

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
JUNE 1ST, 2016 AT 1:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the May 4th, 2016 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case #P04-16 - A public hearing for consideration of approval of a Rezone from C-3; Highway Commercial to R-3; Multi-Family Residential, located on the Northwest corner of Bonita and Benedict Streets, Shawnee, OK
Applicant: Ethan Acock
- 5)** Case #S12-16 – Consideration of approval of a Preliminary Plat for Haag Addition, located on Union Street, North of Shawnee Mall Dr., Shawnee, OK
Applicant: The Landrun Group, LLC
- 6)** Case #S13-16 – Consideration of approval of a Final Plat for Haag Addition, located on Union Street, North of Shawnee Mall Dr., Shawnee, OK
Applicant: The Landrun Group, LLC
- 7)** Planning Director's Report
- 8)** Commissioners Comments and/ or New Business
- 9)** Adjournment

PLANNING COMMISSION MINUTES

DATE: MAY 4TH, 2016

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, May 4th, 2016 at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1: Roll Call

Upon roll call the following members were present:

Present: Morton, Clinard, Kerbs, Bergsten, Cowen, Affentranger

Absent: Kienzle

Meeting was called to Order.

AGENDA ITEM NO. 2: Consideration of Approval of the minutes from the April 6th, 2016 Planning Commission Meeting

Chairman Bergsten asked if the Board had time to review the minutes and if there were any questions or comments. Commissioner Affentranger made a comment to add "City Commissioner" before Lesa Shaw's name in the paragraph on item number six. Commissioner Affentranger then made a motion to approve, seconded by Vice-Chairman Cowen.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 3: Citizen's Participation

Chairman Bergsten opened the public portion of the meeting and announced that this is an open time for discussion for those with questions on topics not on the Agenda and asked if anyone would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting.

AGENDA ITEM NO. 4: Case #P03-16 – A public hearing for consideration of approval of a Planned Unit Development located at 1500 E. Independence St., Shawnee, OK

Applicant: The Landrun Group, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin described the property as being twelve acres in size with a request to add twenty six single family homes and twelve duplexes for a total of fifty dwellings. Justin Debruin discussed negotiations and a better conceptual plan to clear up some language as well as the listed amenities. Mr. Debruin mentioned that some areas in request could be changed at a later time since the applicant is only in the rezone phase. Justin Debruin stated documentation looks appropriate and went over the number of driveways as well as comparing the previously approved plat for Tamarack at the same location. Mr. Debruin stated that staff had no objection and would answer any questions. Commissioner Kerbs asked for clarification on the "possible amenities" listed and if the sidewalk would be required. Justin Debruin informed him the

sidewalk would be required and the only optional amenity would be the walking trail and would not be approved without those amenities. Mr. Debruin stated they could make that a condition if needed. Chairman Bergsten mentioned counting only 23 homes and Justin Debruin stated he included the additional three on the southwest corner. Vice-Chairman Cowen asked if the city engineering department would address the concerns regarding the drainage and flooding and Mr. Debruin agreed. Chairman Bergsten discussed drainage concerns in a protest letter regarding a surrounding homeowner's yard and Justin Debruin stated that would be addressed to follow natural drainage pattern to not disturb the homeowners. Commissioner Affentranger asked if the half street improvement would be completed on the side of development and Mr. Debruin agreed and provided an explanation of construction. Commissioner Affentranger also asked if entrances to units off Elm Street would increase traffic and Mr. Debruin offered that the City may need to look into any additional improvements on Elm Street. Commissioner Kerbs asked about processes of work not being completed if request was approved and what zoning it would revert back to and Mr. Debruin explained details. Commissioner Clinard asked how property association dues would be collected and Justin Debruin informed her that the property owner representative was available to answer her question. Commissioner Clinard also asked why the City would not require a better solution to drainage issues if there was one available and Mr. Debruin discussed reasoning. Commissioner Kerbs asked if builder could start construction and build with minimum standards right after final plat approval and Mr. Debruin confirmed this and went over an explanation of minimum standards. Commissioner Clinard asked about the intent of a PUD and how specifically the innovative design portion relates to it. Justin Debruin spoke about what the City has went by in the past and went over code updates. Chairman Bergsten asked if there were any other questions for staff. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition would like to come forward. City Commissioner Lesa Shaw, Christopher Aston, Roger Henson and Charles Junior spoke in opposition. Their discussions included, but were not limited to, the neighborhood not wanting request, safety needs, flooding/drainage concerns, way of life, wildlife, decrease of property values, consistency, Elm Street road conditions and duplex complaints. Chairman Bergsten asked if anyone in favor would like to come forward. Darrin Marical came forward and stated the applicants took into consideration the requests of the surrounding property owners and planning department, stated the need for higher end rental properties in Shawnee, the applicants' ties to Shawnee and asked for approval on the request. Chairman Bergsten asked if anyone else would like to speak in favor. No one came forward and Chairman Bergsten closed the public portion of the meeting and asked if the Commissioners had any additional questions. Commissioner Kerbs asked Christopher Aston if the problem is with the multi-family rentals or would it work if they were sold. Mr. Aston stated it was for the multi-family that they are against. Vice-Chairman Cowen stated the existing water problems are not the developers issues as long as they do not make them worse and the animals were impacted when Emerald Forest was constructed and is not an issue here. Chairman Bergsten also mentioned that the Commissioners do have to consider the citizens, the City and the developer in making their decision but at the same time they have to go by the rules as they are set up and it appears that there was a lot of effort made to address the concerns. Commissioner Affentranger asked if the design for storm water drainage would be addressed at preliminary plat stage if request was approved and Mr. Debruin agreed it would be addressed at both preliminary and final plat stages. Commissioner Affentranger also stated he believed the developer was accurate with the need to have higher end rentals and also understood the concerns of the citizens for flooding and traffic but could be addressed further down the road. Chairman Bergsten asked if there were any other questions or a motion. Vice-Chairman Cowen made a motion to approve subject to staff conditions, seconded by Commissioner Affentranger.

Motion failed:

AYE: Bergsten, Cowen, Affentranger

NAY: Morton, Clinard, Kerbs

ABSTAIN:

AGENDA ITEM NO. 5:

Case #S06-16 –Consideration of approval of a Preliminary Plat for Shawnee Park, located at the southeastern corner of Transportation Drive and North Harrison St., Shawnee, OK

Applicant: Kaw Valley Engineering, INC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin informed the Board that the request is for a two lot plat on ten acres with a total of one hundred and eight dwelling units. They are for R-3 zoned multi-family units and were approved for tax credits on lot one. The use on lot two is unknown. Justin Debruin discussed the conditions and stated that staff does recommend approval. Commissioner Kerbs asked if both developments would be income qualified and Mr. Debruin confirmed it would be for lot one. Vice-Chairman described the tax credits. Commissioner Clinard asked if there were individual shelters for complex and Mr. Debruin stated the representative for applicant could answer. Commissioner Kerbs asked if there was no requirement for shelters to be installed and Mr. Debruin agreed. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition would like to come forward. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Michael Osbourn came forward and discussed specifications regarding development. Commissioner Kerbs asked the percentage of assisted and Mr. Osbourn explained process for tax credit. Commissioner Kerbs asked if the company typically picks locations around C-3 zoned areas and Mr. Osbourn informed him the location to other services and the current zoning of property was used in finalizing this location. Commissioner Morton asked if they knew the school district associated with area and the Commissioners believed it to be the North Rock Creek district. Commissioner Clinard asked about the storm shelter she previously brought up and Mr. Osbourn mentioned that the shelters would fit all occupants within complex. Commissioner Kerbs asked for a comparable property close to Shawnee that the applicant has done and Mr. Osbourn informed him of different locations statewide. Chairman Bergsten asked if anyone else would like to speak in favor. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any other questions or comments. Commissioner Kerbs asked about differences between the tax credit at development and Section Eight. Mr. Osbourn explained differences to board. Commissioner Morton asked if persons not working at all could not stay there and Mr. Osbourn stated if they have income they can live there. Commissioner Morton also asked about security on site and Mr. Osbourn said they would have a management and maintenance person there. Commissioner Kerbs asked if phase one was lot one and Mr. Debruin agreed and Commissioner Kerbs also asked if Shawnee had something similar to this development and Justin Debruin mentioned Chapel Ridge as comparable. Chairman Bergsten asked if there were any other questions or a motion. Commissioner Affentranger made a motion to approve with conditions, seconded by Vice-Chairman Cowen.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

Case #S09-16 –Consideration of approval of a Preliminary Plat for Belmont Park Phase II, located at the northeast corner of MacArthur St. and Acme Rd., Shawnee, OK

Applicant: Belmont Park, LLC

Chairman Bergsten asked for the staff report. Brittney Burton presented the staff report. Ms. Burton informed the board that the multi-family zoned property is around eight acres in size and the applicant requests to develop twenty two lots; twenty of those lots to be multi-family and two to be commercial. Brittney Burton

stated a concern from staff is regarding the pipeline easement situated on property and staff will have to receive a letter of allowance before construction can begin. Ms. Burton mentioned that a common area, six foot sidewalk, shared parking and sewer and water lines are associated with the property. Brittney Burton stated staff recommends approval with conditions. Commissioner Morton asked if entrance came off MacArthur Street and Ms. Burton agreed. Commissioner Kerbs asked for current zoning. Brittney Burton stated it was R-3 & C-3 and Commissioner Kerbs also asked if zoning allowed for request. Mr. Debruin informed him it would for duplexes. Commissioner Affentranger asked if development could not be constructed if letter for easement was not obtained and Brittney Burton stated it could be developed away from the easement. Commissioner Kerbs asked if the six foot sidewalk is the largest required and Mr. Debruin agreed. Chairman Bergsten asked if there were any other questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition would like to come forward. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Mark Grubbs came forward and spoke in favor. Commissioner Kerbs asked for clarification between a retention and detention pond. Mr. Grubbs explained the differences. Chairman Bergsten asked if anyone else would like to speak in favor. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any other questions or a motion. Commissioner Kerbs made a motion to approve with conditions, seconded by Commissioner Clinard.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Case #S11-16 – Consideration of approval of a Final Plat for Rolling Hills Addition, Phase I, located at the northeast corner of Main St. and Bryan Ave., Shawnee, OK

Applicant: Absentee Shawnee Housing Authority

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin informed the Commissioners that the final plat request for phase one sits on around nine acres with a previously approved community center. Justin Debruin mentioned that the project will have twelve new single family dwellings with a common area and trail. Mr. Debruin stated all designs and plans looked good and staff recommends approval with requirements. Commissioner Kerbs asked if Bryan was a collector street and Justin Debruin explained to him that it was being that far south. Commissioner Kerbs also asked about the four foot sidewalk and Mr. Debruin told him he believed it to be around the same size. Chairman Bergsten asked about the home that already sits on the property and Mr. Debruin stated that it is incorporated and will not be sold separately. Chairman Bergsten asked if there were any other questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition would like to come forward. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Sean Mcgraw came forward to speak. Commissioner Morton asked about the existing community center on property and Mr. Debruin explained the approval process for it. Chairman Bergsten asked if anyone else would like to speak in favor. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any other questions or a motion. Commissioner Clinard made a motion to approve with conditions from staff, seconded by Commissioner Kerbs.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen

NAY:

ABSTAIN: Affentranger

AGENDA ITEM NO. 8:

**A public hearing for consideration of an ordinance allowing
Ground Floor Residential uses in the Central Business District
(C-4)**

Applicant: City of Shawnee

Justin Debruin came forward to discuss the ordinance for ground floor residential uses downtown. Commissioner Kerbs asked why fifty percent. Mr. Debruin stated staff and research believe that it is important to not affect the character or quality of the area. Commissioner Kerbs asked how staff would handle corner lots. Justin Debruin mentioned adding “primary” into the terminology to ease that issue. Commissioner Clinard and Commissioner Kerbs discussed corner lots. Commissioner Clinard asked how the litigation standpoint worked and Mr. Debruin gave an explanation. Commissioner Kerbs asked about a discretion for the conditional use permit holding true. Mike with Stuart Clover spoke in regards to discussion. Chairman Bergsten asked if there were any questions or a motion. Commissioner Kerbs made a motion to approve, seconded by Commissioner Clinard.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 9:

Planning Director’s Report

Justin Debruin discussed being advocates for making changes to the code and stated he notated comments and concerns over last several months. Commissioner Clinard asked how long it would take to update code and Mr. Debruin discussed timelines for zoning, comprehensive plan and subdivision regulations. Commissioner Kerbs asked what the Board could do to help facilitate changes and asked about hiring consultants and Mr. Debruin stated costs and amount of work as some considerations. Justin Debruin discussed taking a couple months to give better explanations and also stated he would like to discuss information regarding a HUD conference he went to for the Commissioners.

AGENDA ITEM NO. 10:

Commissioners Comments and/or New Business

Chairman Bergsten asked about announcing minutes correctly earlier in meeting. Commissioner Kerbs discussed looking outside of our realm when working on the subdivision codes. Commissioner Clinard brought up water runoff issues needing to be addressed. Justin Debruin mentioned incorporating a dirt move permit in future. Commissioner Kerbs addressed the zoning board of adjustments. Chairman Bergsten asked about an update on The Garage restaurant and maybe other businesses along Kickapoo street. Justin Debruin stated The Garage is looking to open around beginning of June and Marketplace may be getting a building permit turned in soon for phase one. St. Anthony addition was completed fast and Pizza Hut by Villagio is getting a new plan turned in. Chairman Bergsten spoke about the pond in Wyndemere addition and the issues with flooding and mud runoff.

AGENDA ITEM NO. 11:

Adjournment

Chairman/Vice-Chairman

Cheyenne Lincoln

Planning Commission Secretary



**STAFF REPORT
REZONE
CASE #P04-16**

TO: Shawnee Planning Commission

AGENDA: June 1, 2016

RE: Rezone Request – C3: Highway Commercial District to R3: Multi-Family Residential District

PROPOSAL

The applicant is requesting a rezone from C3: Highway Commercial District to R3: Multi-Family Residential District to develop a 5-unit, single-story, multifamily residential structure. The subject site is approximately 15,400 square feet in size and is generally located on the North West corner of Bonita and Benedict.

GENERAL INFORMATION

Applicant	Ethan Acock
Owner	Thelbert and Janice Tomlinson
Site Location/Address	Hoffman BLK 7 Lots 4 thru 7
Current Site Zoning	C3: Highway Commercial District
Proposed Zoning	R3: Multi-Family Residential District
Property Area	15,400 Square Feet
Current Use	Commercial-Vacant Lot

Proposed Use	5 Unit Multi-Family Residential home
Comprehensive Plan Designation	Residential
Existing Land Use	Vacant Lot
Surrounding Land Use	Residential
Surrounding Zoning	R1: Single Family Residential R2: Combined Residential

STAFF REVIEW AND ANALYSIS

The applicant is requesting a rezone from C-3 to R-3 to accommodate a five-unit, single-story, multi-family residential structure. Though such a development is possible in the current commercial zoning district (by condition use permit), R-3 zoning would allow more flexibility in design and better represents the intent.

Much like commercial development, multi-family construction will require submittal of a landscape plan. Such a landscape plan encourages softening visual impacts of paved areas, parking lots and adjoining right of way. A minimum of 10% of the subject site will require landscaping.

The vacant property is generally surrounded by other residential uses; however, across the street, to the south, is a commercial business (Tip Top Barber Shop). Based on the general condition of the area, the residential Shawnee Comprehensive Plan designation, and the inclusion of beautification requirements from the Shawnee Zoning code, such a residential use will be a benefit to the neighborhood. Based on the lot size, no more than five (5) residential units could be incorporated on the site. Lastly, no formal written protests have been received.



Figure 1: Aerial view of the site – approximate total area outlined in red.

Based on the consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff does hereby recommend approval on the proposed zone change from C3 (Highway Commercial District) to R3 (Multi-Family Residential District).

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed rezone from **C3 (Highway Commercial District)** to **R3 (Multi-Family Residential District)** for the subject property.

Attachments

1. Figure 1: Aerial view of site
2. Figure 2: Zoning Map
3. Figure 3: Future Land Use Map

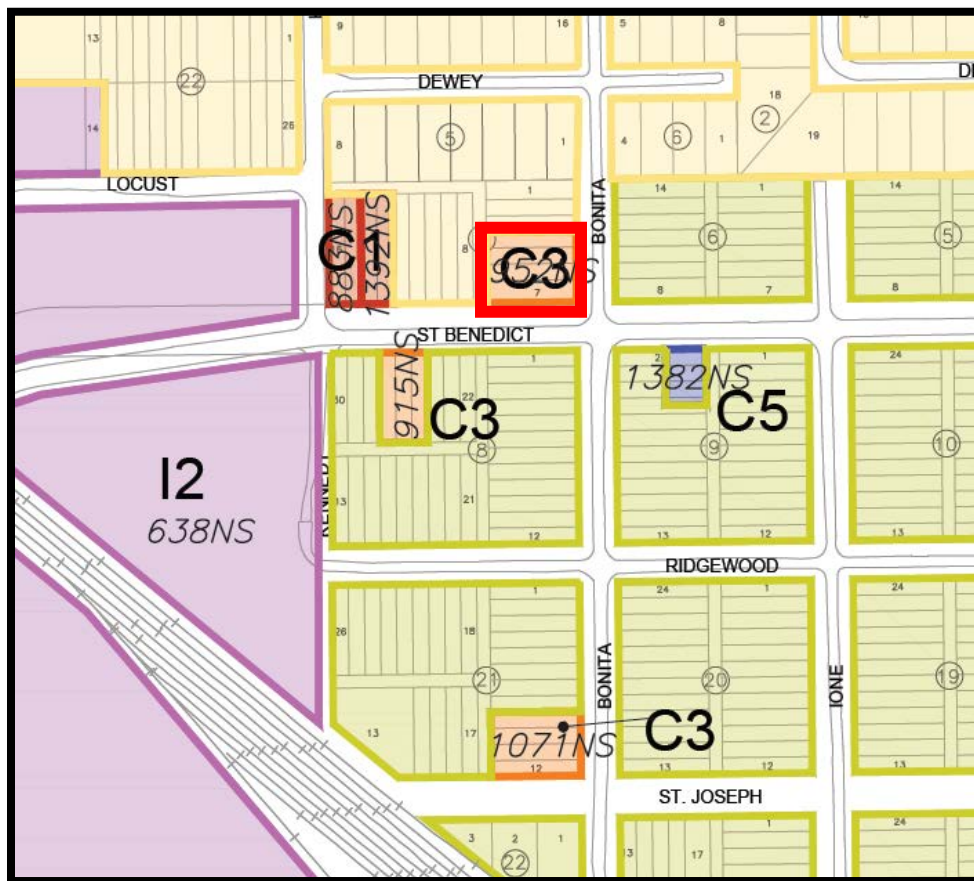


Figure 2: Zoning Map of site – approximate total area outlined in red.

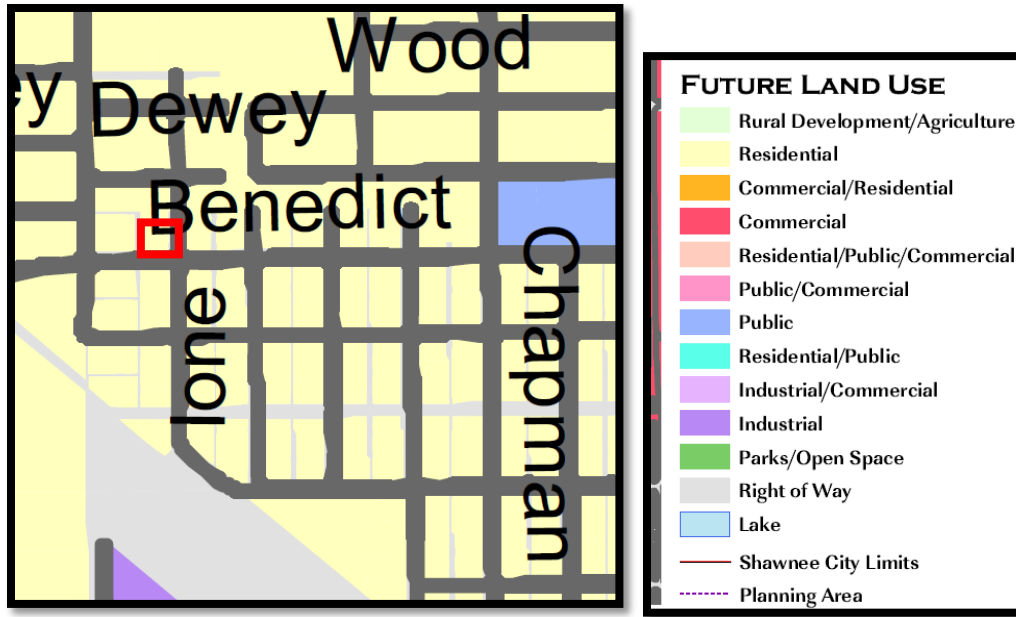


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map – approximate total area outlined in red

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only

Case Number: P04-16
Project Number: 160820
Date Filed: 4-29-2016
Cheyanne Kincaid
Planning Commission Secretary

REQUEST:

☒ Rezoning
☐ Conditional Use Permit
☐ Rezoning w/Conditional Use Permit
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from _____ District to _____ District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): N Bonita

LEGAL DESCRIPTION: Hoffmans BLK 7 Lot 4 thru 7

PROPERTY OWNER (S): Thelbert Tomlinson Janice Tomlinson

PROPERTY AGENT (APPLICANT): Ethan Acock

APPLICANT'S ADDRESS: 206 E Chicago

CITY: Shawnee STATE: OK ZIP: 74804

EMAIL ADDRESS: Ethan.Acock@gmail.com

TELEPHONE NUMBER: (405) 694-6075 CONTACT NUMBER: (405) 694-6075

DIMENSIONS OF PROPERTY: AREA: 15,400 WIDTH: 110
LENGTH: 140 FRONTAGE: Corner Lot

CURRENT ZONING: C3 CURRENT USE: Empty lot

PROPOSED ZONING: R3 PROPOSED USE: multi family living

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Ethan Acock
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. 01873759

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ DATE: June 1st 2016

CITY COMMISSION ACTION: _____ DATE: June 6th 2016

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P04-16

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed Rezone of property located within the City of Shawnee.

The property requesting rezoning is described as follows:

Lots Four (4) through Seven (7), both inclusive, in Block Seven (7), HOFFMAN'S ADDITION to Shawnee, Oklahoma, according to the recorded plat thereof.

General Location Known As:	<u>North Bonita Street, Shawnee, OK</u>
Current Zoning Classification:	<u>C-3; Highway Commercial District</u>
Requested Zoning Classification:	<u>R-3; Multi-Family Residential District</u>
Proposed Use of Property:	<u>Multi-Family Residential</u>
Applicant:	<u>Ethan Acock</u>

The "Zoning Map of the City of Shawnee, Oklahoma" will be amended accordingly to reflect such change if approved by the City Commission.

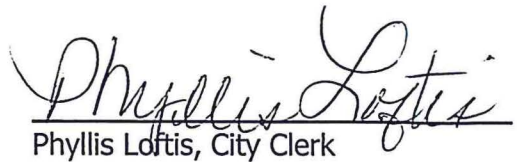
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

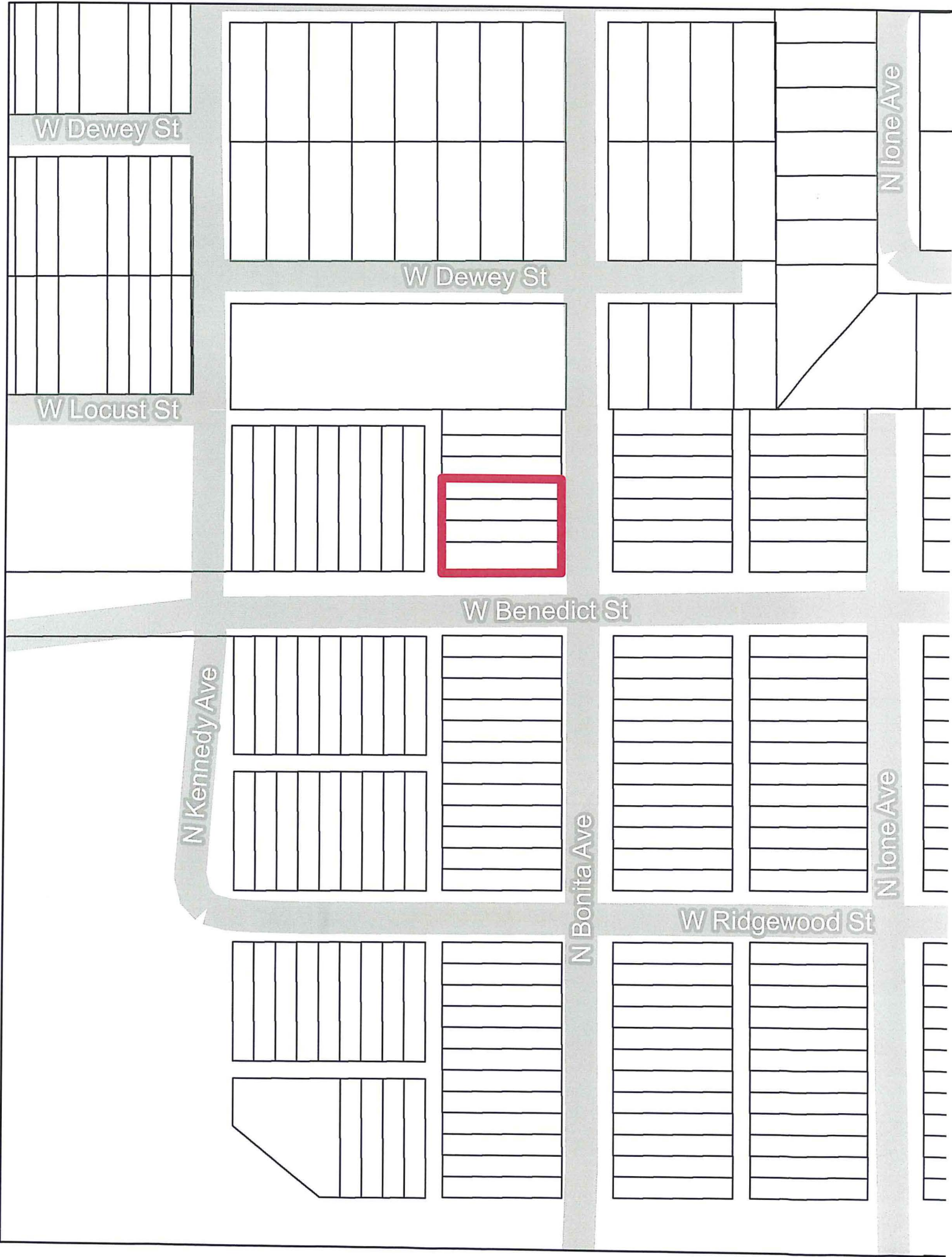
June 1st, 2016 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
June 6th, 2016 AT 6:30 P.M.: CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 11th day of May, 2016.




Phyllis Loftis, City Clerk





First American Title & Trust Company

123 West Highland

Shawnee, OK 74801

Phone: (405)275-0266 / Fax: (866)721-6216

PR: SOCENT

Ofc: 2199 (542)

Final Invoice

To: Acock Properties LLC Ethan Acock
206 East Chicago Street
Shawnee, OK 74804

Invoice No.: 542 - 219946670

Date: 04/28/2016

Our File No.: 2133855-SH99

Title Officer: Ken McDowell

Escrow Officer:

Customer ID: 1652841

Attention: Ethan Acock

Your Reference No.:

RE: Property:
North Bonita Street, Shawnee, OK 74804

Liability Amounts

Owners:

Lenders:

Buyers: Acock Properties LLC

Sellers:

Description of Charge	Invoice Amount
Ownership Report	\$450.00

INVOICE TOTAL **\$450.00**

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:

Attention: Accounts Receivable Department

PO Box 776119

Chicago, IL 60677-6119

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

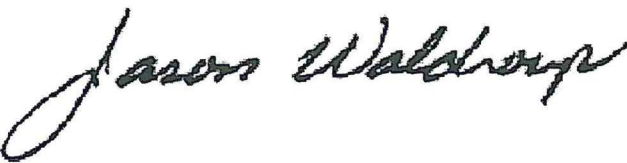
Lots Four (4) through Seven (7), both inclusive, in Block Seven (7), HOFFMAN'S ADDITION to Shawnee, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: April 22, 2016 at 7:30 AM

First American Title & Trust Company

By: 

Jason Waldroup
Abstractor License No. 1400
OAB Certificate of Authority # 017
File No. 2133855-SH99

OWNERSHIP LIST**ORDER NO. 2133855**DATE PREPARED: April 28, 2016
EFFECTIVE DATE: April 22, 2016 at 7:30 a.m.

OWNER	LOT	BLK	ADDITION
TOMLINSON THELBERT R & JANICE TRUSTEES REVOCABLE TRUST 3500 N BRYAN SHAWNEE OK 74804-0000	LOTS 4 - 7	7	HOFFMAN'S ADDITION
BIRDSELL HARVEY P P O BOX 1144 SHAWNEE OK 74802-1144	LOTS 1 - 3	7	HOFFMAN'S ADDITION
BENTON NELLIE K & OR GEORGIA A & OR HENRY A 1012 W BENEDICT SHAWNEE OK 74801-0000	LOTS 8 - 11	7	HOFFMAN'S ADDITION
STAFFORD CAROLE A REVOC TRUST 119 W ROSA SHAWNEE OK 74801-0000	LOT 12 & E/2 OF LOT 13	7	HOFFMAN'S ADDITION
STAFFORD CAROLE A REVOC TRUST 119 W ROSA SHAWNEE OK 74801-0000	LOT 14 & W/2 OF LOT 13	7	HOFFMAN'S ADDITION
STAFFORD CAROLE A REVOC TRUST 119 W ROSA SHAWNEE OK 74801-0000	LOTS 15 - 16	7	HOFFMAN'S ADDITION
HEWETT EDITH & JAMES W 1900 JANSEN LAS VEGAS NV 89101-0000	W 75' OF LOTS 8 -14	6	HOFFMAN'S ADDITION
KOLACZ DAVID 908 W BENEDICT SHAWNEE OK 74801-0000	E 65' OF LOTS 8 - 14	6	HOFFMAN'S ADDITION
MARTIN JOHN & TARA NBU 6402 PRAGUE OK 74864-0000	W 45' OF LOTS 3 - 7	6	HOFFMAN'S ADDITION
SHA AFFORDABLE HOUSING LP 820 EASTSIDE BLVD MUSKOGEE OK 74403-0000	E 95' OF LOTS 3 - 4 & N 18' LOT 5	6	HOFFMAN'S ADDITION
SHA AFFORDABLE HOUSING LP 820 EASTSIDE BLVD MUSKOGEE OK 74403-0000	LOTS 1 - 2	6	HOFFMAN'S ADDITION
SHA AFFORDABLE HOUSING LP 820 EASTSIDE BLVD MUSKOGEE OK 74403-0000	S 7' OF E 95' LOT 5 & E 95' LOTS 6 - 7	6	HOFFMAN'S ADDITION
HOLBERT PATSIE LUE 901 W BENEDICT SHAWNEE OK 74801-0000	LOTS 1 - 2	9	HOFFMAN'S ADDITION
DUFF JERRY THOMAS 616 N IONE SHAWNEE OK 74801-0000	LOTS 3 - 4	9	HOFFMAN'S ADDITION
FITZGERALD JOHN A 614 N IONE SHAWNEE OK 74801-0000	LOTS 5 - 6	9	HOFFMAN'S ADDITION
MCSPADDEN CARRY B III & P GAYLE RT 1 BOX 270 MEEKER OK 74855-0000	E 60' OF LOTS 21 - 24	9	HOFFMAN'S ADDITION

CREEL CHRISTOPHER & CHERYL TRAMMELL P O BOX 654 SHAWNEE OK 74802-0654	W 80' OF LOTS 21 - 24	9	HOFFMAN'S ADDITION
MIDDLETON KENNETH LEROY 6709 NW 33RD BETHANY OK 73008-0000	LOTS 19 - 20	9	HOFFMAN'S ADDITION
FORNEY CHEYENNE S & MARK A BRANSCUM 611 N BONITA SHAWNEE OK 74801-0000	LOTS 17 - 18	9	HOFFMAN'S ADDITION
NALLEY FAMILY TRUST B 1 CHOCTAW SHAWNEE OK 74801-0000	LOTS 15 - 16	9	HOFFMAN'S ADDITION
MYERS JOHN E & HONNAH L 4405 BISON RD SHAWNEE OK 74801-0000	LOTS 1 - 6	8	HOFFMAN'S ADDITION
ROBBINS ZANDRA CAROLE 608 N BONITA SHAWNEE OK 74801-0000	LOTS 7 - 10	8	HOFFMAN'S ADDITION
TATE TROY & PHYLLIS 1200 W BENEDICT SHAWNEE OK 74801-0000	LOTS 22 - 24	8	HOFFMAN'S ADDITION
TATE TROY A & PHYLLIS J 1200 W BENEDICT SHAWNEE OK 74801-0000	LOTS 25 - 27	8	HOFFMAN'S ADDITION
BROOKS TRADING COMPANY LLC P O BOX 1467 SEMINOLE OK 74818-1467	LOTS 28 - 30	8	HOFFMAN'S ADDITION
BRIMM MARY E & CONNIE E CHILDRESS 1114 W RIDGEWOOD SHAWNEE OK 74801-0000	LOTS 18 - 21	8	HOFFMAN'S ADDITION
GAINES TERRY L & CHERLYN 2801 HORN LAKE RD NESBIT MS 38651-0000	S 50' OF N 90' OF LOTS 13 - 17	8	HOFFMAN'S ADDITION
BRIMM EDWIN & APRIL 6900 N BRYAN SHAWNEE OK 74804-0000	S 50' OF LOTS 13 - 17	8	HOFFMAN'S ADDITION
RINDERER WILLIAM J 6 MELANIE LN SHAWNEE OK 74801-0000	N 40' OF LOTS 13 - 17	8	HOFFMAN'S ADDITION

TATE TROY A & PHYLLIS J 1200 W BENEDICT SHAWNEE OK 74801-0000			A TRACT OF LAND BEG AT NE/C SE SW W955.7' TO A PT ON NORTH LINE OF CRI&P RR R/W S49°E 472.5' N31°E68' S49°E 27' N82°E 544.8' TO A PT ON N-S 1/4 LINE THROUGH SAID SEC 13-10N-3E N190.5' POB LESS AND EXCEPT A TRACT BEG NE/C SE SW THENCE SOUTH ALONG THE EAST LINE 190.5' TO PT ON PRESENT NORTH R/W LINE OF ST. BENEDICT AVE THENCE SOUTHWESTERLY ALONG NORTH R/W 40.4' THENCE NORTH ON A LINE PARALLEL TO & 40'W OF EAST LINE OF SE SW 179.3' W15' THENCE NORTH ON LINE PARALLEL TO & 55'W OF EAST LINE SE SW 16.5' TO PT ON NORTH LINE SE SW THENCE EAST ALONG NORTH LINE 55' POB 4.30 Acres & BEG S81°W 463.30' S49°E 600.90' NORTH 451 TO POB
CITY OF SHAWNEE P O BOX 1448 SHAWNEE OK 74802-1448			BEG NE.C SE SW S190.5' SW40.4' N179.3' W15' N16.5' E55' POB
LOVELAND KELLI D 1001 W DEWEY SHAWNEE OK 74801-0000	1	5	MEHM'S ADDITION
BATES JAMES 1207 E EDWARDS SHAWNEE OK 74801-0000	2	5	MEHM'S ADDITION
HATFIELD MARY % 138 MYSTERY ACRES LN MCLLOUD OK 74851-0000	3	5	MEHM'S ADDITION
TRENT BARBARA S 1035 W DEWEY SHAWNEE OK 74801-0000	4	5	MEHM'S ADDITION
MILLS PATSY KAY 830 N BONITA SHAWNEE OK 74801-0000	LOTS 1 - 2	6	MEHM'S ADDITION
HOUSING AUTHORITY OF THE ABSENTEE SHAWNEE TRIBE P O BOX 425 SHAWNEE OK 74802-0425	3	6	MEHM'S ADDITION
ASHWORTH BILL J & ADDILEEN N TRUST 1121 W DEWEY SHAWNEE OK 74801-0000	4	6	MEHM'S ADDITION
POLLARD STEVEN R & PAMELA G 29506 CLEAR POND RD MCLLOUD OK 74851-0000	5	6	MEHM'S ADDITION
DAUMAN J H % DERICK DAUMAN 1125 W DEWWY SHAWNEE OK 74801-0000	6	6	MEHM'S ADDITION
SHAWNEE HOUSING AUTHORITY 1002 W 7TH SHAWNEE OK 74801-0000	7	6	MEHM'S ADDITION
BOARD OF COUNTY COMMISSIONERS 325 N BDWY SHAWNEE OK 74801-0000	8	6	MEHM'S ADDITION

STONE TESSA MICHELE 602 W DEWEY SHAWNEE OK 74801-0000	LOTS 9 - 10	3	MEHM'S ADDITION
TREAT EMMA E & LINDA C BLOCK 1122 W DEWEY SHAWNEE OK 74801-0000	11	3	MEHM'S ADDITION
STEELE KAYE HARROD FAMILY TRUST 1303 W FARRALL SHAWNEE OK 74801-0000	12	3	MEHM'S ADDITION
SPYBUCK LARRY 6 MOCKINGBIRD RD SHAWNEE OK 74801-0000	13	3	MEHM'S ADDITION
JULIA KAY NEWMAN 1106 W DEWEY SHAWNEE OK 74801-0000	14	3	MEHM'S ADDITION
COMBS HAROLD 1530 N HARRISON #212 SHAWNEE OK 74804-0000	15	3	MEHM'S ADDITION
TAYLOR RAYMOND 1100 W DEWEY SHAWNEE OK 74801-0000	16	3	MEHM'S ADDITION
HOUSING AUTHORITY OF THE CITY OF SHAWNEE P O BOX 3427 SHAWNEE OK 74801-0000	5	4	MEHM'S ADDITION
WARREN DONNA 1020 W DEWEY SHAWNEE OK 74801-0000	6	4	MEHM'S ADDITION
SLOAT THELMA N & TERRI M LOGAN 15327 E WESTWOOD CIR HOUSTON TX 77071-3225	LOTS 7 - 8	4	MEHM'S ADDITION
OLI - TY PROPERTIES LLC 609 POOL CT SHAWNEE OK 74801-0000	18	2	DORR ADDITION
BENTON ELBERT J & BETTE D 719 W DEWEY SHAWNEE OK 74801-0000	19	2	DORR ADDITION



STAFF REPORT
Haag Addition
Preliminary Plat – Case #S12-16
Final Plat – Case #S13-16

TO: Shawnee Planning Commission

AGENDA: June 1, 2016

RE: Haag Addition, Preliminary and Final Plat

PROPOSAL

The applicant is requesting preliminary and final plat approval for Haag Addition. The subject property is generally located north of Shawnee Mall Drive on Union Street and is approximately 2.01 Acres in size. The site is zoned Highway Commercial (C-3) and the intent is to build a 25,360 square foot Furniture Store.

GENERAL INFORMATION

Applicant	Land Run Group
Owner(s)	Haag / Brown Development
Site Location/Address	Union St. north of Shawnee Mall Dr., generally north of Holiday Inn Express
Current Site Zoning	Highway Commercial (C-3)
Parcel Size	2.01 Acres
Comprehensive Plan Designation	Commercial
Existing Land Use	Vacant
Surrounding Zoning	Rural Agricultural (A-1) and Highway Commercial (C-3)

STAFF REVIEW AND ANALYSIS

At the request of the property owner, Land Run Group has submitted application for preliminary and final plat approval on a two (2) Acre tract of land east of the Shawnee Mall. The proposed furniture store shall be 25,360 square feet in size divided into a showroom (17,000 sqft) and warehouse space (8,360 sqft). Public water and sewer lines are directly accessible to the site, however, a four (4') foot sidewalk shall be required along Union Street.

The subject site is property zoned to accommodate such a commercial use, and compliance with the Shawnee Comprehensive Plan is considered met.



Figure 1: Aerial Plat Map – approximate total area outlined in blue.

Staff has reviewed all details of the preliminary and final plat, finding it to be in general conformance with City Codes and present a recommendation for approval.

STAFF RECOMMENDATION

PRELIMINARY RE-PLAT

Staff recommends **approval** for the proposed preliminary plat with the following conditions:

1. Dedication by the neighboring property owner for the northern 15' perimeter utility easement, by separate instrument and presented on the preliminary plat.
2. All other applicable City standards apply.

FINAL PLAT

Staff recommends **approval** for the proposed final plat for the subject property with the following conditions:

1. Dedication by the neighboring property owner for the northern 15' perimeter utility easement, by separate instrument and presented on the preliminary plat.
2. Final construction documents must be approved by the City Engineer prior to construction.
3. The final engineered drainage plan must be approved by the City Engineer prior to construction.
4. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial view of site
2. Figure 2: Zoning Map
3. Figure 3: Shawnee Comprehensive Plan
4. Exhibit 1: Preliminary Plat
5. Exhibit 2: Final Plat

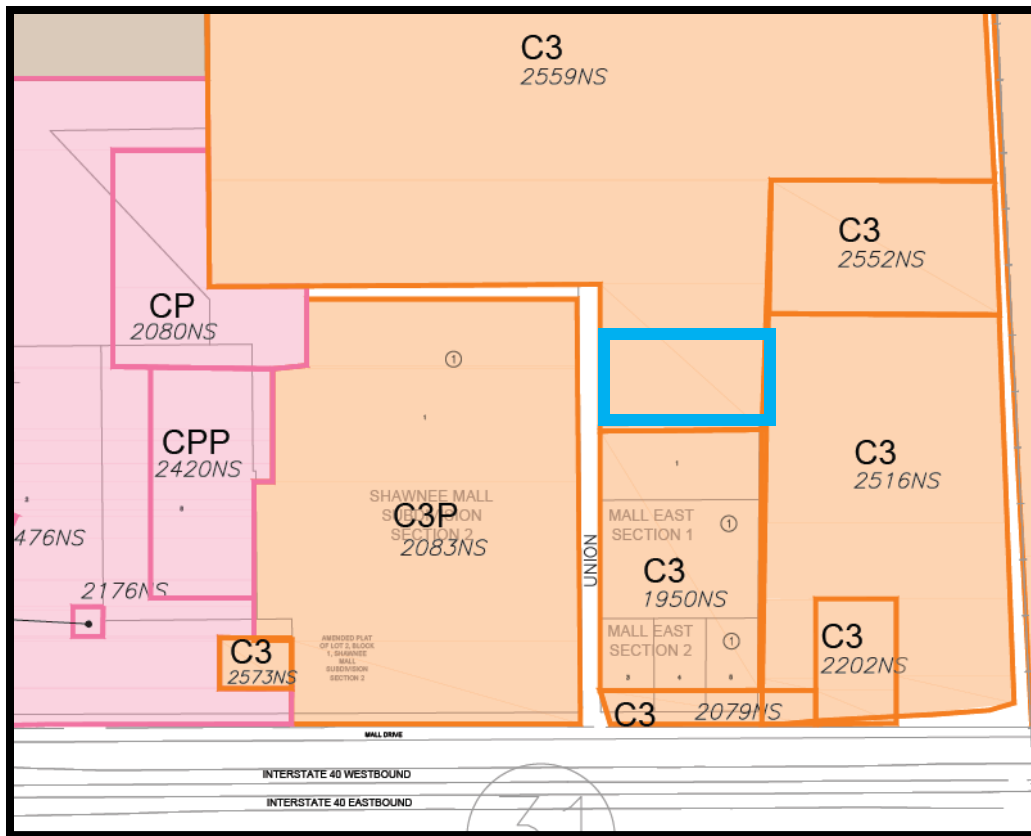


Figure 2: Zoning Map of site – approximate total area outlined in blue.

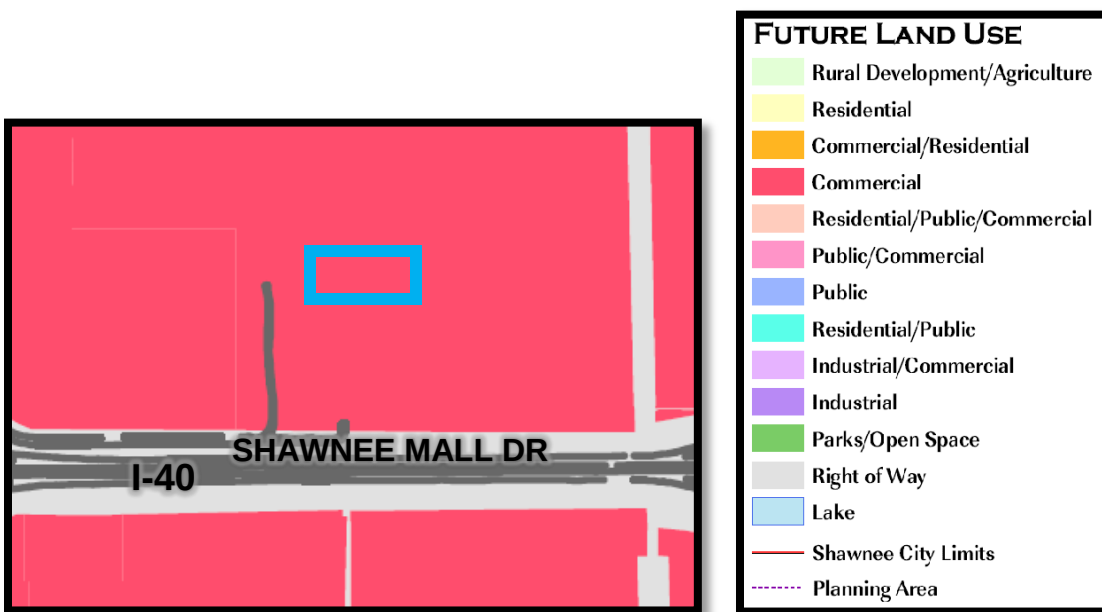


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2). Approximate area outlined in blue.

PRELIMINARY PLAT APPLICATION FOR THE CITY OF SHAWNEE

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT Land Run Group
APPLICANT ADDRESS 201 West 9th Street Shawnee, OK 74804
APPLICANT PHONE NUMBERS 405-273-4222
EMAIL ADDRESS landrungroup@landrungroup.com
NAME OF PLAT Haag Addition
LOCATION A part of the NE 1/4 of SECTION 31, TOWNSHIP 11
NORTH RANGE 4 EAST OF THE I.M.,
NUMBER OF ACRES 2.01 +/- NUMBER OF LOTS _____

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS _____
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST 225.00

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS _____
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST _____

OWNER/DEVELOPER INFORMATION:

NAME Haag / Brown Development
ADDRESS 2915 Browns Lane Jonesboro, AR 72404
CONTACT NUMBERS 870-336-8000
EMAIL ADDRESS mdavis@speconst.com

PROJECT ENGINEER INFORMATION:

NAME Land Run Group
ADDRESS 201 West 9th Street Shawnee, OK 74804
CONTACT NUMBERS 405-273-4222
EMAIL ADDRESS landrun group@landrungroup.com

FOR STAFF USE ONLY

PROJECT NUMBER: 160562 CASE NUMBER: 512-16

DATE: 5-16-16 AMOUNT PAID: \$225.00 RECEIPT NO. 018716907

FINAL PLAT APPLICATION FOR THE CITY OF SHAWNEE

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT Land Run Group
APPLICANT ADDRESS 201 West 9th Street Shawnee, OK 74802
APPLICANT PHONE NUMBERS 405-273-4222
EMAIL ADDRESS landrun group @ land run group. com
NAME OF PLAT Haag Addition
LOCATION A PART OF THE NE 1/4 OF SECTION 31, TOWNSHIP 17 NORTH RANGE 4 EAST OF THE I.M.
NUMBER OF ACRES 2.01+/- NUMBER OF LOTS _____

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$325.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS _____
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST 325.00

FOR LESS THAN 2 ACRE LOTS: FEE: \$325.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS _____
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST _____

OWNER/DEVELOPER INFORMATION:

NAME Haag / Brown Development
ADDRESS 2915 Browns Lane Jonesboro, AR 72404
CONTACT NUMBERS 870-336-8000
EMAIL ADDRESS mdavis @ sbccomst. com

PROJECT ENGINEER INFORMATION:

NAME Land Run Group
ADDRESS 201 West 9th Street Shawnee, OK 74804
CONTACT NUMBERS 405-273-4222
EMAIL ADDRESS landrun group @ land run group. com

FOR STAFF USE ONLY

PROJECT NUMBER: 160563 CASE NUMBER: 513-16
DATE: 5-6-16 AMOUNT PAID: \$325.00 RECEIPT NO. 01876909

PRELIMINARY PLAT
HAAG ADDITION

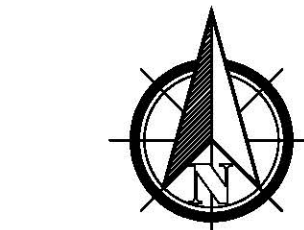
A PART OF THE NE/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE I.M.,
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA.

NOT PLATTED

PROPOSED BUILDING
25,360 SQ. FT.
(17,000 SQ. FT. SHOWROOM)
(8,360 SQ. FT. WAREHOUSE)
F.F.=1010.50

MALL EAST
SECTION 1
ADDITION

1
LOT 1



0' 20' 40'
SCALE: 1" = 20'

LEGEND

- (o) INDICATES 3/8" IRON PIN, SET
- (•) INDICATES EXISTING MONUMENT
- W WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- W/T POWER POLE W/TRANSFORMER
- P POWER POLE
- G GUY WIRE
- GM GAS METER
- VP VENT PIPE
- TE TELEPHONE PEDESTAL
- CO CLEAN OUT
- OH OH MANHOLE
- S SIGN
- B BENCHMARK
- TUG TELEPHONE, UNDERGROUND
- UE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC & CABLE TV
- FOC FIBER OPTIC CABLE
- PET PETROLEUM LINE
- G GAS LINE
- HPG HIGH PRESSURE GAS LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- S/S STORM SEWER
- PSS PRESSURIZED SANITARY SEWER LINE
- F FENCE
- FL FLOW LINE
- RF RUNOFF FLOW DIRECTION

SHAWNEE MALL
SUBDIVISION
SECTION 2

EXISTING FIRE
HYDRANT

N. UNION AVENUE
(COLLECTOR)

PROPOSED A.D.A. RAMP

PROPOSED A.D.A. RAMP

P.O.B.
NW/4 LOT 1
MALL EAST ADDITION
SECTION 1
FOUND 1/2" REBAR
W/CAP T.R.S. 1307"

PRELIMINARY PLAT NOTE

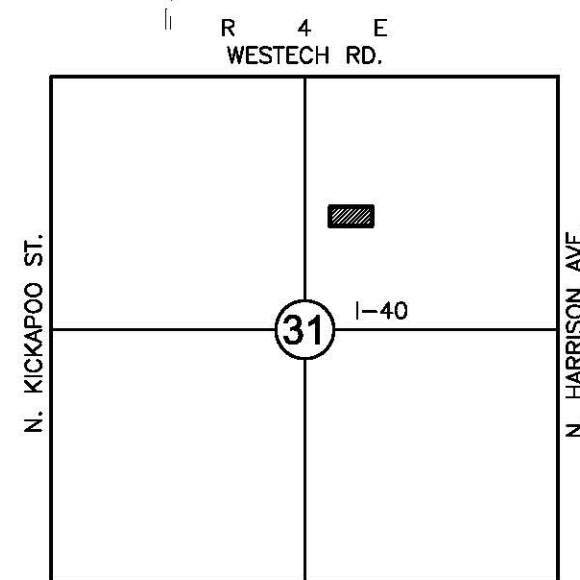
THE PRELIMINARY PLAT HAS BEEN PREPARED TO THE BEST OF OUR ABILITIES
IN ACCORDANCE WITH THE COMPREHENSIVE PLAN WITH WHICH WE ARE
FAMILIAR, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS
GOVERNING THE SUBDIVISION OF LAND EXCEPT WHERE VARIANCES ARE BEING
REQUESTED.

STORMWATER FLOW

THE PROPERTY IS TO BE GRADED AND
STORMWATER RUNOFF IS TO BE DIRECTED
TOWARDS THE PROPOSED DETENTION POND.
THE STORMWATER IS TO BE DETAINED IN THE
PROPOSED DETENTION POND AND DISCHARGED
INTO THE EXISTING DRAINAGE PATTERN AT A
RATE NOT TO EXCEED PRE-DEVELOPMENT
CONDITIONS.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP ELEVEN (11) NORTH, RANGE
FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, HAVING A BASIS OF BEARING OF N89°42'29"W ALONG
THE NORTH LINE OF LOT ONE (1), MALL EAST SUBDIVISION, SECTION ONE (1), ACCORDING TO THE RECORDED PLAT THEREOF, AND
MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER (NW/4) OF SAID LOT 1; THENCE N00°01'05"E ALONG THE EAST RIGHT OF WAY LINE OF
UNION STREET A DISTANCE OF 201.88 FEET;
THENCE S89°42'29"E A DISTANCE OF 434.73 FEET;
THENCE S00°55'25"W A DISTANCE OF 201.89 FEET TO THE NORTHEAST CORNER (NE/4) OF SAID LOT 1;
THENCE N89°42'29"W ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 431.54 FEET TO THE POINT OF BEGINNING,
CONTAINING 2.01 ACRES, MORE OR LESS.



LOCATION MAP
SCALE: 1" = 2000'

DEVELOPERS INFORMATION

CURRENTLY:
ZONED: C-3
LOCATION:
4900 BLOCK N. UNION AVE, EAST SIDE OF ROAD.

OWNER/DEVELOPER:
HAAG/BROWN DEVELOPMENT
2915 BROWNS LANE
JONESBORO, AR 72404
(870) 336-8000

PROJECT ENGINEER:
STEPHEN T. LANDES
201 W. 9TH STREET
SHAWNEE, OK 74801
(405) 273-4222

Client Haag/Brown Development

Project HFO - Shawnee Store

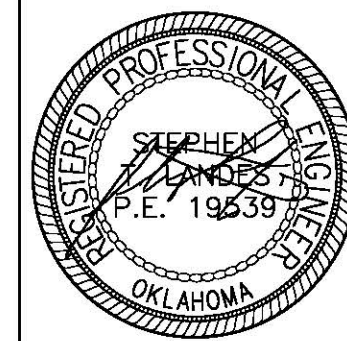
Drawn by Preliminary Plat

Check stl Date 05/02/2016

Sheet pp-1

THE LANDRUN GROUP, LLC
LandRun Engineering, LLC

201 West 9th Street * P.O. BOX 1584
Shawnee, OK 74801-1584 (405) 273-4222
CA# 6182 Exp. 06/30/2016
E-mail: slandes@landrungle.com



05/02/2016

FINAL PLAT
HAAG ADDITION

A PART OF THE NE/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE I.M.,
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA.

BONDED ABTRACTOR'S CERTIFICATE

The undersigned, a duly qualified abstractor in and for Pottawatomie County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the annexed plat of Haag Addition, an Addition to the City of Shawnee, Pottawatomie County, Oklahoma, appears to be vested in Haag/Brown Development. All lands described and referred to are unencumbered by pending actions, judgements, liens, mortgages, taxes and other encumbrances, EXCEPT oil, gas and other mineral leases and interests which have been previously conveyed and easements and general mortgages of record.

EXECUTED at City of Shawnee, Pottawatomie County,
State of Oklahoma, on this ___ day
_____, 20__.

ATTEST: First American Title & Trust Co.

By: _____ Asst. Secretary By: _____ Vice-President

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

The foregoing instrument was acknowledged before me this
___ day of _____, 20__.

By _____, Vice-President of First American
Title & Trust Co., an Oklahoma Corporation, on behalf of the
Corporation.

My Commission Expires: _____
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected,
qualified and acting County Treasurer of Pottawatomie County, State
of Oklahoma, that the tax records of said County show all taxes are
paid for the year 20__, and prior years on the land shown on the
annexed plat, that the required statutory security has been deposited
in the office of the County Treasurer, guaranteeing payment of the
current years taxes. IN WITNESS WHEREOF, said County Treasurer has
caused this instrument to be executed at the City of Shawnee,
Oklahoma, this ___ day of _____, 20__.

County Treasurer

CITY PLANNING COMMISSION APPROVAL

I, _____, Chairman of the City Planning
Commission for the City of Shawnee, State of Oklahoma, hereby
certify that the said commission duly approved the annexed plat on
the ___ day of _____, 20__.

Chairman

ACCEPTANCE OF DEDICATION OF CITY COMMISSION

BE IT RESOLVED by the Council of the City of Shawnee, Oklahoma,
that the dedications shown on the annexed plat are hereby accepted.
Adopted by the Council of the City of Shawnee, Oklahoma, this ___
day of _____, 20__.

Attest: City of Shawnee, Oklahoma

City Clerk

Mayor

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, State of
Oklahoma, hereby certify that I have examined the records of said
City and find that all deferred payments or unmatured installments
upon special assessments have been paid in full and that there is no
special assessment procedure now pending against the land shown on
the annexed plat on this ___ day of _____, 20__.

City Clerk

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.

KLS
KNIGHT LAND SURVEY

C.A. 3252 EXP. 6-30-2016
P.O. BOX 231
SHAWNEE, OKLAHOMA 74802
405-273-6223

HAAG ADDITION
CITY OF SHAWNEE, OKLAHOMA

DATE: 05/03/2016

REV.:

DRAWN BY: PDL

DRAWING NUMBER:

CHECKED BY: BOK

1 of 1

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Haag/Brown Development, does hereby certify that they are
the owners of and the only persons, firms, or corporation having
any right, title or interest in and to the land shown on the
annexed plat, and that they have caused the same to be surveyed
and platted, and that they hereby dedicate all the easements
shown hereon to the public, for the purposes of utilities and
drainage, for their heirs, executors, administrators, successors and
assign forever, and have caused the same to be released from all
encumbrances so that the title is clear, except as shown in the
abstractor's certificate. In Witness Whereof, the undersigned have
caused this instrument to be executed this ___ day of _____,
20__. Covenants, reservations and restrictions for
this addition are contained in a separate instrument.

Haag/Brown Development

PRESIDENT

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

The foregoing instrument was acknowledged before me this ___ day of
_____, 20__.

My Commission Expires: _____

Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Billy Gene Knight, Registered Land Surveyor hereby certify that the
annexed plat of Haag Addition, an addition to the City of Shawnee,
Pottawatomie County, Oklahoma, correctly represents a careful survey
made under my supervision and any monuments shown thereon
actually exist and their respective positions are correctly shown. I
further certify that this plat complies with the requirements of Senate
Bill No. 377, Section 518, as amended.

Billy Gene Knight, P.L.S. 1244

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

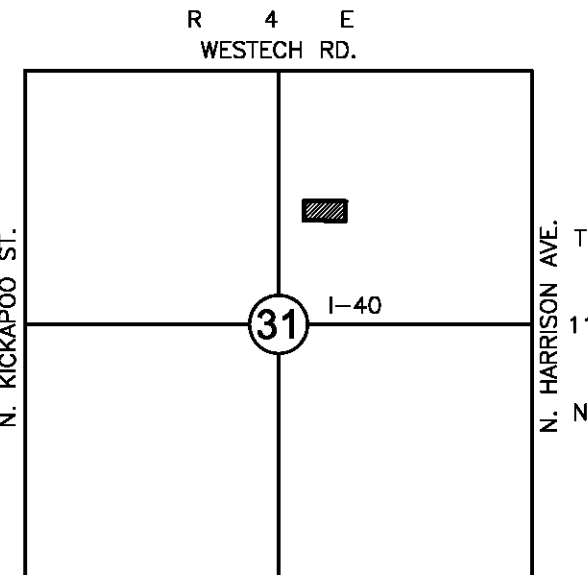
The foregoing instrument was acknowledged before me this ___ day of
_____, 20__.

My Commission Expires: _____

Notary Public

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-ONE (31),
TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE
COUNTY, OKLAHOMA, HAVING A BASIS OF BEARING OF N89°42'29"W ALONG THE NORTH LINE OF
LOT ONE (1), MALL EAST SUBDIVISION, SECTION ONE (1), ACCORDING TO THE RECORDED PLAT
THEREOF, AND MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER (NW/C) OF SAID LOT 1; THENCE N00°01'05"E ALONG THE
EAST RIGHT-OF-WAY LINE OF UNION STREET A DISTANCE OF 201.88 FEET;
THENCE S89°42'29"E A DISTANCE OF 431.73 FEET;
THENCE S00°55'25"W A DISTANCE OF 201.89 FEET TO THE NORTHEAST CORNER (NE/C) OF SAID
LOT 1;
THENCE N89°42'29"W ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 431.54 FEET TO
THE POINT OF BEGINNING,
CONTAINING 2.01 ACRES, MORE OR LESS.



LOCATION MAP
SCALE: 1" = 2000'

NOT PLATTED

15' U/E (BY SEPARATE INSTRUMENT)

S89°42'29"E

431.73'

5' U/E

①

LOT 1

2.01 AC.

431.54'

N89°42'29"W

MALL EAST
SECTION 1
ADDITION

①

LOT 1

LEGEND
(o) INDICATES 3/8"
IRON PIN, SET
(•) INDICATES
FOUND IRON PIN
(x) INDICATES
FOUND "X" IN CONC.
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
B/L BUILDING LINE

OWNER'S

CORPORATE

SEAL

OWNER'S

NOTARY

SEAL

LAND

SURVEYOR'S

SEAL

SURVEYOR'S

NOTARY

SEAL

BONDED

ABSTRACTOR'S

SEAL

COUNTY

TREASURER'S

SEAL

CITY

CORPORATE

SEAL