



Tulsa Metropolitan Area
Planning Commission

Case : Huntington Park

Hearing Date: January 17, 2018

Case Report Prepared by:

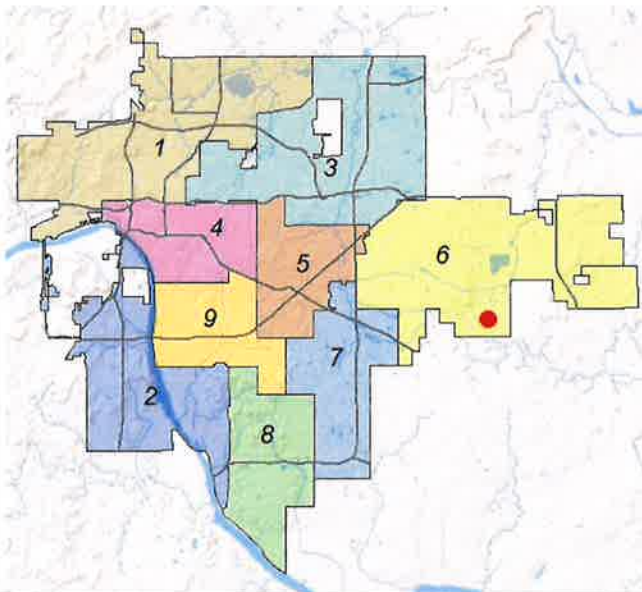
Nathan Foster

Owner and Applicant Information:

Applicant: Mark B. Capron, SWA

Owner: Lynn Lane 44, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Final Plat

Tract Size: 38.41 ± acres

Location: South of the southeast corner of East 41st Street South and South 177th East Avenue

Zoning: RS-3/RS-4/PUD-816

Staff Recommendation:

Staff recommends **approval** of the Final Plat

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Final Plat



Draft Final Plat #4
Huntington Park

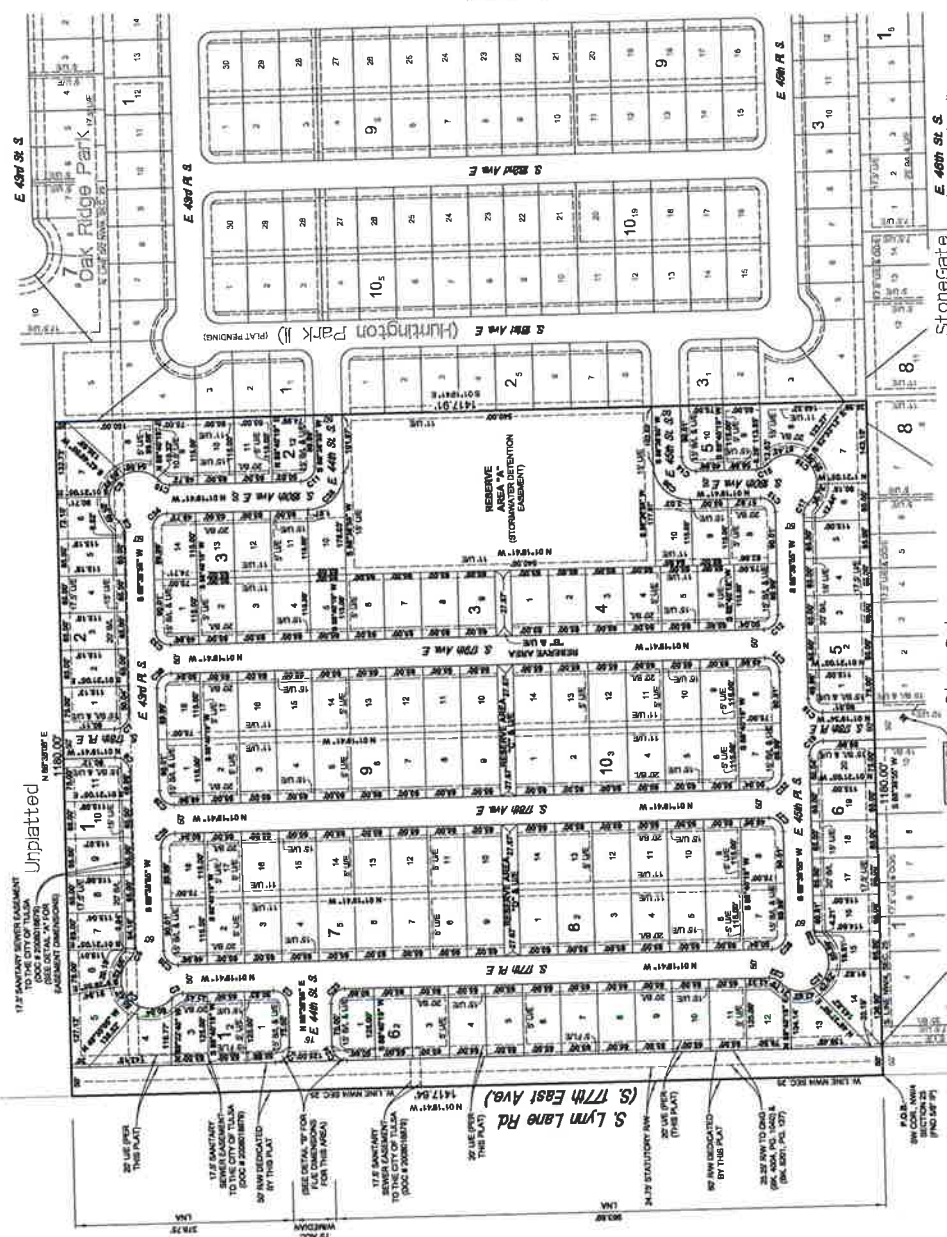
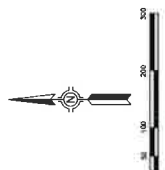
A SUBDIVISION OF PART OF THE NORTH-WEST QUARTER (NW¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE TEEN (19) NORTH, RANGE FOUR TEEN (14) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 816

Owner/Developer:
Lynn Lane 44, LLC
An Oklahoma Limited Liability Company
5407 S. Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 540-3518
Contact: Mr. G. Dwight Claxton

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2019
8111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 865-3600
E-mail: gwesize@sw-wa-associ.com

Subdivision Statistics:
TOTAL ACRES: 160.00
RESERVE AREA: 12.50 (7.81%)
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Unplatted

Oak Ridge Park

Huntington Park II

StoneGate

StoneGate II



COMP. TAPE
(EASEMENT DIMENSIONS FOR DUE)
SCALE 1"=50'

CORNER	TAPES	LENGTHS (ft)	BEARING	COORDINATES
C1	28.24	28.20	N 89°51'41"E	4162.88
C2	34.28	33.99	S 89°51'41"E	4181.35
C3	25.23	25.20	E 89°51'41"E	4181.35
C4	21.07	21.00	S 89°51'41"E	4162.88
C5	29.28	29.09	N 89°51'41"E	4143.41
C6	35.32	35.00	E 89°51'41"E	4143.41
C7	41.36	41.00	S 89°51'41"E	4124.94
C8	47.40	47.00	E 89°51'41"E	4124.94
C9	53.44	53.00	N 89°51'41"E	4106.47
C10	59.48	59.00	E 89°51'41"E	4106.47
C11	65.52	65.00	S 89°51'41"E	4087.99
C12	71.56	71.00	E 89°51'41"E	4087.99
C13	77.60	77.00	N 89°51'41"E	4069.52
C14	83.64	83.00	E 89°51'41"E	4069.52
C15	89.68	89.00	S 89°51'41"E	4051.04
C16	95.72	95.00	E 89°51'41"E	4051.04
C17	101.76	101.00	N 89°51'41"E	4032.57
C18	107.80	107.00	E 89°51'41"E	4032.57
C19	113.84	113.00	S 89°51'41"E	4014.09
C20	119.88	119.00	E 89°51'41"E	4014.09
C21	125.92	125.00	N 89°51'41"E	3995.62
C22	131.96	131.00	E 89°51'41"E	3995.62
C23	138.00	137.00	S 89°51'41"E	3977.14
C24	144.04	143.00	E 89°51'41"E	3977.14
C25	150.08	149.00	N 89°51'41"E	3958.67
C26	156.12	155.00	E 89°51'41"E	3958.67
C27	162.16	161.00	S 89°51'41"E	3940.19
C28	168.20	167.00	E 89°51'41"E	3940.19
C29	174.24	173.00	N 89°51'41"E	3921.72
C30	180.28	179.00	E 89°51'41"E	3921.72
C31	186.32	185.00	S 89°51'41"E	3903.24
C32	192.36	191.00	E 89°51'41"E	3903.24
C33	198.40	197.00	N 89°51'41"E	3884.77
C34	204.44	203.00	E 89°51'41"E	3884.77
C35	210.48	209.00	S 89°51'41"E	3866.29
C36	216.52	215.00	E 89°51'41"E	3866.29
C37	222.56	221.00	N 89°51'41"E	3847.82
C38	228.60	227.00	E 89°51'41"E	3847.82
C39	234.64	233.00	S 89°51'41"E	3829.34
C40	240.68	239.00	E 89°51'41"E	3829.34
C41	246.72	245.00	N 89°51'41"E	3810.87
C42	252.76	251.00	E 89°51'41"E	3810.87
C43	258.80	257.00	S 89°51'41"E	3792.39
C44	264.84	263.00	E 89°51'41"E	3792.39
C45	270.88	269.00	N 89°51'41"E	3773.92
C46	276.92	275.00	E 89°51'41"E	3773.92
C47	282.96	281.00	S 89°51'41"E	3755.44
C48	289.00	287.00	E 89°51'41"E	3755.44

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Draft Final Plat #4

Huntington Park

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P.U.D. NO. 816

Deed of Dedication and Restrictive Covenants

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KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, THE CITY OF TULSA, OKLAHOMA, LIMITED LIABILITY COMPANY, THE OWNERS, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF TULSA, OKLAHOMA, TO-WIT: A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NW/4) OF SECTION TWENTY-FIVE (S/2), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE MERIDIAN AND TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

SECTION I. STREETS, UTILITIES AND UTILITIES

A PUBLIC STREETS, UTILITIES AND UTILITIES. THE OWNER HEREBY AGREES TO DEDICATE TO THE PUBLIC THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF TULSA, OKLAHOMA, TO-WIT: A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NW/4) OF SECTION TWENTY-FIVE (S/2), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE MERIDIAN AND TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

SECTION II. PRIVATE RESTRICTIONS AND COVENANTS

FOR THE PURPOSE OF PROMOTING AN ORDERLY DEVELOPMENT OF THE SUBDIVISION AND FOR THE PURPOSE OF MAINTAINING COMPATIBILITY OF THE IMPROVEMENTS THEREON, THE FOLLOWING RESTRICTIONS AND COVENANTS ARE HEREBY MADE UPON THE USE AND OCCUPANCY OF THE LOTS WITHIN THE SUBDIVISION, TO-WIT: ...

SECTION III. PLANNED UNIT DEVELOPMENT

THE USE OF RESERVE AREAS SHALL BE LIMITED TO OPEN SPACE, RECREATION, LANDSCAPING, BIODIVERSITY FRIENDLY WALKS AND WALLS, AND UTILITIES. THE USE OF RESERVE AREAS SHALL BE LIMITED TO OPEN SPACE, RECREATION, LANDSCAPING, BIODIVERSITY FRIENDLY WALKS AND WALLS, AND UTILITIES. THE USE OF RESERVE AREAS SHALL BE LIMITED TO OPEN SPACE, RECREATION, LANDSCAPING, BIODIVERSITY FRIENDLY WALKS AND WALLS, AND UTILITIES. ...

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