



Tulsa Metropolitan Area
Planning Commission

Case : Titan Sports

Hearing Date: May 16, 2018

Case Report Prepared by:

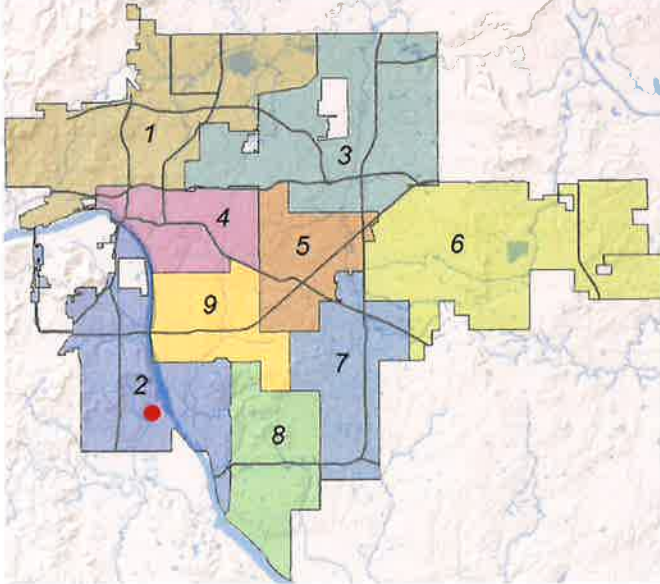
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Titan Sports & Performance Center, LLC

Location Map:
(Shown with City Council districts)



Applicant Proposal:

Final Plat

1 lot, 1 block, 59.66 ± acres

Location: East of the northeast corner of West 81st Street South and South Elwood Avenue

Zoning: IL (Industrial – Light)

Staff Recommendation:

Staff recommends **approval** of the final plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Final Plat

9.1

Draft Final Plat

Titan Sports

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



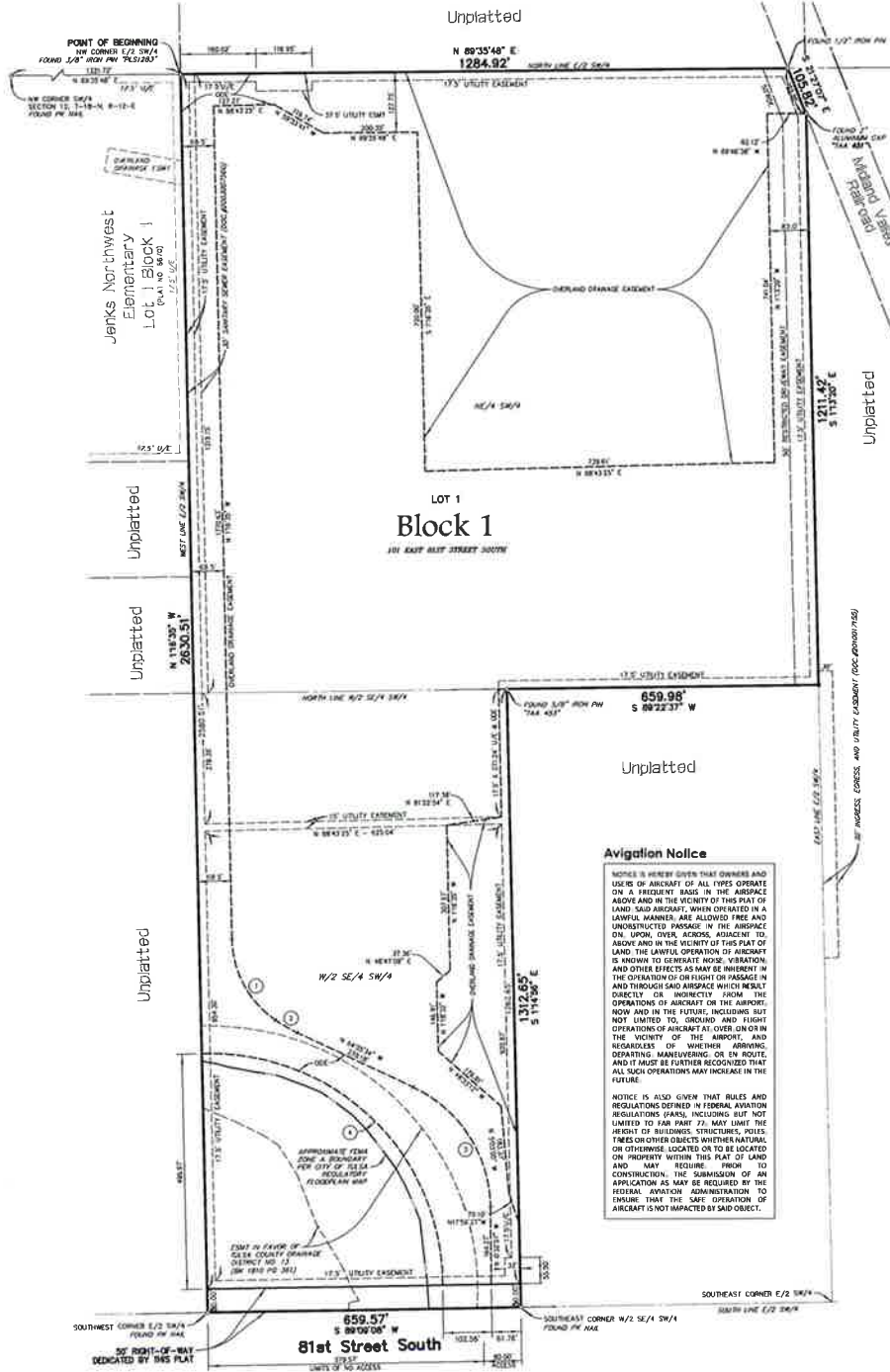
OWNER/DEVELOPER:
Titan Sports and Performance Center, LLC
CONTACT: STAN LIEDEL
6746 East 12th Street
Tulsa, Oklahoma 74112
Phone: (918) 550-3394

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 2433
OK CR NO. 3361, EXPIRES 4/30/2023
EMAIL: DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Curve Table

CURVE	LENGTH	RADIUS	DELTA (°)	CHORD BEARING	CHORD DISTANCE	LENGTH (PC) TO POINT OF BEGINNING
1	200.21'	2155.00'	33°51'12"	N82°01'12"W	193.56'	193.56'
2	54.04'	315.00'	9°49'44"	N58°40'42"W	33.97'	247.53'
3	318.63'	285.00'	64°03'26"	N31°38'50"W	302.30'	646.83'
4	788.65'	450.00'	92°54'23"	N45°43'37"W	766.36'	1415.19'



- LEGEND**
- BC NS BOUNDARY
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - DA DELTA ANGLE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - GOVT GOVERNMENT
 - LNK LIMITS OF NO ACCESS
 - OVDR OVERLAND DRAINAGE EASEMENT
 - RESR RESTRICTED SURVEY EASEMENT
 - TAA TULSA AIRPORT AUTHORITY
 - UTE UTILITY EASEMENT
 - ZZA ADDRESS SHOWN
 - # SET MONUMENT (SEE NOTE # 2)
 - o FOUND MONUMENT

FINAL PLAT ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

TMAPC/INDG

CITY ENGINEER

Approval Date: _____

CHAIRMAN

MAYOR

ATTEST: CITY CLERK

CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

Notes:

- THIS PLAT MEETS THE OKLAHOMA STANDARD PRACTICES FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 145" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (CSG), NORTH AMERICAN DATUM 1983 (NAD83). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (1) #10 ILLINOIS CORNER (E/2 SW/4) OF SECTION 12;
 - (2) 3/8" IRON PIN WITH YELLOW PLASTIC CAP FOUND AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SECTION 12;
 - (3) THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 87°3'48" EAST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY 81ST STREET SOUTH BY WAY OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO AN AVIATION EASEMENT IN FAVOR OF TULSA AIRPORTS IMPROVEMENT TRUST, AN OKLAHOMA PUBLIC TRUST, THE TULSA AIRPORT AUTHORITY, A CHARTER AGENCY OF THE CITY OF TULSA, AND THE CITY OF TULSA, A MUNICIPAL CORPORATION, DATED FEBRUARY 10, 2010 FILED MARCH 3, 2010 AS DOCUMENT NO. 202007134 IN THE OFFICE OF THE TULSA COUNTY CLERK. SAID EASEMENT AFFECTS THE NE/4 SW/4 T18N S12E AND WEST OF RAILROAD RIGHT OF WAY VIA BLANKET.

9.2

