



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

**AGENDA - REGULAR MEETING
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JUNE 15, 2026 6:00 PM**

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chair and keep your comments as brief as possible. Individuals addressing the Trustees must identify themselves by name prior to making any comments. The Trust Authority will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the Trust Authority have been heard.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Jessica Morris ____ Joanna Jones ____ Linda Dyer ____ Tim Ahlstrom ____ Jennifer Curtis ____

IV. CONSENT

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

1. **MINUTES OF REGULAR MEETING**

Approval of the minutes of the Coweta Board of Adjustment Meeting held on May 18, 2026.
[Meghan Bendabout_ Community Development Administrative Assistant]

V. PUBLIC HEARING(S)

1. **CBOA 26-05 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 309 NORTH OLD MAIN STREET**

A public hearing to receive public comment on CBOA 26-05. The applicant, Blue Sage Designs, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. The applicant is requesting a variance to the front yard setback from 25 feet to 15 feet. The property location for the requested variance is 309 North Old Main Street, Old Coweta City Lot One (1), Block Seven (7) City of Coweta, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

2. **CBOA 26-06 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 28019 SOUTH 107TH STREET SOUTH**

A public hearing to receive public comment on CBOA 26-06. The applicant, Darin Hogue, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. This variance request is for the setback requirements. The property is

built over the build line on the front and side. The property location for the requested variance is 28019 South 107th Street South, Lot Nine (9), Block Four (4), Wynstone Phase Two, City of Coweta, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

VI. ADMINISTRATION

1. **CBOA 26-05 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 309 NORTH OLD MAIN STREET**

Discuss and consider possible action to approve, approve with conditions, or deny the request for CBOA 26-05. The applicant, Blue Sage Designs, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. The applicant is requesting a variance to the front yard setback from 25 feet to 15 feet. The property location for the requested variance is 309 North Old Main Street, Old Coweta City Lot One (1), Block Seven (7) City of Coweta, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

2. **CBOA 26-06 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 28019 SOUTH 107TH STREET SOUTH**

Discuss and consider possible action to approve, approve with conditions, or deny the request for CBOA 26-06. The applicant, Darin Hogue, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. This variance request is for the setback requirements. The property is built over the build line on the front and side. The property location for the requested variance is 28019 South 107th Street South, Lot Nine (9), Block Four (4), Wynstone Phase Two, City of Coweta, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

VII. ADJOURNMENT

*If you wish to speak during this meeting, please sign in before the meeting begins using the sign-up sheet located on the table near the podium. Speakers may address only those items listed on the posted agenda. All cell phones and electronic devices must be turned **off** or **set to silent** for the duration of the meeting.*

Persons who require a special accommodation to participate in this meeting should contact the Coweta City Clerk, 310 South Broadway, P.O. Box 850, Coweta, Oklahoma, 74429, 918-486-2189 or via Email: cityclerk@cityofcoweta-ok.gov, as far in advance as possible and preferably at least 48 hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353; voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.



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**REGULAR MEETING - MEETING MINUTES
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA
MONDAY, MAY 18, 2026 6:00 PM**

COMMISSIONERS PRESENT: Jessica Morris, Linda Dyer, Tim Alhstrom, Jennifer Curtis

COMMISSIONERS ABSENT: Joanna Jones

I. CALL TO ORDER

The meeting was called to order by Chairman Jessica Morris at 6:06 PM following the Planning Commission meeting.

II. PLEDGE OF ALLEGIANCE GIVEN AT PLANNING COMMISSION MEETING

III. ROLL CALL

Roll call taken. Board Members were present as shown above.

IV. CONSENT

Consideration of the minutes of the regular meeting held on April 20, 2026

Jennifer Curtis made the motion to Approve.

Jessica Morris seconded the motion.

Aye: Jessica Morris
Linda Dyer
Tim Alhmstrom
Jennifer Curtis

V. PUBLIC HEARING(S)

Linda Dyer made the motion to open the public hearing at 6:07 p.m. Jennifer Curtis seconded the motion.

Aye: Jessica Morris
Linda Dyer
Tim Alhmstrom
Jennifer Curtis

1. CBOA-26-03 – A VARIANCE TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 28019 SOUTH 107TH STREET SOUTH

A public hearing to receive public comment on CBOA 26-03. The applicant, Darin Hogue, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. This variance request is for the front yard setback. The property is built over the build line. The property location for the requested variance is 28019 South 107th Street South, Lot Nine (9), Block Four (4), Wynstone Phase Two, City of Coweta, Wagoner County, State of Oklahoma.

No public comment.

2. CBOA-26-04 - A VARIANCE REQUEST TO SECTION 12-7B-8 (MINIMUM LOT WIDTH AND FRONTAGE) FOR THE LOCATION AT 325 EAST PECAN STREET

A public hearing to receive public comment on CBOA 26-04. The applicant, Jason Howard, is requesting a variance to section 12-7B-8 Minimum Lot Width and Frontage to the City of Coweta Zoning Code. This variance request is to allow for duplexes to be built on the property. The variance is needed to meet the requirements for minimum lot width in the RD zoning district. The location for the requested variance is 325 East Pecan Street, New Coweta City, Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma.

No public comment.

Jessica Morris made the motion to close the public hearing at 6:10 p.m. Jennifer Curtis seconded the motion.

Aye: Jessica Morris
Linda Dyer
Tim Alhstrom
Jennifer Curtis

V. ADMINISTRATION

1. CBOA 26-03 - A VARIANCE TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 28019 SOUTH 107TH STREET SOUTH

Discuss and consider possible action to approve, approve with conditions, or deny the request for CBOA 26-03. The applicant, Darin Hogue, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. This variance request is for the front yard setback. The property is built over the build line. The property location for the requested variance is 28019 South 107th Street South, Lot Nine (9), Block Four (4), Wynstone Phase Two, City of Coweta, Wagoner County, State of Oklahoma.

City Planner Skylar Marlow – Fuson read the staff report. Jessica Morris read over requirements. Linda Dyer agreed that it was not a harm to the public.

Jessica Morris made the motion to approve. Linda Dyer seconded the motion.

Aye: Jessica Morris
Linda Dyer
Tim Alhstrom
Jennifer Curtis

2. CBOA-26-04 - A VARIANCE REQUEST TO SECTION 12-7B-8 (MINIMUM LOT WIDTH AND FRONTAGE) FOR THE LOCATION AT 325 EAST PECAN STREET

Discuss and consider possible action on the recommendation of approval, approval with conditions, or denial of a request for a variance to section 12-7B-7 Minimum Lot Area to the City of Coweta Zoning Code. This variance request is to allow for duplexes to be built on the property. The variance is needed to meet the requirements for minimum lot area in the RD zoning district. The location for the requested variance is 325 East Pecan Street, New Coweta City Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma.

City Planner Skylar Marlow – Fuson read staff report.

Jessica Morris asked if the setback requirement is met and Skylar Marlow – Fuson responds yes. Jessica Morris asked if anyone else had any questions while going over the requirements.

Chairman Jessica Morris made the motion to approve. Tim Alhstrom seconded the motion.

Aye: Jessica Morris
Linda Dyer
Tim Alhstrom
Jennifer Curtis

VI. ADJOURNMENT

Chairman Jessica Morris adjourns the meeting at 6:15 p.m.

Chairman

Date

Secretary

Date



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Memorandum

To: Honorable Chair and Board of Adjustment Members

From: Skylar Marlow-Fuson, City Planner

Re: **CBOA 26-05 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 309 NORTH OLD MAIN STREET**

Date: June 15, 2026

BACKGROUND

The applicant, Blue Sage Designs, is seeking a variance to section 12-7A-6 Minimum Yard Requirements to the City of Coweta Zoning Code. The location for the requested variance is 309 N Old Main Street, Coweta, Oklahoma.

Case Facts

- The property is currently zoned RS-3
- RS-3 zoning is to all sides
- The applicant is requesting a variance to the front yard setback from 25 feet to 15 feet.

Legal Description

Old Coweta City Lot One (1), Block Seven (7) City of Coweta, Wagoner County, State of Oklahoma.

Variance Requests

12-7A-6 Minimum Yard Requirements

The depth of the required front yard shall be determined in the following manner: Measured from the centerline of the abutting street, add one-half of the right-of-way designated on the City major street and highway plan or 25 feet if not designated on the street and highway plan,

to the appropriate distance shown below:

RS-3- 25 feet front yard setback

The applicant requests a variance from the 25 feet setback to 15 feet.

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300’ radius – min. 10 days in advance

Board Action

A. Grounds for variance. The Board of Adjustment, upon application, and after hearing, and subject to the procedural and substantive standards hereinafter set forth, may grant such variance from the terms of this title as:

· The variance requested will not cause substantial detriment to the public good or impair the spirit, purposes and intent of this title or the comprehensive plan, where, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition, or circumstance peculiar to a particular property, Page 460 the literal enforcement of this title will result in unnecessary hardship. The Board shall not vary any jurisdictional requirement, such as notice.

B. Application for variance. A request for a variance shall be initiated by the filing of an application with the City Manager or his/her designee and shall be set for public hearing in accordance with the rules established by the Board. The application for a principal use variance shall include information necessary to evaluate such request as the Board of Adjustment may adopt as rules of procedure for granting principal use variances

C. Hearing; Board action. The Board shall hold the hearing and, upon the concurring vote of three members, may grant a variance after finding:

· That, by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.

· That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.

· That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this title or the comprehensive plan.

· That the variance, if granted, would be the minimum necessary to alleviate the necessary hardship. Provided that the Board, in granting a variance, shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

D. Time limitation. A variance which has not been utilized within one year from date of the order granting the variance shall thereafter be void, provided that the Board has not extended the time for utilization. For the purpose of this subsection, the term "utilization" means actual use or the issuance of a building permit, when applicable, provided construction is diligently carried to completion. (Ord. No. 716, 4-4-2011; altered in 2023 recodification.

STAFF RECOMMENDATION

Staff recommends approval of the requested variance.

ATTACHMENTS

1. Aerial Map_CBOA 26-05
2. Zoning Map_CBOA 26-05
3. Flood Map_CBOA 26-05
4. 2026-05-20 SURVEY, CBOA 26-05

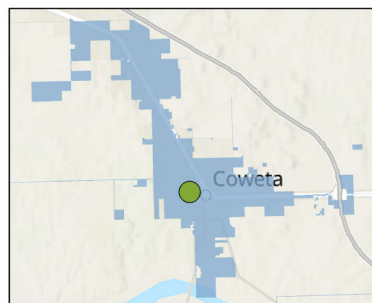
Aerial Map

CBOA 26-05



Legend

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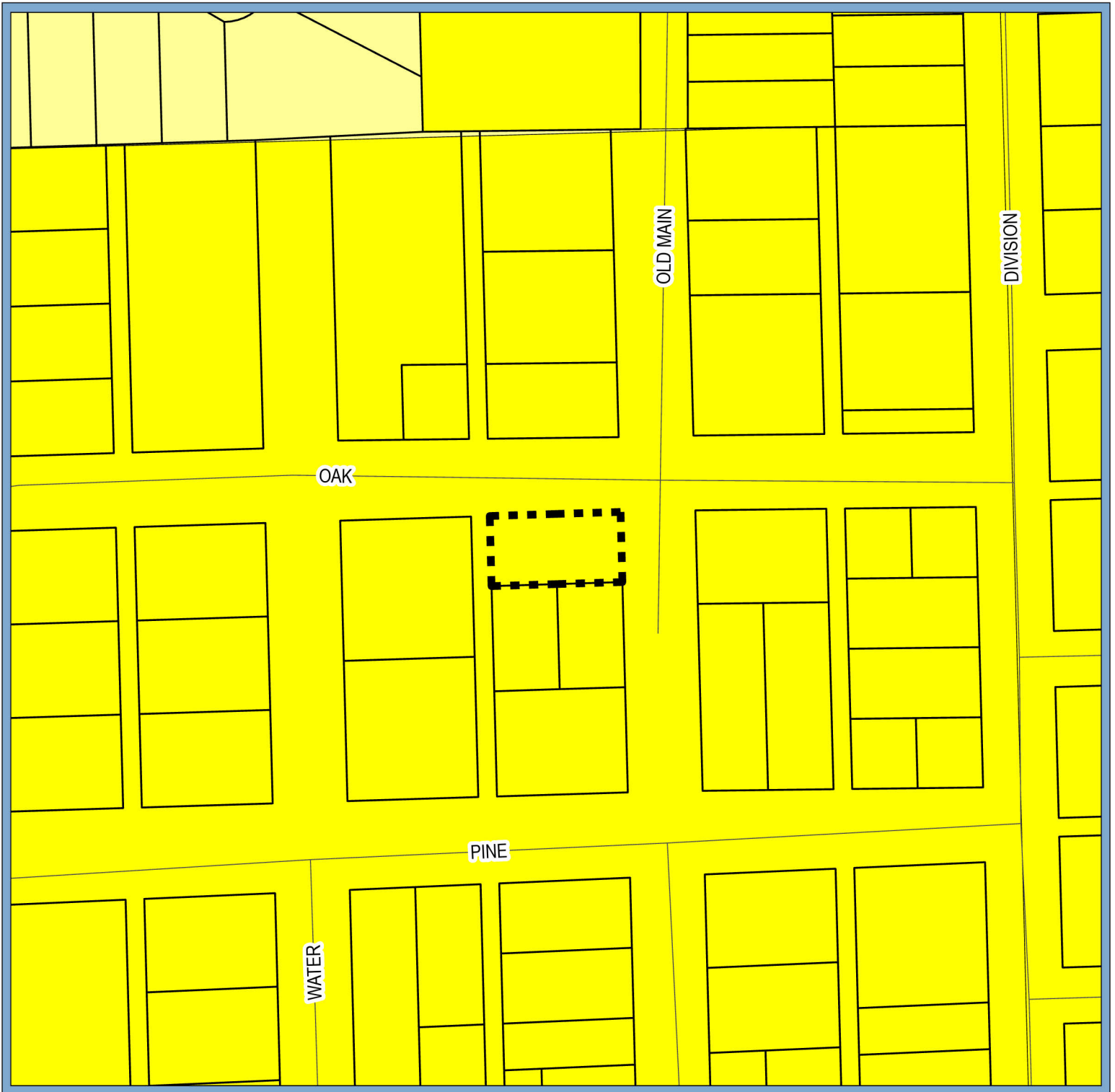
Inset Map: General location of site area



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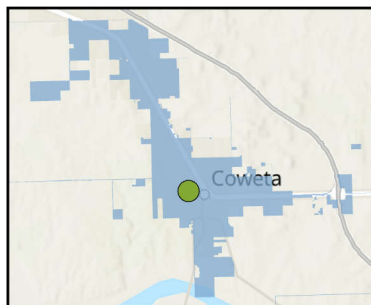
Zoning Map

CBOA 26-05



Legend

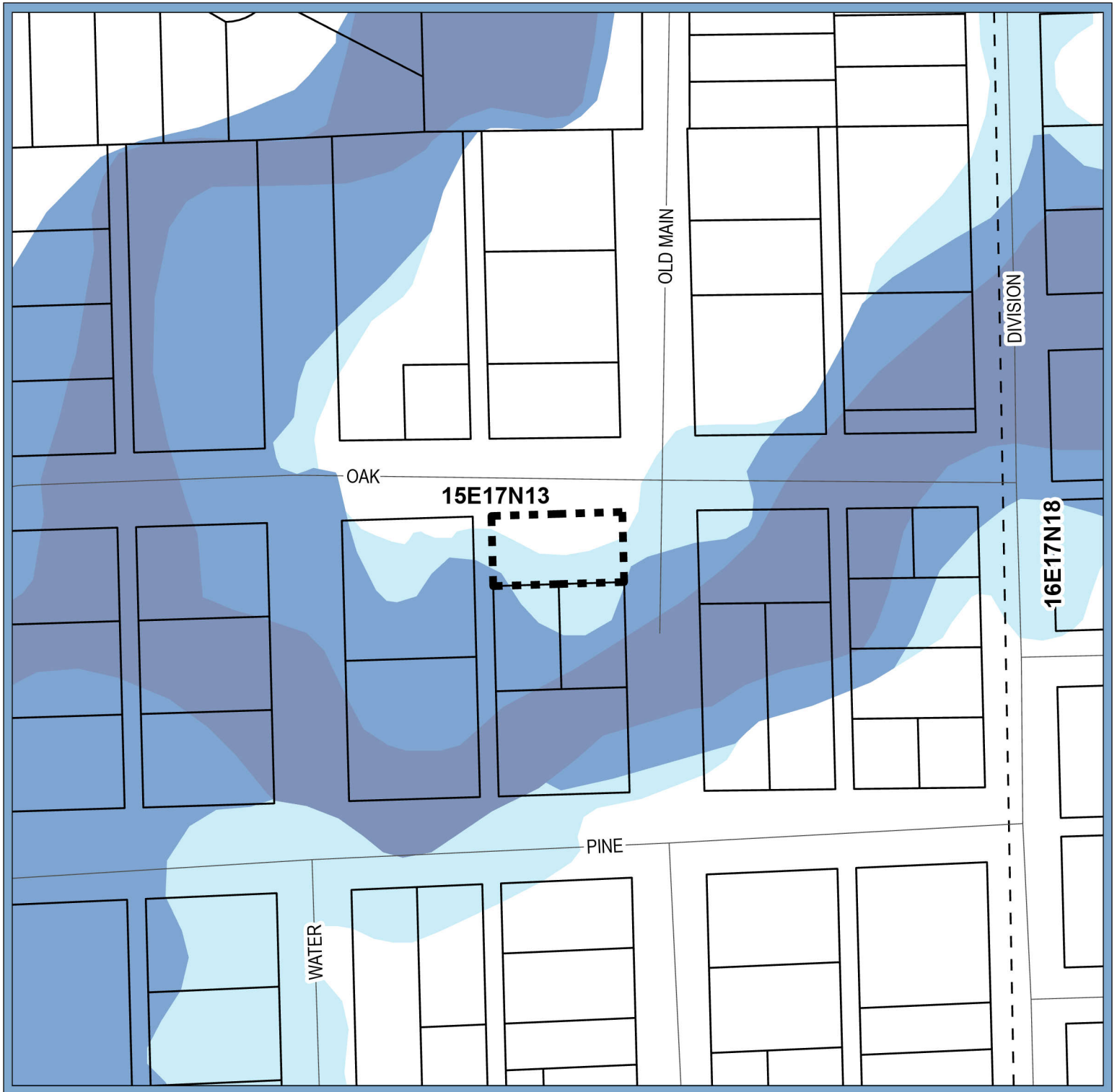
- Roads
- ▣ Subject Property
- ▭ Parcels
- RS-3
- RS-2



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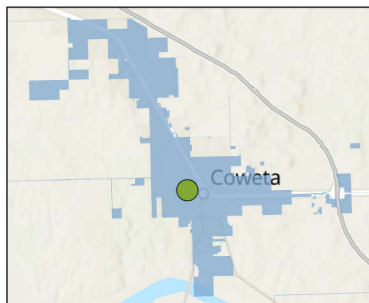
Flood Map

CBOA 26-05



Legend

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| | Roads | | Unstudied |
| | Subject Property | | 500-Year Flood |
| | Parcels | | 100-Year Flood |
| | PLSS | | Floodway |



Inset Map: General location of site area



Date Exported: 5/22/2026 9:36 AM

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

PLAT OF SURVEY

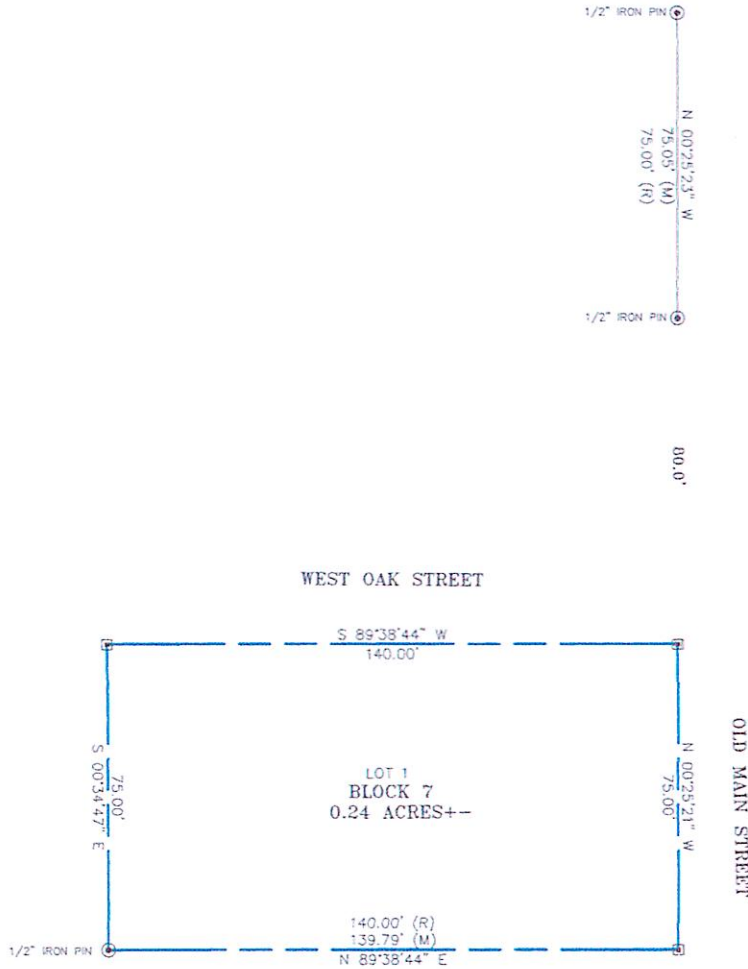
SURVEY NOTES:

LEGAL ACCESS PROVIDED BY WAY OF OAK STREET OR OLD MAIN STREET.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE (NORTH ZONE) NAD 1983

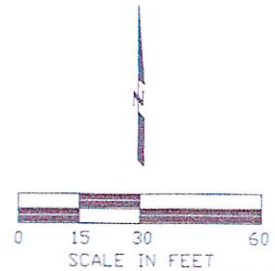
LAST VISIT TO SITE WAS MAY 11, 2026.

NO EASEMENTS WERE SUPPLIED, RESEARCHED, OR ADDRESSED AS PART OF THIS SURVEY AND PLAT.



- (R) DENOTES RECORD DISTANCE
- (M) DENOTES MEASURED DISTANCE
- ⊕ DENOTES SET MAG NAIL W/FLASH
- ⊙ DENOTES FOUND IRON PIN AS NOTED
- DENOTES EXISTING FENCE CORNER
- ⊠ DENOTES SET 1/2" IRON PIN W/CAP

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



CERTIFICATE

I, Brett King, the undersigned, a registered Land Surveyor, L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572, EXP. 6-30-27, of 245 South Taylor St., Pryor, Oklahoma, (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

Lot 1, Block 7 of OLD COWETA CITY, Wagoner County, Oklahoma, according to the recorded plat thereof.

Witness my hand and seal this 12th day of May, 2026.

Brett King
Brett King - Land Surveyor





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Memorandum

To: Honorable Chair and Board of Adjustment Members

From: Skylar Marlow-Fuson, City Planner

Re: **CBOA 26-06 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 28019 SOUTH 107TH STREET SOUTH**

Date: June 15, 2026

BACKGROUND

The applicant, Darin Hogue, is seeking a variance to section 12-7A-6 Yard Requirements to the City of Coweta Zoning Code. The location for the requested variance is 28019 S. 107th Street South, Coweta, Oklahoma. This variance request is for the setback requirements. The property is built over the build line on the front and side.

Case Facts

- The property is currently zoned RS-3
- The property is located within Wynstone Phase II and is surrounded by RS-3 zoning.
- The residence is already built- and it is built over the build line according to a survey.

Legal Description

Lot Nine (9), Block Four (4), Wynstone Phase Two, City of Coweta, Wagoner County, State of Oklahoma.

Variance Requests

12-7A-6 Minimum Yard Requirements Page 505

A. Front yard. 1. The depth of the required front yard shall be determined in the following manner: Measured from the centerline of the abutting street, add one-half of the right-of-way

designated on the City major street and highway plan or 25 feet if not designated on the street and highway plan, to the appropriate distance shown below:

RS-3 Front Yard Setback: 25 feet

Side yards. All buildings shall be set back from the side lot line to comply with the following side yard requirements: 1. For dwellings located on an interior lot, there shall be a minimum side yard as follows

RS-3: Five feet.

The applicant's survey shows the property built over the build line on the front and the side.

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Board Action

A. Grounds for variance. The Board of Adjustment, upon application, and after hearing, and subject to the procedural and substantive standards hereinafter set forth, may grant such variance from the terms of this title as:

- The variance requested will not cause substantial detriment to the public good or impair the spirit, purposes and intent of this title or the comprehensive plan, where, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition, or circumstance peculiar to a particular property, Page 460 the literal enforcement of this title will result in unnecessary hardship. The Board shall not vary any jurisdictional requirement, such as notice.

B. Application for variance. A request for a variance shall be initiated by the filing of an application with the City Manager or his/her designee and shall be set for public hearing in accordance with the rules established by the Board. The application for a principal use variance shall include information necessary to evaluate such request as the Board of Adjustment may adopt as rules of procedure for granting principal use variances

C. Hearing; Board action. The Board shall hold the hearing and, upon the concurring vote of three members, may grant a variance after finding:

- That, by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.

- That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.
- That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this title or the comprehensive plan.
- That the variance, if granted, would be the minimum necessary to alleviate the necessary hardship. Provided that the Board, in granting a variance, shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

D. Time limitation. A variance which has not been utilized within one year from date of the order granting the variance shall thereafter be void, provided that the Board has not extended the time for utilization. For the purpose of this subsection, the term "utilization" means actual use or the issuance of a building permit, when applicable, provided construction is diligently carried to completion. (Ord. No. 716, 4-4-2011; altered in 2023 recodification.)

STAFF RECOMMENDATION

Staff recommends approval of the requested variance.

ATTACHMENTS

1. Aerial Map_CBOA 26-06
2. Zoning Map_CBOA 26-06
3. Flood Map_CBOA 26-06
4. CUR-Survey FINAL SURVEY

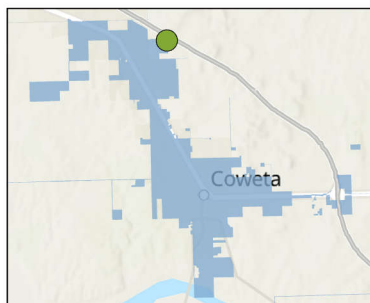
Aerial Map

CBOA 26-06



Legend

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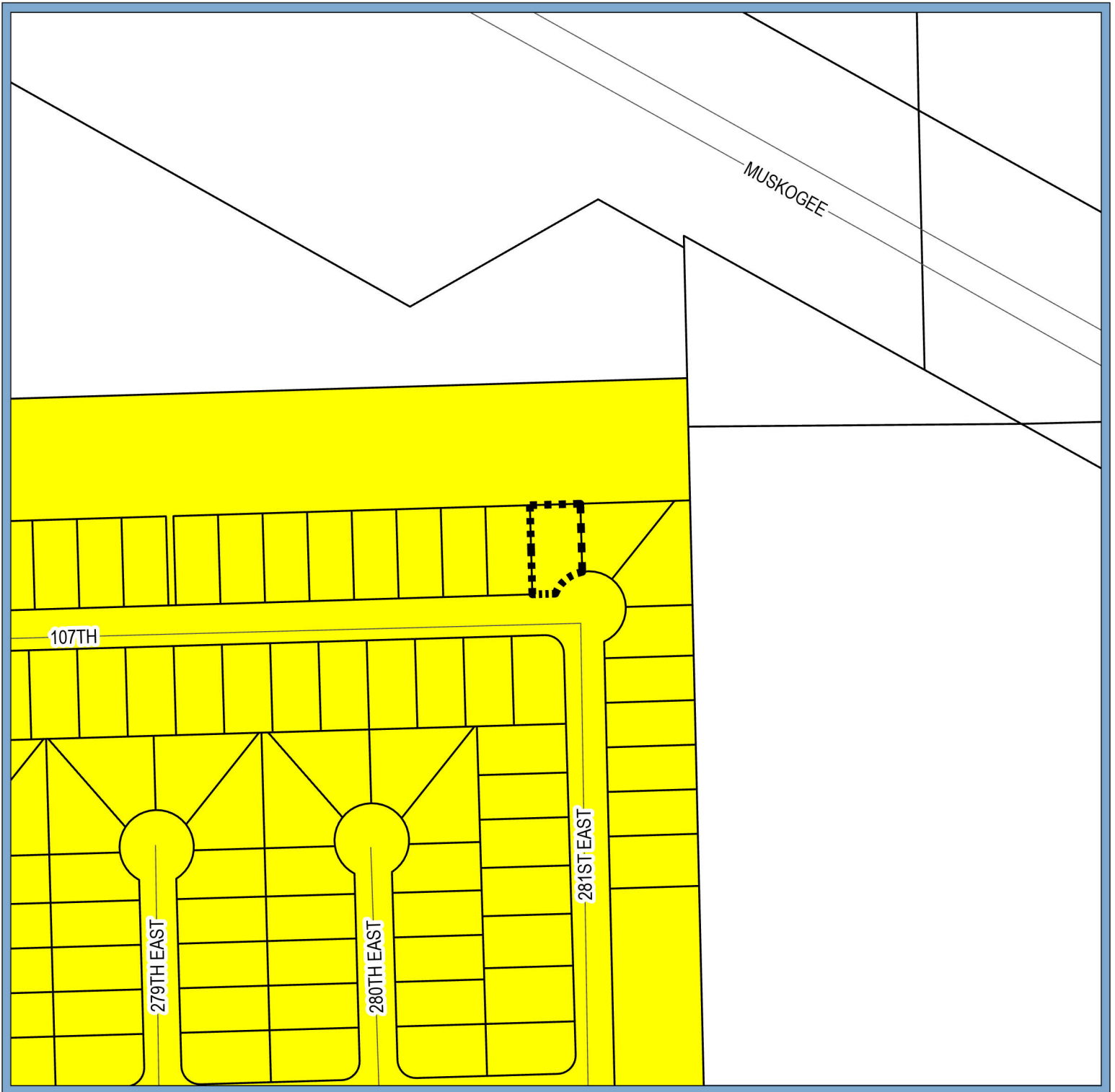
Inset Map: General location of site area



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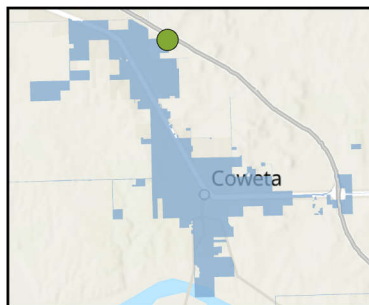
Zoning Map

CBOA 26-06



Legend

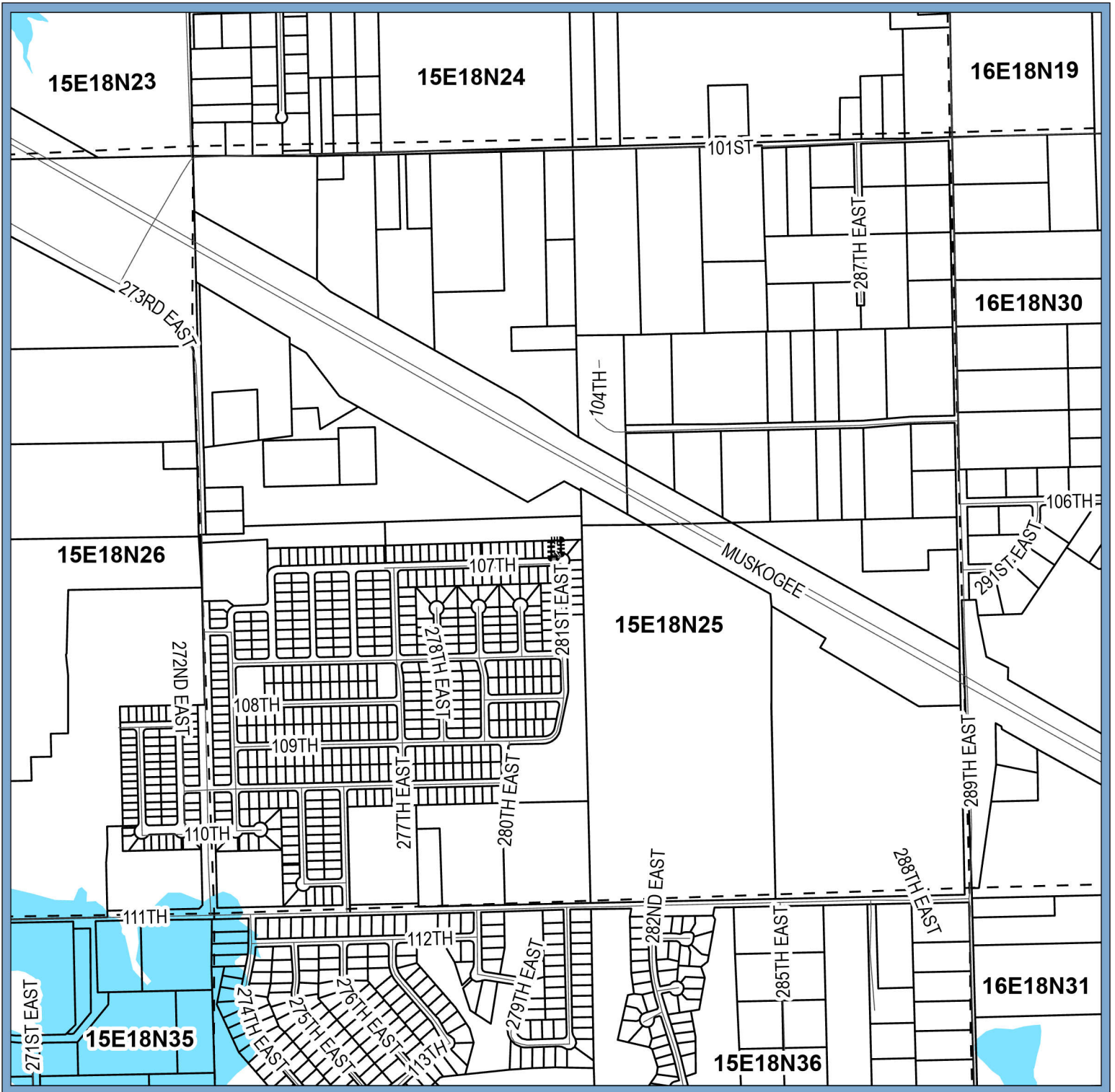
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| — | Roads |
| ⊞ | Subject Property |
| □ | Parcels |
| ■ | RS-3 |
| ■ | AG |



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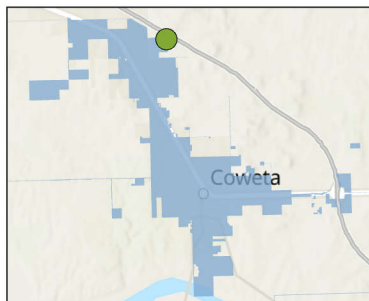
Flood Map

CBOA 26-06



Legend

| | | | |
|--|------------------|--|----------------|
| | Roads | | Unstudied |
| | Subject Property | | 500-Year Flood |
| | Parcels | | 100-Year Flood |
| | PLSS | | Floodway |



Inset Map: General location of site area



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LEGEND

- CL - CENTERLINE
- B/L - BUILDING LINE
- U/E - UTILITY EASEMENT
- S/E - SERVICE ENTRANCE
- RW - RIGHT-OF-WAY
- MAE - MUTUAL ACCESS ESMT
- B/E - BURIED ELEC. ESMT
- L/E - LANDSCAPE ESMT
- D/E - DRAINAGE ESMT
- W/E - WATERLINE ESMT
- F/E - FENCE ESMT
- SW/E - SIDEWALK ESMT
- RW/E - RESTRICTED WATER ESMT

BAKER

SURVEYING, LLC

4677 SOUTH 83RD EAST AVENUE
TULSA, OKLA. 74145

MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY



SCALE: 1"=30'

SELLER: Hogue Homes, LLC

BUYER: Jared Tillman Helms and Christina Ann Crawford

CLIENT: First American Title Insurance Company

FLOODPLAIN STATEMENT:

THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) AN AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP 40145C0120H EFFECTIVE APRIL 17TH, 2012.

(FLOOD ZONE DISCLAIMER: FLOOD ZONE DETERMINATIONS ARE BASED SOLELY ON THE FEMA NFIP WEBSITE ON THE CERTIFIED DATE, ACCURACY CANNOT BE GUARANTEED AND SHOULD BE VERIFIED FROM A SECONDARY SOURCE)



SURVEYOR'S NOTE:

THE FOLLOWING FOUND IN TITLE COMMITMENT

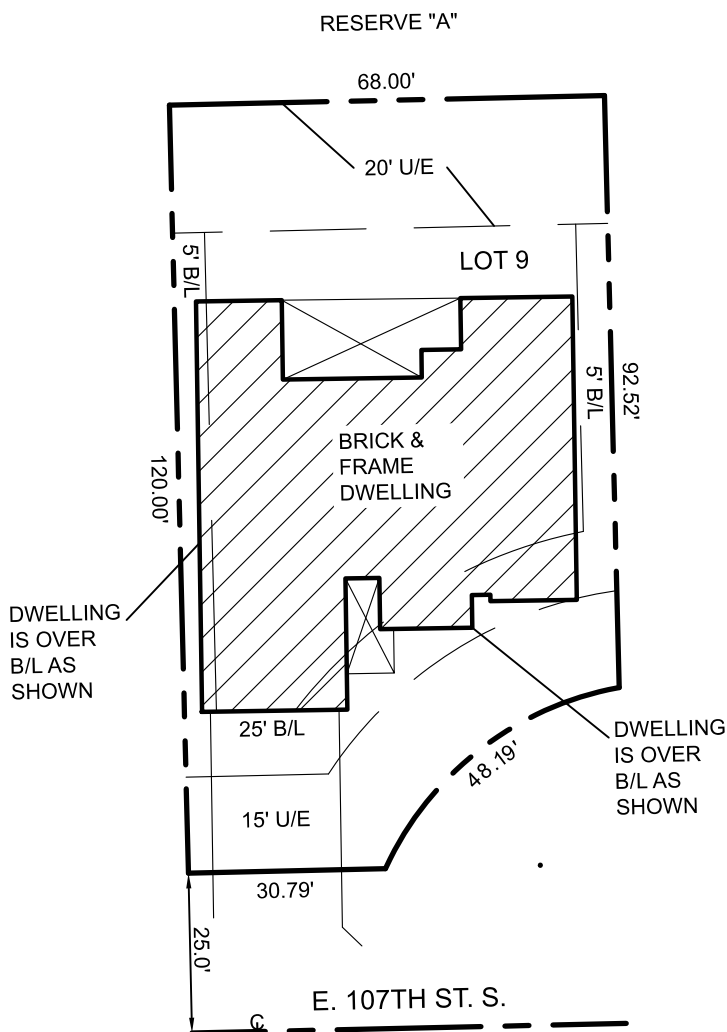
#2982027-TU02 DATED 03/11/26:

DOES AFFECT THE PROPERTY:

- #11 BK 358 PG 227 (BLANKET EASEMENT)
- #19 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF WYNSTONE PHASE 2, BK 2796 PG 448.

DOES NOT AFFECT THE PROPERTY:

- ITEMS #12 THROUGH #18



DATE OF FIELD INSPECTION:

MARCH 23RD, 2026

LEGAL DESCRIPTION:

LOT NINE (9), BLOCK FOUR (4), WYNSTONE - PHASE 2, A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO KNOWN AS:

28019 EAST 107TH STREET SOUTH, COWETA, OK 74429

CERTIFICATION:

THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR FIRST AMERICAN TITLE INSURANCE COMPANY. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES WHOLLY WITHIN THE BOUNDARIES OF THE DESCRIBED LOT UNLESS OTHERWISE NOTED. NO PROPERTY CORNERS WERE SET BY BAKER SURVEYING. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS (IF SHOWN) ARE APPROXIMATE.

WITNESS MY HAND AND SEAL THIS DATE: MARCH 27TH, 2026

BAKER SURVEYING, LLC
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