

-TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024 - aulmer@incog.org

www.tmapc.org

LOT SPLIT

APPLICATION INFORMATION

RECEIVED BY: RS DATE FILED: 1-5-18 TAC DATE: 1/18/18 TMAPC DATE: 2-7-18 CASE NUMBER: LS-21103

CITY [] COUNTY REFERRAL CITIES: _____ RELATED CASE #: _____

PUD/CO REFERENCE CASE: _____ TMAPC HEARING DATE: _____ TMAPC ACTION: _____

BOA REFERENCE CASE: _____ BOA HEARING DATE: _____ BOA ACTION: _____

SUBJECT PROPERTY INFORMATION

N. & W. of W. 81st St. S. 1/2 S. Union Ave.

ADDRESS OR DESCRIPTIVE LOCATION: 2001 W. 78th St. S. Tulsa, OK 74132

LEGAL DESCRIPTION OF UNDIVIDED TRACT: The North 152.50 Ft. of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter (NW/4 SW/4 NE/4 SE/4) OF SECTION 10, T-18-N, R-12-E, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEROF, LESS AND EXCEPT THE EAST 25.00 FT. THEREOF.

PRESENT USE: SINGLE FAMILY HOME PRESENT ZONING: RS3 T-R-S: 8210 CZM: _____ ATLAS: _____ CD: 2

CITY WATER: YES [] RURAL WATER DISTRICT: _____ [] WELL _____

[] CITY SEWER _____ [X] SEPTIC/AEROBIC SYSTEM _____

LETTERS FROM CITY UTILITIES OR RURAL WATER DISTRICTS ARE REQUIRED IF UTILIZING THOSE SOURCES.

INFORMATION ABOUT YOUR LOT SPLIT PROPOSAL

TRACT 1 LEGAL:		TRACT 2 LEGAL:	
ABUTTING STREET:	S. XENOPHON AVE	ABUTTING STREET:	S. XENOPHON AVE
AVG LOT WIDTH:		AVG LOT WIDTH:	
PROPOSED USE:	SINGLE FAMILY HOME	PROPOSED USE:	SINGLE FAMILY HOME
INST. RELEASED:		INST. RELEASED:	
TRACT 3 LEGAL:		TRACT 4 LEGAL:	
ABUTTING STREET:		ABUTTING STREET:	
AVG LOT WIDTH:		AVG LOT WIDTH:	
PROPOSED USE:		PROPOSED USE:	
INST. RELEASED:		INST. RELEASED:	

APPLICANT INFORMATION

NAME: TIMOTHY WALLACE
 ADDRESS: 3110 S. SCHLEGEL RD.
 CITY, ST, ZIP: CUSHING, OK 74023
 DAYTIME PHONE: 918-527-7199
 EMAIL: TIMOTHYWALLACE2@ME.COM

PROPERTY OWNER INFORMATION

NAME: TIMOTHY WALLACE
 ADDRESS: 3110 S. SCHLEGEL RD.
 CITY, ST, ZIP: CUSHING, OK 74023
 DAYTIME PHONE: 918-527-7199
 EMAIL: TIMOTHYWALLACE2@ME.COM

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: [Signature]

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Self

APPLICATION FEES

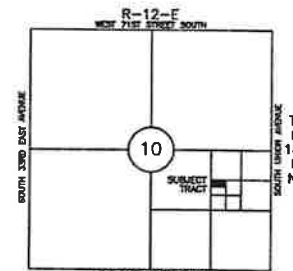
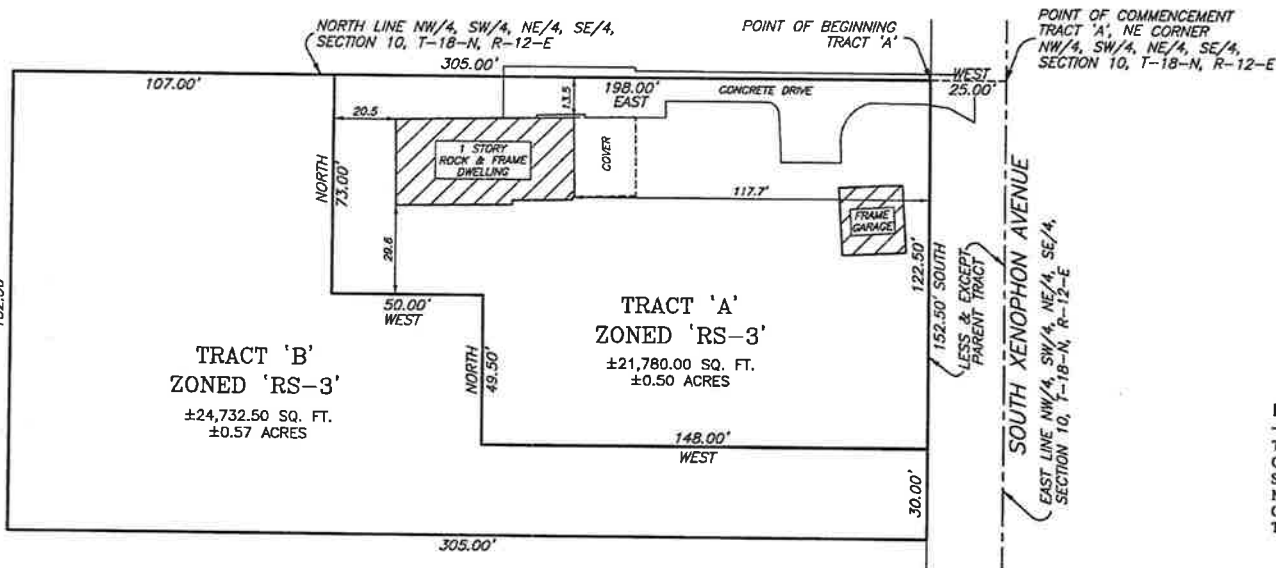
TOTAL DUE: \$ 100.- RECEIPT NUMBER: 230028

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TAC RECOMMENDATION: _____ TMAPC ACTION: _____ DATE/VOTE: _____

CONDITIONS: _____



Location Map

ZONING EXHIBIT

PARENT TRACT - QUITCLAIM DEED DOC # 2015113908

THE NORTH 152.50 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SW/4 NE/4 SE/4) OF SECTION 10, T-18-N, R-12-E, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 25.00 FEET THEREOF.

Tract Descriptions

TRACT 'A'

A TRACT OF LAND CONTAINED WITHIN THE NORTH 152.50 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SW/4 NE/4 SE/4) OF SECTION 10, T-18-N, R-12-E, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NW/4 SW/4 NE/4 SE/4; THENCE WEST, ALONG THE NORTH LINE OF SAID NW/4 SW/4 NE/4 SE/4, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID NW/4 SW/4 NE/4 SE/4, A DISTANCE OF 122.50 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID NW/4 SW/4 NE/4 SE/4, A DISTANCE OF 148.00 FEET; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID NW/4 SW/4 NE/4 SE/4, A DISTANCE OF 49.50 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID NW/4 SW/4 NE/4 SE/4, A DISTANCE OF 50.00 FEET; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID NW/4 SW/4 NE/4 SE/4, A DISTANCE OF 73.00 FEET TO A POINT ON THE NORTH LINE OF SAID NW/4 SW/4 NE/4 SE/4; THENCE EAST ALONG THE NORTH LINE OF SAID NW/4 SW/4 NE/4 SE/4, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING. CONTAINING 21,780.00 SQ. FT., OR 0.50 ACRES, MORE OR LESS.

TRACT 'B'

THE NORTH 152.50 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SW/4 NE/4 SE/4) OF SECTION 10, T-18-N, R-12-E, OF THE INDIAN BASE AND MERIDIAN,

TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 25.00 FEET THEREOF.

LESS AND EXCEPT:

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SAID TRACT 'B' CONTAINS 24,732.50 SQ. FT., OR 0.57 ACRES, MORE OR LESS.

Surveyor's Statement

HRAOK AND I, SALVADOR TITONE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S AS OF THIS DATE.

WITNESS MY HAND AND SEAL THIS 4TH DAY OF JANUARY 2018.

HRAOK

SALVADOR TITONE
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1460

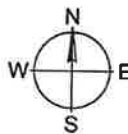


DATA LINES AS SHOWN IN WALLACE LOT SPLITS Preliminary Drawing FILE # 18121-01 DATE: Jan. 04, 2018 - 1:28PM



BEFORE YOU DIG
CONTACT OKLAHOMA
ONE-CALL:
1-800-522-6543

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN



SCALE: 1"=40'

PREPARED FOR: TIMOTHY & RACHEL WALLACE

CHECKED BY:	ST	SCALE:	1"=20'
SURVEY BY:	N/A	DRAFTED BY:	DWM
SURVEY DATE:	N/A	JOB NUMBER:	171221.61
BOOK / PAGE:	N/A	FILE NUMBER:	1812.10



1913 WEST TACOMA - SUITE A
BROKEN ARROW, OKLAHOMA 74012
CAP 7505 EXPIRATION DATE: 10-30-2017
VOICE: (918) 258-3737
FAX: (918) 258-3554



1913 W Tacoma, Suite A
Broken Arrow, Oklahoma 74012

Office: 918.258.3737
Fax: 918.258.2554

January 4, 2018

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SALVADOR TITONE 01/04/18
OKLAHOMA PROFESSIONAL DATE
LAND SURVEYOR NO. 1460

