AGENDA
PLANNING COMMISSION
MAY 3, 2023 AT 1:30 PM
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body. Under certain circumstances, items are deferred to a future date or stricken from the agenda entirely.

CALL TO ORDER

DECLARATION OF QUORUM

1. Consideration of approval of the Minutes from the April 5, 2023, regular meeting.

2. Case No. RZ04-23 – Public hearing and consideration of a request to rezone from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) on property located at 1320 N. Harrison Avenue.

3. Case No. RZ06-23 – Public hearing and consideration of a request to rezone from I-2 (Light Industrial District) and R-1 (Single-Family Residential District) to A-1 (Rural Agricultural District) on property located at 1804 W. Dewey Street. (Deferred from April 5, 2023 meeting.)

4. Case No. RZ07-23 – Public hearing and consideration of a request to rezone from A-1 (Rural Agricultural District) to C-1 (Neighborhood Commercial District) on property located at 15301 Hwy 102.

5. Case No. PPL03-23 – Consideration of a request for a Preliminary Plat, Shawnee Twin Lakes, Lake No. 2, of approximately 1,754.59 acres.

6. Case No. FPL03-23 – Consideration of a request for a Final Plat, Shawnee Twin Lakes, Lake No. 2, of approximately 1,754.59 acres.

7. Planning Commission Training Session - Part One

8. Community Development Department Updates

9. Commissioners' Comments

10. Adjournment

Respectfully submitted,

Rachel Clyne, Secretary

The City of Shawnee encourages participation from its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting, and necessary accommodations will be made. (ADA 28 CFR 36)

REGULAR PLANNING COMMISSION MINUTES
DATE: April 5, 2023
DRAFT MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on April 5, 2023, at 1:30 p.m., according to notice duly posted as prescribed by law.

Chair Reese called the meeting to order at 1:30 p.m. Community Development Director, Rian Harkins, called roll and stated a quorum was present.

The following Commissioners were present:
Present: Walker, Johnson, Reese, Barrett, Porter, Rowell
Absent: Mew-Palmer,

Item 1. Approval of Minutes – Regular Meeting

Consideration of approval of the minutes from the regular meeting of March 1, 2023. Chair Reese asked for questions or corrections to the minutes. City Planner, Rachel Clyne, advised the Commissioners that a revision to the minutes that had been published with the agenda was necessary. The amended minutes were on the dais, and copies were available for the public.

Commissioner Walker made a motion to **Approve** the amended minutes as presented, which Commissioner Johnson seconded.
Motion **passed 6-0-0**.

Aye: Walker, Johnson, Reese, Barrett, Porter, Rowell
Nay: None
Abstain: None

Item 2. Case No. RZ06-23 – Public hearing and consideration of a request to rezone from I-2 (Light Industrial District) and R-1 (Single-Family Residential District) to A-1 (Rural Agricultural District) on property located at 1804 W. Dewey Street.

Planner Clyne explained to the Planning Commissioners that the applicant for case number RZ06-23 had recently contacted staff about a pending sale of the subject property. The applicant asked to defer the rezoning's public hearing to the May Planning Commission meeting.

Staff recommended that the Planning Commission recommend to the City Commission **DEFERRAL** of Case No. RZ06-23 to the May 3, 2023, Planning Commission regular meeting.

Commissioner Walker made a motion to recommend the **Deferral** of Case No. RZ06-23, which Commissioner Porter seconded.
Motion **passed 6-0-0**.

Aye: Walker, Johnson, Reese, Barrett, Porter, Rowell
Nay: None
Abstain: None

It was noted the application would be on the agenda of the City Commission at its regular meeting on April 17, 2023, at 6:00 p.m.

Item 3. Community Development Update

Director Harkins addressed the Commissioners with information that the drawings for the Santa Fe Depot had been sent to the Oklahoma SHPO for review, and staff was waiting for feedback. Next, Harkins discussed the recent open house to discuss the draft scenarios for the Twin Lakes Master Plan. He stated that good comments from the public had been received and advised the boards from that meeting were available on the City's website.

Director Harkins reminded everyone that the citywide clean-up was on April 15, 2023, which coincides with the Love Your Block (LYB) clean-up event. Harkins stated the Infill Housing Palette contract was to be considered at the April 17, 2023, City Commission meeting. Lastly, he advised the UDC project was ongoing with discussions about consolidating some zoning districts.

Item 4. Planning Commissioners' Comments

Commissioner Porter thanked staff for their efforts. No other comments were made.

Item 5. Adjournment

The meeting adjourned at 1:39 p.m.

_____ /s/ *Rachel Clyne*

Chair/Vice-Chair City Planner

DRAFT

Planning Commission Meeting – 5.3.2023 – City of Shawnee, Oklahoma

Staff Report | RZ04-23 | C-1 to C-3 | 1320 N. Harrison Ave.

Date: 4.15.2023

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Subject: **Staff Report** - Public hearing and consideration of a request to rezone from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) for property located at 1320 N. Harrison Avenue.
Case No. **RZ04-23 |** Applicant: Nathan Ferguson

Background

The subject property is located at 1320 N Harrison Avenue. The request is to rezone the property from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District).

Discussion

The subject property is zoned C-1 (Neighborhood Commercial District). The property adjacent to the north is zoned C-1 (Neighborhood Commercial District). To the east is the Shawnee Fairview Cemetery. To the southeast, the land is zoned C-3 (Automotive Commercial District), and the land to the south and west is zoned C-1 (Neighborhood Commercial District).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the land use designation of Mixed Use. The Comprehensive Plan defines Mixed Use as areas for economic performance and opportunities for social interaction by locating diverse and complementary uses in close proximity. Suggested uses are higher-density housing, major commercial, office, and service uses.

According to the Land Use Compatibility Scale of the Comp Plan, Low-density Commercial, such as uses associated with C-1, has a ranking of three (3). However, the scale ranks Heavy-density Commercial, such as uses associated with C-3, as a five (5), a more appropriate zoning district.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required**.** This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *"…be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of a public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The subject property is located along a Commercially zoned strip of N. Harrison Avenue, an arterial street.
- The request, if approved, increases the conformance with the Comprehensive Plan.
- The proper notification for a public hearing was served.

Recommendation Options:

- Recommending Approval of Case No. RZ04-23 to rezone the subject property from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) as requested by the applicant.
- Recommending Denial of the application for RZ04-23 to rezone the subject property.
- Recommending Deferral Case No. RZ04-23 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ04-23** to rezone the subject property from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District).

This rezoning application will be heard at the City Commission meeting on Monday, May 15, 2023, at 6:00 pm.

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: RZ04-23
Project Number :
Date Filed: 1/30/23 - RC
Planning Commission Secretary

REQUEST:

X 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 C-1 District to C-3 AUTOMOTIVE District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1320 N HARRISON

LEGAL DESCRIPTION: (SEE ATTACHED)

PROPERTY OWNER (S): G. RANDY & JOYCE COWDEN

PROPERTY AGENT (APPLICANT): NATHAN FERGUSON

APPLICANT'S ADDRESS: 1902 KATIE RD

CITY: SHAWNEE STATE: OK ZIP: 74804

EMAIL ADDRESS: RANDY@NHTAN.COM

TELEPHONE NUMBER: (405) 414-0489 CONTACT NUMBER: (405) 414-0489

DIMENSIONS OF PROPERTY: AREA: _____ WIDTH: _____

LENGTH: _____ FRONTAGE: _____

CURRENT ZONING: C-1 **CURRENT USE:** STORAGE

PROPOSED ZONING: C-3 **PROPOSED USE:** AUTOMOTIVE

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.

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.

G R C
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE $ 280.00
RECEIPT NO. _____
PLANNED UNIT DEVELOPMENT FEE $ 550.00
NOTIFICATION SIGN $ 50.00

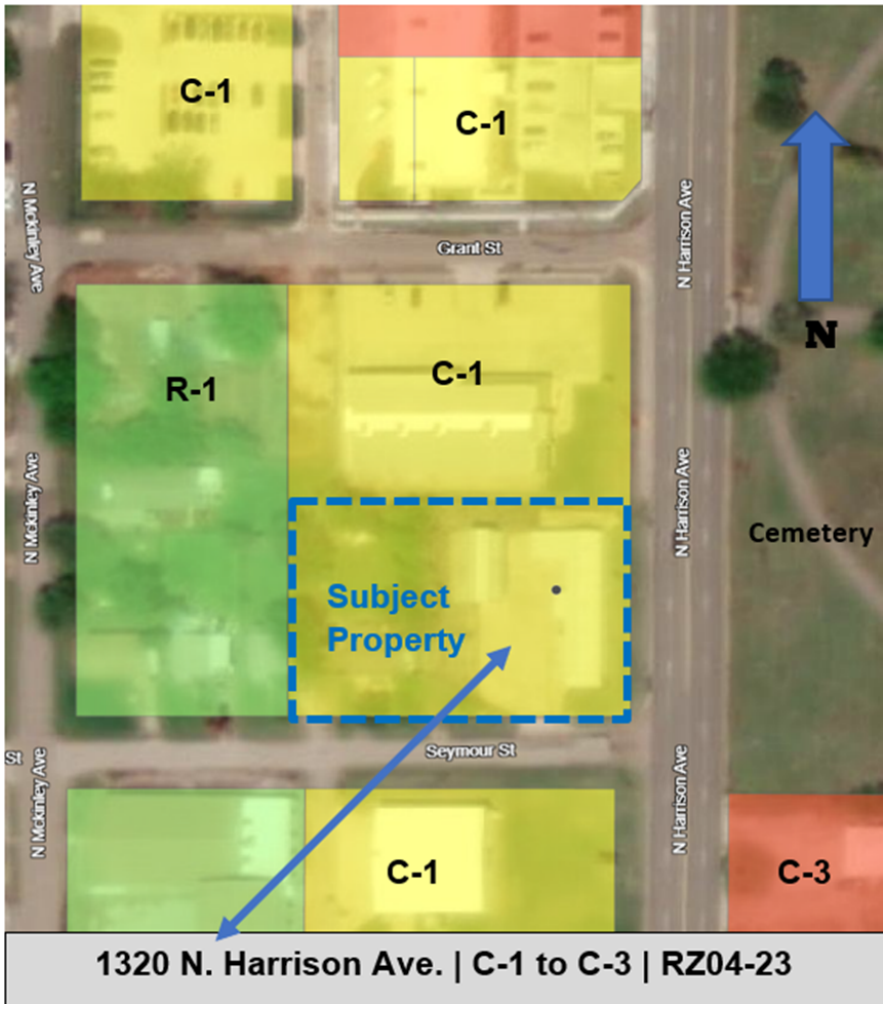
PLANNING COMMISSION ACTION: _____ **DATE:** _____
CITY COMMISSION ACTION: _____ **DATE:** _____
PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____

Publish February 3, 2023
NOTICE OF PUBLIC HEARING
Rezoning Request (RZ04-23)

It is hereby noticed that the City of Shawnee Planning Commission will hold a public hearing on March 1, 2023, at 1:30 p.m. in the Commission Chambers at City Hall, 16 W. 9th St, Shawnee, OK. The City of Shawnee City Commission will hold a public hearing on March 20, 2023, at 6:00 p.m. in the Commission Chambers at City Hall. The Planning Commission and City Commission will consider a rezoning request (**RZ04-23**) to rezone from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) on a parcel located at 1320 N. Harrison Ave. and described as:

Lots Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24) and Twenty-five (25), Block Thirty-six (36), BEVERLY MILLS ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT a tract described as beginning at the Southeast corner of Lot 25; thence West 20 feet; thence N44°51"E a distance of 28.80 feet to a point on the East line of said Lot; thence South 20 feet to the point of beginning.

Public hearings will be held at the above times and dates. All residents and parties in interest shall have an opportunity to be heard regarding the request above.



Planning Commission Meeting – 5.3.2023 – City of Shawnee, Oklahoma

Staff Report | RZ06-23 | I-2 & R-1 to A-1 | 1804 W. Dewey St.

Date: 4.21.2023

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Subject: **Staff Report** - Public hearing and consideration of a request to rezone from I-2 (Light Industrial District) and R-1 (Single-Family Residential District) to A-1 (Rural Agricultural District) on property located at 1804 W. Dewey Street.
Case No. **RZ06-23 |** Applicant: Larry LeRay

Background

The subject property is located at 1804 W. Dewey and contains approximately 11.43 acres. The request is to rezone the property from I-2 (Light Industrial District) and R-1 (Single-Family Residential District) to A-1 (Rural Agricultural District). The area zoned R-1 contains the applicant's residence. The I-2 land to the north is undeveloped. The applicant intends to have their own livestock or lease the land for grazing on the northern section of the subject property.

Discussion

The land adjacent to the southeast is zoned (Single-Family Residential District). Property to the northeast is zoned I-2 (Light Industrial District). The properties located to the south and to the west are zoned A-1 (Rural Agricultural District). If approved, this action would be a downzoning, which may be defined as a change in the zoning district of a tract or parcel of land from a greater to less intense usage.

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the land use designation of Mixed Use. The Comprehensive Plan defines Mixed Use as areas with access to highways and arterial streets. Although the northern portion of the subject property is adjacent to S.H. 177, there is no direct access to the highway from W. Dewey Street. The FLUM does not prohibit agricultural uses in Mixed Use land designations.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required**.** This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *"…be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of a public

hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The subject property is adjacent to land with the desired zoning district, A-1 (Rural Agricultural District).
- The request is in conformance with the Comprehensive Plan Future Land Use Map (FLUM).
- The request would be a downzone to less intensive use of the land.
- The proper notification for a public hearing was served.

Recommendation Options:

- Recommending Approval of Case No. RZ06-23 to rezone the subject property from I-2 (Light Industrial District) and R-1 (Single-Family Residential District) to A-1 (Rural Agricultural District) as requested by the applicant.
- Recommending Denial of the application for RZ06-23 to rezone the subject property.
- Recommending Deferral Case No. RZ06-23 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ06-23** to rezone the subject property from I-2 (Light Industrial District) and R-1 (Single-Family Residential District)to A-1 (Rural Agricultural District).

This rezoning application will be heard at the City Commission meeting on Monday, May 15, 2023, at 6:00 pm.

Rachel Clyne 405-878-1672

PLANNING COMMISSION APPLICATION

City of Shawnee
Community Development Department
222 N. Broadway
Shawnee, OK 74801
(405) 878-1672
www.ShawneeOK.org

For Office Use Only
Case Number: RZ06-23
Project Number :
Date Filed: 3/3/2023
RC
Planning Commission Secretary

REQUEST: PC 4/5/23 CC 4/17/23

- X 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 I-2 District to A-1 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1804 W. Dewey Street

LEGAL DESCRIPTION: See attachment

PROPERTY OWNER (S): Larry T. LeRay

PROPERTY AGENT (APPLICANT): Larry T. LeRay

APPLICANT'S ADDRESS: 1804 W. Dewey

CITY: Shawnee STATE: OK ZIP: 74801

EMAIL ADDRESS: Cgyuntractor@att.net

TELEPHONE NUMBER: (405) 941-3027 CONTACT NUMBER: (405) 380-3636 or 405-382-1111

DIMENSIONS OF PROPERTY: *See Survey* AREA: ____ WIDTH: ____ LENGTH: ____ FRONTAGE: *See Survey*

CURRENT ZONING: Commercial **CURRENT USE:** unused, Home only

PROPOSED ZONING: Ag **PROPOSED USE:** Run live stock

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.

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.

*Larry T. LeRay
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE $ 280.00 **PLANNED UNIT DEVELOPMENT FEE $ 550.00**
RECEIPT NO. ____ **NOTIFICATION SIGN $ 50.00**

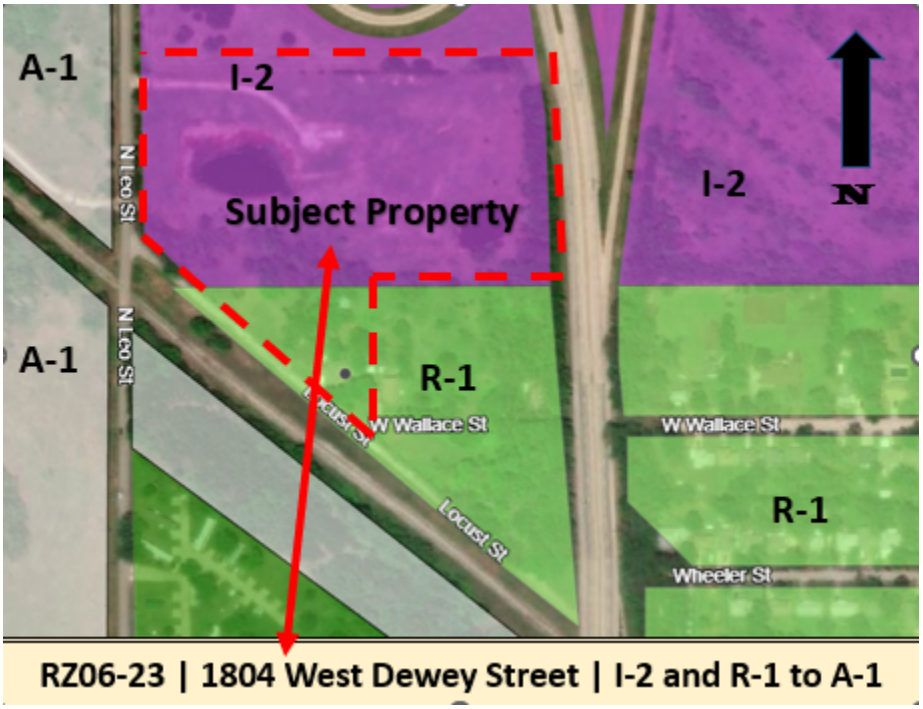
PLANNING COMMISSION ACTION: ____ **DATE:** ____
CITY COMMISSION ACTION: ____ **DATE:** ____
PLACE ON ZONING MAP: ____ **ORDINANCE NO.:** ____

Publish March 10, 2023
NOTICE OF PUBLIC HEARING
Rezoning Request (RZ06-23)

It is hereby noticed that the City of Shawnee Planning Commission will hold a public hearing on April 5, 2023, at 1:30 p.m. in the Commission Chambers at City Hall, 16 W. 9th St, Shawnee, OK. The City of Shawnee City Commission will hold a public hearing on April 17, 2023, at 6:00 p.m. in the Commission Chambers at City Hall. The Planning Commission and City Commission will consider a rezoning request (**RZ06-23**) to rezone from I-2 (Heavy Industrial District) and R-1 (Single-Family Residential District) to A-1 (Rural Agricultural District) on a parcel located at 1804 West Dewey Street and described as:

TRACT 1 - A tract of land lying in a part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW/4 SW/4 NW/4) and also lying in a part of the West Half of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter (W/2 SE/4 SW/4 NW/4) of Section Thirteen (13), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, and further described as commencing at the Southwest Corner (SW/c) of said SW/4 SW/4 NW/4; thence N00°00'39"E along the West line of said SW/4 SW/4 NW/4 a distance of 131.18 feet to a point on the Northeast right of way line of the C. R. I. & P. Railroad Company, also being the Point of Beginning; thence N00°00'39"E continuing along said West line a distance of 345.62 feet; thence S89°56'54"E a distance of 904.21 feet, to a point on the West right of way line of Highway No. 177, said point also being a point on a non-tangent curve to the right, having a radius of 2764.80 feet; thence Southeasterly along the arc of said curve to the right and along said West right of way line of Highway No. 177 a distance of 341.26 feet, said curve having a cord bearing and distance of (S06°25'10"E 341.05 feet); thence S02°53'00"E continuing along said West right of way line a distance of 134.41 feet, to a point where said West right of way line intersects the South line of the Northwest Quarter of said Section 13; thence S89°49'44"W along said South line a distance of 794.36 feet, to a point on the Northeast right of way line of said C. R. I. & P. Railroad Company; thence N49°49'26"W along said Northeast right of way line a distance of 202.62 feet to the Point of Beginning.
Also described as:
The Southwest Quarter of the Southwest Quarter of the Northwest Quarter and the West Half of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of Section Thirteen (13), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, less the former right of way of the C. R. I. & P. Railroad Company.
AND
TRACT 2 - The West Half (W/2), or the West 30 feet and 6 inches, of Lot Two (2), all of Lots Three (3), Four (4), Five (5) and Six (6) and the West Half (W/2) of Lot Seven (7), BRADBURY'S ADDITION, being a Re-plat of Block Seven of Maywood Addition, less and except the Westerly 34 feet of said Block Seven (7), to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

Public hearings will be held at the above times and dates. All residents and parties in interest shall have an opportunity to be heard regarding the request above.


A-1
I-2
Subject Property
I-2
N
N Leo St
A-1
N Leo St
R-1
W Wallace St
W Wallace St
Locust St
R-1
Wheeler St
RZ06-23 | 1804 West Dewey Street | I-2 and R-1 to A-1

Planning Commission Meeting – 5.3.2023 – City of Shawnee, Oklahoma

Staff Report | RZ07-23 | A-1 to C-1 | 15301 Hwy 102

Date: 4.25.2023

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Subject: **Staff Report** - Public hearing and consideration of a request to rezone from A-1 (Rural Agricultural District) to C-1 (Neighborhood Commercial District) for property located at 15301 Hwy 102. Case No. **RZ07-23 |** Applicant: Greg White

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Background

The subject property is located at 15301 Hwy 102 and contains the Lakeview Church of Christ. The request is to rezone the property from A-1 (Rural Agricultural District) to C-1 (Neighborhood Commercial District).

Discussion

The subject property is zoned A-1 (Rural Agricultural District). The property is surrounded by A-1 (Rural Agricultural District) on all sides. However, there are commercially zoned parcels located approximately one-quarter mile to the north, across Belcher Road, and approximately one-quarter mile to the south. The applicant is representing a local church that wishes to install an electronic reader board sign. According to the Shawnee Code of Ordinances, Section 3-191(a), such a sign is only allowed on property with commercial zoning. C-1 (Neighborhood Commercial District) is the least intense commercial zoning district and would allow the church to have an electronically changeable message board.

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the land use designation of Mixed Use. According to the Land Use Compatibility Scale of the Comp Plan, Low-density Commercial, such as uses associated with C-1, has a ranking of three (3) when crossed with the Mixed Use land designation. The rezoning request, if granted, would be in conformance with the Comprehensive Plan.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required**.** This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *"…be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of a public

hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The subject property is located along a State Highway, which is appropriate for limited commercial uses.
- The request, if approved, increases the conformance with the Comprehensive Plan.
- The proper notification for a public hearing was served.

Recommendation Options:

- Recommending Approval of Case No. RZ07-23 to rezone the subject property from A-1 (Rural Agricultural District) to C-1 (Neighborhood Commercial District) as requested by the applicant.
- Recommending Denial of the application for RZ07-23 to rezone the subject property.
- Recommending Deferral Case No. RZ07-23 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ07-23** to rezone the subject property from A-1 (Rural Agricultural District) to C-1 (Neighborhood Commercial District).

This rezoning application will be heard at the City Commission meeting on Monday, May 15, 2023, at 6:00 pm.

PLANNING COMMISSION APPLICATION

City of Shawnee
Community Development Department
16 W. 9th Street
Shawnee, OK 74801
(405) 878-1672
www.ShawneeOK.org

For Office Use Only
Case Number: RZ07-23
Project Number :
Date Filed: 4/3/2023
R. Clyne
Planning Commission Secretary

REQUEST:

X Rezoning
_____ Conditional Use Permit
_____ Rezoning w/Conditional Use Permit
_____ Planned Unit Development

PROPERTY LOCATION (STREET ADDRESS): 15301 HWY 102 Shawnee, Ok. 74801

LEGAL DESCRIPTION: _____

PROPERTY OWNER(S): LakeView Church of Christ

PROPERTY APPLICANT: Greg White

APPLICANT'S ADDRESS: 15301 HWY 102

CITY: Shawnee STATE: Oklahoma ZIP: 74801

EMAIL ADDRESS: lakeviewshawnee@gmail.com

TELEPHONE NUMBER: (405) 275-2922 CONTACT NUMBER:(405) 550-5116

DIMENSIONS OF PROPERTY: AREA: 10.2 acres WIDTH: 600 feet
LENGTH: 753 feet FRONTAGE: 753 feet

CURRENT ZONING: Agricultural **CURRENT USE:** Community Church

PROPOSED ZONING: Commercial **PROPOSED USE:** Community Church

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

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.

SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE $ 280.00 **PLANNED UNIT DEVELOPMENT FEE $ 550.00**
RECEIPT NO. _____ **NOTIFICATION SIGN $ 50.00**

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

Publish April 7, 2023
NOTICE OF PUBLIC HEARING
Rezoning Request (RZ07-23)

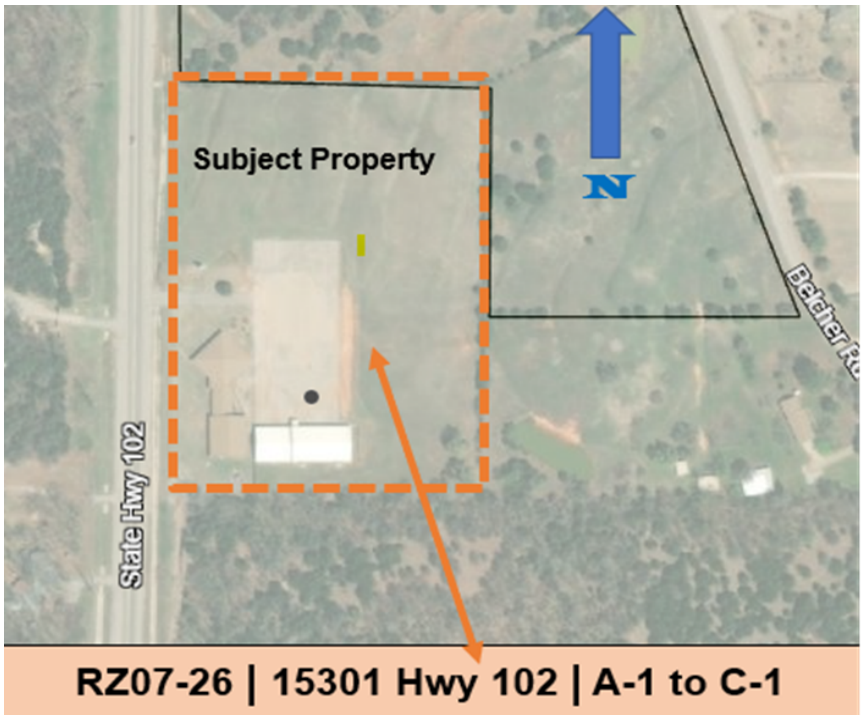
It is hereby noticed that the City of Shawnee Planning Commission will hold a public hearing on May 3, 2023, at 1:30 p.m. in the Commission Chambers at City Hall, 16 W. 9th St, Shawnee, OK. The City of Shawnee City Commission will hold a public hearing on May 15, 2023, at 6:00 p.m. in the Commission Chambers at City Hall. The Planning Commission and City Commission will consider a rezoning request (**RZ07-23**) to rezone from A-1 (Rural Agricultural District) to C-1 (Neighborhood Commercial District) on a parcel located at 15301 Hwy 102 and described as:

A tract of land in the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section 13, Township 10 North, Range 2 East of the Indian Meridian in Pottawatomie County, Oklahoma. Described as follows:

Beginning at the Southwest Corner (SW/c) of said Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section 13; thence East 592.5 feet, thence North 378 feet, thence West 607 feet to a point on the West line of said Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) thence South 0° 45' East along said West line a distance of 378.4 feet to the point of beginning. Tract contains 5.2 Acres, more or less. The West 50 feet of the above described property is reserved for Highway # 102 Right-of-Way.

A tract of land described as beginning at a point 378.4 feet North of the Southwest corner of the Northwest Quarter of Section Thirteen (13), Township Ten (10) North, Range Two (2) East of the Indian Meridian; thence East 608.76 feet; thence North 357.78 feet; thence West 608.76 feet; thence South 357.78 feet to the point of beginning, containing 5.0 acres, more or less, Pottawatomie County, Oklahoma.

Public hearings will be held at the above times and dates. All residents and parties in interest shall have an opportunity to be heard regarding the request above.



Planning Commission Meeting – 5.3.2023 – City of Shawnee, Oklahoma

Preliminary Plat Application | PPL03-23 | Twin Lakes, Lake No. 2

==========

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: April 27, 2023

Subject: **Staff Report** – Consideration of a request for a Preliminary Plat, Shawnee Twin Lakes, Lake No. 2, of approximately 1,754.59 acres.
Case No. **PPL03-23** | Applicant: City of Shawnee

==========

Background: The subject property is located in Township 10 North, Range 2 East, and part of Sections 2, 3, 4, 8, 9, 10, and 11. The Preliminary Plat includes approximately 1,754.59 acres. The property is zoned A-1 (Rural Agricultural District). The Preliminary Plat of the Shawnee Twin Lakes – Lake No. 2 subdivision was completed to define the boundaries of the land located within the city limits of Shawnee, Oklahoma.

Discussion: Findings and Facts:

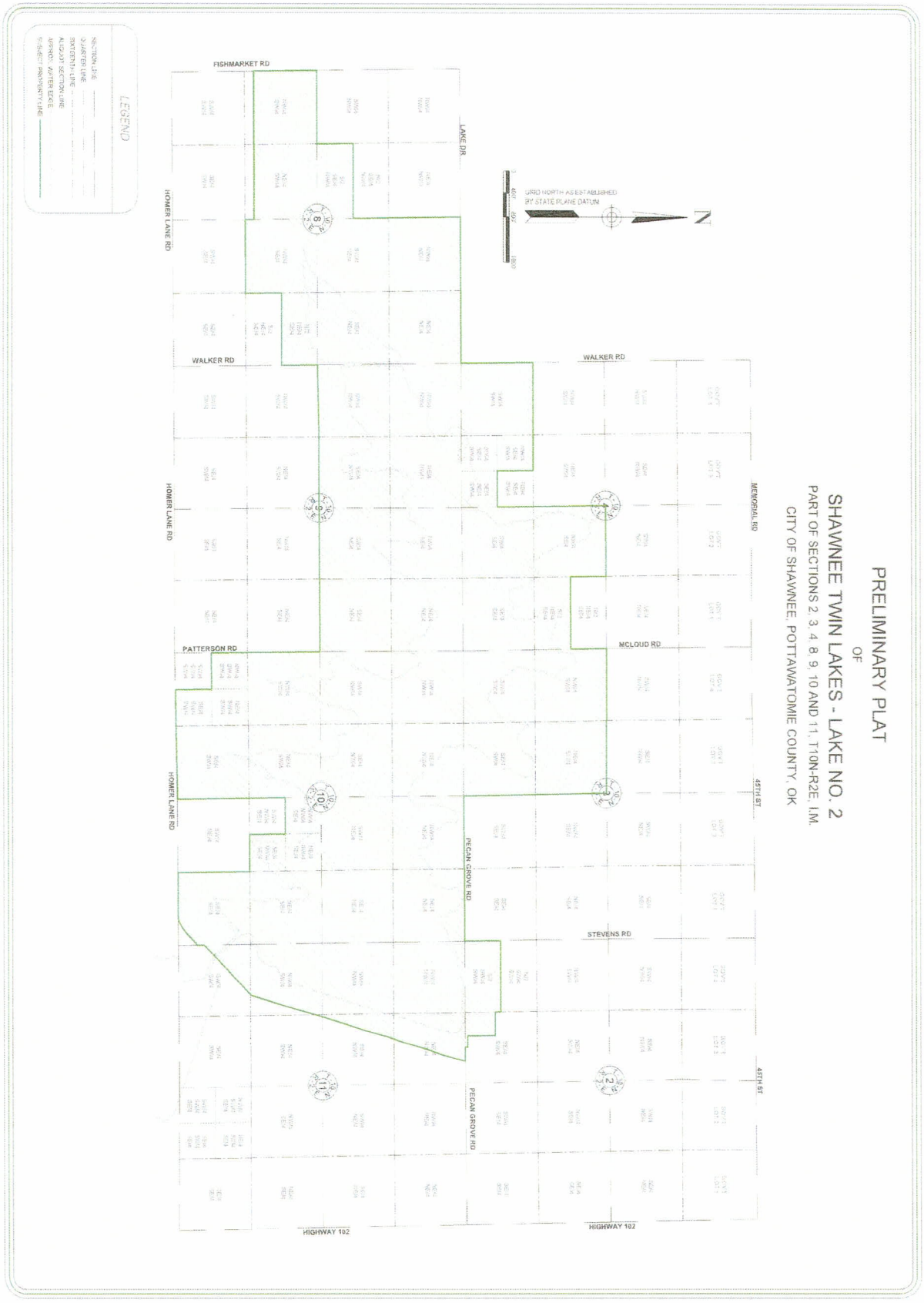
- Staff has reviewed the document for accuracy and finds it sufficient.
- The Preliminary and Final Plat applications are submitted together for expediency.
- The City Engineer is satisfied with the Preliminary Plat as submitted.

Staff Recommendation Options:

- Recommending Approval of Case No. PPL03-23, for the Preliminary Plat, Shawnee Twin Lakes, Lake No. 2, as requested by the applicant.
- Recommending Denial of the application for Case No. PPL02-23
- Recommending Deferral of Case No. PPL03-23 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **PPL03-23** for the Preliminary Plat, Shawnee Twin Lakes, Lake No. 2.

This application will be heard at the City Commission meeting on Monday, May 15, 2023, at 6:00 p.m. in the City Hall Commission Chambers.



PRELIMINARY PLAT
OF
SHAWNEE TWIN LAKES - LAKE NO. 2
PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

SHEET 1 OF 11

REVISION	BY	DATE

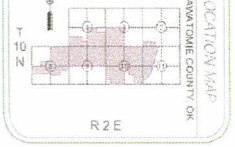
FIELD DATE: 02/20/23	SURVEY BY: TJW
FINAL DATE: 04/04/23	DRAWN BY: TJW
SCALE: 1"=800'	REVIEWED BY: SDC

ELS JOB NUMBER: 2022.73

PRELIMINARY PLAT

SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK



LOCATION MAP
POTTAWATOMIE COUNTY, OK

ELEVATION
LAND SURVEYING
1900 SW 15TH ST
OKLAHOMA CITY, OK 73108
405-633-1500
TAYLOR J. VAN ZANDT
PROFESSIONAL LAND SURVEYOR
O.K. 1480 EXPIRES 06/30/2023

Planning Commission Meeting – 5.3.2023 – City of Shawnee, Oklahoma

Final Plat Application | FPL03-23 | Twin Lakes, Lake No. 2

==========

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: April 27, 2023

Subject: **Staff Report** – Consideration of a request for a Final Plat, Shawnee Twin Lakes, Lake No. 2, of approximately 1,754.59 acres.
Case No. **FPL03-23** | Applicant: City of Shawnee

==========

Background: The subject property is located in Township 10 North, Range 2 East, and part of Sections 2, 3, 4, 8, 9, 10, and 11. The Final Plat includes approximately 1,754.59 acres. The property is zoned A-1 (Rural Agricultural District). The Final Plat of the Shawnee Twin Lakes – Lake No. 2 subdivision was completed to define the boundaries of the land located within the city limits of Shawnee, Oklahoma.

Discussion: Findings and Facts:

- Staff has reviewed the document for accuracy and finds it sufficient.
- The Preliminary and Final Plat applications are submitted together for expediency.
- The City Engineer is satisfied with the Final Plat as submitted.

Staff Recommendation Options:

- Recommending Approval of Case No. FPL03-23, for the Final Plat, Shawnee Twin Lakes, Lake No. 2, as requested by the applicant.
- Recommending Denial of the application for Case No. FPL02-23
- Recommending Deferral of Case No. FPL03-23 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **FPL03-23** for the Final Plat, Shawnee Twin Lakes, Lake No. 2.

This application will be heard at the City Commission meeting on Monday, May 15, 2023, at 6:00 p.m. in the City Hall Commission Chambers.

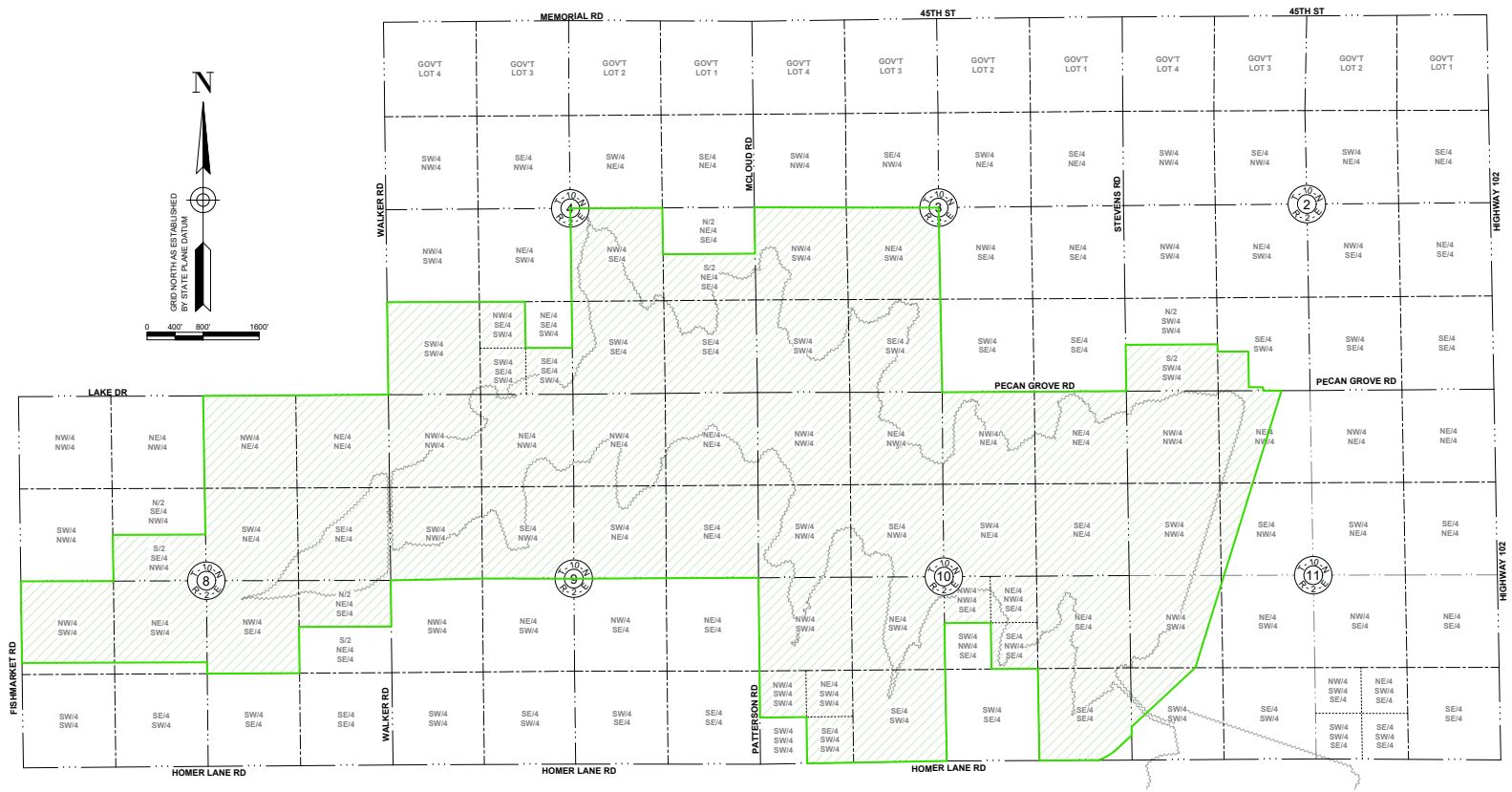
FINAL PLAT

OF

SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.

CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK



LEGEND

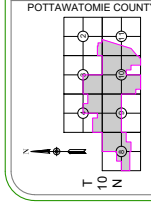
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- ALIQUOT SECTION LINE
- APPROX. WATER EDGE
- SUBJECT PROPERTY LINE

ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8624 EXPIRES 06-30-2024

LOCATION MAP

POTTAWATOMIE COUNTY, OK



FINAL PLAT

SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23	SURVEY BY: TJW
FINAL DATE: 04/04/23	DRAWN BY: TJW
SCALE: 1"=800'	REVIEWED BY: SDC
ELS JOB NUMBER: 2022.73	

SHEET
1 OF 11

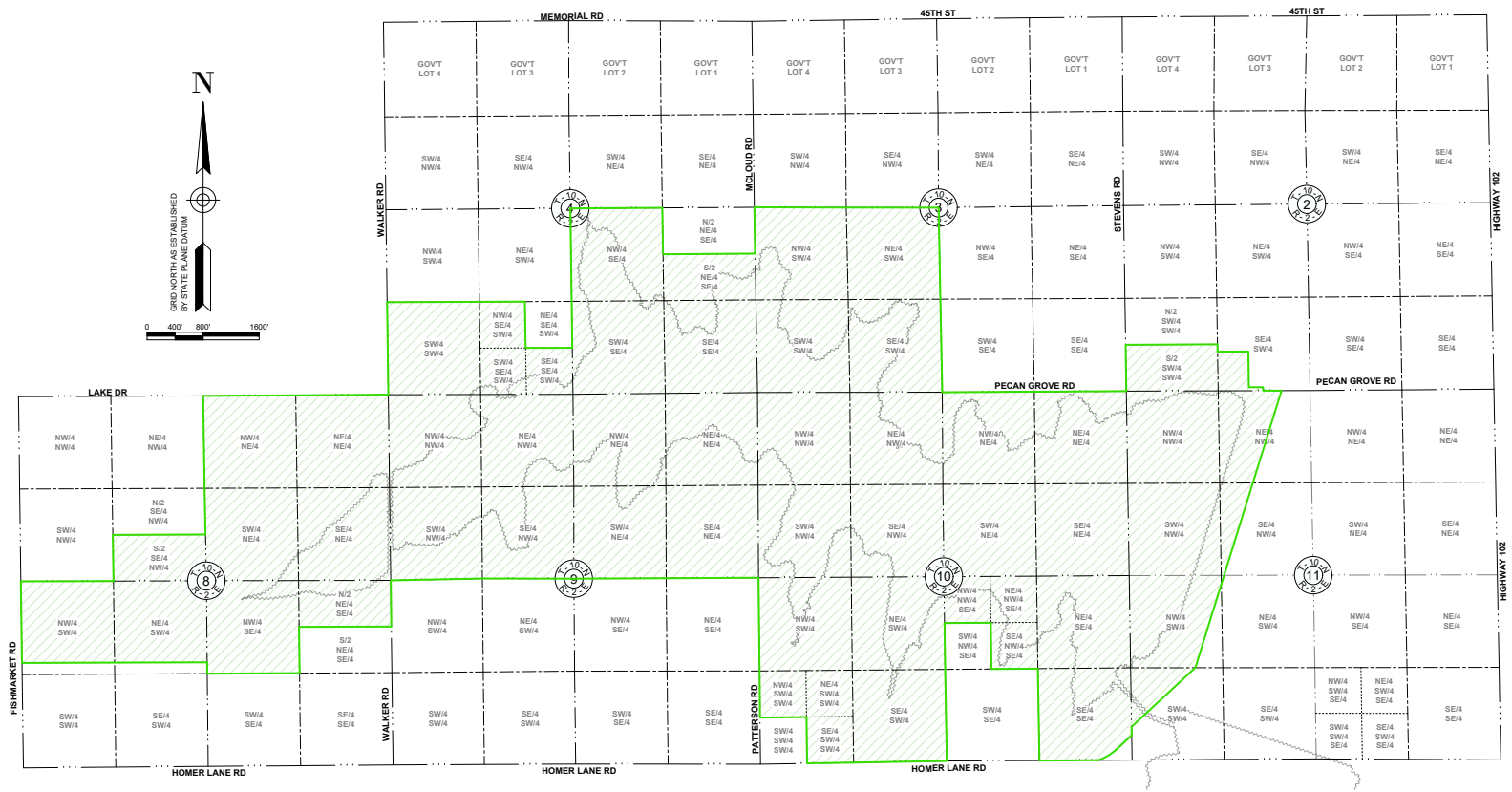
PRELIMINARY PLAT

OF

SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.

CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK



LEGEND

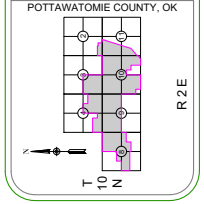
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- ALIQUOT SECTION LINE
- APPROX. WATER EDGE
- SUBJECT PROPERTY LINE

ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8624 EXPIRES 06-30-2024

LOCATION MAP

POTTAWATOMIE COUNTY, OK



PRELIMINARY PLAT

SHAWNEE TWIN LAKES - LAKE NO. 2

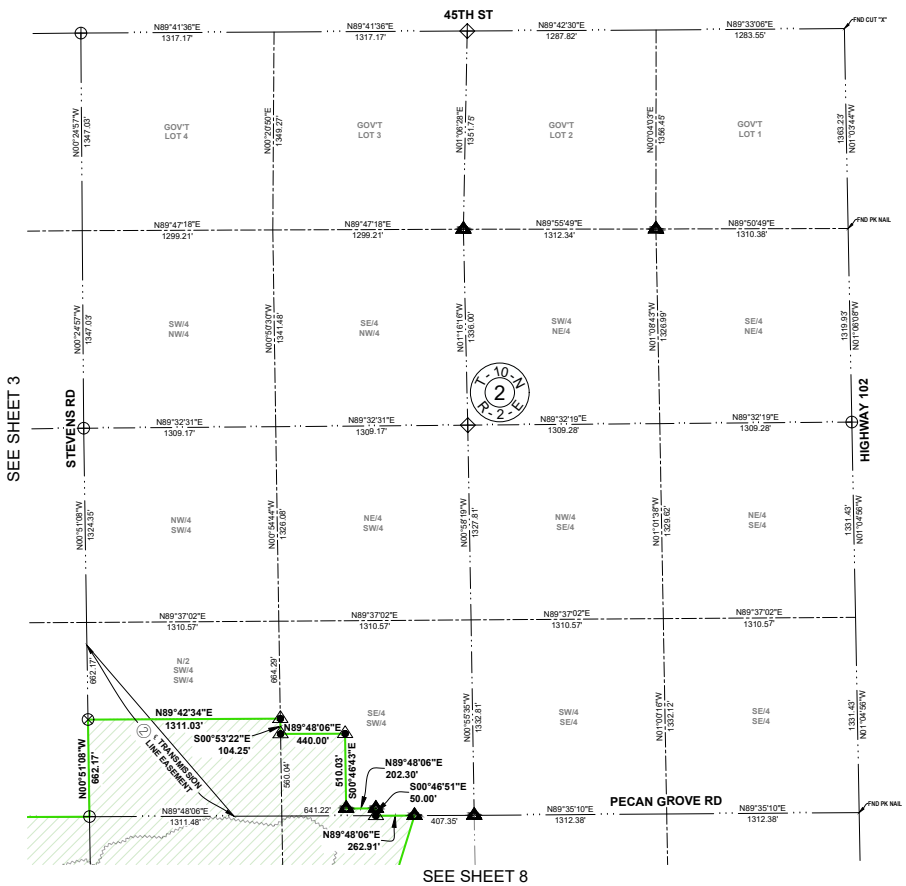
PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23	SURVEY BY:	TJW
FINAL DATE: 04/04/23	DRAWN BY:	TJW
SCALE: 1"=800'	REVIEWED BY:	SDC

ELS JOB NUMBER: 2022.73

SHEET
1 OF 11



SURVEYOR'S NOTES

- FIELD WORK WAS COMPLETED BETWEEN SEPTEMBER 20, 2022 AND FEBRUARY 20, 2023.
- THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
- NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY.

N

GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM

0 200' 400' 800'

LEGEND

SECTION LINE	FOUND 1/2" IRON PIN
QUARTER LINE	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY —CL—	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	FOUND MAG NAIL
SUBJECT PROPERTY LINE	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	CALCULATED POINT (NOTHING SET)

The following items refer to documents found by the surveyor during the survey that affect the subject property in Section 2, Township 10 North, Range 2 East of the Indian Meridian, Pottawatomie County, Oklahoma. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 312 Page 267	Right-of-Way in favor of Deep Rock Oil Corporation	Yes	No	A
2	Book 338 Page 339	Easement in favor of Oklahoma Gas and Electric Company	No	Yes	B

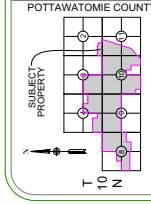
Note	Surveyor's Comments
A	Right-of-Way in favor of Deep Rock Oil Corporation is blanket over the W/2 SW/4 of Section 2, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK
B	Easement in favor of Oklahoma Gas and Electric Company is a centerline type description and does not have a clearly defined width.

ELEVATION LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8524 EXPIRES 06-30-2024

LOCATION MAP

POTTAWATOMIE COUNTY, OK



FINAL PLAT

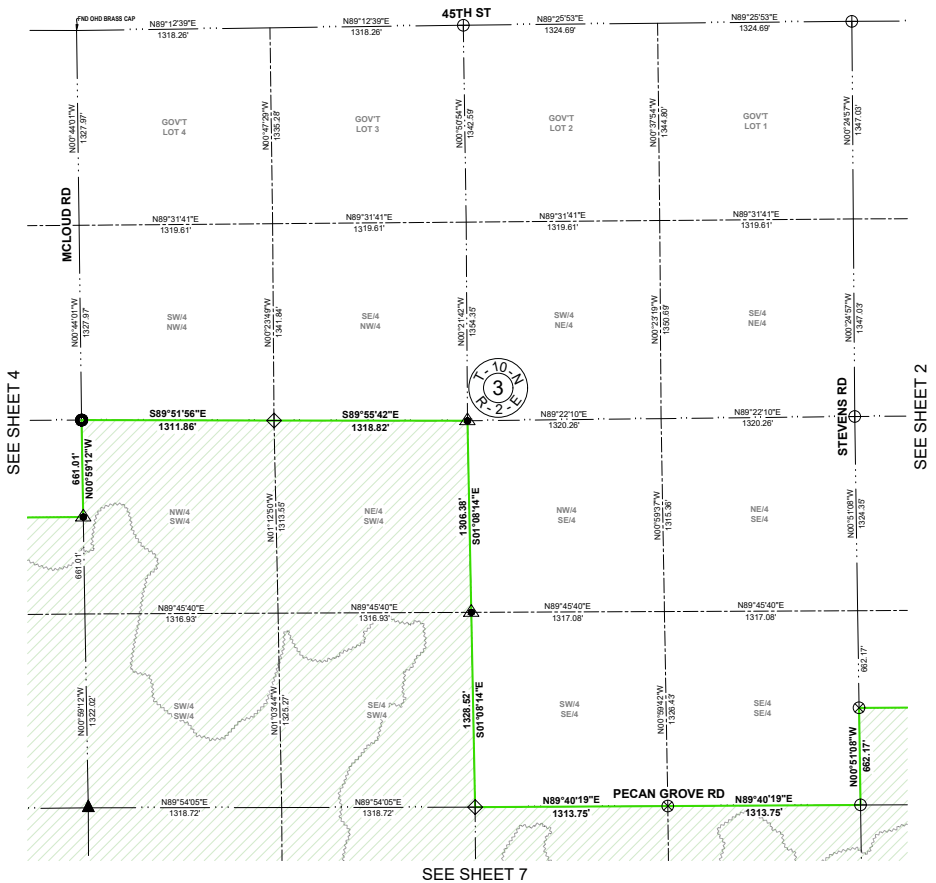
SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23 SURVEY BY: TJW
FINAL DATE: 04/04/23 DRAWN BY: TJW
SCALE: 1"=400' REVIEWED BY: SDC
ELS JOB NUMBER: 2022.73

SHEET 2 OF 11



SURVEYOR'S NOTES

- FIELD WORK WAS COMPLETED BETWEEN SEPTEMBER 20, 2022 AND FEBRUARY 20, 2023.
- THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
- NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY.

N

GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM

0 200' 400' 800'

LEGEND

SECTION LINE	FOUND 1/2" IRON PIN
QUARTER LINE	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY —CL—	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	FOUND MAG NAIL
SUBJECT PROPERTY LINE	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	CALCULATED POINT (NOTHING SET)

The following items refer to documents found by the surveyor during the survey that affect the subject property in Section 3, Township 10 North, Range 2 East of the Indian Meridian, Pottawatomie County, Oklahoma.
The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 307 Page 504	Right-of-Way in favor of Deep Rock Oil Corporation	Yes	No	A

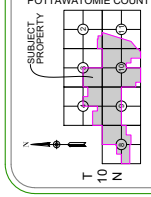
Note	Surveyor's Comments
A	Right-of-Way in favor of Deep Rock Oil Corporation is blanket over the SE/4 SW/4 of Section 3, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.

ELEVATION LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8524 EXPIRES 06-30-2024

LOCATION MAP

POTTAWATOMIE COUNTY, OK



FINAL PLAT

SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23 | SURVEY BY: TJW
FINAL DATE: 04/04/23 | DRAWN BY: TJW
SCALE: 1"=400' | REVIEWED BY: SDC
ELS JOB NUMBER: 2022.73

SHEET 3 OF 11

SURVEYOR'S NOTES

- FIELD WORK WAS COMPLETED BETWEEN SEPTEMBER 20, 2022 AND FEBRUARY 20, 2023.
- THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
- NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY.

N

GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM

0 200' 400' 800'

LEGEND

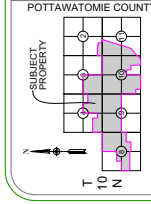
SECTION LINE	FOUND 1/2" IRON PIN
QUARTER LINE	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY ——CL——	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	FOUND MAG NAIL
SUBJECT PROPERTY LINE	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	CALCULATED POINT (NOTHING SET)

ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8524 EXPIRES 06-30-2024

LOCATION MAP

POTTAWATOMIE COUNTY, OK



FINAL PLAT

SHAWNEE TWIN LAKES - LAKE NO. 2

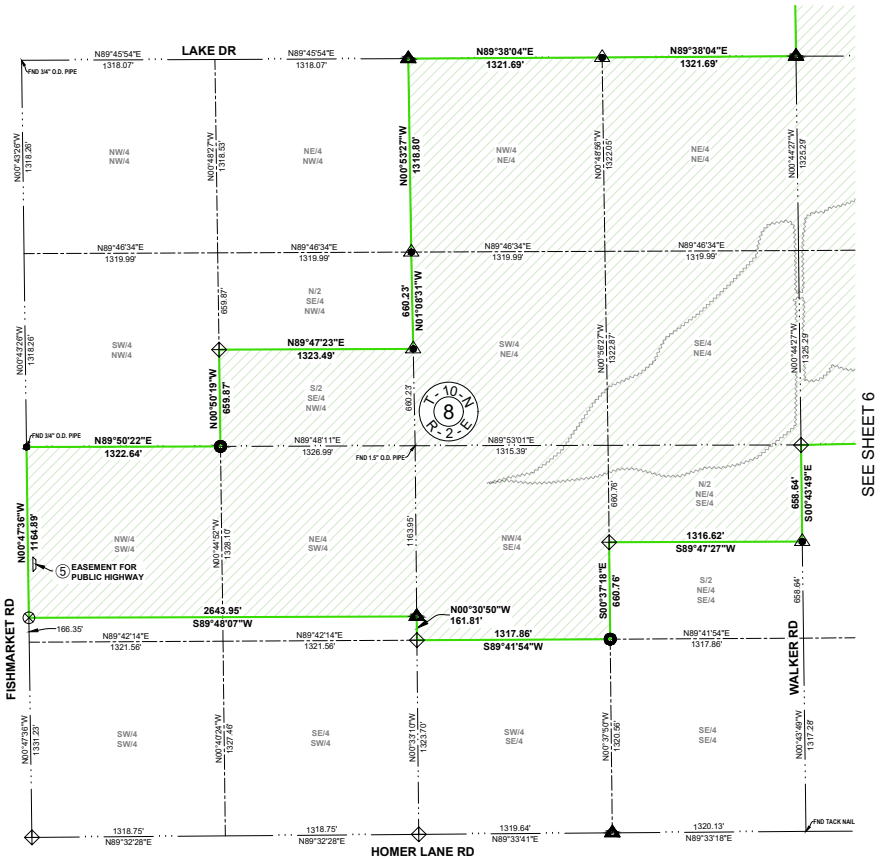
PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23 | SURVEY BY: TJW
FINAL DATE: 04/04/23 | DRAWN BY: TJW
SCALE: 1"=400' | REVIEWED BY: SDC

ELS JOB NUMBER: 2022.73

SHEET 4 OF 11



N

GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM

0 200' 400' 800'

SURVEYOR'S NOTES

- FIELD WORK WAS COMPLETED BETWEEN SEPTEMBER 20, 2022 AND FEBRUARY 20, 2023.
- THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
- NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY.

LEGEND

SECTION LINE	FOUND 1/2" IRON PIN
QUARTER LINE	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY —CL—	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	FOUND MAG NAIL
SUBJECT PROPERTY LINE	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	CALCULATED POINT (NOTHING SET)

The following items refer to documents found by the surveyor during the survey that affect the subject property in Section 8, Township 10 North, Range 2 East of the Indian Meridian, Pottawatomie County, Oklahoma.
The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

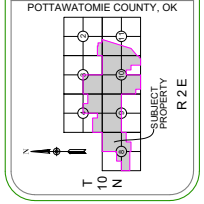
Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 116 Page 461	Right-of-Way in favor of The Prairie Pipe Line Company	Yes	No	A
2	Book 116 Page 465	Right-of-Way in favor of The Prairie Pipe Line Company	Yes	No	B
3	Book 116 Page 475	Right-of-Way in favor of The Prairie Pipe Line Company	Yes	No	C
4	Book 159 Page 317	Right-of-Way in favor of The Prairie Pipe Line Company	Yes	No	D
5	198900005139	Easement in favor of Pottawatomie County	No	Yes	

Note	Surveyor's Comments
A	Right-of-Way in favor of The Prairie Pipe Line Company is blanket over the SE/4 NW/4 of Section 8, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
B	Right-of-Way in favor of The Prairie Pipe Line Company is blanket over the N/2 SE/4 of Section 8, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
C	Right-of-Way in favor of The Prairie Pipe Line Company is blanket over the NE/4 SW/4 of Section 8, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
D	Right-of-Way in favor of Independent Pipe Line Company is blanket over the SW/4 of Section 8, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.

ELEVATION LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8524 EXPIRES 06-30-2024

LOCATION MAP
POTTAWATOMIE COUNTY, OK



FINAL PLAT

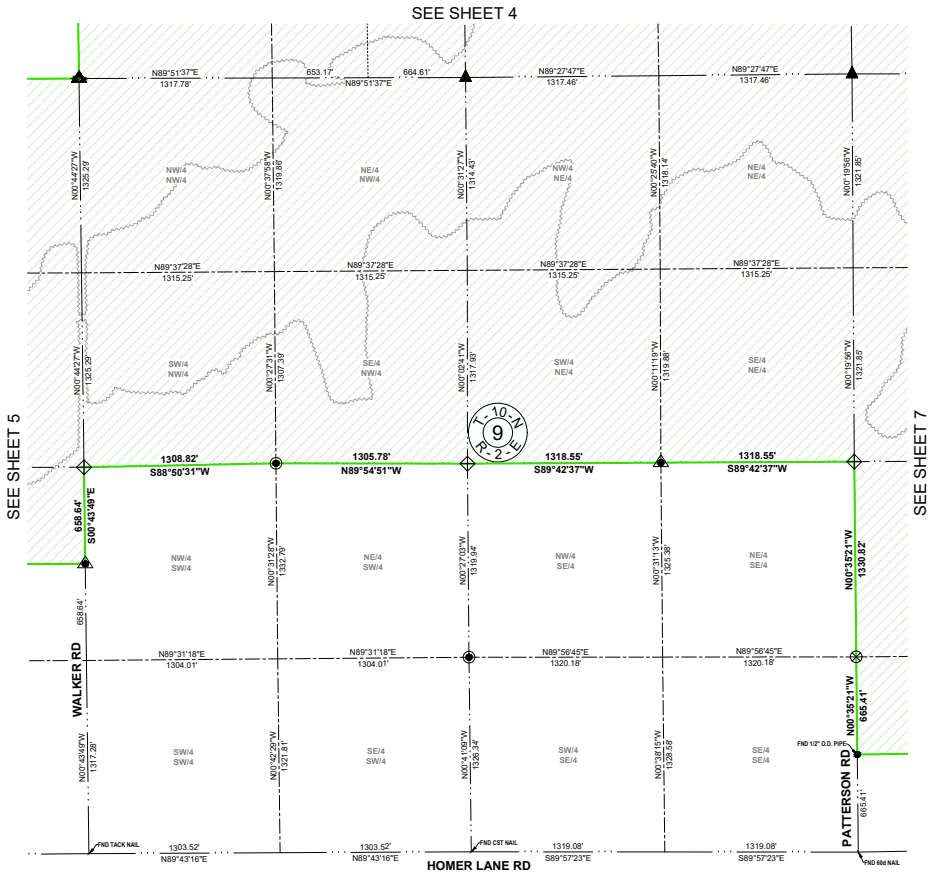
SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23 SURVEY BY: TJW
FINAL DATE: 04/04/23 DRAWN BY: TJW
SCALE: 1"=400' REVIEWED BY: SDC
ELS JOB NUMBER: 2022.73

SHEET 5 OF 11



N

GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM

0 200' 400' 800'

SURVEYOR'S NOTES

- FIELD WORK WAS COMPLETED BETWEEN SEPTEMBER 20, 2022 AND FEBRUARY 20, 2023.
- THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
- NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY.

LEGEND

SECTION LINE	FOUND 1/2" IRON PIN
QUARTER LINE	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY —CL—	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	FOUND MAG NAIL
SUBJECT PROPERTY LINE	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	CALCULATED POINT (NOTHING SET)

The following items refer to documents found by the surveyor during the survey that affect the subject property in Section 9, Township 10 North, Range 2 East of the Indian Meridian, Pottawatomie County, Oklahoma.
The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 307 Page 514	Right-of-Way in favor of Deep Rock Oil Corporation	Yes	No	A

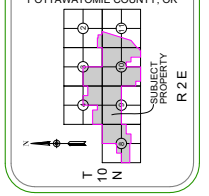
Note	Surveyor's Comments
A	Right-of-Way in favor of Deep Rock Oil Corporation is blanket over the SE/4 NE/4 of Section 9, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.

ELEVATION LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8524 EXPIRES 06-30-2024

LOCATION MAP

POTTAWATOMIE COUNTY, OK



FINAL PLAT

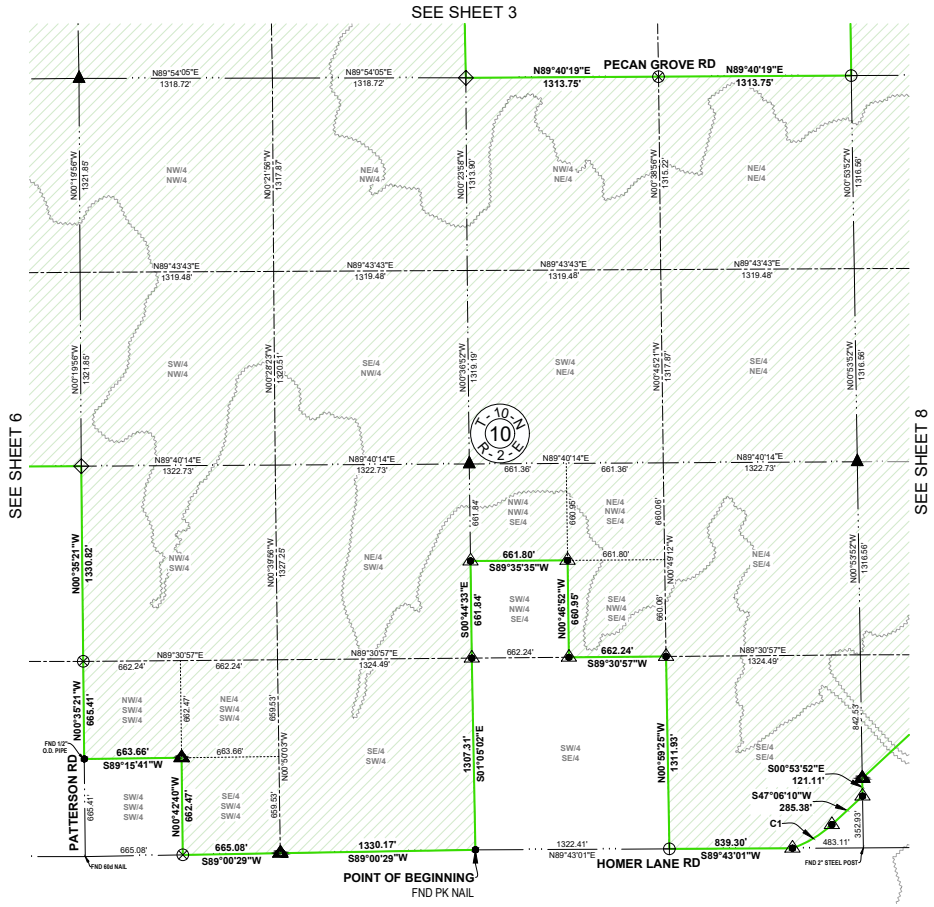
SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23 — SURVEY BY: TJW
FINAL DATE: 04/04/23 — DRAWN BY: TJW
SCALE: 1"=400' — REVIEWED BY: SDC
ELS JOB NUMBER: 2022.73

SHEET 6 OF 11



SURVEYOR'S NOTES

- FIELD WORK WAS COMPLETED BETWEEN SEPTEMBER 20, 2022 AND FEBRUARY 20, 2023.
- THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
- NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY.

LEGEND

SECTION LINE	FOUND 1/2" IRON PIN
QUARTER LINE	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY —CL—	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	FOUND MAG NAIL
SUBJECT PROPERTY LINE	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	CALCULATED POINT (NOTHING SET)

N

GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM

0 200' 400' 800'

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Direction
C1	315.37'	756.20'	313.09'	S59°03'02"W

The following items refer to documents found by the surveyor during the survey that affect the subject property in Section 10, Township 10 North, Range 2 East of the Indian Meridian, Pottawatomie County, Oklahoma. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 116 Page 466	Right-of-Way in favor of The Prairie Pipe Line Company	Yes	No	A
2	Book 116 Page 467	Right-of-Way in favor of The Prairie Pipe Line Company	Yes	No	B
3	Book 116 Page 478	Right-of-Way in favor of The Prairie Pipe Line Company	Yes	No	C
4	Book 194 Page 610	Right-of-Way in favor of Sinclair Prairie Pipe Line Company	Yes	No	D
5	Book 196 Page 479	Right-of-Way in favor of Standish Pipe Line Company	Yes	No	E
6	Book 317 Page 414	Right-of-Way in favor of Deep Rock Oil Corporation	Yes	No	F
7	Book 331 Page 582	Right-of-Way in favor of The Texas Pipe Line Company	Yes	No	G
8	Book 332 Page 414	Right-of-Way in favor of The Texas Pipe Line Company	Yes	No	H

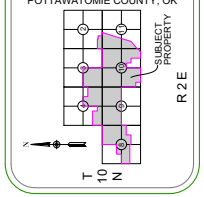
Note	Surveyor's Comments
A	Right-of-Way in favor of The Prairie Pipe Line Company is blanket over the SW/4 of Section 10, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
B	Right-of-Way in favor of The Prairie Pipe Line Company is blanket over the E/2 SE/4 of Section 10, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
C	Right-of-Way in favor of The Prairie Pipe Line Company is blanket over the W/2 SE/4 of Section 10, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
D	Right-of-Way in favor of Sinclair Prairie Pipe Line Company is blanket over the E/2 SE/4 of Section 10, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
E	Right-of-Way in favor of Standish Pipe Line Company is blanket over the E/2 SE/4 of Section 10, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
F	Right-of-Way in favor of Deep Rock Oil Corporation is blanket over the W/2 NW/4 & NE/4 NW/4 of Section 10, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
G	Right-of-Way in favor of The Texas Pipe Line Company is blanket over the SE/4 SE/4 of Section 10, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
H	Right-of-Way in favor of The Texas Pipe Line Company is blanket over the SW/4, less the SW/4 SW/4 SW/4 of Section 10, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.

ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8524 EXPIRES 06-30-2024

LOCATION MAP

POTTAWATOMIE COUNTY, OK



FINAL PLAT

SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

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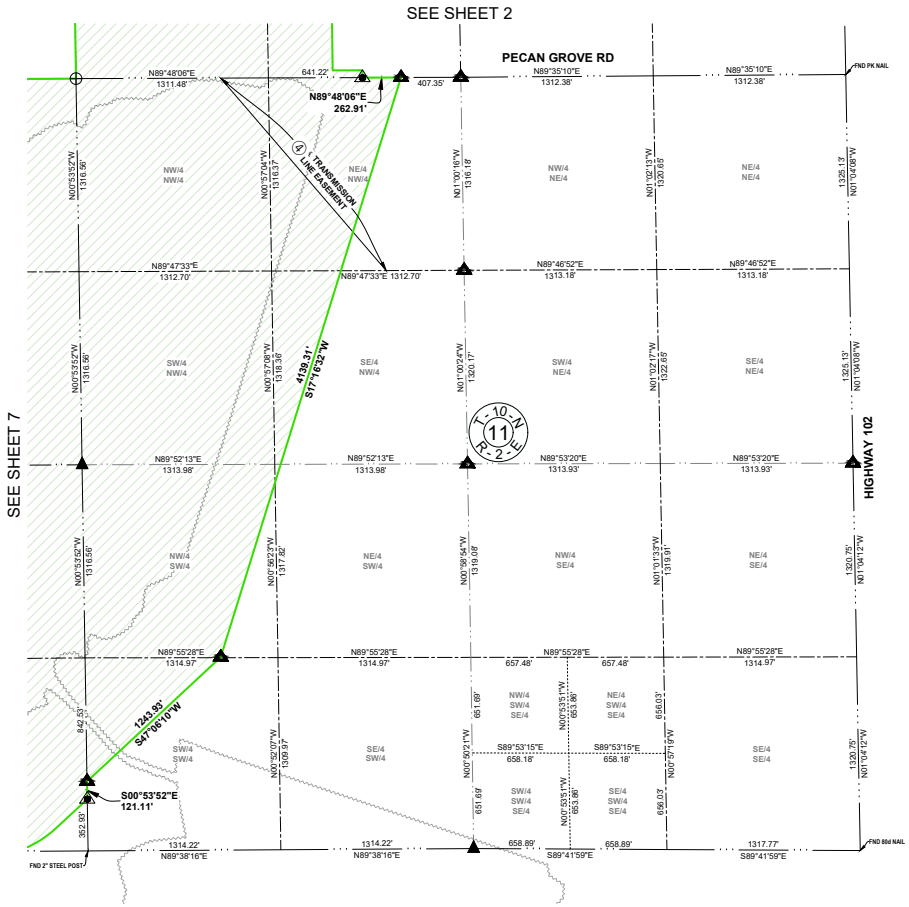
ELS JOB NUMBER: 2022.73

SHEET
7 OF 11



N

GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM

0 200' 400' 800'

SURVEYOR'S NOTES

- FIELD WORK WAS COMPLETED BETWEEN SEPTEMBER 20, 2022 AND FEBRUARY 20, 2023.
- THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
- NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY.

LEGEND

SECTION LINE	FOUND 1/2" IRON PIN
QUARTER LINE	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY —CL—	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	FOUND MAG NAIL
SUBJECT PROPERTY LINE	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	CALCULATED POINT (NOTHING SET)

The following items refer to documents found by the surveyor during the survey that affect the subject property in Section 11, Township 10 North, Range 2 East of the Indian Meridian, Pottawatomie County, Oklahoma.
The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 196 Page 475	Right-of-Way in favor of Standish Pipe Line Company	Yes	No	A
2	Book 196 Page 510	Right-of-Way in favor of Sinclair Prairie Pipe Line Company	Yes	No	B
3	Book 332 Page 115	Right-of-Way in favor of The Texas Pipe Line Company	Yes	No	C
4	Book 338 Page 323	Easement in favor of Oklahoma Gas and Electric Company	No	Yes	D

Note	Surveyor's Comments
A	Right-of-Way in favor of Standish Pipe Line Company is blanket over the SW/4 & SW/4 SW/4 SE/4 of Section 11, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
B	Right-of-Way in favor of Sinclair Prairie Pipe Line Company is blanket over the SW/4 & SW/4 SW/4 SE/4 of Section 11, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
C	Right-of-Way in favor of The Texas Pipe Line Company is blanket over the SW/4 SW/4 SE/4 & SW/4 of Section 11, Township 10 North, Range 2 East of the I.M., Pottawatomie County, OK.
D	Easement in favor of Oklahoma Gas and Electric Company is a centerline type description and does not have a clearly defined width.

ELEVATION
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C.A. #8524 EXPIRES 06-30-2024

LOCATION MAP
POTTAWATOMIE COUNTY, OK
SUBJECT PROPERTY
T 10 N
R 2 E

FINAL PLAT

SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23 SURVEY BY: TJW
FINAL DATE: 04/04/23 DRAWN BY: TJW
SCALE: 1"=400' REVIEWED BY: SDC
ELS JOB NUMBER: 2022.73

SHEET 8 OF 11

SECTION 2
TOWNSHIP 10 NORTH - RANGE 2 EAST
INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OK
RECORD LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S/2 SW/4 SW/4) OF SECTION TWO (2), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

A STRIP OR PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION TWO (2), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION TWO (2);
THENCE NORTH A DISTANCE OF 560 FEET;
THENCE EAST A DISTANCE OF 440 FEET;
THENCE SOUTH A DISTANCE OF 510 FEET;
THENCE EAST A DISTANCE OF 220 FEET;
THENCE SOUTH A DISTANCE OF 50 FEET;
THENCE WEST A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING.

SECTION 3
TOWNSHIP 10 NORTH - RANGE 2 EAST
INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OK
RECORD LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW/4) OF SECTION THREE (3), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

SECTION 4
TOWNSHIP 10 NORTH - RANGE 2 EAST
INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OK
RECORD LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4);
AND
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4);
AND
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4);
AND
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (S/2 NE/4 SE/4);
ALL IN SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.
LESS AND EXCEPT THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SE/4 SW/4) OF SAID SECTION FOUR (4).

SECTION 8
TOWNSHIP 10 NORTH - RANGE 2 EAST
INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OK
RECORD LEGAL DESCRIPTION

THE NORTH SEVENTY (70) ACRES OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 SE/4 NW/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4);
AND
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4);
LESS AND EXCEPT ONE (1) SQUARE ACRE OUT OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4);
ALL IN SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

ONE (1) ACRE OF LAND IN SQUARE SHAPE IN THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

SECTION 9
TOWNSHIP 10 NORTH - RANGE 2 EAST
INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OK
RECORD LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) OF SECTION NINE (9), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF SECTION NINE (9), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

SECTION 10
TOWNSHIP 10 NORTH - RANGE 2 EAST
INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OK
RECORD LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4);
LESS AND EXCEPT A FIVE ACRE TRACT DESCRIBED AS THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 NW/4 NE/4 NE/4);
ALL IN SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E/2 NW/4 SE/4) OF SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE SOUTHWEST QUARTER (SW/4);
LESS AND EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4 SW/4);
ALL IN SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE NORTHWEST QUARTER (NW/4) OF SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 NW/4 NE/4 NE/4) OF SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 NW/4 SE/4) OF SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

A STRIP OF LAND 80 FEET IN WIDTH EXTENDING 40 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:
BEGINNING AT A POINT ON THE EAST LINE OF SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, AT A POINT 383 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION;
THENCE S 48°21' W ON A TANGENT A DISTANCE OF 332.6 FEET TO A POINT OF CURVATURE;
THENCE RIGHT ON AN 8°00' CURVE AT A DEFLECTION ANGLE OF 41°11' A DISTANCE OF 514.8 FEET TO A POINT OF TANGENCY WITH THE SOUTH LINE OF SAID SECTION AT A POINT 721 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION.

AND

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.
LESS AND EXCEPT A STRIP OF LAND 80 FEET IN WIDTH EXTENDING 40 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:
BEGINNING AT A POINT ON THE EAST LINE OF SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, AT A POINT 383 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION;
THENCE S 48°21' W ON A TANGENT A DISTANCE OF 332.6 FEET TO A POINT OF CURVATURE;
THENCE RIGHT ON AN 8°00' CURVE AT A DEFLECTION ANGLE OF 41°11' A DISTANCE OF 514.8 FEET TO A POINT OF TANGENCY WITH THE SOUTH LINE OF SAID SECTION AT A POINT 721 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION.
AND
LESS AND EXCEPT THAT CERTAIN TRACT OF LAND IN THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TEN (10), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, BEING IN A TRIANGULAR SHAPE, JUST SOUTH OF HIGHWAY.

SECTION 11
TOWNSHIP 10 NORTH - RANGE 2 EAST
INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OK
RECORD LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.
AND
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SW/4 SE/4) OF SECTION ELEVEN (11), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

AND

THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION ELEVEN (11), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.
LESS AND EXCEPT A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION ELEVEN (11), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA DESCRIBED MORE FULLY AS FOLLOWS:
BEGINNING AT THE POINT THAT IS 1306.7 FEET SOUTH OF THE ONE-FOURTH SECTION CORNER BETWEEN SECTION TWO (2) AND SECTION ELEVEN (11), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA;
THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION ELEVEN (11) FOR A DISTANCE OF 1335.5 FEET, APPROXIMATELY, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4);
THENCE WEST FOR A DISTANCE OF 1271.5 FEET;
THENCE THRU A DEFLECTION ANGLE RIGHT OF 107°44' AND FOR A DISTANCE OF 1362.7 FEET, APPROXIMATELY TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER (S/2 NW/4);
THENCE EAST FOR A DISTANCE OF 841.5 FEET APPROXIMATELY TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION ELEVEN (11), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA DESCRIBED MORE FULLY AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION ELEVEN (11), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA;
THENCE EAST FOR A DISTANCE OF 2215.5 FEET;
THENCE THRU A DEFLECTION ANGLE OF 107°64' TO THE RIGHT AND FOR A DISTANCE OF 1396 FEET APPROXIMATELY TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SAID SECTION ELEVEN (11);
THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER (N/2 NW/4) FOR A DISTANCE OF 1778.8 FEET APPROXIMATELY TO THE WEST LINE OF SAID SECTION ELEVEN (11);
THENCE NORTH FOR A DISTANCE OF 1314.3 FEET APPROXIMATELY, TO THE POINT OF BEGINNING.

ELEVATION
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405-493-9393

TANNER J. WENTWORTH
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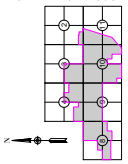
C.A. #8524 EXPIRES 06-30-2024

LOCATION MAP
POTTAWATOMIE COUNTY, OK



FINAL PLAT

SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23 | SURVEY BY: TJW
FINAL DATE: 04/04/23 | DRAWN BY: TJW
SCALE: 1"=400' | REVIEWED BY: SDC
ELS JOB NUMBER: 2022.73

SHEET
9 OF 11

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTIONS TWO (2), THREE (3), FOUR (4), EIGHT (8), NINE (9), TEN (10), AND ELEVEN (11), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION TEN (10);
THENCE S 89°00'29" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4) A DISTANCE OF 1330.17 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4 SW/4);
THENCE S 89°00'29" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4 SW/4) A DISTANCE OF 665.08 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4 SW/4);
THENCE N 00°42'40" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4 SW/4) A DISTANCE OF 662.47 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SW/4 SW/4);
THENCE S 89°15'41" W ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SW/4 SW/4) A DISTANCE OF 663.66 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SW/4 SW/4);
THENCE N 00°35'21" W ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SW/4 SW/4) A DISTANCE OF 665.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SW/4);
THENCE N 00°35'21" W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SW/4) A DISTANCE OF 1330.82 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SAID SECTION NINE (9);
THENCE S 89°42'37" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER (SE/4 NE/4) A DISTANCE OF 1318.55 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER (SW/4 NE/4);
THENCE S 89°42'37" W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER (SW/4 NE/4) A DISTANCE OF 1318.55 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SAID SECTION NINE (9);
THENCE N 89°54'51" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER (SE/4 NW/4) A DISTANCE OF 1305.78 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4);
THENCE S 88°50'31" W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER (SW/4 NW/4) A DISTANCE OF 1308.82 FEET TO THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) OF SAID SECTION EIGHT (8);
THENCE S 00°43'49" E ON THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 658.64 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4);
THENCE S 89°47'27" W ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 1316.62 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (S/2 NE/4 SE/4);
THENCE S 00°37'18" E ON THE WEST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (S/2 NE/4 SE/4) A DISTANCE OF 660.76 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW/4 SE/4);
THENCE S 89°41'54" W ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW/4 SE/4) A DISTANCE OF 1317.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW/4 SE/4);
THENCE N 00°30'50" W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW/4 SE/4) A DISTANCE OF 161.81 FEET;
THENCE S 89°48'07" W A DISTANCE OF 2643.95 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SAID SECTION EIGHT (8);
THENCE N 00°47'36" W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SW/4) A DISTANCE OF 1164.89 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SW/4);
THENCE N 89°50'22" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SW/4) A DISTANCE OF 1322.64 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 SE/4 NW/4) OF SAID SECTION EIGHT (8);
THENCE N 00°50'19" W ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER (S/2 SE/4 NW/4) A DISTANCE OF 659.87 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER (S/2 SE/4 NW/4);
THENCE N 89°47'23" E ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER (S/2 SE/4 NW/4) A DISTANCE OF 1323.49 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER (N/2 SE/4 NW/4);
THENCE N 01°08'31" W ON THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER (N/2 SE/4 NW/4) A DISTANCE OF 660.23 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SAID SECTION EIGHT (8);
THENCE N 00°53'27" W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER (NW/4 NE/4) A DISTANCE OF 1318.80 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER (NW/4 NE/4);
THENCE N 89°38'04" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER (NW/4 NE/4) A DISTANCE OF 1321.69 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER (NE/4 NE/4);
THENCE N 89°38'04" E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER (NE/4 NE/4) A DISTANCE OF 1321.69 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SAID SECTION FOUR (4);
THENCE N 00°44'24" W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (SW/4 SW/4) A DISTANCE OF 1320.10 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (SW/4 SW/4);
THENCE N 89°44'49" E ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (SW/4 SW/4) A DISTANCE OF 1316.96 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SE/4 SW/4);
THENCE N 89°44'49" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SE/4 SW/4) A DISTANCE OF 649.67 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SE/4 SW/4);
THENCE S 00°55'32" E ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SE/4 SW/4) A DISTANCE OF 660.79 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NE/4 SE/4 SW/4);
THENCE N 89°53'57" E ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NE/4 SE/4 SW/4) A DISTANCE OF 665.96 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NE/4 SE/4 SW/4);
THENCE N 00°48'30" W ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NE/4 SE/4 SW/4) A DISTANCE OF 662.55 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SAID SECTION FOUR (4);
THENCE N 00°48'30" W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW/4 SE/4) A DISTANCE OF 1328.12 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW/4 SE/4);
THENCE N 89°40'10" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW/4 SE/4) A DISTANCE OF 1313.37 FEET TO THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4);
THENCE S 00°53'51" E ON THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 662.53 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4);
THENCE N 89°36'09" E ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 1314.39 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4);
THENCE N 00°59'12"W ON THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 661.01 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SAID SECTION THREE (3);
THENCE S 89°51'56" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (NW/4 SW/4) A DISTANCE OF 1311.86 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NE/4 SW/4);
THENCE S 89°55'42" E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NE/4 SW/4) A DISTANCE OF 1318.82 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NE/4 SW/4);
THENCE S 01°08'14" E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER (NE/4 SW/4) A DISTANCE OF 1306.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4);
THENCE S 01°08'14" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4) A DISTANCE OF 1328.52 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SAID SECTION TEN (10);
THENCE N 89°40'19" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER (NW/4 NE/4) A DISTANCE OF 1313.75 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER (NE/4 NE/4);
THENCE N 89°40'19" E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER (NE/4 NE/4) A DISTANCE OF 1313.75 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S/2 SW/4 SW/4) OF SAID SECTION TWO (2);
THENCE N 00°51'08" W ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (S/2 SW/4 SW/4) A DISTANCE OF 662.17 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (S/2 SW/4 SW/4);
THENCE N 89°42'34" E ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (S/2 SW/4 SW/4) A DISTANCE OF 1311.03 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (S/2 SW/4 SW/4);
THENCE S 00°53'22" E ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (S/2 SW/4 SW/4) A DISTANCE OF 104.25 FEET;
THENCE N 89°48'06" E A DISTANCE OF 440.00 FEET;
THENCE S 00°46'43" E A DISTANCE OF 510.03 FEET;
THENCE N 89°48'06" E A DISTANCE OF 202.30 FEET;
THENCE S 00°46'51" E A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (SE/ SW/4);
THENCE N 89°48'06" E ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4) A DISTANCE OF 262.91 FEET;
THENCE S 17°16'32" W A DISTANCE OF 4139.31 FEET;
THENCE S 47°06'10" W A DISTANCE OF 1243.93 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SAID SECTION TEN (10);
THENCE S 00°53'52" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4) A DISTANCE OF 121.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HOMER LANE ROAD;
THENCE S 47°06'10" W ON THE SOUTH RIGHT-OF-WAY OF HOMER LANE ROAD A DISTANCE OF 285.38 FEET TO A POINT OF CURVATURE;
THENCE ON THE SOUTH RIGHT-OF-WAY OF HOMER LANE ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 756.20 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS S 59°03'02" W A DISTANCE OF 313.09 FEET) FOR AN ARC DISTANCE OF 315.37 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4);
THENCE S 89°43'01" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4) A DISTANCE OF 839.30 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4);
THENCE N 00°59'25" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4) A DISTANCE OF 1311.93 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 NW/4 SE/4);
THENCE S 89°30'57" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 NW/4 SE/4) A DISTANCE OF 662.24 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 NW/4 SE/4);
THENCE N 00°46'52" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 NW/4 SE/4) A DISTANCE OF 660.95 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 NW/4 SE/4);
THENCE S 89°35'35" W ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 NW/4 SE/4) A DISTANCE OF 661.80 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 NW/4 SE/4);
THENCE S 00°44'33" E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 NW/4 SE/4) A DISTANCE OF 661.84 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION TEN (10);
THENCE S 01°05'02" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4) A DISTANCE OF 1307.31 FEET TO THE **POINT OF BEGINNING**.

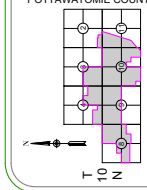
SUBJECT PROPERTY CONTAINS A TOTAL OF **1,754.59 ACRES** AS DESCRIBED.

THE BASIS OF BEARING FOR THIS SURVEY IS OKLAHOMA STATE PLANE SYSTEM, NAD-83/2011, OKLAHOMA SOUTH ZONE, U.S. SURVEY FEET.
LEGAL DESCRIPTION WAS PREPARED ON APRIL 4, 2023 BY OR UNDER THE DIRECT SUPERVISION OF **TANNER J. WENTWORTH #1871**.

ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8624 EXPIRES 06-30-2024

LOCATION MAP
POTTAWATOMIE COUNTY, OK



FINAL PLAT

SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23 | SURVEY BY: TJW
FINAL DATE: 04/04/23 | DRAWN BY: TJW
SCALE: 1"=400' | REVIEWED BY: SDC
ELS JOB NUMBER: 2022.73

SHEET
10 OF 11

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF SHAWNEE, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma. They have caused the same to be surveyed and platted, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 2, an addition to the City of Shawnee, being a part of Sections Two (2), Three (3), Four (4), Eight (8), Nine (9), Ten (10), and Eleven (11),Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances so that title is clear.

In witness whereof, the undersigned have caused this instrument to be executed this _____ day of _____, 2023.

CITY OF SHAWNEE

Name: _____

Title: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State on this _____ day of _____, 2023, personally appeared _____ , to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly 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 for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this _____ day of _____, 2023.

My Commission Expires: _____

_____
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, _____, Community Development Director for the City of Shawnee, hereby certify that the City of Shawnee Planning Commission duly approved the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma at a meeting the _____day of _____, 2023.

_____
Community Development Director

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, Pottawatomie County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma.

Signed by the City Clerk this _____ day of _____, 2023.

_____
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COMMISSION

Be it resolved by the Commission of the City of Shawnee that the dedication shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma is hereby accepted.

Adopted by the Commission of the City of Shawnee this _____ day of _____, 2023.

_____ _____
City Clerk Mayor

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Pottawatomie County and that the tax records of said county show that all taxes for the year 2022 and prior years are paid on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this _____ day of _____, 2023.

_____
County Treasurer

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Pottawatomie County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma is vested in the City of Shawnee, on the _____ day of _____, 2023, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2022 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this_____ day of _____, 2023.

_____
Title Company Name

_____
Signature

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State on this _____ day of _____, 2023, personally appeared _____ , to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly 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 for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this _____ day of _____, 2023.

My Commission Expires: _____

_____
Notary Public

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Tanner J. Wentworth, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, represents a careful survey made under my supervision on the 4th day of April, 2023, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this _____ day of _____, 2023.

_____
Tanner J. Wentworth
Professional Land Surveyor #1871

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State on this _____ day of _____, 2023, personally appeared Tanner J. Wentworth, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed that same as his free and voluntary act and deed. Given under my hand and seal the day and year last above written.

Witness my hand and seal this _____ day of _____, 2023.

My Commission Expires: _____

_____
Notary Public

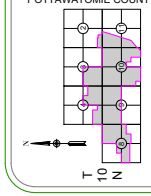
OWNER'S NOTARY	CITY CLERK	COUNTY TREASURER	ABSTRACTOR	ABSTRACTOR'S NOTARY	SURVEYOR	SURVEYOR'S NOTARY

ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8624 EXPIRES 06-30-2024

LOCATION MAP

POTTAWATOMIE COUNTY, OK



FINAL PLAT

SHAWNEE TWIN LAKES - LAKE NO. 2

PART OF SECTIONS 2, 3, 4, 8, 9, 10 AND 11, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 02/20/23 SURVEY BY: TJW
FINAL DATE: 04/04/23 DRAWN BY: TJW
SCALE: 1"=400' REVIEWED BY: SDC
ELS JOB NUMBER: 2022.73

SHEET
11 OF 11