

NOTICE OF MEETING PLANNING COMMISSION

TYPE OF MEETING

REGULAR MEETING	(X)	RESCHEDULED REGULAR MEETING	()
SPECIAL MEETING	()	CONTINUED OR RECONVENED MEETING	()

DATE:

TIME:

PLACE OF MEETING:

08/04/2021

1:30 P.M.

Commission Chambers
City Hall, 9th & Broadway
Shawnee, OK 74802-1448

To be completed by person filing notice:

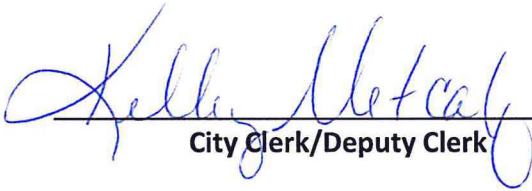
NAME: Rachel Clyne

TITLE: City Planner

ADDRESS: 222 N. Broadway Ave.
Shawnee, OK 74801

PHONE: (405) 878-1616

Filed in the office of the municipal clerk at 8:09 a.m./p.m. on 8/02/2021

SIGNED: 
City Clerk/Deputy Clerk

=====

FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 8-2-2021

PERSON FILING NOTICE: /s/ Rachel Clyne

NOTICE VERIFIED BY: Kelley Metcalf

AGENDA
PLANNING COMMISSION of SHAWNEE, OK
Regular Meeting
August 4, 2021 at 1:30 P.M.
City Hall, 16 W. 9TH St. Shawnee, OK

1. Roll Call
2. Consideration of approval of the minutes from the regular meeting of the Shawnee Planning Commission on July 7, 2021.
3. Case No. **LOT01-21** -- Consideration of an application requesting a Lot Split of land located near 33808 Belcher Road.
Applicants: Daniel and Alison Cope
4. Case No. **LOT02-21** -- Consideration of an application requesting a Lot Split of land located on properties addressed 1101 N. Union Avenue and 212 E. Kirk Street.
Applicant: Jeff Lumen
5. City Planner's Report
6. New Business
7. Commissioners' Comments
8. Adjournment



Planning Commission Meeting – 08.04.2021 – City of Shawnee, Oklahoma

Staff Report – LOT01-21– Lot Split – 33808 Belcher Road

To: Shawnee Planning Commission

From: Planning Department

Date: July 30, 2021

Subject: LOT-01-21 – Request for a Lot Split of land located near 33808 Belcher Road.

It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of Aug 4, 2021.

Background

The subject land is located near 33808 Belcher Road and is approximately 13.7-acres. The property is zoned A-1 (Rural Agricultural District). Upon approval, the parent Tract will be approximately 8.7-acres, and the newly split Tract will be 5-acres. The applicants for this request are Daniel and Alison Cope.

Discussion

Referencing the City of Shawnee Zoning Code [Article VII. – Zoning] in DIVISION 4. - Agricultural Uses, Section 22-262.- Dimensional Standards. Table 22-262 provides the density and dimensional standards for properties with zoning A-1 (Rural Agricultural District).

The minimum lot size is 5-acres, and the minimum street frontage and lot width are 330'. The lot split request meets the minimum 5-acre requirement but not the street frontage.

The applicants have applied to the Zoning Board of Adjustment (ZBOA) requesting a variance for a reduction of street frontage. The approval of this lot split application requires that the ZBOA grant the requested variance. That application (ZBOA03-21) will be heard at the Zoning Board of Adjustment meeting on August 19, 2021.

Recommendation

Staff recommends that the Planning Commission vote for **Conditional Approval** of LOT01-21 with the condition that the associated variance request (ZBOA-03-21) is approved.



Planning Commission Meeting – 08.04.2021 – City of Shawnee, Oklahoma

Staff Report – LOT02-21– Lot Split – N Union Ave and E Kirk St

To: Shawnee Planning Commission

From: Planning Department

Date: July 30, 2021

Subject: LOT-02-21 – Request for a Lot Split of properties on N. Union Ave. and E. Kirk St.

It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of Aug 4, 2021

Background

The subject land is located northeast of the intersection of N. Union Avenue and E. Kirk Street. The applicant for this request is Jeff Lumen. The subject property is zoned R-1 (Single-Family Residential District).

Discussion

The subject property is currently one lot with the legal description: Lots Fourteen (14), Fifteen (15), and Sixteen (16), Block One (1), Dix First Addition, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof. The property measures approximately 77' x 140'.

Currently, there are two (2) single-family residential structures on the lot. Each has a unique address. The unit that faces west is addressed as 1101 North Union Avenue. The unit that faces south is addressed 212 East Kirk Street. The applicant is the property owner of the land and both houses.

Referencing the City of Shawnee Zoning Code [Article VII. – Zoning] in DIVISION 4. - Residential Uses, Section 22-293 - Dimensional Standards. Table 22-293 provides the density and dimensional standards for properties with zoning R-1 (Single-Family Residential District). Minimum Lot size is 6,000 square feet. The minimum street frontage is 35' and the minimum lot width is 60'

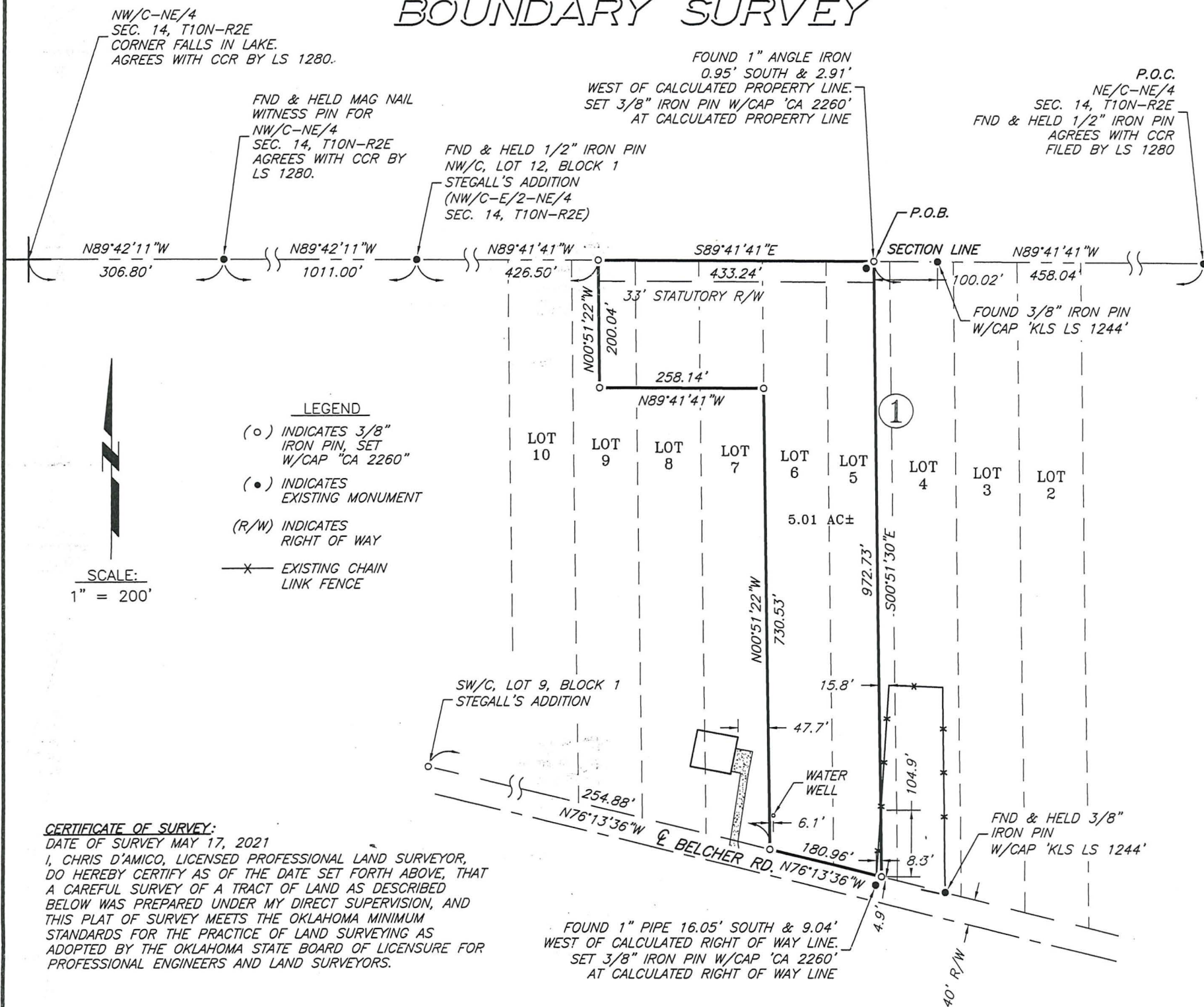
The proposed lot (Tract A) addressed on Union meets the minimum requirements. The proposed lot (Tract B) addressed on Kirk does not; however, in the Zoning Code under Sec. 22-295. - Traditional Neighborhood infill standards are discussed. The purpose of this floating zone (TN) is applied to legally created lots that are located in plats or replats recorded prior to 1960. The underlying base zoning of

the lot (R-1) does not change, but additional standards are applied ensure that construction is compatible with the neighborhood. The Dix First Addition subdivision was recorded in 1907. Staff reviewed the documents supplied, studied the original plat, as well as visited the site to ensure the smaller lot (Kirk St.) was compatible with the surrounding neighborhood. The TN overlay allows for Tract B to be legally conforming with approximately 4,000 square feet and a lot width of 52.50'. The minimum setbacks for R-1 zoning are met by both Tracts A and B.

Recommendation

Staff recommends that the Planning Commission vote to APPROVE of **LOT02-21** as presented.

BOUNDARY SURVEY



CERTIFICATE OF SURVEY:

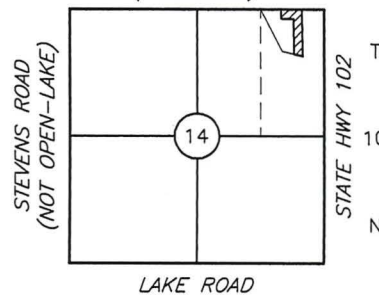
DATE OF SURVEY MAY 17, 2021

I, CHRIS D'AMICO, LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE, THAT A CAREFUL SURVEY OF A TRACT OF LAND AS DESCRIBED BELOW WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THIS PLAT OF SURVEY 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.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2-NE/4) OF SECTION FOURTEEN (14), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WITH A BASIS OF BEARING OF N89°41'41"W ALONG THE NORTH LINE OF SAID E/2-NE/4, BASED ON OKLAHOMA SOUTH STATE PLANE COORDINATE SYSTEM, AND MORE PARTICULARLY DESCRIBED BY CHRIS D'AMICO (PLS 1945) AS:
COMMENCING AT A 1/2" IRON PIN AT THE NORTHEAST CORNER (NE/C) OF SAID E/2-NE/4; THENCE N89°41'41"W ALONG THE NORTH LINE OF SAID E/2-NE/4 A DISTANCE OF 458.04 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°51'30"E A DISTANCE OF 972.73 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF BELCHER ROAD; THENCE N76°13'36"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 180.96 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; THENCE N00°51'22"W A DISTANCE OF 730.53 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; THENCE N89°41'41"W AND PARALLEL TO THE NORTH LINE OF SAID E/2-NE/4 A DISTANCE OF 258.14 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; THENCE N00°51'22"W A DISTANCE OF 200.04 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; SAID POINT BEING ON THE NORTH LINE OF SAID E/2-NE/4; THENCE S89°41'41"E ALONG SAID NORTH LINE A DISTANCE OF 433.24 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES, MORE OR LESS.

R 2 E
EW 115/INDEPENDENCE RD
(NOT OPEN)



LOCATION MAP
SCALE: 1" = 4000'

SURVEY NOTES:

- 1) THE PROPERTY LINES SHOWN ON THIS SURVEY MAY BE AFFECTED BY ADVERSE POSSESSION DUE TO EXISTING IMPROVEMENTS.
- 2) NO RESEARCH WAS DONE AND NO DOCUMENTATION WAS PROVIDED BY THE CLIENT TO DISCOVER IF ADDITIONAL RIGHT OF WAY WAS PURCHASED FROM THIS PARCEL OF LAND.
- 3) A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED. THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
- 4) SAID DESCRIBED TRACTS ARE A PART OF STEGALL'S ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
- 5) BASIS OF BEARING OF N89°41'41"W ALONG THE NORTH LINE OF E/2-NE/4 OF SECTION 14, T10N-R2E, IM., POTTAWATOMIE COUNTY, OKLAHOMA, BASED ON OKLAHOMA SOUTH STATE PLANE COORDINATE SYSTEM.

IF THE SURVEYOR'S SEAL IMPRESSION IS NOT RED COLORED, THE PLAT IS A COPY.

CHRIS D'AMICO
1945
Chris D'Amico, L.S. 1945

Date

LANDES ENGINEERING L.L.C. & ASSOCIATES

903 EAST 35TH STREET, SHAWNEE, OK. 74804
405-275-5388 CA #2260 EXP. 6-30-21
www.landesengineering.net

DATE DRAFTED:

05/25/2021

DATE OF LAST
SITE VISIT:

05/17/2021

DRAWN BY: ml

REV. 06/21/2021

CHECKED CD

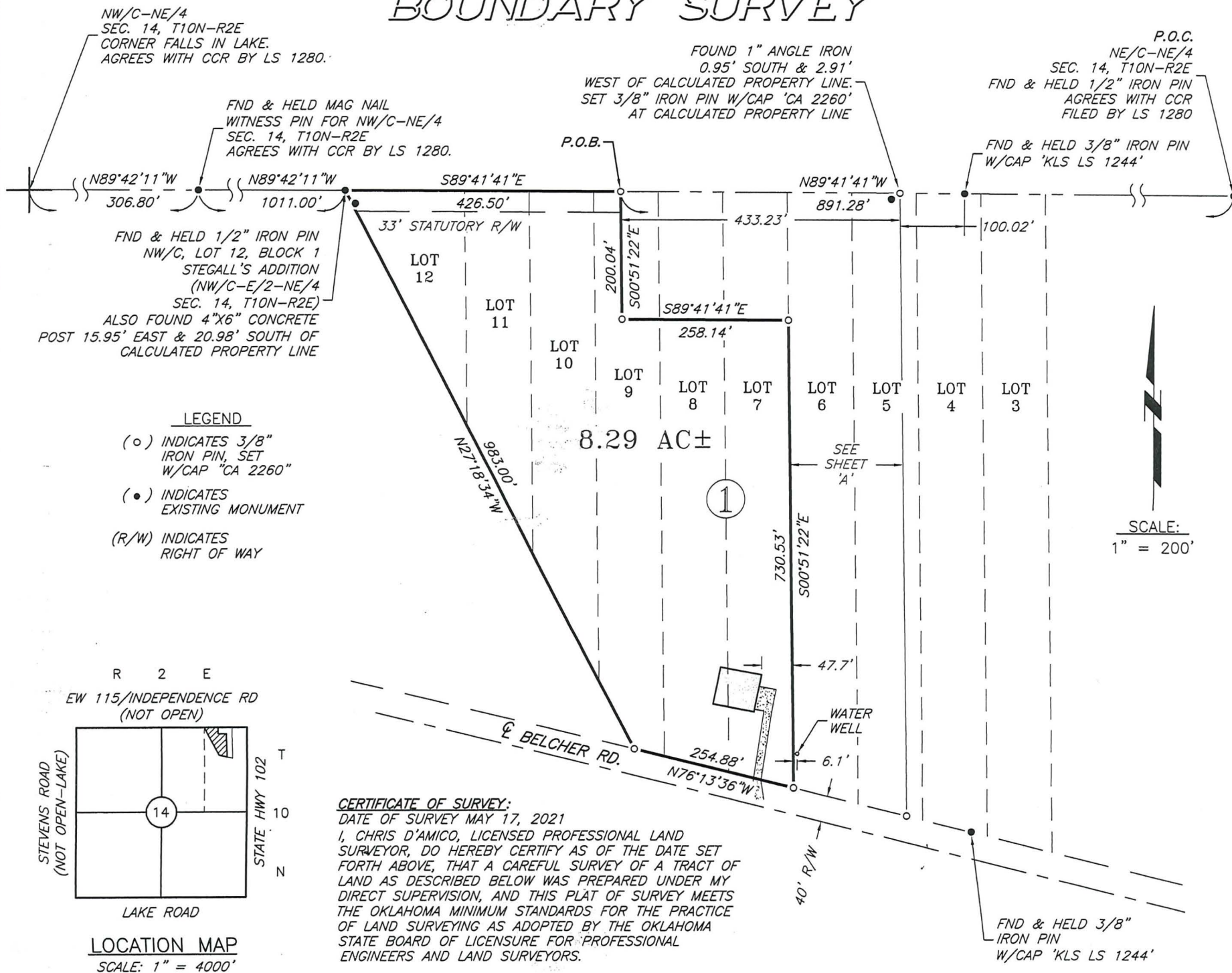
George Cope

SHAWNEE, OKLAHOMA

DRAWING NUMBER:

7604-A

BOUNDARY SURVEY



LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2-NE/4) OF SECTION FOURTEEN (14), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WITH A BASIS OF BEARING OF N89°41'41"W ALONG THE NORTH LINE OF SAID E/2-NE/4, BASED ON OKLAHOMA SOUTH STATE PLANE COORDINATE SYSTEM, AND MORE PARTICULARLY DESCRIBED BY CHRIS D'AMICO (PLS 1945) AS:

COMMENCING AT A 1/2" IRON PIN AT THE NORTHEAST CORNER (NE/C) OF SAID E/2-NE/4; THENCE N89°41'41"W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 891.28 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°51'22"E A DISTANCE OF 200.04 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; THENCE S89°41'41"E AND PARALLEL TO THE NORTH LINE OF SAID E/2-NE/4 A DISTANCE OF 258.14 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; THENCE S00°51'22"E A DISTANCE OF 730.53 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF BELCHER ROAD; THENCE N76°13'36"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 254.88 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; THENCE N27°18'34"W A DISTANCE OF 983.00 FEET TO A 1/2" IRON PIN, SAID POINT BEING THE NORTHWEST CORNER (NW/C) OF SAID E/2-NE/4; THENCE S89°41'41"E ALONG THE NORTH LINE OF SAID E/2-NE/4 A DISTANCE OF 426.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.29 ACRES, MORE OR LESS.

SURVEY NOTES:

1) THE PROPERTY LINES SHOWN ON THIS SURVEY MAY BE AFFECTED BY ADVERSE POSSESSION DUE TO EXISTING IMPROVEMENTS.

2) NO RESEARCH WAS DONE AND NO DOCUMENTATION WAS PROVIDED BY THE CLIENT TO DISCOVER IF ADDITIONAL RIGHT OF WAY WAS PURCHASED FROM THIS PARCEL OF LAND.

3) A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED. THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.

4) SAID DESCRIBED TRACTS ARE A PART OF STEGALL'S ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

5) BASIS OF BEARING OF N89°41'41"W ALONG THE NORTH LINE OF E/2-NE/4 OF SECTION 14, T10N-R2E, IM., POTTAWATOMIE COUNTY, OKLAHOMA, BASED ON OKLAHOMA SOUTH STATE PLANE COORDINATE SYSTEM.

IF THE SURVEYOR'S SEAL IMPRESSION IS NOT RED COLORED, THE PLAT IS A COPY.

CHRIS D'AMICO
1945

Chris D'Amico, L.S. 1945

Date

LANDES ENGINEERING L.L.C. & ASSOCIATES

903 EAST 35TH STREET, SHAWNEE, OK. 74804
405-275-5388 CA #2260 EXP. 6-30-21
www.landesengineering.net

DATE DRAFTED:

05/25/2021

DATE OF LAST
SITE VISIT:

05/17/2021

DRAWN BY: ml

REV. 06/21/2021

CHECKED CD

George Cope

SHAWNEE, OKLAHOMA

DRAWING NUMBER:

7604-B

Planning Department
222 N. Broadway, Shawnee, OK 74801



Lot 01-21

PHONE: (405) 878-1616
FAX: (405) 878-1587

RECEIVED

JUN 29 2021

PLANNING / CODE

Application for Lot Split (short form subdivision)

The Short Form Subdivision process is used to create up to three lots within a tract or previously subdivided parcel under single ownership. No more than three tracts, parcels or lots can be created or approved based on the original legal description submitted at the time of original application for land subdivision. Short Form Subdivision applications are reviewed in accordance with Article III, Section 30 of the Shawnee Subdivision Ordinance. Review may be administrative (10 days) or may require Planning Commission and City Commission approval, if dedications are required or as otherwise determined by the Director.

	Applicant (Property 1)
Name	Daniel Cope and Alison Cope
Mailing Address	43210 Hardesty Rd Shawnee OK 74801 City State Zip
Contact Information	Phone/Cell: 405 613 9063 Fax: _____ Email: Dan2camp@yahoo.com
Site Address	33808 Belcher Rd Shawnee OK 74801
Contact/Agent	Name: _____ Address: SAME City State Zip
Contact Number	Phone/Cell: _____ Fax: _____ Email: _____
Zoning	A1

Affidavit and Certification:

The undersigned person(s), having an interest in the above-described property, hereby submit this Application in accordance with the provision of the Shawnee Subdivision Regulations and Shawnee Zoning Code; do hereby certify that the information given herein and attached is true and correct to the best of my/our knowledge and belief.

 29 June 2021
Owner's Signature Date



Planning Department
222 N. Broadway, Shawnee, OK 74801

PHONE: (405) 878-1616
FAX: (405) 878-1587

Application for Lot Split (short form subdivision)

The Short Form Subdivision process is used to create up to three lots within a tract or previously subdivided parcel under single ownership. No more than three tracts, parcels or lots can be created or approved based on the original legal description submitted at the time of original application for land subdivision. Short Form Subdivision applications are reviewed in accordance with Article III, Section 30 of the Shawnee Subdivision Ordinance. Review may be administrative (10 days) or may require Planning Commission and City Commission approval, if dedications are required or as otherwise determined by the Director.

	Applicant (Property 1)
Name	Jeff Luman
Mailing Address	37232 Sunset Blvd Shawnee, OK 74804 City State Zip
Contact Information	Phone/Cell: 405-642-0412 Fax: _____ Email: _____
Site Address	1101 N-Union Ave, 212 E Kirk St Shawnee, OK
Contact/Agent	Name: _____
Address	_____ _____ City State Zip
Contact Number	Phone/Cell: _____ Fax: _____ Email: _____
Zoning	

Affidavit and Certification:

The undersigned person(s), having an interest in the above-described property, hereby submit this Application in accordance with the provision of the Shawnee Subdivision Regulations and Shawnee Zoning Code; do hereby certify that the information given herein and attached is true and correct to the best of my/our knowledge and belief.

 7-12-21
Owner's Signature Date

Return To:
Jeff Luman
37232 Sunset Blvd
Shawnee, OK 74804



WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **67.50**
Filed/insured by: First American Title Insurance Company
File No.: **2480668-SH01 (CC)**

Tax ID#: **18617**

That **Erick E. Womack and Laura A. Womack, Husband and Wife**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Jeff Luman**, (the "Grantee"), the following described real property and premises situated in **Pottawatomie** County, State of **Oklahoma**, to wit:

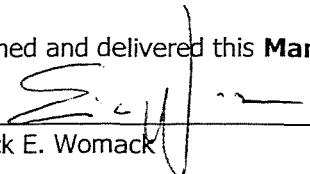
Lots Fourteen (14), Fifteen (15) and Sixteen (16), Block One (1), DIX'S FIRST ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

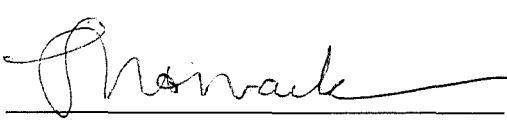
Property Address: **1101 North Union Avenue, 212 East Kirk Street, Shawnee, OK 74801**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **March 23, 2020**.


Erick E. Womack


Laura A. Womack

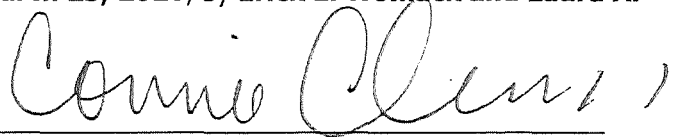
STATE OF OKLAHOMA
Pottawatomie County
Documentary Stamps: \$ 67.50

First American Title 542480668

ACKNOWLEDGMENT - OKLAHOMA FORM

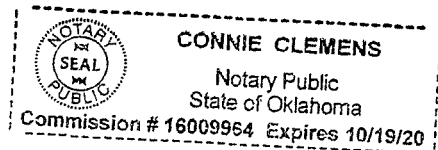
STATE OF **OKLAHOMA** }
COUNTY OF **Pottawatomie** } **ss.**

This instrument was acknowledged before me on **March 23, 2020**, by **Erick E. Womack and Laura A. Womack, Husband and Wife.**



NOTARY PUBLIC **Connie Clemens**

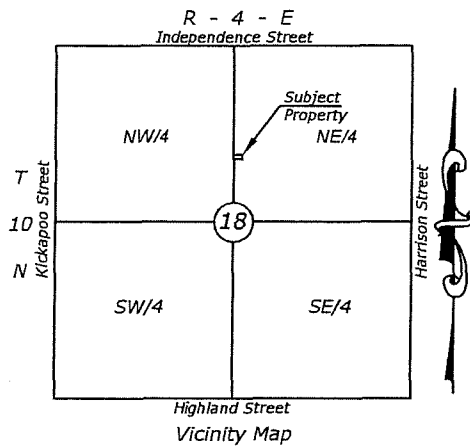
My Commission Expires: **10/19/20**





PLAT OF SURVEY

SCISSORTAIL LAND SURVEY, LLC
3528 West Fox Lane, Newcastle, Oklahoma 73065
(405) 387-3100 C.A. 7471 Expires June 30, 2021



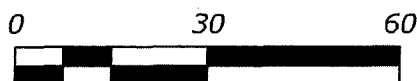
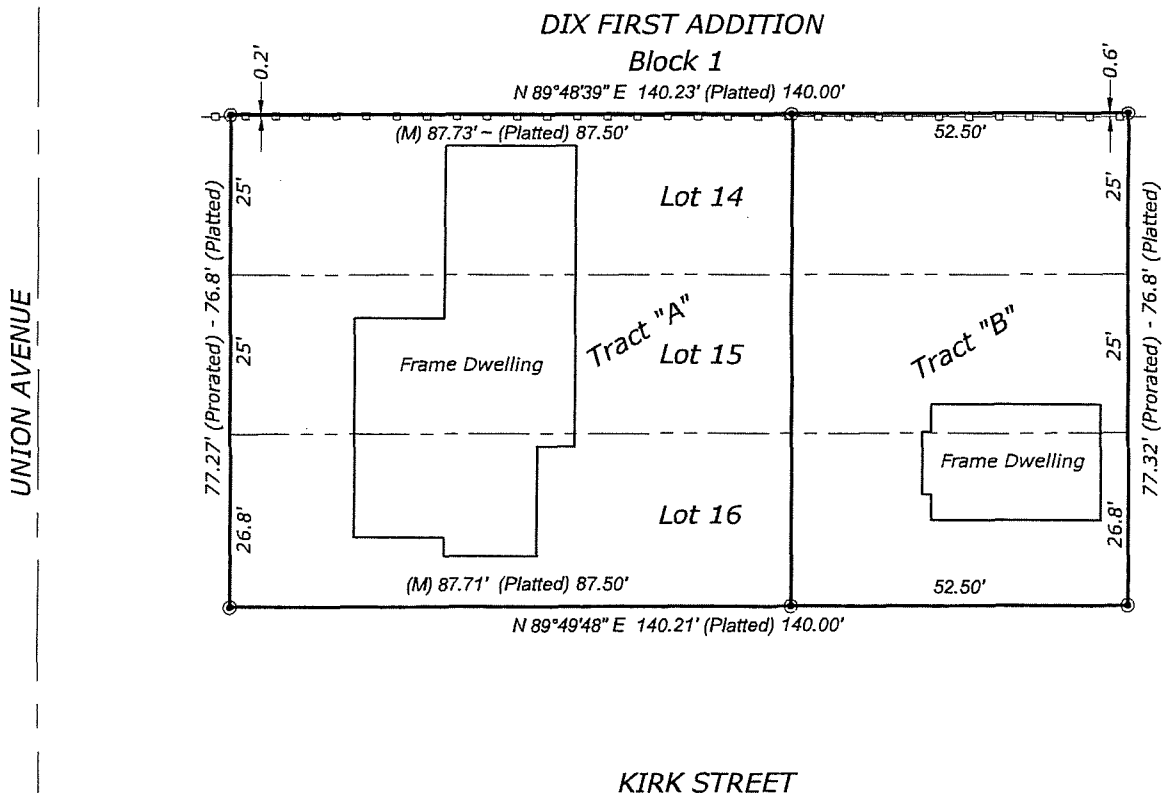
PROPERTY DESCRIPTIONS

Tract "A"

Lots Fourteen (14), Fifteen (15) and Sixteen (16), Block One (1), LESS AND EXCEPT the East 52.5 feet thereof, DIX'S FIRST ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

Tract "B"

The East 52.5 feet of Lots Fourteen (14), Fifteen (15) and Sixteen (16), Block One (1), DIX'S FIRST ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.



LEGEND

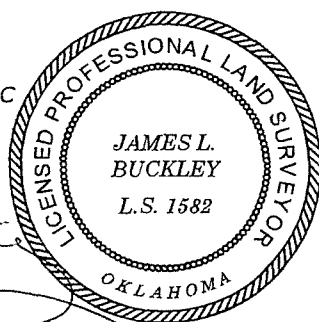
- SUBJECT PROPERTY
- PROPERTY LINE
- CENTERLINE
- SET 1/2" BAR W/CAP

SURVEYOR'S CERTIFICATE

I, James L. Buckley, a registered Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated in the City of Newcastle, Oklahoma on this 28 day of June, 2021.

SCISSORTAIL LAND SURVEY, LLC

JAMES L. BUCKLEY PLS 1582



SURVEYOR'S NOTES

- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors July 25th, 2013
- Field Work was completed by Tyler Hogland and Danny Waller on June 2, 2021

CLIENT:

Jeff Luman
37232 Sunset Blvd.
Shawnee, OK. 74804
405-642-0412



Ew Co Rd 115

33808 Belcher Rd,
Shawnee, OK 74801



102

Belcher Rd

Webb Rd

Webb Rd

Belcher Rd

LOT01-21

Lakes

E Drummond St

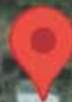
N Union Ave

N Philadelphia Ave

N



McQuilts, Inc
Window treatment store



212 E Kirk St,
Shawnee, OK 74801

E Kirk St

N Hobson Ave

N Union Ave

LOT02-21

Google

JOINT TENANCY
QUIT CLAIM DEED
(INDIVIDUAL FORM)

THIS INDENTURE, Made this 27 day of MAY, 2021

between COPE FAMILY TRUST

(George W. Cope + Eronda J. Cope) of the first part,

and DANIEL R. COPE and ALISON COPE

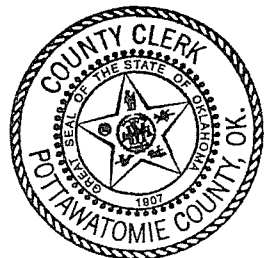
_____ as joint tenants
and not as tenants in common, with full rights of survivorship, the whole estate
to vest in the survivor in the event of the death of either, of the second part,
Witnesseth, that said parties of the first part, in consideration of the sum of

ONE DOLLARS

to their in hand paid, the receipt of which is hereby acknowledged, do _____ hereby quitclaim, grant, bargain,
sell and convey unto the said parties of the second part all their right, title, interest, estate, and every
claim and demand, both at law and in equity, in and to all the following described property situate in

POTTAWATOMIE County, State of OKLAHOMA, to-wit:

SEE EXHIBIT A



together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said parties of the second part as joint tenants, and
to the heirs and assigns of the survivor forever, so that neither the said parties of the first part or any person
in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any
part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said parties of the first part have hereunto set their hand
the day and year first above written.

33806 BELCHER RD
SHAWNEE, OK 74801

Eronda J. Cope

FORM 281-AF (Order by Number)
Manly Legal Forms, Inc.-Printers-Okla.City

STATE OF OKLAHOMA
COUNTY OF Pottawatomie ss:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 27 day of
May, 2021, personally appeared George W Cope &
Eronda J Cope

to me known to be the identical person— who executed the within and foregoing instrument and acknowledged to me
that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires

July 31, 23 Bailey Phillips

BAILEY PHILLIPS
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES JUL. 31, 2023
COMMISSION # 19007708

LANDES ENGINEERING LLC
& ASSOCIATES

ENVIRONMENTAL, ENGINEERING & DEVELOPMENT CONSULTANTS

Instrument
202100007287

PG

2 OF

2

Legal Description

Lots 5 & 6

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FOURTEEN (14), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WITH A BASIS OF BEARING OF N89°41'41"W ALONG THE NORTH LINE OF SAID NE/4, BASED ON OKLAHOMA SOUTH STATE PLANE COORDINATE SYSTEM, AND MORE PARTICULARLY DESCRIBED BY CHRIS D'AMICO (PLS 1945) AS:
COMMENCING AT A 1/2" IRON PIN AT THE NORTHEAST CORNER (NE/C) OF SAID NE/4; THENCE N89°41'41"W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 458.04 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260', SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°51'30"E A DISTANCE OF 972.73 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260', SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF BELCHER ROAD; THENCE N76°13'36"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 180.96 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; THENCE N00°51'22"W A DISTANCE OF 930.57 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260', SAID POINT BEING ON THE NORTH LINE OF SAID NE/4; THENCE S89°41'41"E ALONG SAID NORTH LINE A DISTANCE OF 175.09 FEET TO THE POINT OF BEGINNING, CONTAINING 3.82 ACRES, MORE OR LESS.

SAID TRACT ALSO BEING KNOWN AS:

ALL OF LOT SIX (6) AND THE WEST SEVENTY-FIVE (75) FEET OF LOT FIVE (5) IN BLOCK ONE (1), STEGALL'S ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

+

RICHARD L. "SKIP" LANDES, P.E. & STEPHEN T. LANDES, P.E.

903 E. 35th Street ▪ P.O. Box 1032 ▪ Shawnee, OK 74802-1032 ▪ Telephone (405) 275-5388 ▪ Fax (405) 275-9047

Page 1 of 1

JOINT TENANCY
QUIT CLAIM DEED
(INDIVIDUAL FORM)

Instrument PG 1 OF
202100008862

THIS INDENTURE, Made this 29 day of JUNE, 2021
between COPE FAMILY TRUST
(GEORGE AND ERONA COPE) of the first part,
and DANIEL R. COPE AND ALISON COPE

as joint tenants
and not as tenants in common, with full rights of survivorship, the whole estate
to vest in the survivor in the event of the death of either, of the second part,
Witnesseth, that said part of the first part, in consideration of the sum of

ONE DOLLARS

to their in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain,
sell and convey unto the said part ies of the second part all their right, title, interest, estate, and every
claim and demand, both at law and in equity, in and to all the following described property situate in
POTTAWATOMIE County, State of OKLAHOMA, to-wit:

SEE EXHIBIT A

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said parties of the second part as joint tenants, and
to the heirs and assigns of the survivor forever, so that neither the said part ies of the first part or any person
in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any
part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said part ies of the first part have hereunto set their hand
the day and year first above written.

33806 BELCHER RD
SHAWNEE, OK 74801

[Signature]

FORM 281-AF (Order by Number)
Manly Legal Forms, Inc.-Printers-Okla.City

STATE OF OKLAHOMA
COUNTY OF Pottawatomie } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 29th day of
June, 2021, personally appeared Erona J Cope and
George William Cope

to me known to be the identical person— who executed the within and foregoing instrument and acknowledged to me
that executed the same as free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires July 31, 23 *[Signature]*

BAILEY PHILLIPS
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES JUL. 31, 2023
COMMISSION # 1900778 Public.

LANDES ENGINEERING LLC & ASSOCIATES

ENVIRONMENTAL, ENGINEERING & DEVELOPMENT CONSULTANTS

June 28, 2021

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2-NE/4) OF SECTION FOURTEEN (14), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WITH A BASIS OF BEARING OF N89°41'41"W ALONG THE NORTH LINE OF SAID E/2-NE/4, BASED ON OKLAHOMA SOUTH STATE PLANE COORDINATE SYSTEM, AND MORE PARTICULARLY DESCRIBED BY CHRIS D'AMICO (PLS 1945) AS:

COMMENCING AT A 1/2" IRON PIN AT THE NORTHEAST CORNER (NE/C) OF SAID E/2-NE/4; THENCE N89°41'41"W ALONG THE NORTH LINE OF SAID E/2-NE/4 A DISTANCE OF 633.13 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260', SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°51'22"E A DISTANCE OF 200.04 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260', THENCE N89°41'41"W AND PARALLEL TO THE NORTH LINE OF SAID E/2-NE/4 A DISTANCE OF 258.14 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; THENCE N00°51'22"W A DISTANCE OF 200.04 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260', SAID POINT BEING ON THE NORTH LINE OF SAID E/2-NE/4; THENCE S89°41'41"E ALONG SAID NORTH LINE A DISTANCE OF 258.14 FEET TO THE POINT OF BEGINNING, CONTAINING 1.19 ACRES, MORE OR LESS.



Chris D'Amico
June 28, 2021

RICHARD "SKIP" LANDES, P.E.

903 E. 35th Street • P.O. Box 1032 • Shawnee, OK 74802-1032 • Telephone (405) 275-5388 • Fax (405) 275-9047
Page 1 of 1