

**NOTICE OF MEETING**  
***PLANNING COMMISSION***

**TYPE OF MEETING**

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

|                   |                  |                                    |
|-------------------|------------------|------------------------------------|
| <b>DATE:</b>      | <b>TIME:</b>     | <b>PLACE OF MEETING:</b>           |
| <u>01.06.2021</u> | <u>1:30 P.M.</u> | <u>Commission Chambers</u>         |
|                   |                  | <u>City Hall</u>                   |
|                   |                  | <u>16 W. 9<sup>th</sup> Street</u> |
|                   |                  | <u>Shawnee, OK 74801</u>           |

*To be completed by person filing notice:*

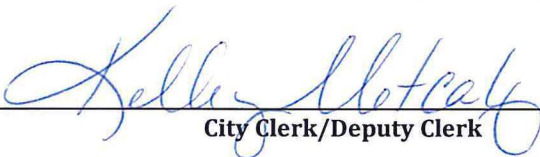
**NAME:** Rebecca Blaine

**TITLE:** Planning Director

**ADDRESS:** Commission Chambers

**PHONE:** (405) 878-1616

Filed in the office of the municipal clerk at 4:24 a.m. / 0 p.m. on 01.04.2021

**SIGNED:**   
City Clerk/Deputy Clerk

~~~~~

**FOR CITY CLERK'S OFFICE USE ONLY**

**DATE NOTICE RELEASED TO NEWS MEDIA:** 1-4-2021

**PERSON FILING NOTICE:** Rebecca Blaine

**NOTICE VERIFIED BY:** Kelley Metcalf

**AGENDA  
CITY OF SHAWNEE  
PLANNING COMMISSION  
JANUARY 6<sup>TH</sup>, 2021 AT 1:30 P.M.  
COMMISSION CHAMBERS  
CITY HALL, 16 W. 9<sup>TH</sup> ST**

- 1)** Roll Call
- 2)** Citizens Participation  
(A three-minute limit per person)  
(A twelve-minute limit per topic)
- 3)** Case #RZ01-21 Public Hearing and Consideration of a rezoning of a 0.56-acre tract located at 301 N. Kickapoo on the northeast corner of N. Kickapoo and W. 10<sup>th</sup> Street from C-1 (Neighborhood Commercial District) and to C-3 (Highway Commercial District) for the purpose of marketing for a future business.  
Applicant: Kevin Mankin on behalf of Jackline Mankin
- 4)** Case #RZ02-21 - Public Hearing and Consideration of a rezoning of an 0.17-acre tract located at 1825 N. Beard on the east side of N. Beard just south of W. Emmett Street from R-1 (Single Family Residential District) to R-1 with CUP (Single Family Residential District with Conditional Use Permit) for the purpose of a short-term rental property (Airbnb).  
Applicant: Thomas Humphreys
- 5)** Case #RZ03-21 – Public Hearing and Consideration of a rezoning of a 2.15-acre tract located at 303 S. Leo Street from A-1 (Rural Agricultural District) to R-E (Residential Estates District) for the purpose of a legal, conforming lot.  
Applicant: James Whitefield
- 6)** Case #RZ04-21- Public Hearing and Consideration of a rezoning of a 2.33-acre tract located at 431 S. Leo Street from A-1 (Rural Agricultural District) to R-E (Residential Estates District) for the purpose of a legal, conforming lot.  
Applicant: James Whitefield
- 7)** Case #PL01-21- Consideration of Approval of a re-plat of the Final Plat for Shawnee Mall Subdivision Section 3, a portion of Block "A", Lots 2 and 8 for the creation of five new lots.  
Applicant: Mason Schwartz on behalf of Shawnee Mall Owner, LLC
- 8)** Case #PL02-21- Consideration and Approval of a Preliminary Plat for Bentley Oaks Addition, a 0.99-acre tract located on the southside of Hardesty Drive west of Concord Boulevard.  
Applicant: Justin Ramer, J. Bentley Construction, LLC
- 9)** Case #PL02-21- Consideration and Approval of a Final Plat for Bentley Oaks Addition, a 0.99-acre tract located on the southside of Hardesty Drive west of Concord Boulevard.  
Applicant: Justin Ramer, J. Bentley Construction, LLC

- 10)** Case #PL03-21- Consideration and Approval of a Preliminary Plat for Wolverine Industrial Park, a 59.18-acre tract located on Wolverine Road west of N. Harrison.  
Applicant: Landes Engineering on behalf of Mac Bagby
- 11)** Case #PL04-21- Consideration and Approval of a Preliminary Plat for Trails End, a proposed residential subdivision for an 80.60-acre tract located on the east side of N. Kickapoo north of Interstate 40.  
Applicant: Crafton Tull on behalf of Greg Brown Homes, LLC
- 12)** Planning Director's Report
- 13)** New Business
- 14)** Commissioners Comments
- 15)** Adjournment

City of Shawnee  
Planning Department  
222. N. Broadway  
Shawnee, OK 74801  
(405) 878-1616  
Fax: (405) 878-1587  
www.ShawneeOK.org

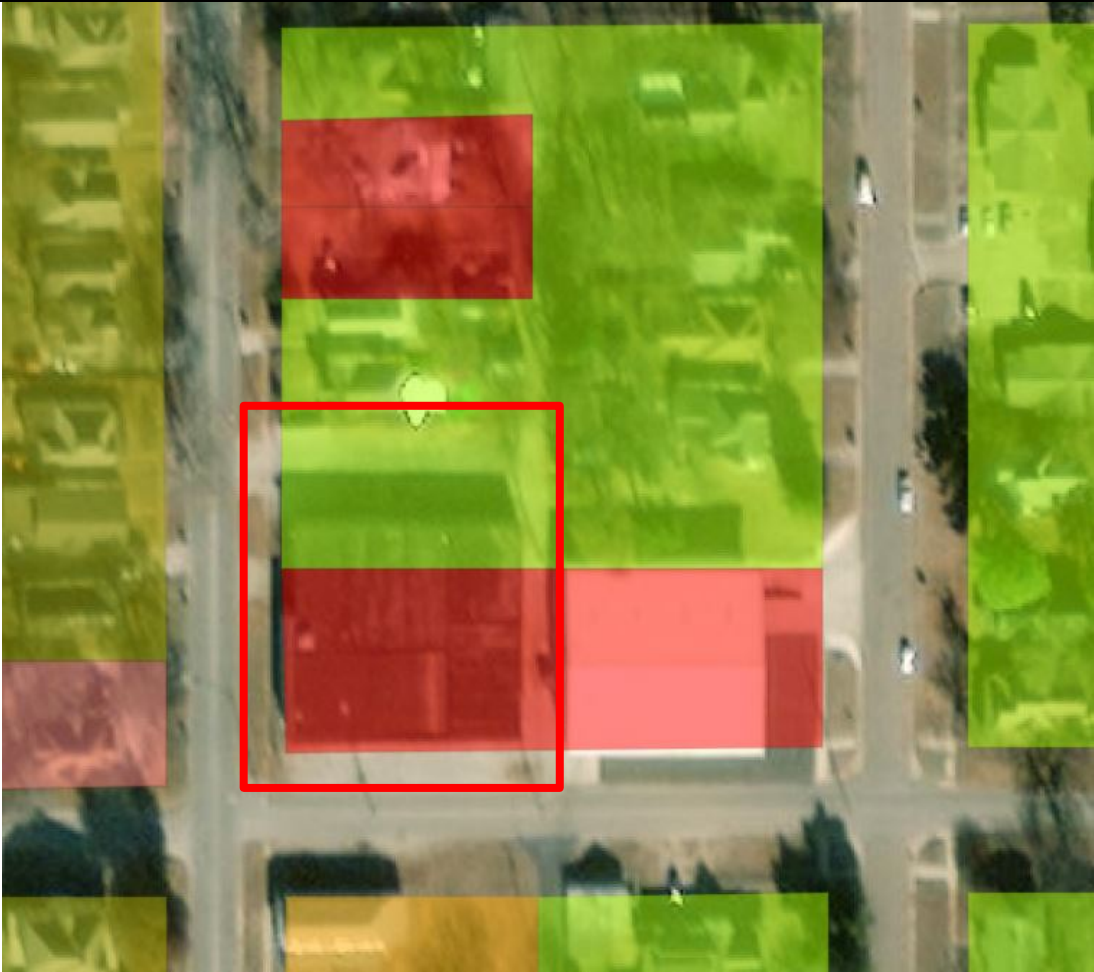


CASE # RZ01-21  
PUBLIC HEARING DATE:  
January 6<sup>th</sup>, 2021  
CITY COMMISSION DATE:  
January 19<sup>th</sup>, 2021

APPLICANT:  
Kevin Mankin on behalf of Jackline Mankin

PROPERTY ADDRESS/LOCATION:  
301 N. Kickapoo, northeast corner of N. Kickapoo & 10<sup>th</sup> Street

The applicant, Kevin Mankin, is requesting a rezoning of a 0.56-acre tract currently zoned C-1 (Neighborhood Commercial District) to C-3 (Highway Commercial District) for the purpose of marketing the property to future potential business(es).





|                                                                                                                                                                  |                                                                                              |                                                                                                                                                                                                                                              |                     |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------|
| <b>EXISTING ZONING:</b><br>C-1 (Neighborhood Commercial District)                                                                                                | <b>EXISTING LAND USE:</b><br>Vacant building to be marketed for potential future businesses. | <b>SURROUNDING ZONING &amp; LAND USE:</b><br>R-2 (Combined Residential)<br>R-3 (Multifamily Residential)<br>C-1 (Neighborhood Commerical)<br>C-2 (Suburban Office Commerical District)<br>C-3 (Highway Commercial)<br>C-4 (Central Business) | <b>LOTS:</b><br>1   | <b>PROPERTY SIZE:</b><br>0.56 acres |
| <b>STAFF RECOMMENDATION</b>                                                                                                                                      |                                                                                              |                                                                                                                                                                                                                                              |                     |                                     |
| Staff recommends approval of this rezoning request based on its alignment with the 2040 Comprehensive Plan & Future Land Use Map and its congruency to the area. |                                                                                              |                                                                                                                                                                                                                                              |                     |                                     |
| <b>APPROVE</b>                                                                                                                                                   | <b>APPROVE WITH CONDITIONS</b>                                                               |                                                                                                                                                                                                                                              | <b>DENY</b>         |                                     |
|                                                                                                                                                                  |                                                                                              |                                                                                                                                                                                                                                              |                     |                                     |
| <b>ATTACHMENTS:</b><br>(CIRCLE)                                                                                                                                  | SUBMITTED PLANS                                                                              | <b>PUBLIC HEARING PETITION/ APPLICATION FORM</b>                                                                                                                                                                                             | <b>LEGAL NOTICE</b> | <b>LEGAL DESCRIPTION</b>            |
| PUBLIC COMMENTS                                                                                                                                                  | AGENCY COMMENTS                                                                              | <b>RESPONSE TO STANDARDS</b>                                                                                                                                                                                                                 |                     |                                     |
|                                                                                                                                                                  |                                                                                              |                                                                                                                                                                                                                                              |                     |                                     |



## PLANNING COMMISSION APPLICATION

### Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number:

Project Number:

Date Filed:

Planning Commission Secretary

### REQUEST:

☒ Rezoning  
☐ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit  
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from C-1 District to C-3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS):

LEGAL DESCRIPTION:

PROPERTY OWNER (S):

PROPERTY AGENT (APPLICANT):

APPLICANT'S ADDRESS:

CITY:

STATE:

ZIP:

EMAIL ADDRESS:

TELEPHONE NUMBER:

CONTACT NUMBER: ( )

DIMENSIONS OF PROPERTY:

AREA:

WIDTH:

LENGTH:

FRONTAGE:

CURRENT ZONING:

CURRENT USE:

PROPOSED ZONING:

PROPOSED USE:

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

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

SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 02482278

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

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

PLANNING COMMISSION ACTION:

DATE:

CITY COMMISSION ACTION:

DATE:

PLACE ON ZONING MAP:

ORDINANCE NO.:



IN THE DISTRICT COURT OF THE TWENTY-THIRD JUDICIAL DISTRICT  
SITTING WITHIN AND FOR POTTAWATOMIE COUNTY  
STATE OF OKLAHOMA

In the Matter of the Estate of )  
JACKLINE MANKIN, Deceased. )

Case No. PB-2020-104

**FILED**  
NOV 23 2020  
POTTAWATOMIE COUNTY, OK  
VALERIE N. UELTZEN, COURT CLERK  
DEPUTY

**ORDER AUTHORIZING SALE OF REAL AND PERSONAL PROPERTY**

NOW on this 23<sup>rd</sup> day of November, 2020, the Court having reviewed the Application for Order Authorizing Sale of Real and Personal Property filed herein by the Personal Representative, Kevin Lee Mankin, along with the written consent on behalf of the heirs, devisees and legatees of the Decedent, **FINDS and ORDERS** that the Personal Representative, is authorized to sell Decedent's personal and real property with the real property being described as follows, to wit:

North Half of the Southwest Quarter of the Southeast Quarter (N/2 SW/4 SE/4) and the North Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter (N/2 SE/4 SW/4 SE/4); and the North Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter (N/2 SW/4 SW/4 SE/4); and the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter (SE/4 SW/4 SW/4 SE/4); and the East Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter (E/2 SW/4 SW/4 SW/4 SE/4); and the West Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter (W/2 SW/4 SE/4 SW/4 SE/4); all in Section Twenty-Two (22), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; (Property Address: 44604 River Rd., Shawnee, OK);

Lots Seventeen (17) through Twenty-Three (23), inclusive, Block Six (6), Amended Plat to the City of Shawnee, Pottawatomie County, Oklahoma; (Property Address: 301 North Kickapoo, Shawnee, OK);

Lots Five (5) through Seven (7), inclusive, Block Eighteen (18), Dexter's Second Addition to the City of Shawnee, Pottawatomie County, Oklahoma; (Property Address: 911 and 919 N. Minnesota, Shawnee, OK);

The South Twenty-Six feet (S 26') of Lot Nine (9), Block Five (5), Beard's Addition to the City of Shawnee, Pottawatomie County, Oklahoma (Property Address: 301 N. Tucker, Shawnee, OK);

and all of the decedent's real property and property rights, subject to usual and customary costs of closing and sale; to employ one or more brokers to conduct such sale or sales; and to execute and issue assignments, conveyances, deeds, bills of sale, sale contracts, and other documents of conveyance; all without further judicial authorization or a return of sale or confirmation of such

*mailed ✓*

sales or transactions.

WITNESS MY HAND the date first above written.

*John G. Canavan, Jr.*

HONORABLE JOHN G. CANAVAN, JR.  
DISTRICT JUDGE

*Brandi N. Nowakowski*

BRANDI N. NOWAKOWSKI, OBA # 30199  
Of the Firm: STUART & CLOVER, PLLC  
Post Office Box 1925  
Shawnee, Oklahoma 74802-1925  
(405) 275-0700 Phone  
(405) 275-6805 Fax  
Attorney for Personal Representative







# SMITH BROTHERS

## ABSTRACT

118 N. Broadway Avenue

Shawnee, OK 74801

Phone: (405)273-9820 Fax: (405)273-9813

State of Oklahoma  
County of Pottawatomie

} SS

## SPECIAL CERTIFICATE

IN RE: Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), and Twenty-three (23), Block Six (6), AMENDED PLAT of the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

The undersigned a duly bonded and qualified abstract company within and for Pottawatomie County, Oklahoma, hereby certifies that the current year's tax rolls in the office of the Pottawatomie County Treasurer shows the names and addresses of the owners of the property abutting and within 300 feet in any direction of the before described real estate as follows, to-wit:

### NAME AND ADDRESS

### LEGAL DESCRIPTION

Gonzalo and Bertha Coronado & Angel A. and  
Janiery K. Coronado  
317 N. Kickapoo  
Shawnee, OK 74801

AP BLK 6 LOTS 24 & 25

Javier Arballo and Manuel Arballo  
321 N. Kickapoo  
Shawnee, OK 74801

AP BLK 6 LOTS 27 & 28

Darrin Doyle Skaggs  
627 N Kickapoo  
Shawnee, OK 74801

AP BLK 6 LOTS 29 & 30

Misty A. Maston  
331 N Kickapoo  
Shawnee, OK 74801

AP BLK 6 LOTS 31 & 32

Hazaretali Wushur  
1705 Briarcreek Dr.  
Norman, OK 73071

AP BLK 6 LOTS 1 THRU 4  
and  
FAIRGROUNDS BLK 7 LOT 17 W90' ONLY

Dorothy Eileen Herron  
324 N Louisa  
Shawnee, OK 74801

AP BLK 6 LOTS 5 & 6

James R. Wick  
320 N Louisa  
Shawnee, OK 74801

AP BLK 6 LOTS 7 & 8

Tammy Ann Towery Nitz  
314 N Louisa  
Shawnee, OK 74801

AP BLK 6 LOTS 9 & 10

South Central Industries, Inc.  
PO Box 3766  
Shawnee, OK 74802

AP BLK 6 LOTS 9 & 10  
and  
AP BLK 6 LOTS 13 THRU 16  
and  
AP BLK 19 LOT 8 & E80' OF S2' LOT 7 & N10' LOT 9  
and  
AP BLK 19 LOTS 25 & 26  
and  
AP BLK 19 LOTS 23 & 24  
and  
AP BLK 19 LOTS 19 THRU 22 & N15' LOT 18  
and  
FAIRGROUNDS BLK 8 LOTS 7 THRU 10 LESS .02AC  
TO CITY OF SHAWNEE  
and  
FAIRGROUNDS BLK 8 LOTS 28 & 29  
and  
FAIRGROUNDS BLK 7 LOTS 21 & 22

Housing Authority of the City of Shawnee  
PO Box 3427  
Shawnee, OK 74802

AP BLK 7 LOTS 24 THRU 32

Ben Vanderputten  
531 N Chapman  
Shawnee, OK 74801

AP BLK 7 LOTS 22 & 23

Bruce E. Travis and Pamalita Travis  
1501 S. Main St., Apt &-1004  
Stillwater, OK 74074

AP BLK 7 LOT 21

Jordan Parker, LLC  
12608 Arrow Head Dr  
Oklahoma City, OK 73120

AP BLK 7 LOTS 19 & 20

Holly Jean Gordon  
303 N Louisa  
Shawnee, OK 74801

AP BLK 7 LOTS 17 & 18

Kara Coley owner of Coley Construction, LLC  
35954 EW 1160  
Seminole, OK 74868

AP BLK 18 E45' OF N1/2 LOT 29 & E45' LOTS 30  
THRU 32  
and  
FAIRGROUNDS BLK 8 LOTS 28 & 29

Pottco Trust  
PO Box 1244  
Shawnee, OK 74801

AP BLK 18 E50' OF W95' OF N1/2 LOT 29 & E50' OF  
W95' OF LOTS 30 THRU 32

Dale Pound  
PO Box 59  
Meeker, OK 74855

AP BLK 18 W45' OF N1/2 LOT 29 & W45' LOTS 30  
THRU 32

William S. Buoy  
PO Box 926  
Shawnee, OK 74801

AP BLK 18 LOTS 27 & 28 & S1/2 LOT 29



Michael Lynn Mayes and Cathy Marie Mayes  
15110 Bethel Rd  
Shawnee, OK 74801

AP BLK 19 LOTS 1 & 2

Allen Rider and Bobbie C Rider  
1205 Cambridge Dr  
Shawnee, OK 74804

AP BLK 19 LOTS 3 & 4 LESS BEG 138'W NE/C OF LOT  
3 S10' W12' N10' E12' POB TO OG&E  
and  
FAIRGROUNDS BLK 7 LOTS 11 & 12

One Gas, Inc.  
PO Box 21049  
Tulsa, OK 74121

AP BLK 19 BEG 138'W NE/C LOT 3 S10' W12' N10'  
E12' POB

Emmet L and Marth Beth Wilson 2015 Revocable Trust  
PO Box 591  
Shawnee, OK 74802

AP BLK 19 LOT 5 & LOT 6  
and  
AP BLK 19 S5' LOT 6 & ALL LOT 7 EXCEPT E80' OF  
S2'

Michael T Williams and Debra Ann Williams  
PO Box 591  
Shawnee, OK 74802

AP BLK 19 LOT 8 & E80' OF S2' LOT 7 & N10' LOT 9

City of Shawnee  
16 W 9th St.  
Shawnee, OK 74801

AP BLK 19 LOT 29 THRU 32

Jim Lowe and Charlotte Lowe  
1404 Charles Dr.  
Shawnee, OK 74804

AP BLK 19 LOTS 27 & 28

Brenda E Keith  
735 N Park Ave  
Shawnee, OK 74801

FAIRGROUNDS BLK 8 LOTS 1 & 2 LESS .01AC TO  
CITY OF SHAWNEE

Kelli A McCullar  
231 N Broadway  
Shawnee, OK 74801

FAIRGROUNDS BLK 8 LOTS 3 & 4 LESS THE EAST 7'  
and  
FAIRGROUNDS BLK 8 LOTS 5 & 6 LESS THE EAST 7'

Keith Washburn and Vicki Washburn  
18214 Gaddy Rd  
Shawnee, OK 74801

FAIRGROUNDS BLK 8 E91' LOTS 34 & 35  
and  
FAIRGROUNDS BLK 8 LOTS 34 & 35 W49'

Heather Cole  
PO Box 3550  
Shawnee, OK 74802

FAIRGROUNDS BLK 8 LOTS 32 & 33

Wilma Douglas and Alton Douglas  
219 N Aydelotte  
Shawnee, OK 74801

FAIRGROUNDS BLK 8 LOTS 30 & 31

Acock Properties, LLC  
2026 N Beard Ave  
Shawnee, OK 74804

FAIRGROUNDS BLK 7 LOTS 13 & 14  
and  
FAIRGROUNDS BLK 7 LOTS 4 THRU 6

Nichole Jean McGrew  
10909 SW 33rd St  
Yukon, OK 73099

FAIRGROUNDS BLK 7 LOTS 11 & 12

Dorothy M Walker  
322 N Kickapoo  
Shawnee, OK 74801

FAIRGROUNDS BLK 7 LOTS 7 & 8

Arnold Gaddy  
PO Box 1625  
Shawnee, OK 74802

FAIRGROUNDS BLK 7 LOTS 2 & 3

Jennifer Renee Nolan  
332 N Kickapoo  
Shawnee, OK 74801

FAIRGROUNDS BLK 7 LOT 1

Mearl L Patterson and Patricia A Patterson  
400 N Broadway  
Shawnee, OK 74801

FAIRGROUNDS BLK 7 LOTS 31 & 32

Board of County Commissioners  
14101 Acme Rd  
Shawnee, OK 74804

FAIRGROUNDS BLK 7 LOTS 29 & 30

Heinrich Properties, LLC  
PO Box 855  
Harrah, OK 73045

FAIRGROUNDS BLK 7 LOTS 27 & 28

Abbie Wolfe  
319 N Aydelotte  
Shawnee, OK 74801

FAIRGROUNDS BLK 7 LOT 26

Jeffrey D Todd and Darlene F Todd  
42708 Bob Crouch  
Tecumseh, OK 74873

FAIRGROUNDS BLK 7 LOT 25

Hal E O'Connor, Sr  
313 N Aydelotte  
Shawnee, OK 74801

FAIRGROUNDS BLK 7 LOTS 23 & 24

Rachel Brook Berg  
433094 E 1617  
Tuskahoma, OK 74574

FAIRGROUNDS BLK 7 LOTS 19 & 20

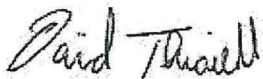
Earl G Broyles  
1110 Foggy Bottom Rd  
Tecumseh, OK 74873

FAIRGROUNDS BLK 7 LOT 17 E50' ONLY

IN WITNESS WHEREOF, We have hereunto set our hand and seal at office in the City of Shawnee, Oklahoma, this 20th day of November, 2020 at 07:00 AM.

**ATTEST:**

**Smith Brothers Abstract & Title Co., LLC**



David Thrailkill,  
Abstractor License No.: 3211



President  
Abstractor License No.: 1725

CITY OF SHAWNEE  
PUBLIC HEARING NOTICE  
CASE #RZ01-21

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

The property requesting a rezone with conditional use permit is described as follows:

LOTS 17-23, BLOCK 6, AP SHAWNEE

|                                  |                                                  |
|----------------------------------|--------------------------------------------------|
| General Location Known As:       | <u>301 N. Kickapoo</u>                           |
| Current Zoning Classification:   | <u>C-1 (Neighborhood Commercial District)</u>    |
| Requested Zoning Classification: | <u>C-3 (Highway Commercial District)</u>         |
| Proposed Use of Property         | <u>Market for future business use</u>            |
| Applicant:                       | <u>Kevin Mankin on behalf of Jackline Mankin</u> |

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

The public hearing will be held in the City Commission Chambers in City Hall, 16 W. 9<sup>th</sup> St. Shawnee, Oklahoma, as follows:

|                                 |               |                                     |
|---------------------------------|---------------|-------------------------------------|
| January 6 <sup>th</sup> , 2021  | AT 1:30 P.M.: | CITY OF SHAWNEE PLANNING COMMISSION |
| January 19 <sup>th</sup> , 2020 | AT 6:00 P.M.: | CITY OF SHAWNEE CITY COMMISSION     |

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 14<sup>th</sup> day of December 2020.



Rebecca Blaine, Planning Director





## Community Development Department

### MEMORANDUM

DATE: Thursday, December 31st, 2020

TO: City of Shawnee Planning Commission

FROM: Rebecca Blaine, Planning Director, AICP

RE: Case #: PL02-21 Bentley Oaks Preliminary & Final Plats

Chairwoman and Commissioners,

This proposed preliminary and final plats for Bentley Oaks Addition is for a 1+ acre tract for the creation of five (5) single-family residential, infill lots adjacent to Smoking Oaks on Hardesty Drive just west of Concord Boulevard. No new easements or roadways will be created. This proposal supports the need for additional housing as referenced in the 2040 Comprehensive Plan.





# PLANNING COMMISSION APPLICATION



## City of Shawnee Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number: \_\_\_\_\_

Project Number: 201289

Date Filed: 12-8-2020

\_\_\_\_\_  
Planning Commission Secretary

### REQUEST:

\_\_\_\_ Rezoning  
☒ Conditional Use Permit

\_\_\_\_ Rezoning w/Conditional Use Permit  
\_\_\_\_ Planned Unit Development

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

**PROPERTY LOCATION (STREET ADDRESS):** 1825 N. Beard

**LEGAL DESCRIPTION:** South 3' of Lot 19 & All Lots 20 & 21, Block One (1) Blakeney's Addition

**PROPERTY OWNER (S):** Thomas & Joan Humphreys

**PROPERTY AGENT (APPLICANT):** Thomas Humphreys

**APPLICANT'S ADDRESS:** 17 Sequoyah Blvd

**CITY:** Shawnee **STATE:** Oklahoma **ZIP:** 74801

**EMAIL ADDRESS:** tehumphreys@gmail.com

**TELEPHONE NUMBER:** (405) 808-0579 **CONTACT NUMBER:** (405) 808-0579

**DIMENSIONS OF PROPERTY:** AREA: 5,160 WIDTH: 43'  
LENGTH: 120' FRONTAGE: 43'

**CURRENT ZONING:** Residential **CURRENT USE:** Rental House

**PROPOSED ZONING:** CUP **PROPOSED USE:** Short term rental

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

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

Thomas Humphreys  
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

**RECEIPT NO.** 02482634

**PLANNED UNIT DEVELOPMENT FEE \$ 550.00**

**SIGN DEPOSIT \$ 50.00**

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

**PLANNING COMMISSION ACTION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**CITY COMMISSION ACTION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PLACE ON ZONING MAP:** \_\_\_\_\_ **ORDINANCE NO.:** \_\_\_\_\_

RECEIVED

DEC 08 2020

PLANNING / CODE

200600007906  
Filed for Record in  
POTTAWATOMIE OKLAHOMA  
NANCY BRYCE  
06-07-2006 At 11:01 am.  
JTWB 13.00

**WARRANTY DEED**  
**JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP**  
(Oklahoma Statutory Form)

Instrument PG 1 OF 1  
200600007906

**KNOW ALL MEN BY THESE PRESENTS:**

That THOMAS E. HUMPHREYS, JR., of 17 SEQUOYAH, SHAWNEE, OKLAHOMA, ,  
and JOAN K. HUMPHREYS, of 17 SEQUOYAH, SHAWNEE, OKLAHOMA, herein referred to  
as party of the first part (whether one or more), in consideration of the sum of TEN DOLLARS AND  
NO/100 and other good and valuable consideration, in hand paid, the receipt of which is hereby  
acknowledged, does hereby Grant, Bargain, Sell and Convey unto THOMAS E. HUMPHREYS, JR.  
and/or JOAN K. HUMPHREYS, Husband and wife, AS JOINT TENANTS, AND NOT AS  
TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP, THE WHOLE ESTATE  
TO VEST IN THE SURVIVOR IN THE EVENT OF DEATH OF EITHER, of 17 SEQUOYAH,  
SHAWNEE, OKLAHOMA 74801, herein referred to as party of the second part (whether one or  
more) the following described property situate in POTTAWATOMIE COUNTY, STATE of  
OKLAHOMA, to-wit:

SOUTH THREE (3) FEET OF LOT 19 AND ALL OF LOTS 20 AND 21, BLOCK  
ONE (1) BLAKENEY'S ADDITION TO THE CITY OF SHAWNEE,  
POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE  
RECORDED PLAT THEREOF,

(FAMILY TRANSFER, NO STAMPS REQUIRED)

together with all the improvements thereon and the appurtenances thereunto belonging and warrant  
the title to the same.

**TO HAVE AND TO HOLD** the above described premises unto the said party of the second  
part, as joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged  
of and from all former grants, charges, taxes, judgments, mortgages and other liens and  
incumbrances of whatsoever nature.

Signed and delivered this 6<sup>th</sup> day of June 2006.

Joan K. Humphreys  
JOAN K. HUMPHREYS

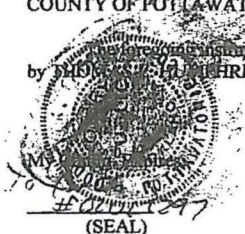
Thomas E. Humphreys Jr.  
THOMAS E. HUMPHREYS, JR.

STATE OF OKLAHOMA

COUNTY OF POTTAWATOMIE

SS:

My office and I were present when the foregoing instrument was acknowledged before me on this 6<sup>th</sup> day of June 2006  
by THOMAS E. HUMPHREYS, JR., and JOAN K. HUMPHREYS, husband and wife.



Rodney L. Dwyer  
Notary Public





**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                     )  
                                                      ) §:  
COUNTY OF POTTAWATOMIE         )

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

SOUTH THREE (3) FEET OF LOT 19 AND ALL OF LOTS 20 AND 21, BLOCK ONE (I) BLAKENEY'S ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), both inclusive.

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

Dated: NOVEMBER 20, 2020 at 7:30 AM

**First American Title Insurance Company**

By: 

Julie Jordan  
Abstractor License No. 4071  
OAB Certificate of Authority # 017  
File No. 2579411-OK99



## OWNERSHIP LIST

ORDER NO 2579411-SH99

DATE PREPARED: December 7, 2020

EFFECTIVE DATE November 20, 2020 at 7:30 am

| OWNER                                                                                           | LOT                                                                                            | BLK | ADDITION   |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----|------------|
| SCHIEUER KENNETH CHRIS & VALENTINA<br>KAY SCHIEUER<br>1802 N BDWY<br>SHAWNEE, OK 74804          | 1 THRU 4                                                                                       | 1   | BLAKENEY'S |
| RICK CHRISTOPHER<br>P O BOX 1445<br>SHAWNEE, OK 74802                                           | 5 THRU 12                                                                                      | 1   | BLAKENEY'S |
| STUART JAMES T & KATHY M 2007 REVOC<br>TRUST<br>P O BOX 1925<br>SHAWNEE, OK 74802               | 13 THRU 16                                                                                     | 1   | BLAKENEY'S |
| FLOYD JACOB<br>1709 PECAN CROSSING DR<br>SHAWNEE, OK 74804                                      | 17 & 18 & N22' LOT 19                                                                          | 1   | BLAKENEY'S |
| HUMPHREYS THOMAS E JR & JOAN K<br>17 SEQUOYAH<br>SHAWNEE, OK 74801                              | S3' LOT 19 & ALL LOTS<br>20 & 21                                                               | 1   | BLAKENEY'S |
| MCVEY JAMIE K<br>1819 N BEARD<br>SHAWNEE, OK 74804                                              | 22 & 23                                                                                        | 1   | BLAKENEY'S |
| KOLESKI JEFFREY WILLIAM<br>1815 N BEARD<br>SHAWNEE, OK 74804                                    | 24 & 25                                                                                        | 1   | BLAKENEY'S |
| ACOCK PROPERTIES LLC<br>2026 N BEARD AVE<br>SHAWNEE, OK 74804                                   | 26 & 27                                                                                        | 1   | BLAKENEY'S |
| EXECUTIVE HOME RENTALS LLC<br>P O BOX 3861<br>SHAWNEE, OK 74802                                 | 28 & 29                                                                                        | 1   | BLAKENEY'S |
| PAULEY CHARLES W & KIMBERLY L<br>1801 N BEARD<br>SHAWNEE, OK 74804                              | 30 THRU 32                                                                                     | 1   | BLAKENEY'S |
| GAETA GUSTAVO PEREZ & KARELY GALIVY<br>SANCHEZ DELGADO<br>6618 SMITH AVE<br>MIRE LONA, CA 91752 | 3 & 4                                                                                          | 2   | BLAKENEY'S |
| COLEY ORBIE T & JANNA CHILDERS<br>37103 HARDESTY RD<br>SHAWNEE, OK 74801                        | 5 & S23' LOT 6                                                                                 | 2   | BLAKENEY'S |
| ALCHEMY PROPERTIES INC<br>PO BOX 742<br>SHAWNEE, OK 74802                                       | N2' OF LOT 6 & ALL<br>LOTS 7 & 8 & E1/2 OF<br>VACATED ALLEY ADJ TO<br>SAID LOTS ON THE<br>WEST | 2   | BLAKENEY'S |
| SCHOOL LAND SCHOOL PROPERTY<br>16 WEST 9 <sup>TH</sup> STREET<br>SHAWNEE OK 74801               | 9 THRU 16                                                                                      | 2   | BLAKENEY'S |

|                                                                                        |                                                            |   |                                     |
|----------------------------------------------------------------------------------------|------------------------------------------------------------|---|-------------------------------------|
|                                                                                        |                                                            |   |                                     |
| COMPTON ODUS L& PAULA K REVOCABLE TRUST<br>1822 N BDWY<br>SHAWNEE, OK 74804            | 1                                                          | 1 | BELLMONT HGTS                       |
| COMPTON ODUS L & PAULA K REVOCABLE TRUST<br>1822 N BDWY<br>SHAWNEE, OK 74804           | 2                                                          | 1 | BELLMONT HGTS                       |
| STEELE KELLIE ELIZABETH & MICHAEL KRIS STEELE<br>2723 WOODLAWN CT<br>SHAWNEE, OK 74804 | 3                                                          | 1 | BELLMONT HGTS                       |
| COMPTON ODUS & PAULA KAYE REVOCABLE TRUST<br>1822 N BDWY<br>SHAWNEE, OK 74804          | S66' LOT 4                                                 | 1 | BELLMONT HGTS                       |
| KING JOHN J & LINDA J<br>1904 N BDWY<br>SHAWNEE, OK 74804                              | 1 THRU 4                                                   | 2 | BELLMONT HGTS                       |
| PETRIE SUE L TRUST<br>P O BOX 1606<br>SHAWNEE, OK 74802                                | S40' LOT 33 & ALL LOT 34                                   | 2 | BELLMONT HGTS                       |
| SCHOOL LAND SCHOOL PROPERTY<br>16 WEST 9 <sup>TH</sup> STREET<br>SHAWNEE OK 74801      |                                                            | 4 | BELLMONT HGTS                       |
| CORBIN JOHN K & DESTINY N<br>17580 WHITE OAK<br>CHOCTAW, OK 73020                      | W75' LOTS 1 THRU 3                                         | 2 | RE-PLAT BDWY. HGTS. 2ND             |
| CALDWELL MICHAEL K & CINDY J<br>P O BOX 205<br>MEEKER, OK 74855                        | 4A & 4B                                                    | 2 | RE-PLAT BDWY. HGTS. 2ND             |
| SEYFFERT WALTER G & THERESA F<br>1812 N BELL<br>SHAWNEE, OK 74804                      | 5A 5B 6B                                                   | 2 | RE-PLAT BDWY. HGTS. 2ND             |
| WHITMAN PAMELA F & DONALD H<br>1816 N BELL<br>SHAWNEE, OK 74804                        | 6A 7A 7B                                                   | 2 | RE-PLAT BDWY. HGTS. 2ND             |
| SMART JONATHAN O & RACHEL E<br>1820 N BELL<br>SHAWNEE, OK 74801                        | 8A 8B 9A 9B & E37' LOTS 10A 10B 11                         | 2 | RE-PLAT BDWY. HGTS. 2ND             |
| NKW HOLDINGS LLC<br>PO BOX 21861<br>OKC, OK 73156                                      | 10A 10B & 11 LESS E37' 17 & 19 E EMMETT & 21 & 23 E EMMETT | 2 | RE-PLAT BDWY. HGTS. 2 <sup>ND</sup> |
| MORLAN JACOB D & RHIANNON L<br>1829 N BDWY<br>SHAWNEE, OK 74804                        | 12 & 13                                                    | 2 | RE-PLAT BDWY. HGTS. 2ND             |
| LEANING TREE HOMES LLC<br>1825 N BDWY<br>SHAWNEE, OK 74804                             | 14                                                         | 2 | RE-PLAT BDWY. HGTS. 2ND             |
| FRAZIER ANTOINETTE<br>1821 N BROADWAY<br>SHAWNEE, OK 74804                             | 15                                                         | 2 | RE-PLAT BDWY. HGTS. 2ND             |
| BALL DANNY<br>1819 N BDWY<br>SHAWNEE, OK 74801                                         | 16                                                         | 2 | RE-PLAT BDWY. HGTS. 2ND             |

|                                                          |                |   |                         |
|----------------------------------------------------------|----------------|---|-------------------------|
| FRANKS ALISHA<br>1817 N BDWY<br>SHAWNEE, OK 74804        | 17             | 2 | RE-PLAT BDWY. HGTS. 2ND |
| LARCH-MILLER MARK T<br>1815 N BDWY<br>SHAWNEE, OK 74804  | 18             | 2 | RE-PLAT BDWY. HGTS. 2ND |
| THOMPSON LYNDA<br>1811 N BDWY<br>SHAWNEE, OK 74804       | 19             | 2 | RE-PLAT BDWY. HGTS. 2ND |
| WALKER MINNIE RUTH<br>101 W MIDLAND<br>SHAWNEE, OK 74804 | 20 THRU 22     | 2 | RE-PLAT BDWY. HGTS. 2ND |
| HOLLAND DEREK<br>1901 N BDWY<br>SHAWNEE, OK 74804        | 23A & 23B & 24 | 3 | RE-PLAT BDWY. HGTS. 2ND |



CITY OF SHAWNEE  
PUBLIC HEARING NOTICE  
CASE #RZ02-21

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

The property requesting a rezone with conditional use permit is described as follows:

SOUTH THREE (3) FEET OF LOT 19 AND ALL OF LOTS 20 AND 21, BLOCK ONE (1) BLAKENEY'S ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

|                                  |                                                 |
|----------------------------------|-------------------------------------------------|
| General Location Known As:       | <u>1825 N. BEARD</u>                            |
| Current Zoning Classification:   | <u>R-1 (Single Family Residential District)</u> |
| Requested Zoning Classification: | <u>R-1 with CUP (Conditional Use Permit)</u>    |
| Proposed Use of Property         | <u>Airbnb (Short-term Rental)</u>               |
| Applicant:                       | <u>Thomas Humphreys</u>                         |

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

The public hearing will be held in the City Commission Chambers in City Hall, 16 W. 9<sup>th</sup> St. Shawnee, Oklahoma, as follows:

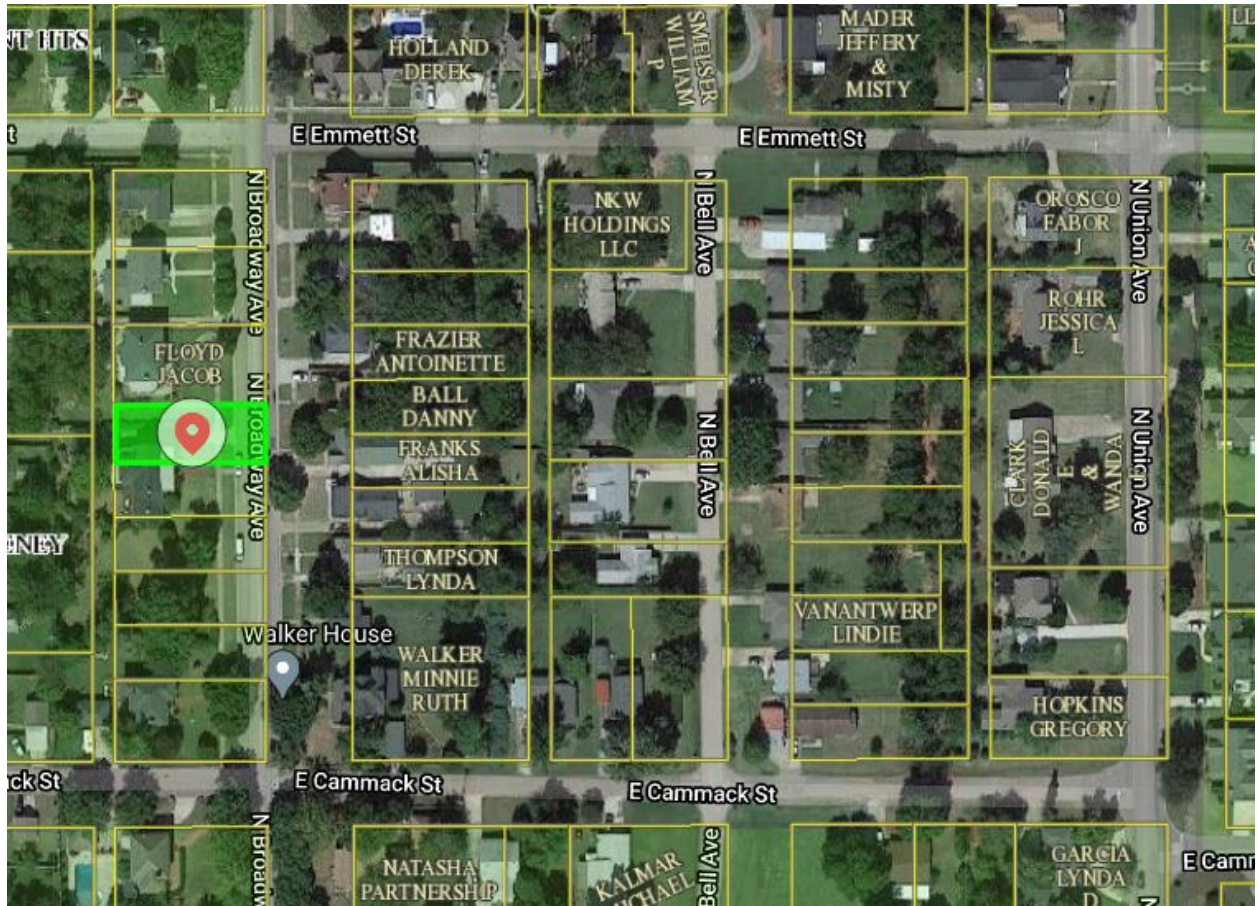
|                                 |               |                                     |
|---------------------------------|---------------|-------------------------------------|
| January 6 <sup>th</sup> , 2021  | AT 1:30 P.M.: | CITY OF SHAWNEE PLANNING COMMISSION |
| January 19 <sup>th</sup> , 2021 | AT 6:00 P.M.: | CITY OF SHAWNEE CITY COMMISSION     |

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone with conditional use permit. The Commission reserves the right to limit discussion and debate on the proposed conditional use permit in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone with conditional use permit will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 14<sup>th</sup> day of December 2020.



Rebecca Blaine, Planning Director



North



|                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <p>City of Shawnee<br/>Planning Department<br/>222. N. Broadway<br/>Shawnee, OK 74801<br/>(405) 878-1616<br/>www.ShawneeOK.org</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>CASE # RZ03-21<br/>PLANNING COMMISSION:<br/>January 6<sup>th</sup>, 2021<br/>CITY COMMISSION DATE:<br/>January 19<sup>th</sup>, 2021</p> |
| <p align="center"><b>APPLICANT:</b><br/><b>James Whitefiled</b></p>                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                             |
| <p align="center"><b>PROPERTY ADDRESS/LOCATION:</b><br/><b>303 S. Leo</b></p>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                             |
|                                                                                                                                    | <div data-bbox="379 504 1497 1348">  </div> <p><b>Surrounding Zoning Districts:</b><br/>All surrounding parcels are zoned A-1 (Rural Agricultural District) with I-3 (Heavy Industrial District) located across Hwy 177 to the east.</p> <p><i>Notifications were mailed to surrounding property owners. No written responses have been received at this time, either in support or opposition of this rezoning request application.</i></p> |                                                                                                                                             |



### STAFF RECOMMENDATION

This rezoning application is for a 2.15-acre property to be granted R-E (Residential Estates District). Currently, the parcel is zoned A-1 (Rural Agricultural District), which is illegal, non-conforming as the City of Shawnee has no record of this lot split, and if filed, would have required a rezoning application from A-1 to R-E to be approved prior to the split. This request is a housekeeping request to bring the property into legal, conforming status for proper sale of the parcel.

No written communication responses from the surrounding property notifications or the newspaper publication have been received in favor or opposition of this application.

### STAFF RECOMMENDATION

Staff recommends approval of this application as submitted.

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:  
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING  
PETITION/  
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

# PLANNING COMMISSION APPLICATION



## City of Shawnee Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number: \_\_\_\_\_

Project Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Planning Commission Secretary

### REQUEST:

☒ Rezoning  
☐ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit  
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from A1 District to AE District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 303 S Leo St + 431 S Leo St

LEGAL DESCRIPTION: see attached Shawnee, OK 74801

PROPERTY OWNER (S): James Whitefield - seller / Glen Welch - Buyer

PROPERTY AGENT (APPLICANT): Angela Parker - Realtor

APPLICANT'S ADDRESS: Keller Williams Realty 3421 W Rock Creek

CITY: Norman STATE: OK ZIP: 73072 # 110

EMAIL ADDRESS: angela.parker@kw.com

TELEPHONE NUMBER: (405) 210-3186 CONTACT NUMBER: ( )

DIMENSIONS OF PROPERTY: AREA: ± 2.318 WIDTH: 313.5  
LENGTH: 323 FRONTAGE: 323

CURRENT ZONING: A1 CURRENT USE: old residence

PROPOSED ZONING: AE PROPOSED USE: rebuild residential home

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

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

Angela Parker  
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

RECEIPT NO. \_\_\_\_\_

SIGN DEPOSIT \$ 50.00

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

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

PLACE ON ZONING MAP: \_\_\_\_\_ ORDINANCE NO.: \_\_\_\_\_



Return To:  
James J. Whitefield

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: 210.00  
Filed/insured by: First American Title Insurance Company  
File No.: 2529568-SH01 (CC)

Tax ID#: 9921

That **Kelli A. McCullar, A Single Person**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----  
-Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es)  
hereby, grant, bargain, sell and convey unto **James J. Whitefield**, (the "Grantee"), the following described  
real property and premises situated in **Pottawatomie County**, State of **Oklahoma**, to wit:

**SURFACE ONLY:**

A tract of land described as beginning at a point 1615 feet North and 313.50 feet East of the  
Southwest Corner (SW/C) of the Southwest Quarter (SW/4) of Section Twenty-four (24),  
Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County,  
Oklahoma; thence East 313.50 feet; thence North 969 feet; thence West 313.50 feet; thence South  
969 feet to the point of beginning.

AND

A tract of land described as beginning at a point 2285.30 feet North of the Southwest Corner  
(SW/C) of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Ten (10) North,  
Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 313.50  
feet; thence North 298.70 feet; thence West 313.50 feet; thence South 298.70 feet to the point of  
beginning.

AND

A tract of land described as beginning at a point 1292 feet North of the Southwest Corner (SW/C)  
of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Ten (10) North, Range  
Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 627 feet;  
thence North 323 feet; thence West 627 feet; thence South 323 feet to the point of beginning.

AND

A tract of land described as beginning at a point 1615 feet North of the Southwest Corner (SW/C)  
of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Ten (10) North, Range  
Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 313.50 feet;  
thence North 323 feet; thence West 313.50 feet; thence South 323 feet to the point of beginning.

AND

A tract of land described as beginning at a point 1938 feet North of the Southeast Corner (SE/C) of  
the West Half (W/2) of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Ten  
(10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence  
North 646 feet; thence West 643.50 feet; South 646 feet; thence East 643.50 feet to point of  
beginning.

AND

A tract of land described as beginning at a point 1938 North and 296 feet West of the Southeast  
Corner (SE/C) of the West Half (W/2) of the Southwest Quarter (SW/4) of Section Twenty-four  
(24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie  
County, Oklahoma; thence West 347.50 feet; South 238 feet; thence Northeasterly on a curve to  
the right, having a radius of 308 feet, a distance of 205.60 feet; thence N65°23' and East 243.30  
feet to the point of beginning.



**LESS & EXCEPT, ANY AND ALL INTEREST IN AND TO ALL OF OIL, GAS, COAL & OTHER MINERALS & ALL RIGHTS PERTAINING THERETO.**

Property Address: **1803 West Slover Street, 303 South Leo, 1701 West Slover Street, 431 South Leo, Shawnee, OK 74801**

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

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

Signed and delivered this **August 28, 2020.**

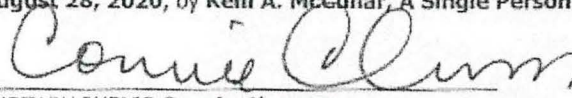


Kelli A. McCullar

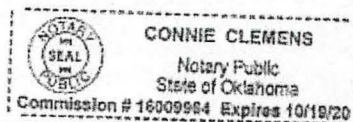
ACKNOWLEDGMENT - OKLAHOMA FORM

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

This instrument was acknowledged before me on **August 28, 2020**, by **Kelli A. McCullar, A Single Person.**

  
NOTARY PUBLIC **Connie Clemens**

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



#### Exhibit A

A tract of land described as beginning at a point 1615 feet North and 313.50 feet East of the Southwest Corner of the Southwest Quarter (SW/C SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 313.50 feet; thence North 969 feet; thence West 313.50 feet; thence South 969 feet to the Point of Beginning.

AND

A tract of land described as beginning at a point 2285.30 feet North of the Southwest Corner of the Southwest Quarter (SW/C SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 313.50 feet; thence North 298.70 feet; thence West 313.50 feet; thence South 298.70 feet to the Point of Beginning.

AND

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AND

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AND

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AND

A tract of land described as beginning at a point 1938 feet North and 296 feet West of the Southeast Corner of the West Half of the Southwest Quarter (SE/C W/2 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence West 347.50 feet; thence South 238 feet; thence Northeasterly on a curve to right, having a radius of 308 feet, a distance of 205.60 feet; thence N65°23'E a distance of 243.30 feet to the Point of Beginning.



# SMITH BROTHERS

ABSTRACT

118 N. Broadway Avenue

Shawnee, OK 74801

Phone: (405)273-9820 Fax: (405)273-9813

State of Oklahoma  
County of Pottawatomie

} SS

## SPECIAL CERTIFICATE

IN RE: See attached Exhibit A

The undersigned a duly bonded and qualified abstract company within and for Pottawatomie County, Oklahoma, hereby certifies that the current year's tax rolls in the office of the Pottawatomie County Treasurer shows the names and addresses of the owners of the property abutting and within 300 feet in any direction of the before described real estate as follows, to-wit:

### NAME AND ADDRESS

### LEGAL DESCRIPTION

Michael Barksdale and Cathy Barksdale  
520 S. Leo  
Shawnee, OK 74801

93-SU SW/4 SW/4 LESS ALL THOSE LANDS  
PREVIOUSLY DEEDED TO THE STATE FOR HWY 177  
& FARRAL STREET & CERTAIN STREET  
EASEMENTS TO CITY OF SHAWNEE  
and  
93-SU BEG 530'S NE/C S1/2 NE SE W417.4' N208.7'  
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BEGINNING AT THE SW/C OF SAID TRACT N100'  
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Kelli A. McCullar  
231 N. Broadway  
Shawnee, OK 74801

THOMPSON 100' X 148 1/2' ON S SIDE OF W1/2 BLK  
13  
and  
THOMPSON N230' OF W1/2 BLK 13  
and  
THOMPSON W108 1/2' OF E1/2 BLK 13  
and  
THOMPSON E40 1/2' BLK 13 & W68' BLK 14  
and  
THOMPSON BLK 14 LOT 14 LESS W68' BLK 14

Shawnee Congregation of Jehovah's Witnesses  
1700 W. Slover  
Shawnee, OK 74801

THOMPSON BEG SW/C BLK 17 N330' E443.50' S330'  
W445.86' TO HWY 270 R/W

Trident Holding Co Partners  
2525 Ridgewood Dr.  
Moore, OK 73160

93-SR NE SW LESS 6.80A TO OG&E

IN WITNESS WHEREOF, We have hereunto set our hand and seal at office in the City of Shawnee, Oklahoma,  
this 23rd day of September, 2020 at 07:00 AM.

**ATTEST:**

**Smith Brothers Abstract & Title Co., LLC**



David Thrailkill,  
Abstractor License No.: 3211



President  
Abstractor License No.: 1725

n Whitefield

Michael Barksdale and Cathy Barksdale  
520 S. Leo  
Shawnee, OK 74801

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2525 Ridgewood Dr.  
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CITY OF SHAWNEE  
PUBLIC HEARING NOTICE  
CASE #RZ03-21

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

The property requesting a rezone with conditional use permit is described as follows:

A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT 2285.30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/C SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, POTTATWATOMIE COUNTY, OKLAHOMA; THENCE EAST 313.50 FEET; THENCE NORTH 298.70 FEET; THENCE WESDT 313.50 FEET; THENCE SOUTH 298.70 FEET TO THE POINT OF BEGINNING.

|                                  |                                                    |
|----------------------------------|----------------------------------------------------|
| General Location Known As:       | <u>303 S. Leo Street</u>                           |
| Current Zoning Classification:   | <u>A-1 (Rural Agricultural District)</u>           |
| Requested Zoning Classification: | <u>R-E (Residential Estates District)</u>          |
| Proposed Use of Property         | <u>Legal, conforming 2.15-acre residential lot</u> |
| Applicant:                       | <u>James Whitefield</u>                            |

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

The public hearing will be held in the City Commission Chambers in City Hall, 16 W. 9<sup>th</sup> St. Shawnee, Oklahoma, as follows:

|                                 |               |                                     |
|---------------------------------|---------------|-------------------------------------|
| January 6 <sup>th</sup> , 2021  | AT 1:30 P.M.: | CITY OF SHAWNEE PLANNING COMMISSION |
| January 19 <sup>th</sup> , 2021 | AT 6:00 P.M.: | CITY OF SHAWNEE CITY COMMISSION     |

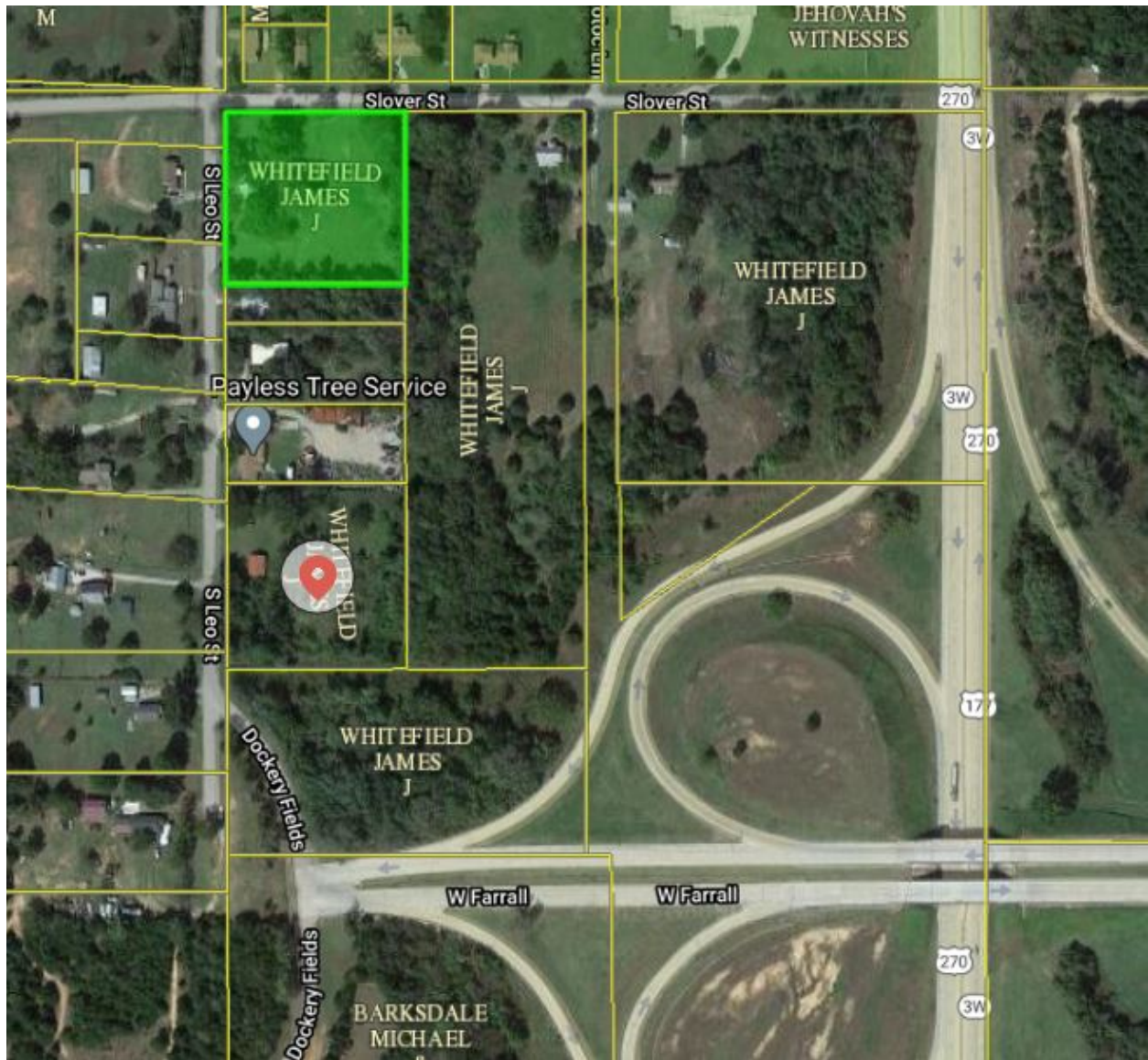
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone request. The Commission reserves the right to limit discussion and debate on the proposed rezoning in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone will be allotted equal time. Any formal protest must be filed in writing with the Planning Office during normal working hours a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Office/Annex Building located at 222 N. Broadway.

Witness my hand this 17<sup>th</sup> day of December 2020.

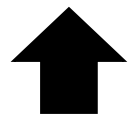


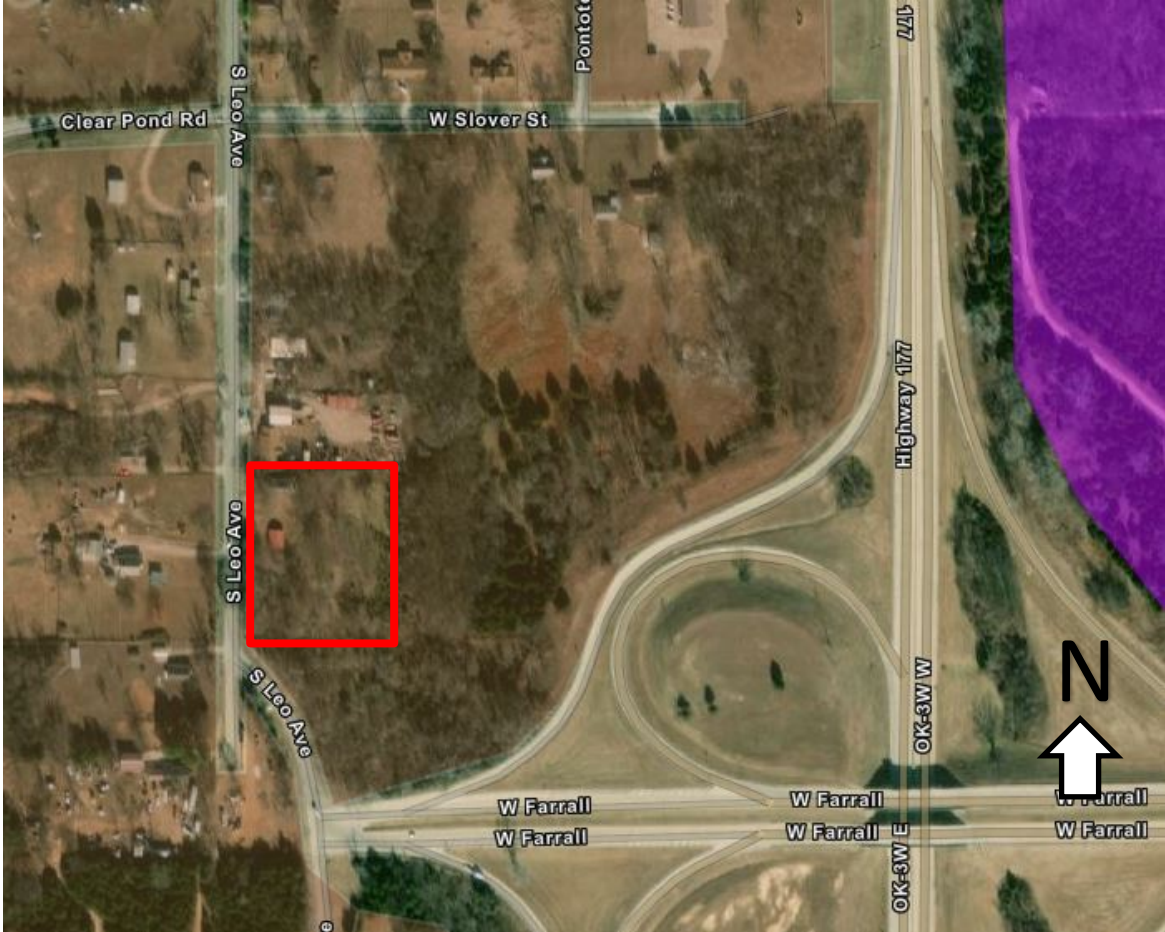
\_\_\_\_\_  
Rebecca Blaine, Planning Director





North



|                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <p>City of Shawnee<br/>Planning Department<br/>222. N. Broadway<br/>Shawnee, OK 74801<br/>(405) 878-1616<br/>www.ShawneeOK.org</p> |                                                                                                                                                                                                                                                                                                                                                                                                     | <p>CASE # RZ04-21<br/>PLANNING COMMISSION:<br/>January 6<sup>th</sup>, 2021<br/>CITY COMMISSION DATE:<br/>January 19<sup>th</sup>, 2021</p> |
| <p><b>APPLICANT:</b><br/><b>James Whitefiled</b></p>                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                             |
| <p><b>PROPERTY ADDRESS/LOCATION:</b><br/><b>431 S. Leo</b></p>                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                             |
|                                                                                                                                    |  <p><b>Surrounding Zoning Districts:</b><br/>All surrounding parcels are zoned A-1 (Rural Agricultural District) with I-3 (Heavy Industrial District) located across Hwy 177 to the east.</p> <p><i>Notifications were mailed to surrounding property owners. No written responses have been received at this time, either in support or opposition of this rezoning request application.</i></p> |                                                                                                                                             |

### STAFF RECOMMENDATION

This rezoning application is for a 2.33-acre property to be granted R-E (Residential Estates District). Currently, the parcel is zoned A-1 (Rural Agricultural District), which is illegal, non-conforming as the City of Shawnee has no record of this lot split, and if filed, would have required a rezoning application from A-1 to R-E to be approved prior to the split. This request is a housekeeping request to bring the property into legal, conforming status for proper sale of the parcel.

No written communication responses from the surrounding property notifications or the newspaper publication have been received in favor or opposition of this application.

### STAFF RECOMMENDATION

Staff recommends approval of this application as submitted.

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:  
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING  
PETITION/  
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



# PLANNING COMMISSION APPLICATION



## City of Shawnee Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number: \_\_\_\_\_

Project Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Planning Commission Secretary

### REQUEST:

☒ Rezoning  
☐ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit  
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from A1 District to AE District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 303 S Leo St + 431 S Leo St

LEGAL DESCRIPTION: see attached Shawnee, OK 74801

PROPERTY OWNER (S): James Whitefield - seller / Glen Welch - Buyer

PROPERTY AGENT (APPLICANT): Angela Parker - Realtor

APPLICANT'S ADDRESS: Keller Williams Realty 3421 W Rock Creek

CITY: Norman STATE: OK ZIP: 73072 # 110

EMAIL ADDRESS: angela.parker@kw.com

TELEPHONE NUMBER: (405) 210-3186 CONTACT NUMBER: ( )

DIMENSIONS OF PROPERTY: AREA: ± 2.318 WIDTH: 313.5  
LENGTH: 323 FRONTAGE: 323

CURRENT ZONING: A1 CURRENT USE: old residence

PROPOSED ZONING: AE PROPOSED USE: rebuild residential home

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

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

Angela Parker  
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

RECEIPT NO. \_\_\_\_\_

SIGN DEPOSIT \$ 50.00

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

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

PLACE ON ZONING MAP: \_\_\_\_\_ ORDINANCE NO.: \_\_\_\_\_



Return To:  
James J. Whitefield

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: 210.00  
Filed/insured by: First American Title Insurance Company  
File No.: 2529568-SH01 (CC)

Tax ID#: 9921

That **Kelli A. McCullar, A Single Person**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----  
-Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es)  
hereby, grant, bargain, sell and convey unto **James J. Whitefield**, (the "Grantee"), the following described  
real property and premises situated in **Pottawatomie County**, State of **Oklahoma**, to wit:

**SURFACE ONLY:**

A tract of land described as beginning at a point 1615 feet North and 313.50 feet East of the  
Southwest Corner (SW/C) of the Southwest Quarter (SW/4) of Section Twenty-four (24),  
Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County,  
Oklahoma; thence East 313.50 feet; thence North 969 feet; thence West 313.50 feet; thence South  
969 feet to the point of beginning.

AND

A tract of land described as beginning at a point 2285.30 feet North of the Southwest Corner  
(SW/C) of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Ten (10) North,  
Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 313.50  
feet; thence North 298.70 feet; thence West 313.50 feet; thence South 298.70 feet to the point of  
beginning.

AND

A tract of land described as beginning at a point 1292 feet North of the Southwest Corner (SW/C)  
of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Ten (10) North, Range  
Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 627 feet;  
thence North 323 feet; thence West 627 feet; thence South 323 feet to the point of beginning.

AND

A tract of land described as beginning at a point 1615 feet North of the Southwest Corner (SW/C)  
of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Ten (10) North, Range  
Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 313.50 feet;  
thence North 323 feet; thence West 313.50 feet; thence South 323 feet to the point of beginning.

AND

A tract of land described as beginning at a point 1938 feet North of the Southeast Corner (SE/C) of  
the West Half (W/2) of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Ten  
(10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence  
North 646 feet; thence West 643.50 feet; South 646 feet; thence East 643.50 feet to point of  
beginning.

AND

A tract of land described as beginning at a point 1938 North and 296 feet West of the Southeast  
Corner (SE/C) of the West Half (W/2) of the Southwest Quarter (SW/4) of Section Twenty-four  
(24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie  
County, Oklahoma; thence West 347.50 feet; South 238 feet; thence Northeasterly on a curve to  
the right, having a radius of 308 feet, a distance of 205.60 feet; thence N65°23' and East 243.30  
feet to the point of beginning.

**LESS & EXCEPT, ANY AND ALL INTEREST IN AND TO ALL OF OIL, GAS, COAL & OTHER MINERALS & ALL RIGHTS PERTAINING THERETO.**

Property Address: **1803 West Slover Street, 303 South Leo, 1701 West Slover Street, 431 South Leo, Shawnee, OK 74801**

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

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

Signed and delivered this **August 28, 2020.**

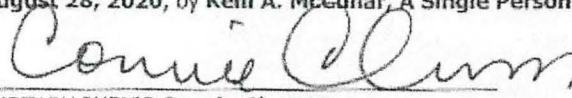


Kelli A. McCullar

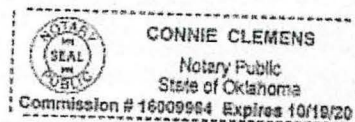
ACKNOWLEDGMENT - OKLAHOMA FORM

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

This instrument was acknowledged before me on **August 28, 2020**, by **Kelli A. McCullar, A Single Person.**

  
NOTARY PUBLIC **Connie Clemens**

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





#### Exhibit A

A tract of land described as beginning at a point 1615 feet North and 313.50 feet East of the Southwest Corner of the Southwest Quarter (SW/C SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 313.50 feet; thence North 969 feet; thence West 313.50 feet; thence South 969 feet to the Point of Beginning.

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# SMITH BROTHERS

ABSTRACT

118 N. Broadway Avenue

Shawnee, OK 74801

Phone: (405)273-9820 Fax: (405)273-9813

State of Oklahoma  
County of Pottawatomie

} SS

## SPECIAL CERTIFICATE

IN RE: See attached Exhibit A

The undersigned a duly bonded and qualified abstract company within and for Pottawatomie County, Oklahoma, hereby certifies that the current year's tax rolls in the office of the Pottawatomie County Treasurer shows the names and addresses of the owners of the property abutting and within 300 feet in any direction of the before described real estate as follows, to-wit:

### NAME AND ADDRESS

### LEGAL DESCRIPTION

Michael Barksdale and Cathy Barksdale  
520 S. Leo  
Shawnee, OK 74801

93-SU SW/4 SW/4 LESS ALL THOSE LANDS  
PREVIOUSLY DEEDED TO THE STATE FOR HWY 177  
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and  
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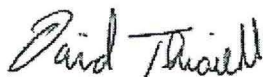
Trident Holding Co Partners  
2525 Ridgewood Dr.  
Moore, OK 73160

93-SR NE SW LESS 6.80A TO OG&E

IN WITNESS WHEREOF, We have hereunto set our hand and seal at office in the City of Shawnee, Oklahoma,  
this 23rd day of September, 2020 at 07:00 AM.

**ATTEST:**

**Smith Brothers Abstract & Title Co., LLC**



David Thrailkill,  
Abstractor License No.: 3211



President  
Abstractor License No.: 1725



n Whitefield

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The property requesting a rezone with conditional use permit is described as follows:

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|                                  |                                                    |
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| Applicant:                       | <u>James Whitefield</u>                            |

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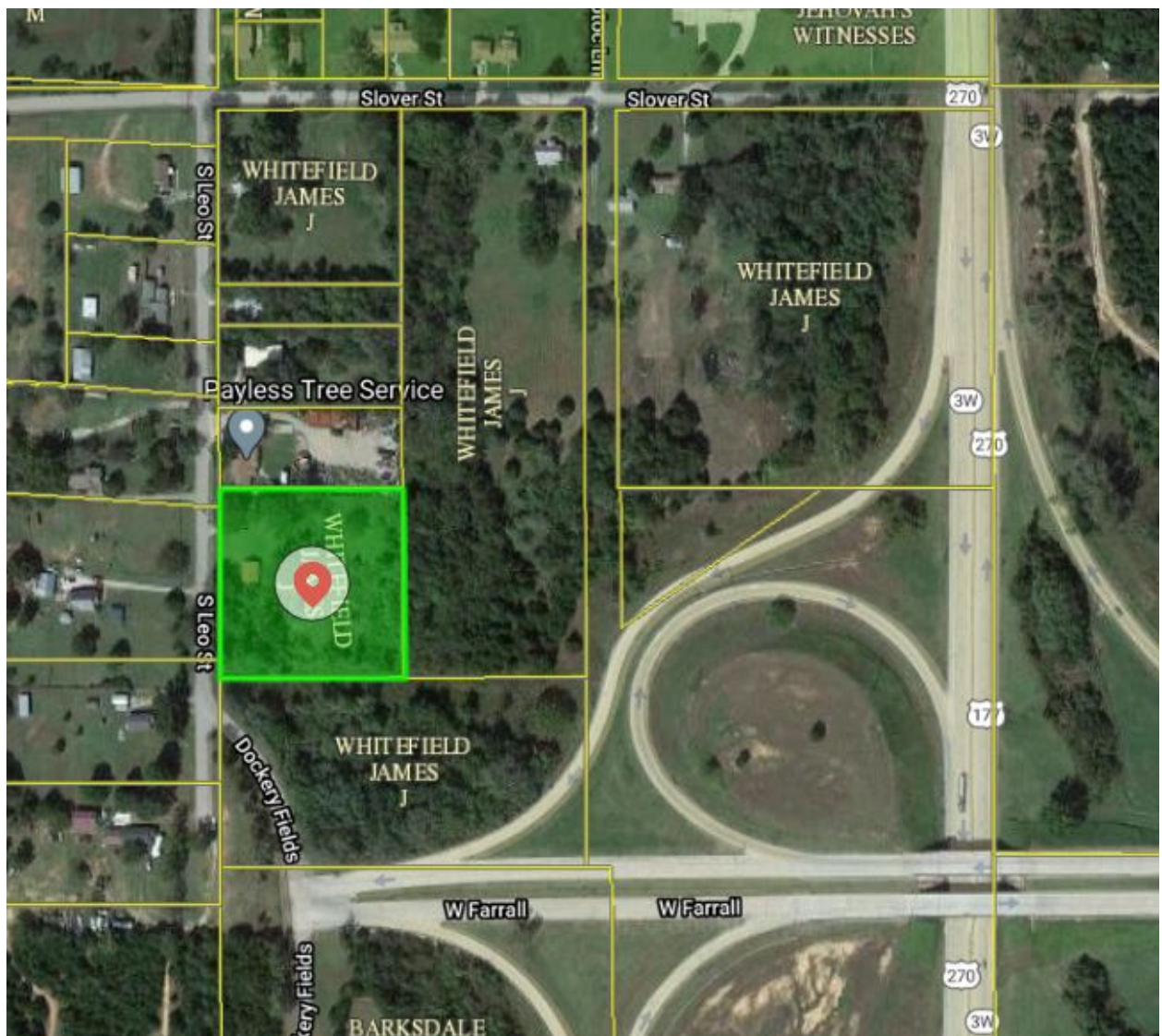
|                                 |               |                                     |
|---------------------------------|---------------|-------------------------------------|
| January 6 <sup>th</sup> , 2021  | AT 1:30 P.M.: | CITY OF SHAWNEE PLANNING COMMISSION |
| January 19 <sup>th</sup> , 2021 | AT 6:00 P.M.: | CITY OF SHAWNEE CITY COMMISSION     |

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone request. The Commission reserves the right to limit discussion and debate on the proposed rezoning in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone will be allotted equal time. Any formal protest must be filed in writing with the Planning Office during normal working hours a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Office/Annex Building located at 222 N. Broadway.

Witness my hand this 17<sup>th</sup> day of December 2020.



Rebecca Blaine, Planning Director



North







**Community Development Department**

**MEMORANDUM**

DATE: Thursday, December 31st, 2020  
TO: City of Shawnee Planning Commission  
FROM: Rebecca Blaine, Planning Director, AICP  
RE: Case #: PL01-21 Shawnee Mall Replat

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Chairwoman and Commissioners,

This proposed replat of the Final Plat of Shawnee Mall is for the creation of carving out five new lots. These lots will represent individual tenant spaces that previously were a continuous parcel. No new easements or roadways will be added. Only the boundaries of each parcel will be modified. All internal departments are in support of the approve of this replat as proposed. Please note that this plat is zoned as a Planned Unit Development (PUD), so any future changes of use will need to comply with the regulations and parameters contained within the originally adopted PUD document.

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 SHAWNEE MALL SUBDIVISION SECTION 3, a replat of a portion of Block "A", Lots 2 and 8 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 SHAWNEE MALL SUBDIVISION SECTION 3 and more particularly described as follows:

Legal Description Lot 13

A tract of land that is part of Lot Eight (8), 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 Base and Meridian, Pottawatomie County, State of Oklahoma, said tract of land being described as follows:

COMMENCING at the Southwest (S.W.) Corner of Lot 8 , Block "A" of the said plat;

Thence North 00°00'57" East a distance of 327.16 feet;  
Thence North 89°55'58" East a distance of 0.13 feet;  
Thence North 89°55'58" East a distance of 55.11 feet;  
Thence South 00°07'45" East a distance of 4.63 feet;  
Thence North 90°00'00" East a distance of 14.42 feet;  
Thence South 00°00'00" East a distance of 1.84 feet;  
Thence North 90°00'00" East a distance of 50.83 feet;  
Thence North 00°00'00" West a distance of 1.80 feet;  
Thence North 90°00'00" East a distance of 14.42 feet;  
Thence North 00°00'00" East a distance of 4.67 feet;  
Thence North 90°00'00" East a distance of 31.91 feet;  
Thence South 00°03'23" East a distance of 0.33 feet;  
Thence North 90°00'00" East a distance of 47.33 feet;  
Thence North 00°03'23" West a distance of 0.33 feet;  
Thence North 90°00'00" East a distance of 28.27 feet;  
Thence South 90°00'00" East a distance of 0.59 feet;  
Thence South 00°04'12" West a distance of 1.55 feet;  
Thence South 89°55'48" East a distance of 2.30 feet;  
Thence North 00°04'12" East a distance of 2.20 feet;  
Thence South 89°55'48" East a distance of 24.00 feet;  
Thence South 00°04'12" West a distance of 2.20 feet;  
Thence South 89°55'48" East a distance of 1.50 feet  
TO THE POINT OF BEGINNING

Thence North 00°04'12" East a distance of 115.13 feet;  
Thence North 90°00'00" East a distance of 69.80 feet;  
Thence South 00°04'12" West a distance of 113.02 feet;  
Thence North 89°55'48" West a distance of 35.70 feet;  
Thence South 00°04'12" West a distance of 2.20 feet;  
Thence North 89°55'48" West a distance of 2.30 feet;  
Thence North 00°04'12" East a distance of 2.10 feet;  
Thence North 89°55'48" West a distance of 1.20 feet;  
Thence North 00°00'00" West a distance of 0.80 feet;  
Thence North 89°55'48" West a distance of 6.00 feet;  
Thence South 00°04'12" West a distance of 0.80 feet;  
Thence North 89°55'48" West a distance of 0.90 feet;  
Thence South 00°00'00" East a distance of 2.20 feet;  
Thence North 89°55'48" West a distance of 2.30 feet;  
Thence North 00°04'12" East a distance of 2.40 feet;  
Thence South 00°04'12" West a distance of 2.20 feet;  
Thence North 89°55'48" West a distance of 0.80 feet  
TO THE POINT OF BEGINNING.

Said tract of land contains 7,894 square feet or 0.181 acres, more or less.

SHAWNEE MALL OWNER, LLC, a Delaware limited liability company, dedicate 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 Abstracter's Certificate.

SHAWNEE MALL OWNER, LLC  
a Delaware limited liability company,

(David M. Jackson, Authorized Representative)

STATE OF \_\_\_\_\_ )  
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 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: \_\_\_\_\_

Legal Description Lot 12

A tract of land that is part of Lot Eight (8), 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 Base and Meridian, Pottawatomie County, State of Oklahoma, said tract of land being described as follows:

COMMENCING at the Southwest (S.W.) Corner of Lot 8 , Block "A" of the said plat;

Thence North 00°00'57" East a distance of 327.16 feet;  
Thence North 89°55'58" East a distance of 0.13 feet;  
Thence North 89°55'58" East a distance of 55.11 feet;  
Thence South 00°07'45" East a distance of 4.63 feet;  
Thence North 90°00'00" East a distance of 14.42 feet;  
Thence South 00°00'00" East a distance of 1.84 feet;  
Thence North 90°00'00" East a distance of 50.83 feet;  
Thence North 00°00'00" West a distance of 1.80 feet;  
Thence North 90°00'00" East a distance of 14.42 feet;  
Thence North 00°00'00" East a distance of 4.67 feet;  
Thence North 90°00'00" East a distance of 31.91 feet;  
Thence South 00°03'23" East a distance of 0.33 feet;  
Thence North 90°00'00" East a distance of 47.33 feet;  
Thence North 00°03'23" West a distance of 0.33 feet;  
Thence North 90°00'00" East a distance of 28.27 feet  
TO THE POINT OF BEGINNING;

Thence North 00°00'17" West a distance of 1.37 feet;  
Thence North 90°00'00" West a distance of 0.25 feet;  
Thence North 00°00'17" West a distance of 232.67 feet;  
Thence North 90°00'00" East a distance of 0.25 feet;  
Thence North 00°00'17" West a distance of 0.97 feet;  
Thence South 90°00'00" East a distance of 91.35 feet;  
Thence South 00°04'12" West a distance of 121.45 feet;  
Thence North 90°00'00" West a distance of 62.65 feet;  
Thence South 00°04'12" West a distance of 115.13 feet;  
Thence North 89°55'48" West a distance of 1.50 feet;  
Thence North 00°04'12" East a distance of 2.20 feet;  
Thence North 89°55'48" West a distance of 24.00 feet;  
Thence South 00°04'12" West a distance of 2.20 feet;  
Thence North 89°55'48" West a distance of 2.30 feet;  
Thence North 00°04'12" East a distance of 1.55 feet;  
Thence North 90°00'00" West a distance of 0.59 feet  
TO THE POINT OF BEGINNING.

Said tract of land contains 14,365 square feet or 0.330 acres, more or less.

Legal Description Lot 11

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 Base and Meridian, Pottawatomie County, State of Oklahoma, said tract of land being described as follows:

COMMENCING at the Southeast (S.E.) Corner of Lot 2 , Block "A" of the said plat;

Thence North 89°42'29" West a distance of 952.63 feet;  
Thence North 00°16'37" East a distance of 27.85 feet to a point on a non-tangent curve to the right;  
Thence around a curve to the right having a radius of 300.00 feet (said curve subtended by a chord which bears North 45°27'14" West, a distance of 200.12 feet) and an arc length of 204.03 feet to a point on a curve to the left;  
Thence around a curve to the left having a radius of 360.00 feet (said curve subtended by a chord which bears North 31°51'14" West, a distance of 73.81 feet) and an arc length of 73.94 feet;  
Thence North 35°00'57" East a distance of 307.68 feet;  
Thence North 54°59'03" West a distance of 15.43 feet;  
Thence North 35°00'57" East a distance of 158.77 feet;  
Thence North 25°00'57" East a distance of 51.00 feet;  
Thence North 35°00'57" East a distance of 15.00 feet;  
Thence South 54°59'03" East a distance of 16.48 feet;  
Thence North 35°12'08" East a distance of 40.14 feet;  
Thence South 55°00'00" East a distance of 178.12 feet;  
Thence North 89°48'24" East a distance of 3.46 feet  
TO THE POINT OF BEGINNING;

Thence North 89°54'40" East a distance of 102.10 feet;  
Thence South 00°01'20" East a distance of 51.62 feet;  
Thence South 45°47'30" West a distance of 0.82 feet;  
Thence South 00°04'15" West a distance of 69.77 feet;  
Thence North 89°55'48" West a distance of 114.10 feet;  
Thence North 00°04'12" East a distance of 99.98 feet;  
Thence North 35°12'08" East a distance of 21.76 feet;  
Thence North 00°11'36" West a distance of 3.90 feet  
TO THE POINT OF BEGINNING.

Said tract of land contains 13,765 square feet or 0.316 acres, more or less.

Legal Description Lot 9

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 Base and Meridian, Pottawatomie County, State of Oklahoma, said tract of land being described as follows:

COMMENCING at the Northwest (N.W.) Corner of Lot 2 , Block "A" of the said plat;

Thence North 89°59'03" West a distance of 236.65 feet;  
Thence South 71°54'31" West a distance of 77.09 feet;  
Thence North 54°59'03" West a distance of 56.63 feet;  
Thence South 35°00'57" West a distance of 13.27 feet  
TO THE POINT OF BEGINNING;

Thence South 55°00'28" East a distance of 66.30 feet;  
Thence South 34°59'32" West a distance of 2.90 feet;  
Thence South 55°00'28" East a distance of 10.00 feet;  
Thence North 34°59'32" East a distance of 2.90 feet;  
Thence South 55°00'28" East a distance of 118.50 feet;  
Thence South 35°05'58" West a distance of 20.30 feet;  
Thence North 54°54'02" West a distance of 1.50 feet;  
Thence South 35°03'48" West a distance of 71.03 feet;  
Thence North 55°03'40" West a distance of 193.42 feet;  
Thence North 35°08'44" East a distance of 91.51 feet  
TO THE POINT OF BEGINNING.

Said tract of land contains 17,678 square feet or 0.406 acres, more or less.

Legal Description Lot 10

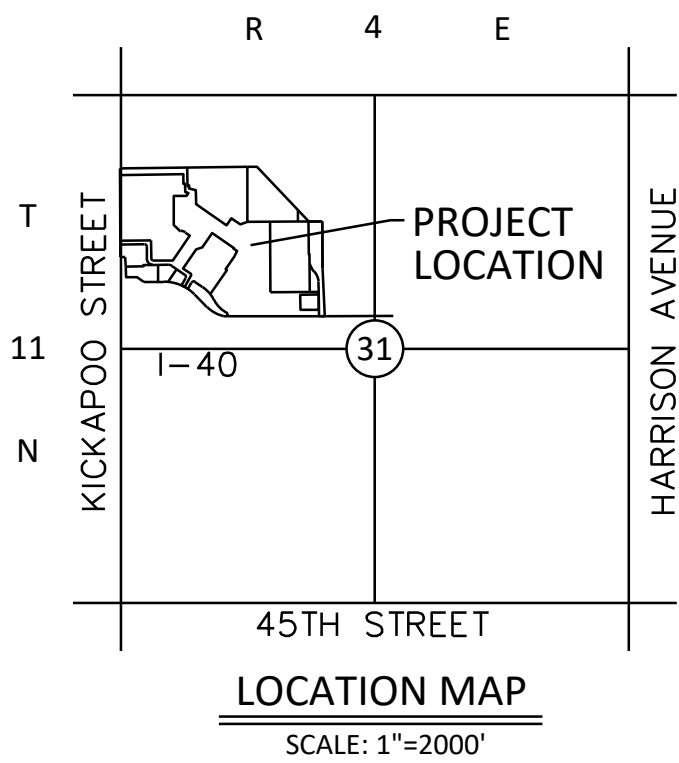
A tract of land that is part of Lot Two (2), Block "A" of the recorded plat of SHAWNEE MALL SUBDIVISION (Doc. No. 1989-00012230) in the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Base and Meridian, Pottawatomie County, State of Oklahoma,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

COMMENCING at the Southeast (S.E.) Corner of Lot 2 , Block "A" of the said plat;

Thence North 89°42'29" West a distance of 952.63 feet;  
Thence North 00°16'37" East a distance of 27.85 feet to a point on a non-tangent curve to the right;  
Thence around a curve to the right having a radius of 300.00 feet (said curve subtended by a chord which bears North 45°27'14" West, a distance of 200.12 feet) and an arc length of 204.03 feet to a point on a curve to the left;  
Thence around a curve to the left having a radius of 360.00 feet (said curve subtended by a chord which bears North 31°51'14" West, a distance of 73.81 feet) and an arc length of 73.94 feet;  
Thence North 35°00'57" East a distance of 307.68 feet;  
Thence North 54°59'03" West a distance of 15.43 feet;  
Thence North 35°00'57" East a distance of 158.77 feet;  
Thence North 25°00'57" East a distance of 51.00 feet;  
Thence North 35°00'57" East a distance of 15.00 feet;  
Thence South 54°59'03" East a distance of 16.48 feet  
TO THE POINT OF BEGINNING;

Thence North 35°12'08" East a distance of 40.14 feet;  
Thence South 55°00'00" East a distance of 178.12 feet;  
Thence North 89°48'24" East a distance of 3.46 feet;  
Thence South 00°11'36" East a distance of 3.90 feet;  
Thence South 35°12'08" West a distance of 21.76 feet;  
Thence South 00°04'12" West a distance of 31.68 feet;  
Thence North 89°55'48" West a distance of 22.50 feet;  
Thence South 35°12'08" West a distance of 120.34 feet;  
Thence North 54°47'52" West a distance of 20.40 feet;  
Thence North 35°12'08" East a distance of 8.44 feet;  
Thence North 54°47'52" West a distance of 6.60 feet;  
Thence North 35°12'08" East a distance of 0.70 feet;  
Thence North 54°47'52" West a distance of 19.52 feet;  
Thence South 35°12'08" West a distance of 0.70 feet;  
Thence North 35°12'08" East a distance of 0.70 feet;  
Thence North 54°47'52" West a distance of 83.30 feet;  
Thence South 35°12'08" West a distance of 0.70 feet;  
Thence North 54°47'52" West a distance of 6.60 feet;  
Thence North 35°12'08" East a distance of 0.70 feet;  
Thence North 54°47'52" West a distance of 20.10 feet;  
Thence South 35°12'08" West a distance of 0.70 feet;  
Thence North 54°47'52" West a distance of 6.60 feet;  
Thence North 35°12'08" East a distance of 6.60 feet;  
Thence South 54°47'52" East a distance of 0.70 feet;  
Thence North 35°12'08" East a distance of 61.40 feet;  
Thence North 54°47'52" West a distance of 14.00 feet;  
Thence North 35°12'08" East a distance of 64.92 feet  
TO THE POINT OF BEGINNING.

Said tract of land contains 31,239 square feet or 0.717 acres, more or less.



BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified abstractor in and for said County and State, hereby certified that according to the records of said County, title to the land shown on the Final Plat of SHAWNEE MALL SUBDIVISION SECTION 3, a replat of a portion of Block "A", Lots 2 and 8 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.

Attest: \_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
VICE PRESIDENT

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 SHAWNEE MALL SUBDIVISION SECTION 3, a replat of a portion of Block "A", Lots 2 and 8 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 SHAWNEE MALL SUBDIVISION SECTION 3, a replat of a portion of Block "A", Lots 2 and 8 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 unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the Final Plat of SHAWNEE MALL SUBDIVISION SECTION 3, a replat of a portion of Block "A", Lots 2 and 8 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 SHAWNEE MALL SUBDIVISION SECTION 3, a replat of a portion of Block "A", Lots 2 and 8 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 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 SHAWNEE MALL SUBDIVISION SECTION 3, a replat of a portion of Block "A", Lots 2 and 8 of Shawnee Mall Subdivision, an addition to the City of Shawnee, Oklahoma, consisting of three (3) sheets, 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 II Section 41-108 of the Oklahoma State Statute.

DOODSON-THOMPSON-MANSFIELD, PLLC  
20 NE 38th STREET  
OKLAHOMA CITY, OKLAHOMA 73105  
(405) 601-7402

Randall A. Mansfield, REGISTERED LAND SURVEYOR No. 1613  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6391 EXPIRES ~ JUNE 30, 2016

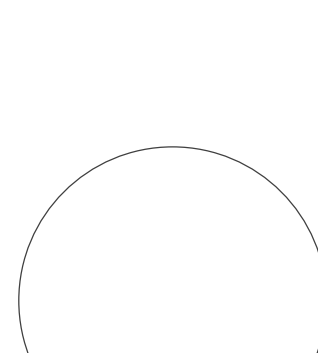
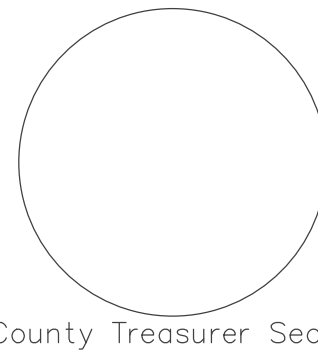
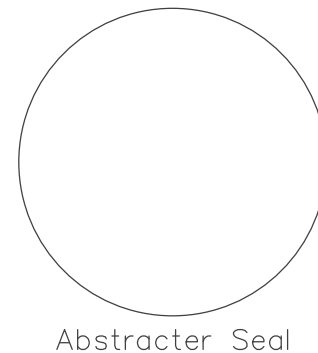
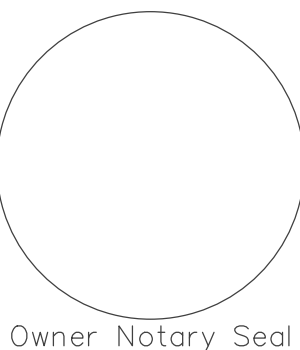
STATE OF OKLAHOMA) s.s.  
COUNTY OF OKLAHOMA)

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: 11-25-2020

SMC CONSULTING ENGINEERS P.C.  
815 W. MAIN STREET  
OKLAHOMA CITY, OK 73106  
(405) 232-7715

Oklahoma Certificate of Authorization No. 464 Exp. 6/30/2021



FINAL PLAT  
SHAWNEE MALL SUBDIVISION SECTION 3

A Replat of a Portion of Block "A", Lots 2 and 8 of Shawnee Mall Subdivision  
A Part of the N.W. Quarter, Section 31, T. 11 N., R. 4E, I.M.  
Shawnee, Pottawatomie County, Oklahoma

| LINE TABLE FOR LOT 13 |               |          |
|-----------------------|---------------|----------|
| LINE                  | BEARING       | DISTANCE |
| L9-B                  | N 00°04'12" E | 115.13'  |
| L17                   | N 00°00'00" W | 69.80'   |
| L18                   | N 00°04'12" E | 113.02'  |
| L19                   | S 89°55'48" E | 35.70'   |
| L20                   | S 00°04'12" W | 2.20'    |
| L21                   | S 89°55'48" E | 2.30'    |
| L22                   | S 00°04'12" W | 2.10'    |
| L23                   | S 89°55'48" E | 1.10'    |
| L24                   | S 00°00'00" W | 0.80'    |
| L25                   | N 89°55'48" W | 6.00'    |
| L26                   | S 00°04'12" W | 0.80'    |
| L27                   | N 89°55'48" W | 0.90'    |
| L28                   | S 00°00'00" E | 2.20'    |
| L29                   | N 89°55'48" W | 2.50'    |
| L30                   | S 00°04'12" W | 2.30'    |
| L31                   | N 89°55'48" W | 20.40'   |
| L32                   | N 00°04'12" E | 2.20'    |
| L33                   | S 89°55'48" E | 0.80'    |

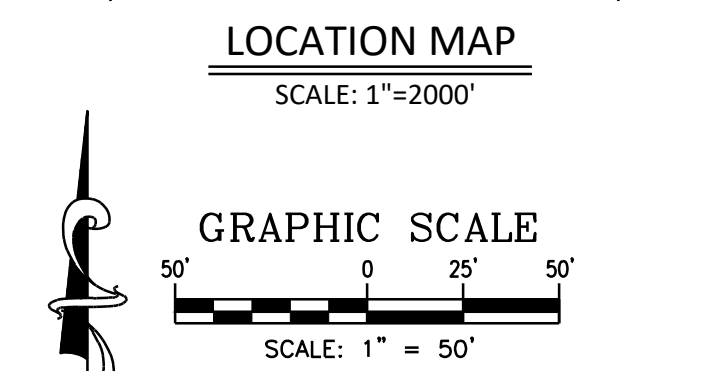
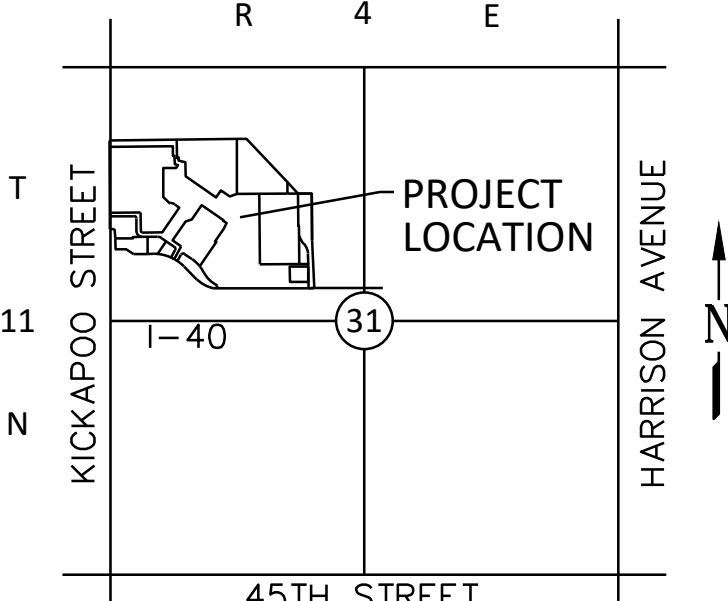
| LINE TABLE FOR LOT 12 |               |          |
|-----------------------|---------------|----------|
| LINE                  | BEARING       | DISTANCE |
| L1                    | S 00°00'17" E | 1.37'    |
| L2                    | N 90°00'00" W | 0.25'    |
| L3                    | S 00°00'17" E | 232.67'  |
| L4                    | N 90°00'00" W | 0.25'    |
| L5                    | S 00°00'17" E | 0.97'    |
| L6                    | N 90°00'00" W | 91.35'   |
| L7                    | N 00°04'12" E | 121.45'  |
| L8                    | N 90°00'00" W | 62.65'   |
| L9                    | S 00°04'12" W | 115.13'  |
| L10                   | S 89°55'48" E | 1.50'    |
| L11                   | S 00°04'12" W | 2.20'    |
| L12                   | S 89°55'48" E | 24.00'   |
| L13                   | N 00°04'12" E | 2.20'    |
| L14                   | N 89°55'48" W | 2.30'    |
| L15                   | S 00°04'12" W | 1.55'    |
| L16                   | N 90°00'00" W | 0.59'    |

| LINE TABLE FOR LOT 11 |               |          |
|-----------------------|---------------|----------|
| LINE                  | BEARING       | DISTANCE |
| L40                   | S 89°54'40" W | 102.10'  |
| L41                   | S 00°01'20" E | 51.62'   |
| L42                   | N 45°47'30" E | 0.63'    |
| L43                   | N 00°04'15" E | 69.77'   |
| L44                   | S 89°55'48" E | 114.10'  |
| L45                   | S 00°04'12" W | 99.98'   |
| L46                   | N 35°12'08" E | 21.76'   |
| L47                   | N 00°11'36" W | 3.90'    |

| LINE TABLE FOR LOT 10 |               |          |
|-----------------------|---------------|----------|
| LINE                  | BEARING       | DISTANCE |
| L50                   | N 35°12'08" E | 40.14'   |
| L51                   | S 55°00'00" E | 178.12'  |
| L52                   | S 89°48'24" W | 3.46'    |
| L53                   | S 00°11'36" E | 3.90'    |
| L54                   | S 35°12'08" W | 21.76'   |
| L55                   | N 00°04'12" E | 31.68'   |
| L56                   | N 89°55'48" W | 22.50'   |
| L57                   | S 35°12'08" W | 120.34'  |
| L58                   | N 54°47'52" W | 20.40'   |
| L59                   | N 35°12'08" E | 8.44'    |
| L60                   | S 54°47'52" E | 6.60'    |
| L61                   | N 35°12'08" E | 0.70'    |
| L62                   | N 54°47'52" W | 19.52'   |
| L63                   | S 35°12'08" W | 0.70'    |
| L64                   | S 54°47'52" E | 6.60'    |
| L65                   | N 35°12'08" E | 0.70'    |
| L66                   | S 54°47'52" E | 83.30'   |
| L67                   | S 35°12'08" W | 0.70'    |
| L68                   | S 54°47'52" E | 6.60'    |
| L69                   | N 35°12'08" E | 0.70'    |
| L70                   | N 54°47'52" W | 20.10'   |
| L71                   | N 35°12'08" E | 0.70'    |
| L72                   | S 54°47'52" E | 6.60'    |
| L73                   | N 35°12'08" E | 6.60'    |
| L74                   | N 54°47'52" W | 0.70'    |
| L75                   | S 35°12'08" W | 61.40'   |
| L76                   | N 54°47'52" E | 14.00'   |
| L77                   | N 35°12'08" E | 64.82'   |

| LINE TABLE FOR LOT 9 |               |          |
|----------------------|---------------|----------|
| LINE                 | BEARING       | DISTANCE |
| L80                  | N 55°00'28" W | 66.30'   |
| L81                  | N 34°59'32" E | 2.90'    |
| L82                  | N 55°00'28" W | 10.00'   |
| L83                  | N 34°59'32" E | 2.90'    |
| L84                  | N 55°00'28" W | 118.50'  |
| L85                  | N 35°05'58" E | 20.30'   |
| L86                  | S 54°54'02" E | 1.50'    |
| L87                  | N 35°03'48" E | 71.03'   |
| L88                  | S 55°03'40" E | 193.42'  |
| L89                  | S 35°08'44" W | 91.51'   |

| LINE TABLE FOR REFERENCE LINE |               |          |
|-------------------------------|---------------|----------|
| LINE                          | BEARING       | DISTANCE |
| L100                          | S 89°55'58" W | 0.13'    |
| L101                          | N 89°55'58" E | 55.11'   |
| L102                          | N 00°07'45" W | 4.63'    |
| L103                          | N 90°00'00" E | 14.42'   |
| L104                          | S 00°00'00" E | 1.84'    |
| L105                          | N 90°00'00" W | 50.83'   |
| L106                          | N 00°00'00" W | 1.80'    |
| L107                          | N 90°00'00" W | 14.42'   |
| L108                          | N 00°00'00" W | 4.67'    |
| L109                          | N 90°00'00" E | 31.91'   |
| L110                          | N 00°03'23" W | 0.33'    |
| L111                          | N 90°00'00" W | 47.33'   |
| L112                          | N 00°03'23" W | 0.33'    |
| L113                          | N 90°00'00" W | 28.27'   |



| LOT COUNT: 5 LOTS |         |       |
|-------------------|---------|-------|
| PROPERTY SUMMARY  |         |       |
| LOT I.D.          | SQ. FT. | ACRES |
| LOT 13            | 7,894   | 0.181 |
| LOT 12            | 14,365  | 0.330 |
| LOT 11            | 13,765  | 0.316 |
| LOT 10            | 31,239  | 0.717 |
| LOT 9             | 17,678  | 0.406 |

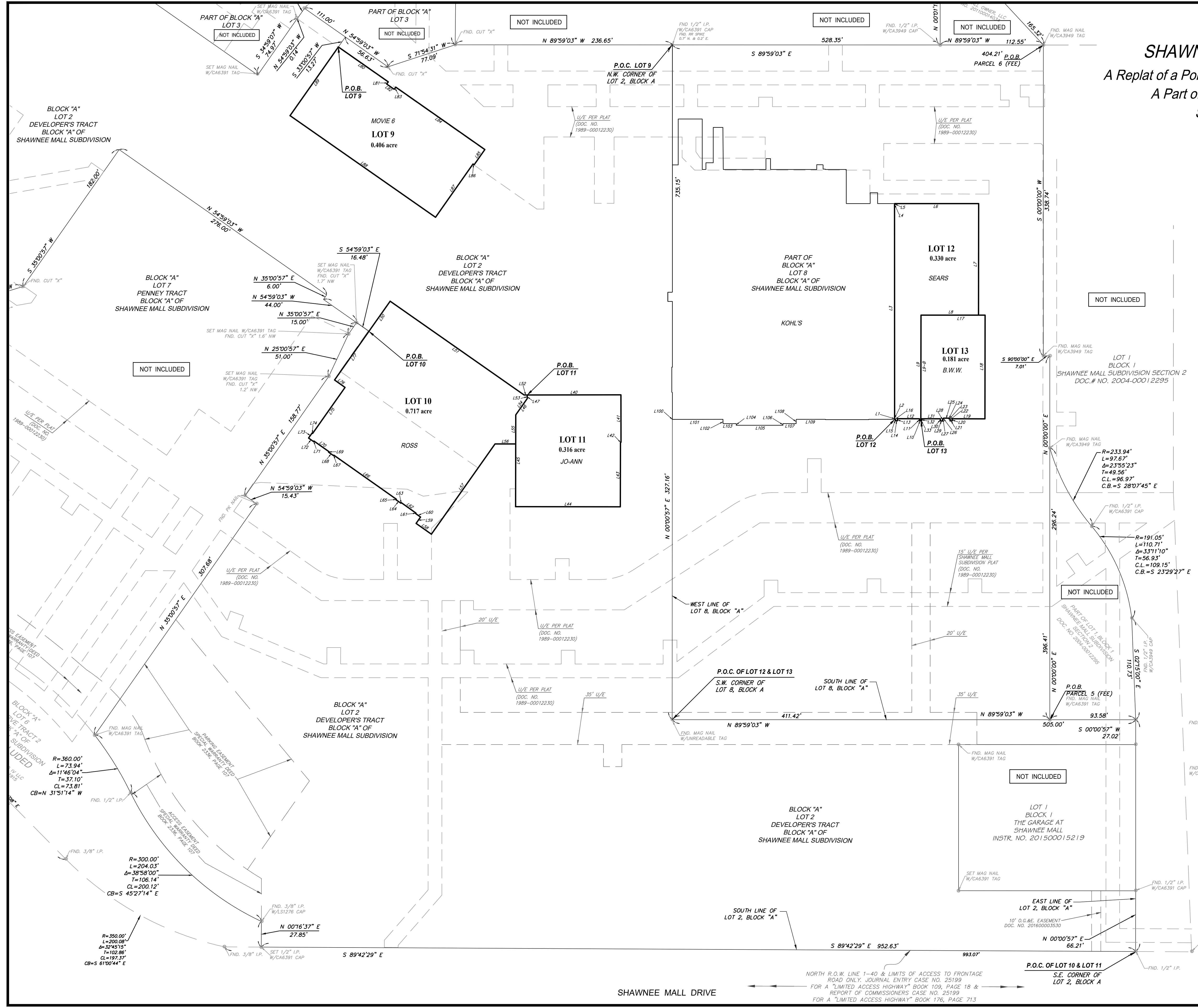
- NOTE:**
- THE BEARING OF NORTH 00°00'57" EAST AS THE EAST LINE OF LOT 2, BLOCK "A", SHAWNEE MALL SUBDIVISION AS SHOWN ON SAID PLAT WAS USED AS THE BASIS OF BEARING FOR THE FINAL PLAT OF SHAWNEE MALL SUBDIVISION SECTION 3.
  - EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE 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 RECORDED BY A SEPARATE INSTRUMENT TO ESTABLISH THE GRANT OF RECIPROCAL CROSS ACCESS, RECIPROCAL PARKING EASEMENT, RECIPROCAL DRAINAGE EASEMENT AND UTILITY EASEMENTS.

**EASEMENT NOTE:**  
UNLESS OTHERWISE NOTED DIFFERENTLY, ALL EXISTING EASEMENTS ARE PLATTED PER FINAL PLAT OF SHAWNEE MALL SUBDIVISION DOC. NO. 1989-00012230

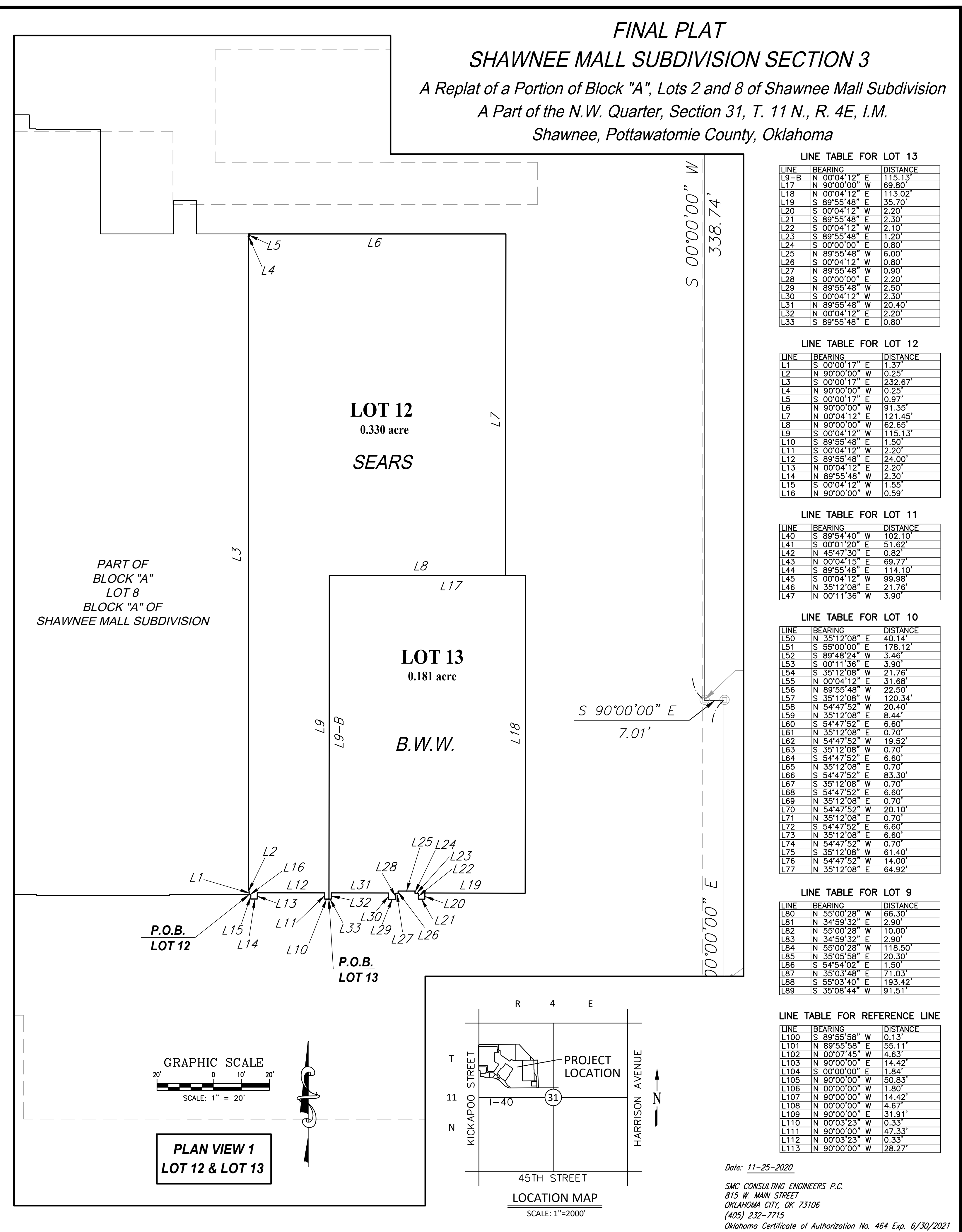
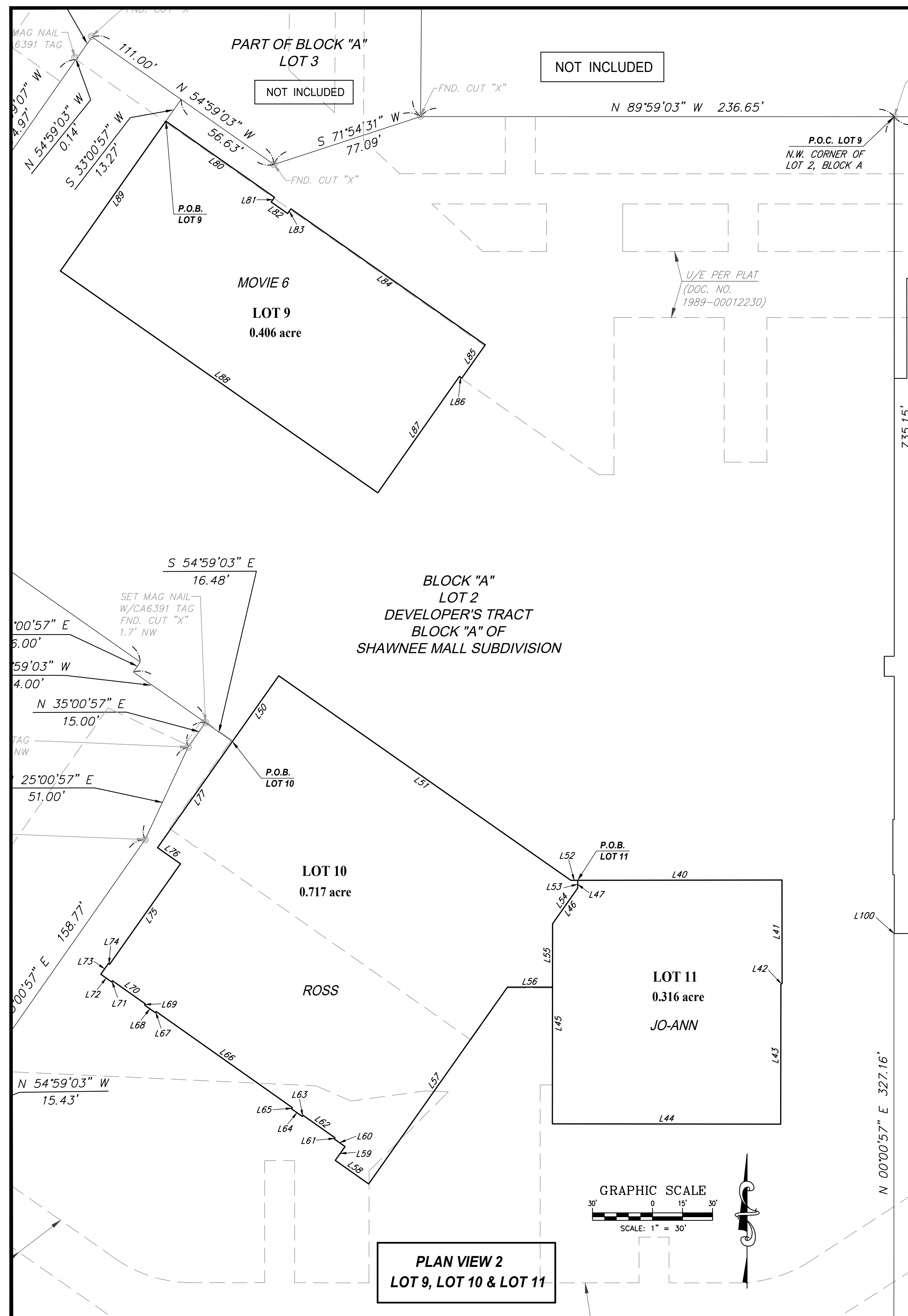
----- EXISTING EASEMENT

| LEGEND |                     |
|--------|---------------------|
| U/E    | UTILITY EASEMENT    |
| R.O.W. | RIGHT OF WAY        |
| P.O.C. | POINT OF COMMENCING |
| P.O.B. | POINT OF BEGINNING  |

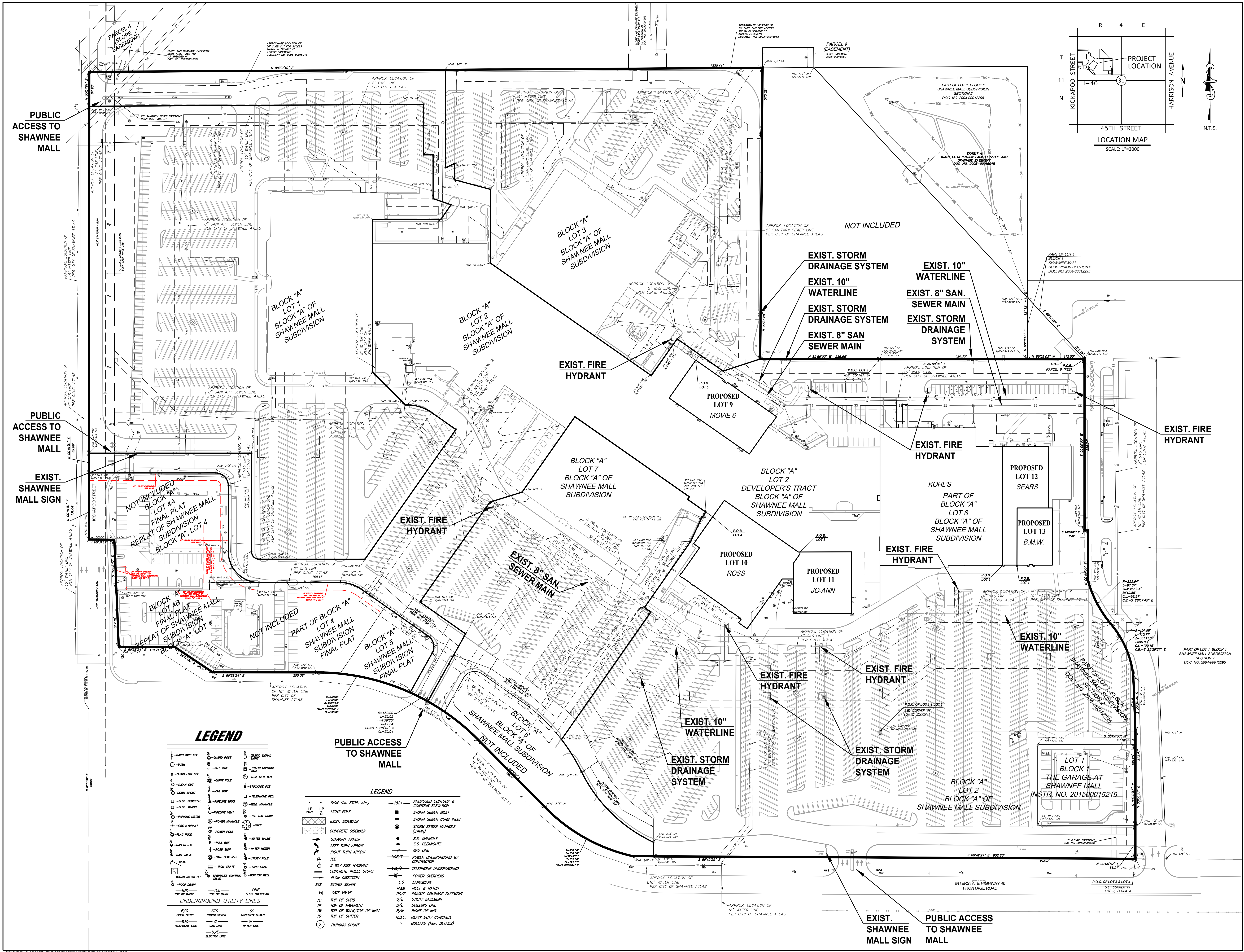
Date: 11-25-2020  
SMC CONSULTING ENGINEERS P.C.  
815 W. MAIN STREET  
OKLAHOMA CITY, OK 73106  
(405) 232-7715  
Oklahoma Certificate of Authorization No. 464 Exp. 6/30/2021











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**SITE PLAN**  
PREPARED FOR A REPEAT OF BLOCK A, LOTS 2 & 8  
SHAWNEE MALL SUBDIVISION

**SMC**  
SMC Consulting Engineers, P.C.  
1405-232-7715 FAX 405-232-7839  
www.smc-engineers.com  
KICKAPOO STREET & I-40 FRONTAGE RD.  
SHAWNEE, OKLAHOMA

PROJECT NO.: 2006.00  
DATE: 11/25/2009  
SCALE: N.T.S.  
DRAWN BY: MDS  
ENGINEER: MUHAMMAD A. KHAN  
P.E. NUMBER: 18318

EXISTING UTILITIES, ACCESS AND EASEMENT PLAN  
SHEET NO. A





## Community Development Department

### MEMORANDUM

DATE: Thursday, December 31st, 2020

TO: City of Shawnee Planning Commission

FROM: Rebecca Blaine, Planning Director, AICP

RE: Case #: PL02-21 Bentley Oaks Preliminary & Final Plat

Chairwoman and Commissioners,

This proposed Preliminary and Final Plat for Bentley Oaks Addition is for a 1+ acre tract for the creation of five (5) single-family residential, infill lots adjacent to Smoking Oaks on Hardesty Drive just west of Concord Boulevard. No new easements or roadways will be created. This proposal supports the need for additional housing as referenced in the 2040 Comprehensive Plan.





FINAL PLAT  
of  
**BENTLEY OAKS ADDITION**  
A Subdivision of the Northeast Quarter (NE/4) & the Northwest Quarter NW/4), Section One (1), Township  
Ten (10) North, Range Three (3) East of the Indian Meridian Pottawatomie County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

STATE OF \_\_\_\_\_ )  
SS) )  
COUNTY OF \_\_\_\_\_ )

KNOW ALL MEN BY THESE PRESENTS: J. Bentley Developments L.P. hereby certify that they are the record owners of, and the only persons, firm or corporation having title or interest in and to the land shown on the annexed Plat of BENTLEY OAKS ADDITION and that the Plat represents a correct survey of the above described property made with consent, and that we hereby dedicate to the Public use all the streets as shown on said annexed plat; that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF \_\_\_\_\_ )  
SS) )  
COUNTY OF \_\_\_\_\_ )

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

My Commission Number is, \_\_\_\_\_.

My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section One (1), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot Thirty (30), Block One (1), of the Amended Plat of SMOKING ACRES ADDITION, SECTION 4, to the City of Shawnee, according to the recorded plat thereof;  
Thence, N 00°00'00" E along the West line of said Amended Plat for a distance of 1098.50 feet; Thence, S 90°00'00" W for a distance of 15.00 feet to the POINT OF BEGINNING; Thence, S 00°00'00" W for a distance of 44.98 feet; Thence, N 75°00'00" W for a distance of 295.05 feet; Thence, N 00°00'00" E for a distance of 151.00 feet to a point on the South Right-of-Way line of Hardesty Drive, said point also being the Northeast corner of Lot Two (2), Block One (1), IRISH RIDGE ADDITION to the City of Shawnee; Thence, S 75°00'00" E along the South Right-of-Way line of Hardesty Drive a distance of 295.05 feet; Thence, S 00°00'00" W for a distance of 162.02 feet to the POINT OF BEGINNING.

Containing 43,033 Square Feet or 0.9881 Acres, more or less.

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the City of Shawnee, Oklahoma, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the City of Shawnee, Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

ATTEST:

CITY CLERK

MAYOR

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Pottawatomie County, State of Oklahoma; that the tax records of said county show all taxes are paid for the year 201\_ and prior years on the land shown on the annexed plat of Bentley Oaks Addition, in Pottawatomie County, Oklahoma and that the required statutory security has been deposited in the office of the Pottawatomie County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to

be executed at Shawnee, Oklahoma, on this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_, 20\_\_\_\_.

County Treasurer

Pottawatomie County, Oklahoma

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Pottawatomie County and State of Oklahoma, hereby certifies that the records of said county show that the Title to the land shown on the plat of Bentley Oaks Addition, an addition to Pottawatomie County, Oklahoma is vested in \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land owners thereof, that the taxes are paid for the year of \_\_\_\_\_ 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 Plat of Pottawatomie, except mortgages, rights of way, easements and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Title

Owner's Notary

County Treasurer

Department of  
Environmental Quality

City Corporate Seal

County Clerk

Land Surveyor's

Surveyor's Notary



LEGEND

● Set Monument

Plat Boundary Line

Lot Line (This Plat)

Ex. Lot Line

Easement/Setback Line (This Plat)

Ex. Easement, Setback, R/W Line

Ex. - Existing

U/E - Utility Easement

D/E - Drainage Easement

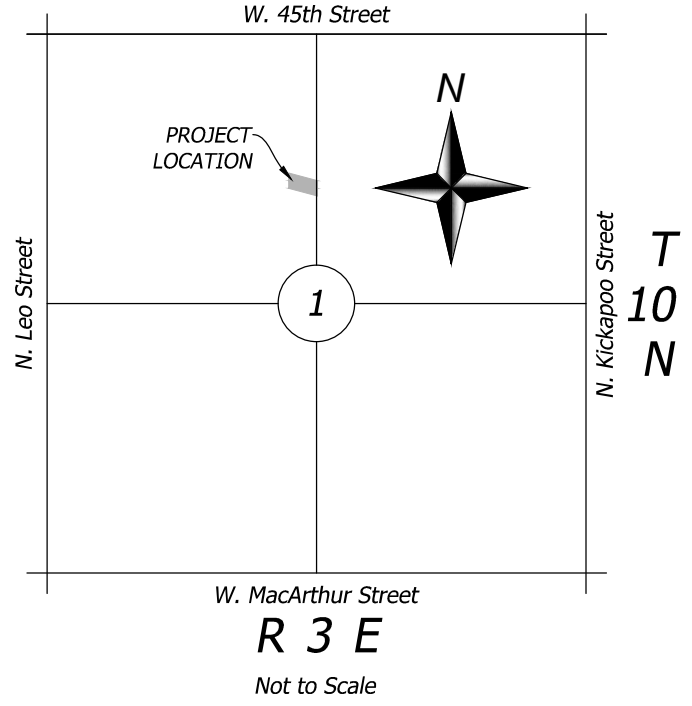
B/L - Building Limit Line

R/W - Right of Way

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2"

IRON PINS OR MAG NAILS WITH WASHERS

BOTH BEING STAMPED "GOLDEN GA 7263"



ACCEPTANCE OF DEDICATION POTTAWATOMIE COUNTY

Be it resolved by the Board of Commissioners, The County of Pottawatomie, that the dedications shown on the attached plat of Bentley Oaks Addition, are hereby approved.

Adopted by the Board of Commissioners, the County of Pottawatomie, This \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

Chairman

Member

Member

ATTEST:

County Clerk

SURVEYOR'S CERTIFICATE

STATE OF OKLAHOMA )  
SS) )  
COUNTY OF OKLAHOMA )

I, Troy Dee, a Licensed Professional Land Surveyor No. 1745 do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of Bentley Oaks Addition, an addition to Pottawatomie County, Oklahoma, consisting of one sheet, represents a survey made under my supervision, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and that the monuments shown thereon actually exist and their positions are correctly shown, that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors, and that said final plat complies with the requirements of title 11 Section 41-108 of the Oklahoma State Statutes

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Troy Dee  
Licensed Professional Land Surveyor, Oklahoma No. 1745 7304 NW 164th St., Suite #5,  
Edmond, OK 73013  
(405) 802-7883

STATE OF OKLAHOMA )  
SS) )  
COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared Troy Dee, 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.

WITNESS my hand and notarial seal the day and year last above written,

My Commission Number is, \_\_\_\_\_.

My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

PRELIMINARY

NOTES

I, 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, and that said Final Plat complies with the requirements of Title 11 Section 411-108 of the Oklahoma State Statutes.

Prepared By

**GOLDEN**  
**LAND SURVEYING**

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013

C.A.# 7263 / Exp. Date =6/30/2022

Telephone: (405) 802-7883 Email: troy@goldenls.com

Sheet 1 Of 2







## Community Development Department

### MEMORANDUM

DATE: Thursday, December 31st, 2020

TO: City of Shawnee Planning Commission

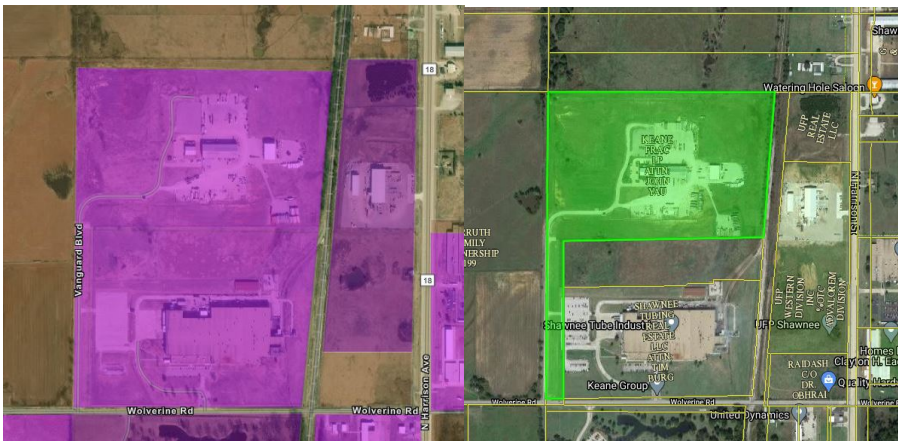
FROM: Rebecca Blaine, Planning Director, AICP

RE: Case #: PL03-21 Wolverine Park Preliminary Plat

---

Chairwoman and Commissioners,

Wolverine Park Preliminary Plat is proposed for the 58+ acre tract north on Wolverine Road just west of Harrison, the former location of Keane Frac. The zoning of the property is I-3 (Heavy Industrial District) which allows a medical marijuana-based business use by right.





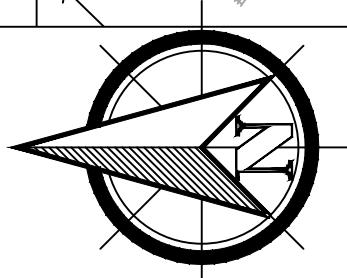
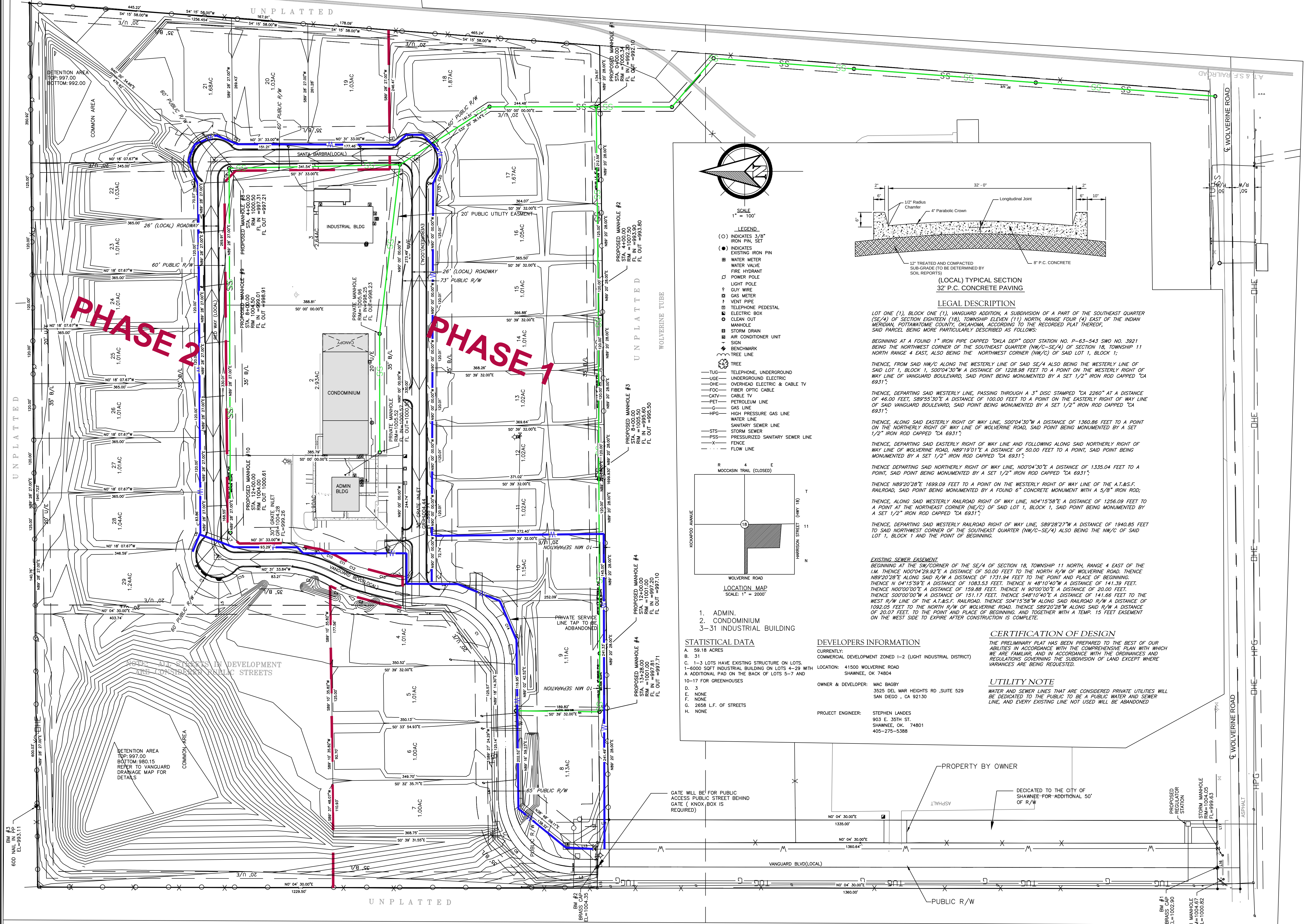
Upon review, staff recommends ***conditional approval*** of this preliminary plat with the following items satisfied on the Final Plat submittal:

1. Roadways behind the gate fronting Vanguard Boulevard remain private, as public streets cannot be gated.
2. The Plat shows a 32' street section, but plan view shows a 26' section.
3. There are multiple lots without appropriate fire hydrant coverage. Hydrants need to be added.
4. Multiple lots without appropriate sewer service. Additional public sewer should be extended to remove private services from running in ROW.
5. Bar ditches not allowed behind curb. (Subdivision regulation 60.8.1) Provide storm sewer.



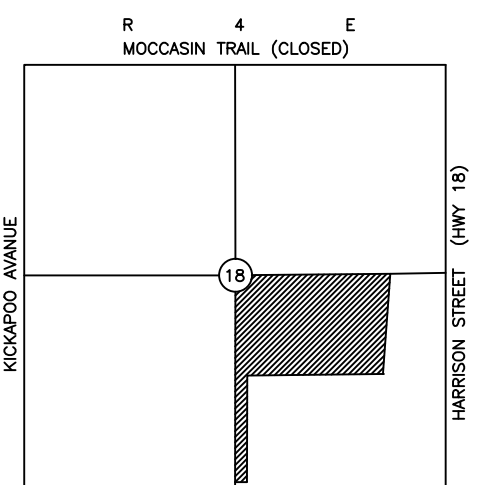
PRELIMINARY PLAT  
**WOLVERINE INDUSTRIAL PARK**  
SHAWNEE OKLAHOMA

A REPLAT OF THE VANGUARD ADDITION BLOCK 1 LOT 1 SUBDIVISION OF A PART OF THE SOUTH EAST QUARTER (SE/4),  
SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN,  
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



SCALE  
1" = 100'

- LEGEND**
- (O) INDICATES 3/8" IRON PIN SET
  - (●) INDICATES EXISTING IRON PIN
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - POWER POLE
  - LIGHT POLE
  - GUY WIRE
  - GAS METER
  - VENT PIPE
  - TELEPHONE PEDESTAL
  - ELECTRIC BOX
  - CLEAN OUT
  - MANHOLE
  - STORM DRAIN
  - AIR CONDITIONER UNIT
  - SIGN
  - BENCHMARK
  - TREE LINE
  - TUG
  - UNDERGROUND
  - UNDERGROUND ELECTRIC OVERHEAD ELECTRIC & CABLE TV
  - FIBER OPTIC CABLE
  - CABLE TV
  - PETROLEUM LINE
  - GAS LINE
  - HIGH PRESSURE GAS LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - STORM SEWER
  - PRESSURIZED SANITARY SEWER LINE
  - FENCE
  - FLOW LINE



1. ADMIN.  
2. CONDOMINIUM  
3-31 INDUSTRIAL BUILDING

**STATISTICAL DATA**

A. 59.18 ACRES  
B. 31  
C. 1-3 LOTS HAVE EXISTING STRUCTURE ON LOTS.  
1-8000 SQFT INDUSTRIAL BUILDING ON LOTS 4-29 WITH A ADDITIONAL PAD ON THE BACK OF LOTS 5-7 AND 10-17 FOR GREENHOUSES  
D. 3  
E. NONE  
F. 2658 L.F. OF STREETS  
G. NONE

**DEVELOPERS INFORMATION**

CURRENTLY:  
COMMERCIAL DEVELOPMENT ZONED 1-2 (LIGHT INDUSTRIAL DISTRICT)

LOCATION: 41500 WOLVERINE ROAD  
SHAWNEE, OK 74804

OWNER & DEVELOPER: MAC BAGBY  
3525 DEL MAR HEIGHTS RD, SUITE 529  
SAN DIEGO, CA 92130

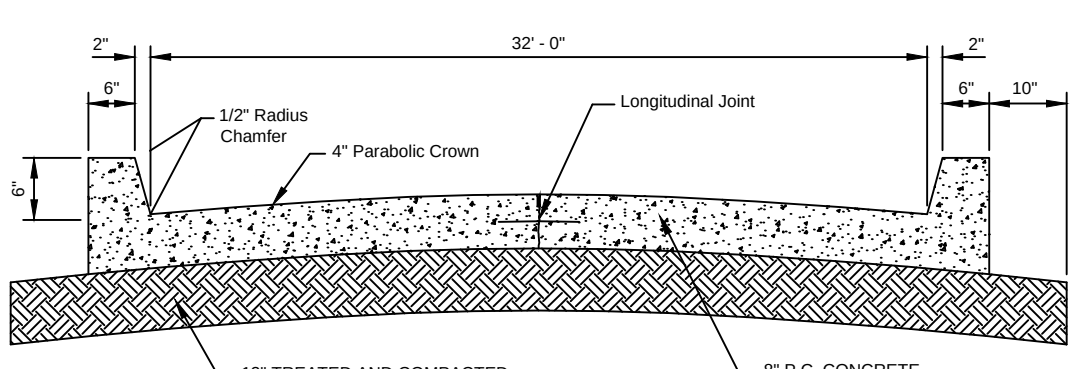
PROJECT ENGINEER: STEPHEN LANDES  
903 E. 35TH ST.  
SHAWNEE, OK, 74801  
405-275-5388

**CERTIFICATION OF DESIGN**

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

**UTILITY NOTE**

WATER AND SEWER LINES THAT ARE CONSIDERED PRIVATE UTILITIES WILL BE DEDICATED TO THE PUBLIC TO BE A PUBLIC WATER AND SEWER LINE, AND EVERY EXISTING LINE NOT USED WILL BE ABANDONED



(LOCAL) TYPICAL SECTION  
32" P.C. CONCRETE PAVING

**LEGAL DESCRIPTION**

LOT ONE (1), BLOCK ONE (1), VANGUARD ADDITION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" IRON PIPE CAPPED "OKLA DEP" ODOT STATION NO. P-63-543 SWO NO. 3921 BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (NW/4-SE/4) OF SECTION 18, TOWNSHIP 11 NORTH RANGE 4 EAST, ALSO BEING THE NORTHWEST CORNER (NW/C) OF SAID LOT 1, BLOCK 1;

THENCE, FROM SAID NW/C ALONG THE WESTERLY LINE OF SAID SE/4 ALSO BEING THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, 500'04"30"W A DISTANCE OF 1228.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VANGUARD BOULEVARD, SAID POINT BEING MONUMENTED BY A SET 1/2" IRON ROD CAPPED "CA 6931";

THENCE, DEPARTING SAID WESTERLY LINE, PASSING THROUGH A 3" DISC STAMPED "CA 2260" AT A DISTANCE OF 46.00 FEET, S89°55'30"E A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID VANGUARD BOULEVARD, SAID POINT BEING MONUMENTED BY A SET 1/2" IRON ROD CAPPED "CA 6931";

THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, S00°04'30"W A DISTANCE OF 1360.86 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WOLVERINE ROAD, SAID POINT BEING MONUMENTED BY A SET 1/2" IRON ROD CAPPED "CA 6931";

THENCE, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND FOLLOWING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WOLVERINE ROAD, N89°19'01"E A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING MONUMENTED BY A SET 1/2" IRON ROD CAPPED "CA 6931";

THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N00°04'30"E A DISTANCE OF 1335.04 FEET TO A POINT, SAID POINT BEING MONUMENTED BY A SET 1/2" IRON ROD CAPPED "CA 6931";

THENCE N89°20'28"E 1699.09 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE A.T.&S.F. RAILROAD, SAID POINT BEING MONUMENTED BY A FOUND 6" CONCRETE MONUMENT WITH A 5/8" IRON ROD;

THENCE, ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE, N04°15'58"E A DISTANCE OF 1256.09 FEET TO A POINT AT THE NORTH EAST CORNER (NE/C) OF SAID LOT 1, BLOCK 1, SAID POINT BEING MONUMENTED BY A SET 1/2" IRON ROD CAPPED "CA 6931";

THENCE, DEPARTING SAID WESTERLY RAILROAD RIGHT OF WAY LINE, S89°28'27"W A DISTANCE OF 1940.85 FEET TO SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER (NW/4-SE/4) ALSO BEING THE NW/C OF SAID LOT 1, BLOCK 1 AND THE POINT OF BEGINNING.

**EXISTING SEWER EASEMENT**

BEGINNING AT THE SW/CORNER OF THE SE/4 OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE I.M. THENCE N00°04'29.92"E A DISTANCE OF 50.00 FEET TO THE NORTH R/W OF WOLVERINE ROAD, THENCE N89°20'28"E ALONG SAID R/W A DISTANCE OF 1731.94 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE N 04°15'58"E A DISTANCE OF 1083.51 FEET, THENCE N 48°10'40"W A DISTANCE OF 141.39 FEET, THENCE N00°00'00"E A DISTANCE OF 159.88 FEET, THENCE N 90°00'00"E A DISTANCE OF 20.00 FEET, THENCE S00°00'00"W A DISTANCE OF 151.17 FEET, THENCE S48°10'40"E A DISTANCE OF 141.66 FEET TO THE WEST R/W LINE OF THE A.T.&S.F. RAILROAD, THENCE S04°15'58"W ALONG SAID RAILROAD R/W A DISTANCE OF 1083.05 FEET TO THE NORTH R/W OF WOLVERINE ROAD, THENCE S89°20'28"W ALONG SAID R/W A DISTANCE OF 20.07 FEET, TO THE POINT AND PLACE OF BEGINNING, AND TOGETHER WITH A TEMP. 15 FEET EASEMENT ON THE WEST SIDE TO EXPIRE AFTER CONSTRUCTION IS COMPLETE.

| Parcel Line Table |        |           |         |
|-------------------|--------|-----------|---------|
| Line #            | Length | Direction |         |
| L8                | 35.36  | S45° 31'  | 33.00"E |
| L9                | 35.19  | S44° 44'  | 13.50"W |
| L7                | 35.36  | N44° 28'  | 27.00"E |
| L11               | 25.00  | N0° 04'   | 30.00"E |
| L12               | 50.00  | S89° 55'  | 30.00"E |
| L5                | 69.95  | N89° 55'  | 30.00"W |
| L2                | 36.65  | N47° 07'  | 48.39"E |
| L10               | 54.02  | N90° 00'  | 00.00"W |
| L14               | 83.58  | N89° 55'  | 30.00"W |
| L15               | 16.42  | N89° 55'  | 30.00"W |
| L13               | 57.18  | N0° 04'   | 30.00"E |
| L16               | 100.01 | S89° 20'  | 28.00"W |
| L17               | 50.00  | S89° 20'  | 28.00"W |
| L1                | 30.78  | N37° 59'  | 56.18"W |
| L6                | 49.72  | N89° 28'  | 17.38"E |
| L3                | 39.67  | S0° 00'   | 00.00"E |
| L4                | 36.42  | N1° 04'   | 57.01"E |

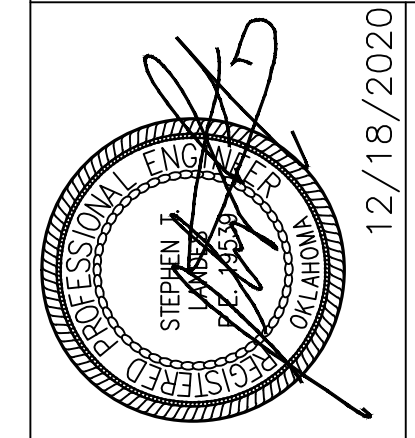
| Curve Table |        |         |        |                 |              |
|-------------|--------|---------|--------|-----------------|--------------|
| Curve #     | Length | Radius  | Delta  | Chord Direction | Chord Length |
| C13         | 65.15  | 1346.65 | 2.77   | N14° 54' 58"E   | 65.14        |
| C12         | 27.37  | 113.02  | 13.87  | N20° 45' 33"E   | 27.30        |
| C10         | 51.71  | 267.44  | 11.08  | N21° 43' 51"E   | 51.63        |
| C11         | 28.99  | 585.44  | 2.84   | N28° 22' 11"E   | 28.99        |
| C9          | 80.76  | 250.65  | 18.46  | N8° 30' 31"E    | 80.41        |
| C21         | 17.51  | 25.00   | 40.12  | S20° 35' 08"E   | 17.15        |
| C20         | 14.28  | 25.00   | 32.74  | N73° 37' 56"W   | 14.09        |
| C19         | 93.22  | 60.00   | 89.02  | N3° 51' 46"E    | 84.12        |
| C8          | 209.93 | 181.10  | 66.42  | S30° 07' 49"W   | 198.38       |
| C14         | 142.28 | 185.93  | 43.85  | N62° 58' 11"E   | 138.84       |
| C4          | 70.51  | 253.96  | 15.91  | N21° 43' 23"E   | 70.29        |
| C5          | 100.62 | 232.53  | 24.79  | N13° 40' 22"E   | 99.83        |
| C15         | 17.51  | 25.00   | 40.12  | N20° 35' 08"W   | 17.15        |
| C7          | 107.52 | 60.00   | 102.67 | N51° 20' 09"E   | 93.70        |
| C6          | 17.51  | 25.00   | 40.12  | S70° 27' 58"E   | 17.15        |
| C2          | 86.28  | 369.78  | 13.37  | N8° 16' 45"E    | 86.08        |
| C3          | 54.41  | 1015.21 | 3.07   | N14° 40' 04"E   | 54.41        |
| C1          | 182.42 | 120.08  | 87.04  | N46° 38' 49"E   | 165.38       |

| REVISIONS |  | NO. | DATE | DESC |
|-----------|--|-----|------|------|
|           |  |     |      |      |
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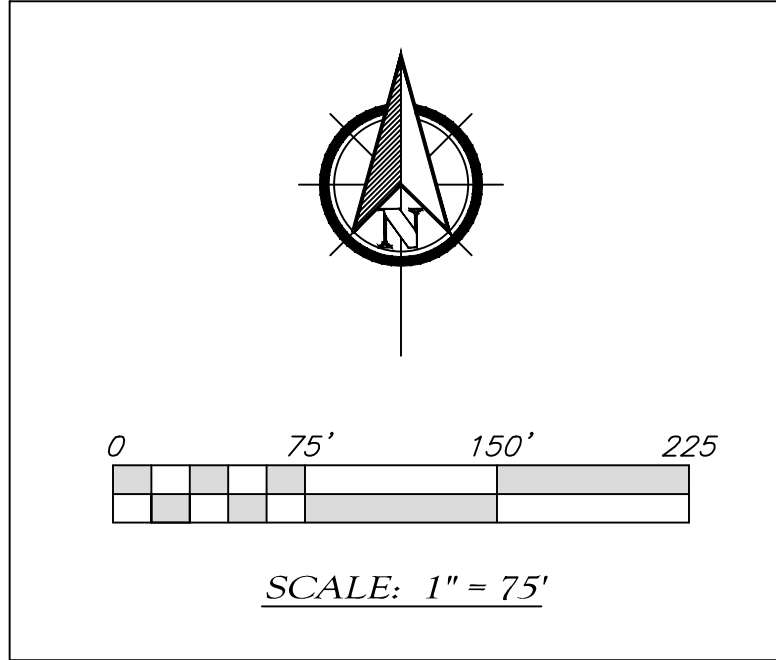
CLIENT: MAC BAGBY  
PROJECT: WOLVERINE INDUSTRIAL PARK  
SHEET TITLE: PRELIMINARY PLAT  
DESIGN CS: CHECK STL  
DRAWN CS: DATE 12/17/20  
SHEET C-1

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(405) 275-5388 \* Fax (405) 275-9047  
CA # 2260 EXP. 6-30-21

DATE: 12/18/2020  
STEPHEN T. LANDES P.E. #19539



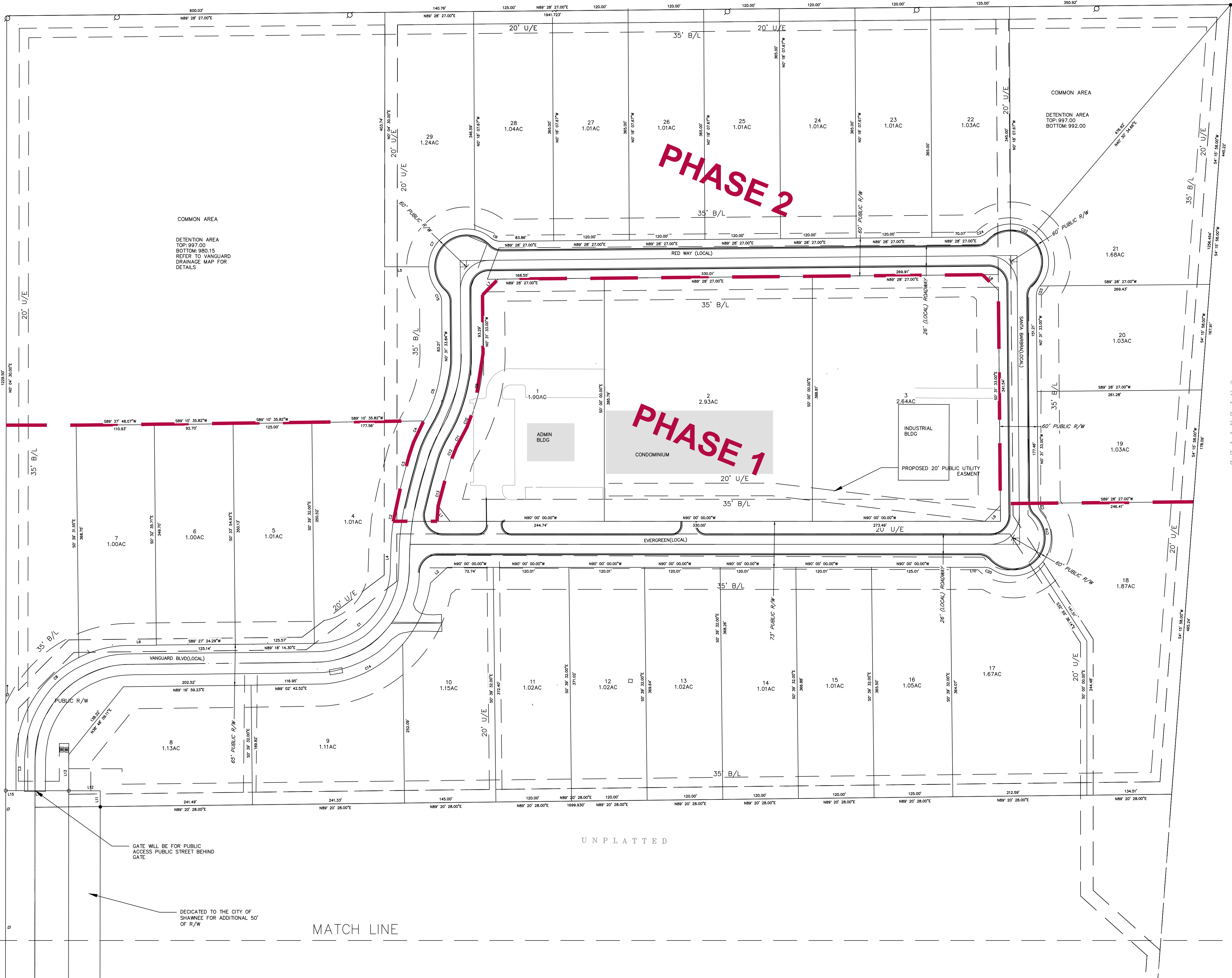




| Parcel Line Table |        |                  |
|-------------------|--------|------------------|
| Line #            | Length | Direction        |
| L8                | 35.36  | S45° 31' 33.00"E |
| L9                | 35.19  | S44° 44' 13.50"W |
| L7                | 35.36  | N44° 28' 27.00"E |
| L11               | 25.00  | N0° 04' 30.00"E  |
| L12               | 50.00  | S89° 55' 30.00"E |
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| L10               | 54.02  | N90° 00' 00.00"W |
| L14               | 83.58  | N89° 55' 30.00"W |
| L15               | 16.42  | N89° 55' 30.00"W |
| L13               | 57.18  | N0° 04' 30.00"E  |
| L16               | 100.01 | S89° 20' 28.00"W |
| L17               | 50.00  | S89° 20' 28.00"W |
| L1                | 30.78  | N37° 59' 56.18"W |
| L6                | 49.72  | N89° 28' 17.38"E |
| L3                | 39.67  | S0° 00' 00.00"E  |
| L4                | 36.42  | N1° 40' 57.01"E  |

| Curve Table |        |         |        |                 |
|-------------|--------|---------|--------|-----------------|
| Curve #     | Length | Radius  | Delta  | Chord Direction |
| C13         | 65.15  | 1346.65 | 2.77   | N14° 54' 58"E   |
| C12         | 27.37  | 113.02  | 13.87  | N20° 45' 33"E   |
| C10         | 51.71  | 267.44  | 11.08  | N21° 43' 51"E   |
| C11         | 28.99  | 585.44  | 2.84   | N28° 22' 11"E   |
| C9          | 80.76  | 250.85  | 18.46  | N8° 30' 31"E    |
| C21         | 17.51  | 25.00   | 40.12  | S20° 35' 08"E   |
| C20         | 14.28  | 25.00   | 32.74  | N73° 37' 56"W   |
| C19         | 93.22  | 60.00   | 89.02  | N3° 51' 46"E    |
| C8          | 209.93 | 181.10  | 66.42  | S30° 07' 49"W   |
| C14         | 142.28 | 185.93  | 43.85  | N62° 58' 11"E   |
| C4          | 70.51  | 253.96  | 15.91  | N21° 43' 23"E   |
| C5          | 100.62 | 232.53  | 24.79  | N13° 40' 22"E   |
| C15         | 17.51  | 25.00   | 40.12  | N20° 35' 08"W   |
| C7          | 107.52 | 60.00   | 102.67 | N51° 20' 09"E   |
| C6          | 17.51  | 25.00   | 40.12  | S70° 27' 58"E   |
| C2          | 86.28  | 369.78  | 13.37  | N8° 16' 45"E    |
| C3          | 54.41  | 1015.21 | 3.07   | N14° 40' 04"E   |
| C1          | 182.42 | 120.08  | 87.04  | N46° 38' 49"E   |

NOTE: ALL STREETS IN DEVELOPMENT ARE CONSIDERED PUBLIC STREETS



Revisions

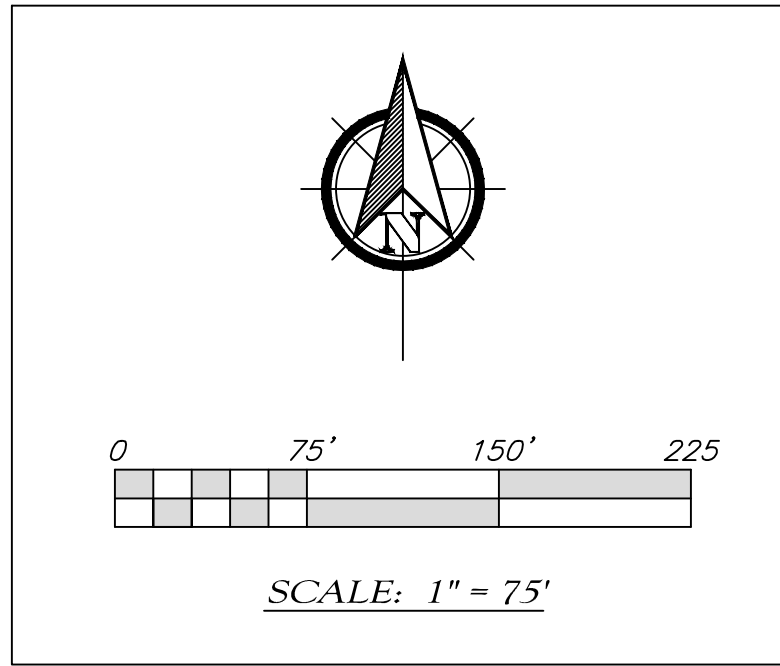
NO. DATE DESC

DATE: 12/18/2020  
STEPHEN T. LANDES P.E. #19539

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(405) 275-5388 \* Fax (405) 275-9047  
CA # 2260 EXP. 6-30-21

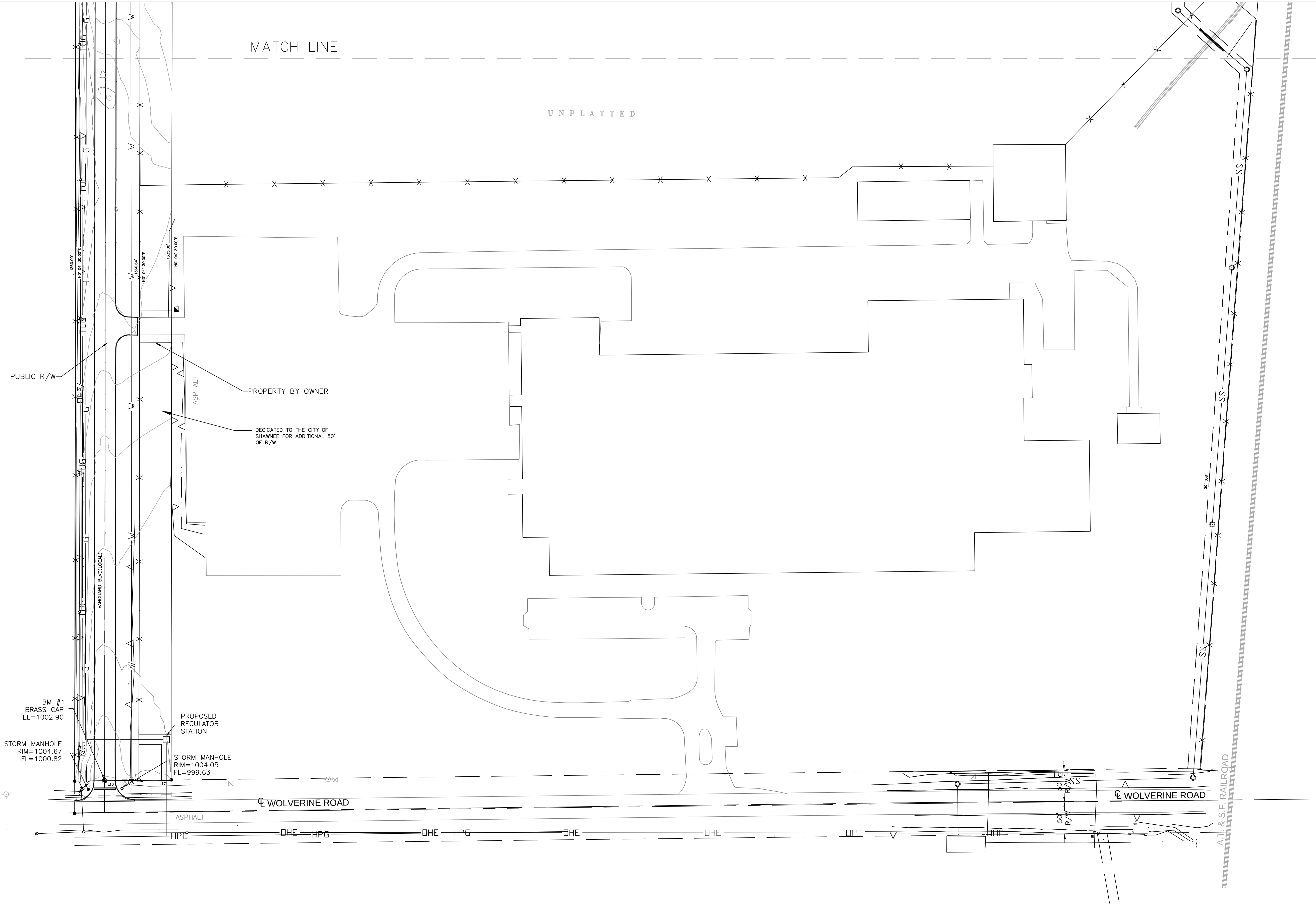
CLIENT: MAC BAGBY  
PROJECT: WOLVERINE INDUSTRIAL PARK  
SHEET TITLE: PRELIMINARY PLAT (N)  
DESIGN CS: CHECK STL  
DRAWN CS: DATE: 12/17/20  
SHEET: C-2





| Parcel Line Table |        |                  |
|-------------------|--------|------------------|
| Line #            | Length | Direction        |
| L8                | 35.36  | S45° 31' 33.00"E |
| L9                | 35.19  | S44° 44' 13.50"W |
| L7                | 35.36  | N44° 28' 27.00"E |
| L11               | 25.00  | N0° 04' 30.00"E  |
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| L10               | 54.02  | N90° 00' 00.00"W |
| L14               | 83.58  | N89° 55' 30.00"W |
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| L17               | 50.00  | S89° 20' 28.00"W |
| L1                | 30.78  | N37° 59' 56.18"W |
| L6                | 49.72  | N89° 26' 17.38"E |
| L3                | 39.67  | S0° 00' 00.00"E  |
| L4                | 36.42  | N1° 40' 57.01"E  |

| Curve Table |        |         |        |                 |              |
|-------------|--------|---------|--------|-----------------|--------------|
| Curve #     | Length | Radius  | Delta  | Chord Direction | Chord Length |
| C13         | 65.15  | 1346.65 | 2.77   | N14° 54' 58"E   | 65.14        |
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| C10         | 51.71  | 267.44  | 11.08  | N21° 43' 51"E   | 51.63        |
| C11         | 28.99  | 585.44  | 2.84   | N28° 22' 11"E   | 28.99        |
| C9          | 80.76  | 250.65  | 18.46  | N8° 30' 31"E    | 80.41        |
| C21         | 17.51  | 25.00   | 40.12  | S20° 35' 08"E   | 17.15        |
| C20         | 14.28  | 25.00   | 32.74  | N73° 37' 56"W   | 14.09        |
| C19         | 93.22  | 60.00   | 89.02  | N3° 51' 46"E    | 84.12        |
| C8          | 209.93 | 181.10  | 66.42  | S30° 07' 49"W   | 198.38       |
| C14         | 142.28 | 185.93  | 43.85  | N62° 58' 11"E   | 138.84       |
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| C1          | 182.42 | 120.08  | 87.04  | N46° 38' 49"E   | 165.38       |



Revisions

| NO. | DATE | DESC |
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|     |      |      |
|     |      |      |
|     |      |      |

DATE: 12/18/2020  
STEPHEN T. LANDES P.E. #19539

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(405) 275-5388 \* Fax (405) 275-9047  
CA # 2260 EXP. 6-30-21

CLIENT  
MAC BAGBY

PROJECT  
WOLVERINE INDUSTRIAL PARK

SHEET TITLE  
PRELIMINARY PLAT (S)

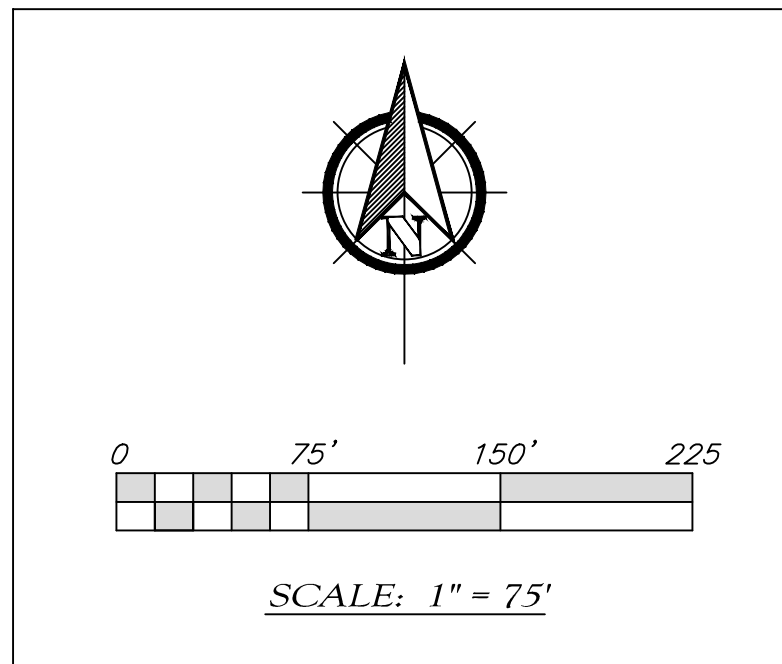
DESIGN CS  
CHECK STL

DRAWN CS  
DATE 12/17/20

SHEET  
C-3

|             |                           |
|-------------|---------------------------|
| CLIENT      | MAC BAGBY                 |
| PROJECT     | WOLVERINE INDUSTRIAL PARK |
| SHEET TITLE | PRELIMINARY PLAT (S)      |
| DESIGN CS   | CHECK STL                 |
| DRAWN CS    | DATE 12/17/20             |
| SHEET       | C-3                       |

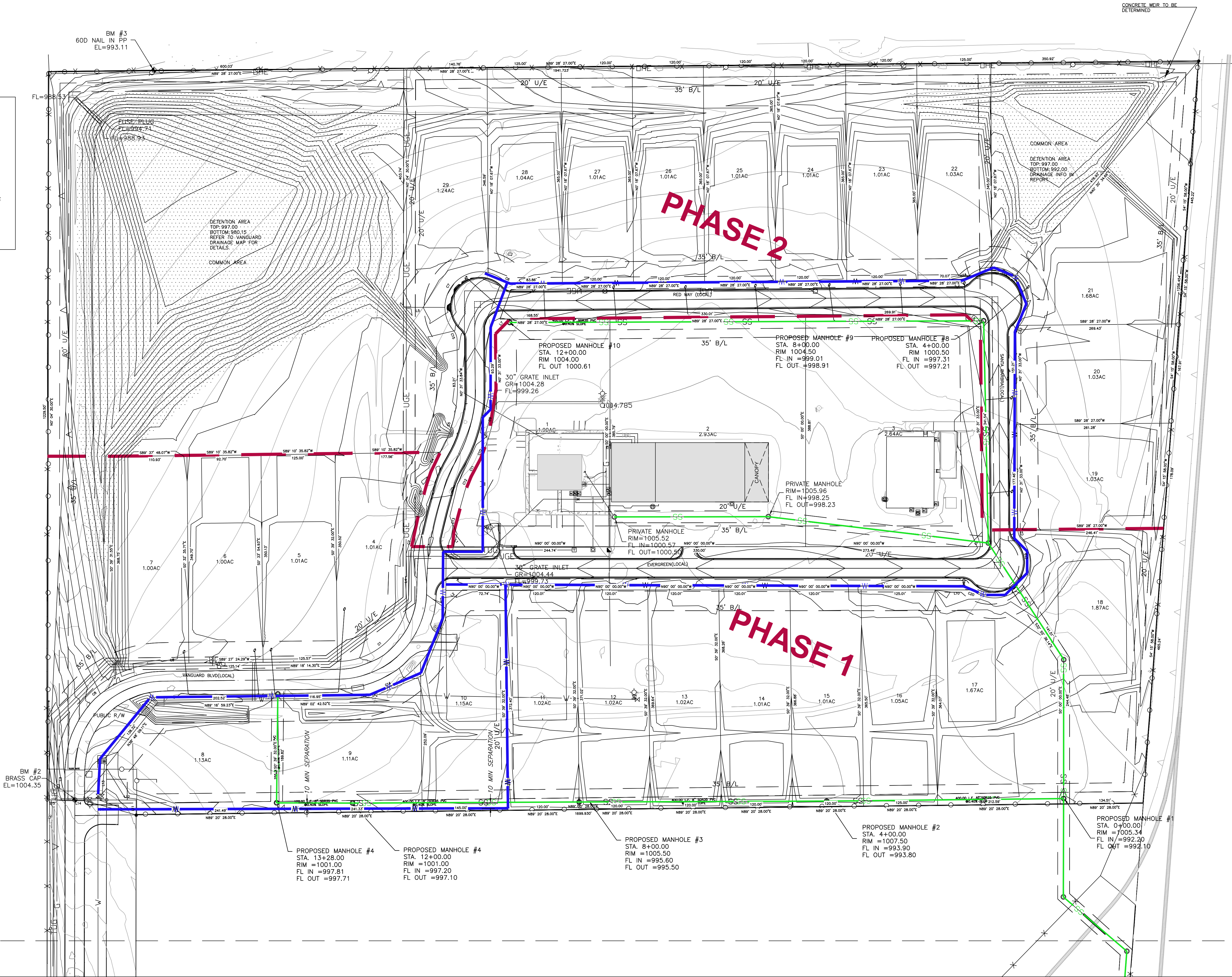




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| L16               | 100.01 | S89° 20' 28.00"W |  |
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| L1                | 30.78  | N37° 59' 56.18"W |  |
| L6                | 49.72  | N89° 26' 17.38"E |  |
| L3                | 39.67  | S0° 00' 00.00"E  |  |
| L4                | 36.42  | N1° 40' 57.01"E  |  |

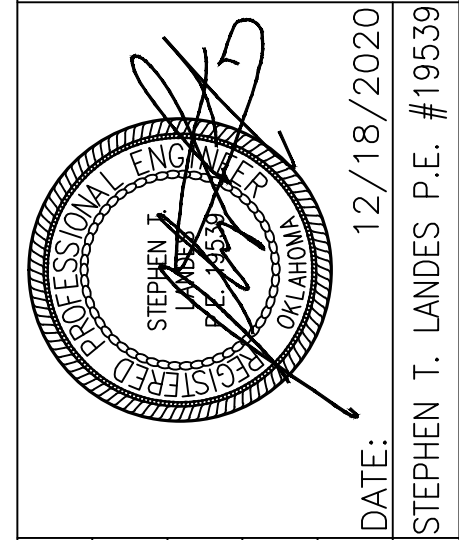
| Curve Table |        |         |        |                 |              |
|-------------|--------|---------|--------|-----------------|--------------|
| Curve #     | Length | Radius  | Delta  | Chord Direction | Chord Length |
| C13         | 65.15  | 1346.65 | 2.77   | N14° 54' 58"E   | 65.14        |
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| C10         | 51.71  | 267.44  | 11.08  | N21° 43' 51"E   | 51.63        |
| C11         | 28.99  | 585.44  | 2.84   | N28° 22' 11"E   | 28.99        |
| C9          | 80.76  | 250.65  | 18.46  | N8° 30' 31"E    | 80.41        |
| C21         | 17.51  | 25.00   | 40.12  | S20° 35' 08"E   | 17.15        |
| C20         | 14.28  | 25.00   | 32.74  | N73° 37' 56"W   | 14.09        |
| C19         | 93.22  | 60.00   | 89.02  | N3° 51' 46"E    | 84.12        |
| C8          | 209.93 | 181.10  | 66.42  | S30° 07' 49"W   | 196.38       |
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| C6          | 17.51  | 25.00   | 40.12  | S70° 27' 58"E   | 17.15        |
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| C3          | 54.41  | 1015.21 | 3.07   | N14° 40' 04"E   | 54.41        |
| C1          | 182.42 | 120.08  | 87.04  | N46° 38' 49"E   | 165.38       |

NOTE: ALL STREETS IN DEVELOPMENT  
ARE CONSIDERED PUBLIC STREETS



Revisions

| NO. | DATE | DESC |
|-----|------|------|
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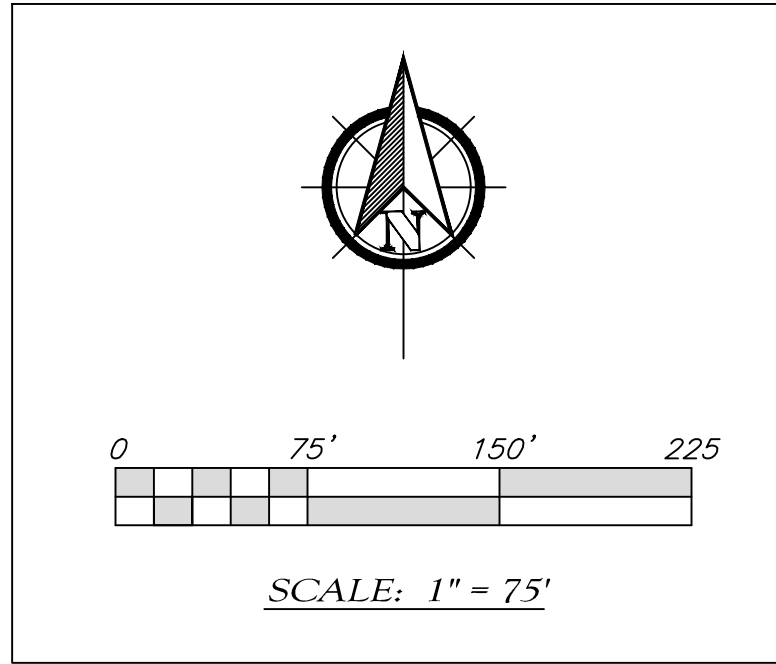


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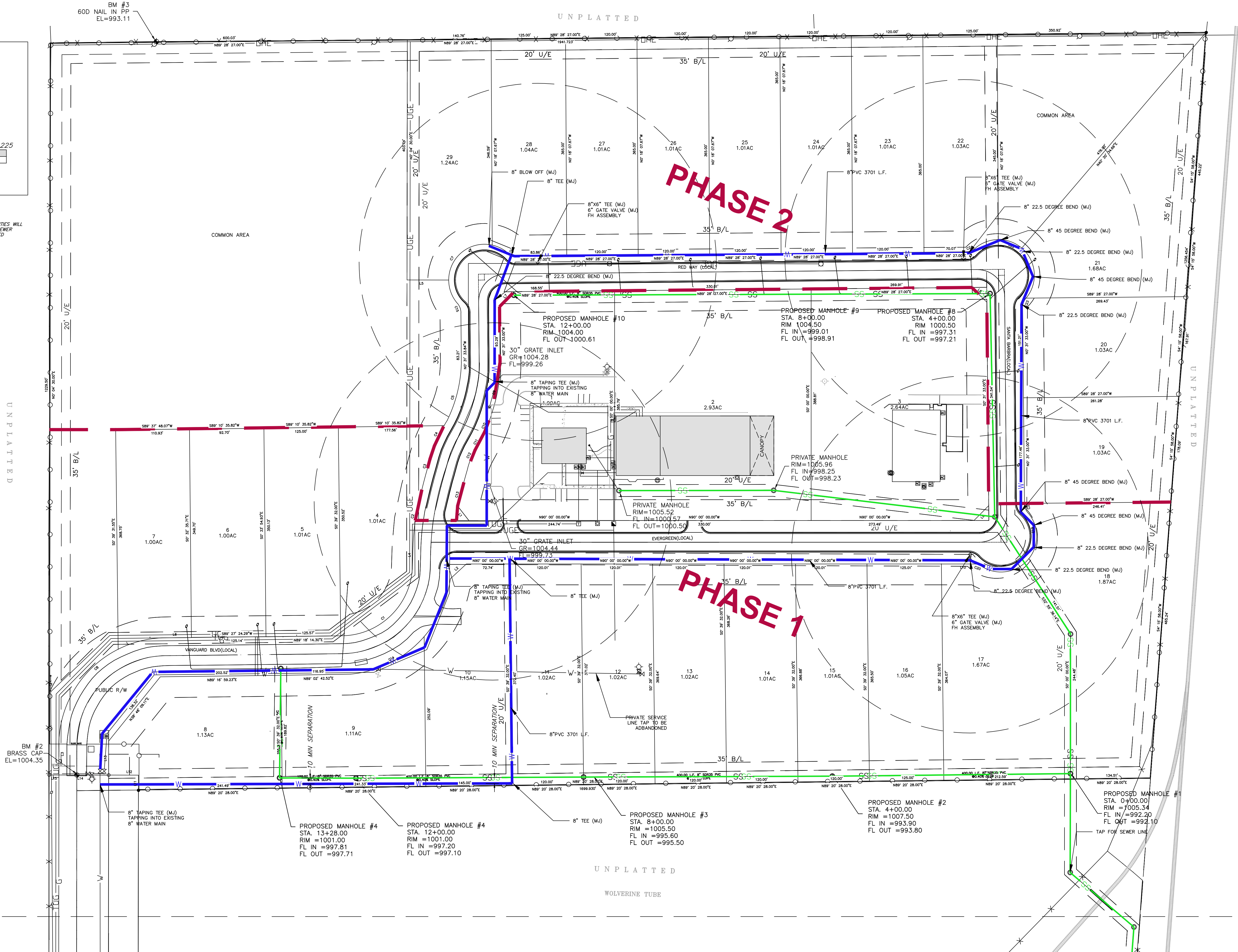
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Shawnee, OK 74802-1032  
(405) 275-5388 \* Fax (405) 275-9047  
CA # 2260 EXP. 6-30-21

|             |                           |
|-------------|---------------------------|
| CLIENT      | MAC BAGBY                 |
| PROJECT     | WOLVERINE INDUSTRIAL PARK |
| SHEET TITLE | PAVING AND GRADING (N)    |
| DESIGN CS   | CHECK STL                 |
| DRAWN CS    | DATE 12/17/20             |
| SHEET       | C-4                       |





**UTILITY NOTE**  
WATER AND SEWER LINES THAT ARE CONSIDERED PRIVATE UTILITIES WILL BE DEDICATED TO THE PUBLIC TO BE A PUBLIC WATER AND SEWER LINE, AND EVERY EXISTING LINE NOT USED WILL BE ABANDONED



Revisions

| NO. | DATE | DESC |
|-----|------|------|
|     |      |      |
|     |      |      |
|     |      |      |
|     |      |      |

CLIENT

MAC BAGBY

PROJECT

WOLVERINE INDUSTRIAL PARK

SHEET TITLE

UTILITIES (N)

DESIGN CS

CHECK STL

DATE

12/17/20

SHEET

C-5

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CA # 2260 EXP. 6-30-21

DATE: 12/18/2020

STEPHEN T. LANDES P.E. #19539





Community Development Department

**MEMORANDUM**

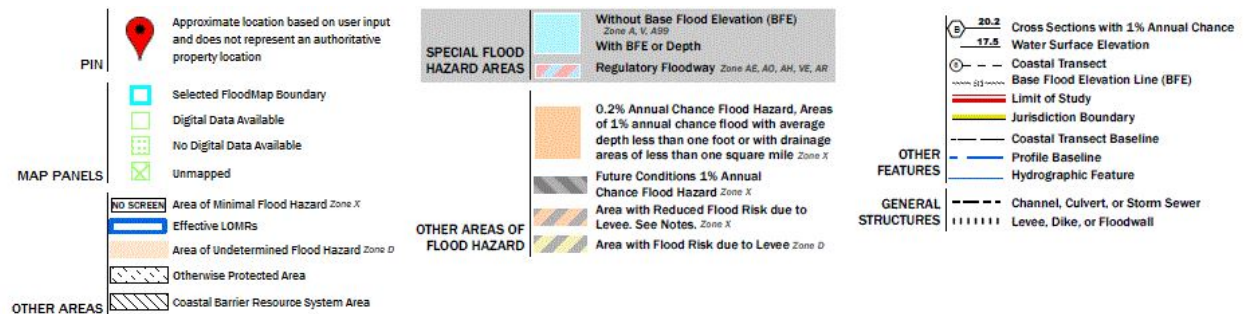
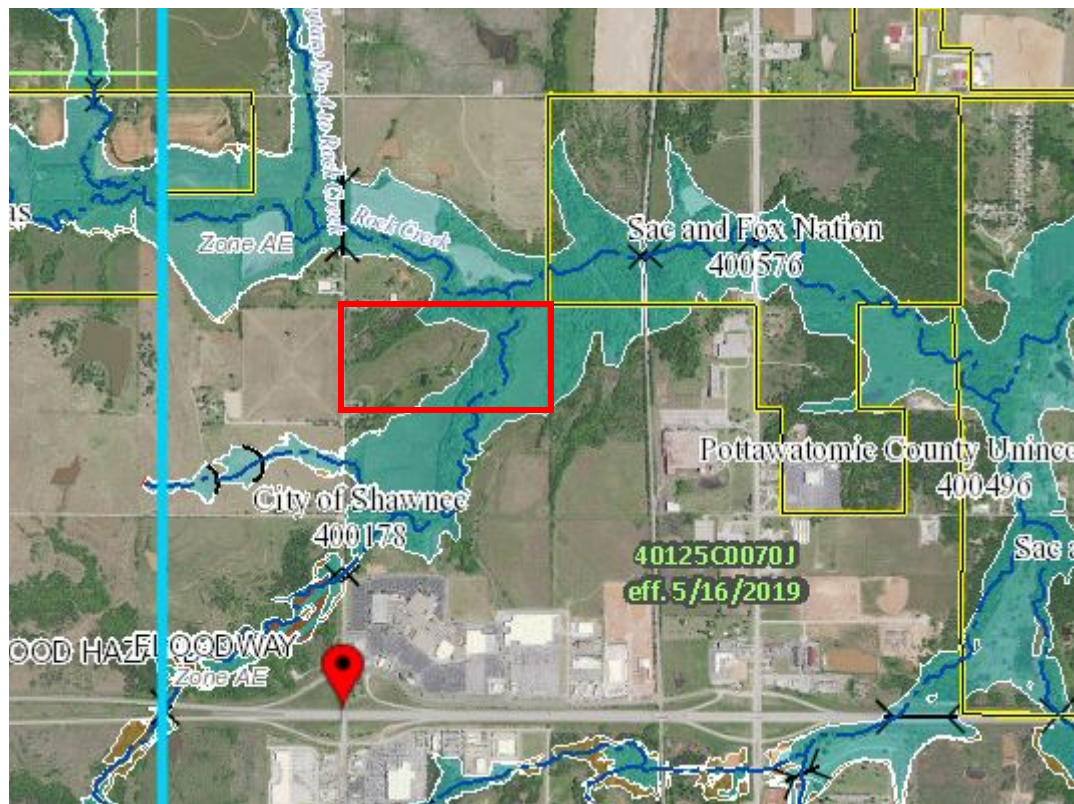
DATE: Thursday, December 31st, 2020  
TO: City of Shawnee Planning Commission  
FROM: Rebecca Blaine, Planning Director, AICP, CFM  
RE: Case #: PL04-21 Trails End Preliminary Plat

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Chairwoman and Commissioners,

The Preliminary Plat for Trails End is for an 80-acre tract approximately 3800' north of Interstate 40 (I-40) on the east side of N. Kickapoo. According to FIRM Panel 40125C0070J (effective 05/16/2019), the 100-year floodplain inundates a portion of this property. Currently, as proposed, the east detention pond as well as 19 residential lots are impacted by the 100-year floodplain (. It is staff's understanding that the developer, Greg Brown Homes, LLC, and their engineering firm, Crafton Tull, have plans to file an application with FEMA for a LOMR-F (Letter of Map Revision with Fill). The Final Plat will need to be submitted with approval from FEMA for this request to be granted, or a revision of the proposed detention and lot boundaries so that they are out of the 100-year floodplain. Both the lowest point on the lot and the lowest floor of the structure must be at or above the one-percent-annual-chance flood elevation. The requester is responsible for providing all supporting information, including elevation information certified by a Licensed Land Surveyor or Registered Professional Engineer.

Note the southwest cul-de-sac is less than 100' from the property line. Staff is comfortable with the current proposal. Staff also recommends a walking path around one of the detention ponds to add a quality of life element encouraged in the 2040 Comprehensive Plan.

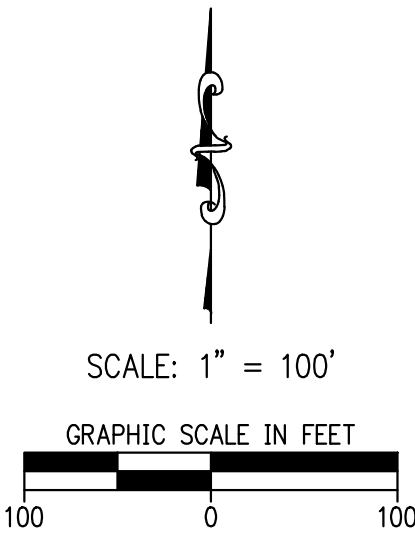




PROJECT OWNER AND DEVELOPER:

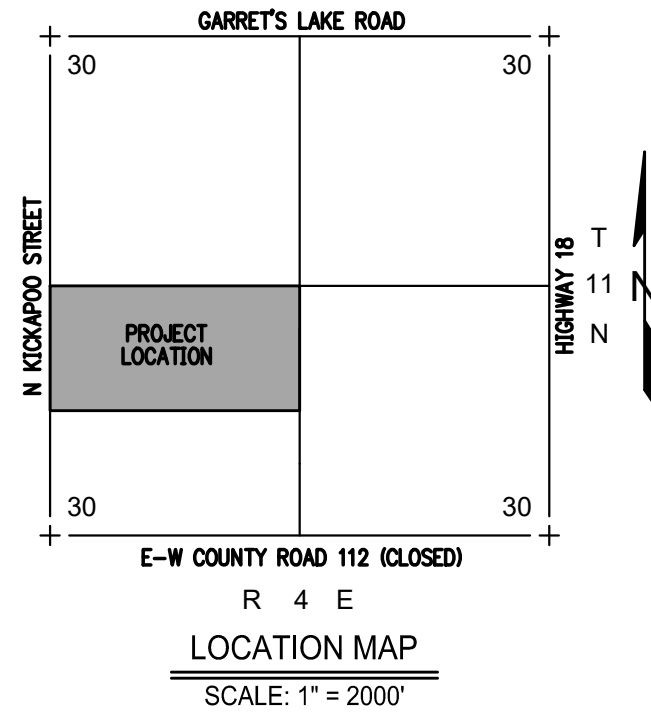
GREG BROWN  
LIVE ORANGE, LLC  
2510 E. INDEPENDENCE #400  
SHAWNEE, OK 74804

PH: (405) 273-1671



PRELIMINARY PLAT  
OF  
**TRAILS END**

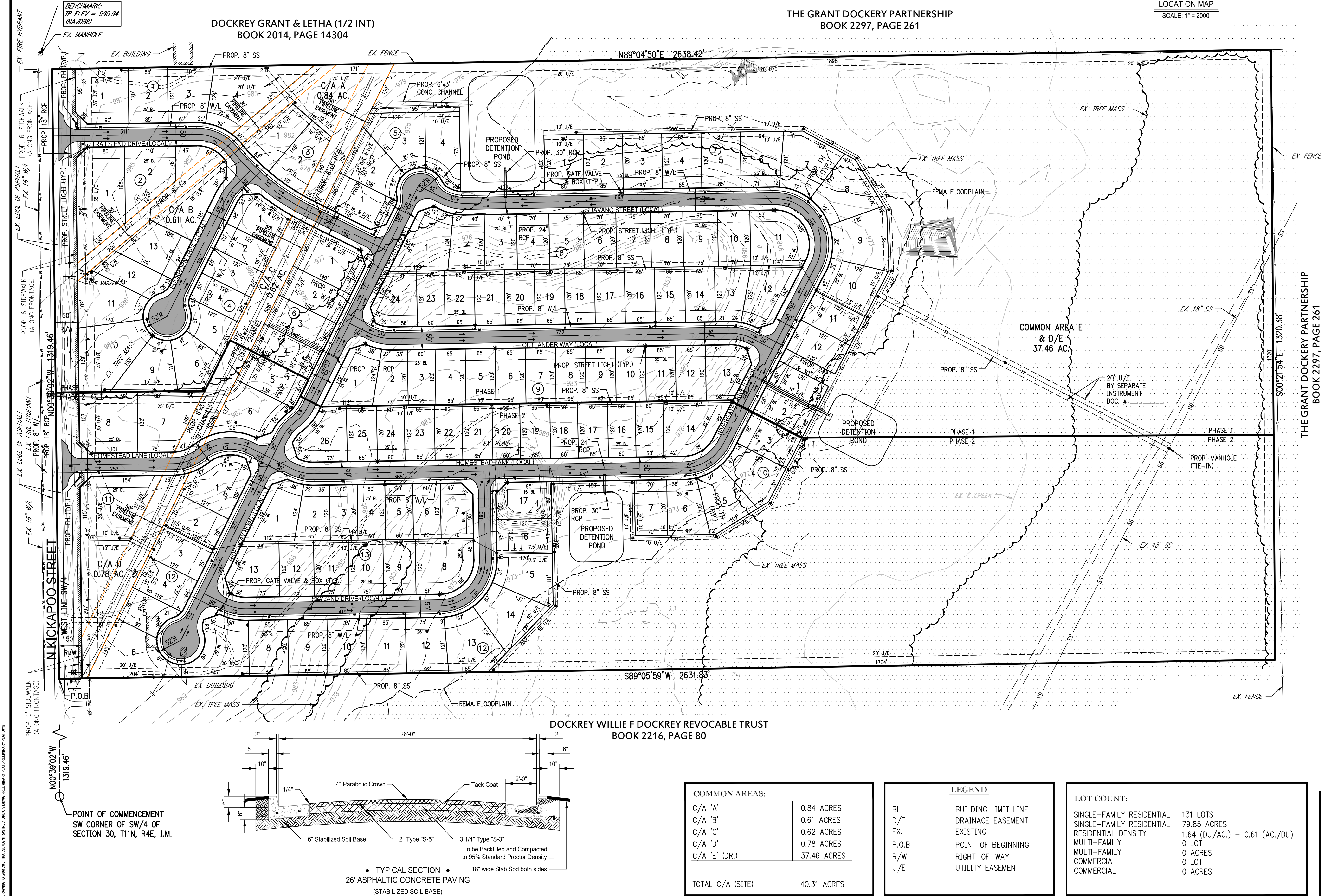
A PART OF THE SW/4 OF SECTION 30, T11N, R4E, I.M.  
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



| CURVE TABLE |         |         |            |                 |              |
|-------------|---------|---------|------------|-----------------|--------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | CHORD DIRECTION | CHORD LENGTH |
| C1          | 89.40'  | 100.00' | 051°13'26" | N65° 02' 19"W   | 86.45'       |
| C2          | 209.59' | 500.00' | 024°01'01" | S51° 26' 06"E   | 208.06'      |
| C3          | 30.65'  | 100.00' | 017°33'42" | S35° 20' 14"W   | 30.53'       |
| C4          | 45.10'  | 100.00' | 025°50'31" | N39° 28' 39"E   | 44.72'       |
| C5          | 45.10'  | 100.00' | 025°50'31" | S39° 28' 38"W   | 44.72'       |
| C6          | 66.61'  | 100.00' | 038°09'53" | N70° 16' 01"E   | 65.39'       |
| C7          | 114.10' | 100.00' | 065°22'18" | S83° 52' 14"W   | 108.01'      |
| C8          | 47.92'  | 100.00' | 027°27'24" | S77° 10' 19"E   | 47.46'       |
| C9          | 47.92'  | 100.00' | 027°27'24" | S77° 10' 19"E   | 47.46'       |
| C10         | 157.08' | 100.00' | 090°00'00" | N44° 05' 59"E   | 141.42'      |
| C11         | 107.57' | 100.00' | 061°37'53" | N58° 17' 03"E   | 102.46'      |
| C12         | 47.92'  | 100.00' | 027°27'24" | S77° 10' 19"E   | 47.46'       |
| C13         | 49.51'  | 100.00' | 028°22'07" | N76° 42' 57"W   | 49.01'       |
| C14         | 47.92'  | 100.00' | 027°27'24" | S77° 10' 19"E   | 47.46'       |
| C15         | 206.59' | 100.00' | 118°22'07" | N31° 42' 57"W   | 171.76'      |

DOCKREY GRANT & LETHA (1/2 INT)  
BOOK 2014, PAGE 14304

THE GRANT DOCKERY PARTNERSHIP  
BOOK 2297, PAGE 261



| TRAILS END - PRELIMINARY<br>MINIMUM FINISHED FLOOR ELEVATIONS (F.F.E.) |     |                  |                    |
|------------------------------------------------------------------------|-----|------------------|--------------------|
| BLOCK                                                                  | LOT | F.F.E.<br>(MIN.) | FEMA<br>100-YR WSE |
| 7                                                                      | 1   | 975.30           | 974.30             |
| 7                                                                      | 2   | 975.20           | 974.20             |
| 7                                                                      | 3   | 975.10           | 974.10             |
| 7                                                                      | 4   | 975.00           | 974.00             |
| 7                                                                      | 5   | 974.90           | 973.90             |
| 7                                                                      | 6   | 974.80           | 973.80             |
| 7                                                                      | 7   | 974.70           | 973.70             |
| 7                                                                      | 8   | 974.60           | 973.60             |
| 7                                                                      | 11  | 974.55           | 973.55             |
| 7                                                                      | 12  | 974.60           | 973.60             |
| 10                                                                     | 1   | 974.70           | 973.70             |
| 10                                                                     | 2   | 974.75           | 973.75             |
| 10                                                                     | 3   | 974.80           | 973.80             |
| 10                                                                     | 4   | 974.85           | 973.85             |
| 10                                                                     | 5   | 974.90           | 973.90             |
| 10                                                                     | 6   | 975.50           | 974.00             |
| 12                                                                     | 13  | 975.50           | 974.50             |
| 12                                                                     | 14  | 976.00           | 975.00             |
| 12                                                                     | 15  | 976.50           | 975.50             |

NOTES

- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owner's Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- Refer to corresponding Drainage Map and Drainage Report for detailed design calculations and sizes for all proposed storm sewer.

LEGAL DESCRIPTION

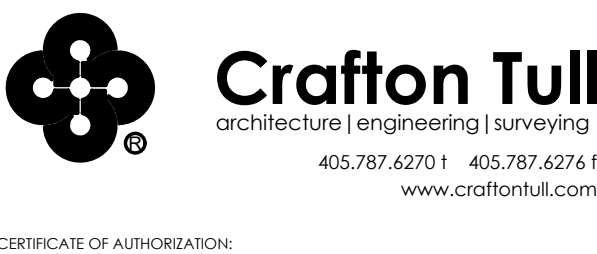
A tract of land situate within a portion of the Southwest (SW/4) Quarter of Section Thirty (30), Township Eleven North (T11N), Range Four East (R4E) of the Indian Meridian (I.M.) in SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, being more particularly described as follows:

COMMENCING at the Southwest Corner of said SW/4; thence  
N00°39'02"W along the West line of said SW/4 a distance of 1319.46 feet to the  
POINT OF BEGINNING; thence continuing

N00°39'02"W along said line a distance of 1319.46 feet  
N89°04'50"E a distance of 2638.42 feet; thence  
S00°21'54"E a distance of 1320.38 feet; thence  
S89°05'59"W a distance of 2631.83 feet to the POINT OF BEGINNING.

Said tract contains 3,478,062 Sq Ft or 79.85 Acres, more or less.

PRELIMINARY PLAT TO SERVE  
TRAILS END



SHEET NO.: 1 OF 1  
DATE: 12/29/2020  
PROJECT NO.: 20615900

| COMMON AREAS:    |             |
|------------------|-------------|
| C/A 'A'          | 0.84 ACRES  |
| C/A 'B'          | 0.61 ACRES  |
| C/A 'C'          | 0.62 ACRES  |
| C/A 'D'          | 0.78 ACRES  |
| C/A 'E' (DR.)    | 37.46 ACRES |
| TOTAL C/A (SITE) | 40.31 ACRES |

| LEGEND |                     |
|--------|---------------------|
| BL     | BUILDING LIMIT LINE |
| D/E    | DRAINAGE EASEMENT   |
| EX.    | EXISTING            |
| P.O.B. | POINT OF BEGINNING  |
| R/W    | RIGHT-OF-WAY        |
| U/E    | UTILITY EASEMENT    |

LOT COUNT:

|                           |                               |
|---------------------------|-------------------------------|
| SINGLE-FAMILY RESIDENTIAL | 131 LOTS                      |
| SINGLE-FAMILY RESIDENTIAL | 79.85 ACRES                   |
| RESIDENTIAL DENSITY       | 1.64 (DU/AC.) - 0.61 (AC./DU) |
| MULTI-FAMILY              | 0 LOT                         |
| MULTI-FAMILY              | 0 ACRES                       |
| COMMERCIAL                | 0 LOT                         |
| COMMERCIAL                | 0 ACRES                       |