



Tulsa Metropolitan Area  
Planning Commission

**Case :** Lewis Professional Center

**Hearing Date:** February 7, 2018

**Case Report Prepared by:**

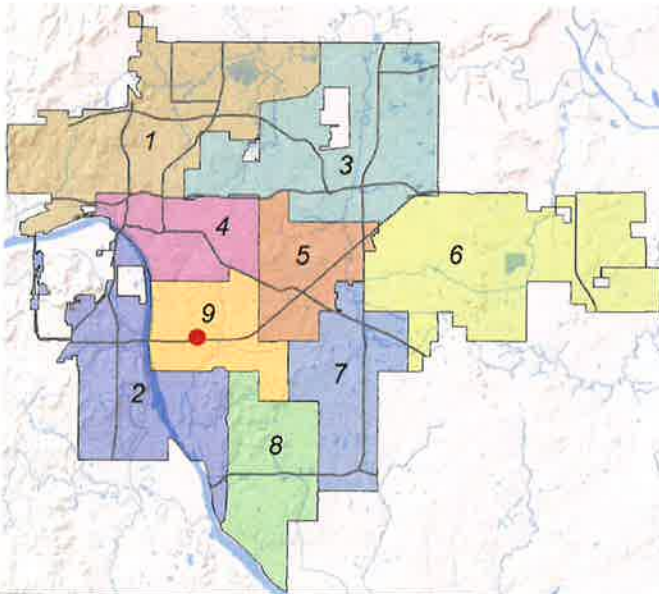
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* AAB Engineering, LLC

*Owner:* Lewis Professional Center, LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Final Plat

4 lots, 1 block, 1.83± acres

*Location:* Northwest corner of South Lewis Avenue and Interstate 44

*Proposed Use:* Office

**Zoning:** OL (Office – Low)

**Staff Recommendation:**

Staff recommends **approval** of the final plat

**City Council District: 9**

*Councilor Name:* Ben Kimbro

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**EXHIBITS:** Final Plat

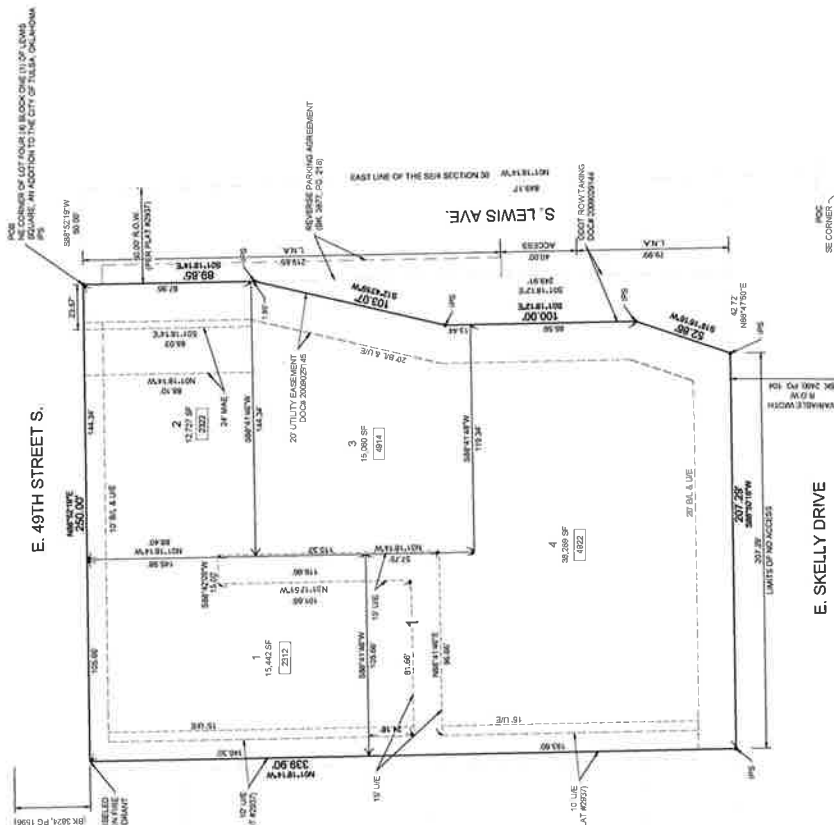
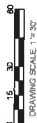
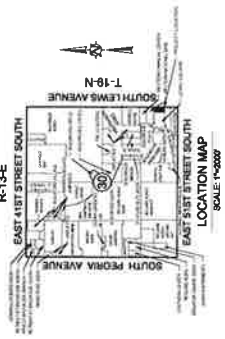
DRAFT FINAL PLAT

# Lewis Professional Center

A REBUNDION OF LOT FOUR (4) BLOCK ONE (1), LEWIS SQUARE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**OWNER:**  
**LEWIS PROFESSIONAL CENTER, LLC**  
1500 N. LINCOLN AVENUE  
TULSA, OKLAHOMA 74118  
ATTN: JASON SPRIGGS

**ENGINEERSURVEYOR:**  
**AAB ENGINEERING, LLC**  
CERTIFICATE OF AUTHORITY NO. 6318, EXP. JUNE 30, 2018  
1500 N. LINCOLN AVENUE  
SAND SPRING, OKLAHOMA 74083  
PHONE: (918) 514-4383  
EMAIL: ALAN@AABERIO.COM



**SITE DATA**

**BENCHMARK:**  
CHELSEA BOX ON CURB  
ELEVATION = 679.25 (NAD 1983)

**BASE OF BEARINGS:**  
ALL BEARINGS ARE TRUE BEARINGS COORDINATE  
SYSTEM - NORTH ZONE 3009 U.S. SURVEY FEET ANAD 83  
WITH A BEARING OF 148.7321°T FOR THE NORTHLINE OF BLOCK 1

**LAND AREA:**  
79,618.95 (11.72) ACRES<sup>±</sup>

**MONUMENTATION:**  
ALL CORNERS ARE BENCHMARKED WITH A YELLOW  
PLASTIC CAPS MARKED 'A&B C&D'. INSURANCE  
NOTED

**ADDRESSES:**  
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE  
DATE OF SURVEY. THIS PLAT DOES NOT CONSTITUTE A  
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL  
DESCRIPTION

**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS FOUR LOTS IN  
ONE (1) BLOCK  
BLOCK AREA = 1,214,806.00 (25.8) ACRES

**CONTACTS**

**MUNICIPAL AUTHORITY:**  
CITY OF TULSA  
175 EAST 7TH STREET  
TULSA, OK 74103

**UTILITY CONTRACTS:**  
PUBLIC SERVICE COMPANY  
P.O. BOX 1257  
212 E 8TH ST  
TULSA, OK 74103  
1-800-458-8667

**COX COMMUNICATIONS:**  
1191 E. EAST 1ST STREET  
TULSA, OK 74103  
918-536-5422

Nathan Foster  
2018.01.30  
13:48:24  
-06'00"



Lewis Professional Center  
Sheet 1 of 2  
Date Prepared: January 15, 2018

**LEGEND**

- LMA - LIMITS OF NO ACCESS
- POB - POINT OF BEGINNING
- ROW - RIGHT OF WAY
- UE - UTILITY EASEMENT
- BK - BOOK
- PK - IRON PIN SET W/ICP MARKED A&B C&D IS STAKE
- IS - IRON PIN SET W/ICP MARKED A&B C&D IS STAKE

**FLOODPLAIN**

THE ENTIRE PROPERTY IS NOT LOCATED WITHIN ANY FEDERALLY DESIGNATED FLOOD PLAIN PER FEMA REGULATION 17, 2012 WHICH INDICATES NONE UNSUBSIDIZED X

THE ENTIRE PROPERTY IS NOT LOCATED WITHIN THE REGULATION FLOODPLAIN PER CITY OF TULSA REGULATORY DEVELOPMENT PLANS.

**FINAL PLAT ENDORSEMENT OF APPROVAL**

Title Insurance Agency Providing Certifications

Approved Date: \_\_\_\_\_

APPROVED:

\_\_\_\_\_ CITY ENGINEER

\_\_\_\_\_ CITY CLERK

\_\_\_\_\_ CITY ATTORNEY

Council of the City of Tulsa, Oklahoma

Approved Date: \_\_\_\_\_

The Signature of the Final Plat has been compared to the original copy on file in the office of the City Clerk. Clerk certifies that this is the original.

8.2

# Lewis Professional Center

DRAFT FINAL PLAT

A RESUBDIVISION OF LOT FOUR (4) BLOCK ONE (1), LEWIS SQUARE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**OWNER:**  
**LEWIS PROFESSIONAL CENTER, LLC**  
 1525 WEST BAYVIEW AVENUE  
 TULSA, OKLAHOMA 74108  
 ATTN: JASON SPRIGGS

**ENGINEERS/SURVEYOR:**  
**AAB ENGINEERING, LLC**  
 CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2019  
 800 WEST BAYVIEW AVENUE  
 SAND SPRINGS, OKLAHOMA 74083  
 PHONE: (918) 934-0282  
 EMAIL: ALAN@AABENG.COM

**DEED OF DEDICATION AND RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS, that LEWIS PROFESSIONAL CENTER, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND IN LOT FOUR (4) BLOCK ONE (1), LEWIS SQUARE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2907, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WEST ALONG THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 18 EAST, THENCE NORTH 01°17'40" EAST TO THE INTERSECTION OF THE LINE OF THE SOUTHWEST CORNER OF SAID SECTION 36 WITH THE LINE OF THE SOUTHWEST CORNER OF SAID LOT 4, LEWIS SQUARE, THENCE SOUTH 89°14'30" WEST ALONG SAID NORTH LINE A DISTANCE OF 200.67 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01°17'40" EAST 200.67 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°14'30" WEST ALONG SAID NORTH LINE A DISTANCE OF 100.33 FEET, THENCE SOUTH 17°37'45" WEST A DISTANCE OF 50 FEET TO A POINT ON THE NORTH GRAY LINE OF SAID LOT 4, LEWIS SQUARE, THENCE SOUTH 89°14'30" WEST ALONG THE WEST LINE OF SAID LOT 4, LEWIS SQUARE, THENCE SOUTH 01°17'40" EAST 100.33 FEET TO THE POINT OF BEGINNING.

THE AREA OF SAID TRACT OF LAND TO BE COVERED, SPACED, PLATTED AND SUBDIVIDED INTO 4 LOTS IN BLOCK ONE (1) OF THE SUBDIVISION, IS SHOWN ON THE PLAT HEREBY REFERRED TO AS LEWIS PROFESSIONAL CENTER OF THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, HEREINAFTER REFERRED TO AS LEWIS PROFESSIONAL CENTER OR THE "SUBDIVISION".

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING RESTRICTIVE COVENANTS AND RESTRICTIONS:

**SECTION I. LUTLITES**

- A. UTILITY FACILITIES**
- B. WATER, SANITARY, SEWER, AND storm SERVICE**
- C. MUTUAL ACCESS EASEMENT**
- D. EGRESS EASEMENT**
- E. SEWERALD**
- F. SUBDIVISION**
- G. MUTUAL ACCESS EASEMENT**
- H. SURFACE DRAINAGE**
- I. MUTUAL ACCESS EASEMENT**
- J. SIDEWALKS**

**SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY**

**A. ENFORCEMENT:**

THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, OR ITS SUCCESSORS.

IN WITNESS WHEREOF, LEWIS PROFESSIONAL CENTER, LLC, HAS SIGNED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

LEWIS PROFESSIONAL CENTER, LLC  
 AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: JASON SPRIGGS, MANAGER

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 COMMISSION NUMBER \_\_\_\_\_

ENG. COLLIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE FOREGOING INSTRUMENT, AND KNOWLEDGE TO ME, IT TO BE THE ORIGINAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND KNOWLEDGE TO ME, THAT HE BEING THE SAME AS THE FIELD OF COLUMNAR ACT AND DEED FOR THE LINES AND PURPOSES THEREIN SET FORTH.

ENG. COLLIER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 OKLAHOMA NO. 1791

( ) BE  
 COUNTY OF TULSA

NOTARY PUBLIC  
 MY COMMISSION EXPIRES NOVEMBER 20, 2019  
 COMMISSION NUMBER 110626

RECORDED



83