

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

POSTING DATE: 08-11-2022

AGENDA
PLANNING AND ZONING COMMISSION
AUGUST 15, 2022

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 specific date or stricken from the agenda entirely.

REGULAR SESSION - 9:00 A.M. 3RD FLOOR COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229 W. OKMULGEE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider approval of Planning Commission Minutes of August 1, 2022, or take other necessary action.
2. Consider approval of the preliminary and final plat of the Woodbine Addition, or take other necessary action. (Katrina Bodenhamer)
3. Consider approval of the preliminary and final plat of Plaza Street Partners Subdivision, or take other necessary action. (Katrina Bodenhamer)
4. Consider approval of a Lot Split/Consolidation request by Heartland Surveying on behalf of Jose Lopez (owner) to divide 4.62 acres into two tracts, Tract 1 consisting of 4.00 acres and Tract 2 consisting of 0.62 acres, or take other necessary action (Katrina Bodenhamer)
5. Consider approval of a request from Heartland Surveying on behalf of Daniel and Nathaniel Rodriguez to split part of Lots 6 & 7 in Block 415, Muskogee OT and consolidate it into 1 tract, or take other necessary action. (Katrina Bodenhamer)

ADJOURN

Planning Commission

2.

Meeting Date: 08/15/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider approval of the preliminary and final plat of the Woodbine Addition, or take other necessary action. (Katrina Bodenhamer)

LEGAL DESCRIPTION:

PART OF FORMER LOTS 1,2,3,4,& ALL OF FORMER LOTS 5,6,7&8 OF BLOCK 26 MEADOWS ADDITION (PREVIOUSLY VACATED) IN SECTION 13, T14N,R18E I.B&M., CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA: WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 06/29/2022 BY TONY ROBINSON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE CORNER OF SECTION 13, THENCE S1°38'28" ALONG THE EAST LINE OF THE NE/4 OF SECTION 14 A DISTANCE OF 1345.44 FEET;THENCE S88°04'58"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, BEING THE NE CORNER OF LOT 25 BLOCK 26, MEADOWS ADDITION; THENCE S88°04'58"W A DISTANCE OF 235.00 FEET TO THE SE CORNER OF LOT 9, BLOCK 26, MEADOWS ADDITION : THENCE N46°43'05"W A DISTANCE OF 163.44 FEET: THENCE N76°57'47"E A DISTANCE OF 143.25 FEET: THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET ON ARC LENGTH OF 249.81 FEET WITH A CHORD WHICH BEARS N13°35'45"W A DISTANCE OF 60.00 FEET; THENCE S76°57'47"W A DISTANCE OF 113.68 FEET; THENCE ON A CURVE TO THE LEFT RADIUS OF 20.00 FEET AN ARC LENGTH OF 38.92 FEET WITH A CHORD WHICH BEARS N47°17'00"W A DISTANCE OF 33.07 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 399.84 FEET AN ARC LENGTH OF 68.27 FEET WITH A CHORD WHICH BEARS N3°34'44"E A DISTANCE OF 68.19 FEET; THENCE N82°10'59"E A DISTANCE OF 71.90 FEET; THENCE N60°31'40"E A DISTANCE OF 316.21 FEET; THENCE S1°42'25"E A DISTANCE OF 425.21 FEET TO THE POINT OF BEGINNING, CONTAINING 2.20 ACRES, MORE OR LESS.

BACKGROUND:

This application was submitted by Heartland Surveying to request approval to re-plat part of vacated Lots 1,2,3,4 and all of vacated Lots 5,6,7,&8 of Block 26 of the previously vacated Meadows Addition, in order to build a single-family home on the property.

RECOMMENDED STAFF ACTION:

Staff recommends approval.

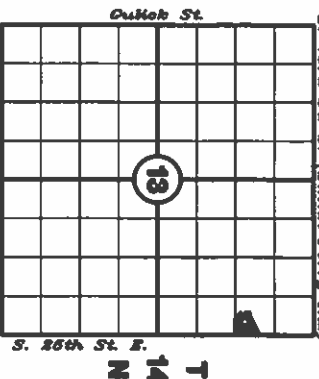
Fiscal Impact

Attachments

Prelim & Final Woodbine Addition

2000

F. 45th St. S. (Smith Ferry Rd.)

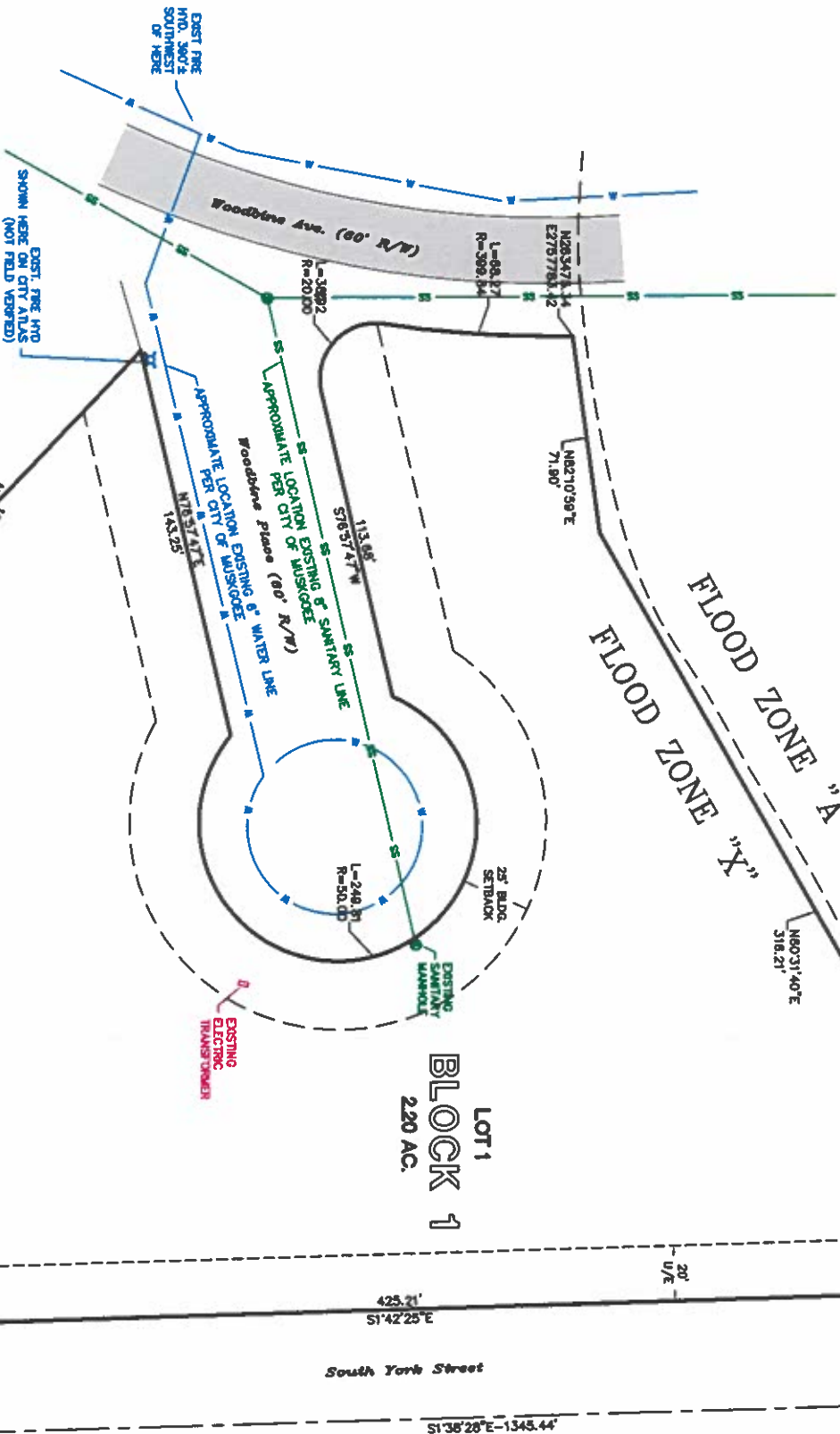


LOCATION MAP

NOT TO SCALE



EXISTING ZONING "A"



**PRELIMINARY PLAT OF
WOODBINE ADDITION
A REPLAT OF PART OF FORMER
LOTS 1, 2, 3, 4 & ALL OF FORMER
LOTS 5, 6, 7 & 8 OF BLOCK 26
MEADOWS ADDITION IPREVIOUSLY VACATED)
IN SECTION 13, T14N, R18E OF I.B.&M.,
CITY OF MUSKOGEE, MUSKOGEE COUNTY,
STATE OF OKLAHOMA**

PREPARED FOR:

Stacie and Roger McLain

PREPARED BY:
**Heartland Surveying &
Mapping, PLLC**

CI 44343
600 Bayport St., Box C
Montreal, Ontario H4A 0A6

LOT CORNERS TO BE SET AFTER APPROVAL OF PLAT.

HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA
STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE



STATE OF OKLAHOMA
COUNTY OF LINCOLN

KNOW ALL MEN BY THESE PRESENTS, that we, STACE AND ROGER AARON MCALIN, husband and wife, hereby certify that we are the Owner and the person or persons having any right, title or interests to the following described tract of land, to-wit:

PART OF FOREMERS LOTS 1, 2, 3, 4 & ALL OF FOREMERS LOTS 5, 6, 7 & 8 OF BLOCK 28 MEADOWS ADDITION (PREVIOUSLY VACATED) IN SECTION 13, T44N, R10E OF L.B. 64, CITY OF MISSOURI, MISSOURI COUNTY, STATE OF OHAIOHAMA, WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 DELTA HORIZONTAL STRAIGHT PLANE, AS PREPARED ON 6/28/2022 BY TONY ROBSON, L.S. #11638, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 13, THENCE S17°38'27"E ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 14 A DISTANCE OF 1345.44 FEET; THENCE S88°04'58"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, BEING THE NE CORNER OF LOT 25, BLOCK 28, MEADOWS ADDITION; THENCE S88°04'58"W A DISTANCE OF 235.00 FEET TO THE SE CORNER OF LOT 25, BLOCK 28, MEADOWS ADDITION; THENCE N46°43'05"W A DISTANCE OF 183.44 FEET; THENCE N75°57'47"E A DISTANCE OF 143.25 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET ON ARC LENGTH OF 249.81 FEET WITH A CHORD WHICH BEARS N13°35'45"W A DISTANCE OF 60.00 FEET; THENCE S78°57'47"E A DISTANCE OF 113.08 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET ON ARC LENGTH OF 38.82 FEET WITH A CHORD WHICH BEARS N47°17'00"W A DISTANCE OF 33.07 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 599.84 FEET ON ARC LENGTH OF 68.27 FEET WITH A CHORD WHICH BEARS N53°44'4"E A DISTANCE OF 64.19 FEET; THENCE N82°10'50"E A DISTANCE OF 71.90 FEET; THENCE N80°31'40"E A DISTANCE OF 318.21 FEET; THENCE S11°42'52"E A DISTANCE OF 425.21 FEET TO THE POINT OF BEGINNING, CONTAINING 2.20 ACRES, MORE OR LESS.

We further certify that we have caused said tract of land to be platted into lots and block and have caused this plat to be made of said tract showing accurate dimension of lots. I hereby designate said tract of land as WOODBINE ADDITION and dedicate to public use all easements as shown hereon.

STACK CLAIM

ROGER AARON MOLAN

STATE OF OKLAHOMA
COUNTY OF LINCOLN:

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared STACE AND ROGER AARON MCCLAIN, to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes set forth.

WITNESS my hand and seal this _____ day of _____, 2022

My Commission expires

Notary Public

KNOW ALL MEN BY THESE PRESENTS, that I, Tony Robison, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and plotted into lots and blocks the above described property, and that this plot is a true and correct representation thereof. I further certify that this plot meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this _____ day of _____, 2022.

PRELIMINARY

Tony Robison, Land Surveyor 1600

STATE OF OKLAHOMA
COUNTY OF LINCOLN

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Tony Robison to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

WITNESS my hand and seal this _____ day of _____, 2022

My Contribution expires

Notary Public

TREATMENT OUTCOMES

I hereby certify that as to all real estate involved in the plot, all taxes have been paid for 2021 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2022 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK

This plot has been filed in the office of the County Clerk, Muskogee County, Oklahoma, this ____ day of _____, 2022. Book _____ Page _____

County Clerk

APPROVED: **City of Muskogee**

Date _____

Mays

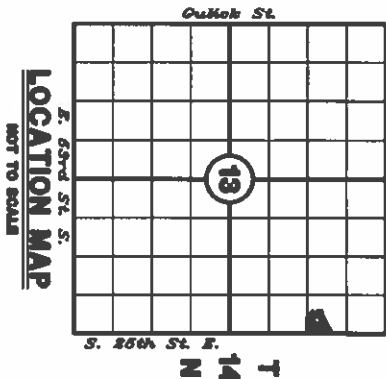
City Clerk

FLUORINATION

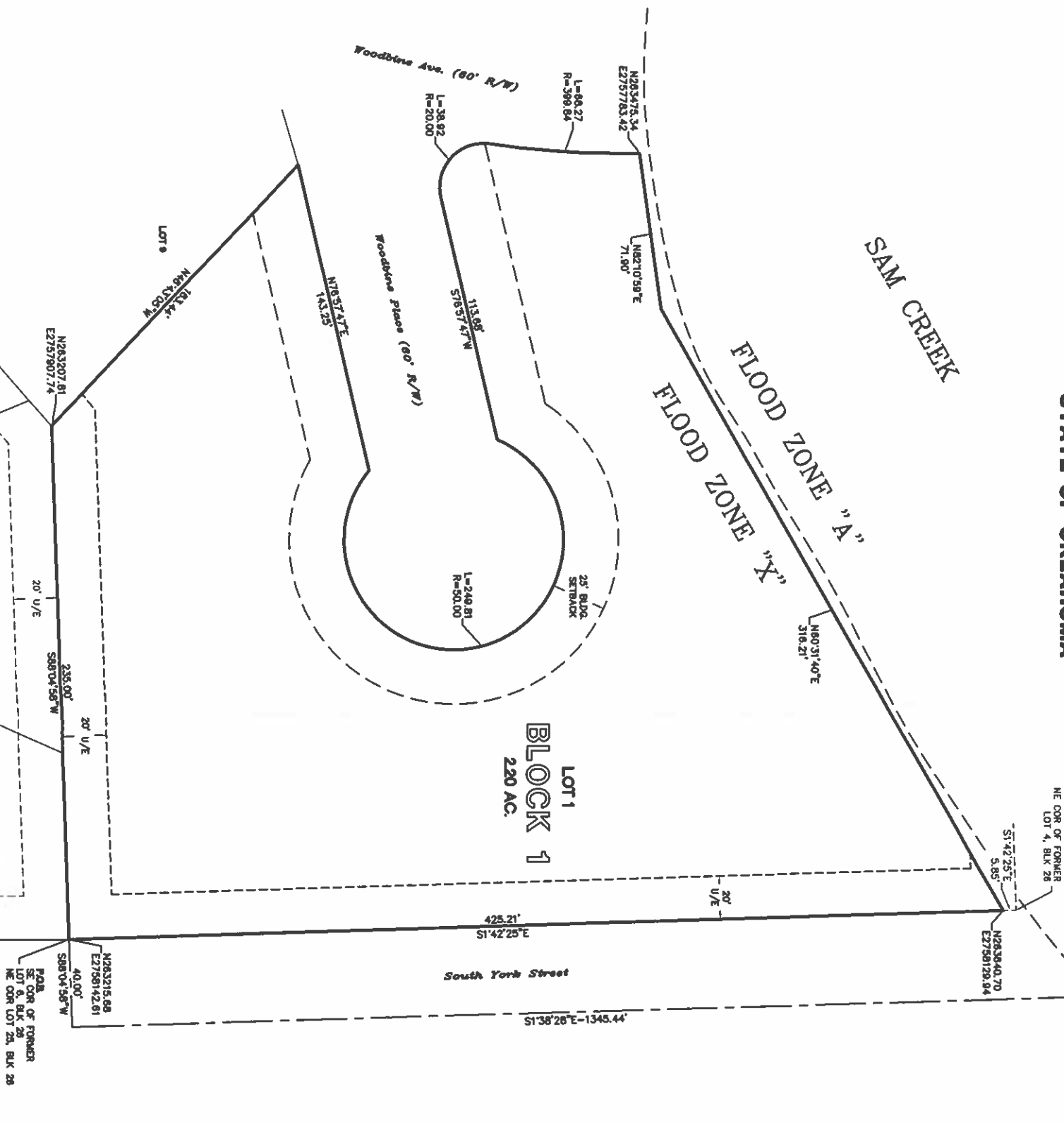
According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40101C0255F, Effective Date February 4, 2011, The subject property is located in Zone "X", Areas determined to be outside the 0.25 annual chance floodplain.

R 18 E

J. 43rd St. S. (Smith Ferry Rd.)



**FINAL PLAT OF
WOODBINE ADDITION
A REPLAT OF PART OF FORMER
LOTS 1, 2, 3, 4 & ALL OF FORMER
LOTS 5, 6, 7 & 8 OF BLOCK 26
MEADOWS ADDITION (PREVIOUSLY VACATED)
IN SECTION 13, T14N, R18E OF I.B.&M.,
CITY OF MUSKOGEE, MUSKOGEE COUNTY,
STATE OF OKLAHOMA**



Stacie and Roger McLain

PREPARED BY:
**Heartland Surveying &
Mapping, PLLC**

LOT CORNERS TO BE SET AFTER APPROVAL OF PLAT.

HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE.

30 0 30 60
SCALE IN FEET

STATE OF OLLAHWA
COUNTY OF MUNDGEE

KNOW ALL MEN BY THESE PRESENTS, that we, STACEE AND ROGER ARON MCLAIN, husband and wife, hereby certify that we are the Owners and the person or persons holding any right, title or interests to the following described tract of land, to-wit:

PART OF FORMER LOTS 1, 2, 3, 4 & ALL OF FORMER LOTS 5, 6, 7 & 8 OF BLOCK 26 MEADOWS ADDITION (PREVIOUSLY VACATED) IN SECTION 13, T44N, R16E OF L.B.M., CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 6/29/2022 BY TONY ROXBORN, LS #1988. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, COMMENCING AT THE NE CORNER OF SECTION 13, THENCE S151°30'26"E ALONG THE EAST LINE OF THE NE/4 OF SECTION 14 A DISTANCE OF 1345.44 FEET; THENCE S89°04'56"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, BEING THE NE CORNER OF LOT 25, BLOCK 26, MEADOWS ADDITION; THENCE S89°04'56"W A DISTANCE OF 235.00 FEET TO THE SE CORNER OF LOT 6, BLOCK 26, MEADOWS ADDITION; THENCE N46°45'00"W A DISTANCE OF 163.44 FEET; THENCE N78°57'47"E A DISTANCE OF 143.25 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, ON ARC LENGTH OF 244.81 FEET, WITH A CHORD WHICH BEARS N153°54'57"W A DISTANCE OF 80.00 FEET; THENCE S78°57'47"W A DISTANCE OF 113.88 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, ON ARC LENGTH OF 38.92 FEET WITH A CHORD WHICH BEARS N44°57'00"W A DISTANCE OF 33.07 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 380.84 FEET, ON ARC LENGTH OF 862.7 FEET WITH A CHORD WHICH BEARS N23°44'4"E A DISTANCE OF 86.10 FEET; THENCE N62°10'58"E A DISTANCE OF 71.00 FEET; THENCE N60°51'40"E A DISTANCE OF 316.21 FEET; THENCE S12°42'25"E A DISTANCE OF 425.21 TO THE POINT OF BEGINNING, CONTAINING 2.20 ACRES, MORE OR LESS.

We further certify that we have caused said tract of land to be platted into lots and block and have caused this plat to be made of said tract showing accurate dimension of lots, hereby designate said tract of land as WOODBINE ADDITION and dedicate to public use of easements as shown hereon.

STATE OF CALIFORNIA
COUNTY OF MARICOPA

ROGER AARON MOLAN

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared STACE AND ROGER ALTON MCCLAIN, to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this _____ day of _____, 2022.

My Commission expires: _____

Notary Public _____

CERTIFICATE OF SURVEY
KNOW ALL MEN BY THESE PRESENTS, that I, Tony Robison, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lots and block the above described property and that this plat is a true and correct representation thereof; I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this _____ day of _____, 2022

Tony Robison, Land Surveyor 1888

STATE OF OKLAHOMA
COUNTY OF MARSHALL

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Tony Robison to me known to be the identified person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

WITNESS my hand and seal this _____ day of _____, 2022.

Notary Public _____

My Commission expires: _____

TREATMENT CERTIFICATE

I hereby certify that as to all real estate involved in the plot, all taxes have been paid for 2021 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2022 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK

This plot has been filed in the office of the County Clerk, Muskogee County, Oklahoma, this _____ day of _____, 2022. Book _____ Page _____

County Clerk

APPROVED: **City of Muskogee**

Date _____

Mo

City Clerk

0.0000 C-311-0311
According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Parcel Number 40101C0225SF, Effective Date February 4, 2011, The subject property is located in Zone "C". Areas determined to be outside the 0.2% annual chance floodplain.

Planning Commission

Meeting Date: 08/15/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider approval of the preliminary and final plat of Plaza Street Partners Subdivision, or take other necessary action. (Katrina Bodenhamer)

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN WAL-MART SUBDIVISION IN THE SW/4 SW/4 OA TRACT OF LAND SITUATED IN WAL-MART SUBDIVISION (A SUBDIVISION PLATTED OUT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN MUSKOGEE COUNTY, STATE OF OKLAHOMA) AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA ; WITH THE BASIS OF BEARING THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE AND PREPARED ON AUGUST 27, 2021, BY TONY ROBINS LS#1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, THENCE NORTH 01°27'02" WEST
ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A
DISTANCE OF 235.00 FEET; THENCE NORTH 88°02'44" EAST, A DISTANCE OF 431.06 FEET TO THE
POINT OF BEGINNING; THENCE CONTINUING NORTH 88°02'44" EAST A DISTANCE OF 8.96 FEET
TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 2 OF SAID WAL-MART SUBDIVISION; THENCE
NORTH 01°27'02" WEST, A DISTANCE OF 132.75 FEET TO THE NORTHEAST CORNER OF SAID LOT
2, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1025.00 FEET, AN ARC LENGTH OF
573.99 FEET AND A CHORD WHICH BEARS SOUTH 88°43'10" EAST, A DISTANCE OF 566.52 FEET
TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID SUBDIVISION; THENCE SOUTH 01°57'10" EAST, A DISTANCE OF 135.50 FEET TO A POINT BEING 35.00 FEET IN A
SOUTHERLY
DIRECTION FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°02'44" WEST, A
DISTANCE OF 560.83 FEET; THENCE NORTH 25°00'47" WEST A DISTANCE OF 38.04 FEET TO THE
POINT OF BEGINNING.

BACKGROUND:

This application was submitted by Wallace Design Collective. They are requesting approval to subdivide a piece of land into 2 lots off of the parent parcel, Wal-Mart Subdivision, for the purpose of building a proposed restaurant.

RECOMMENDED STAFF ACTION:

Staff recommends approval.

Fiscal Impact**Attachments**

Wallace Design Collective Prelim&Final Plats

OWNER'S CERTIFICATE AND DEDICATION
STATE OF OKLAHOMA,
COUNTY OF MUSKOGEE,
KNOW ALL ME BY THESE PRESENTS, THAT WE, PLAZA STREET FUND, L.L.C., HEREBY CERTIFY THAT WE ARE THE OWNER OF THE AND THE PERSON OR PERSONS HAVING ANY RIGHT, TITLE OR INTERESTS TO THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

A TRACT OF LAND SITUATED IN WAL-MART SUBDIVISION IN THE SW/4 SW/4 Q/4 TRACT OF LAND SITUATED IN WAL-MART SUBDIVISION (A SUBDIVISION PLATTED OUT OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA) AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA, WITH THE BASIS OF BEARING THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE AND PREPARED ON AUGUST 27, 2021 BY TONY ROBINSON, L.S.# 1666, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, THENCE NORTH 01°27'02" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 235.00 FEET; THENCE NORTH 88°02'44" EAST, A DISTANCE OF 431.00 FEET TO THE POINT OF BEGINNING; THENCE COMMENCING NORTH 88°02'44" EAST, A DISTANCE OF 8.98 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, MUSKOGEE COUNTY, STATE OF OKLAHOMA; THENCE NORTH 01°27'02" WEST, A DISTANCE OF 132.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1025.00 FEET, AN ARC LENGTH OF 573.85 FEET AND A CHORD WHICH BEARS SOUTH 88°43'10" EAST, A DISTANCE OF 566.52 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID SUBDIVISION; THENCE SOUTH 01°57'10" EAST, A DISTANCE OF 135.90 FEET TO A POINT BEING 35.00 FEET IN A SOUTHERLY DIRECTION FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°02'44" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 25°04'47" WEST, A DISTANCE OF 35.04 FEET TO THE POINT OF BEGINNING.

WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND BLOCKS AND HAVE CAUSED THIS PLAT TO BE RECORDED IN SAID TRACT SHOWING ACCURATE AND CORRECT METES AND BOUNDS OF SAID TRACT AND THE SAID TRACT OF LAND AS SHOWN AND DEDICATE TO PUBLIC USE ALL UTILITY EASEMENTS AS SHOWN HEREON.

SCOTT ROSETHAL, CEO
ATTEST
OWNER, DEVELOPER, SUCCESSOR, OR ASSIGNEE, HEREBY AGREE THAT NO TRANSFER OF DEEDS IN SAID SUBDIVISION SHALL BE RECORDED UNTIL THE ALL STREETS AND UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN RECORDED IN THE PUBLIC RECORDS OR APPROPRIATE FINANCIAL GUARANTEES AS REQUIRED BY SECTION 70-60(D) HAVE BEEN SUBMITTED AND ACCEPTED.

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SIGNED THE NAME OF _____ TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE SET FORTH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEY
KNOW ALL ME BY THESE PRESENTS, THAT I, SHAWN A. COLLINS, A RESIDENT OF THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED AND PLATTED INTO LOTS AND BLOCK OF THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022.
SHAWN A. COLLINS, LICENSED PROFESSIONAL LAND SURVEYOR #17198
STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED SHAWN A. COLLINS TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.

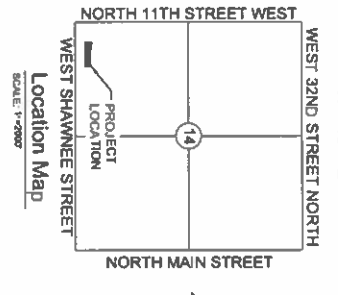
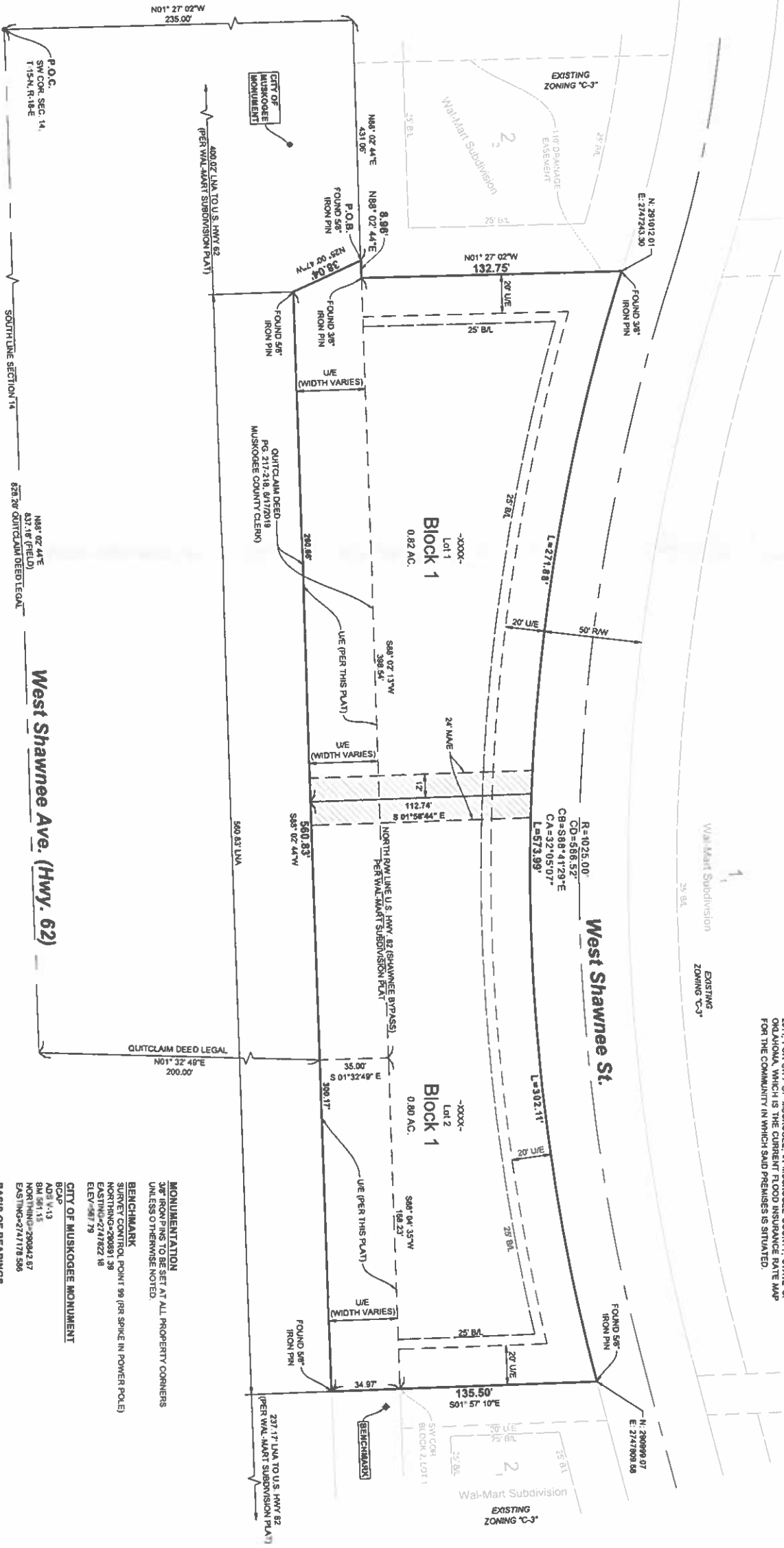
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT AS TO ALL REAL ESTATE MOVED IN THE PLAT ALL TAXES HAVE BEEN PAID FOR 2021 AS REQUIRED BY THE OKLAHOMA CONSTITUTION. THE TAXES HAVE TAKEN DUE FOR PRIOR YEARS, AND SECURITY HAS BEEN PROVIDED FOR 2021 TAXES NOT AS YET CERTIFIED TO ME.

SHEELY SHUPETER, COUNTY TREASURER
CERTIFICATE OF COUNTY CLERK
THIS PLAT HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK, MUSKOGEE COUNTY, OKLAHOMA, THIS _____ DAY OF _____, 2022, BOOK _____, PAGE _____.
BILLY IRVING, COUNTY CLERK
APPROVED: _____ CITY OF MUSKOGEE
DATE _____ MAYOR _____ TAMMY L. TRACY, CITY CLERK

FINAL PLAT
PLAZA STREET
PARTNERS SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) SECTION FOURTEEN(14), TOWNSHIP FIFTEEN (15) NORTH, RANGE EIGHTEEN (18) EAST CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA
OWNER: Plaza Street Fund, LLC
2400 West 75th Street, Suite 220
Prairie Village, Kansas, 66208
CONTACT: LANDON BRACK
PHONE: (616) 514-0125 (C)
ENGINEER: Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK C.A.N.C. 1460, E.P.R.E.S. 6502/2023
JORDAN RODRICH P.E.
jordan.rodach@wallace-design.com
SURVEYOR: Sisemore & Associates, Inc.
6660 South Sheridan Road, Suite 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
R.P.L.S. 7188, C.A. #2421
ESPRESSO 6502/2023
srodach@sisemore.com



SUBDIVISION STATISTICS
SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK
SUBDIVISION CONTAINS 20.794 SF (1.62 ACRES)
LOT ONE (1) CONTAINS 35,770 SF (0.82 ACRES)
LOT TWO (2) CONTAINS 35,024 SF (0.80 ACRES)
ADDRESS NOTE
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS PREPARED. ADDRESSES MAY BE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
FLOODPLAIN NOTE
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION (X-UNSHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ON FLOOD INSURANCE RATE MAP NO. 450101011R, WITH A DATE OF IDENTIFICATION OF FEBRUARY 4, 2011, FOR CITY OF MUSKOGEE, IN MUSKOGEE COUNTY, STATE OF OKLAHOMA, WHICH IS THE FLOODPLAIN MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

MONUMENTATION
3/4" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
BENCHMARK
SURVEY CONTROL POINT 99 (PER SPINE IN POWER POLE)
NORTHING=290991.39
EASTING=2747822.18
ELEV.=987.79
CITY OF MUSKOGEE MONUMENT
B.C.P.
ADJ. 1-13
S 88° 02' 44" W
NORTHING=290942.57
EASTING=2747178.586
BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501 NAD83 (1983).
VERTICAL DATUM NAD83

Meeting Date: 08/15/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider approval of a Lot Split/Consolidation request by Heartland Surveying on behalf of Jose Lopez (owner) to divide 4.62 acres into two tracts, Tract 1 consisting of 4.00 acres and Tract 2 consisting of 0.62 acres, or take other necessary action (Katrina Bodenhamer)

LEGAL DESCRIPTION:

TRACT 1: A PART OF LOT 1, BLOCK 1 OF BUSHWOOD CIRCLE IN THE SE/4 OF SECTION 32, T15N, R18E OF THE I.B. & M., CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA: BEGINNING AT THE NE CORNER OF LOT 1, THENCE S1'34'55"E ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 252.50 FEET; THENCE S88'17'46"W A DISTANCE OF 300.00 FEET; THENCE S1'34'55"E A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 1; THENCE S88'17'46"W ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 379.91 FEET TO THE SW CORNER OF LOT 1; THENCE ON A CURVE TO THE LEFT RADIUS OF 50.00 FEET AN ARC LENGTH OF 46.36 FEET AND A CHORD WHICH BEARS N28'16'08"W A DISTANCE OF 44.72 FEET; THENCE N88'17'46"E A DISTANCE OF 125.00 FEET; THENCE N88'17'46"E ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 615.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.00 ACRES, MORE OR LESS.

TRACT 2: A PART OF LOT 1, BLOCK 1 OF BUSHWOOD CIRCLE IN THE SE/4 OF SECTION 32, T15N, R18E OF I.B.7M., CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA; COMMENCING AT THE NE CORNER OF LOT 1, THENCE S1'34'55"E ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 252.50 FEET TO THE POINT OF BEGINNING; THENCE S88'17'46"W A DISTANCE OF 300.00 FEET; THENCE S1'34'55"E A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 1; THENCE N88'17'46"E ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 300.00 FEET TO THE SE CORNER OF LOT 1; THENCE N1'34'55"W ALONG THE EAST LINE THEREOF A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.62 ACRES, MORE OR LESS.

BACKGROUND:

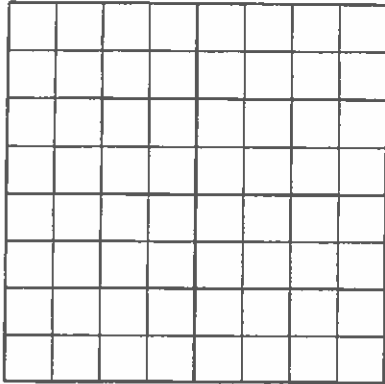
This application was submitted by Heartland Surveying on behalf of Jose Lopez (owner) to split part of Lot 1, Block 1 of Bushwood Circle into two tracts for the purpose of building a proposed single-family home and garage.

RECOMMENDED STAFF ACTION:

Staff recommends approval.

Fiscal Impact

Attachments



LOCATION MAP

SEC. 32 T15 N, R18 E

SCALE: 1"= 100'

● =IRON PIN

—x— =FENCE



LOT SPILT & CONSOLIDATION

LEGAL DESCRIPTIONS

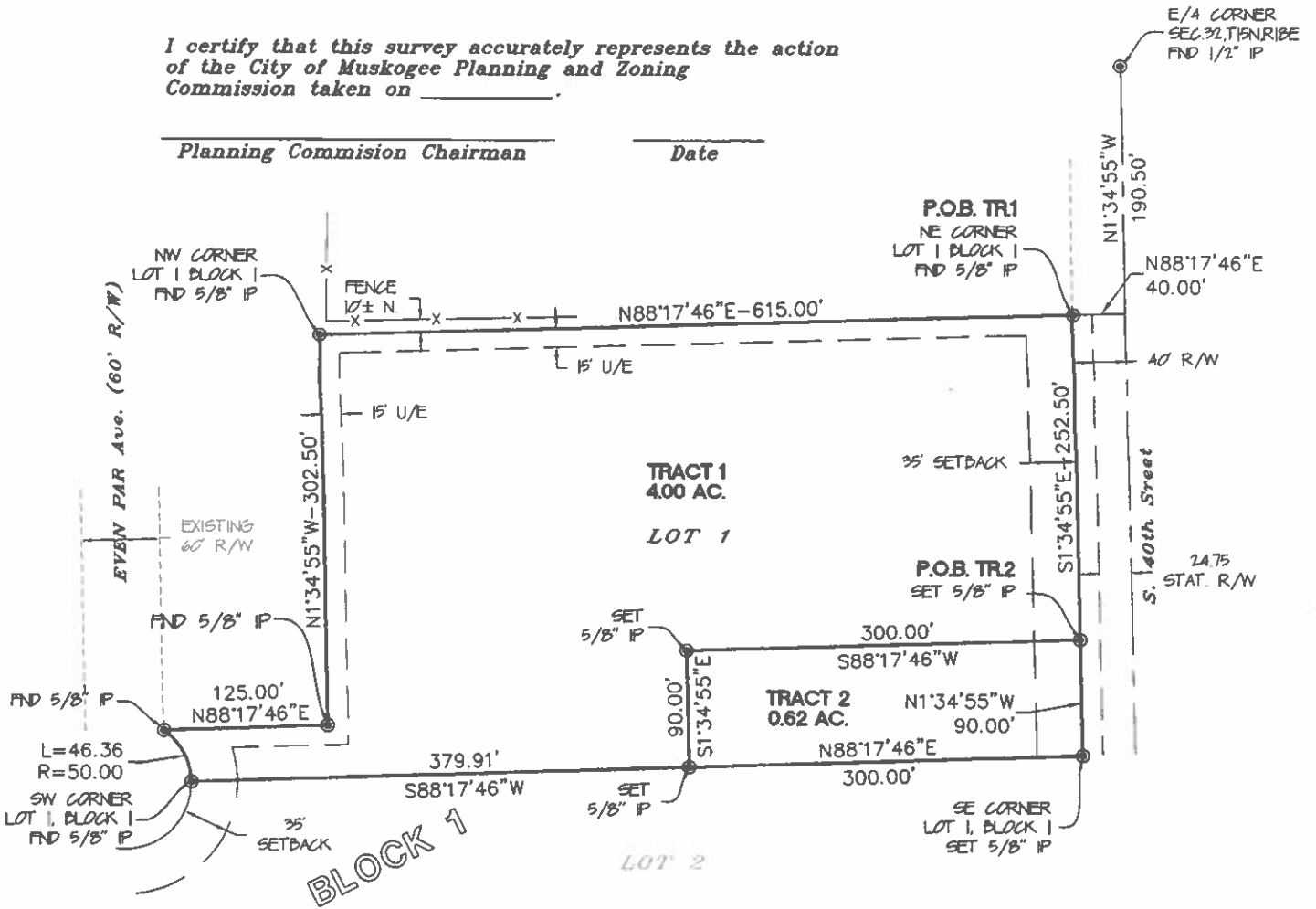
TRACT 1: A PART OF LOT 1, BLOCK 1 OF BUSHWOOD CIRCLE IN THE SE/4 OF SECTION 32, T15N, R18E OF THE I.B.&M., CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA: BEGINNING AT THE NE CORNER OF LOT 1, THENCE S1°34'55"E ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 252.50 FEET; THENCE S88°17'46"W A DISTANCE OF 300.00 FEET; THENCE S1°34'55"E A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 1; THENCE S88°17'46"W ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 379.91 FEET TO THE SW CORNER OF LOT 1; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET AN ARC LENGTH OF 46.36 FEET AND A CHORD WHICH BEARS N28°16'08"W A DISTANCE OF 44.72 FEET; THENCE N88°17'46"E A DISTANCE OF 125.00 FEET; THENCE N1°34'55"W A DISTANCE OF 302.50 FEET TO THE NW CORNER OF LOT 1; THENCE N88°17'46"E ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 615.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.00 ACRES, MORE OR LESS.

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I certify that this survey accurately represents the action of the City of Muskogee Planning and Zoning Commission taken on _____.

Planning Commission Chairman

Date



7/22/2022

Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849

800 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796



FOR: JOSE LOPEZ

DATE: 7/20/2022

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

BEARINGS ARE BASED ON
NAD83 OKLAHOMA STATE
PLANE COORDINATE SYSTEM.

W.O.# 10576

SURVEYED BY: RT/TT

DRAWN BY: AM

Last Site Visit: 7/18/22

FILE NAME
Jul 22, 2022 - 10:32am
S:\CAD - HEARTLAND-FILES\WO10576.dwg

Meeting Date: 08/15/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider approval of a request from Heartland Surveying on behalf of Daniel and Nathaniel Rodriguez to split part of Lots 6 & 7 in Block 415, Muskogee OT and consolidate it into 1 tract, or take other necessary action. (Katrina Bodenhamer)

LEGAL DESCRIPTION:

THE NORTH 45.2 FEET OF THE SOUTH 55.4 FEET OF THE EAST 146.9 FEET OF LOT 7, BLOCK 415, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

AND

PART OF LOTS 6 AND 7, BLOCK 415, CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF LOT 6 A DISTANCE OF 50.00 NORTH OF THE SE CORNER; THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE SOUTH LINE OF SAID LOT TO A POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL WITH, AND 125.00 FEET DISTANT EASTERLY FROM THE WEST LINE OF SAID LOT 6; THENCE NORTH ON THE LINE, PARALLEL WITH THE WEST LINE OF SAID LOTS 6 AND 7 TO A POINT 10.00 FEET NORTH OF THE SOUTH LINE OF LOT 7; THENCE EAST PARALLEL WITH NORTH LINE OF LOT 7 TO THE EAST LINE THEREOF; THENCE SOUTH ALONG EAST LINE OF LOTS 7 AND 6 TO THE POINT OF BEGINNING

BACKGROUND:

This application was submitted by Heartland Surveying on behalf of Daniel and Nathaniel Rodriguez (owners) to split part of Lot 6 and all of Lot 7, Block 415, Muskogee OT and consolidate into 1 tract. The family had proposed plans for a commercial food business, The Lots are currently zoned C-1, Local Commercial.

RECOMMENDED STAFF ACTION:

Staff recommends approval and requests authorization for staff to revise the official map of the City to reflect said changes.

Fiscal Impact

Attachments

Heartland Surveying, Lot Consolidation

LOT CONSOLIDATION



VICINITY MAP

SCALE: 1" = 30'

● = IRON PIN

—x— = FENCE

(M) = MEASURED

(R) = RECORD

LEGAL DESCRIPTION

TRACT 1 THE NORTH 45.2 FEET OF THE SOUTH 55.4 FEET OF THE EAST 146.9 FEET OF LOT 7, BLOCK 415, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

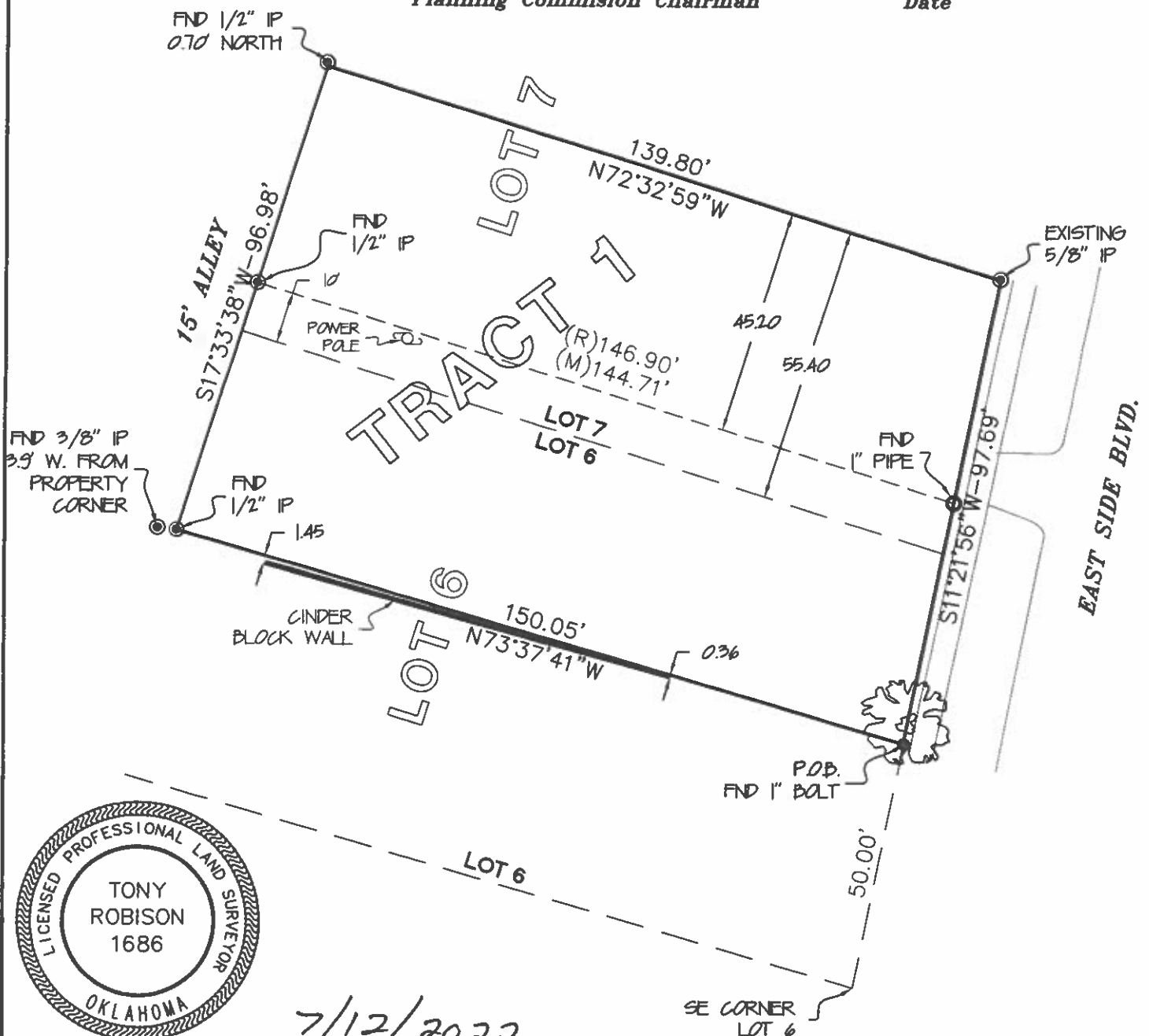
AND

PART OF LOTS 6 AND 7, BLOCK 415, CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF LOT 6 A DISTANCE OF 50.00 NORTH OF THE SE CORNER; THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE SOUTH LINE OF SAID LOT TO A POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL WITH, AND 125.00 FEET DISTANT EASTERLY FROM THE WEST LINE OF SAID LOT 6; THENCE NORTH ON LINE, PARALLEL WITH THE WEST LINE OF SAID LOTS 6 AND 7 TO A POINT 10.00 FEET NORTH OF THE SOUTH LINE OF LOT 7; THENCE EAST PARALLEL WITH NORTH LINE OF LOT 7 TO THE EAST LINE THEREOF; THENCE SOUTH ALONG EAST LINE OF LOTS 7 AND 6 TO THE POINT OF BEGINNING

I certify that this survey accurately represents the action of the City of Muskogee Planning and Zoning Commission taken on _____.

Planning Commission Chairman

Date



7/12/2022

Tony Robison
TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849

600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796

FOR: Daniel & Nathaniel
Rodriguez

DATE: 7/5/2022

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

BEARINGS ARE BASED ON
NAD83 OKLAHOMA STATE
PLANE COORDINATE
SYSTEM.

W.O.# 10544

SURVEYED BY: JT/CS

DRAWN BY: AM

Last Site Visit: 9/10/18

FILE NAME
Jul 05, 2022 - 2:45pm
S:\CAD - HEARTLAND - FILES\W010544.dwg