

NOTICE OF MEETING

PLANNING COMMISSION

TYPE OF MEETING

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

DATE:

TIME:

PLACE OF MEETING:

02/02/2022

1:30 P.M.

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

To be completed by person filing notice:

NAME: Rachel Clyne

TITLE: City Planner

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

PHONE: (405) 878-1616

Filed in the office of the municipal clerk at 4:19 a.m. /p.m. on 01/28/2022

SIGNED:


City Clerk/Deputy Clerk

=====

FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 1-28-2022

PERSON FILING NOTICE: /s/ Rachel Clyne

NOTICE VERIFIED BY: Kelley Metcalf

AGENDA
PLANNING COMMISSION of SHAWNEE, OK
Regular Meeting
February 2, 2022, at 1:30 P.M.
City Hall, 16 W. 9TH St. Shawnee, OK

1. Roll Call
2. Consideration of approval of the minutes from the regular meeting of the Shawnee Planning Commission on January 5, 2022
3. Case No. **RZ02-22** -- Public hearing and consideration of a request to rezone property located west of 190 W Shawnee Mall Drive from CP (Planned Shopping Center District) to C-3 (Highway Commercial District).
Applicant: Muhammad Khan, PE, SMC Consulting
4. Case No. **PPL01-22** -- Consideration of an application for Preliminary Plat of Striker Equities at Shawnee Mall subdivision located west of 190 W. Shawnee Mall Drive.
Applicant: Muhammad Khan, PE, SMC Consulting
5. Case No. **FPL01-22** -- Consideration of an application for Final Plat of Striker Equities at Shawnee Mall subdivision located west of 190 W. Shawnee Mall Drive.
Applicant: Muhammad Khan, PE, SMC Consulting
6. Community Development Department Updates
7. Commissioners' Comments
8. Adjournment

REGULAR PLANNING COMMISSION MINUTES

DATE: January 5, 2022

DRAFT Minutes

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on January 5, 2022, at 1:30 p.m., according to notice duly posted as prescribed by law.

Item 1. Roll Call

The following Commissioners were present:

Present: Walker, Loftis-Walton, Johnson, Deem, Mew-Palmer, Reese, Rowell

Absent: None

Chair Deem called the meeting to order. City Planner, Rachel Clyne, called roll and stated a quorum was present.

Item 2. Approval of Minutes – Regular meeting

Consideration of approval of the minutes from the regular meeting of December 1, 2021.

Chair Deem asked the Planning Commissioners for questions or corrections to the minutes.

Commissioner Walker made a motion to **Approve** the minutes as presented, which Commissioner Johnson seconded.

Motion passed 5-0-2.

Aye: Walker, Loftis-Walton, Johnson, Deem, Reese

Nay: None

Abstain: Mew-Palmer, Rowell

Item 3. Approval of Minutes – Special meeting

Consideration of approval of the minutes from the special meeting of December 7, 2021.

Chair Deem asked the Planning Commissioners for questions or corrections to the minutes.

Commissioner Reese made a motion to **Approve** the minutes as presented, which Commissioner Johnson seconded.

Motion passed 6-0-1.

Aye: Walker, Loftis-Walton, Johnson, Deem, Reese, Rowell

Nay: None

Abstain: Mew-Palmer

Item 4. RZ01-22

Public hearing and consideration of a request to rezone one acre of property located at 1011 E. Farrall Street from A-1 (Rural Agricultural District) to R-1 (Single Family Residential District).
Case No. RZ01-22, Applicant: Paula Lauderdale

Chairperson Deem asked for a staff report. Planner Clyne provided background information on the application request. The subject property located at 1011 E. Farrall Street is six-acre parcel. This application is a request for the northern one-acre to be rezoned from **A-1** (Rural Agricultural District) to **R-1** (Single-Family Residential District). Currently, a single-family residence is located on that one acre. The intention is to split the lot in the future. Since land zoned A-1 (Rural Agricultural District) must be a minimum of five-acres, this rezoning prepares the property for that future split.

Staff recommended that the Planning Commission recommend to the City Commission **APPROVAL** of Case No. RZ01-22 to rezone one acre of property located at 1011 E. Farrall Street from A-1 (Rural Agricultural District) to R-1 (Single Family Residential District).

Chair Deem open the public hearing. The applicant, Paula Lauderdale, was present and available for questions. With no other speakers, the public hearing was closed.

Commissioner Loftis-Walton made a motion to recommend **APPROVAL** of Case No. **RZ01-22** to the City Commission, which Commissioner Deem seconded.
Following any discussion, the motion **passed 7-0-0**.

Aye: Walker, Loftis-Walton, Johnson, Deem, Mew-Palmer, Reese, Rowell
Nay: None
Abstain: None

It was announced the item would be heard at the January 18, 2022, City Commission meeting.

Item 5. Discussion of Commissioner availability for workshops to discuss Short-term Rentals

Planner Clyne spoke to the Commissioners about the need for continued discussions on short-term rentals in the City. She proposed meeting in small groups, no more than three (3) board members, in person or virtually. The idea was to gather each person's thoughts and comprise a summary. Clyne and the Commissioners also discussed potential days and times for a workshop to discuss short-term rentals.

Item 6. City Planner's Report

Clyne introduced Mr. Rian Harkins as the Community Development Director and asked that everyone welcome him. She expressed her delight with the hiring decision and looked forward to working with Mr. Harkins.

Clyne introduced the new Planning Commissioner, Mindy Mew-Palmer, and thanked her for volunteering.

Clyne provided information on the update to the Zoning Code and Subdivision Regulations by announcing the City was negotiating a contract for a Unified Development Code project, which was the needed update and more. Clyne stated the City Commission would review the agreement at its January 18, 2022 meeting.

Item 7. Planning Commissioners' Comments

All Commissioners welcomed Ms. Mew-Palmer and Mr. Harkins. It was noted that all seven (7) seats were filled, and total attendance was excellent.

Item 8. Adjournment

Chair Deem announced the meeting adjourned at 1:54 p.m.

Chair/Vice-Chair

/s/ Rachel Clyne
City Planner



Planning Commission Meeting – 02.2.2022 – City of Shawnee, Oklahoma

Staff Report – Rezoning Application RZ02-22 – West of 190 W. Shawnee Mall Drive

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: January 28, 2022

Subject: RZ02-22 – Staff Report - Public hearing and consideration of a request to rezone property located west of 190 W Shawnee Mall Drive from CP (Planned Shopping Center District) to C-3 (Highway Commercial District).

Staff has received an application for the Shawnee Planning Commission to formally consider the following rezoning request at its regular meeting of February 2, 2022.

Background

The subject property is located west of 190 W. Shawnee Mall Drive in what is currently parking spaces of the Shawnee Mall. This application requests the subject property be rezoned from CP (Planned Shopping Center District) to C-3 (Highway Commercial District).

The area requested for rezoning is also undergoing the platting process to become Striker Equities at Shawnee Mall subdivision. The proposed plat is approximately 0.4364 acres and will be located directly west of The Garage restaurant, which is at 190 W. Shawnee Mall Drive.

Discussion

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.”* Proper notices of a public hearing were done for this application. The 2040 Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the High Density Commercial land use designation, which is compatible with C-3 zoning.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission APPROVAL of RZ02-22, a request to rezone property located west of 190 W Shawnee Mall Drive from CP (Planned Shopping Center District) to C-3 (Highway Commercial District). This rezoning application will be heard at the City Commission meeting on Tuesday, February 22, 2022, 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: _____

Project Number : _____

Date Filed: _____

Planning Commission Secretary

REQUEST:

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

PROPERTY LOCATION (STREET ADDRESS): SHAWNEE MALL DRIVE, SHAWNEE, OK 74804

LEGAL DESCRIPTION: ATTACHED

PROPERTY OWNER (S): SHAWNEE MALL OWNER, LLC., a Delaware limited liability company

PROPERTY AGENT (APPLICANT): MUHAMMAD KHAN, P.E., SMC CONSULTING ENGINEERS, P.C.

APPLICANT'S ADDRESS: 815 W. MAIN

CITY: OKLAHOMA CITY **STATE:** OK **ZIP:** 73106

EMAIL ADDRESS: muhammad@smcokc.com

TELEPHONE NUMBER: (405) 232-7715 **CONTACT NUMBER:** (405) 232-7715

DIMENSIONS OF PROPERTY: AREA: 0.4364 ac. WIDTH: 159.25'
LENGTH: 119.37' FRONTAGE: 119.37

CURRENT ZONING: CP **CURRENT USE:** SHAWNEE MALL OFF- STREET PARKING

PROPOSED ZONING: C-3 **PROPOSED USE:** DRIVE THRU RESTAURANT

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.

Muhammad Khan
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.:** _____

ATTACHMENT A (1 of 2)
LEGAL DESCRIPTION
STRIKER EQUITIES AT SHAWNEE MALL

A tract of land that is part of Lot Two (2), Block "A" of the recorded plat of SHAWNEE MALL SUBDIVISION (Doc. No. 1989-00012230) in the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, State of Oklahoma, said tract of land being described as follows:

BEGINNING at the Southwest Corner of Lot 1, Block 1 of "THE GARAGE AT SHAWNEE MALL" (Doc. No. 201500015219);

THENCE North 89°58'57" West a distance of 119.37 feet;

THENCE North 00°00'57" East a distance of 159.25 feet;

THENCE South 89°58'57" East a distance of 119.37 feet;

THENCE South 00°00'57" West a distance of 159.25 feet to the POINT OF BEGINNING;

Said tract of land contains an area of 19,010 square feet or 0.4364 acre, more or less.

LOT 8, BLOCK 'A'
SHAWNEE MALL SUBDIVISION
(BK. 1365, PG. 106)

S. LINE LOT 8,
BLOCK "A"

S.E. CORNER OF
LOT 8, BLOCK A

S 00°00'57" W
~ 27.02'

S 89°58'57" E ~ 119.37'

S 89°58'57" E ~ 193.00'



NOT TO SCALE

LOT 2, BLOCK 'A'
SHAWNEE MALL
SUBDIVISION
(DOC. NO. 1989-00012230)

STRIKER EQUITIES
±0.4364 ac.

THE GARAGE AT SHAWNEE MALL
LOT 1, BLOCK 1
DOC. # 201500015219

N 00°00'57" E ~ 159.25'

S 00°00'57" W ~ 159.25'

S 00°00'57" W ~ 159.25'

N 89°58'57" W ~ 119.37'

N 89°58'57" W ~ 193.00'

N 00°00'57" E
66.20'

P.O.B.

SW CORNER OF LOT 1, BLOCK 1
OF "THE GARAGE AT SHAWNEE
MALL" (DOC. # 201500015219)

S. LINE
LOT 2

N 89°42'29" W

N. R.O.W. LINE I-40

FND. 3/8" I.P.
S.E. CORNER

LOT 2 BLOCK "A"
DOC. NO. 1989-00012230

DATE: 10-19-2021

INTERSTATE HIGHWAY 40
FRONTAGE ROAD

ATTACHMENT A (2 OF 2) - PLOT PLAN
STRIKER EQUITIES AT SHAWNEE MALL
SHAWNEE, OKLAHOMA

SMC Consulting Engineers, P.C.

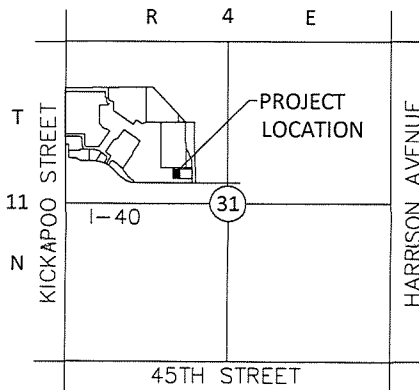
815 West Main - Oklahoma City, OK 73106

PH: 405-232-7715 Fax: 405-232-7859

Website: www.smcokc.com

OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA. 464 EXP 06/30/2023

SMC



45TH STREET
LOCATION MAP

NOT TO SCALE

NOTICE OF A PUBLIC HEARING
City Of Shawnee, Oklahoma
Case #RZ02-22

In accordance with 11 O.S. 43-106 and City of Shawnee Zoning Code Sec. 22-645, requests for rezoning, conditional use permits (CUP), planned unit developments (PUD), and variances require notification of a PUBLIC HEARING. Notifications are to be published in a local newspaper, as well as mailed to property owners within 300' of the perimeter of the subject property.

Case number **RZ02-22** is for a rezoning.

The property is located **west of 190 W. Shawnee Mall Dr.** (see legal below)

Current zoning is **CP (Planned Shopping Center District)**.

Proposed zoning is **C-3 (Highway Commercial District)**.

Applicant is **Muhammad Khan, P.E., SMC Consulting Engineers, P.C.**

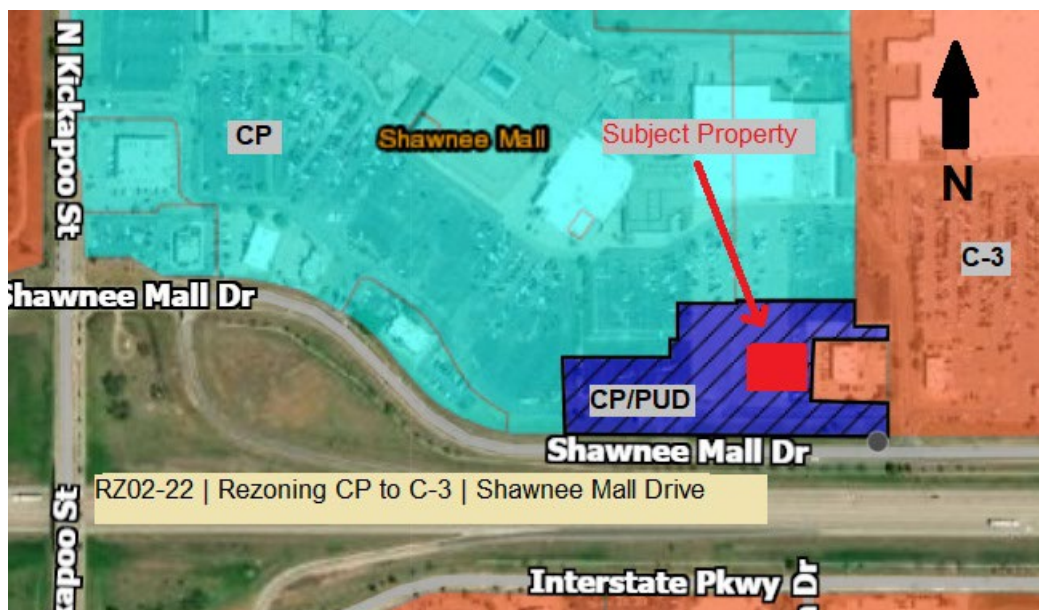
Subject property's legal description: A tract of land that is part of Lot Two (2), Block "A" of the recorded plat of SHAWNEE MALL SUBDIVISION (Doc. No. 1989-00012230) in the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, State of Oklahoma.

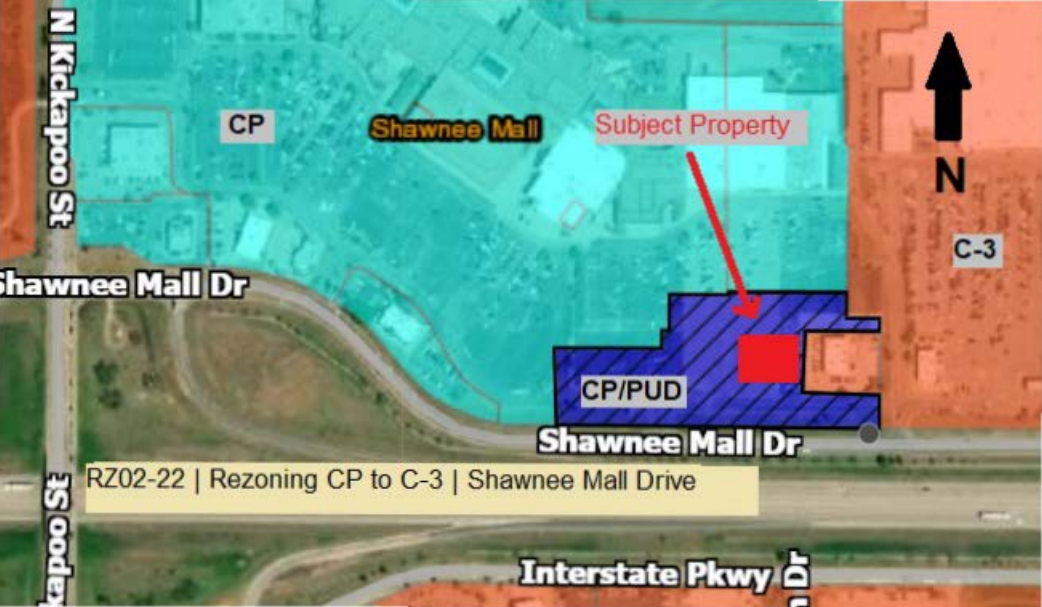
The public hearings for **RZ02-22** will be held in the Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

February 2, 2022	at 1:30 p.m.	City of Shawnee Planning Commission meeting
February 22, 2022	at 6:00 p.m.	City of Shawnee City Commission meeting

Attendance at the public hearing is not mandatory but all interested parties are encouraged to attend. Questions about the application may be directed to the City of Shawnee Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Office/Annex Building located at 222 N. Broadway.

Presented for post and publication on January 6, 2021, by Rachel Clyne, City Planner.





N Kickapoo St

CP

Shawnee Mall

Subject Property

N

C-3

Shawnee Mall Dr

CP/PUD

Shawnee Mall Dr

RZ02-22 | Rezoning CP to C-3 | Shawnee Mall Drive

N Kickapoo St

Interstate Pkwy



Planning Commission Meeting – 02.2.2022 – City of Shawnee, Oklahoma

Preliminary Plat Application -- PPL01-22 – Striker Equities at Shawnee Mall subdivision

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: January 28, 2022

Subject: PPL01-22 – Staff Report - Consideration of an application for Preliminary Plat of Striker Equities at Shawnee Mall subdivision located west of 190 W. Shawnee Mall Drive.

It is requested that the Planning Commission give the following information formal consideration at its regular meeting of February 2, 2022.

Background

The subject property is located west of 190 W. Shawnee Mall Drive. The proposed subdivision has one (1) lot and approximately 0.4364-acres. The current zoning is CP (Planned Shopping Center District). An application to rezone the property to C-3 (Highway Commercial District) is processed concurrently with this preliminary plat application.

Discussion

Staff reviewed the Preliminary Plat submittal of the Striker Equities at Shawnee Mall subdivision. The proposed plat will be situated in an existing parking lot within the mall development. At the request of City Engineer, the applicant has noted that a separate instrument will be filed to ensure cross-access parking and cross-access easement on the plat.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission APPROVAL of PPL01-22, for the Preliminary Plat of Striker Equities at Shawnee Mall subdivision as presented.

This application will be heard at the City Commission meeting on Tuesday, February 22, 2022, at 6:00 p.m. in the Commission Chambers of City Hall.



PRELIMINARY 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: _____
Project Number : _____
Date Filed: _____
Amount Paid : _____
Receipt No.: _____

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 MUHAMMAD KHAN, P.E.
APPLICANT ADDRESS 815 W. MAIN, OKLAHOMA CITY, OK 73106
APPLICANT PHONE NUMBERS 405-232-7715
EMAIL ADDRESS muhammad@smcokc.com
NAME OF PLAT STRIKER EQUITIES AT SHAWNEE MALL
LOCATION SHAWNEE MALL, SHAWNEE MALL DRIVE, SHAWNEE
NUMBER OF ACRES 0.4364 NUMBER OF LOTS ONE

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 LOT 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 1 \$2.00

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____

TOTAL COST \$227.00

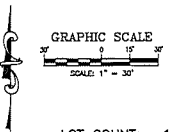
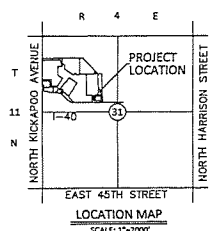
OWNER/DEVELOPER INFORMATION:

NAME SHAWNEE MALL OWNER, LLC., a Delaware limited liability company
ADDRESS 4901 N. KICKAPOO ST., SUITE 5000, SHAWNEE, OK 74804
CONTACT NUMBERS 405-275-7253
EMAIL ADDRESS muhammad@smcokc.com (Representing the Owner)

PROJECT ENGINEER INFORMATION:

NAME MUHAMMAD KHAN, P.E.
ADDRESS 815 W. MAIN, OKLAHOMA CITY, OK 73106
CONTACT NUMBERS 405-232-7715
EMAIL ADDRESS muhammad@smcokc.com

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



PROPERTY AREA		
LOT ID	SQ. FT.	ACRES
LOT 1, BLOCK 1	19,010	0.4364

FINAL PLAT

STRIKER EQUITIES AT SHAWNEE MALL

Being a Replat of a Part of Lot 2, Block A, Shawnee Mall Subdivision
A Part of the N.W. Quarter, Section 31, T. 11 N., R. 4E, I.M.
Shawnee, Pottawatomie County, Oklahoma

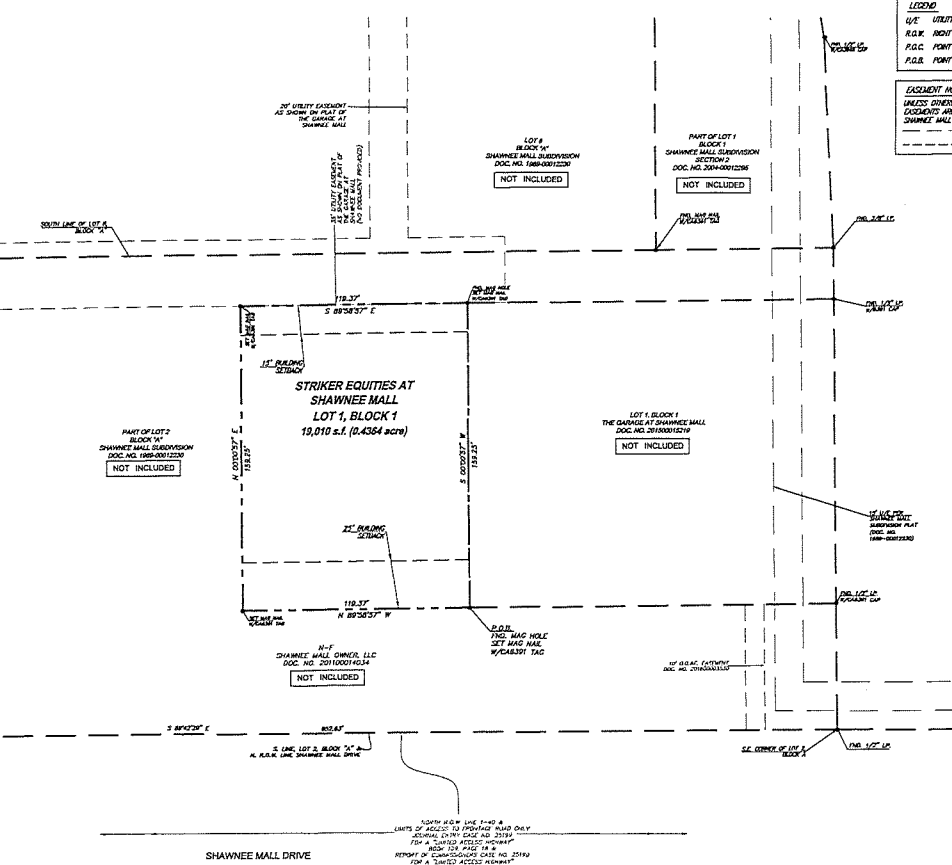
- NOTE:**
- THE BOUNDARY OF SOUTH 09°00'37" WEST AS THE EAST LINE OF LOT 2, BLOCK "A", SHAWNEE MALL SUBDIVISION AS SHOWN ON SAID PLAT MAY BE USED AS THE BASIS OF BEARING FOR THE FINAL PLAT OF THE STRIKER EQUITIES AT SHAWNEE MALL.
 - EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THE FINAL PLAT OF THE GARAGE AT SHAWNEE MALL.
 - RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS HEREON WILL BE RECORDED BY A SEPARATE INSTRUMENT TO ESTABLISH THE QUANT OF RECIPROCAL CROSS ACCESS, RECIPROCAL PARKING EASEMENT, RECIPROCAL DRAINAGE EASEMENT AND UTILITY EASEMENTS.

LEGEND

--- UTILITY EASEMENT
--- R.O.W. RIGHT OF WAY
--- P.O.B. POINT OF BEGINNING
--- P.O.E. POINT OF ENDING

EASEMENT NOTE:

UNLESS OTHERWISE NOTED OTHERWISE, ALL EASEMENT COVENANTS ARE PLATED PER FINAL PLAT OF SHAWNEE MALL SUBDIVISION DOC. NO. 201500015219.



OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, SHAWNEE MALL OWNER, LLC, a Delaware limited liability company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, and have caused the said premises to be surveyed and plotted into lots, blocks, streets and easements, as shown on said Final Plat, said Final Plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of STRIKER EQUITIES AT SHAWNEE MALL and more particularly described as follows:

A tract of land that is part of Lot 2 (2), Block "A" of the recorded plat of SHAWNEE MALL SUBDIVISION, in the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, State of Oklahoma, recorded as Doc. No. 190500012230, said tract of land being described as follows:

BEGINNING at the Southwest Corner of Lot 1, Block 1 of "THE GARAGE AT SHAWNEE MALL" recorded as Doc. No. 201500015219;

THENCE North 89°58'37" East a distance of 119.37 feet;

THENCE North 09°00'37" West a distance of 159.25 feet;

THENCE South 89°58'37" East a distance of 119.37 feet;

THENCE South 09°00'37" West a distance of 159.25 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 19,010 square feet or 0.4364 acres, more or less.

SHAWNEE MALL OWNER, LLC, a Delaware limited liability company, dedicates streets and easements shown on said final plat to the public for public highways, streets and easements, for themselves, their successors, and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstractor's Certificate.

SHAWNEE MALL OWNER, LLC
a Delaware limited liability company.

(David M. Jackson, Authorized Representative)

STATE OF _____ s.s.
COUNTY OF _____ s.s.

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared David M. Jackson, an authorized representative of Shawnee Mall Owner, LLC, a Delaware limited liability company, 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 of Shawnee Mall Owner, LLC, a Delaware limited liability company, for the uses and purposes therein set forth.

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

My Commission Expires: _____

NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

I, _____, a duly qualified abstractor in and for said County and State, hereby certify that according to the records of said County, file to the land shown on the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, appears to be vested in SHAWNEE MALL OWNER, LLC, a Delaware limited liability company, on this _____ day of _____, 20____, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

AUTHORIZED OFFICER

CHAIRPERSON

CITY PLANNING COMMISSION APPROVAL

I, _____, Chairperson of the Planning Commission of the City of Shawnee, Oklahoma, hereby certify that the said Planning Commission approved the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, an addition to the City of Shawnee, Oklahoma, this _____ day of _____, 20____.

CHAIRPERSON

ACCEPTANCE OF DEDICATIONS

Be it resolved by the City Council of Shawnee, Oklahoma, that the dedications shown on the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, an addition to the City of Shawnee, Oklahoma, are hereby accepted.

Signed by the Mayor of the City of Shawnee, Oklahoma, this _____ day of _____, 20____.

ATTEST: _____

CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unrecorded subdivisions have been paid in full and that there is no special assessment procedure now pending against the land on the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, an addition to the City of Shawnee, Oklahoma.

Signed by the City Clerk on this _____ day of _____, 20____.

CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I, _____, hereby certify that I am the duly elected and acting County Treasurer of Pottawatomie County, State of Oklahoma, that the tax records of said County show all taxes paid for the year _____ and all prior years on the land shown on the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current year taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Shawnee, Pottawatomie County, Oklahoma, on this _____ day of _____, 20____.

COUNTY TREASURER

REGISTERED LAND SURVEYOR

I, Ronald A. Mansfield, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, an addition to the City of Shawnee, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the _____ day of _____, 20____, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 4 Section 41-108 of the Oklahoma State Statute.

RONALD A. MANSFIELD, REGISTERED LAND SURVEYOR, P.L.C.
20 N.E. 38th STREET
OKLAHOMA CITY, OKLAHOMA 73105
(405) 501-7402

Ronald A. Mansfield, REGISTERED LAND SURVEYOR No. 1613
OKLAHOMA CERTIFICATE OF AUTHORIZATION No. 6331 EXPIRES - JUNE 30, 2024

STATE OF OKLAHOMA) s.s.
COUNTY OF OKLAHOMA) s.s.

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared Ronald A. Mansfield, 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 for the uses and purposes therein set forth.

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

My Commission Expires: _____

NOTARY PUBLIC

DATE: December 16, 2021

SAC CONSULTING ENGINEERS P.C.
815 N. MAIN STREET
OKLAHOMA CITY, OK 73106
(405) 232-0715
Oklahoma Certificate of Authorization
No. 484 Exp. 6/30/2023

STRIKER EQUITIES AT SHAWNEE MALL
A replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, Shawnee, Pottawatomie County, Oklahoma
FINAL PLAT, SHEET 1 OF 1

Owner Notary Seal

Abstractor Seal

City Seal

City Seal

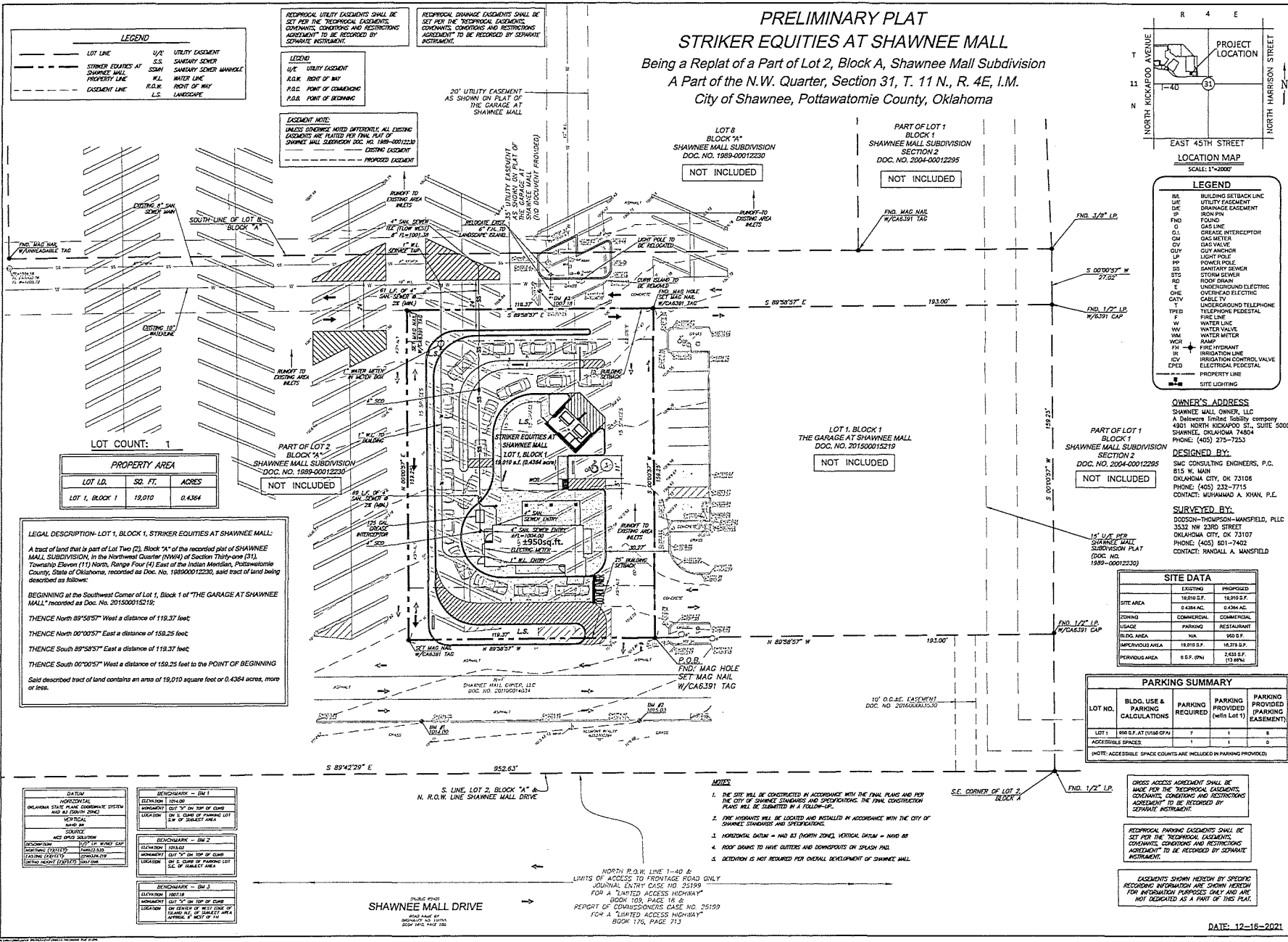
City Seal

County Treasurer Seal

Land Surveyor Seal

Surveyor Notary Seal

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.



LEGEND

LOT LINE
STRIKER EQUITIES AT SHAWNEE MALL
PROPERTY LINE
EASEMENT LINE
R.O.W. RIGHT OF WAY
L.S. LANDSCAPE

LEGEND

U/E UTILITY EASEMENT
S.S. SANITARY SEWER
S.S. SANITARY SEWER MANHOLE
W/L WATER LINE
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.O.B. POINT OF BEGINNING

EASEMENT NOTE:
UNLESS OTHERWISE NOTED OTHERWISE, ALL EXISTING EASEMENTS ARE PLATED FOR THIS PLAT OF SHAWNEE MALL SUBDIVISION DOC. NO. 1989-00012230 EXISTING EASEMENT PROPOSED EASEMENT

LEGEND

BL. BUILDING SETBACK LINE
U/E UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
IP. IRON PIPE
FND. FOUNDATION
G. GAS LINE
G.I. GARAGE INTERCEPTOR
O.M. OIL METER
D.V. GAS VALVE
G.A. GUY ANCHOR
LP. LIGHT POLE
P.P. POWER POLE
S.S. SANITARY SEWER
S.S. SANITARY SEWER
R.D. ROOF DRAIN
E. UNDERGROUND ELECTRIC
O.E. OVERHEAD ELECTRIC
C.V. CABLE TV
T. TELEPHONE
F. FIRE LINE
W. WATER LINE
W.V. WATER VALVE
W.M. WATER METER
P.H. FIRE HYDRANT
I.R. IRRIGATION LINE
C.V. IRRIGATION CONTROL VALVE
E.P. ELECTRICAL PEDESTAL
P.L. PROPERTY LINE
S.L. SITE LIGHTING

OWNER'S ADDRESS
SHAWNEE MALL OWNER, LLC
A Delaware Limited Liability company
4801 NORTH HICKORY ST., SUITE 5000
SHAWNEE, OKLAHOMA 74804
PHONE: (405) 275-7253

DESIGNED BY:
SAC CONSULTING ENGINEERS, P.C.
815 W. MAIN
OKLAHOMA CITY, OK 73108
PHONE: (405) 232-7715
CONTACT: MARIANNA A. KIVAN, P.E.

SURVEYED BY:
DODSON-THOMPSON-MANFIELD, PLLC
3532 NW 23RD STREET
OKLAHOMA CITY, OK 73107
PHONE: (405) 501-7402
CONTACT: RANDALL A. MANFIELD

SITE DATA

	EXISTING	PROPOSED
SITE AREA	18,910 S.F.	18,910 S.F.
ACRES	0.4364 AC.	0.4364 AC.
ZONING	COMMERCIAL	COMMERCIAL
USE	PARKING	RESTAURANT
BUILDING AREA	N/A	902.57
IMPERVIOUS AREA	18,910 S.F.	18,910 S.F.
PERVIOUS AREA	0 S.F. (0%)	2,433 S.F. (12.86%)

PARKING SUMMARY

LOT NO.	BLDG. USE & PARKING CALCULATIONS	PARKING REQUIRED	PARKING PROVIDED (WITH LOT 1)	PARKING PROVIDED (PARKING EASEMENT)
LOT 1	898 S.F. AT (10% OF 902.57)	7	1	6
ACCESSIBLE SPACES	1	1	0	0

(NOTE: ACCESSIBLE SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED)

CROSS ACCESS AGREEMENT SHALL BE MADE FOR THE TECHNICAL EASEMENTS, CONVEYANCES, CONDITIONS AND RESTRICTIONS AGREEMENT TO BE RECORDED BY SEPARATE INSTRUMENT.

RECORDING INFORMATION SHALL BE SET FOR THE TECHNICAL EASEMENTS, CONVEYANCES, CONDITIONS AND RESTRICTIONS AGREEMENT TO BE RECORDED BY SEPARATE INSTRUMENT.

EASEMENTS SHOWN HEREIN BY SPECIFIC RECORDING INFORMATION ARE SHOWN HEREIN FOR INFORMATION PURPOSES ONLY AND ARE NOT DEEMED AS A PART OF THIS PLAT.

DATE: 12-15-2021

PRELIMINARY PLAT

SHAWNEE MALL DRIVE

LOT 1, BLOCK 1

LOT 2, BLOCK 1

LOT 3, BLOCK 1

LOT 4, BLOCK 1

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Planning Commission Meeting – 02.2.2022 – City of Shawnee, Oklahoma

Final Plat Application -- PPL01-22 – Striker Equities at Shawnee Mall subdivision

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: January 28, 2022

Subject: FPL01-22 – Staff Report - Consideration of an application for Final Plat of Striker Equities at Shawnee Mall subdivision located west of 190 W. Shawnee Mall Drive.

It is requested that the Planning Commission give the following information formal consideration at its regular meeting of February 2, 2022.

Background

The subject property is located west of 190 W. Shawnee Mall Drive. The proposed subdivision has one (1) lot and approximately 0.4364-acres. The current zoning is CP (Planned Shopping Center District). An application to rezone the property to C-3 (Highway Commercial District) and a Preliminary Plat application are being processed concurrently with this Final Plat application.

Discussion

Staff reviewed the Final Plat submittal of the Striker Equities at Shawnee Mall subdivision. The proposed plat is to be located in an existing parking lot. At the request of City Engineer, the applicant has noted that a separate instrument will be filed to ensure cross-access parking and cross-access easement on the plat.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **FPL01-22**, for the Final Plat of Striker Equities at Shawnee Mall subdivision as presented.

This application will be heard at the City Commission meeting on Tuesday, February 22, 2022, at 6:00 p.m. in the Commission Chambers of City Hall.



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:	FPL 01-22
Project Number:	20220052
Date Filed:	1-5-2022
Amount Paid:	327.00
Receipt No.:	1189

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 MUHAMMAD KHAN, P.E.

APPLICANT ADDRESS 815 W. MAIN, OKLAHOMA CITY, OK 73106

APPLICANT PHONE NUMBERS 405-232-7715

EMAIL ADDRESS muhammad@smcokc.com

NAME OF PLAT STRIKER EQUITIES AT SHAWNEE MALL

LOCATION SHAWNEE MALL, SHAWNEE MALL DRIVE, SHAWNEE

NUMBER OF ACRES 0.4364

NUMBER OF LOTS ONE

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 LOT 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 1 \$2.00

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS

TOTAL COST \$227.00

OWNER/DEVELOPER INFORMATION:

NAME SHAWNEE MALL OWNER, LLC., a Delaware limited liability company

ADDRESS 4901 N. KICKAPOO ST., SUITE 5000, SHAWNEE, OK 74804

CONTACT NUMBERS 405-275-7253

EMAIL ADDRESS muhammad@smcokc.com (Representing the Owner)

PROJECT ENGINEER INFORMATION:

NAME MUHAMMAD KHAN, P.E.

ADDRESS 815 W. MAIN, OKLAHOMA CITY, OK 73106

CONTACT NUMBERS 405-232-7715

EMAIL ADDRESS muhammad@smcokc.com

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

FINAL PLAT

STRIKER EQUITIES AT SHAWNEE MALL

Being a Replat of a Part of Lot 2, Block A, Shawnee Mall Subdivision
A Part of the N.W. Quarter, Section 31, T. 11 N., R. 4E, 1.M.
Shawnee, Pottawatomie County, Oklahoma

LOT COUNT: 1

PROPERTY AREA		
LOT ID	SQ. FT.	ACRES
LOT 1, BLOCK 1	19,010	0.4364

NOTE:

- THE BEARING OF SOUTH 09°00'57" WEST AS THE EAST LINE OF LOT 2, BLOCK 1, SHAWNEE MALL SUBDIVISION AS SHOWN ON SAID PLAT WAS USED AS THE BASIS OF BEARING FOR THE FINAL PLAT OF THE STRIKER EQUITIES AT SHAWNEE MALL.
- EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THE FINAL PLAT OF THE GARAGE AT SHAWNEE MALL.
- RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT WILL BE REQUIRED BY A SUTURE INSTRUMENT TO ESTABLISH THE GRANT OF RECIPROCAL CROSS ACCESS, RECIPROCAL PARKING EASEMENT, RECIPROCAL DRAINAGE EASEMENT AND UTILITY EASEMENTS.

LEGEND
UTILITY EASEMENT
R.R. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.O.B. POINT OF ENDING

EASEMENT NOTE
ALL EASEMENTS SHOWN HEREON ARE PLATED FOR THE FINAL PLAT OF SHAWNEE MALL SUBDIVISION DOC. NO. 2004-001238

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, SHAWNEE MALL OWNER, LLC, a Delaware limited liability company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, on addition to the City of Shawnee, Pottawatomie County, Oklahoma, and we intend the said premises to be surveyed and platted into lots, blocks, streets and easements, as shown on said Final Plat, and said Final Plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of STRIKER EQUITIES AT SHAWNEE MALL and more particularly described as follows:

A tract of land that is part of Lot Two (2), Block "A" of the recorded plat of SHAWNEE MALL SUBDIVISION, in the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, State of Oklahoma, recorded as Doc. No. 198900012230, said tract of land being described as follows:
BEGINNING at the Southwest Corner of Lot 1, Block 1 of "THE GARAGE AT SHAWNEE MALL" recorded as Doc. No. 201500015219;
THENCE North 89°58'57" West a distance of 119.37 feet;
THENCE North 09°00'57" East a distance of 159.25 feet;
THENCE South 89°58'57" East a distance of 119.37 feet;
THENCE South 09°00'57" West a distance of 159.25 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 19,010 square feet or 0.4364 acres, more or less.

SHAWNEE MALL OWNER, LLC, a Delaware limited liability company, dedicates all streets and easements shown on said final plat to the public for public highways, streets and easements, for themselves, their successors, and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstractor's Certificate.

SHAWNEE MALL OWNER, LLC
a Delaware limited liability company.

(David M. Jackson, Authorized Representative)

STATE OF _____ s.s.
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared David M. Jackson, as Authorized Representative of Shawnee Mall Owner, LLC, a Delaware limited liability company, 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 of Shawnee Mall Owner, LLC, a Delaware limited liability company, for the uses and purposes therein set forth.

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

My Commission Expires: _____

NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified abstractor in and for said County and State, hereby certify that according to the records of said County, title to the land shown on the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, on addition to the City of Shawnee, Pottawatomie County, Oklahoma, appears to be vested in SHAWNEE MALL OWNER, LLC, a Delaware limited liability company, on this _____ day of _____, 20____, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

AUTHORIZED OFFICER

CITY PLANNING COMMISSION APPROVAL

I, _____, Chairman of the Planning Commission of the City of Shawnee, Oklahoma, hereby certify that the said Planning Commission approved the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, on addition to the City of Shawnee, Oklahoma, this _____ day of _____, 20____.

CHAIRPERSON

ACCEPTANCE OF DEDICATIONS

I, _____, Chairman of the City Council of Shawnee, Oklahoma, do hereby certify that the dedications shown on the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, on addition to the City of Shawnee, Oklahoma, are hereby accepted.

Signed by the Mayor of the City of Shawnee, Oklahoma, this _____ day of _____, 20____.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, Oklahoma, hereby certify that I have examined the records of said City and find that all delinquent payments on unrecorded instruments have been paid in full and that there is no special assessment procedure now pending against the land on the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, on addition to the City of Shawnee, Oklahoma.

Signed by the City Clerk on this _____ day of _____, 20____.

CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I, _____, hereby certify that I am the duly elected and acting County Treasurer of Pottawatomie County, State of Oklahoma, that the tax records of said County show no taxes paid for the year _____ and all prior years on the land shown on the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, on addition to the City of Shawnee, Pottawatomie County, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Shawnee, Pottawatomie County, Oklahoma, on this _____ day of _____, 20____.

COUNTY TREASURER

REGISTERED LAND SURVEYOR

I, Randall A. Mansfield, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of STRIKER EQUITIES AT SHAWNEE MALL, a replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, on addition to the City of Shawnee, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the _____ day of _____, 20____, and that instruments shown therein actually exist and their positions are correctly shown. This survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 14, Section 41-108 of the Oklahoma Statute.

DOUGLAS-THOMPSON-MANSFIELD, PLLC
3016 N. 30TH STREET
OKLAHOMA CITY, OKLAHOMA 73105
(405) 801-7402

Randall A. Mansfield, REGISTERED LAND SURVEYOR No. 1613
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6331 EXPIRES - JUNE 30, 2024

STATE OF OKLAHOMA) s.s.

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared Randall A. Mansfield, 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 for the uses and purposes therein set forth.

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

My Commission Expires: _____

NOTARY PUBLIC

Date: December 15, 2021

SAC CONSULTING ENGINEERS P.C.
615 N. MAIN STREET
OKLAHOMA CITY, OK 73106
(405) 242-7715
Oklahoma Certificate of Authorization
No. 464 Exp. 6/30/2023

STRIKER EQUITIES AT SHAWNEE MALL
A replat of a portion of Lot 2, Block "A" of Shawnee Mall Subdivision, Shawnee, Pottawatomie County, Oklahoma
FINAL PLAT, SHEET 1 OF 1

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

FP01-22

Owner Notary Seal

Abstractor Seal

City Seal

City Seal

City Seal

County Treasurer Seal

Land Surveyor Seal

Surveyor Notary Seal