUP LLC, AN OKLAHOMA PARTNERSHIP, FOR THE USES AND PURPOSES
THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CERTIFICATE OF SURVEY

I, A. B. WATSON, JR., A REGISTERED LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE
CAREFULLY AND ACCURATELY SURVEYED AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE
ACCOMPANYING PLAT DESIGNATED HEREIN AS RE-PLAT LOT 4 & 5, BLOCK 1, RESERVE "A" AND RESERVE "B" AMENDED
COWEAT51 ADDITION, A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, IS A
REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR
EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF APRIL, 2024.

A.B. WATSON JR. L.S. 1057 REGISTERED
PROFESSIONAL LAND SURVEYOR



STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED TO ME A. B. WATSON, JR. KNOWN TO BE
THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING
CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY
AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

RE-PLAT
LOT 4, BLOCK 1, RESERVE "A", "B" & "C"
AND LOT 5, BLOCK 1
AMENDED COWEAT51 ADDITION

DATE OF PREPARATION: 04-12-24
SHEET 3 OF 3



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Final Plat The Woods Phase III Blocks 10-17
Date: 05-20-2024

BACKGROUND

The applicant, Tulsa L Dev., LLC, Developer; Tanner Consulting, L.L.C., Surveyor/Engineer; for Final Plat approval of The Woods Phase III Blocks 10-17, a subdivision of approximately 37.321 acres more or less with 121 lots.

Case Facts

- The property is located in located in Section 36, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is Part of Planned Unit Development PUD No. PUD-R 13-02, with RS-2 Residential Single Family and RM-1 Residential Multi-Family zoning.
- The property legal description: Part of the North Half of the Southwest Quarter (NE/2 SW/4) and part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma.

Utilities/Site Area: A Technical Advisory Committee meeting was held on May 10, 2024. The subdivision will be served by Rural Water District No. 5 for Water and the City of Coweta for Sanitary Sewer. Windstream/Kinetic, ONG, AEP and Cox were a part of the Technical Advisory Committee and had no comments.

Pertinent Code

TITLE 13 – Subdivisions

CHAPTER 13-4-4 Final Plat:

- C. Planning Commission Action. The Planning Commission shall act upon the final plat after it has been submitted for final approval unless a stipulation for additional time is agreed to by the developer. If the final plat is disapproved, grounds for the refusal shall be stated in writing, a copy of which shall be transmitted to the applicant.

PLANNING COMMISSION ACTION

The Planning Commission may make a recommendation to City Council to approve or deny the Final Plat. The Planning Commission may continue the case and require the subdivider to submit a revised final plat before making recommendation to City Council for approval. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the final plat is disapproved, the reasons for that action shall be stated.

Staff recommends the Planning Commission make a recommendation to the City Council for approval of the Final Plat The Woods Phase III Blocks 10-17.

ATTACHMENTS

1. Final Plat – The Woods Phase III Blocks 10-17

Draft Final Plat

PUD-R 13-02

The Woods
BLOCKS 10-17

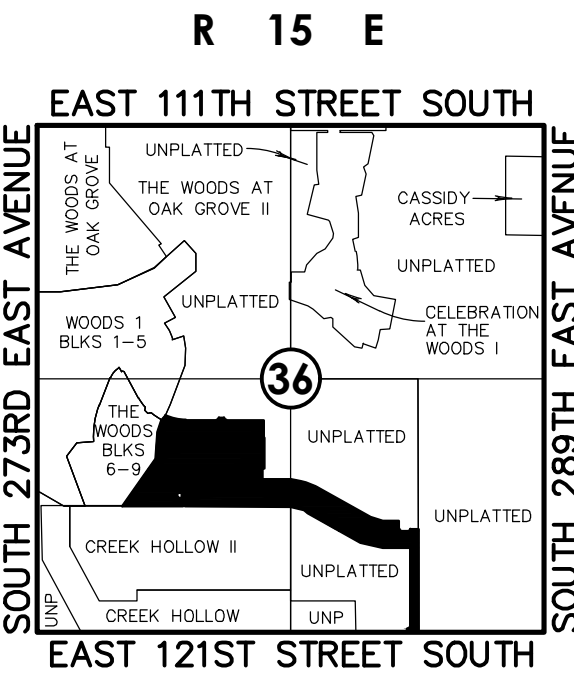
PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

OWNER:
Tulsa I Dev., LLC

CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RCH.COM
4058 North College
Suite 300 Box 9
Fayetteville, AR 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Location Map
Scale: 1"= 200'

SUBDIVISION CONTAINS:

ONE HUNDRED TWENTY ONE (121) LOTS
IN EIGHT (8) BLOCKS
WITH THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 37.321 ACRES

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOVT GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBG(CB)	CHORDDIS(CD)
A	219.33'	500.00'	25°08'01"	S78°39'49"E	217.58'
B	39.27'	25.00'	90°00'00"	N43°46'10"E	35.36'
C	39.27'	25.00'	90°00'00"	S46°13'50"E	35.36'
D	39.27'	25.00'	90°00'00"	S46°23'04"E	35.36'
E	39.27'	25.00'	90°00'00"	N43°36'56"E	35.36'
F	47.12'	30.00'	89°59'56"	N43°47'52"E	42.42'
G	109.74'	283.00'	22°13'06"	N9°54'57"E	109.06'
H	84.87'	217.00'	22°24'34"	N9°49'13"E	84.33'

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83);
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF COWETA AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 121ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY EAST 117TH STREET SOUTH AND SOUTH 278TH EAST AVENUE, BOTH BEING PUBLIC STREETS.

DATE OF PREPARATION: April 22, 2024

The Woods

BLOCKS 10-17

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDRND(CB)	CHORDSID(CD)
1	261.60	560.00	26.4557"	N77°50'51"W	259.23
2	39.27	25.00	90°00'00"	N46°13'50"W	35.36
3	39.27	25.00	90°00'00"	N43°16'10"E	35.36
4	157.08	100.00	90°00'00"	N46°13'50"W	141.42
5	32.43	25.00	74°19'26"	N23°46'21"E	30.20
6	109.31	225.00	27°50'06"	N74°51'07"E	108.24
7	21.03	25.00	48°11'23"	N67°08'08"W	20.41
8	241.19	50.00	276°22'46"	N11°35'00"W	66.67
9	21.03	25.00	48°11'23"	N64°40'29"E	20.41
10	135.08	275.00	28°08'38"	A74°15'51"E	133.73
11	31.76	25.00	72°46'44"	N82°59'06"E	29.66
12	116.85	150.00	43°11'26"	N86°54'47"W	113.92
13	202.36	500.00	23°11'21"	N79°38'09"W	200.99
14	98.70	550.00	10°16'54"	N85°05'23"W	98.56
15	37.09	25.00	85°00'41"	N56°32'44"E	33.78
16	37.09	25.00	85°00'41"	N28°27'57"W	33.78
17	41.72	25.00	95°37'00"	N20°13'58"W	37.05
18	39.27	25.00	90°00'00"	N73°00'00"E	35.36
19	86.12	550.00	8°58'18"	N66°29'09"W	86.03
20	88.18	331.13	15°15'29"	N159°54'48"E	87.92
21	102.24	281.13	20°50'13"	N173°45'53"E	101.68
22	39.27	25.00	90°00'00"	N17°00'00"W	35.36
23	125.55	264.56	22°12'33"	N165°34'43"E	101.91
24	104.03	214.56	27°46'47"	N140°06'36"E	103.01
25	317.97	620.00	29°23'04"	N76°41°32'W	314.50
26	292.33	570.00	29°23'04"	N76°41°32'W	289.14
27	39.27	25.00	90°00'00"	N43°36'56"E	35.36
28	39.27	25.00	90°00'00"	N23°30'04"W	35.36
29	114.21	292.00	22°24'34"	N9°49°13'E	113.48
30	80.61	208.00	22°12'17"	N9°55'22"E	80.11
31	47.14	30.00	90°01'53"	N45°11°43'W	42.44

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORD/BC(CB)	CHORD/D(CD)
A	219.33'	500.00'	25°08'01"	578°39'49"E	217.58'
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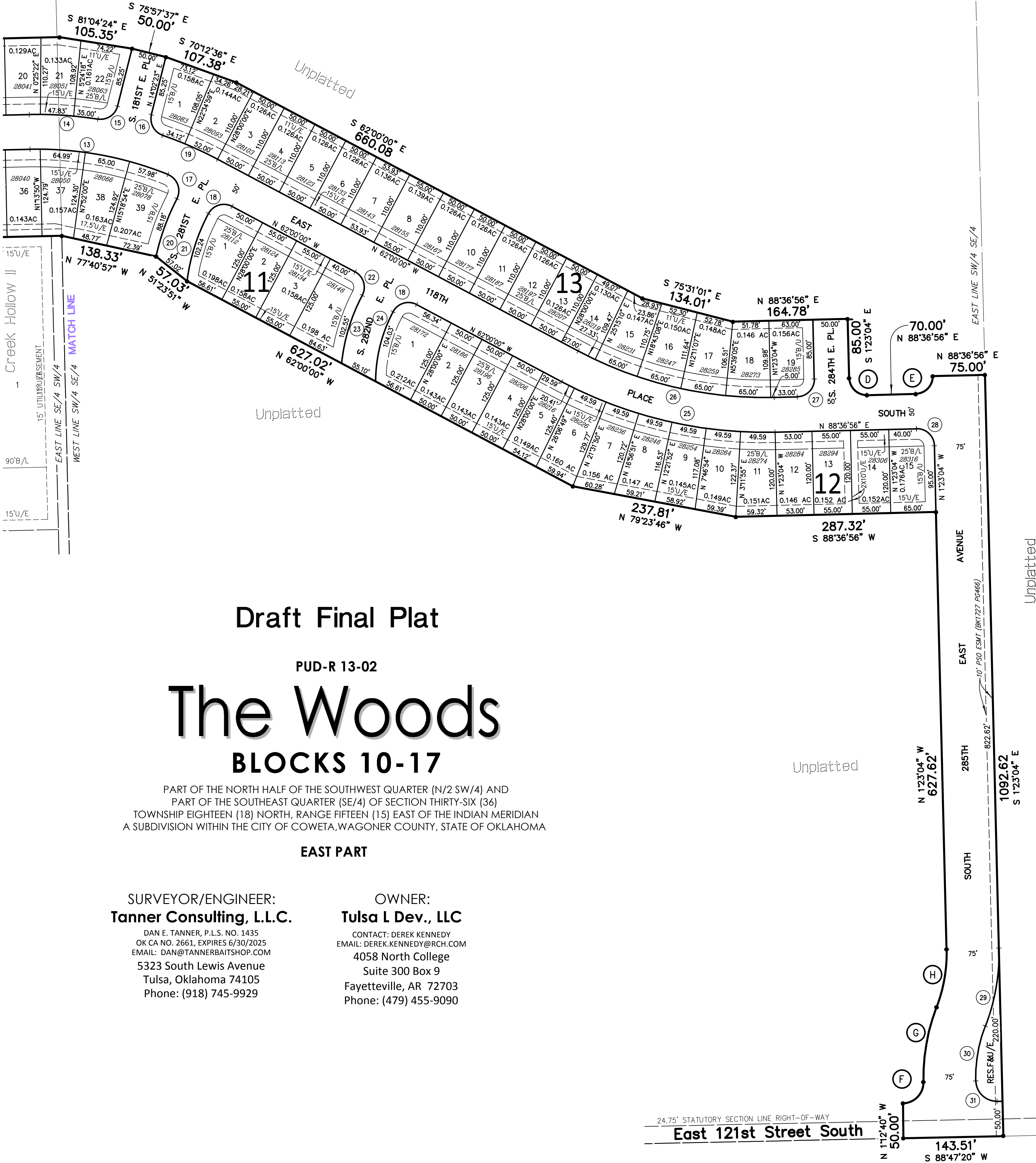


Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
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Draft Final Plat

PUD-R 13-02

The Woods
BLOCKS 10-17

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

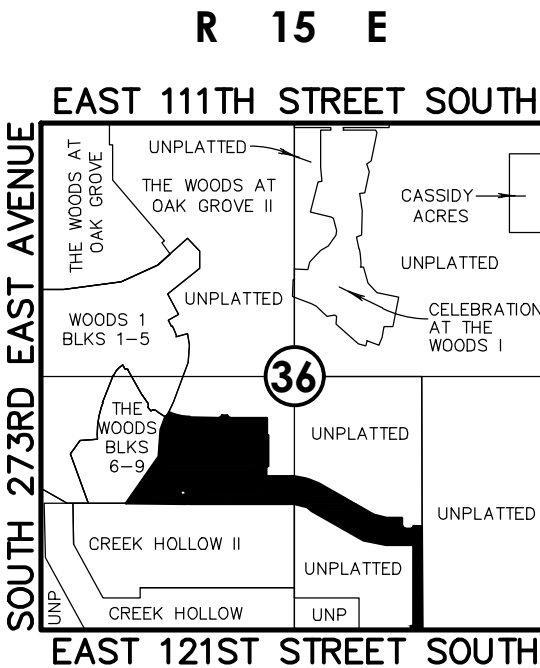
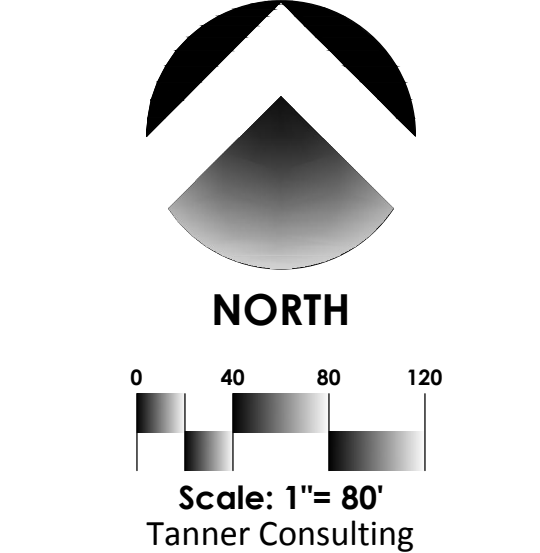
EAST PART

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
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Phone: (918) 745-9929

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CONTACT: DEREK KENNEDY
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- LEGEND
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY
 - EASEMENT
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 - CB CHORD BEARING
 - CD CHORD DISTANCE
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 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - 1234 ADDRESS ASSIGNED
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Honorable Chairperson, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Preliminary Plat Coweta51 Addition Amended Lot 4, Block 1
Date: 05-20-2024

BACKGROUND

Applicant

The applicant, Highway 51 Group, LLC, Developer; Schemmer Engineer; for the proposed Preliminary Plat approval of Coweta51 Addition Amended Lot 4, Block 1, a subdivision of approximately 12.56 acres more or less with 5 lots.

Case Facts

- The property is located on the east side of State Highway 51 and East 111th Street South in Section 26, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is zoned CG (General Commercial).
- The property legal description: A Subdivision in the City of Coweta, Oklahoma; in the Northeast Quarter of the SW/4 of Section 26, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Utilities/Site Area: A Technical Advisory Committee meeting was held on May 10, 2024. The subdivision will be served by Rural Water District No. 4 for Water and the City of Coweta for Sanitary Sewer. Windstream/Kinetic, ONG, AEP and Cox were a part of the Technical Advisory Committee and had no comments.

Pertinent Code

TITLE 13 – Subdivisions

CHAPTER 13-4-3 Preliminary Plat:

E. Review of Preliminary Plat.

5. The Planning Commission shall:

- a. Hold a public hearing on the preliminary plat.
- b. Review the preliminary plat for conformity with the comprehensive land use plan of the City and for compliance with the standards requirements and principles hereinafter prescribed; and shall be reviewed by the Planning Commission staff for compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities.
- c. Approve, conditionally approve, or disapprove the preliminary plat at such meeting. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of

any amendments required by the Planning Commission to comply with this title. If the preliminary plat is disapproved, the reasons for that action shall be stated.

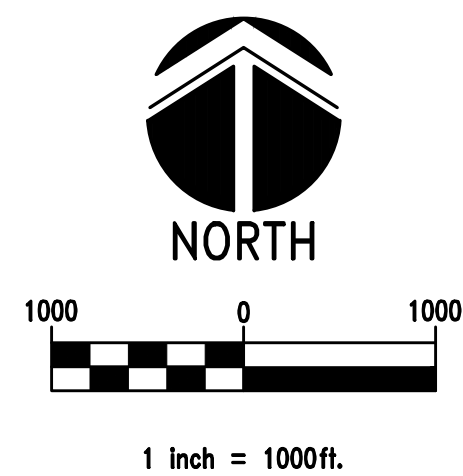
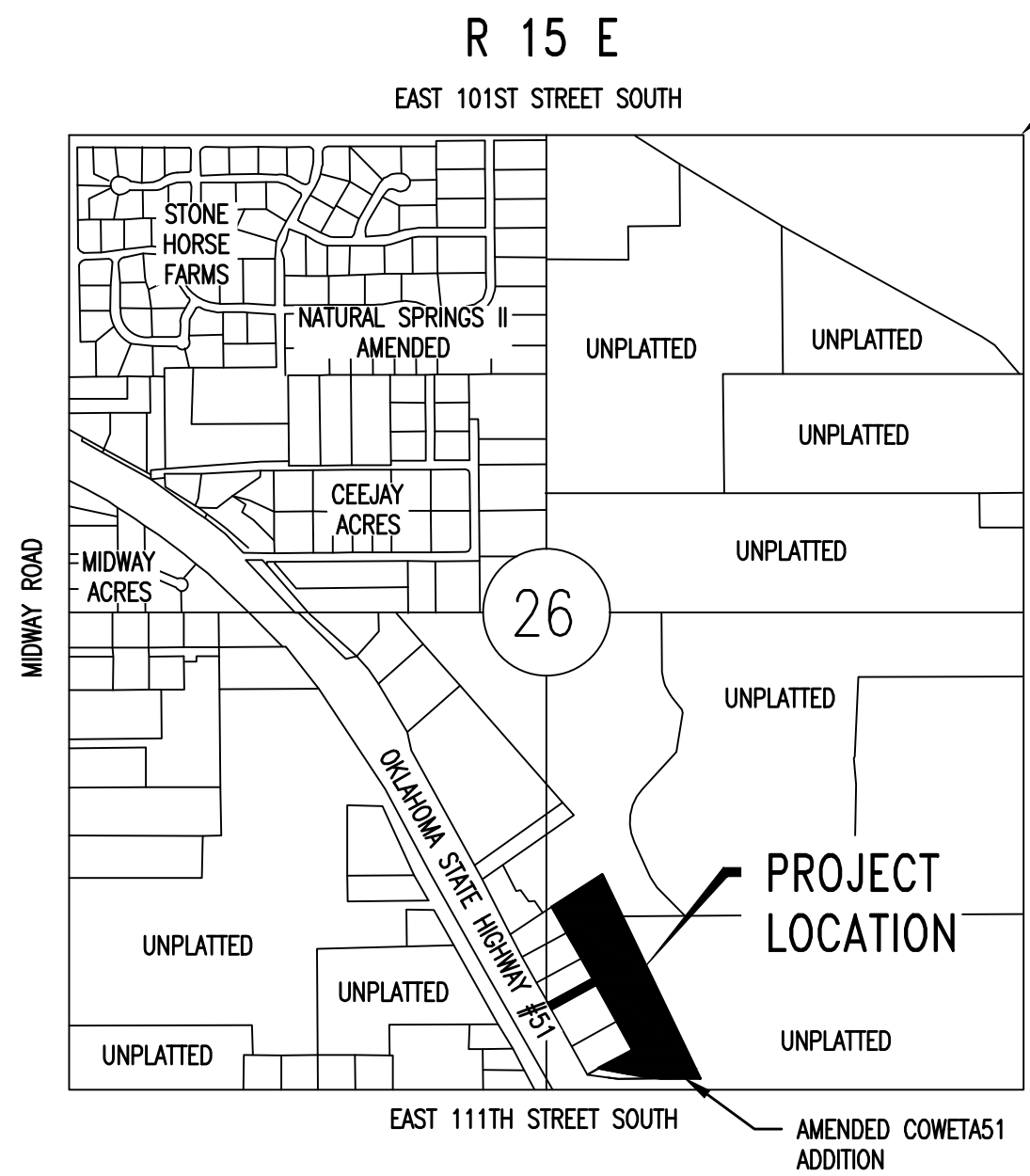
PLANNING COMMISSION ACTION

The Planning Commission can approve, conditionally approve, or disapprove the preliminary plat. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the preliminary plat is disapproved, the reasons for that action shall be stated.

Staff recommends approval of Coweta51 Addition Amended Lot 4, Block 1,

ATTACHMENTS

1. Preliminary Plat, Coweta51 Addition Amended Lot 4, Block 1.



BENCHMARK LOCATION
AERIAL DATA SERVICE MONUMENT
"BA 19" N.W. OF THE INTERSECTION
OF E. 101ST ST. AND OAKGROVE ROAD (S. 273RD AVE)

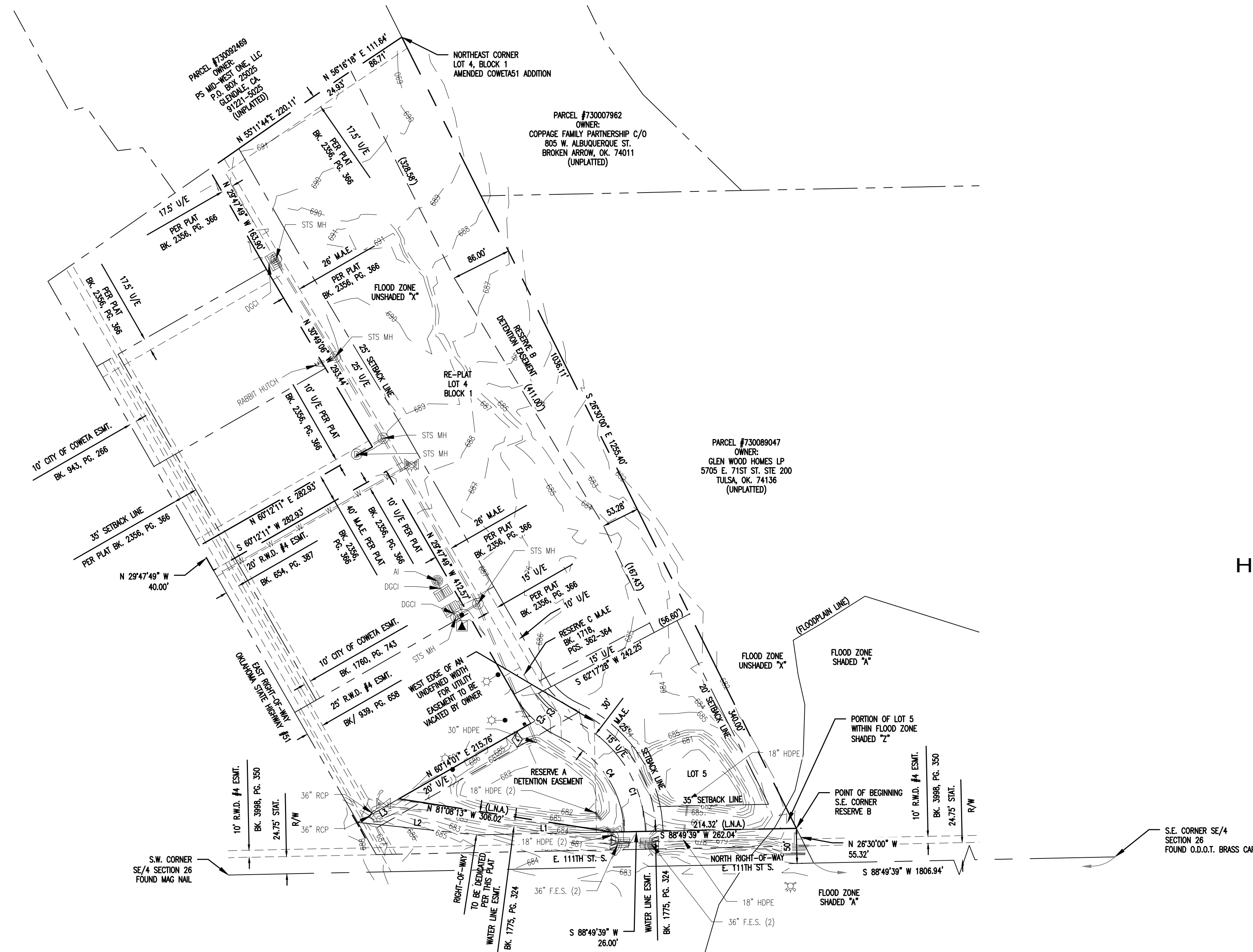
Preliminary Re-Plat

LOT 4, BLOCK 1 AND RESERVE "A, "B" AND "C"

AND LOT 5, BLOCK 1

Amended Coweta51 Addition

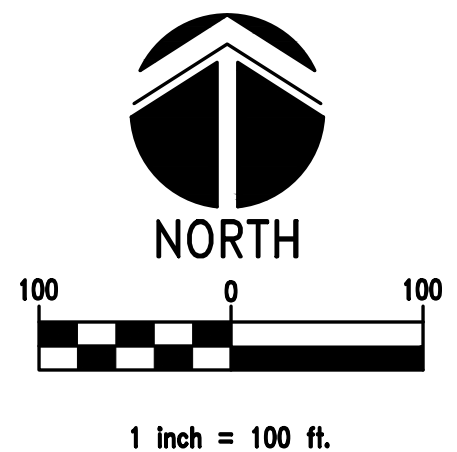
AN ADDITION IN WAGONER COUNTY, OKLAHOMA, A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 SECTION 26, T-18-N, R-15-E OF THE I.B. & M.



LEGEND:

- | | |
|--------|--------------------------|
| R.W.D. | RURAL WATER DISTRICT |
| ESMT. | EASEMENT |
| R/W | RIGHT-OF-WAY |
| U/E | UTILITY EASEMENT |
| R.C.P. | REINFORCED CONCRETE PIPE |
| L.N.A. | LIMITS OF NO ACCESS |
| M.A.E. | MUTUAL ACCESS EASEMENT |
-
- | | |
|---|--|
| ● | — (FIP) FOUND IRON PIN |
| ○ | — (SIP) SET 1/2" IRON PIN W/YELLOW CAP STAMPED "CA 5964" |
| ⊙ | — (STS MH) STORM SEWER MANHOLE |
| ⊞ | — CURB GRATE INLET |
| ⊞ | — (AI) AREA INLET |
| ⊞ | — FIRE HYDRANT |
| ⊞ | — WATER VALVE |
| ⊞ | — LIGHT POLE |
| ⊞ | — PAD MOUNTED TRANSFORMER |

- | | |
|-------|------------------------|
| — | LOT LINE |
| - - - | EXISTING EASEMENT LINE |
| - - - | EASEMENT LINE |
| - - - | BUILDING SETBACK LINE |



FLOOD ZONE:

BENCHMARK:

ADS MONUMENT: BA 19
3" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "BA 19" N.W. OF THE INTERSECTION
OF E. 101ST ST. AND OAKGROVE ROAD (S. 273RD E. AVE.)

HORIZONTAL DATUM: NAD83
NORTHING: 378522.766
EASING: 2656723.557

VERTICAL DATUM: NAVD 88
ELEV. 748.05

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION
TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15)
EAST, WAGONER COUNTY, OKLAHOMA

S 88°49'39" W (PER THE RECORDED PLAT "AMENDED COWETA51 ADDITION")

CURVE TABLE:

#	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	180.00'	201.62'	N 33°35'25" W	191.25'
C2	120.00'	59.54'	N 51°27'59" W	58.93'
C3	150.00'	77.42'	S 50°53'34" E	76.57'
C4	150.00'	167.85'	S 33°37'23" E	159.23'

LINE TABLE:

#	BEARING	DISTANCE
L1	S 88°49'39" W	192.24'
L2	N 83°59'25" W	169.41'
L3	N 60°14'01" E	67.17'
L4	S 81°08'13" E	306.02'

SUBDIVISION RE-PLAT STATISTICS

SUBDIVISION RE-PLAT CONTAINS TWO (2) LOTS IN ONE (1) BLOCK AND THREE (3) RESERVES

ROAD RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK FOUR (4), AMENDED COWETA51 ADDITION, SAID POINT BEING FIFTY (50) FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-SIX (26) AND A POINT ON THE NORTH RIGHT-OF-WAY OF EAST 111TH STREET SOUTH; THENCE S 89°49'39" W ALONG THE NORTH RIGHT-OF-WAY OF SAID EAST 111TH STREET SOUTH AND PARALLEL WITH THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 262.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°49'39" W ALONG THE NORTH LINE OF SAID EAST 111TH STREET SOUTH A DISTANCE OF 192.24 FEET; THENCE N 83°59'25" W A DISTANCE OF 169.41 FEET TO A POINT ON THE NORTH LINE OF RESERVE "A", AMENDED COWETA51 ADDITION; THENCE N 60°14'01" E ALONG THE NORTH LINE OF SAID RESERVE "A" A DISTANCE OF 67.17 FEET; THENCE S 81°08'13" E A DISTANCE OF 306.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,452.00 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

OWNER:

HIWAY 51 GROUP, L.L.C.

24700 E. 121ST STREET SO.
BROKEN ARROW, OKLAHOMA 74014
PHONE: (918) 486-6541
CONTACT: DANIEL E. SIMON

SURVEYOR/ENGINEER:

SCHEMMER
Design with Purpose. Build with Confidence.

10820 EAST 45TH STREET, SUITE 307
TULSA, OKLAHOMA 74146
PHONE: (918) 394-1505
CONTACT: A.B. WATSON, P.L.S. NO. 1057
OK CA NO. 5964, EXPIRES 6/30/2025

RE-PLAT
LOT 4, BLOCK 1, RESERVE "A", "B" & "C"
AND LOT 5, BLOCK 1
AMENDED COWETA51 ADDITION

DATE OF PREPARATION: 04-12-24
SHEET 1 OF 3

AN ADDITION IN WAGONER COUNTY, OKLAHOMA, A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4
SECTION 26, T-18-N, R-15-E OF THE I.B. & M.

DATE OF PREPARATION: 04-12-24
SHEET 2 OF 3

Preliminary Re-Plat
LOT 4, BLOCK 1 AND RESERVE "A, "B" AND "C"
AND LOT 5, BLOCK 1
Amended Coweta51 Addition

AN ADDITION IN WAGONER COUNTY, OKLAHOMA, A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4
SECTION 26, T-18-N, R-15-E OF THE I.B &M.

IN WITNESS WHEREOF, CASEY'S MARKETING COMPANY, AN IOWA CORPORATION, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2024.

CASEY'S MARKETING COMPANY
AN IOWA CORPORATION
BY: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED
THE NAME OF CASEY'S MARKETING COMPANY, AN IOWA CORPORATION, TO THE FOREGOING INSTRUMENT, AS AUTHORIZED SIGNER, AND ACKNOWLEDGED TO ME THAT
_____ EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF CASEY'S MARKETING
COMPANY, AN IOWA CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CERTIFICATE OF COWETA CITY CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE CITY OF COWETA AND FIND ALL DEFERRED PAYMENTS
OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL
ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND AS SHOWN ON THIS PLAT.

CITY CLERK/DEPUTY CITY CLERK

APPROVED DATE

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA PLANNING COMMISSION.

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

APPROVED DATE

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA CITY COUNCIL.

MAYOR/VICE MAYOR

APPROVED DATE

IN WITNESS WHEREOF, GREEN COUNTRY FEDERAL CREDIT GROUP HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2024.

GREEN COUNTRY FEDERAL CREDIT UNION
BY: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED
THE NAME OF GREEN COUNTRY FEDERAL CREDIT UNION, TO THE FOREGOING INSTRUMENT, AS AUTHORIZED SIGNER, AND ACKNOWLEDGED TO ME THAT
_____ EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF GREEN COUNTRY
FEDERAL CREDIT UNION, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

IN WITNESS WHEREOF, SNI REAL ESTATE HOLDINGS, L.P. HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2024.

SNI REAL ESTATE HOLDINGS, L.P.
BY: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED
THE NAME OF SNI REAL ESTATE HOLDINGS, L.P., TO THE FOREGOING INSTRUMENT, AS AUTHORIZED SIGNER, AND ACKNOWLEDGED TO ME THAT
_____ EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SNI REAL ESTATE
HOLDINGS, L.P., FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

IN WITNESS WHEREOF, HIWAY 51 GROUP LLC HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2024.

HIWAY 51 GROUP LLC
AN OKLAHOMA PARTNERSHIP

BY: _____
DANIEL E. SIMON, PARTNER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED DANIEL E. SIMON, TO ME KNOWN TO BE THE
IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF HIWAY 51 GROUP LLC TO THE FOREGOING INSTRUMENT, AS PARTNER, AND
ACKNOWLEDGED TO ME THAT DANIEL E. SIMON EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE
FREE AND VOLUNTARY ACT AND DEED OF HIWAY 51 GROUP LLC, AN OKLAHOMA PARTNERSHIP, FOR THE USES AND PURPOSES
THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CERTIFICATE OF SURVEY

I, A. B. WATSON, JR., A REGISTERED LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE
CAREFULLY AND ACCURATELY SURVEYED AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE
ACCOMPANYING PLAT DESIGNATED HEREIN AS RE-PLAT LOT 4 & 5, BLOCK 1, RESERVE "A" AND RESERVE "B" AMENDED
COWEAT51 ADDITION, A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, IS A
REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR
EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF APRIL, 2024.

A.B. WATSON JR. L.S. 1057 REGISTERED
PROFESSIONAL LAND SURVEYOR



STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED TO ME A. B. WATSON, JR. KNOWN TO BE
THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING
CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY
AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

RE-PLAT
LOT 4, BLOCK 1, RESERVE "A", "B" & "C"
AND LOT 5, BLOCK 1
AMENDED COWEAT51 ADDITION

DATE OF PREPARATION: 04-12-24
SHEET 3 OF 3



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Final Plat The Woods Phase III Blocks 10-17
Date: 05-20-2024

BACKGROUND

The applicant, Tulsa L Dev., LLC, Developer; Tanner Consulting, L.L.C., Surveyor/Engineer; for Final Plat approval of The Woods Phase III Blocks 10-17, a subdivision of approximately 37.321 acres more or less with 121 lots.

Case Facts

- The property is located in located in Section 36, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is Part of Planned Unit Development PUD No. PUD-R 13-02, with RS-2 Residential Single Family and RM-1 Residential Multi-Family zoning.
- The property legal description: Part of the North Half of the Southwest Quarter (NE/2 SW/4) and part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma.

Utilities/Site Area: A Technical Advisory Committee meeting was held on May 10, 2024. The subdivision will be served by Rural Water District No. 5 for Water and the City of Coweta for Sanitary Sewer. Windstream/Kinetic, ONG, AEP and Cox were a part of the Technical Advisory Committee and had no comments.

Pertinent Code

TITLE 13 – Subdivisions

CHAPTER 13-4-4 Final Plat:

- C. Planning Commission Action. The Planning Commission shall act upon the final plat after it has been submitted for final approval unless a stipulation for additional time is agreed to by the developer. If the final plat is disapproved, grounds for the refusal shall be stated in writing, a copy of which shall be transmitted to the applicant.

PLANNING COMMISSION ACTION

The Planning Commission may make a recommendation to City Council to approve or deny the Final Plat. The Planning Commission may continue the case and require the subdivider to submit a revised final plat before making recommendation to City Council for approval. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the final plat is disapproved, the reasons for that action shall be stated.

Staff recommends the Planning Commission make a recommendation to the City Council for approval of the Final Plat The Woods Phase III Blocks 10-17.

ATTACHMENTS

1. Final Plat – The Woods Phase III Blocks 10-17

Draft Final Plat

PUD-R 13-02

The Woods
BLOCKS 10-17

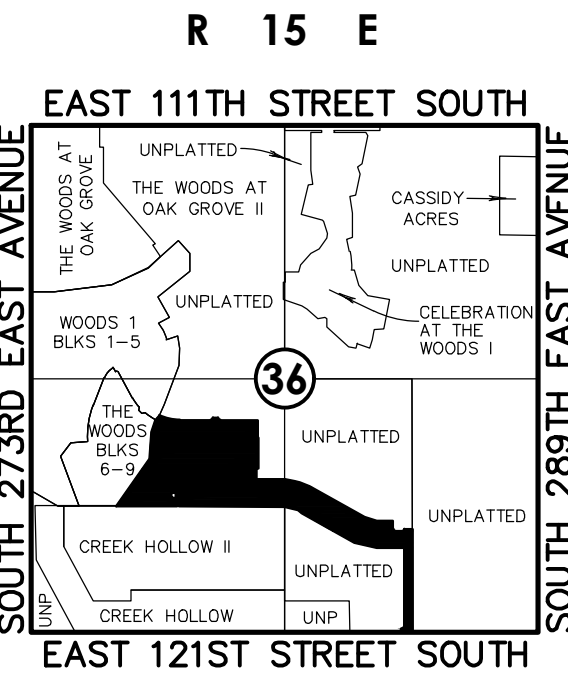
PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

OWNER:
Tulsa I Dev., LLC

CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RCH.COM
4058 North College
Suite 300 Box 9
Fayetteville, AR 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:

ONE HUNDRED TWENTY ONE (121) LOTS
IN EIGHT (8) BLOCKS
WITH THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 37.321 ACRES

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOVT GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBG(CB)	CHORDDIS(CD)
A	219.33'	500.00'	25°08'01"	S78°39'49"E	217.58'
B	39.27'	25.00'	90°00'00"	N43°46'10"E	35.36'
C	39.27'	25.00'	90°00'00"	S46°13'50"E	35.36'
D	39.27'	25.00'	90°00'00"	S46°23'04"E	35.36'
E	39.27'	25.00'	90°00'00"	N43°36'56"E	35.36'
F	47.12'	30.00'	89°59'56"	N43°47'52"E	42.42'
G	109.74'	283.00'	22°13'06"	N9°54'57"E	109.06'
H	84.87'	217.00'	22°24'34"	N9°49'13"E	84.33'

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83);
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF COWETA AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 121ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY EAST 117TH STREET SOUTH AND SOUTH 278TH EAST AVENUE, BOTH BEING PUBLIC STREETS.

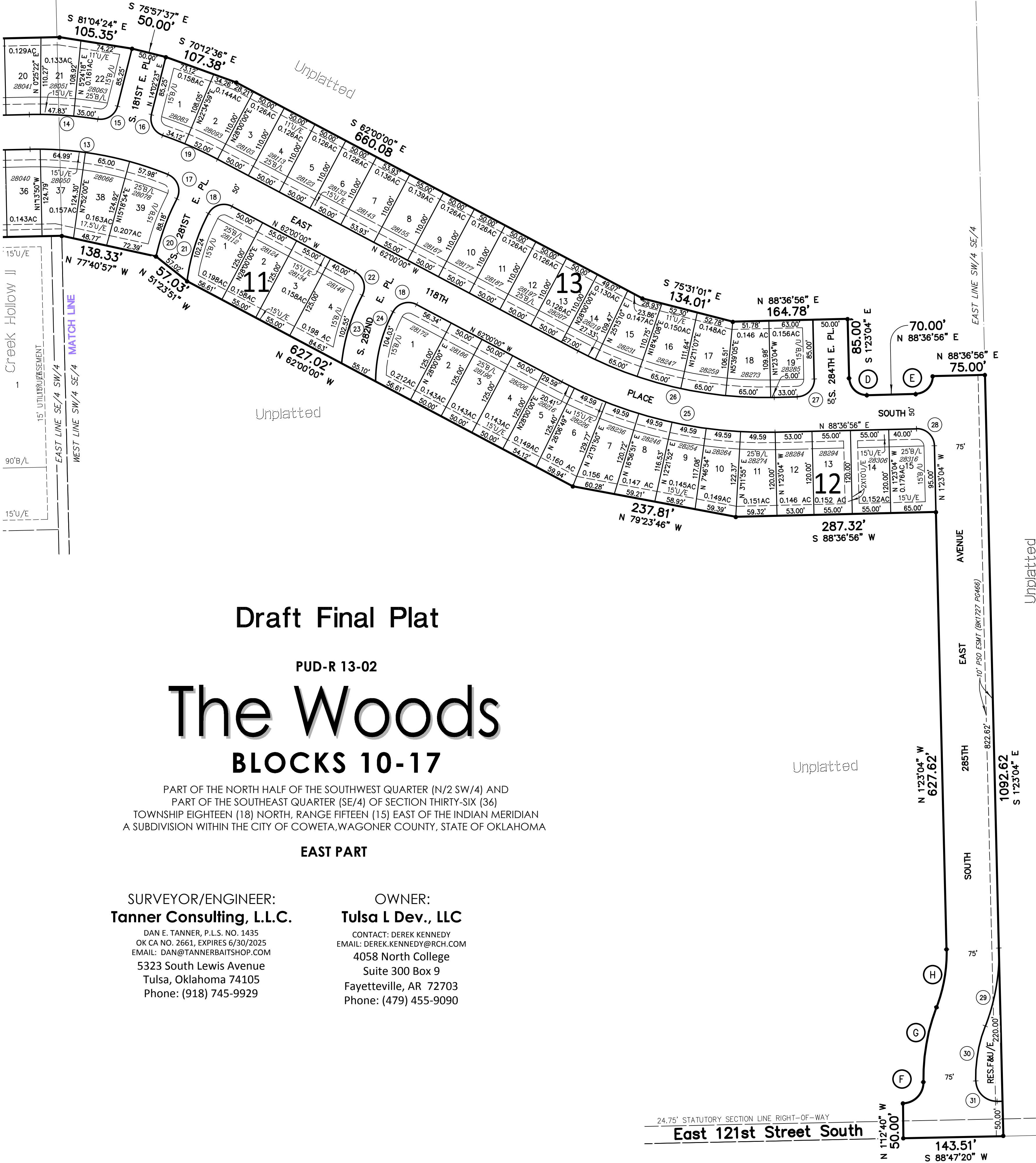
DATE OF PREPARATION: April 22, 2024

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
1	261.60'	560.00'	26°45'57"	N77°50'51"W	259.23'
2	39.27'	25.00'	90°00'00"	N46°13'50"W	35.36'
3	39.27'	25.00'	90°00'00"	N43°46'10"E	35.36'
4	157.08'	100.00'	90°00'00"	N46°13'50"W	141.42'
5	32.43'	25.00'	74°19'26"	N23°46'21"E	30.20'
6	109.31'	225.00'	27°50'06"	N74°51'07"E	108.24'
7	21.03'	25.00'	48°11'23"	N67°08'08"W	20.41'
8	241.19'	50.00'	276°22'46"	N1°13'50"W	66.67'
9	21.03'	25.00'	48°11'23"	N64°40'29"E	20.41'
10	135.08'	275.00'	28°08'38"	N74°41'51"E	133.73'
11	31.76'	25.00'	72°46'44"	N82°59'06"W	29.66'
12	116.85'	150.00'	44°38'06"	N68°54'47"W	113.92'
13	202.36'	500.00'	23°11'21"	N79°38'09"W	200.99'
14	98.70'	550.00'	10°16'54"	N86°05'23"W	98.56'
15	37.09'	25.00'	85°00'41"	N56°32'44"E	33.78'
16	37.09'	25.00'	85°00'41"	N28°27'57"W	33.78'
17	41.72'	25.00'	95°37'00"	N20°13'58"W	37.05'
18	39.27'	25.00'	90°00'00"	N73°00'00"E	35.36'
19	86.12'	550.00'	8°58'18"	N66°29'09"W	86.03'
20	88.18'	331.13'	15°15'29"	N19°56'48"E	87.92'
21	102.24'	281.13'	20°50'13"	N17°34'53"E	101.68'
22	39.27'	25.00'	90°00'00"	N17°00'00"W	35.36'
23	102.55'	264.56'	22°12'33"	N16°53'43"E	101.91'
24	104.03'	214.56'	27°46'47"	N14°06'36"E	103.01'
25	317.97'	620.00'	29°23'04"	N76°41'32"W	314.50'
26	292.33'	570.00'	29°23'04"	N76°41'32"W	289.14'
27	39.27'	25.00'	90°00'00"	N43°36'56"E	35.36'
28	39.27'	25.00'	90°00'00"	N46°23'04"W	35.36'
29	114.21'	292.00'	22°24'34"	N9°49'13"E	113.48'
30	80.61'	208.00'	22°12'17"	N9°55'22"E	80.11'
31	47.14'	30.00'	90°01'53"	N46°11'43"W	42.44'

Boundary Curve Table

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Draft Final Plat

PUD-R 13-02

The Woods
BLOCKS 10-17

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) AND
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

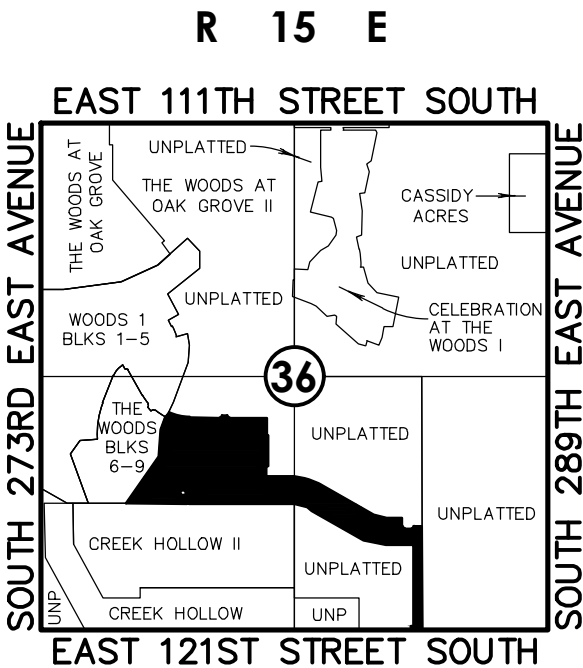
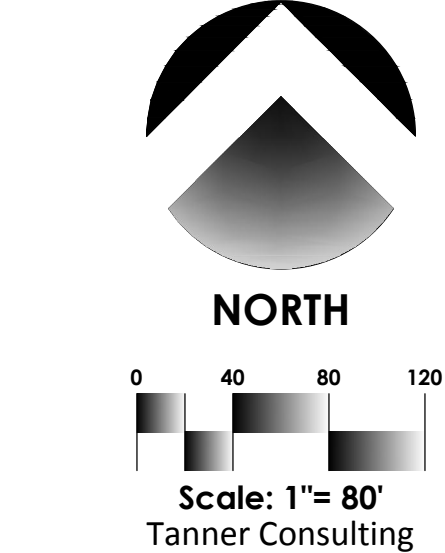
EAST PART

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:
Tulsa L Dev., LLC

CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RCH.COM
4058 North College
Suite 300 Box 9
Fayetteville, AR 72703
Phone: (479) 455-9090



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PUD-R 13-02

The Woods
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PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO APPLICABLE CITY
CODES, RULES AND REGULATIONS. ANY ADDITIONS CONTEMPLATED BY THE HOME
OWNER OR LOT OWNER MUST SUBMIT PLANS PRIOR TO CONSTRUCTION TO THE
COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO
APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO AN EXISTING
STRUCTURE.

G. GARAGE AND DETACHED STRUCTURES AND STORAGE BUILDINGS

ALL RESIDENCES CONSTRUCTED IN THE SUBDIVISION SHALL HAVE A MINIMUM OF TWO
(2) OFF-STREET PARKING SPACES, TO INCLUDE A PRIVATE GARAGE TO ACCOMMODATE A
MINIMUM OF ONE (1) AUTOMOBILE AND A PARKING PAD FOR ONE (1) ADDITIONAL
AUTOMOBILE. NO CARPORTS ARE ALLOWED ON THE SIDE, REAR OR FRONT YARDS OF
ANY LOTS. EACH GARAGE SHALL BE FULLY ENCLOSED AND CONTAIN A FULL-LENGTH
OVERHEAD STYLE DOOR. ALL GARAGE DOORS ARE TO BE KEPT CLOSED WHEN NOT
ENTERING OR EXITING THE GARAGE. ANY DETACHED STRUCTURE TO BE BUILT ON A LOT,
SUCH AS A COVERED ENTERTAINMENT AREA, GUEST HOUSE, POOL HOUSE, STORAGE
BUILDING, OR OTHER STRUCTURE, SHALL CONFORM TO THE BASIC STYLING AND
MATERIALS OF THE RESIDENTIAL DWELLING. ANY DETACHED STRUCTURE
CONTEMPLATED FOR CONSTRUCTION BY ANY HOME OWNER OR LOT OWNER MUST,
PRIOR TO CONSTRUCTION, SUBMIT ACCEPTABLE PLANS TO THE COMMITTEE FOR
APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE,
MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO ANY EXISTING
STRUCTURE.

H. TEMPORARY STRUCTURES

NO TRAILER, MOBILE HOME, TENT, CONSTRUCTION SHACK, OR OTHER OUTBUILDING
SHALL BE ERECTED ON ANY LOT IN THE SUBDIVISION EXCEPT FOR TEMPORARY USE BY
CONSTRUCTION CONTRACTORS FOR A REASONABLE PERIOD OF TIME.

I. FENCES

NO FENCE SHALL BE CONSTRUCTED ON ANY SAID LOT IN THE AREA BETWEEN THE FRONT
BUILDING LINE OF ANY DWELLING AND THE FRONT LOT LINE OF ANY SAID LOT. NO FENCE
ON A CORNER LOT SHALL BE CONSTRUCTED BEYOND THE SIDE STREET SET-BACK LINE
TOWARD THE STREET EXCEPT FOR THE COMMUNITY ENTRY. FURTHER, THE
PLACEMENT/LOCATION OF ANY PERIMETER FENCING AROUND THE SUBDIVISION AS
INITIALLY INSTALLED BY THE DECLARANT AND/OR ORIGINAL DEVELOPER MAY NOT BE
ADJUSTED, RELOCATED OR MOVED WITHOUT THE PRIOR CONSENT OF THE COMMITTEE
AND/OR THE BOARD. ANY PRIVACY FENCE SHALL BE CONSTRUCTED SO THAT THE
FRAMING SHALL BE TOWARD THE INSIDE OF THE OWNER'S LOT. ALL FENCES MUST BE
INSTALLED BY A PROFESSIONAL INSTALLER AND SHALL BE SIX FOOT (6') WOOD PRIVACY
FENCING WITH VERTICAL BOARDS (NOT HORIZONTAL) AND NO CHAIN-LINK FENCES,
WIRE, HOG WIRE, OR OTHER SIMILAR MATERIALS SHALL BE PERMITTED. PRIOR TO
INSTALLATION, THE FENCE DESIGN AND NAME OF THE INSTALLER MUST BE APPROVED BY
THE COMMITTEE.

J. MAILBOXES

ALL MAILBOXES SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE TYPE
OF CONSTRUCTION SHALL BE CONSISTENT WITH THE DESIGN ESTABLISHED BY THE
DEVELOPER. COMMUNITY MAILBOX IS AN APPROVED ALTERNATIVE SUBJECT TO
APPROVAL OF THE UNITED STATES POSTAL SERVICE.

K. SIGNS

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT
ONE PROFESSIONAL SIGN ADVERTISING THE PROPERTY FOR SALE, RESALE OR RENT, OR
SIGNS USED BY BUILDER OR AGENT TO ADVERTISE THE PROPERTY DURING THE
CONSTRUCTION AND SALE OF A DWELLING THEREON. IN NO EVENT SHALL ANY SUCH
SIGN STAND MORE THAN SEVEN (7) FEET ABOVE GROUND LEVEL, NOR BE MORE THAN
FIVE (5) SQUARE FEET IN SIZE, NOR BE LIGHTED AT NIGHT. THESE SIGNAGE RESTRICTIONS
AND REQUIREMENTS SHALL NOT APPLY TO DECLARANT.

L. PARKED VEHICLES

ALL VEHICLES PARKED IN THE FRONT OF THE FRONT BUILDING LINE MUST BE PARKED ON
THE DRIVEWAY. NO INOPERATIVE VEHICLES OF ANY NATURE SHALL BE PERMITTED TO
REMAIN ON ANY LOT OR LOTS FOR A PERIOD IN EXCESS OF ONE (1) DAY. IT IS THE
INTENTION OF THE DECLARANT THAT, EXCEPT ON SPECIAL OCCASIONS SUCH AS
HOLIDAYS OR EVENTS AT AN OWNER'S RESIDENCE THAT ALL PARKING SHALL BE IN
DRIVEWAYS AND NOT ON A STREET OR ON ANY YARD. ACCORDINGLY, NO VEHICLE SHALL
BE PARKED ON THE STREET FOR MORE THAN TWO (2) CONSECUTIVE DAYS AND SHALL
NOT BE PARKED OVERNIGHT ON A STREET. ANY VIOLATION OF THIS SECTION MAY
RESULT IN A TOWING OF THE VEHICLE AT THE OWNER'S EXPENSE PER MUNICIPAL
REGULATIONS. NO VEHICLE MAINTENANCE SHALL BE PERFORMED ON THE STREETS OR IN
THE FRONT YARDS OR ON PARKING PADS OF ANY LOT.

M. APPEARANCE OF LOT

ALL OWNERS SHALL BE REQUIRED TO KEEP THEIR LOT IN A CLEAN AND SANITARY
CONDITION WHETHER OR NOT THEY HAVE CONSTRUCTED A RESIDENCE ON THE LOT. ALL
OPEN AREAS ON LOTS SHALL BE KEPT MOWED TO A HEIGHT OF NOT MORE THAN SIX (6)
INCHES. NO PLAYGROUNDS, SWING SETS, TRAMPOLINES, SWIMMING POOLS, PICNIC
TABLES, OR OTHER SIMILAR EQUIPMENT IS ALLOWED IN THE FRONT YARDS OF ANY LOT.
THE BOARD AND COMMITTEE MAY PROMULGATE RULES AND REGULATIONS REGARDING

THE MAINTENANCE OF LOTS AND ADEQUATE ENFORCEMENT MECHANISMS IN THE
EVENT A LOT IS NOT PROPERLY MAINTAINED. UPON FAILURE OF THE OWNER TO
MAINTAIN OR LANDSCAPE THE GROUNDS OF ANY LOT IN ACCORDANCE WITH THE
PROVISIONS ABOVE, THE ASSOCIATION MAY, UPON 15 DAYS' WRITTEN NOTICE TO THE
OWNER, CAUSE THE GRASS, WEEDS AND VEGETATION TO BE CUT. THE COST OF ANY
MAINTENANCE REQUIRED UNDER THIS SECTION AND ANY ENFORCEMENT COSTS SHALL
BE ASSESSED TO THE OWNER, AND SHALL CONSTITUTE A LIEN UPON THE LOT, AND MAY
BE COLLECTED IN ACCORDANCE WITH SECTION III.C.

N. RECREATIONAL VEHICLES AND ACCESSORIES

NO BOATS, TRAILERS, RECREATIONAL VEHICLES, OR VEHICLES USED FOR RECREATIONAL
PURPOSES ARE ALLOWED IN THE SUBDIVISION UNLESS THEY WILL FIT ENTIRELY INTO A
PRIVATE GARAGE.

O. STORAGE AND CONSTRUCTION MATERIALS

CONSTRUCTION MATERIALS MAY ONLY BE STORED ON A LOT FOR THIRTY (30) DAYS
PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THEREAFTER, CONSTRUCTION IS
TO BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME. THE DECLARANT SHALL
BE ALLOWED TO STORE MATERIALS ON A LOT IN AN ORDERLY FASHION AS LONG AS MAY BE
REASONABLY NECESSARY.

P. GARBAGE/DUMPING

DUMPING IS PROHIBITED IN THE SUBDIVISION. ALL TRASH, GARBAGE OR OTHER WASTE
SHALL BE KEPT IN SANITARY CONTAINERS STORED BEHIND THE RESIDENCE OR WITHIN
ENCLOSED GARAGES AND MUST BE OUT OF STREET VIEW EXCEPT TWELVE (12) HOURS
PRIOR TO AND 12 HOURS AFTER THE NORMAL CURBSIDE PICKUP TIME. ALL LOTS SHALL
BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

Q. MODEL HOME AND CONSTRUCTION FACILITIES

MODEL HOMES FOR THE PURPOSES OF HOME SALES ARE PERMITTED BY THE
DECLARANT. THE GARAGE OF MODEL HOMES MAY BE USED AS SALES OFFICES. ONE
TRAILER OR TEMPORARY BUILDING MAY BE LOCATED ON A RESIDENTIAL LOT BY THE
DECLARANT AND USED AS A CONSTRUCTION OFFICE UNTIL THE SUBDIVISION REACHES
ONE-HUNDRED PERCENT (100%) OCCUPANCY.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION,
AND SEVERABILITY

A. ENFORCEMENT

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF
AND SHALL BE ENFORCEABLE BY THE CITY, THE HOA, THE OWNER, AND ANY OWNER OF A
LOT, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS
ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW,
INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN.
FAILURE TO DO SO SHALL NOT BE DEEMED A WAIVER OF ANY TERMS HEREOF OR OF THE
RIGHT TO SEEK ACTION AGAINST FUTURE NONCOMPLIANCE. REASONABLE REGULATIONS
CONCERNING THE PROPERTY AND COMMON AREAS MAY BE MADE AND AMENDED
FROM TIME TO TIME BY THE OWNER AND/OR ASSOCIATION. NO NOXIOUS OR OFFENSIVE
ACTIVITY SHALL BE CARRIED ON IN, UPON, OR AROUND ANY RESIDENCE OR LOT OR IN OR
UPON ANY COMMON AREA, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE
OR BECOME AN ANNOYANCE OR A NUISANCE TO OTHER OWNERS OR IN ANY WAY
INTERFERE WITH THE QUIET ENJOYMENT OF SUCH OWNERS.

B. DURATION

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE
OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN
THE SUBDIVISION UNTIL JANUARY 1, 2044, AFTER WHICH TIME SAID COVENANTS SHALL
BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS
UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTIONS I. AND II. MAY BE AMENDED OR
TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED
BY THE OWNER AND APPROVED BY THE CITY, EXCEPT FOR SECTIONS I. AND II. AS STATED
ABOVE, OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE
COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND
RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. ALTERNATIVELY, THESE
COVENANTS MAY BE AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND
ACKNOWLEDGED BY THE OWNERS OF SIXTY (60%) OF THE LOTS (SUBJECT TO OWNER
CONSENT). THE PROVISIONS OF ANY INSTRUMENT SUPPLEMENTING OR AMENDING
THESE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN
THE RECORDS OF THE COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART
THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE
OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY,
HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2024.

TULSA L DEV., LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY _____
STEPHEN LIEUX, MANAGER

ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC
WITHIN AND FOR THE AFORESAID COUNTY AND STATE, DULY COMMISSIONED AND
ACTING, APPEARED STEPHEN LIEUX, TO ME PERSONALLY WELL KNOWN AS, OR PROVEN
TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING
DOCUMENT AND STATED THAT HE WAS THE MANAGER OF TULSA L DEV., LLC, AN
OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE
FOREGOING CONVEYANCE FOR AND ON ITS BEHALF, AND HE RESPECTIVELY
ACKNOWLEDGED TO ME THAT HE HAD EXECUTED THE SAME FOR THE CONSIDERATION
AND PURPOSES THEREIN MENTIONED AND SET FORTH, AND I DO SO CERTIFY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE
AS SUCH NOTARY PUBLIC AT THE COUNTY AND STATE AFORESAID ON THIS _____ DAY
OF _____, 2024.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED,
SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT
THE ACCOMPANYING PLAT DESIGNATED AS "THE WOODS BLOCKS 10-17", A SUBDIVISION
WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, IS A TRUE
REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED
PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE
PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, ON THIS _____ DAY OF _____, 2024, PERSONALLY
APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO
SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL
LAND SURVEYOR, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND
PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2028
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

FINAL PLAT CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA PLANNING
COMMISSION.

PLANNING COMMISSION CHAIR OR VICE-CHAIR APPROVAL DATE
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA CITY COUNCIL.

MAYOR OR VICE-MAYOR APPROVAL DATE
THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

CITY CLERK DATE