

AGENDA
PLANNING COMMISSION
MAY 7, 2025 AT 1:30 PM
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

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

CALL TO ORDER

DECLARATION OF QUORUM

1. Consideration of approval of the Minutes from the February 5, 2025, regular meeting.
2. Consideration of a request for a Preliminary Plat for Shawnee Twin Lakes – No. 1, Phase 3
3. Community Development Department Updates
4. Commissioners Comments
5. Adjournment

Respectfully submitted,



Rian Harkins, Secretary

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

PLANNING COMMISSION MINUTES

DATE: February 5, 2025

MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on February 5, 2025, at 1:30 p.m., according to notice duly posted as prescribed by law.

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

The following Commissioners were present:

Present: Johnson, Porter, Barrett, Reese, Alexander

Absent: Hayes, Hembree

Item 1. Consideration of approval of the minutes from the regular meeting on December 4, 2024. Chair Barrett asked for questions or corrections to the minutes.

Commissioner Reese made a motion to **Approve** the minutes as presented, which Commissioner Alexander seconded. Motion **passed 5-0-0.**

Aye: Johnson, Barrett, Reese, Porter, Alexander,

Nay: None

Abstain: None

Item 2. Public hearing and consideration of a request to rezone from TA (Transitional Agriculture District) to C-2 (Regional Commercial District). **Case No. RZ01-25** | Applicant: Tracey Nugyen/Landes Engineering

Background

The subject property is located at 1474 E 45th Street and is currently zoned TA Transitional Agriculture. The request by the applicant is to rezone the property to the C-2 Regional Commercial District. The subject property is to the west of the intersection of Churchill and 45th Street.

Discussion

The subject property is zoned TA (Transitional Agriculture District). The parcels surrounding the subject property to the east, and west are TA Transitional Agriculture. There is one parcel with C-1 Local Commercial Zoning immediately south. To the north, the adjacent parcels are zoned R-1 (Low Density Residential District). The applicant is currently looking to develop the property into a retail nail salon. This is a form of personal services, which is a permitted use in the C-2 Zoning District.

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has a Medium Density Residential land use designation. This land use designation features a density of up to 12 dwelling units per acre. The Comprehensive Plan also notes that this land use designation can include a mix of lower density housing types, civic uses, and limited higher intensity uses along with connections to neighborhood commercial services. C-2 is not an appropriate zoning district for this land use designation. Therefore, the request would not be in conformance with the 2040 Comprehensive Plan. However, the C-1 (Local Commercial) Zoning District also allows the proposed nail salon as a permitted use, and this district would be a more appropriate zoning classification due to its focus on local/neighborhood commercial activities.

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

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

Findings and Facts:

- The subject property is adjacent to C-1, TA, and R-1 zoning.
- The request is not in conformance with the Comprehensive Plan Future Land Use Map (FLUM).
- The C-1 zoning district is more in line with the Future Land Use Map, and therefore in conformance with the Comprehensive Plan
- Notification for a public hearing was served.

Options:

- Recommending Approval of Case No. RZ01-25 to rezone from TA (Transitional Agriculture) to C-2 (Regional Commercial) as requested by the applicant.
- Recommending Approval of Case No. RZ01-25 to rezone from TA (Transitional Agriculture) to C-1 (Local Commercial) as requested by the applicant.
- Recommending Denial of the application for RZ01-25 to rezone the subject property.
- Recommending Deferral Case No. RZ01-25 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ01-25** to rezone the subject property from TA Transitional Agriculture to C-1 (Local Commercial District).

This rezoning application will be heard at the City Commission meeting on Tuesday, February 18, at 6:00 pm.

Chair Barrett opened the public hearing. Robert Morris spoke to the idea that while there will likely be increased commercial pressure on this part of 45th Street, the C-1 zoning district would be more appropriate at this time rather than the C-2 zoning district. After no other discussion, the public hearing was closed.

Commissioner Porter made a motion to recommend the **APPROVAL** of Case No. **RZ01-25** to rezone the subject property from TA Transitional Agriculture to C-1 (Local Commercial District). which Commissioner Reese seconded. Motion **passed 5-0-0**.

Aye: Reese, Johnson, Porter, Alexander, Barrett

Nay: None

Abstain: None

Item 3. Study Session – The Comprehensive Plan and Zoning

City Planner Petya Stefanoff gave a short presentation on the role of the Comprehensive Plan and Zoning, including how each function and how they relate to each other.

Item 5. Community Development Update

Community Development Director Harkins noted that CDBG housing rehabilitation projects continue to be completed. Staff is working with members of the Arts Commission and Parks Committee on potential collaborative projects. One staff member will be presenting two sessions at the Nebraska Planning Conference. A new staff member will be starting on February 10, 2025.

Item 6. Planning Commissioners' Comments

Commissioners expressed a need for a traffic study that spanned Kickapoo to Harrison, and from Federal going north to the corporate limits. One commissioner noted the upcoming Economic Development Summit and United Acts of Kindness on February 14th. The upcoming Retreat event in March was discussed as well. Finally, one commissioner noted that knowing an applicant or property owner doesn't necessarily equate to a conflict of interest.

Item 7. Adjournment

The meeting adjourned at **2:24 p.m.**

Chair/Vice-Chair

Date

Community Development Director

Date



Planning Commission Meeting – 5.7.2025 – City of Shawnee, Oklahoma
Staff Report | PPL01-25 | Shawnee Twin Lakes – Lake No. 1, Phase 3

Date: April 22, 2025
To: Shawnee Planning Commission
From: Diana Hood, City Planner
Subject: Consideration of a request for a Preliminary Plat for Shawnee Twin Lakes – No. 1, Phase 3
Case No. PPL01-25 | Applicant: City of Shawnee

Background

The subject property is located to the northwest of the intersection of Highway 102 and Clearpond Road in Sections 14, 15, and 23, Township 10 North, Range 2 East. The property is zoned TL (Twin Lakes), with similar zoning to the north, west, and south, with a small section of C-2 (Regional Commercial) to the north-northwest. The property to the east across Highway 102 is not within the corporate limits of the city and has no zoning designation.

Discussion

Findings and Facts:

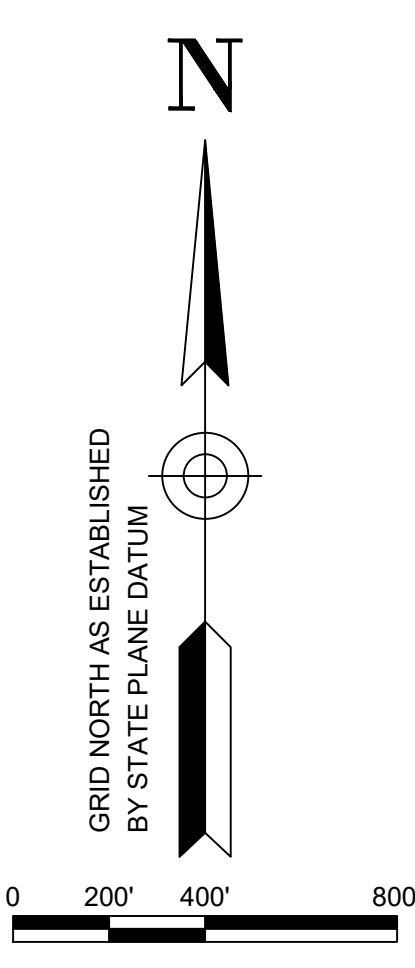
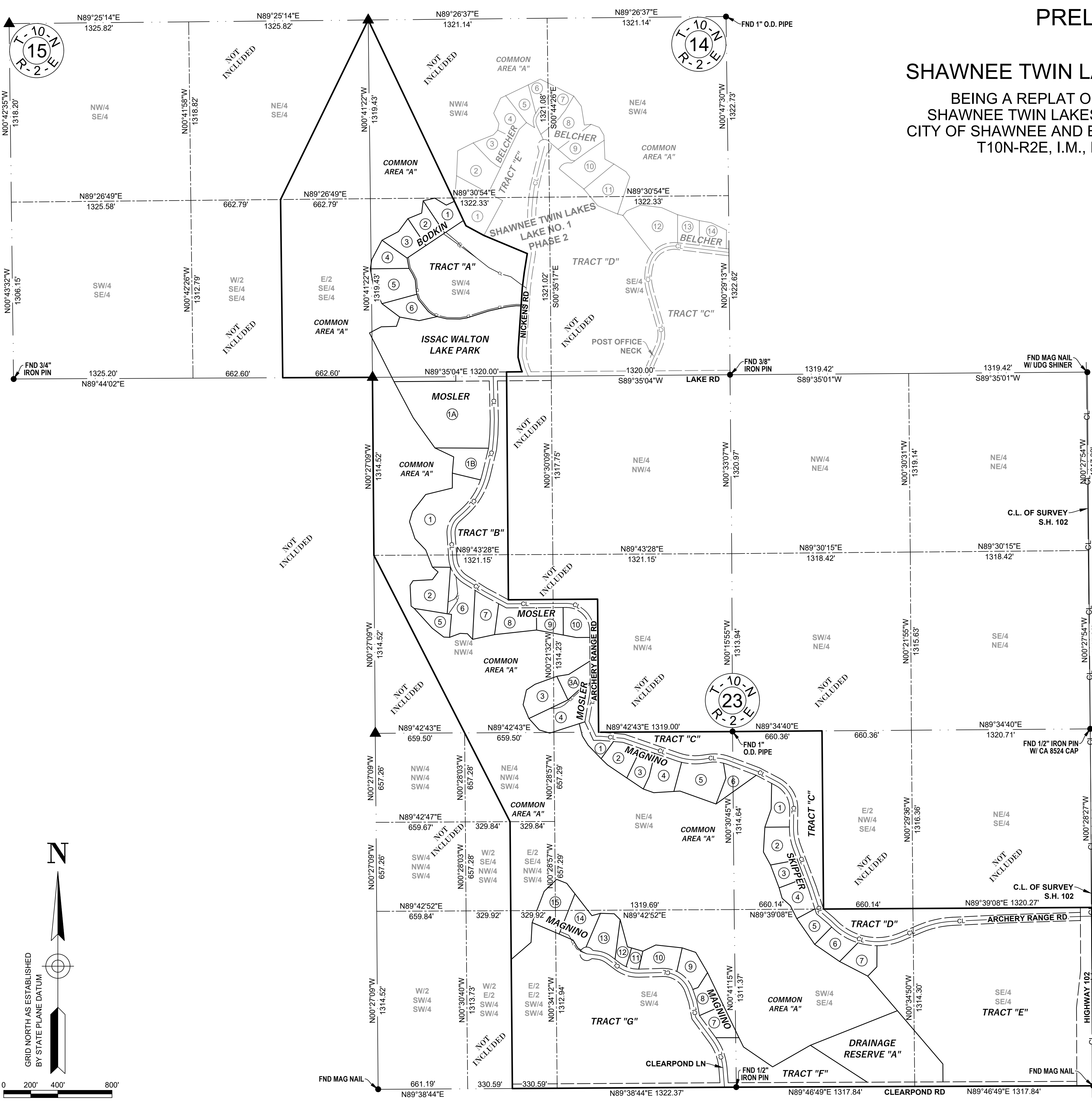
- Staff has reviewed the document and finds it sufficient, including the City Engineer and the Fire Marshal

Options:

- Recommending Approval of Case No. PPL01-25, Preliminary Plat for Shawnee Twin Lakes – No. 1, Phase 3 as presented.
- Recommending Approval of Case No. PPL01-25, Preliminary Plat for Shawnee Twin Lakes – No. 1, Phase 3, with additional conditions as approved by the Planning Commission.
- Recommending Denial of the application for PPL01-25, Preliminary Plat for Shawnee Twin Lakes – No. 1, Phase 3 as presented.
- Recommending Deferral of Case No. PPL01-25 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **PPL01-25** for the Preliminary Plat of Shawnee Twin Lakes – No. 1, Phase 3

This application will be heard at the City Commission meeting on Thursday, May 22, at 6:00 pm.



PRELIMINARY PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3

BEING A REPLAT OF A PART OF THE FINAL PLAT OF
SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE
CITY OF SHAWNEE AND BEING A PART OF SECTIONS 14, 15 & 23
T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

- NOTES**
1. THIS PLAT OF SURVEY MEETS OR EXCEEDS 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 THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
 2. EXTERIOR SUBDIVISION CORNERS, LOT CORNERS, R/W CORNERS, AND CENTERLINE MONUMENTS SHALL BE EITHER A 1/2" IRON PIN W/ PLASTIC CAP STAMPED "ELEVATION CA 8524" OR A MAG NAIL WITH SHINER STAMPED "ELEVATION CA 8524", UNLESS OTHERWISE NOTED.
 3. MAINTENANCE OF ALL COMMON AREAS AND RIGHT-OF-WAYS ARE THE RESPONSIBILITY OF THE CITY OF SHAWNEE.
 4. MAINTENANCE OF ALL ACCESS EASEMENTS ARE THE RESPONSIBILITY OF THE LESSEE(S) OF THE LOT(S) THE ACCESS EASEMENT IS SERVING.
 5. EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENTS, NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE COMMON AREAS OR RIGHT-OF-WAYS.
 6. EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENT, NO STRUCTURES SHALL BE PLACED WITHIN THE BUFFER AREA.
 7. THE EDGES OF THE EASEMENTS AND RIGHT-OF-WAY LINES SHALL EXTEND TO AND/OR TERMINATE AT THE APPLICABLE LOT, PROPERTY, AND/OR RIGHT-OF-WAY LINES.
 8. ALL EASEMENT DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT.

LEGEND

SECTION LINE	---	R/W = PUBLIC RIGHT-OF-WAY
QUARTER SECTION LINE	---	A/E = PRIVATE ACCESS EASEMENT
ALIQUOT SECTION LINE	---	U/E = PUBLIC UTILITY EASEMENT
EXISTING SUBDIVISION LOT LINE	---	O/U/E = PRIVATE OVERHEAD UTILITY EASEMENT
CENTERLINE OF ROADWAY/DRIVE	CL	U/U/E = PRIVATE UNDERGROUND UTILITY EASEMENT
SUBJECT PROPERTY LINE	---	P/E = PRIVATE PIPELINE EASEMENT
LOT LINE	---	C/L = CENTERLINE
BUFFER AREA LINE	---	C = CURVE
EASEMENT LINE	---	L/L = LOT LINE
RIGHT-OF-WAY LINE	---	BOUNDARY CORNER (AS NOTED)
		CALCULATED CORNER (FALLS IN LAKE)

The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

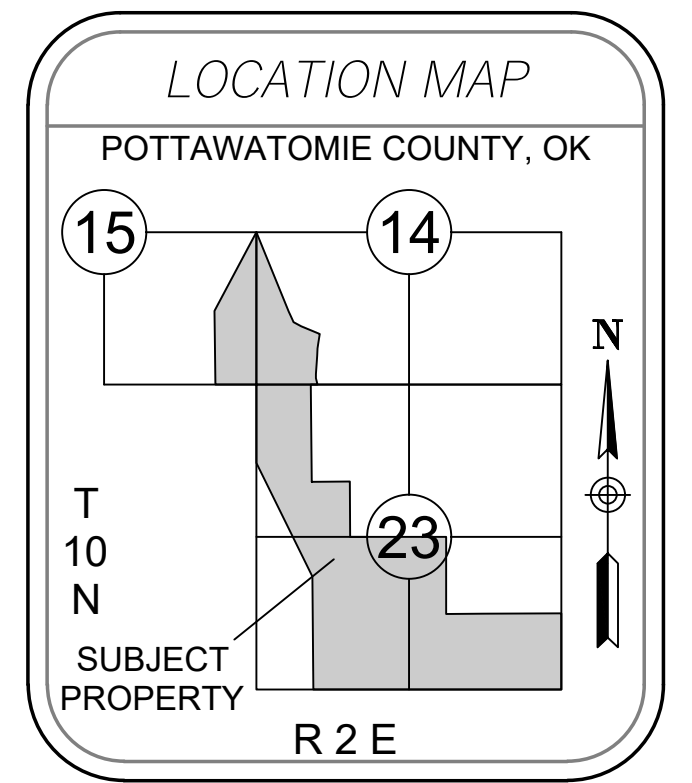
Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 72 Page 140-141	Right-of-Way in favor of McMann Oil Company	Yes	No	
2	Book 72 Page 141	Right-of-Way in favor of McMann Oil Company	Yes	No	
3	Book 159 Page 340	Right-of-Way in favor of Independent Pipe Line Company	Yes	No	
4	Book 66 Page 7	Right-of-Way in favor of Transok Pipe Line Company	Yes	No	
5	19960008326	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
6	199800010565	Easement for Private Streets in favor of Udell McSpadden	No	Yes	
7	200000016250	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
8	200300007331	10' Easement in favor of Oklahoma Gas and Electric Company	No	Yes	
9	200600003106	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
10	201200012284	Highway Easement in favor of the State of Oklahoma	No	Yes	
11	201200012285	Utility Easement in favor of the State of Oklahoma	No	Yes	
12	201400007140	Access and Roadway Easement in favor of Gary & Barbara Chatham and ISAOA	No	Yes	

Note: Surveyor's Comments
 A Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc. is to be on each side of the proposed pole line and/or underground line center. The surveyor made every effort to plot said right-of-way easement in the correct location but in some cases the centerline description is ambiguous making it very difficult to positively identify on the ground.

ELEVATION
LAND SURVEYING

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

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8524 EXPIRES 06-30-2026



PRELIMINARY PLAT
SHAWNEE TWIN LAKES - LAKE NO. 1
PHASE 3

BEING A REPLAT OF A PART OF THE FINAL PLAT OF
SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE
CITY OF SHAWNEE & BEING A PART OF SECTION 14, 15 & 23
T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE	TJW	TJW

FIELD DATE: xx/xx/25 SURVEY BY: TJW
 FINAL DATE: xx/xx/25 DRAWN BY: TJW
 SCALE: 1"=400' REVIEWED BY: SDG
 ELS JOB NUMBER: 2024.119

SHEET
1 OF 16

NOT INCLUDED

W/2
E/2
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SW/4

E/2
E/2
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SW/4

TRACT "G"

TRACT "G"

COMMON
AREA "A"

SEE SHEET 4

MAGNINO

SE/4
SW/4

MAGNINO
CLEARPOND LN
SEE SHEET 2

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C.A. #8524 EXPIRES 06-30-2026

LOCATION MAP
POTTAWATOMIE COUNTY, OK

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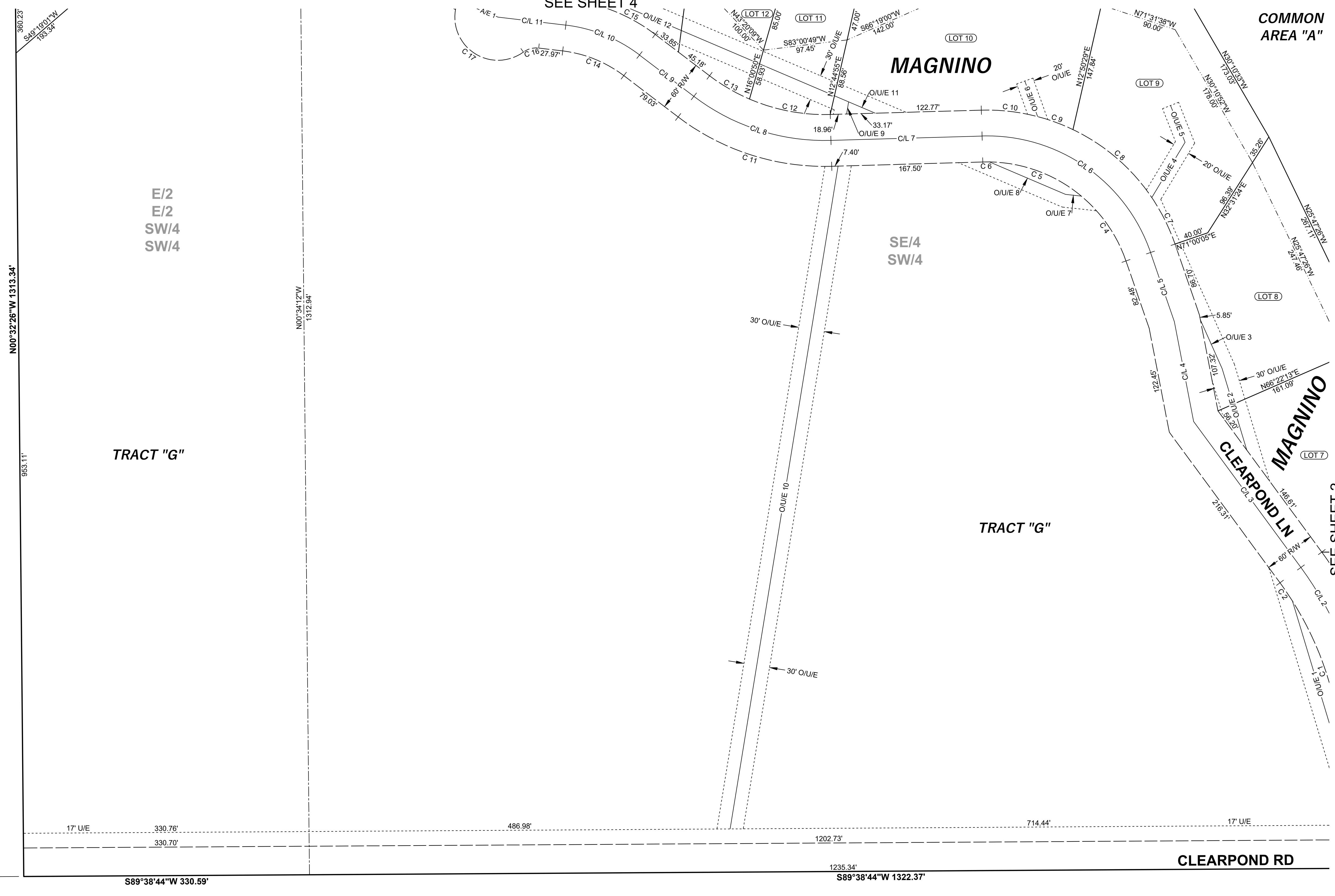
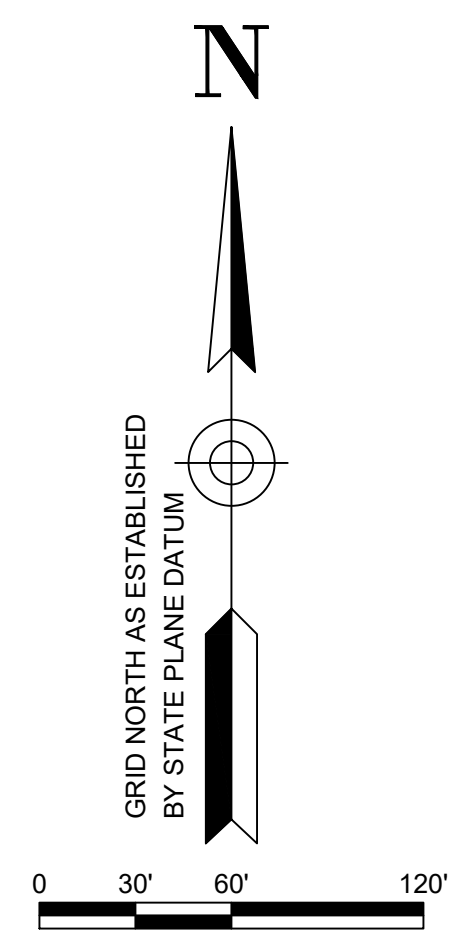
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SCALE: 1"=60'	REVIEWED BY: SDC
ELS JOB NUMBER: 2024.119	

SHEET
3 OF 16

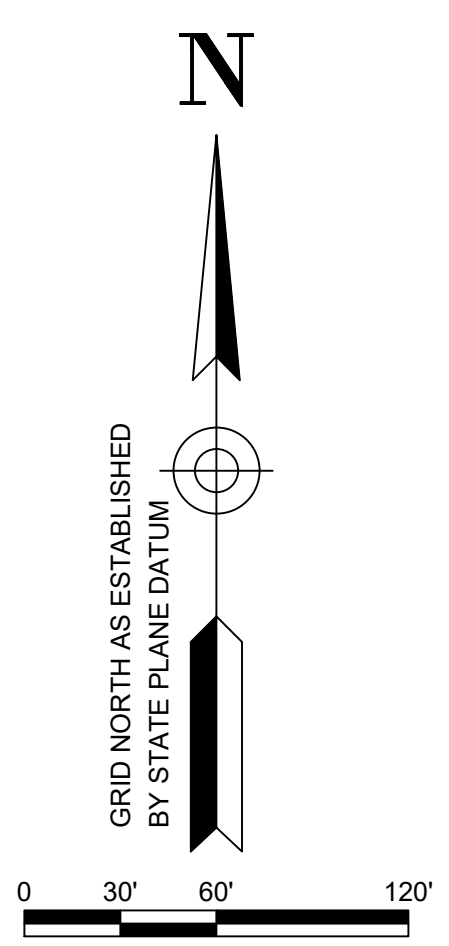


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NOT INCLUDED

SEE SHEET 5

NE/4
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LOCATION MAP
POTTAWATOMIE COUNTY, OK

PRELIMINARY PLAT
SHAWNEE TWIN LAKES - LAKE NO. 1
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SHEET
4 OF 16

W/2
SE/4
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COMMON AREA "A"

E/2
SE/4
NW/4
SW/4

COMMON AREA "A"

SEE SHEET 11

COMMON AREA "A"

N89°42'52"E
329.92'

COMMON AREA "A"

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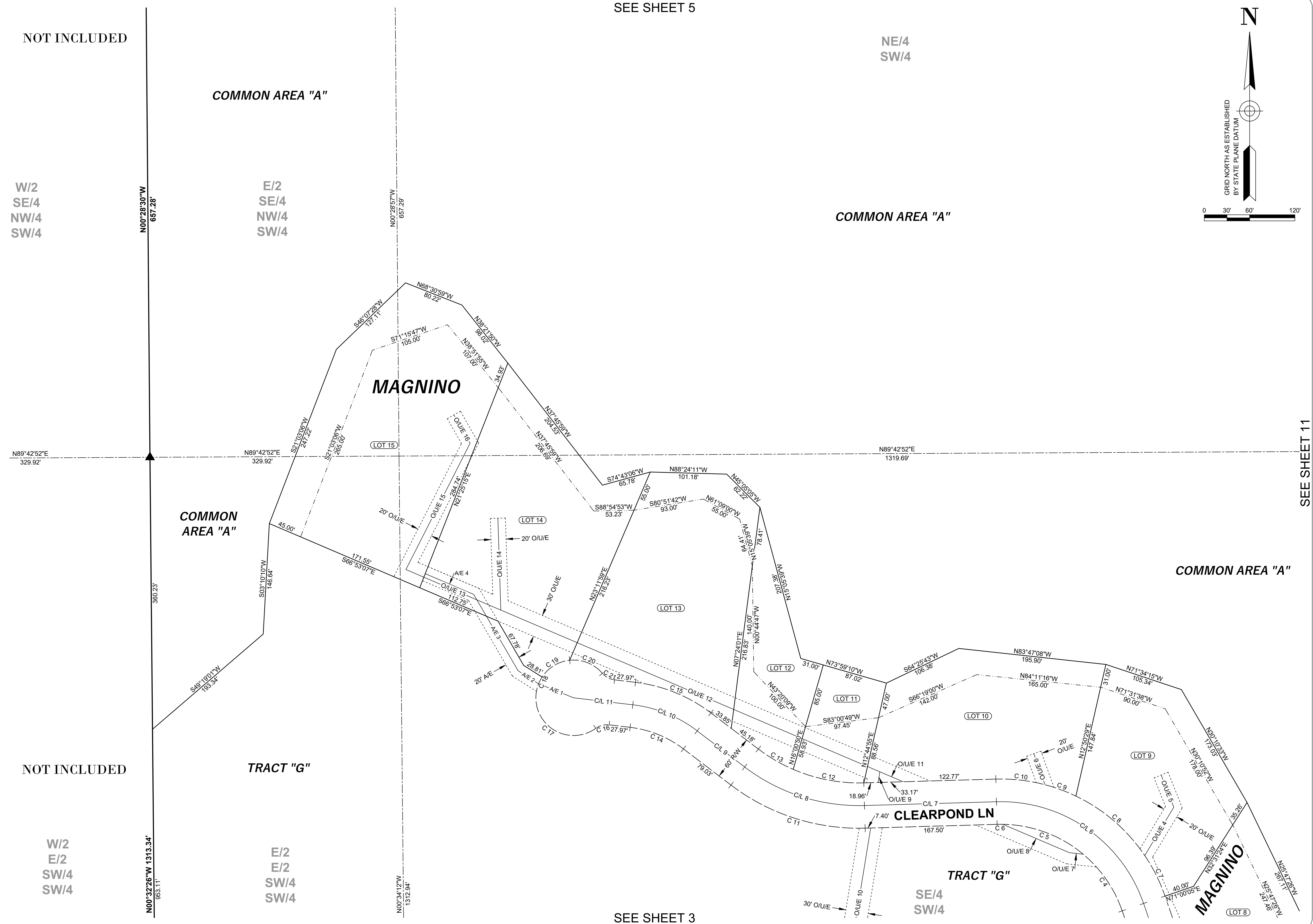
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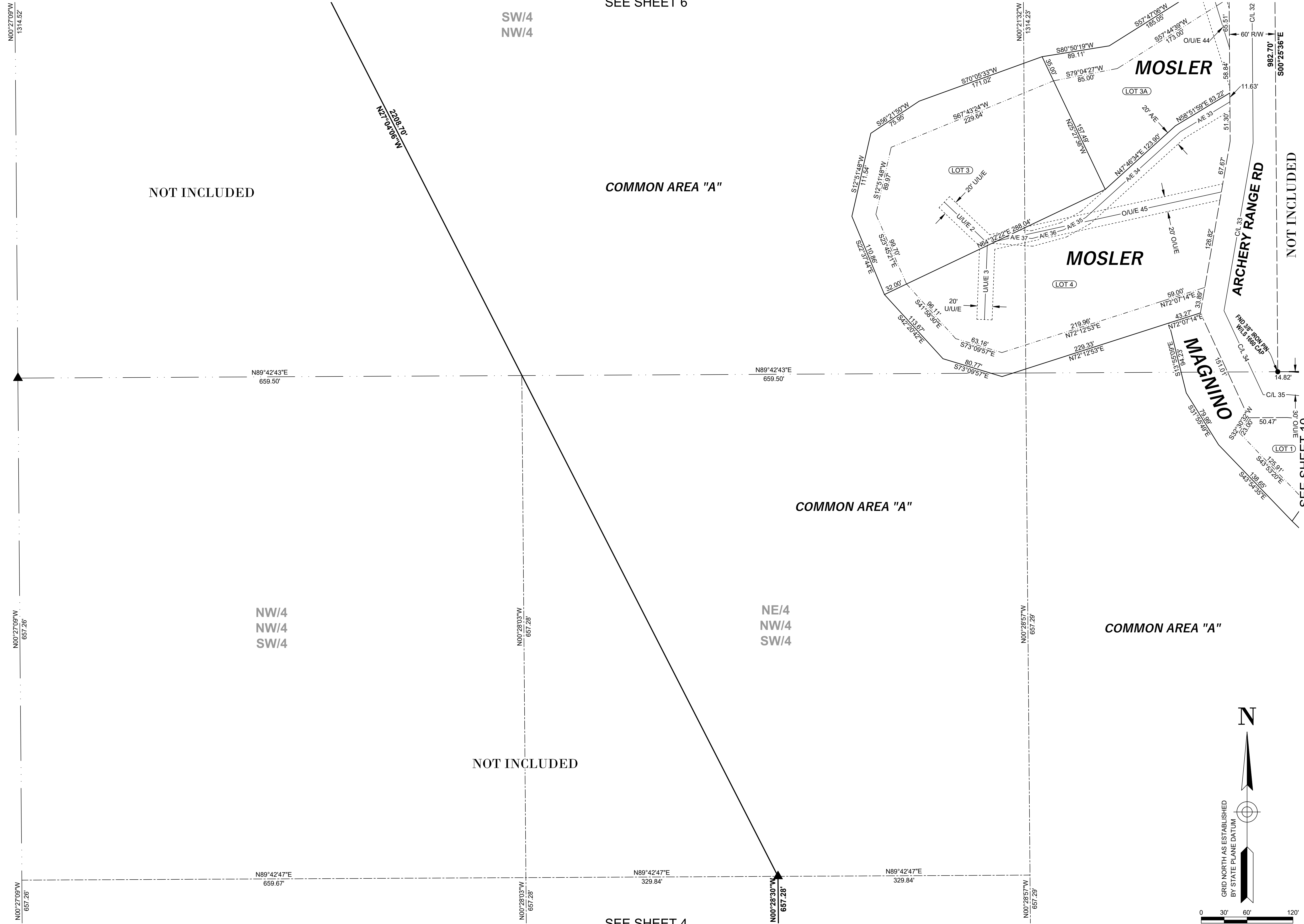
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SEE SHEET 3

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LOCATION MAP
POTTAWATOMIE COUNTY, OK

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SHEET 5

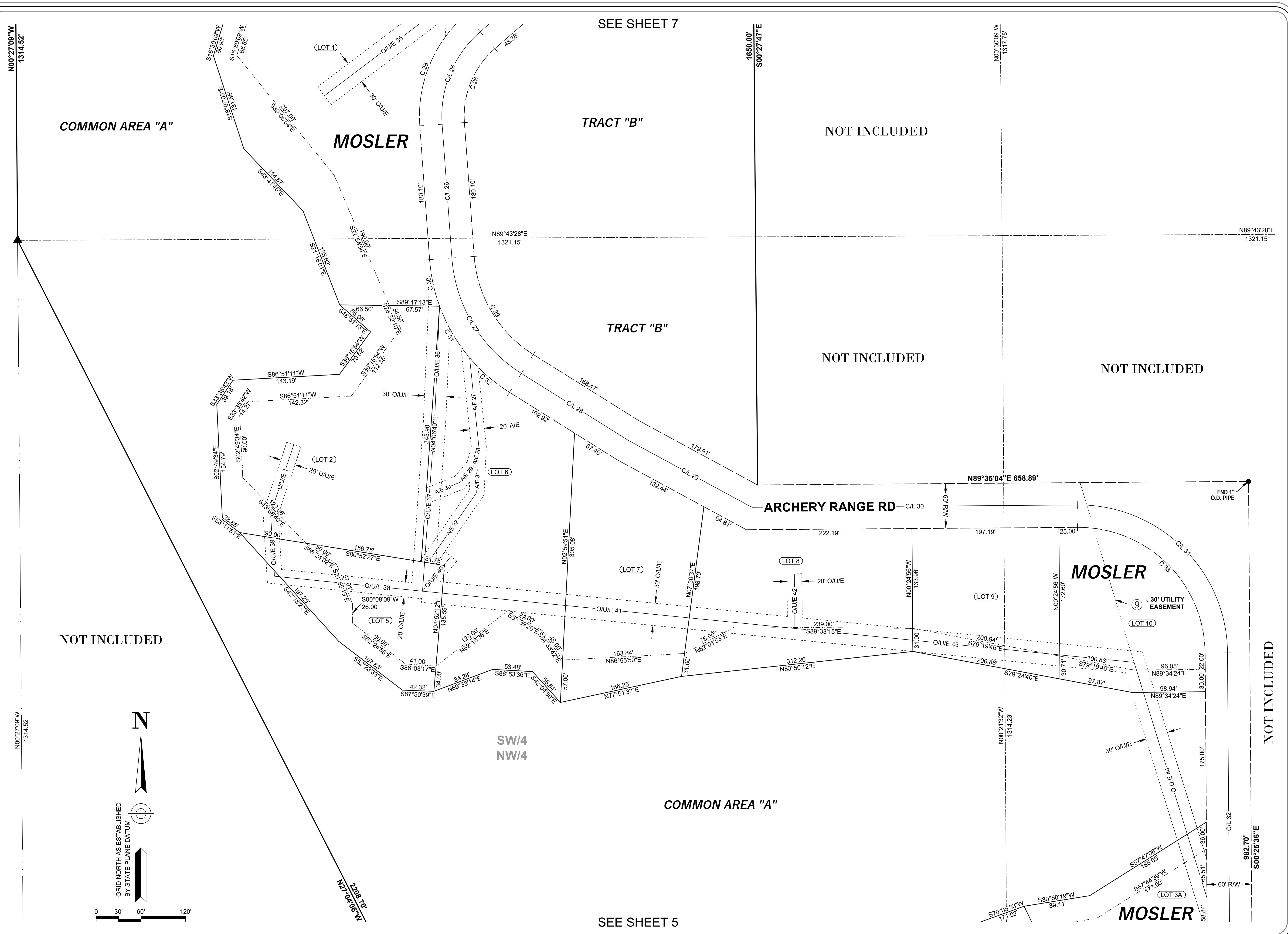
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SHEET
5 OF 16



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LOCATION MAP
POTTAWATOMIE COUNTY, OK

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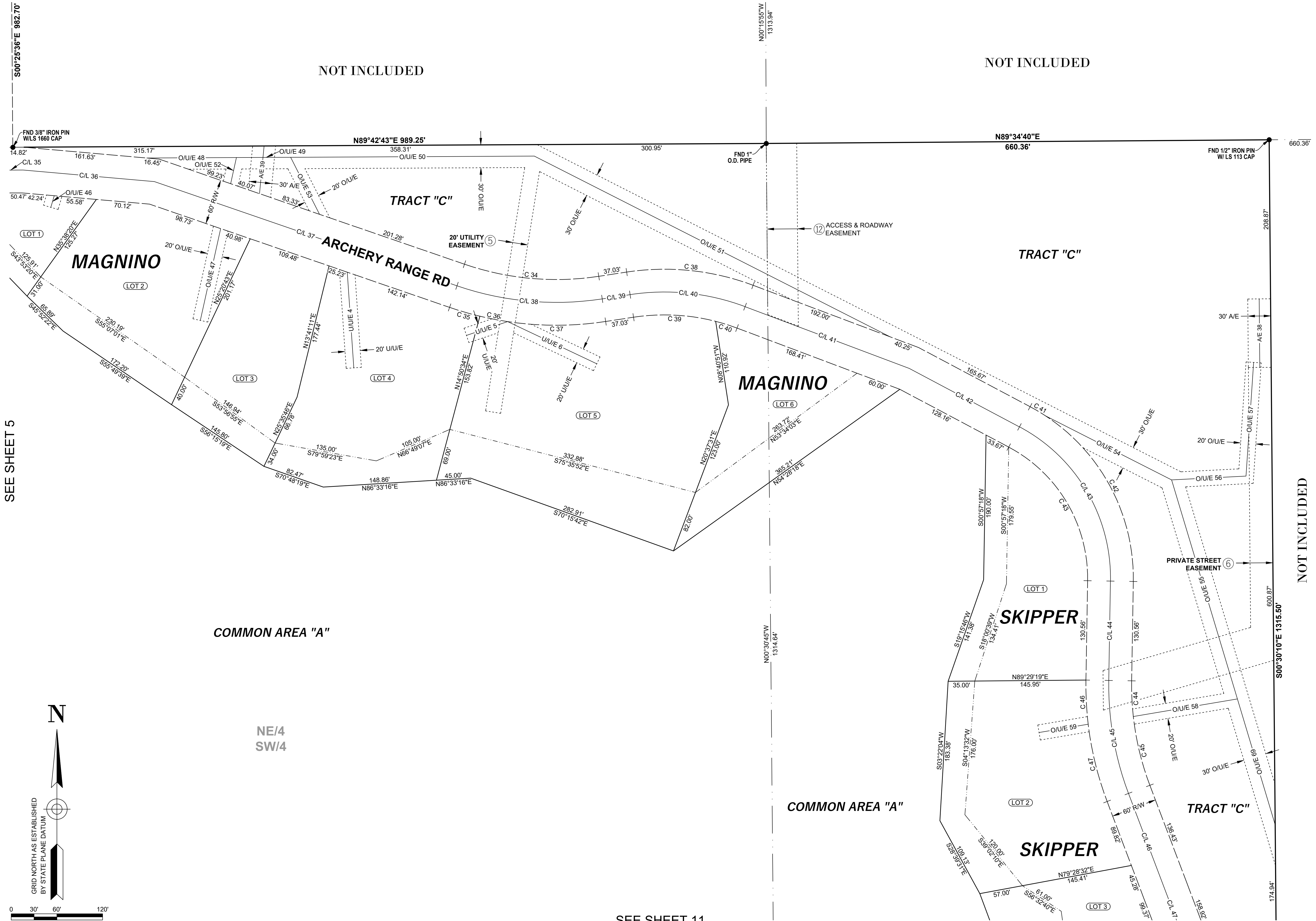
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SHEET
6 OF 16



SEE SHEET 5

SEE SHEET 11

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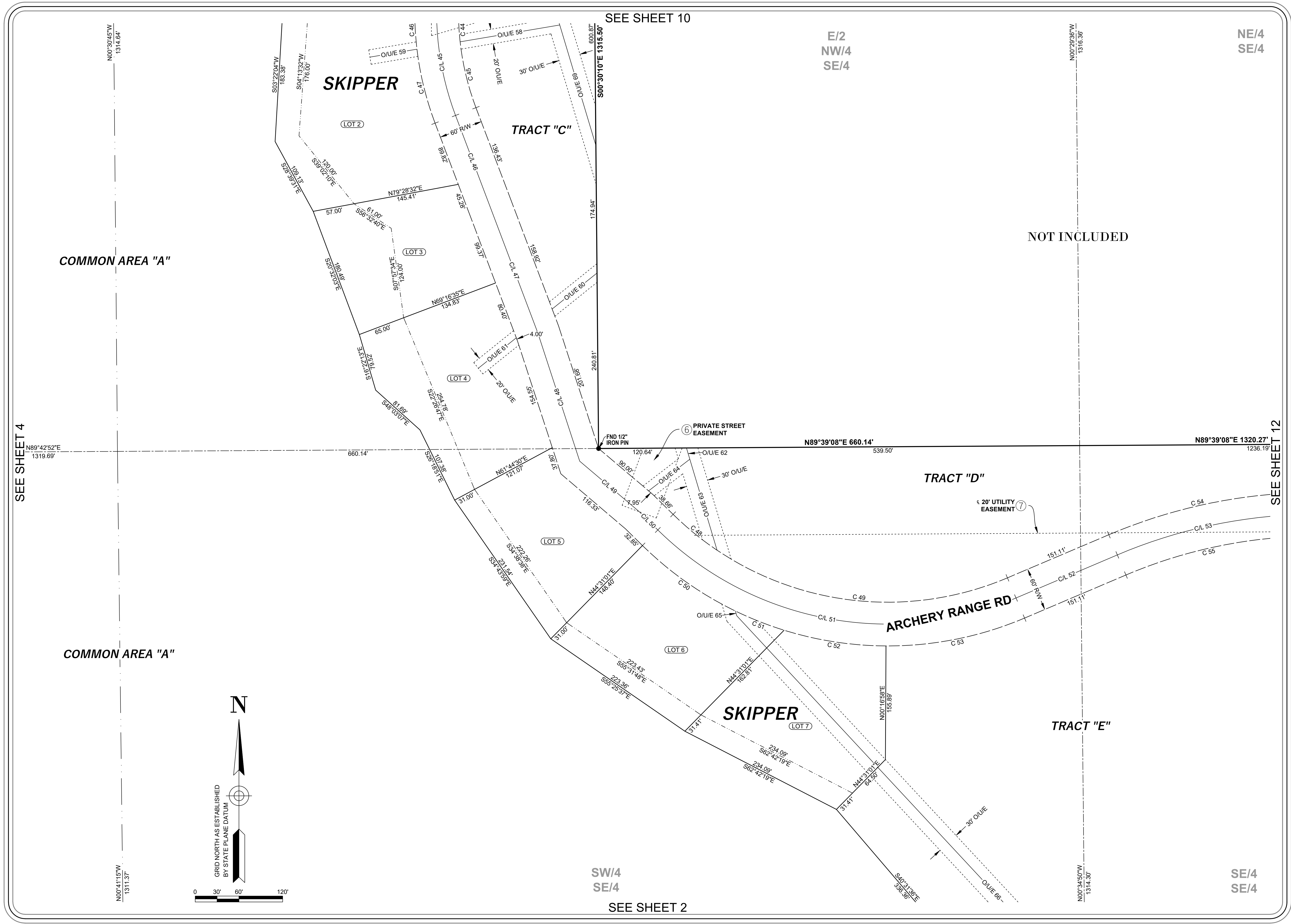
LOCATION MAP
POTTAWATOMIE COUNTY, OK
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PRELIMINARY PLAT
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SHEET
10 OF 16



SEE SHEET 10

E/2
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NOT INCLUDED

SW/4
SE/4

SE/4
SE/4

SEE SHEET 2

ELEVATION
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PROFESSIONAL LAND SURVEYOR #1871
C.A. #8524 EXPIRES 06-30-2026

LOCATION MAP
POTTAWATOMIE COUNTY, OK

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PRELIMINARY PLAT
SHAWNEE TWIN LAKES - LAKE NO. 1
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SHEET
11 OF 16

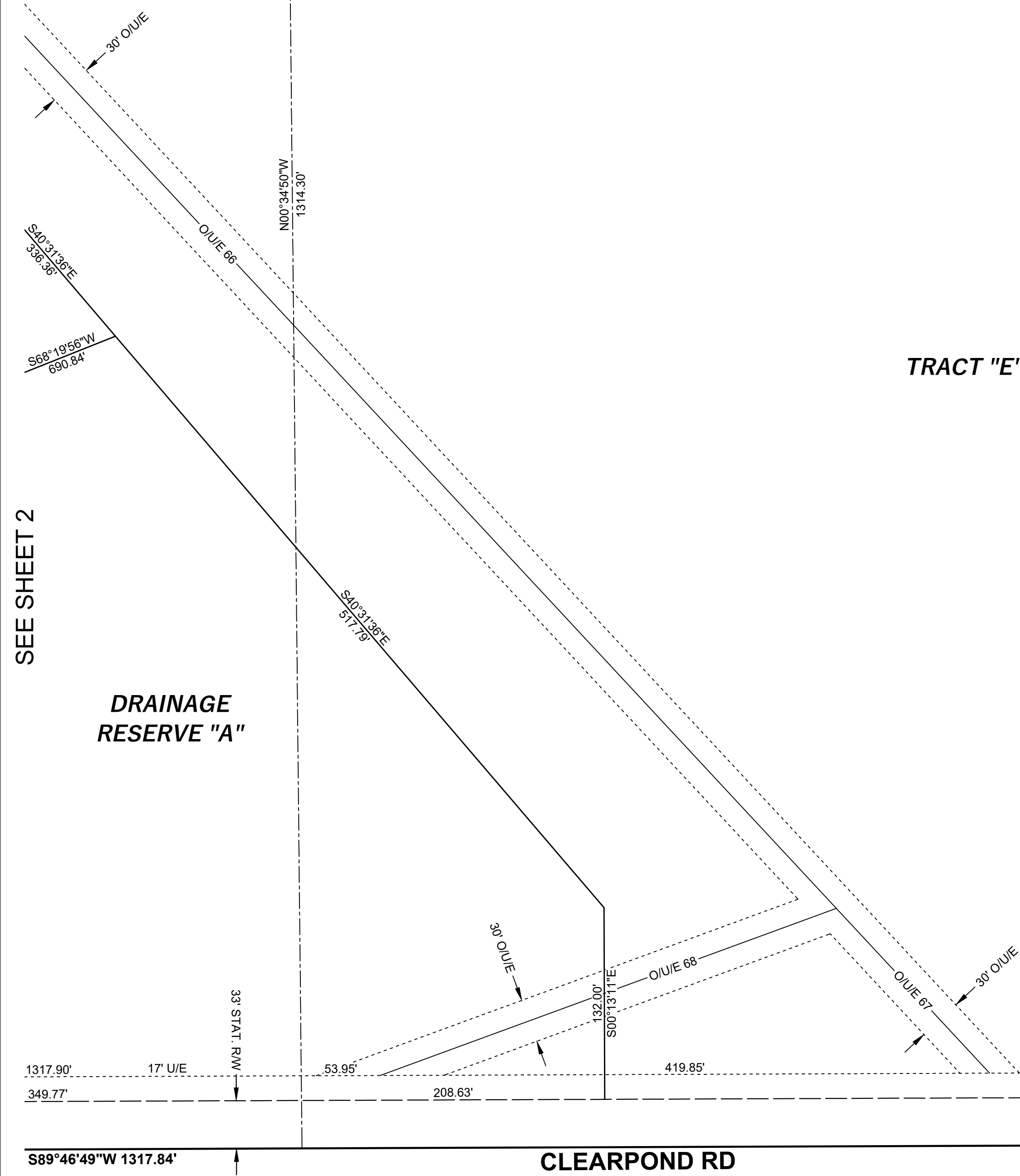
SEE SHEET 12

SE/4
SE/4

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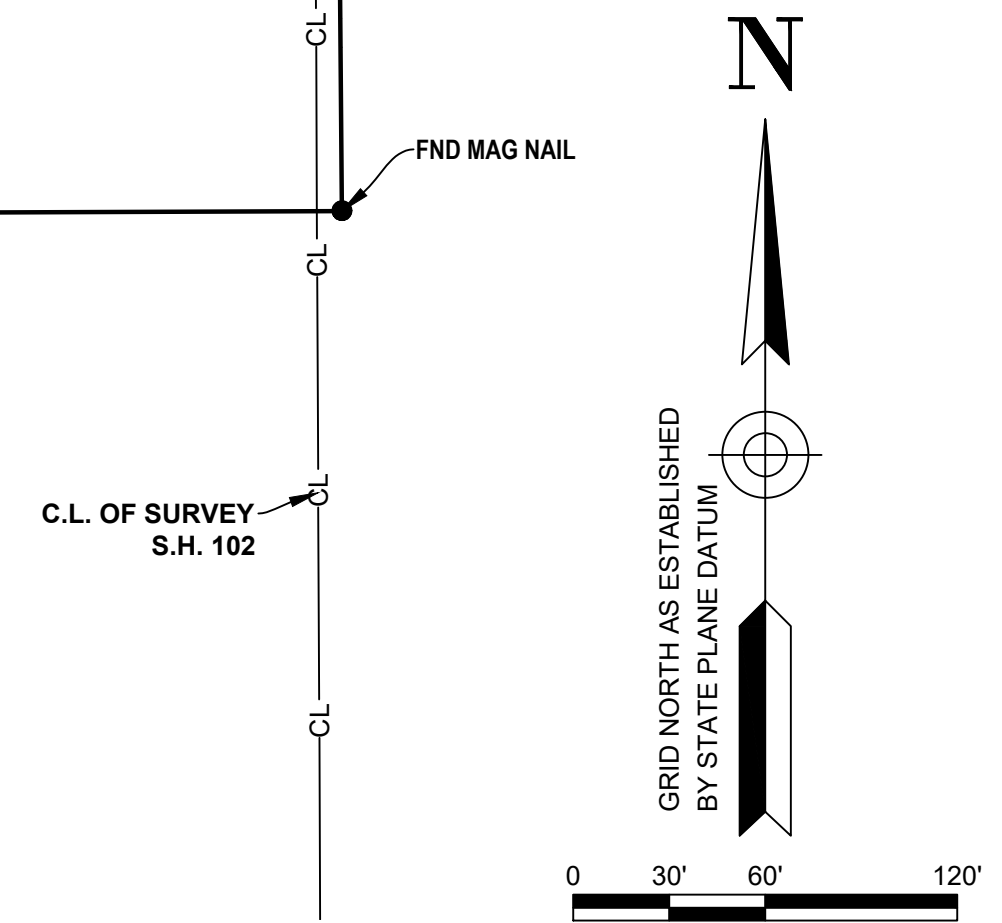
NOT INCLUDED

NOT INCLUDED



SEE SHEET 2

DRAINAGE
RESERVE "A"



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405-493-9393

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PROFESSIONAL LAND SURVEYOR #1871
C.A. #8524 EXPIRES 06-30-2026

LOCATION MAP
POTTAWATOMIE COUNTY, OK

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SHEET 13

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PRELIMINARY PLAT
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SHEET
13 OF 16

Centerline Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Length	Chord Direction
C/L 2	220.47'	400.00'	113.11	31°34'48"	217.69'	N20°31'08"W
C/L 6	253.62'	200.00'	147.07	72°39'24"	236.96'	N55°19'37"W
C/L 8	169.89'	250.00'	88.37	38°58'05"	166.64'	N72°11'16"W
C/L 10	93.09'	175.00'	47.68	30°28'43"	92.00'	N67°57'35"W
C/L 23	340.01'	550.00'	175.63	35°25'12"	334.62'	S31°14'38"W
C/L 25	139.12'	150.00'	75.01	53°08'19"	134.18'	S22°23'05"W
C/L 27	187.59'	200.00'	101.34	53°44'31"	180.79'	S31°03'20"E
C/L 31	314.12'	200.00'	199.96	89°59'20"	282.82'	S45°25'16"E
C/L 38	193.26'	400.00'	98.55	27°40'56"	191.38'	S84°50'23"E
C/L 40	153.45'	300.00'	78.44	29°18'22"	151.78'	S84°01'40"E
C/L 43	247.41'	225.00'	137.89	63°00'11"	235.13'	S30°32'48"E
C/L 45	151.49'	400.00'	76.66	21°41'58"	150.59'	S09°53'41"E
C/L 51	530.47'	450.00'	300.91	67°32'29"	500.28'	S79°15'13"E
C/L 53	247.70'	700.00'	125.16	20°16'27"	246.41'	N77°06'46"E

Centerline Line Table		
Line #	Length	Direction
C/L 1	144.66'	N04°43'44"W
C/L 3	209.56'	N36°18'32"W
C/L 4	117.81'	N10°57'02"W
C/L 5	84.59'	N18°59'55"W
C/L 7	174.90'	S88°20'41"W
C/L 9	79.03'	N52°43'13"W
C/L 11	78.96'	N83°11'57"W
C/L 12	67.40'	N22°05'36"W
C/L 13	83.50'	N14°20'38"W
C/L 14	67.68'	N00°47'57"E
C/L 15	318.56'	N03°57'57"E
C/L 16	122.86'	N03°38'31"E
C/L 17	113.65'	N07°20'15"E
C/L 18	140.76'	N09°18'43"E
C/L 19	316.73'	S01°30'05"E
C/L 20	113.14'	S01°39'18"W
C/L 21	105.42'	S05°23'21"W
C/L 22	193.80'	S13°32'03"W
C/L 24	48.38'	S48°57'14"W
C/L 26	180.10'	S04°11'05"E
C/L 28	169.43'	S57°55'36"E
C/L 29	188.58'	S61°33'41"E
C/L 30	436.66'	N89°35'04"E
C/L 32	452.96'	S00°25'36"E
C/L 33	223.01'	S09°49'40"W
C/L 34	121.26'	S24°59'13"E
C/L 35	32.64'	N89°42'43"E
C/L 36	173.02'	S84°57'47"E
C/L 37	420.24'	S70°59'55"E
C/L 39	37.03'	N81°19'09"E
C/L 41	230.33'	S69°22'29"E
C/L 42	163.75'	S62°02'53"E
C/L 44	130.56'	S00°57'18"W
C/L 46	135.77'	S20°44'40"E
C/L 47	183.82'	S20°43'24"E
C/L 48	184.56'	S18°04'22"E
C/L 49	107.14'	S49°40'27"E
C/L 50	35.76'	S45°28'59"E
C/L 52	151.11'	N66°58'32"E
C/L 54	394.39'	N87°15'00"E
C/L 55	635.20'	N88°13'19"E

Lot Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Length	Chord Direction
C 1	178.52'	370.00'	91.03	27°38'38"	176.79'	N18°33'03"W
C 2	25.42'	370.00'	12.71	3°56'10"	25.41'	N34°20'27"W
C 3	237.01'	430.00'	121.60	31°34'48"	234.02'	N20°31'08"W
C 4	92.27'	170.00'	47.30	31°05'52"	91.14'	N34°32'51"W
C 5	115.67'	170.00'	60.17	38°59'03"	113.45'	N69°35'18"W
C 6	7.64'	170.00'	3.82	2°34'29"	7.64'	S89°37'56"W
C 7	60.31'	230.00'	30.33	15°01'27"	60.14'	N26°30'38"W
C 8	121.91'	230.00'	62.43	30°22'12"	120.49'	N49°12'28"W
C 9	43.69'	230.00'	21.91	10°53'00"	43.62'	N69°50'04"W
C 10	65.75'	230.00'	33.10	16°22'44"	65.53'	N83°27'57"W
C 11	190.27'	280.00'	98.97	38°56'05"	186.63'	N72°11'16"W
C 12	95.89'	220.00'	48.72	24°58'24"	95.13'	N79°10'07"W
C 13	53.61'	220.00'	26.94	13°57'41"	53.48'	N59°42'04"W
C 14	77.13'	145.00'	39.50	30°28'43"	76.23'	N67°57'35"W
C 15	109.05'	205.00'	55.85	30°28'43"	107.77'	N67°57'35"W
C 16	18.69'	25.00'	9.81	42°50'00"	18.26'	S75°23'03"W
C 17	129.05'	50.00'	173.68	147°52'48"	96.10'	N52°05'33"W
C 18	10.05'	50.00'	5.04	11°31'03"	10.03'	N27°36'23"E
C 19	44.18'	50.00'	23.65	50°37'31"	42.76'	N58°40'40"E
C 20	48.56'	50.00'	26.39	55°38'38"	46.67'	S68°11'16"E
C 21	18.69'	25.00'	9.81	42°50'00"	18.26'	S61°46'57"E
C 22	358.55'	580.00'	185.21	35°25'12"	352.87'	S31°14'38"W
C 23	50.08'	520.00'	25.06	5°31'04"	50.06'	S16°17'34"W
C 24	143.27'	520.00'	72.09	15°47'09"	142.82'	S26°56'41"W
C 25	128.11'	520.00'	64.38	14°06'58"	127.79'	S41°53'45"W
C 26	111.29'	120.00'	60.01	53°08'19"	107.35'	S22°23'05"W
C 27	14.93'	180.00'	7.47	4°45'08"	14.93'	S46°34'40"W
C 28	152.01'	180.00'	80.87	48°23'11"	147.53'	S20°00'30"W
C 29	159.46'	170.00'	86.14	53°44'31"	153.67'	S31°03'20"E
C 30	64.05'	230.00'	32.24	15°57'23"	63.85'	S12°09'46"E
C 31	80.46'	230.00'	40.64	20°02'36"	80.05'	S30°09'46"E
C 32	71.22'	230.00'	35.90	17°44'32"	70.94'	S49°03'20"E
C 33	267.00'	170.00'	169.97	89°59'20"	240.39'	S45°25'16"E
C 34	178.76'	370.00'	91.16	27°40'56"	177.03'	S84°50'23"E
C 35	41.46'	430.00'	20.75	5°31'28"	41.44'	S73°45'39"E
C 36	37.16'	430.00'	18.59	4°57'07"	37.15'	S78°59'57"E
C 37	129.13'	430.00'	65.05	17°12'20"	128.64'	N89°55'19"E
C 38	168.79'	330.00'	86.29	29°18'22"	166.96'	S84°01'40"E
C 39	108.75'	270.00'	55.12	23°04'40"	108.02'	S87°08'31"E
C 40	29.35'	270.00'	14.69	6°13'43"	29.34'	S72°29'20"E
C 41	23.75'	255.00'	11.88	5°20'09"	23.74'	S59°22'48"E
C 42	256.65'	255.00'	140.38	57°40'01"	245.96'	S27°52'43"E
C 43	214.42'	195.00'	119.50	63°00'11"	203.78'	S30°32'48"E
C 44	46.99'	370.00'	23.52	7°16'34"	46.95'	S02°40'59"E
C 45	93.14'	370.00'	46.82	14°25'24"	92.90'	S13°31'58"E
C 46	58.05'	430.00'	29.07	7°44'08"	58.01'	S02°54'46"E
C 47	104.80'	430.00'	52.66	13°57'50"	104.54'	S13°45'45"E
C 48	77.97'	420.00'	39.09	10°38'09"	77.85'	S50°48'04"E
C 49	417.14'	420.00'	227.59	56°54'19"	400.20'	S84°34'18"E
C 50	156.50'	480.00'	78.95	18°40'53"	155.81'	S54°49'25"E
C 51	72.03'	480.00'	36.08	8°35'54"	71.96'	S68°27'49"E
C 52	142.04'	480.00'	71.54	16°57'16"	141.52'	S81°14'24"E
C 53	195.26'	480.00'	99.00	23°18'26"	193.91'	N78°37'45"E
C 54	258.31'	730.00'	130.52	20°16'27"	256.97'	N77°06'46"E
C 55	237.08'	670.00'	119.79	20°16'27"	235.85'	N77°06'46"E

Lot Area Table		
Lot #	Block	Area
LOT 1	BODKIN	0.91 Acres
LOT 2	BODKIN	0.91 Acres
LOT 3	BODKIN	1.01 Acres
LOT 4	BODKIN	0.87 Acres
LOT 5	BODKIN	1.56 Acres
LOT 6	BODKIN	0.94 Acres

Lot Area Table		
Lot #	Block	Area
LOT 1	MOSLER	3.80 Acres
LOT 1A	MOSLER	6.42 Acres
LOT 1B	MOSLER	1.24 Acres
LOT 2	MOSLER	1.69 Acres
LOT 3	MOSLER	1.39 Acres
LOT 3A	MOSLER	0.80 Acres
LOT 4	MOSLER	1.79 Acres
LOT 5	MOSLER	0.68 Acres
LOT 6	MOSLER	1.67 Acres
LOT 7	MOSLER	1.15 Acres
LOT 8	MOSLER	1.25 Acres
LOT 9	MOSLER	0.83 Acres
LOT 10	MOSLER	0.83 Acres

Lot Area Table		
Lot #	Block	Area
LOT 1	MAGNINO	0.51 Acres
LOT 2	MAGNINO	1.04 Acres
LOT 3	MAGNINO	0.79 Acres
LOT 4	MAGNINO	1.24 Acres
LOT 5	MAGNINO	1.96 Acres
LOT 6	MAGNINO	0.77 Acres
LOT 7	MAGNINO	0.91 Acres
LOT 8	MAGNINO	0.84 Acres
LOT 9	MAGNINO	0.92 Acres
LOT 10	MAGNINO	1.07 Acres
LOT 11	MAGNINO	0.30 Acres
LOT 12	MAGNINO	0.47 Acres
LOT 13	MAGNINO	1.24 Acres
LOT 14	MAGNINO	1.42 Acres
LOT 15	MAGNINO	1.71 Acres

Lot Area Table		
Lot #	Block	Area
LOT 1	SKIPPER	0.91 Acres
LOT 2	SKIPPER	1.23 Acres
LOT 3	SKIPPER	0.74 Acres
LOT 4	SKIPPER	1.03 Acres
LOT 5	SKIPPER	0.75 Acres
LOT 6	SKIPPER	0.90 Acres
LOT 7	SKIPPER	0.98 Acres

Access Easement Line Table		
Line #	Length	Direction
A/E 1	50.00'	N68°09'09"W
A/E 2	32.09'	N57°40'23"W
A/E 3	117.07'	N30°09'10"W
A/E 4	69.83'	N66°53'07"W
A/E 5	50.00'	N55°43'47"W
A/E 6	91.72'	N53°04'58"W
A/E 7	73.92'	N73°39'34"W
A/E 8	102.55'	N63°02'25"W
A/E 9	120.85'	N51°35'00"W
A/E 10	290.03'	N50°02'58"W
A/E 11	296.61'	N53°57'35"W
A/E 12	67.42'	N88°47'28"W
A/E 13	71.77'	S82°59'31"W
A/E 14	138.01'	S77°10'56"W
A/E 15	165.66'	S72°25'13"W
A/E 16	52.86'	S80°44'58"W
A/E 17	95.24'	N89°15'43"W
A/E 18	70.69'	N76°57'56"W
A/E 19	35.60'	N66°22'46"W
A/E 20	36.19'	N53°32'54"W
A/E 21	112.17'	N39°05'23"W
A/E 22	55.00'	N15°37'49"W
A/E 23	88.49'	N05°00'02"W
A/E 24	52.11'	N25°53'08"W
A/E 25	46.13'	N31°12'33"W
A/E 26	79.45'	N10°09'29"W
A/E 27	120.30'	S05°54'41"E
A/E 28	25.76'	N14°45'46"E
A/E 29	30.23'	N40°19'05"E
A/E 30	48.36'	N67°57'52"E
A/E 31	61.37'	S02°40'39"W
A/E 32	114.79'	S34°47'37"W
A/E 33	76.31'	S58°51'59"W
A/E 34	166.47'	S47°46'34"W
A/E 35	33.46'	S60°43'45"W
A/E 36	42.55'	S74°44'47"W
A/E 37	34.25'	N86°03'18"W
A/E 38	90.00'	N00°30'10"W
A/E 39	62.87'	N05°31'49"E

Tract Area Table	
Lot #	Area
COMMON AREA "A"	146.71 Acres
DRAINAGE RESERVE "A"	7.13 Acres
ISSAC WALTON LAKE PARK	10.50 Acres
TRACT "A"	10.20 Acres
TRACT "B"	6.96 Acres
TRACT "C"	10.16 Acres
TRACT "D"	4.11 Acres
TRACT "E"	34.30 Acres
TRACT "F"	4.55 Acres
TRACT "G"	29.27 Acres

Overhead Utility Easement Line Table		
Line #	Length	Direction
O/U/E 1	201.62'	N16°49'14"W
O/U/E 2	98.44'	N16°49'14"W
O/U/E 3	61.79'	N24°02'53"W
O/U/E 4	74.70'	N31°02'02"E
O/U/E 5	45.78'	N21°34'21"W
O/U/E 6	43.74'	N19°45'26"W
O/U/E 7	18.35'	S83°50'00"E
O/U/E 8	95.77'	S66°53'07"E
O/U/E 9	14.32'	N09°15'07"E
O/U/E 10	777.29'	N09°15'07"E
O/U/E 11	33.55'	S66°53'07"E
O/U/E 12	545.79'	S66°53'07"E
O/U/E 13	136.76'	S66°53'07"E
O/U/E 14	121.69'	N01°52'11"W
O/U/E 15	187.61'	N26°56'17"E
O/U/E 16	43.24'	N29°46'07"W
O/U/E 17	516.93'	S56°12'27"W
O/U/E 18	104.84'	N85°54'32"W
O/U/E 19	94.12'	S19°40'56"W
O/U/E 20	90.21'	S37°56'47"W
O/U/E 21	577.12'	S30°42'16"E
O/U/E 22	278.28'	S30°42'16"E
O/U/E 23	94.66'	S03°29'45"W
O/U/E 24	402.38'	S69°39'07"W
O/U/E 25	133.56'	S20°25'26"W
O/U/E 26	217.50'	N75°54'17"E
O/U/E 27	360.75'	S00°27'47"E
O		

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE CITY OF SHAWNEE AND BEING A PART OF SECTIONS FOURTEEN (14), FIFTEEN (15), AND TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION TWENTY-THREE (23);
THENCE S 89°38'44" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4) A DISTANCE OF 1322.37 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 E/2 SW/4 SW/4);
THENCE S 89°38'44" W ON THE SOUTH LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 E/2 SW/4 SW/4) A DISTANCE OF 330.59 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 E/2 SW/4 SW/4);
THENCE N 00°32'26" W ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 E/2 SW/4 SW/4) A DISTANCE OF 1313.34 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 SE/4 NW/4 SW/4);
THENCE N 00°28'30" W ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 SE/4 NW/4 SW/4) A DISTANCE OF 657.28 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 SE/4 NW/4 SW/4);
THENCE N 27°04'06" W A DISTANCE OF 2208.70 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SAID SECTION TWENTY-THREE (23);
THENCE N 00°27'09" W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (NW/4 NW/4) A DISTANCE OF 1314.52 FEET TO SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 SE/4 SE/4) OF SAID SECTION FIFTEEN (15);
THENCE S 89°44'02" W ON THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (E/2 SE/4 SE/4) A DISTANCE OF 662.60 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (E/2 SE/4 SE/4);
THENCE N 00°41'54" W ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (E/2 SE/4 SE/4) A DISTANCE OF 1316.11 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (E/2 SE/4 SE/4);
THENCE N 26°00'36" E A DISTANCE OF 1475.13 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION FOURTEEN (14), SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2 TO SHAWNEE;
THENCE ALONG SAID FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2 THE FOLLOWING TWELVE (12) COURSES:
 S 25°25'40" E A DISTANCE OF 1682.40 FEET;
 S 61°39'41" E A DISTANCE OF 150.00 FEET;
 S 67°17'36" E A DISTANCE OF 347.51 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD;
 S 09°18'43" W ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 138.89 FEET;
 S 07°20'15" W ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 115.13 FEET;
 S 03°38'32" W ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 123.79 FEET;
 S 03°57'57" W ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 319.26 FEET;
 S 00°47'57" W ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 72.50 FEET;
 S 14°20'38" E ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 89.52 FEET;
 S 22°05'36" E ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 21.99 FEET TO A POINT ON THE STATUTORY SECTION LINE RIGHT-OF-WAY;
 S 89°35'04" W ON THE STATUTORY RIGHT-OF-WAY A DISTANCE OF 115.81 FEET;
 S 00°24'56" E A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION TWENTY-THREE (23);
THENCE S 00°27'47" E LEAVING SAID FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2 A DISTANCE OF 1650.00 FEET;
THENCE N 89°35'04" E A DISTANCE OF 658.89 FEET;
THENCE S 00°25'36" E A DISTANCE OF 982.70 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER (SE/4 NW/4);
THENCE N 89°42'43" E ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER (SE/4 NW/4) A DISTANCE OF 989.25 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (W/2 NW/4 SE/4) OF SAID SECTION TWENTY-THREE (23);
THENCE N 89°34'40" E ON THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (W/2 NW/4 SE/4) A DISTANCE OF 660.36 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (W/2 NW/4 SE/4);
THENCE S 00°30'10" E ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (W/2 NW/4 SE/4) A DISTANCE OF 1315.50 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (E/2 NW/4 SE/4);
THENCE N 89°39' 08" E ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (E/2 NW/4 SE/4) A DISTANCE OF 660.14 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4);
THENCE N 89°39'08" E ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4) A DISTANCE OF 1320.27 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4);
THENCE S 00°28'27" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4) A DISTANCE OF 1317.24 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4);
THENCE S 89°46'49" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4) A DISTANCE OF 1317.84 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 SE/4);
THENCE S 89°46'49" W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 SE/4) A DISTANCE OF 1317.84 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY CONTAINS A TOTAL OF **335.89 ACRES** AS DESCRIBED.

THE BASIS OF BEARING FOR THIS SURVEY IS OKLAHOMA STATE PLANE SYSTEM, NAD-83/2011, OKLAHOMA SOUTH ZONE, U.S. SURVEY FEET. LEGAL DESCRIPTION WAS PREPARED ON **XXXX XX, 2025** BY OR UNDER THE DIRECT SUPERVISION OF **TANNER J. WENTWORTH #1871**.

NOTES

- THIS PLAT OF SURVEY MEETS OR EXCEEDS 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 THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- EXTERIOR SUBDIVISION CORNERS, LOT CORNERS, R/W CORNERS, AND CENTERLINE MONUMENTS SHALL BE EITHER A 1/2" IRON PIN W/ PLASTIC CAP STAMPED "ELEVATION CA 8524" OR A MAG NAIL WITH SHINER STAMPED "ELEVATION CA 8524", UNLESS OTHERWISE NOTED.
- MAINTENANCE OF ALL COMMON AREAS AND RIGHT-OF-WAYS ARE THE RESPONSIBILITY OF THE CITY OF SHAWNEE.
- MAINTENANCE OF ALL ACCESS EASEMENTS ARE THE RESPONSIBILITY OF THE LESSEE(S) OF THE LOT(S) THE ACCESS EASEMENT IS SERVING.
- EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENTS, NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE COMMON AREAS OR RIGHT-OF-WAYS.
- EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENT, NO STRUCTURES SHALL BE PLACED WITHIN THE BUFFER AREA.
- THE EDGES OF THE EASEMENTS AND RIGHT-OF-WAY LINES SHALL EXTEND TO AND/OR TERMINATE AT THE APPLICABLE LOT, PROPERTY, AND/OR RIGHT-OF-WAY LINES.
- ALL EASEMENT DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT.

LEGEND

SECTION LINE	-----	R/W = PUBLIC RIGHT-OF-WAY
QUARTER SECTION LINE	-----	A/E = PRIVATE ACCESS EASEMENT
ALIQUOT SECTION LINE	-----	U/E = PUBLIC UTILITY EASEMENT
EXISTING SUBDIVISION LOT LINE	-----	O/U/E = PRIVATE OVERHEAD UTILITY EASEMENT
CENTERLINE OF ROADWAY/DRIVE	-----CL-----	U/U/E = PRIVATE UNDERGROUND UTILITY EASEMENT
SUBJECT PROPERTY LINE	-----	P/E = PRIVATE PIPELINE EASEMENT
LOT LINE	-----	C/L = CENTERLINE
BUFFER AREA LINE	-----	C = CURVE
EASEMENT LINE	-----	L/L = LOT LINE
RIGHT-OF-WAY LINE	-----	BOUNDARY CORNER (AS NOTED)
		CALCULATED CORNER (FALLS IN LAKE)

The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown herein.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 72 Page 140-141	Right-of-Way in favor of McMann Oil Company	Yes	No	
2	Book 72 Page 141	Right-of-Way in favor of McMann Oil Company	Yes	No	
3	Book 159 Page 340	Right-of-Way in favor of Independent Pipe Line Company	Yes	No	
4	Book 66 Page 7	Right-of-Way in favor of Transok Pipe Line Company	Yes	No	
5	199600008326	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
6	199800010565	Easement for Private Streets in favor of Udell McSpadden	No	Yes	
7	200000016250	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
8	200300007331	10' Easement in favor of Oklahoma Gas and Electric Company	No	Yes	
9	200600003106	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
10	201200012284	Highway Easement in favor of the State of Oklahoma	No	Yes	
11	201200012285	Utility Easement in favor of the State of Oklahoma	No	Yes	
12	201400007140	Access and Roadway Easement in favor of Gary & Barbara Chatham and ISAOA	No	Yes	

Note	Surveyor's Comments
A	Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc. is to be on each side of the proposed pole line and/or underground line center. The surveyor made every effort to plot said right-of-way easement in the correct location but in some cases the centerline description is ambiguous making it very difficult to positively identify on the ground.

ELEVATION
 LAND SURVEYING
 8501 SW 15TH ST
 OKLAHOMA CITY, OK 73128
 405-493-9393
 TANNER J. WENTWORTH
 PROFESSIONAL LAND SURVEYOR #1871
 C.A. #9524 EXPIRES 06-30-2026

LOCATION MAP
 POTTAWATOMIE COUNTY, OK

 T 10 N
 R 2 E
 SUBJECT PROPERTY

PRELIMINARY PLAT
SHAWNEE TWIN LAKES - LAKE NO. 1
PHASE 3
 BEING A REPLAT OF A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE CITY OF SHAWNEE & BEING A PART OF SECTION 14, 15 & 23 T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE	SURVEY BY:	TJW	TJW	REVIEWED BY:	SDC
			FIELD DATE: xxx/xx/25			SCALE: 1"=60'	
			FINAL DATE: xxx/xx/25			ELS JOB NUMBER: 2024.119	

SHEET
15 OF 16

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF SHAWNEE, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, a replat of a part of the final plat of Shawnee Twin Lakes - Lake No. 1, an addition to the City of Shawnee, Pottawatomie County, Oklahoma. They have caused the same to be surveyed and platted, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, being a part of Sections Fourteen (14), Fifteen (15), and Twenty-Three (23), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma.

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

Overhead utility easements, underground utility easements, and pipeline easements as shown on said Final Plat are private easements, only to be used by the current utility service provider(s) of the existing lines for the specified use.

Access easements as shown on said Final Plat are private easements, only to be used by the lessee(s) of the lot(s) the access easement is serving.

In witness whereof, the undersigned have caused this instrument to be executed this ____ day of _____, 2025.

CITY OF SHAWNEE

Name: _____

Title: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State on this ____ day of _____, 2025, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2025.

My Commission Expires: _____
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, _____, Community Development Director for the City of Shawnee, hereby certify that the City of Shawnee Planning Commission duly approved the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma at a meeting the ____ day of _____, 2025.

Community Development Director

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, Pottawatomie County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatrued installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma.

Signed by the City Clerk this ____ day of _____, 2025.

City Clerk

ACCEPTANCE OF DEDICATION BY CITY COMMISSION

Be it resolved by the Commission of the City of Shawnee that the dedication shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma is hereby accepted.

Adopted by the Commission of the City of Shawnee this ____ day of _____, 2025.

City Clerk Mayor

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

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Pottawatomie County and that the tax records of said county show that all taxes for the year 2024 and prior years are paid on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this ____ day of _____, 2025.

County Treasurer

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Pottawatomie County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma is vested in the City of Shawnee, on the ____ day of _____, 2025, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2024 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this ____ day of _____, 2025.

Title Company Name

Signature

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State on this ____ day of _____, 2025, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2025.

My Commission Expires: _____
Notary Public

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Tanner J. Wentworth, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, represents a careful survey made under my supervision on the ____ day of _____, 2025, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

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

Witness my hand and seal this ____ day of _____, 2025.

Tanner J. Wentworth
Professional Land Surveyor #1871

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State on this ____ day of _____, 2025, personally appeared Tanner J. Wentworth, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed that same as his free and voluntary act and deed. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2025.

My Commission Expires: _____
Notary Public

ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393
TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #9524 EXPIRES 06-30-2026

LOCATION MAP
POTTAWATOMIE COUNTY, OK
15 14
10 23
N
SUBJECT PROPERTY
R 2 E

PRELIMINARY PLAT
SHAWNEE TWIN LAKES - LAKE NO. 1
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REVISION	BY	DATE

FIELD DATE: xx/xx/25 SURVEY BY: T.J.W.
FINAL DATE: xx/xx/25 DRAWN BY: T.J.W.
SCALE: 1"=60' REVIEWED BY: SDC
ELS JOB NUMBER: 2024.119

SHEET
16 OF 16