

AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
May 1st, 2019 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 April 3rd, 2019 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case #P03-19 – Consideration of approval of a rezone located at 4011 North Kickapoo, Shawnee, Oklahoma
Applicant: Nelmon Brauning
- 5)** Case #S04-19 – Consideration of approval of a preliminary plat located at 3900 North Union, Shawnee, Oklahoma
Applicant: Crafton Tull
- 6)** Case #S06-19 – Consideration of approval of a final plat located at 3900 North Union, Shawnee, Oklahoma
Applicant: Crafton Tull
- 7)** Planning Director's Report
- 8)** Commissioners Comments and/or New Business
- 9)** Adjournment

PLANNING COMMISSION MINUTES

DATE: APRIL 3RD, 2019

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, April 3rd, 2019, 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: Deem, Matthews, Walker, Bergsten, Cowen, Kienzle, Rowell

Absent:

Meeting was called to Order.

AGENDA ITEM NO.2: Consideration of approval of the minutes from the March 6th, 2019, Planning Commission Meeting

Chairman Bergsten asked Commission for any comments, questions, or a vote.

Commissioner Matthews requested a correction to the vote tallies of Case P01-19. Commissioner Walker's name was listed instead of Matthews as the nay vote.

Commissioner Kienzle requested that more details in the Director's Report about Rebecca Blaine's statements on historic preservation and public art.

Chairman Bergsten requested that his statements on his response to Troy Williams's stating that federal law prohibits health/safety and aesthetic values as reasons for denying the construction of a cell tower from him stating he does not care about the legal reasons to legal reasons not being the Commission's only concern and that the Commission was examining issues aside from legality.

Commissioner Walker made a motion to approve the minutes as amended, seconded by Commissioner Deem.

Motion passed:

AYE: Deem, Matthews, Walker, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.3: Citizens' 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 #P01-19 – Reconsideration of approval of a conditional use permit for a cell tower for 125 West 45th Street, Shawnee, OK

Applicant: Troy Williams

Planning Director Rebecca Blaine presented staff report. She stated the original application has had revisions: the tower has been reduced from 140 feet to 120 feet, and the tower has been changed to a sectional from a monopole. She stated it has been extended further back on the property. She stated that because the tower's height has been reduced and changed to a sectional tower, it meets the setback standards where it did not in the previous site plan.

Director Blaine presented photos of what the area surrounding the tower looks like. She stated that the way the geography is, the tower would be obscured. She stated that staff has discovered that under Chapter 22, Subsection 412.2(R), each tower must comply with FCC and FAA standards. Assistant City Planner Joseph Barker submitted a Fall, 2018 FCC document that explains the limited authority of state and local governments on cell towers. She stated 332.C7 of the Communications Act states that state or local governments cannot unreasonably discriminate among providers of functionally equivalent services, may not regulate in a manner that prohibits or has the effect of prohibiting personal wireless services, must act on applications in a reasonable period of time, and must make any denial supported in writing supported by substantial evidence in a written record. In addition, she stated that the statute also preempts local decisions premised on the environmental effects of radio frequencies emissions, assuming the provider is in compliance with FCC rules. She emphasized a portion of the regulations that states the regulation of the placement, construction, and modification of personal wireless service facilities by any state or local government, instrumentally thereof, shall not unreasonably discriminate among providers of functionally equivalent services and shall not prohibit or have the effect of prohibiting personal wireless services. Elaborating on the construction portion of the text, she stated that aesthetics is not a legally valid reason for prohibiting a cell tower because it has the effect of prohibiting them. She stated that they are meeting the City's code. She said that while a major concern regarding the cell tower is the devaluation of property values, the abutting neighborhood already has multiple code violations that would devalue properties. She stated that property values start with what is on the parcel. Furthermore, the cell tower is downhill and the facility is 60 feet by 60 feet. The tower is 48 inches by 48 inches in the compound.

She stated that staff recommends approval and she is happy to answer any questions the Commission may have.

Commissioner Kienzle asked if Director Blaine saw any federal regulations on erecting cell towers on lots adjacent to schools. Commissioner Kienzle expressed her concern that the cell tower does not meet the standards of the Comprehensive Plan, and that the cell tower would prevent the nearby middle school from expanding. She asked if the city attorney has given input on this issue. Director Blaine stated she has not received any input from the city attorney. Commissioner Kienzle requested the city attorney to review this issue. Director Blaine stated the property's zoning district allows for a cell tower. She asked Commissioner Kienzle to clarify her concern about the school. Commissioner Kienzle stated the school could possibly purchase the property for a future expansion. She stated that "super schools" are the trend in education in Oklahoma, and that this middle school will likely need to use this property at some point. Director Blaine stated she is not sure the cell tower would affect the school's ability to expand on their own property. In regards to expanding the school on the property the cell tower is to be located at, she stated she would have the city attorney investigate that.

Chairman Bergsten stated that discriminating between carriers is the not an issue relevant to this application. He asked Director Blaine if federal regulations prevent municipalities from preventing the construction of a cell tower based upon perceived negative effects on property values or on aesthetic value. Director Blaine stated general engineering designs cannot be discriminated again. She stated that what the City has in the code is for the application to comply with federal regulations, and that the city looks at zoning, fall radius, and parking at the facility. Director Blaine stated that having 5G is vital to Shawnee's growth. She stated that having adequate cell service coverage is important to a property's value. She stated that this application will have a major impact on future cell tower applications. She stated that having the infrastructure is vital to Shawnee's growth. Chairman Bergsten asked if the tower falls in one exact location. Director Blaine deferred that question to the application.

Commissioner Matthews asked if Director Blaine believes the revised application meets all the requirements of Chapter 22, Section 175, Subsection 20, Communication Towers/Cell Phone Towers. She stated the revised application does meet the requirements of that section of the code.

Chairman Bergsten asked if the Commission had any more questions for staff. There were no more questions.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward. Jimmy Nickles requested to see the new location of the tower. He asked if the application has been changed at all other than the applicant reducing the height of the tower from 140 feet to 120 feet. Director Blaine stated that the location has been slightly adjusted. He expressed his opposition to the application. He stated

him and his neighbors were led to believe the tower's location would be moved further north and be made more aesthetically pleasing. He argued that the applicant does not have the right to put a cell tower near their neighborhood. He stated that he takes offense to the mentioning of the code violations in the neighborhood and that they try their best to maintain their properties. He argued the cell tower would negatively affect the property values of their neighborhood. He stated that they do want the infrastructure, but that the cell tower should not be this close to the neighborhood and the school. He stated that the tower would negatively affect property values, aesthetic values, that there are safety concerns with the tower falling, and that cell towers negatively impact health due to radiation. He argued that just because the federal government states that cell towers do not negatively impact health, does not make it true, and stated asbestos was considered safe by the federal government and met regulations.

Andrew Dyke argued the application is essentially the same as it was in the previous meeting. He stated he submitted documents to the City Clerk's office that are evidence that cell towers cause cancer. Director Blaine stated it is not in the packet because these documents were not submitted before the packet was published. Mr. Dyke stated that a study in Israel claimed that people within a quarter of a mile of a cell tower have higher cancer risks. He reminded the Planning Commission that a majority of the property owners on the bonded abstractor's list are against this application. Commissioner Cowen clarified what Mr. Dyke meant by majority of property owners and that this means the application has to pass by a super majority [3/5's vote].

No one else came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. Troy Williams, the applicant, came forward to defend the application. He stated they have made concessions, such as reducing the height and moving the tower to the northwest corner of the proposed compound. He stated that the law requires AT&T cover the schools in its network. He stated that they have proposed a monopine tower in order to improve the aesthetic value. He stated that Bob Grace has come to the meeting to present an appraisal. In regards to future development by the school, he stated that what the school may or may not do is not a valid reason to deny the application. He stated that all the changes necessary to make the application meet City code have been made. He stated they chose this property because the other properties under consideration were either impractical due to code or the property owners were not interested in leasing out their property. Chairman Bergsten asked about the conversion from a monopole tower to a sectional tower. Mr. Williams stated the sectional tower would bend over in the case of a collapse. Commissioner Deem asked Mr. Williams about the monopine tower. Assistant City Planner Joseph Barker told Commissioner Deem where she could find photos of the monopine tower. Mr. Williams said those photos are located on Marshall Square in Oklahoma City. Mr. Williams stated they also performed a photo simulation of what the proposed tower would look like from various perspectives. Commissioner Kienzle complimented Mr. Williams on providing all this new information. She asked if the FirstNet site is done in correspondence with first responders. Mr. Williams stated the tower has 700 megahertz and 1.2 gigabytes. He stated it is a designated bandwidth for first responders. She then asked if it was about the equipment rather than the site itself. Mr. Williams stated it is both the equipment and location. He stated this site was selected because of how it fits relative to other sites in the city. Her next question was why the growth projections in Shawnee exceed state averages. Mr. Williams deferred to Mike Altz to answer that question. She stated the Comprehensive Plan designates this property as a residential use. Mr. Williams stated that this area lacks cell coverage currently. He stated using the area north of Interstate 40 would fail to meet the needs of this area. She stated her concern with the federal regulations preventing the cell tower from being in an area she feels the cell tower would better fit.

Michael Altz, radio frequency engineer of AT&T, came forward to defend the application. He stated that this site falls between two sites that have spectrum exhaust, which he defined as when all the licensed spectrum has been applied. Therefore, the construction of a new cell tower is necessary to expand coverage. He stated consumers will experience delays without it, according to their growth projections. He stated the proposed site has very weak cell coverage. He stated AT&T wants their customers to be covered. He stated they want residential communities to have this coverage. He told Commissioner Kienzle that first responders are sold special phones that gives them first priority to First Net. He stated this is a nationwide project.

Bob Grace, a real estate appraiser, came forward to defend the application. He stated his firm has developed a study to determine the impact of cell phone towers on property values. The location they chose the corner of East Independence Street and Bryan Avenue, where there is a 150 foot tall monopole cell phone tower that has been there since 2003. He stated homes near the cell tower were sold for a standard price, the amount of

days they were on the market was normal, and the price per square foot was standard. Commissioner Cowen asked for clarification about whether or not the cell tower impacted the value of the homes in the area. Mr. Grace said there was no impact.

Kyle Coulter, representative of AT&T, came forward to defend the application. He stated AT&T wants to be part of Shawnee's continued growth. He stated the application meets the criteria of the code. He stated they wanted to make the tower a monopine to make nearby residents happy. He asked the Commission to approve of the application.

Chairman Bergsten asked if there were any other comments or questions. Commissioners Kienzle asked Mr. Williams if he had any meetings with staff. Mr. Williams stated that he went to Planning and Zoning, and to Code Enforcement. He stated that he spoke with Jared Cooper [then the Interim Planning Director]. Commissioner Kienzle clarified that the recommendation from city staff was based on existing zoning and not the Comprehensive Plan. Mr. Williams stated he was not aware of a Comprehensive Plan. Commissioner Cowen stated both sides presented their arguments well. He stated his main concern is for the nearby middle school. He stated he still has safety and expansion related concerns for the middle school. Chairman Bergsten stated that these were his concerns too. Commissioner Matthews asked if the nearby building for the middle school was still in the fall radius. Chairman Bergsten stated that question was what he was intending to ask. Commissioner Cowen claimed it would still fall on the property potentially. Commissioner Walker asked if the property line is still within the fall radius and that the nearby building and parking lot are not within it. Mr. Williams confirmed this. He stated the cell tower is 99 feet from the property line. Director Blaine clarified that the required radius for sectional towers is 80% of the tower height, which would put the radius one foot away from the property line. Commissioner Matthews stated that Northside Veterinary Holdings, LLC wants to enter into a lease agreement with AT&T for a cell tower that abides by the code. He stated that the other issues should be discussed by the City Commission instead of the Planning Commission, who he states is primarily concerned with the code. He asked what legal right the Planning Commission has to say no. Chairman Bergsten stated that the Commission is also considering the big picture and the nearby citizens. He stated his main concern was the tower potentially falling on the school building one day, and the fact that it now cannot makes him feel better about the application. Commissioner Cowen stated that children could also go outside. Commissioner Walker stated the fall radius does not cross the property. Commissioner Cowen responded that is true in regards to the 80% rule of the code, but if the tower were to fall a distance equivalent to its height, it would fall on the school property. Chairman Bergsten stated there is little activity that goes on behind the building. Commissioner Walker asked if the school has had any further comments on this application. Director Blaine stated they have not received further comments from the middle school. Chairman Bergsten wanted to clarify Commissioner's Cowen earlier comments about a super majority. Director Blaine claimed that that rule applies only to City Commission. Commissioner Cowen claimed it applied to Planning Commission too. Director Blaine stated the law applies to the governing body. Chairman Bergsten stated they are not a governing body; they are a recommendation board. Director Blaine stated she would discuss this issue with the city attorney. There were no more comments or questions and Chairman Bergsten asked for a motion. Commissioner Walker made a motion to approve the conditional use permit for a cell tower upon the conditions. Seconded by Commissioner Matthews.

Motion passed:

AYE: Deem, Matthews, Walker, Bergsten

NAY: Cowen, Kienzle

ABSTAIN: Rowell

AGENDA ITEM NO.5:

Planning Director's Report

Planning Director Rebecca Blaine expressed her appreciation to the Planning Commission in regards to this item. She asked for the Commission's opinion on converting to iPads in the future, or making the packets shorter by providing the other documents as supplemental items. Commissioner Walker stated it was a good use of city resources to not mail the documents. Chairman Bergsten expressed his preference for physical packets. Commissioner Cowen agreed, but added there are times when there are exceptions, such as Case P01-19.

Commissioner Kienzle stated that she likes having a physical packet. Commissioner Rowell stated he prefers paper. Director Blaine stated the next packet may also be large due to many items being on the agenda for the May, 2019 Meeting. Director Blaine discussed the Placemaking Conference at the University of Oklahoma.

AGENDA ITEM NO.6:

Commissioners Comments and/or New Business

Commissioner Kienzle commented on the Comprehensive Plan. She stated the Comprehensive Plan is a guide for cities to use. She noted that City of Tulsa is getting ready to prepare a new Comprehensive Plan. She stated that reviewing the Comprehensive Plan and considering the opinions of citizens regarding a new Comprehensive Plan is important to the City of Shawnee. Director Blaine stated the Transportation Board has requested to look at the Comprehensive Plan. Director Blaine stated having too many people having dialogue in the same room can be productive. She stated their next step is getting the Transportation Board's feedback on the Comprehensive Plan. Commissioner Kienzle asked if the Commission will have access before the meeting it would be reviewed at. Director Blaine stated they would be available for the Commission's review. Commissioner Kienzle asked if there would be a presentation. Director Blaine stated Amy Haase, the consultant for the Comprehensive Plan, would present. She would also be available for questions. Director Blaine stated that when they have a final draft of the new Comprehensive Plan, the Planning Commission will be able to make an official recommendation to the City Commission on the Comprehensive Plan.

Commissioner Cowen stated that he appreciates that the Planning Commission can have civil disagreements.

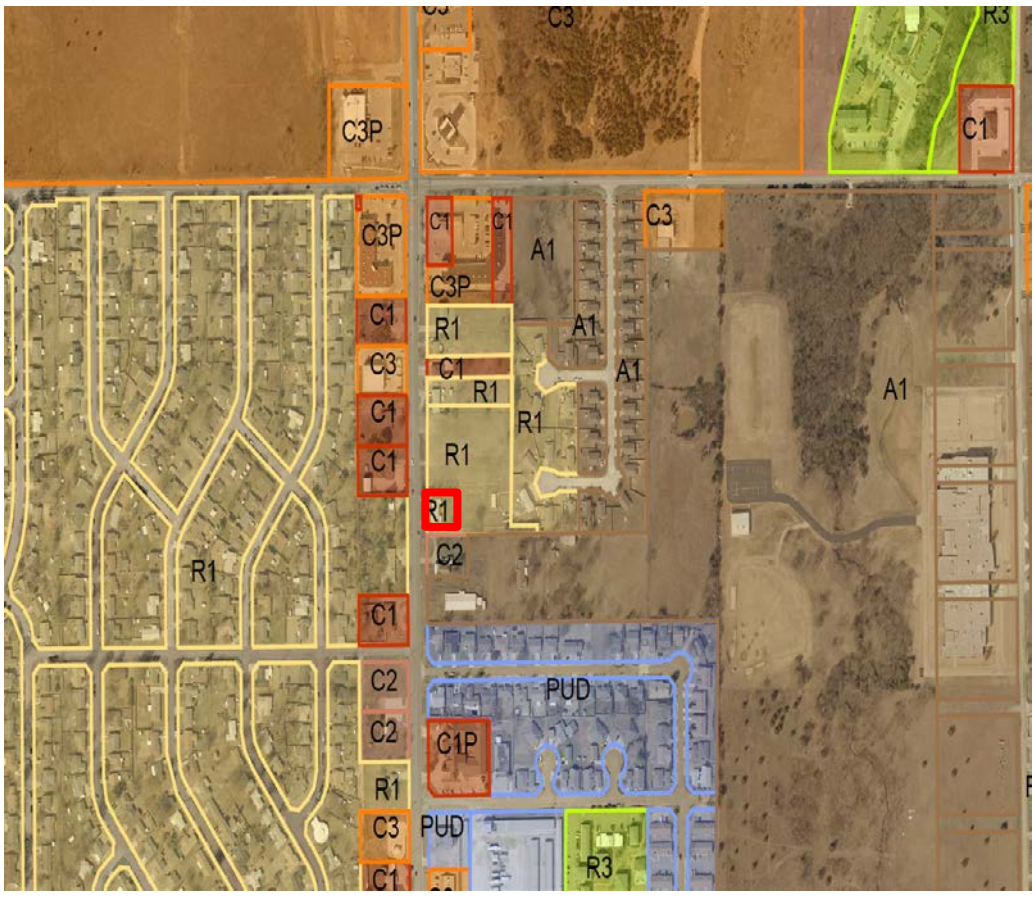
AGENDA ITEM NO. 7:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Joseph Barker
Planning Commission Secretary

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # P03-19 PUBLIC HEARING DATE: May 1st, 2019 CITY COMMISSION DATE: May 6th, 2019	
APPLICANT: Nelmon Brauning		35963 Highway 99A Seminle, Oklahoma, 74868		nbrauning@hotmail.com
PROPERTY ADDRESS/LOCATION: 4011 North Kickapoo, Shawnee, Oklahoma, 74804				
The applicant, Nelmon Brauning, is requesting a rezone from R-1 to C-3 at 4011 North Kickapoo. The stated use is for retail.				
EXISTING ZONING: R-1	EXISTING LAND USE: Single-Family Residential	SURROUNDING ZONING & LAND USE: R-1 (Single-Family Residential) C-2 (Limited Office)	SUBDIVISION: Unplatted	PROPERTY SIZE: 0.42 acres

STAFF RECOMMENDATION

The applicant has stated they intend to use the lot for a commercial retail development. According to the submitted application, the subject site is 0.42 acres in size and abuts the College View Addition. Adjacent properties are zoned R-1 (Single-Family Residential District) and C-2 (Limited Office District). While there are no C-3 lots immediately abutting this lot, the general area has had properties rezoned to C-3. Therefore, the proposed zoning is consistent with the typical use of this area. While the request is not in conformance with the Comprehensive Plan's residential designation for this area, it should be noted that the pattern of development in this area fits this district.

The rezone is required to conform to Section 22-165.2 of the Zoning Code, "Uses [in commercial districts]," which assures that the C-3 zoning district is used for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusement and service, establishments. Retail is a permitted use in the proposed district. The rezone is also required to conform to Section 22.165.4 of the Zoning Code, "Dimensional Standards [in commercial districts]." If rezoned to C-3, it would conform to these standards.

The subject request is in conformance with the City Zoning Code and Comprehensive Plan; therefore, Staff hereby recommends approval on the requested rezone from R-1 (Single-Family) to C-3 (Highway Commercial).

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING
PETITION/
APPLICATION
FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

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:	<u>PO3-19</u>
Project Number:	<u>190264</u>
Date Filed:	<u>3-22-19</u>
_____ Planning Commission Secretary	

REQUEST:

☒ Rezoning
 ☐ Rezoning w/Conditional Use Permit
☐ 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 R1 District to C3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4011 N. KICKAPOO, SHAWNEE, OK
LEGAL DESCRIPTION: Beq. 289' N SW/4 NW NW E183' N100' W 183' S100' POB (see ATTACHED)
PROPERTY OWNER (S): CHARLES TRACY FARLEY & RICHARD FRAZIER FARLEY
PROPERTY AGENT (APPLICANT): NELSON BRAUNING
APPLICANT'S ADDRESS: 35963 HWY 99A SEMINOLE
CITY: SEMINOLE **STATE:** OK **ZIP:** 74868
EMAIL ADDRESS: nbrauning@hotmail.com
TELEPHONE NUMBER: (405) 370-0394 **CONTACT NUMBER:** (405) 370-0394
DIMENSIONS OF PROPERTY: AREA: 0.42 WIDTH: 100
 LENGTH: 183 FRONTAGE: 100
CURRENT ZONING: R1 **CURRENT USE:** RENTAL
PROPOSED ZONING: C3 **PROPOSED USE:** RETAIL

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

Nelson Brauning
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00
RECEIPT NO. 02276361

PLANNED UNIT DEVELOPMENT FEE \$ 550.00
SIGN DEPOSIT \$ 50.00

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

PLANNING COMMISSION ACTION: _____ **DATE:** _____
CITY COMMISSION ACTION: _____ **DATE:** _____
PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____

City of Shawnee OK
405-878-1616

RECH: 02276361 3/25/2019 10:32 AM
OPER: K6 TERM: 020 /
REF#: 8215
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
190264 280.00CR
BRAUNING, NELMON
4011 N KICKAPOO AVE
Z-REZONING 280.00CR

TENDERED: 280.00 CHECK
APPLIED: 280.00-

CHANGE: 0.00

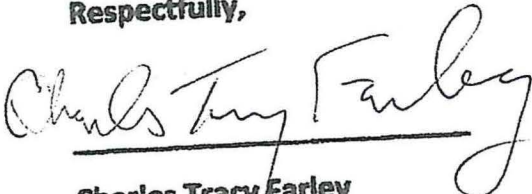
Visit www.ShawneeOK.org
For More Information

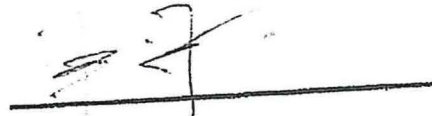
March 15, 2019

To Whom it may concern:

We Charles Tracey Farley and Richard Frazier Farley the owners of the lot at 4011 N Kickapoo, Shawnee, Oklahoma 74804, hereby give Nelmon Brauning with Nelmon's Real Estate LLC permission to rezone our property from R1 to C3. The legal description is attached to this letter.

Respectfully,


Charles Tracy Farley


Richard Frazier Farley

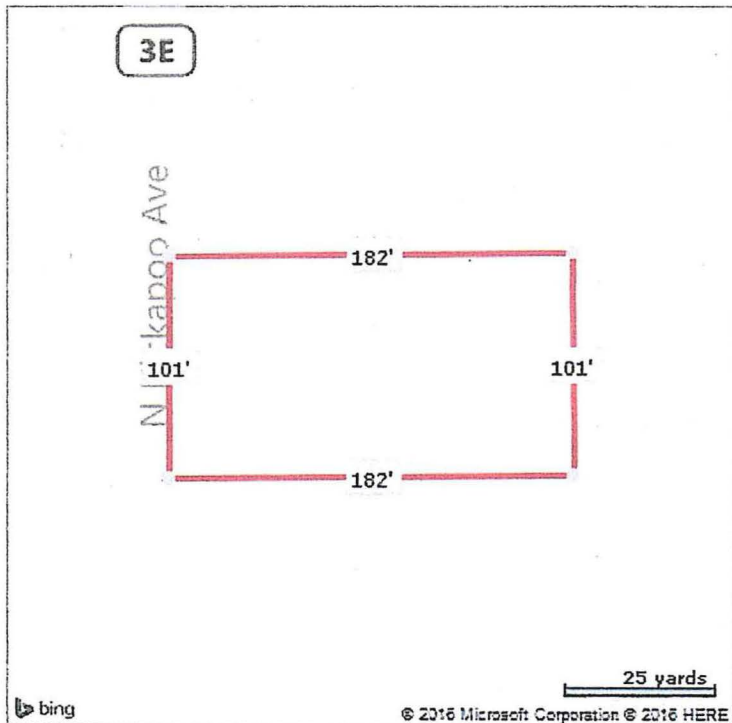
confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

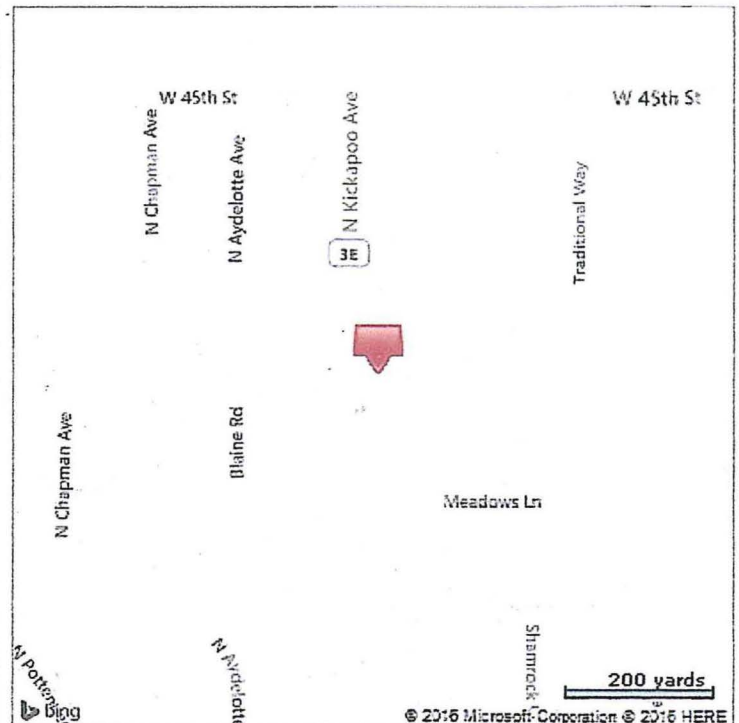
Last Market Sale & Sales History

Owner Name:	Farley Charles Tracy	Owner Name 2:	Farley Richard Frazier
Sale/Settlement Date	12/19/2008		
Recording Date	12/22/2008		
Nominal	Y		
Buyer Name	Farley Charles T		
Buyer Name 2	Farley Richard F		
Seller Name	Farley Living Trust		
Document Number	20265		
Document Type	Quit Claim Deed		

Property Map



*Lot Dimensions are Estimated





First American Title

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 2367335-SH01

Issuing Office File Number: 2367335-SH01

The land referred to herein below is situated in the County of Pottawatomie, State of Oklahoma, and described as follows:

A tract of land described as beginning 289 feet North of the Southwest Corner of the Northwest Quarter of the Northwest Quarter (SW/C NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 183 feet; thence North 100 feet; thence West 183 feet; thence South 100 feet to the point of beginning.

Tax ID: 0000-06-010-004-0-016-00,

Plat book/Page: /

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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First American Title Insurance Company

123 West Highland

Shawnee, OK 74801

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

PR: SOCENT

Ofc: 2199 (542)

Final Invoice

To: Nelmon Brauning
35963 EW 99A
Seminole, OK 74868

Invoice No.: 542 - 219952906

Date: 03/18/2019

Our File No.: 2389038-SH99

Title Officer:

Escrow Officer:

Customer ID: 2270943

Liability Amounts

Attention:

Your Ref.: 4011 N. Kickapoo

RE: Property:
4011 North Kickapoo, Shawnee, OK

Buyers:

Sellers: Charles Farley, Richard Farley

Description of Charge	Invoice Amount
Ownership Report	\$300.00

INVOICE TOTAL \$300.00

Comments: DELIVER TO: CITY OF SHAWNEE
ATTN: NELMON
REF# 4011 N. KICKAPOO

OWNERSHIP REPORT

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

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

Michelle Cook
 Abstractor License No. 3286
 OAB Certificate of Authority # 017
 File No. 2389038-SH99

OWNERSHIP LIST

ORDER NO. 2389038

DATE PREPARED: March 18, 2019

EFFECTIVE DATE: March 8, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
FARLEY CHARLES TRACY& RICHARD FRAZIER FARLEY 13306 MUSSON RD SHAWNEE, OK 74804			BEG 289'N SW/C NW NW E183' N100' W183' S100' POB. (NW 6-10N-4E)
HOUSING AUTHORITY OFTHE SAC & FOX NATION 201 N HARRISON SHAWNEE, OK 74801			BEG 690'S NW/C TH E420' N690' E570' S1056' W468.9' N21*W 13.72' N88*W 333.31' N 100'W183' N244'POB LESS PART PLATTED FOUR WINDS EST (NW 6-10N-4E)
HOUSING AUTHORITY OFTHE SAC & FOX NATION 201 N HARRISON SHAWNEE, OK 74801	1-23 & 25, LESS LT 2	1	FOUR WINDS ESTATES
CAROL Y. SULPHUR 4411 TRADITIONAL WAY SHAWNEE, OK 74804	3	1	FOUR WINDS ESTATES
NGUYEN NON PHAM & DAO D & CYNTHIA N NGUYEN 4325 N KICKAPOO SHAWNEE, OK 74804			BEG 690'S NW/C LOT 4 E420' N78' W420' S78' POB. (NW 6-10N-4E)
STOBER JAMES R & CYNTHIA A 4009 N KICKAPOO SHAWNEE, OK 74804			BEG 333'E SW/C NW NW E657' N264' W990' S25' E333' S239' POB. (NW 6-10N-4E)
JONES RICHARD N LIVING TRUST P O BOX 1852 SHAWNEE, OK 74802			BEG 115'N & 33'E SW/C NW NW N125' E175' S124' W175' POB (NW 6-10N-4E)
NORTHWEST MISSIONARYBAPTIST XXXXXXXXXX, OK 00000			BEG 333'E SW/C NW NW N239' W125' S124' W208' S115' E333' POB. LAND 120 (NW 6-10N-4E)
WILLIAMS ZACHARY A 102 MEADOWS LN SHAWNEE, OK 74804	1	1	THE MEADOWS AP

LAVALLEY TOM H & LUCY C PO BOX 1743 SHAWNEE, OK 74802	2	1	THE MEADOWS AP
ABSENTEE SHAWNEE TRIBE OF OKLA 2025 S GORDON COOPER DR SHAWNEE, OK 74801	1	2	COLLEGE VIEW
MASON AMIR PROPERTIES LLC 10601 S WESTERN OKC, OK 73170	2	2	COLLEGE VIEW
MASON AMIR PROPERTIES LLC 10601 S WESTERN OKC, OK 73170	3	2	COLLEGE VIEW
EDMONSON RANDY D SEPARATE HOLDINGS TRUST 4016 N KICKAPOO SHAWNEE, OK 74804	4	2	COLLEGE VIEW
SKS HOLDINGS LLC 8801 NW 119TH ST OKC, OK 73162	5	2	COLLEGE VIEW
ADAIR MANOI S 4303 N AYDELOTTE SHAWNEE, OK 74804	11	1	BISON
MINER AMANDA & HYRUM 4301 N AYDELOTTE SHAWNEE, OK 74804	12	1	BISON
SALAZAR CESAR 14700 LEGATE RD YUKON, OK 73099	13	1	BISON
GEAR RUSSELL CRAIG & DIANNA L 4205 BLAINE RD SHAWNEE, OK 74804	14	1	BISON
ALDANA JENNIFER 4203 BLAINE RD SHAWNEE, OK 74804	N61' OF 15	1	BISON
HOUSING AUTH OF THE CITY OF SHAWNEE P O BOX 3427 SHAWNEE, OK 74802	S9' OF 15 & N56' OF 16	1	BISON

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P03-19

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:

A tract of land described as beginning 289 feet North of the Southwest Corner of the Northwest Quarter of the Northwest Quarter (SW/C NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 183 feet; thence North 100 feet; thence West 183 feet; thence South 100 feet to the point of beginning

General Location Known As:	<u>4011 North Kickapoo, Shawnee, Oklahoma, 74804</u>
Current Zoning Classification:	<u>R-1; Single-Family Residential</u>
Requested Zoning Classification:	<u>C-3; Highway Commercial</u>
Proposed Use of Property:	<u>Retail</u>
Applicant:	<u>Nelmon Brauning</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 hearing will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

May 1 st , 2019	AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
May 6 th , 2019	AT 6:00 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 405-878-1616. 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 9th day of April, 2019.



Lisa Lasyone, City Clerk



CITY OF SHAWNEE
PUBLIC HEARING NOTICE

CASE #P03-19

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The property requesting rezoning is described as follows:

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General Location Known As:

4011 North Kickapoo, Shawnee, Oklahoma, 74804

Current Zoning Classification:

R-1; Single-Family Residential
Requested Zoning Classification:

C-3; Highway Commercial

Proposed Use of Property: Retail

Applicant: Nelmon Brauning



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

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Witness my hand this 9th day of April, 2019.

Lisa Lasyone, City Clerk
(Published in the Shawnee News-Star on

Affidavit of Publication

The Shawnee News-Star
215 N. Bell
Shawnee OK 74801
(405) 273-4200

State of Oklahoma
County of Pottawatomie

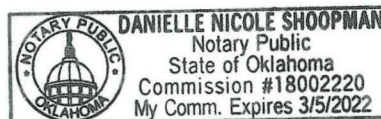
I, Wanda Westerman, of lawful age, being duly sworn upon oath, deposes and says that I am the Legal Advertising Account Executive of The Shawnee News-Star, a Daily publication that is a "legal newspaper" as that phrase is defined in 25 O.S. §106 for the City of Shawnee, for the County of Pottawatomie, in the State of Oklahoma, and that the attachment hereto contains a true and correct copy of what was actually published in said legal newspaper in consecutive issues on the following date(s):

Insertion Date(s): Apr. 14th, 2019
Publishing Fee: \$97.25

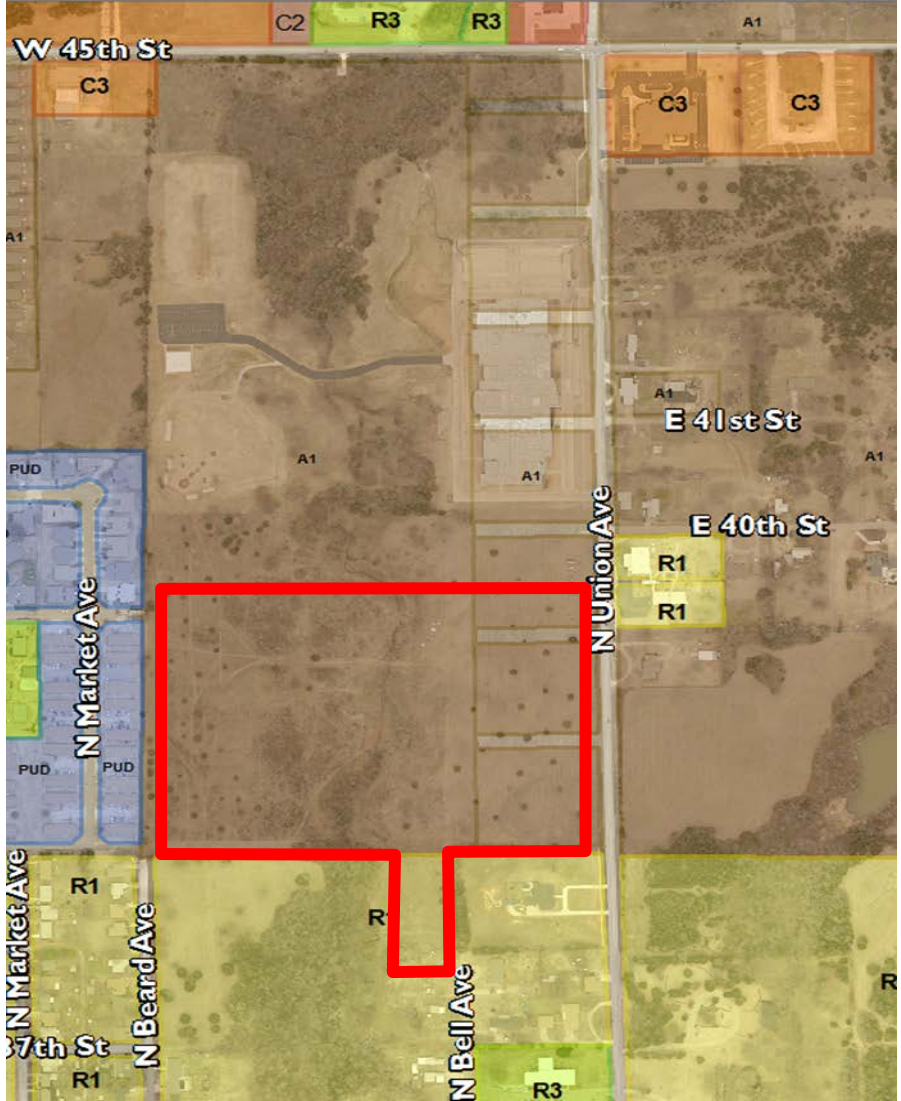
Wanda Westerman, Account Executive

Signed and sworn to before me this 15th day of Apr., 2019.

Danielle Shoopman, Notary Public
My Commission Expires: March 5th, 2022
Commission No18002220





City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # S04-19 PUBLIC HEARING DATE: May 1 st , 2019 CITY COMMISSION DATE: May 6 th , 2019	
APPLICANT: Crafton Tull		300 Pointe Parkway Boulevard Yukon, Oklahoma, 73099		Chris.Gray@craftontull.com	
PROPERTY ADDRESS/LOCATION: North of Macarthur, south of East 45th on North Union					
The applicant, Crafton Tull, is requesting approval for a revised preliminary plat to a previously approved preliminary plat for a 20.06-acre tract of land into a multi-family apartment complex intended for retirees. Access would be from North Union. The primary changes are the elimination of the west half of the originally approved plat (which may or may not be developed in a second phase), and a rearrangement of utility easements.					
EXISTING ZONING: R-3	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: A-1 (Rural Agricultural) R-1 (Single-Family Residential) PUD (Planned Unit Development)		LOTS: 1	PROPERTY SIZE: 20.06 acres

STAFF RECOMMENDATION

Being a development in a R-3 district, the lots to be platted by this proposal are required to abide by the dimensional standards of Table 22-160.4.1, Density and Dimensional Standards by [Residential] Zone:

- Minimum lot size for each lot is 10,000 square feet plus an additional 2,000 square feet per each unit over three – The number of units is now going to be 82. The proposed lot meets this requirement;
- Minimum lot width for each lot is 100' feet – The proposed lot meets this requirement;
- Minimum street frontage is 80 feet – The proposed lot meets this requirement;
- Front yard setbacks are required to be 25 feet – The proposed lot meets this requirement;

Preliminary plats are required to abide by the standards of the City of Shawnee Subdivision Regulations. Article VIII, Platting Procedures. Section 2, Preliminary Plat Preparation and Approval Procedure, provides a list of documents and information that must be submitted in order for a preliminary plat to be approved.

Subsection 2, Certification of Design, requires a preliminary plat to be accompanied by a statement signed by the professional engineer preparing the plat that they have, to the best of their ability, designed the subdivision in accordance with the Comprehensive Plan with which they are completely familiar, and in accordance with the ordinances and regulations governing the subdivision of land.

Subsection 3, General Requirements, lists basic requirements of a submitted preliminary plat. The application meets all these requirements.

Subsection 4, Contents of Preliminary Plat, provides a list of information required to be shown on any submitted preliminary plat. The submitted plat meets all these requirements.

Subsection 5, Statistical Data, lists required statistical data to be provided by the applicant. The submitted plat meets all these requirements.

The 2005 Comprehensive Plan designates the future use of this area to be residential. This use states that multi-family developments may be created "when appropriate,". Staff believes this to be an appropriate use for this area. Thus, the proposed plat aligns with the intentions of the 2005 Comprehensive Plan.

The purpose of the R-3 District is for providing multiple family developments which have a concentration of dwelling units served by open spaces including common areas and facilities. The submitted plat aligns with that purpose.

The Planning Department has received the following feedback from the appropriate agencies:

Engineering/Streets:

No issues

Shawnee Municipal Authority:

Water plans need to be updated before being sent to DEQ.

Fire Department:

No issues

The subject request is in conformance with the City Zoning Code, Subdivision Code, and Comprehensive plan; therefore, Staff hereby recommends approval of the requested revised preliminary plat for the Grove Retirement Homes upon the following conditions:

1. Final construction documents must be approved by the City Engineer concurrent with final plat approval;
2. Drainage plans must be approved by the City Engineer concurrent with final plat approval; and
3. All other applicable city standards apply.

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:
(CIRCLE)

SUBMITTED
PLANS

PUBLIC HEARING
PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

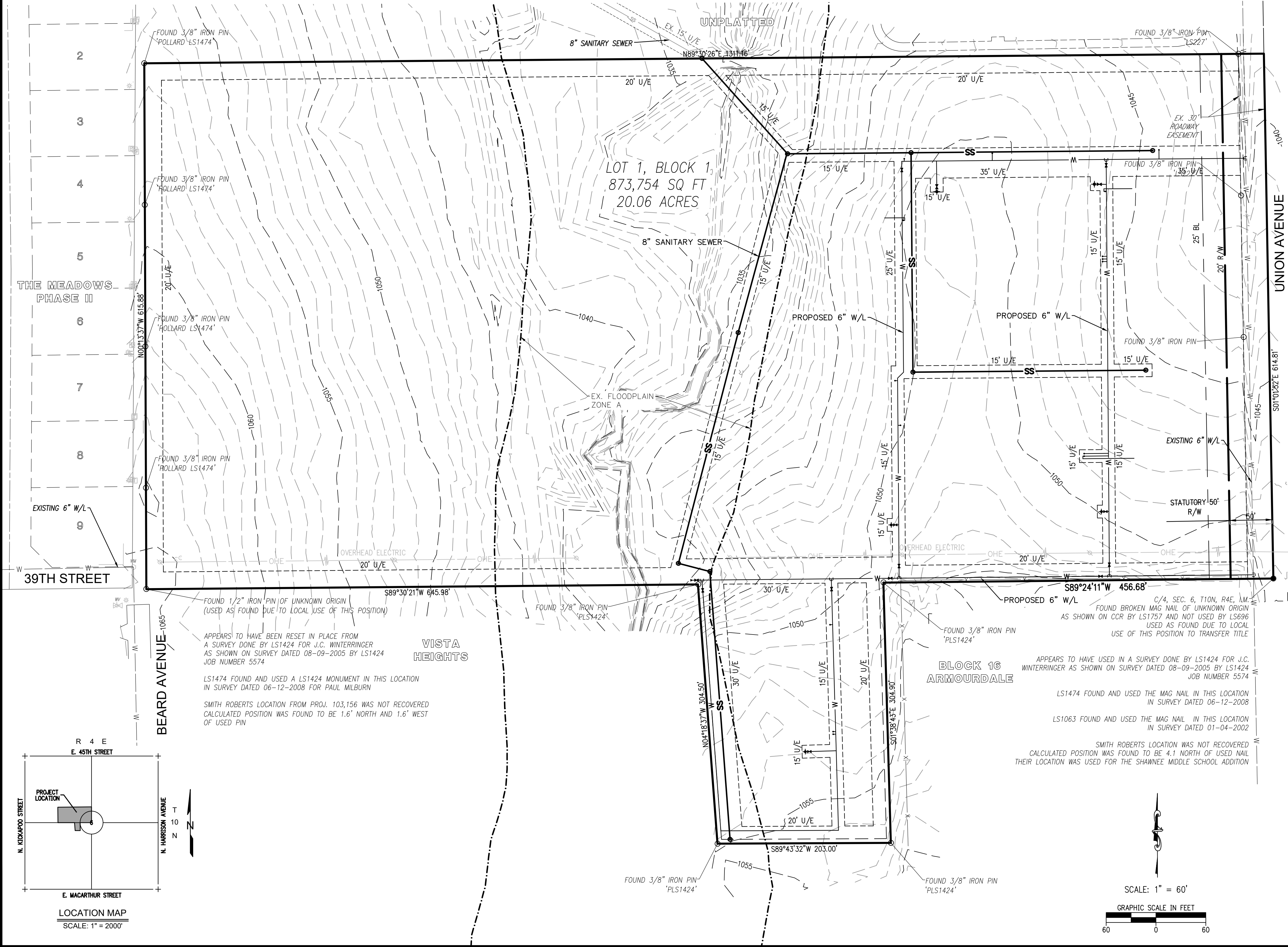
Attachments:

Exhibit 1: Grove Retirement Homes Preliminary Plat

Exhibit 1

PRELIMINARY PLAT
OF
THE GROVE RETIREMENT HOMES

A PART OF THE W/2 OF SECTION 6, T10N, R4E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situate within the West Half (W/2) of Section Six (6), Township Ten North (T10N), Range Four West (R4E) of the Indian Meridian (I.M.), Pottawatomie County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of the NW/4, marked by a Broken MAG Nail found in place; thence

S 89° 24' 11" W a distance of 456.68 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence

S 01° 38' 43" E a distance of 304.90 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence

S 89° 43' 32" W a distance of 203.00 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence

N 04° 18' 37" W a distance of 304.50 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence

S 89° 30' 21" W a distance of 645.98 feet to a point marked by a 1/2" Iron; thence

N 00° 13' 37" W a distance of 615.88 feet to a point marked by a 3/8" Iron Pin with cap stamped Pollard LS1474; thence

N 89° 30' 26" E along a line passing through a 3/8" Iron Pin with cap stamped LS227 at a distance of 1281.13 feet for a total distance of 1311.16 feet to a point on the East line of said NW/4; thence

S 01° 01' 52" E along said line a distance of 614.81 feet to the POINT OF BEGINNING.

Said tract contains 873,754 Sq Ft or 20.059 Acres, more or less.

This description prepared by Denver Winchester, PLS 1952 on May 14th/ 2018.

The foregoing legal description describes the same property as described in Schedule A of Title Commitment no. 1801-005 bearing an effective date of January 26, 2018 at 07:30 AM as prepared by Lincoln Title, LLC.

STATISTICAL DATE:

GROSS AREA: 20.06 ACRES
NUMBER OF LOTS: 1
ZONING: R-3
FIRM PANEL: 40017C0440H

PROJECT OWNER AND DEVELOPER:

MECK CONSTRUCTION
ATTN: TONY MECK
1704 S. BROADWAY, SUITE H
MOORE, OKLAHOMA 73160
PH. 405.794.6335

LEGEND

BL BUILDING LIMIT LINE
D/E DRAINAGE EASEMENT
EX. EXISTING
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT

NOTES

1. 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, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
2. MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973" OR
MAG NAIL WITH WASHER STAMPED "CTA CA973" UNLESS OTHERWISE NOTED

PRELIMINARY PLAT TO SERVE
THE GROVE RETIREMENT HOMES



SHEET NO.: 1 OF 1
DATE: 04/15/19
PROJECT NO.: 18602700

CERTIFICATE OF AUTHORIZATION
CA 973 (PLS) EXPIRES 6/30/2018

From: [Michael Ludi](#)
To: [Joseph A. Barker](#)
Cc: [Alan Blankenship](#); [Jared Cooper](#); [Rebecca Blaine](#)
Subject: RE: Grove Retirement Homes Revised Plat
Date: Friday, April 26, 2019 8:23:16 AM
Attachments: [image001.png](#)

Engineering has no issues with the Grove Retirement Revised Preliminary Plat submittal.

On the utilities I have requested them submit a new set of water plans with a change that Alan requested before I send them into DEQ. Once I receive those updated plans I will be sending the water and sewer to DEQ for approval.

Michael Ludi,

Director of Engineering
Traffic, Gis

From: Joseph A. Barker
Sent: Tuesday, April 16, 2019 1:42 PM
To: Alan Blankenship <Alan.Blankenship@shawneeok.org>; Brittney Burton <brittney.burton@shawneeok.org>; David Anderson <DAnderson@shawneeok.org>; James Kriwanek <Jkriwanek@shawneeok.org>; Jared Cooper <JCooper@shawneeok.org>; Michael Ludi <MLudi@shawneeok.org>; Rebecca Blaine <Rebecca.Blaine@shawneeok.org>
Subject: Grove Retirement Homes Revised Plat

Good afternoon,

I have attached to this e-mail the revised preliminary and final plat for the Grove Retirement Homes. We will be receiving by mail six full size copies of each at some point in the next few days. We are aiming to have this on the May 1st, 2019 Planning Commission Agenda. Our goal is to have all reviews submitted by end of business April 23rd.

Joseph Barker

Assistant City Planner
[222 N. Broadway](#)
[Shawnee, OK 74801](#)
[\(405\) 878 - 1672](#)
Joseph.Barker@shawneeok.org



PRELIMINARY PLAT 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:	504-19
Project Number:	180582
Date Filed:	4-18-2019
Amount Paid:	N/A
Receipt No.:	N/A

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 Crafton Tull c/o Chris Gray, P.E., Sr. Project Manager
APPLICANT ADDRESS 300 Pointe Parkway Blvd, Yukon OK 73099
APPLICANT PHONE NUMBERS 405-787-6270
EMAIL ADDRESS chris.gray@craftontull.com
NAME OF PLAT The Grove Retirement Homes
LOCATION 3900 N. Union St., Shawnee OK 74804
NUMBER OF ACRES 20.06 AC NUMBER OF LOTS 1

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 _____

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 Meek Development, LLC.
ADDRESS 1704 S. Broadway, Suite H, Moore, OK 73160
CONTACT NUMBERS 405-642-1130 405-794-6335
EMAIL ADDRESS tony@meekdevelopment.com

PROJECT ENGINEER INFORMATION:

NAME Crafton Tull & Associates, Inc.
ADDRESS 300 Pointe Parkway Blvd, Yukon, OK 73099
CONTACT NUMBERS 405-787-6270
EMAIL ADDRESS chris.gray@craftontull.com

APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS PRIOR TO MEETING



First American Title Insurance Company

123 West Highland

Shawnee, OK 74801

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

PR: SOCENT

Ofc: 2199 (542)

Final Invoice

To: Meek Development, LLC Tony Meek
501 SE 4th Street
Suite A
Moore, OK 73160

Invoice No.: 542 - 219952992

Date: 04/12/2019

Our File No.: 2397688-SH99

Title Officer:

Escrow Officer:

Customer ID: AD4924821

Liability Amounts

Attention: Tony Meek

Your Ref.:

RE: Property:
3900 North Union Street , Shawnee, OK

Buyers:

Sellers:

Description of Charge	Invoice Amount
Ownership Report	\$350.00

INVOICE TOTAL **\$350.00**

Comments: DELIVER TO: MEEK DEVELOPMENT
ATTN: TONY MEEK
REF# 3900 N. UNION

OWNERSHIP REPORT

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:

A tract of land located in the West Half (W/2) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast Corner (NE/c) of the Northwest Quarter (NW4/), of said Section 6; THENCE S00°33'52" E a distance of 2194.96 feet to the point of beginning; THENCE S00°33'52" E a distance of 451.90 feet; THENCE S89°52'11" W a distance of 456.68 feet; THENCE S01°10'43" E a distance of 304.90 feet; THENCE N89°48'28" W a distance of 203.00 feet; THENCE N03°50'37" W a distance of 304.50 feet; THENCE S89°58'21" W a distance of 645.98 feet; THENCE N00°14'236" E a distance of 452.96 feet; THENCE N89°58'26 E a distance of 1313.45 feet to the POINT OF BEGINNING.

AND

A tract of land located in the West Half (W/2) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, more particularly described as follows: BEGINNING at a point 1528.95 feet; S00°33'52" E of the Northeast Corner (NE/c) of the Northwest Quarter (NW4) of said Section 6; THENCE S00°33'52" E a distance of 666.01 feet; THENCE S89°58'26" W a distance of 1313.45 feet; THENCE N00°14'26" E a distance of 665.97 feet; THENCE N89°58'26" E a distance of 1304.09 feet to the POINT OF BEGINNING.

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 5, 2019 at 7:30 AM

First American Title Insurance Company

By: 

Michelle Cook

Abstractor License No. 3286

OAB Certificate of Authority # 017

File No. 2397688-SH99

OWNERSHIP LIST**ORDER NO. 2397688**

DATE PREPARED: April 12, 2019

EFFECTIVE DATE: April 5, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
BARNETT & MEEK DEVELOPMENT LLC 501 SE 4TH ST STE A MOORE, OK 73160			BEG 2194.96'S NE/C NW/4S451.9 S89°52'11"W456.68' S1°10'43"E304.9' N89°48'28"W203' N3°50'37"W304.5' S89°58'21"W645.98' N452.96' N89°58'26"E1313.45' POB (6-10N-4E)
BARNETT & MEEK DEVELOPMENT LLC 501 SE 4TH ST STE A MOORE, OK 73160			BEG 1528.95'S NE/C NW/4 S666.01' S89°58'26"W1313.45' N665.97' N89°58'26"E1304.09' POB LESS A TRACT BEG 1528.95'S NE/C NW/4 S0°33'52"E499.91' S89°58'26"W1311.12' N0°14'26"E499.88' N89°58'26"E1304.09' POB (6-10N-4E)
ARVEST BANK 201 N BRAODWAY SHAWNEE, OK 74801			A TRACT BEG 1528.95'S NE/C NW/4 S0°33'52"E499.91' S89°58'26"W1311.12' N0°14'26"E499.88' N89°58'26"E1304.09' POB (6-10N-4E)
MCDANIEL DAVID E & AMIE M 4031 N UNION SHAWNEE, OK 74804	5-16	37	ARMOURDALE
HARDIN CYNTHIA L 4025 N UNION SHAWNEE, OK 74804	17-28	34	ARMOURDALE
BARRETT J A JR 1210 GORDON COOPER SHAWNEE, OK 74801			E/2 OF 6-10N-4E VAC PT OF AMRMOUDALE
MOON THOMAS E JR 136 HONEYSUCKLE LN LONGVIEW, TX 75605	9-10	29	ARMOURDALE

BARRETT JOHN ADAMS JR TRUSTEE JA BARRETT IRR TR DATE 7-12-93 SHAWNEE, OK 74801			VACATED PT OF KELLEYS DES AS A TR OF LAND IN E/2 OF SEC 6 MORE FULLY DESCRIBED IN BK 2239 PG 227 LESS.916 AC DES IN BK 2239 PG 30 AND LESS TR (6-10N-4E)
GUINN BILLY JACK & DORAN L 3800 N UNION SHAWNEE, OK 74804	1-28	16	ARMOURDALE
SEBRING KANDI & BRIAN C SMITH 3709 N BELL SHAWNEE, OK 74804	15-21	15	ARMOURDALE
BOND HAZEL E 3701 N BELL SHAWNEE, OK 74804	W15' OF 9 & ALL OF 10-14	15	ARMOURDALE
STOUT JIMMIE E & GINGER R 10300 E RENO AVE MIDWEST CITY, OK 73130			ALL OF VAC BLK 18 ARMOURDALE
CITY OF SHAWNEE P O BOX 1448 SHAWNEE, OK 74802	1-24	1	VISTA HEIGHTS
CITY OF SHAWNEE P O BOX 1448 SHAWNEE, OK 74802	1-33	3	VISTA HEIGHTS
HUNTER HENRY O 3804 N BEARD SHAWNEE, OK 74804	S10' OF 17 & ALL OF 18-19	10	ARMOURDALE
HOUSING AUTH OF SAC& FOX NATI P O BOX 1252 SHAWNEE, OK 74802	15-1 & N15' OF 17	10	ARMOURDALE
WRIGHT KEITH D & MACHELLE 1212 TURNBERRY CIR SHAWNEE, OK 74801	12-14	10	ARMOURDALE
TISON RICKEY D 341563 E 1045 RD MEEKER, OK 74855	1-3	10	ARMOURDALE
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	18	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	17	6	THE MEADOWS 2

NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	16	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	15	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	14	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	13	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	12	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	11	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	10	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	26-27	1	THE MEADOWS AP
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	1	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	2	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	3	6	THE MEADOWS 2

NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	4	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	5	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	6	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	7	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	8	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	9	6	THE MEADOWS 2



April 15, 2019

Ms. Rebecca Blaine
City of Shawnee
Planning Department
222 N. Broadway
Shawnee, OK 74801

RE: The Grove Retirement Homes
Revised Preliminary and Final Plat
CT Job No. 18602700

Dear Ms. Blaine:

Per our meeting last week, we are submitting a revised preliminary and final plat for the Grove Retirement Homes subdivision.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Chris Gray, P.E.
Sr. Project Manager



Crafton Tull
architecture | engineering | surveying

300 Pointe Parkway Blvd
Yukon, OK 73099
405.787.6270 / 405.787.6276
www.craftontull.com

Transmittal

Date: April 18, 2019

To: City of Shawnee
Planning Department

Address: Rebecca Blaine
222 N. Broadway
Shawnee, OK 74801

Telephone #: 405-878-1616

RE: The Grove Shawnee

Project #: 18602700

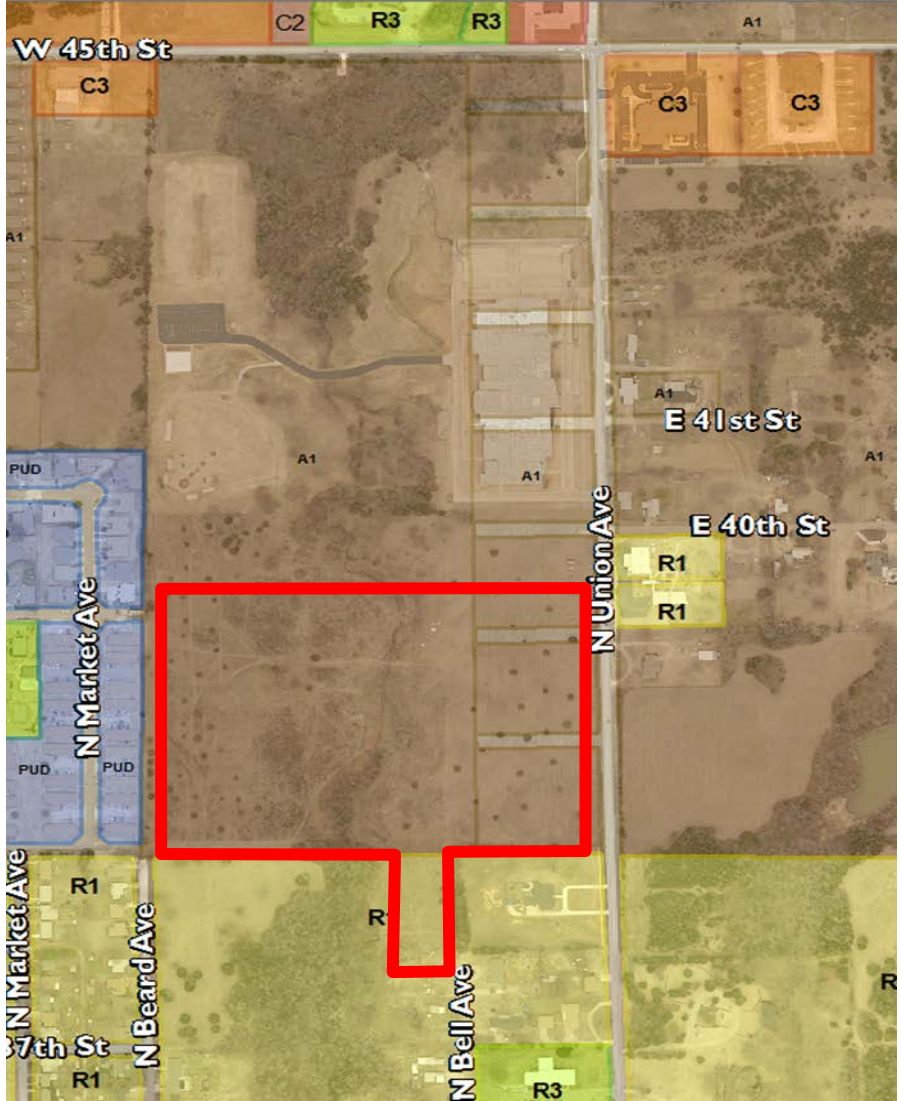
The following items are being transmitted: Attached; Other; For your use/ Records

NO. OF COPIES:	DATE:	DESCRIPTION:
6		Preliminary Plats 24x36
6		Final Plats 24x36
1		Ownership List
1		Preliminary Plat Application
1		Final Plat Application
1		Final plat letter
1		11x17 Preliminary Plat
1		11x17 Final Plat

Remarks:

No additional Comments

Signed: _____
Chris Gray, P.E./ck
Sr. Project Manager

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # S06-19 PUBLIC HEARING DATE: May 1 st , 2019 CITY COMMISSION DATE: May 6 th , 2019	
APPLICANT: Crafton Tull		300 Pointe Parkway Boulevard Yukon, Oklahoma, 73099		Chris.Gray@craftontull.com	
PROPERTY ADDRESS/LOCATION: North of Macarthur, south of East 45th on North Union					
The applicant, Crafton Tull, is requesting approval for a revised final plat to a previously approved final plat for a 20.06-acre tract of land into a multi-family apartment complex intended for retirees. Access would be from North Union. The primary changes are the elimination of the west half of the originally approved plat (which may or may not be developed in a second phase), and a rearrangement of utility easements.					
EXISTING ZONING: R-3	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: A-1 (Rural Agricultural) R-1 (Single-Family Residential) PUD (Planned Unit Development)		LOTS: 1	PROPERTY SIZE: 20.06 acres

STAFF RECOMMENDATION

Being a development in a R-3 district, the lots to be platted by this proposal are required to abide by the dimensional standards of Table 22-160.4.1, Density and Dimensional Standards by [Residential] Zone:

- Minimum lot size for each lot is 10,000 square feet plus an additional 2,000 square feet per each unit over three – The number of units is now going to be 82. The proposed lot meets this requirement;
- Minimum lot width for each lot is 100 feet – The proposed lot meets this requirement;
- Minimum street frontage is 80 feet – The proposed lot meets this requirement;
- Front yard setbacks are required to be 25 feet – The proposed lot meets this requirement;

Preliminary plats are required to abide by the standards of the City of Shawnee Subdivision Regulations. Article VIII, Platting Procedures. Section 2, Preliminary Plat Preparation and Approval Procedure, provides a list of documents and information that must be submitted in order for a preliminary plat to be approved.

Subsection 2, Certification of Design, requires a preliminary plat to be accompanied by a statement signed by the professional engineer preparing the plat that they have, to the best of their ability, designed the subdivision in accordance with the Comprehensive Plan with which they are completely familiar, and in accordance with the ordinances and regulations governing the subdivision of land.

Subsection 3, General Requirements, lists basic requirements of a submitted preliminary plat. The application meets all these requirements.

Subsection 4, Contents of Preliminary Plat, provides a list of information required to be shown on any submitted preliminary plat. The submitted plat meets all these requirements.

Subsection 5, Statistical Data, lists required statistical data to be provided by the applicant. The submitted plat meets all these requirements.

The 2005 Comprehensive Plan designates the future use of this area to be residential. This use states that multi-family developments may be created “when appropriate,”. Staff believes this to be an appropriate use for this area. Thus, the proposed plat aligns with the intentions of the 2005 Comprehensive Plan.

The purpose of the R-3 District is for providing multiple family developments which have a concentration of dwelling units served by open spaces including common areas and facilities. The submitted plat aligns with that purpose.

The Planning Department has received the following feedback from the appropriate agencies:

Engineering/Streets:

No issues

Shawnee Municipal Authority:

Water plans need to be updated before being sent to DEQ.

Fire Department:

No issues

Lastly, the subject final plat is in full conformance with the simultaneously submitted revised preliminary plat and the City of Shawnee Subdivision Regulations.

The subject request is in conformance with the City Zoning Code, Subdivision Code, and Comprehensive plan; therefore, Staff hereby recommends approval of the requested revised final plat for the Grove Retirement Homes upon the following conditions:

1. Final improvement plans shall be approved by the City Engineer prior to construction.
2. Prior to filing (recording) the final plat, the applicant shall commence with making the required public site improvements in accordance with construction plans approved by the City Engineer or otherwise bond the project in accordance with City code.
3. All other applicable City standards apply.

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:
(CIRCLE)

SUBMITTED
PLANS

PUBLIC HEARING
PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

Attachments:

Exhibit 1: Grove Retirement Homes Final Plat

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That MEEK DEVELOPMENT, LLC, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, 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 streets and easements shown hereon to the public, for the purposes of streets, 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 _____, _____ Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

MEEK DEVELOPMENT, LLC

MANAGER
TONY MEEK

STATE OF OKLAHOMA)
)SS:
COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, _____, personally appeared TONY MEEK, MANAGER OF MEEK DEVELOPMENT, LLC, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
May 02, 2019

NOTARY PUBLIC
#11004011

LEGAL DESCRIPTION

A tract of land situate within the West Half (W/2) of Section Six (6), Township Ten North (T10N), Range Four West (R4E) of the Indian Meridian (I.M.), Pottawatomie County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of the NW/4, marked by a Broken MAG Nail found in place; thence
S89°24'11"W a distance of 456.68 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence
S01°38'43"E a distance of 304.90 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence
S89°43'32"W a distance of 203.00 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence
N04°18'37"W a distance of 304.50 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence
S89°30'21"W a distance of 645.98 feet to a point marked by a 1/2" Iron; thence
N00°13'37"W a distance of 615.88 feet to a point marked by a 3/8" Iron Pin with cap stamped Pollard LS1474; thence
N89°30'26"E along a line passing through a 3/8" Iron Pin with cap stamped LS227 at a distance of 1281.13 feet for a total distance of 1311.16 feet to a point on the East line of said NW/4; thence
S01°01'52"E along said line a distance of 614.81 feet to the POINT OF BEGINNING.
Said tract contains 873,754 Sq Ft or 20.059 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared DENVER WINCHESTER, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this _____ day of _____, _____

MY COMMISSION EXPIRES:
March 28, 2019

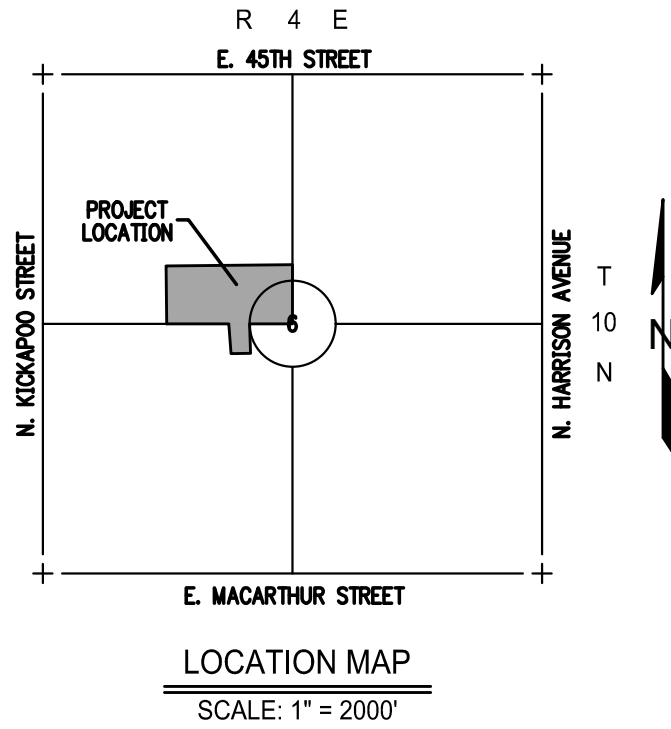
NOTARY PUBLIC
#03005138

CITY PLANNING COMMISSION APPROVAL

I, _____, Planning Director of the City of SHAWNEE, do certify that the SHAWNEE Planning Commission duly approved this plat on the _____ day of _____, _____.

PLANNING COMMISSION CHAIRPERSON

FINAL PLAT
OF
THE GROVE RETIREMENT HOMES
A PART OF THE W/2 OF SECTION 6, T10N, R4E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of POTTAWATOMIE, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in MEEK DEVELOPMENT, LLC, that on the _____ day of _____, _____ there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____, _____

WARRANTY TITLE & ABSTRACT COMPANY

VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of POTTOWATOMIE COUNTY, STATE of OKLAHOMA, that the tax records of said County show all taxes are paid for the year _____, 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 _____, _____

COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

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 _____, _____.

ATTEST:

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 assessment 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 _____, _____.

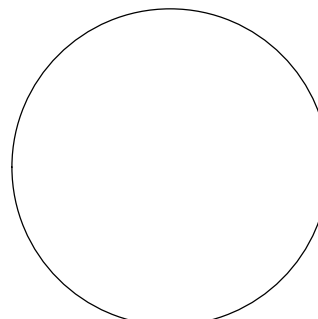
CITY CLERK

NOTES

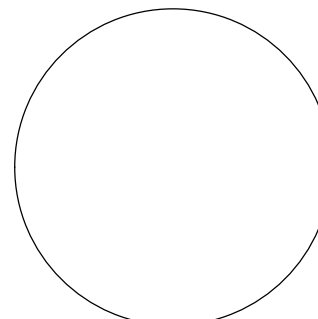
- THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973" FOR ALL PAVING
- PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
- 4.BENCHMARKS:
1.) SET 3/8" I.P. WITH BLUE CONTROL POINT CAP AT NORTHEAST PROPERTY CORNER.
NORTHING: 739928.15
EASTING: 2297556.87
ELEVATION: 1038.92



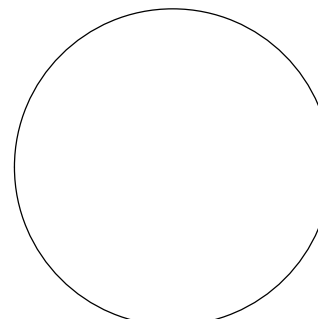
Owner's Notary
Seal



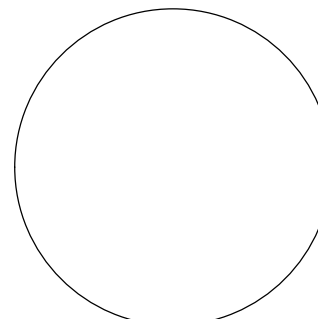
County Treasurer's
Seal



Bonded Abstractor's
Seal



City CORPORATE
Seal



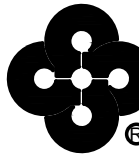
CityClerk
Seal



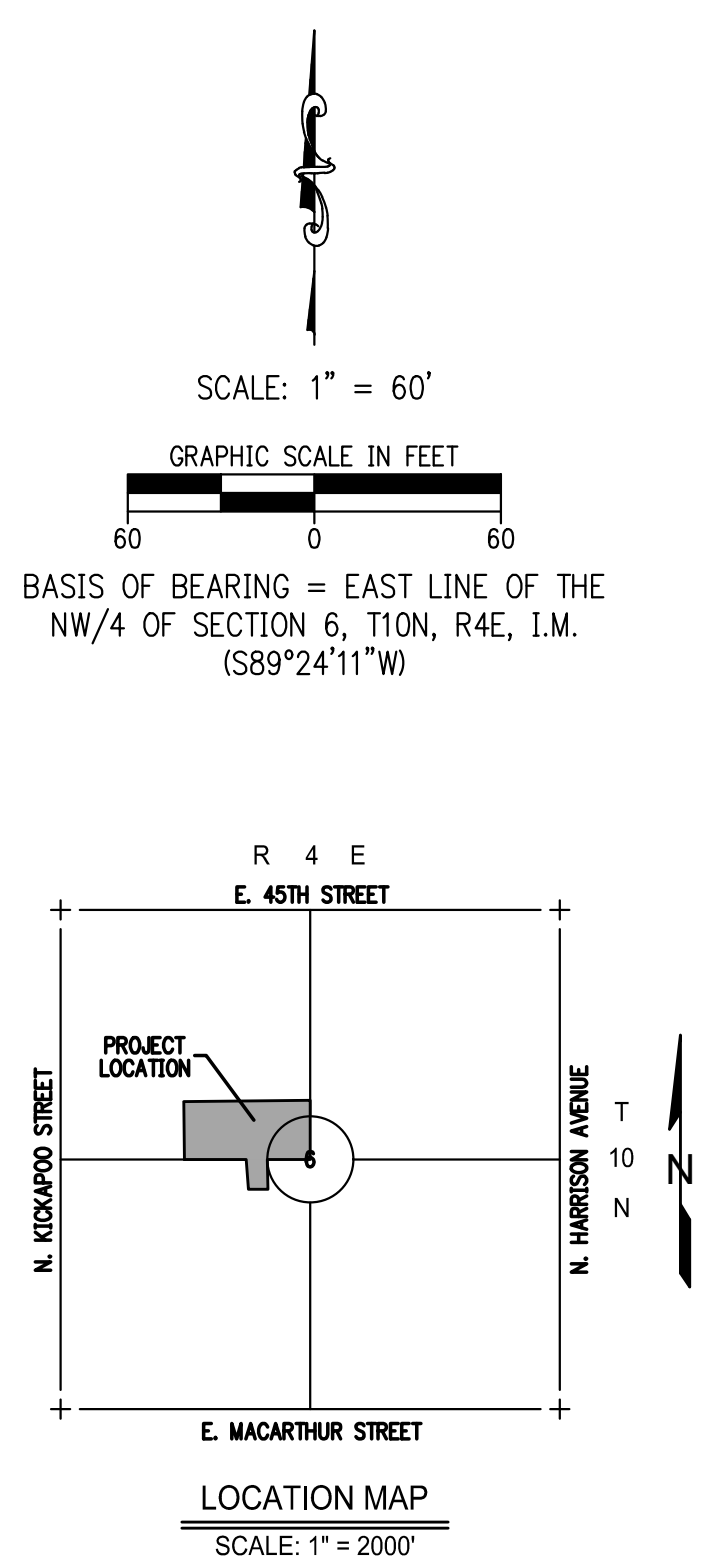
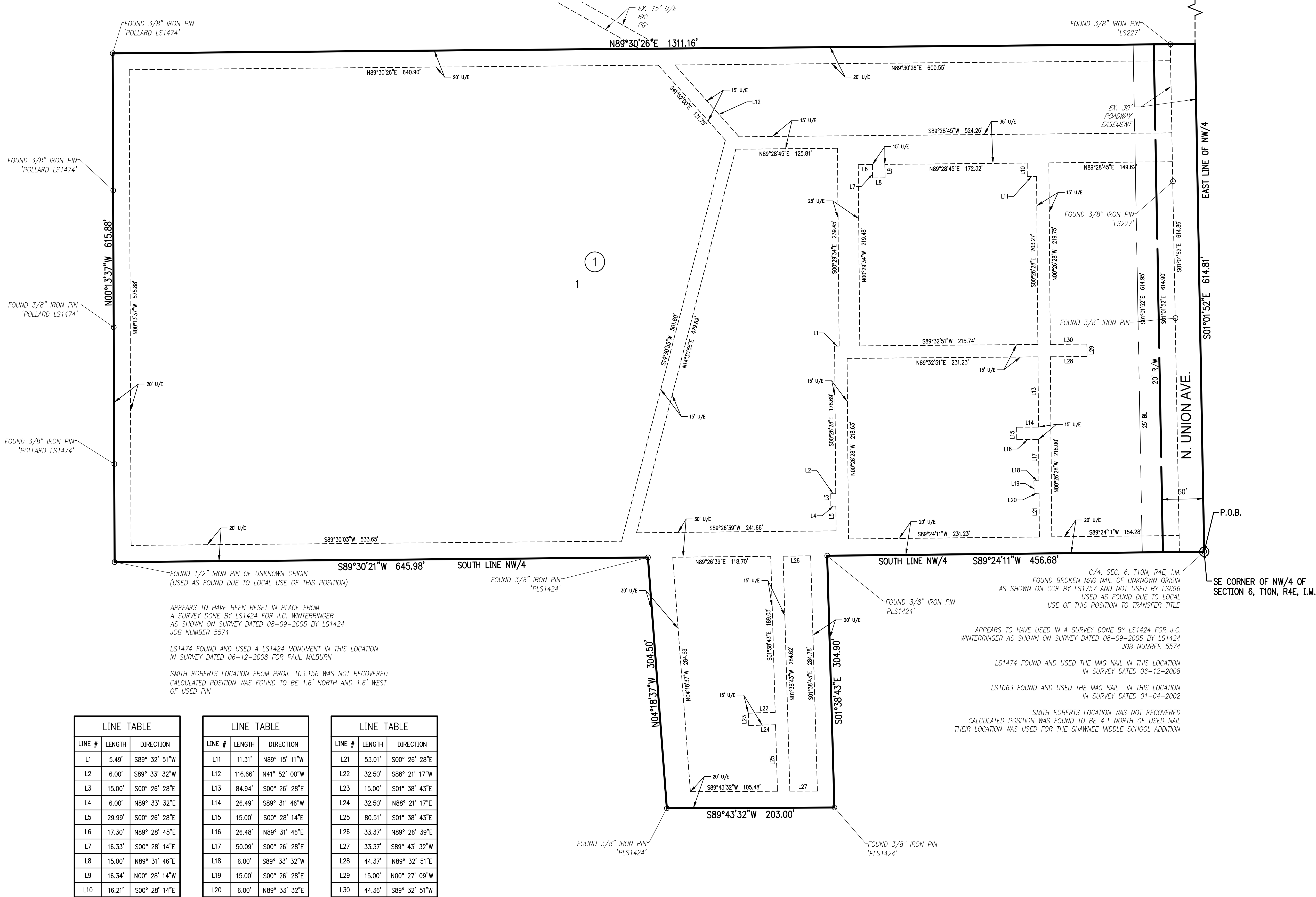
Land Surveyor's
Seal



Surveyor's Notary
Seal

FINAL PLAT TO SERVE THE GROVE RETIREMENT HOMES	
 Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 www.craftontull.com	SHEET NO.: 1 OF 2 DATE: 04/15/19 PROJECT NO.: 18602700
CERTIFICATE OF AUTHORIZATION CA 973 (PLS) EXPIRES 6/30/2020	

FINAL PLAT
OF
THE GROVE RETIREMENT HOMES
A PART OF THE W/2 OF SECTION 6, T10N, R4E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



LEGEND	
BL	BUILDING LIMIT LINE
P.O.B.	POINT OF BEGINNING
U/E	UTILITY EASEMENT
R/W	RIGHT OF WAY

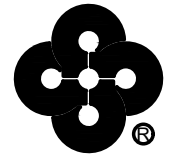
- NOTES
- THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
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 - PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
 - BENCHMARKS:
1.) SET 3/8" I.P. WITH BLUE CONTROL POINT CAP AT NORTHEAST PROPERTY CORNER.
NORTHING: 739928.15
EASTING: 2297556.87
ELEVATION: 1038.92

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.49'	S89° 32' 51"W
L2	6.00'	S89° 33' 32"W
L3	15.00'	S00° 26' 28"E
L4	6.00'	N89° 33' 32"E
L5	29.99'	S00° 26' 28"E
L6	17.30'	N89° 28' 45"E
L7	16.33'	S00° 28' 14"E
L8	15.00'	N89° 31' 46"E
L9	16.34'	N00° 28' 14"W
L10	16.21'	S00° 28' 14"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	11.31'	N89° 15' 11"W
L12	116.66'	N41° 52' 00"W
L13	84.94'	S00° 26' 28"E
L14	26.49'	S89° 31' 46"W
L15	15.00'	S00° 28' 14"E
L16	26.48'	N89° 31' 46"E
L17	50.09'	S00° 26' 28"E
L18	6.00'	S89° 33' 32"W
L19	15.00'	S00° 26' 28"E
L20	6.00'	N89° 33' 32"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	53.01'	S00° 26' 28"E
L22	32.50'	S88° 21' 17"W
L23	15.00'	S01° 38' 43"E
L24	32.50'	N88° 21' 17"E
L25	80.51'	S01° 38' 43"E
L26	33.37'	N89° 26' 39"E
L27	33.37'	S89° 43' 32"W
L28	44.37'	N89° 32' 51"E
L29	15.00'	N00° 27' 09"W
L30	44.36'	S89° 32' 51"W

FINAL PLAT TO SERVE
THE GROVE RETIREMENT HOMES



Crafton Tull

architecture | engineering | surveying

405.787.6270 | 405.787.6276 | www.craftontull.com

SHEET NO.: 2 OF 2

DATE: 04/15/19

PROJECT NO.: 18602700

DRAWING IS UNLIT, UNLESS OTHERWISE SPECIFIED. THIS SURVEY IS FINAL. PLATING
PRINTED: 04/15/19 10:00 AM



FINAL PLAT APPLICATION

Planning Department

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

For Office Use Only	
Case Number:	<u>5006-19</u>
Project Number:	<u>180856</u>
Date Filed:	<u>4-23-2019</u>
Amount Paid:	<u>N/A</u>
Receipt No.:	<u>N/A</u>

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 (405) 878-1616 with any questions.

APPLICANT Crafton Tull c/o Chris Gray, P.E., Sr. Project Manager
APPLICANT ADDRESS 300 Pointe Parkway Blvd, Yukon OK 73099
APPLICANT PHONE NUMBERS 405-787-6270
EMAIL ADDRESS chris.gray@craftontull.com
NAME OF PLAT The Grove Retirement Homes
LOCATION 3900 N. Union St., Shawnee OK 74804
NUMBER OF ACRES 20.06 NUMBER OF LOTS 1

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 1
PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____
TOTAL COST N/A

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 LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____
TOTAL COST _____

OWNER/DEVELOPER INFORMATION:

NAME MEEK DEVELOPMENT, LLC
ADDRESS 1704 South Broadway, Suite H, Moore, Oklahoma 73160
CONTACT NUMBERS 405-642-1130
EMAIL ADDRESS tony@meekdevelopment.com

PROJECT ENGINEER INFORMATION:

NAME Crafton Tull & Associates, Inc
ADDRESS 300 Pointe Parkway Blvd, Yukon, Oklahoma, 73099
CONTACT NUMBERS 405-787-6270
EMAIL ADDRESS chris.gray@craftontull.com

**APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS
PRIOR TO MEETING**



First American Title Insurance Company

123 West Highland

Shawnee, OK 74801

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

PR: SOCENT

Ofc: 2199 (542)

Final Invoice

To: Meek Development, LLC Tony Meek
501 SE 4th Street
Suite A
Moore, OK 73160

Invoice No.: 542 - 219952992

Date: 04/12/2019

Our File No.: 2397688-SH99

Title Officer:

Escrow Officer:

Customer ID: AD4924821

Liability Amounts

Attention: Tony Meek

Your Ref.:

RE: **Property:**
3900 North Union Street , Shawnee, OK

Buyers:

Sellers:

Description of Charge	Invoice Amount
Ownership Report	\$350.00

INVOICE TOTAL **\$350.00**

Comments: DELIVER TO: MEEK DEVELOPMENT
ATTN: TONY MEEK
REF# 3900 N. UNION

OWNERSHIP REPORT

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:

A tract of land located in the West Half (W/2) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast Corner (NE/c) of the Northwest Quarter (NW4/), of said Section 6; THENCE S00°33'52" E a distance of 2194.96 feet to the point of beginning; THENCE S00°33'52" E a distance of 451.90 feet; THENCE S89°52'11" W a distance of 456.68 feet; THENCE S01°10'43" E a distance of 304.90 feet; THENCE N89°48'28" W a distance of 203.00 feet; THENCE N03°50'37" W a distance of 304.50 feet; THENCE S89°58'21" W a distance of 645.98 feet; THENCE N00°14'236" E a distance of 452.96 feet; THENCE N89°58'26 E a distance of 1313.45 feet to the POINT OF BEGINNING.

AND

A tract of land located in the West Half (W/2) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, more particularly described as follows: BEGINNING at a point 1528.95 feet; S00°33'52" E of the Northeast Corner (NE/c) of the Northwest Quarter (NW4) of said Section 6; THENCE S00°33'52" E a distance of 666.01 feet; THENCE S89°58'26" W a distance of 1313.45 feet; THENCE N00°14'26" E a distance of 665.97 feet; THENCE N89°58'26" E a distance of 1304.09 feet to the POINT OF BEGINNING.

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 5, 2019 at 7:30 AM

First American Title Insurance Company

By: 

Michelle Cook

Abstractor License No. 3286

OAB Certificate of Authority # 017

File No. 2397688-SH99

OWNERSHIP LIST**ORDER NO. 2397688**

DATE PREPARED: April 12, 2019

EFFECTIVE DATE: April 5, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
BARNETT & MEEK DEVELOPMENT LLC 501 SE 4TH ST STE A MOORE, OK 73160			BEG 2194.96'S NE/C NW/4S451.9 S89°52'11"W456.68' S1°10'43"E304.9' N89°48'28"W203' N3°50'37"W304.5' S89°58'21"W645.98' N452.96' N89°58'26"E1313.45' POB (6-10N-4E)
BARNETT & MEEK DEVELOPMENT LLC 501 SE 4TH ST STE A MOORE, OK 73160			BEG 1528.95'S NE/C NW/4 S666.01' S89°58'26"W1313.45' N665.97' N89°58'26"E1304.09' POB LESS A TRACT BEG 1528.95'S NE/C NW/4 S0°33'52"E499.91' S89°58'26"W1311.12' N0°14'26"E499.88' N89°58'26"E1304.09' POB (6-10N-4E)
ARVEST BANK 201 N BRAODWAY SHAWNEE, OK 74801			A TRACT BEG 1528.95'S NE/C NW/4 S0°33'52"E499.91' S89°58'26"W1311.12' N0°14'26"E499.88' N89°58'26"E1304.09' POB (6-10N-4E)
MCDANIEL DAVID E & AMIE M 4031 N UNION SHAWNEE, OK 74804	5-16	37	ARMOURDALE
HARDIN CYNTHIA L 4025 N UNION SHAWNEE, OK 74804	17-28	34	ARMOURDALE
BARRETT J A JR 1210 GORDON COOPER SHAWNEE, OK 74801			E/2 OF 6-10N-4E VAC PT OF AMRMOUDALE
MOON THOMAS E JR 136 HONEYSUCKLE LN LONGVIEW, TX 75605	9-10	29	ARMOURDALE

BARRETT JOHN ADAMS JR TRUSTEE JA BARRETT IRR TR DATE 7-12-93 SHAWNEE, OK 74801			VACATED PT OF KELLEYS DES AS A TR OF LAND IN E/2 OF SEC 6 MORE FULLY DESCRIBED IN BK 2239 PG 227 LESS.916 AC DES IN BK 2239 PG 30 AND LESS TR (6-10N-4E)
GUINN BILLY JACK & DORAN L 3800 N UNION SHAWNEE, OK 74804	1-28	16	ARMOURDALE
SEBRING KANDI & BRIAN C SMITH 3709 N BELL SHAWNEE, OK 74804	15-21	15	ARMOURDALE
BOND HAZEL E 3701 N BELL SHAWNEE, OK 74804	W15' OF 9 & ALL OF 10-14	15	ARMOURDALE
STOUT JIMMIE E & GINGER R 10300 E RENO AVE MIDWEST CITY, OK 73130			ALL OF VAC BLK 18 ARMOURDALE
CITY OF SHAWNEE P O BOX 1448 SHAWNEE, OK 74802	1-24	1	VISTA HEIGHTS
CITY OF SHAWNEE P O BOX 1448 SHAWNEE, OK 74802	1-33	3	VISTA HEIGHTS
HUNTER HENRY O 3804 N BEARD SHAWNEE, OK 74804	S10' OF 17 & ALL OF 18-19	10	ARMOURDALE
HOUSING AUTH OF SAC& FOX NATI P O BOX 1252 SHAWNEE, OK 74802	15-1 & N15' OF 17	10	ARMOURDALE
WRIGHT KEITH D & MACHELLE 1212 TURNBERRY CIR SHAWNEE, OK 74801	12-14	10	ARMOURDALE
TISON RICKEY D 341563 E 1045 RD MEEKER, OK 74855	1-3	10	ARMOURDALE
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	18	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	17	6	THE MEADOWS 2

NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	16	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	15	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	14	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	13	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	12	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	11	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	10	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	26-27	1	THE MEADOWS AP
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	1	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	2	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	3	6	THE MEADOWS 2

NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	4	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	5	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	6	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	7	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	8	6	THE MEADOWS 2
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE, OK 74804	9	6	THE MEADOWS 2



April 15, 2019

Ms. Rebecca Blaine
City of Shawnee
Planning Department
222 N. Broadway
Shawnee, OK 74801

RE: The Grove Retirement Homes
Revised Preliminary and Final Plat
CT Job No. 18602700

Dear Ms. Blaine:

Per our meeting last week, we are submitting a revised preliminary and final plat for the Grove Retirement Homes subdivision.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Chris Gray, P.E.
Sr. Project Manager



Crafton Tull
architecture | engineering | surveying

300 Pointe Parkway Blvd
Yukon, OK 73099
405.787.6270 / 405.787.6276
www.craftontull.com

Transmittal

Date: April 18, 2019

To: City of Shawnee
Planning Department

Address: Rebecca Blaine
222 N. Broadway
Shawnee, OK 74801

Telephone #: 405-878-1616

RE: The Grove Shawnee

Project #: 18602700

The following items are being transmitted: Attached; Other; For your use/ Records

NO. OF COPIES:	DATE:	DESCRIPTION:
6		Preliminary Plats 24x36
6		Final Plats 24x36
1		Ownership List
1		Preliminary Plat Application
1		Final Plat Application
1		Final plat letter
1		11x17 Preliminary Plat
1		11x17 Final Plat

Remarks:

No additional Comments

Signed: _____
Chris Gray, P.E./ck
Sr. Project Manager