



NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on March 20, 2023, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

NOTE: The Glenpool City Council will be assembled for the meeting at the City Council Chambers, 12205 S. Yukon Ave, Glenpool, Oklahoma. Members of the public are invited to attend the in-person meeting, or join a live broadcast at this link:

Join Zoom Meeting

<https://us02web.zoom.us/j/89753555435?pwd=QzdFVjA1b0lKa1lSUFlKbUNrUUxtdz09>

Meeting ID: 897 5355 5435

Passcode: 974088

One tap mobile

+13462487799, US (Houston)

+14086380968, US (San Jose)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 897 5355 5435

Passcode: 974088

Find your local number: <https://us02web.zoom.us/j/89753555435?pwd=QzdFVjA1b0lKa1lSUFlKbUNrUUxtdz09>

The City Council welcomes comments from citizens of Glenpool who wish to address any item on the agenda.

- Speakers attending in **PERSON** are required to complete the Request to Speak form located on the agenda table and return to the City Clerk **PRIOR TO THE CALL TO ORDER.**
- Speakers attending via **ZOOM** are required to complete the Request to Speak form located on our website: <https://glenpoolonline.civicweb.net/document/19057/Request%20to%20Speak%20Form.pdf> and email it to the City Clerk: Wknight@cityofglenpool.com **PRIOR TO 6:00 PM, MARCH 20, 2023.**

AGENDA

Page

- A) **Call to Order - Joyce G. Calvert, Mayor**
- B) **Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor**
- C) **Invocation – Rick Tabisz - King of Kings Lutheran Church**
- D) **Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) **Departmental Reports**
 - 1) [CM Report.03202023](#)
- F) **Mayor Report – Joyce G. Calvert, Mayor**
- G) **Council Comments**
- H) **Public Comments**

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- I) **Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)**
- 1) Minutes from March 6, 2023 meeting. 5 - 10
[City Council Regular Meeting - 06 Mar 2023 - Minutes - Html](#)
 - 2) Denial of Cox Tort Claim as recommended by Oklahoma Municipal Assurance Group (OMAG). 11 - 13
[Cox Tort Claim OMAG Denial Recommendation](#)
- J) **Consideration and appropriate action relating to items removed from the Consent Agenda**
- K) **Scheduled Business**
- 1) **COTTON CREEK MINI-STORAGE** – An application to close easements recorded as part of the Cotton Creek Mini-Storage Plat (No. 6582). The subject site is located at 2171, 2173, 2175 West 181st Street South. Applicant: BCF Investments LLC (Gerald S. Gilbert, Development Services Director) 14 - 34
 - A. Public Hearing on the proposed closing of the easements.
 - B. Discussion and possible action to approve, deny or amend the proposed closing of the easements.
[Cotton Creek Mini Storage](#)
 - 2) Council attendance of Public Meeting #2, SH 67/151st Street Transportation Corridor Study, to be held at Glenpool Conference Center, 12205 S Yukon Ave., Glenpool, Oklahoma. No action will be taken.
 - 3) Council return to Council Chambers, Glenpool City Hall, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma. No action will be taken.
 - 4) Discussion and possible action to enter into Executive Session for the purpose of discussing negotiations concerning employees and representatives of employee groups, specifically for the purpose of discussing possible amendments to, and terms and conditions of, a collective bargaining agreement with the Fraternal Order of Police, Lodge 133, pursuant to 25 O.S. § 307(B)(2) (Open Meeting Act). (Susan White, Assistant City Manager)
 - 5) Discussion and possible action to reconvene in Regular Session. (Joyce G. Calvert, Mayor)
- L) **Adjournment**
- This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on March 17, 2023, by 11:30 am.
 Signed: Wendy Knight
 City Clerk



To: Mayor and Council

From: David Tillotson

Date: March 16, 2023

Re: City Manager Report

Open Positions

We currently have 13 open positions.

I have noted those positions below that are in the process.

- Public Works: 4 Positions
 - Water & Sewer Laborer (2)
 - Water Distribution Crew Manager
 - Building Maintenance Technician
- Police Department: 6 Positions
 - Police Officer (3 positions) – Chief interview set (tentatively) for March 27th.
 - Dispatch (3) – Applications currently being accepted.
- Development Services: 1 Position
 - Planner – Interview Set for March 31st.
- Administration: 2 Positions
 - Finance Director
 - IT Director

Capital Projects Update

- Kendalwood South Park – Bid packages approved. Working through contract and bonding requirements.
- Sewer Plant Project – RFQ responses have been reviewed. Working on contract and cost documents for presentation to Council.
- Kendalwood North Park – Quotes are underway to repair the stormwater inlets and drainage lines.

- FYE2023 Streets Improvement Package – Bidding should commence on this project this month.

Miscellaneous

- Good Friday Holiday – April 7th

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com



MINUTES
City Council Regular Meeting
Monday, March 6, 2023 Council Chambers 6:00 PM

COUNCIL PRESENT:

Joyce Calvert
Brandon Kearns
Tim Fox
Chris Brobst
Jacqueline Triplett-Lund

STAFF PRESENT:

David Tillotson
Susan White
Wendy Knight
Gerald Gilbert
Jesse Hale
David Agbetunsin
Lea Ann Reed
Paul Newton
Jeremy Plane

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:03 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor**
Wendy Knight called the roll, Mayor Calvert declared a quorum present.
Scott Major, City Attorney, was also in attendance.
- C) Invocation - Greg Connor, Faith Church**
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) Firefighter Swearing-In Ceremony – George Miles, Municipal Judge**
A Swearing-In Ceremony was held, for firefighters Tyler Hoover, Chris Todd, and Andrew Zickefoose.
- F) Police Officer Swearing-In Ceremony – George Miles, Municipal Judge**

A Swearing-In Ceremony was held for officers Matthew Blase, Michael Henderson, and Justin Hunter.

G) Lieutenant Pinning Ceremony – Jeremy Plane, Police Chief

A Pinning Ceremony was held for Robert Glasby, Lieutenant.

H) Recognition of Cpl. Taylor Mitchell for Veteran's Patrol Unit – Jeremy Plane, Police Chief

Chief Plane recognized Cpl. Taylor Mitchell for his work on the Veteran's Patrol Unit.

I) Departmental Reports

- Sydney Bland, Glenpool Chamber of Commerce Director, introduced the Leadership Glenpool attendees.

[CM Report.03062023](#)

[Development Services Report - Mar 6 2023](#)

[2023-02 Streets Parks Report](#)

J) Mayor Report – Joyce G. Calvert, Mayor

There was no Mayor's report.

K) Council Comments

Councilor Brobst reminded everyone about the Glenpool band mattress and accessories fundraiser on March 26, from 10:00 a.m. - 5:00 p.m. at the Sports Arena. **Councilor Brobst** also thanked the Streets and Parks crew. He had noticed a pothole developed in his neighborhood on Thursday, and was going to mention it this evening, but it had already been fixed. He added that the crews don't receive a lot of notice for the hard work that they do, so he wanted to thank them. **Councilor Brobst** encouraged everyone to exercise their right to vote during tomorrow's election.

Councilor Lund said the Glenpool boys wrestling team made it through State. Her son was runner up, Jarrett Hicks placed 4th, and everyone made it home safe.

Vice-Mayor Kearns announced that the Glenpool girls basketball team is going to State on Thursday.

L) Public Comments

There were no public comments.

M) Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)

- 1) Minutes from February 21, 2023 meeting.

Moved by Jacqueline Triplett-Lund, seconded by Chris Brobst

To approve the Consent Agenda.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Tim Fox	x			
Chris Brobst	x			
Jacqueline Triplett-Lund	x			
	5	0	0	0

CARRIED.

[City Council Regular Meeting - 21 Feb 2023 - Minutes - Html](#)

N) Consideration and appropriate action relating to items removed from the Consent Agenda

O) Scheduled Business

- 1) Discussion and possible action to approve or deny the Notice to Award to Voy Construction LLC, for Kendalwood South Community Park Rehabilitation Project, in a total amount not to exceed \$135,443.00. \$123,701.00 of this contract will be funded from Community Development Block Grant funds with \$11,742.00 being funded from account No. 01-6-14-6275: Park Improvements.
(David Agbetunsin, City Engineer)

Mr. Agbetunsin presented and recommended Council approval of the Notice to Award to Voy Construction LLC, for Kendalwood South Community Park Rehabilitation Project, in a total amount not to exceed \$135,443.00. \$123,701.00 of this contract will be funded from Community Development Block Grant funds with \$11,742.00 being funded from account No. 01-6-14-6275: Park Improvements.

Moved by Chris Brobst, seconded by Jacqueline Triplett-Lund

To approve the Notice to Award to Voy Construction LLC, for Kendalwood South Community Park Rehabilitation Project, in a total amount not to exceed \$135,443.00. \$123,701.00 of this contract will be funded from Community Development Block Grant funds with \$11,742.00 being funded from account No. 01-6-14-6275: Park

Improvements.

**MAYOR CALVERT CALLED FOR A RECESS AT 6:25 P.M.
MEETING RECONVENED AT 6:30 P.M.**

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Tim Fox	x			
Chris Brobst	x			
Jacqueline Triplett-Lund	x			
	5	0	0	0

CARRIED.

[Staff Report Kendalwood South Community Park - Notice to Award](#)

- 2) Discussion and possible action to enter into Executive Session for the purposes of **A)** discussing the purchase or appraisal of certain real property located in the City of Glenpool, pursuant to 25 O.S. § 307.B.3 of the Open Meeting Act; **B)** engaging in confidential communications between the City Council and its attorney concerning a pending claim, action or possible litigation against George Shaibeh, related to certain real property located near BlackGold Park in the City of Glenpool, the Council having been advised by its attorney that disclosure will seriously impair the ability of the Council to process or conduct the claim, action or possible litigation in the public interest, pursuant to 25 O.S. § 307.B.4 of the Open Meeting Act; and **C)** discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of David Tillotson, an individual salaried employee, in accordance with 25 O.S. § 307.B.1. (Open Meeting Act), to wit, discussion of annual evaluation provision.
(David Tillotson, City Manager), (Joyce G. Calvert, Mayor)

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To enter into Executive Session at 6:32 p.m.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Tim Fox	x			
Chris Brobst	x			
Jacqueline Triplett-	x			

Lund				
	5	0	0	0

CARRIED.

- 3) Discussion and possible action to reconvene in Regular Session.
(Joyce G. Calvert, Mayor)

Moved by Jacqueline Triplett-Lund, seconded by Chris Brobst

To reconvene in Regular Session at 8:21 p.m.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Tim Fox	x			
Chris Brobst	x			
Jacqueline Triplett-Lund	x			
	5	0	0	0

CARRIED.

- 4) Discussion and possible action to authorize the City Manager and City Attorney to proceed in a manner consistent with the discussion in executive session regarding certain real property located near BlackGold Park.
(David Tillotson, City Manager)

Moved by Chris Brobst, seconded by Brandon Kearns

To authorize the City Manager and City Attorney to proceed in a manner consistent with the discussion in executive session regarding certain real property located near BlackGold Park.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Tim Fox	x			
Chris Brobst	x			
Jacqueline Triplett-Lund	x			
	5	0	0	0

CARRIED.

- 5) Discussion and possible action to approve or deny **A)** an increase in base salary and fringe benefits; and **B)** a performance incentive bonus for David Tillotson, City Manager, as required in Sections 6 and 7 of the City Manager Employment Contract, as amended; and authorize the Mayor to execute such documents, if any, that are required under the employment contract.
(Joyce G. Calvert, Mayor)

Moved by Brandon Kearns, seconded by Chris Brobst

To deny an increase in the City Manager's base salary, and approve a performance incentive bonus for the City Manager in the amount of \$10,000.00, payable by June 15, 2023.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Tim Fox	x			
Chris Brobst	x			
Jacqueline Triplett-Lund	x			
	5	0	0	0

CARRIED.

P) Adjournment

Mayor Calvert declared the meeting adjourned at 8:23 p.m.



3650 S. Boulevard • Edmond, OK 73013 • omag.org
405.657.1400 • 800.234.9461 • FAX 405.657.1401

March 2, 2023

City of Glenpool
Attn: Wendy Knight
12205 S. Yukon Ave.
Glenpool, Oklahoma 74033

RE: Member : City of Glenpool
 Claimant : Cox Communications
 Date of Loss : November 10, 2022
 Claim No. : 212248-1-LN

Dear Ms. Knight:

OMAG has completed its investigation regarding the above referenced claim. It is OMAG's recommendation that this claim be denied because OMAG finds no liability on the City's part regarding this incident. The City is not required nor obligated to take any formal action on this Claim. However, if the City opts to do so, please let us know.

Thank you,

A handwritten signature in black ink that reads "Leslie Noriega". The signature is fluid and cursive.

Leslie Noriega,
Claims Adjuster



3300 Fernbrook Lane North, Suite 180 Plymouth, MN 55447
PO Box 47604 Minneapolis, MN 55447
866-233-0353
Fax: 866-233-9627

Claim I11/18/2022

City of Glenpool
City Clerk
12205 S Yukon Avenue
Glenpool, OK 74033

Dear: City of Glenpool

The Claims Center, LLC is a third party claims administrator for COX, which has assigned our firm to investigate and resolve claims for damages to COX facilities. This letter should serve as official notice of tort claim submitted with the City of Glenpool. A demand for property damage will follow. These damages were discovered or repaired on 11/10/2022 at the location of 852 W 137th St. in Glenpool, OK.

If you need additional information or have any questions please call 866-233-0353 ext. 179. Please include our reference number **2MN138806** when responding to this letter.

Thank you,

Public Relations
The Claims Center, LLC
PO Box 47604
Minneapolis, MN 55447
Fax: 866-233-9627
Santana.sanchez@theclaimscenter.com

NOTICE OF TORT CLAIM

OKLAHOMA MUNICIPAL ASSURANCE GROUP (OMAG) – MUNICIPAL LIABILITY PROTECTION PLAN

A. CLAIMANT REPORT

To the City of Glenpool
Public entity you are filing the claim against.

PLEASE PRINT OR TYPE AND SIGN

IMPORTANT NOTICE: This notice will be sent to OMAG Claims Dept. for investigation. You may expect them to contact you.

CLAIMANT(S) COX CLAIMANT(S) SOCIAL SECURITY NO. N/A
ADDRESS c/o The Claims Center, LLC. CLAIMANT(S) DATE OF BIRTH N/A Circle: M F
P.O. Box 47604 Minneapolis, MN 55447 PHONE: HOME () BUS. 666 233-0353

- (Exact Date Required) (Continue on another sheet if needed for any information requested)
1. DATE AND TIME OF INCIDENT 11/10/2022 unk. a.m. () p.m.
2. LOCATION OF INCIDENT 852 W 137th Street, Glenpool, OK
3. DESCRIBE INCIDENT Cox underground coax cable was damaged during sewer utilities excavation work by the city of Glenpool. For further information contact Cox' third party claims administrator, TCC include ref# 2MN138806
4. LIST ALL PERSONS AND/OR PROPERTY FOR WHICH YOU ARE CLAIMING DAMAGES:

BODILY INJURY: WAS CLAIMANT INJURED? YES ☐ NO ☒ If yes, complete this section

Describe injury _____
WERE YOU ON THE JOB AT THE TIME OF INJURY? YES ☐ NO ☐ If so, please provide Employer info.

Employer's Name _____ Address _____ Phone _____

ALL MEDICAL BILLS (attach copies) \$ _____
LIST OTHER DAMAGES CLAIMED \$ _____

MEDICARE/MEDICAID/SOCIAL SECURITY DISABILITY:

Is there any Social Security Disability involvement ☐ Yes ☐ No
Has any medical bill been paid or will be paid by Medicare/Medicaid? ☐ Yes ☐ No. If so, list Medicare/Medicaid Number.
Medicare/Medicaid Number _____

If the City is responsible for such bills, the City must report any settlement to Medicare/Medicaid.

I understand that the information requested is to assist the requesting insurance information arrangement to accurately coordinate benefits with Medicare/Medicaid and to meet its mandatory reporting obligation under Medicare Secondary Payer Act 42 U.S.C§1395y.

Medicare/Medicaid Beneficiary Name (please print) _____ Medicare/Medicaid Beneficiary Name Signature _____

PROPERTY DAMAGE: Proof that you are the owner of the vehicle or property allegedly damaged as specified in your claim will be required.

VEHICLE YEAR _____ MAKE _____ MODEL _____

NOTE: If damage is to a vehicle, a photocopy of your motor vehicle title is required.

IF NOT A VEHICLE, DESCRIBE PROPERTY AND LOSS Cox .625 coax cable

PROPERTY DAMAGE (Attach repair bills or estimates if available) \$ claim for damages amount
LIST OTHER DAMAGES CLAIMED \$ will be provided once available

5. NAME OF YOUR INSURANCE CO. N/A self-insured POLICY NO. _____ AMOUNT CLAIMED \$ _____ AMOUNT RECEIVED \$ _____

6. The names of any witnesses known to you:

Name _____ Address _____ Phone Number _____

Name _____ Address _____ Phone Number _____

STATE THE EXACT AMOUNT OF COMPENSATION YOU WOULD ACCEPT AS FULL SETTLEMENT ON THIS CLAIM.


SIGNATURE(S)

TOTAL CLAIM claim for damages amount will be provided once available
11/18/2022
DATE

CONTINUE ON THE BACK

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL

FROM: GERALD GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: MARCH 20, 2023

ITEM: COTTON CREEK MINI STORAGE FINAL PLAT

REQUEST: CLOSURE OF PUBLIC UTILITY EASEMENTS

APPLICANT: BCF INVESTMENTS LLC

SITE: THE SUBJECT SITE IS LOCATED AT 2171, 2173, 2175 WEST 181ST STREET SOUTH.

ZONING: AG (AGRICULTURAL)

COMP PLAN: US 75 CORRIDOR

APPLICANT'S REPRESENTATIVE: ERIK ENYART, TANNER CONSULTING LLC

PROJECT DESCRIPTION

The applicant is requesting to close two (2) general utility easements that exists within the Cotton Creek Mini-Storage recorded plat (No. 6582). The closure is being requested by the owner of the property (BCF Investments LLC) since they are no longer needed for the future development of the lots. See attached exhibits for location.

No holder of a franchise located within, nor any other party with an interest in, the described easement has raised a concern or objection to the partial closure request.

PLANNING COMMISSION ACTION: At their March 13, 2023 meeting, the Planning Commission on a 3-0 vote recommended that the City Council approve the request to close the general utility easement as described in the attached Ordinance.

STAFF RECOMMENDATION:

Staff recommends the City Council affirm the Planning Commission action and recommendation and adopt the attached Partial Vacation of Plat Instrument.

Attachments:

1. Aerial Photo/Zoning Map
2. Application
3. Approved Cotton Creek Mini-Storage Final Plat
4. Partial Vacation of Plat Instrument

Aerial Photo / Zoning Map

Utility Easement Vacation

Areas Requesting
to be Vacated

AG

1

2

3

4

CS

AG

Subject Lots

COTTON CREEK
MINI-STORAGE

IL

TRUE LIFE
TABERNACLE

W 181 ST S

AG

CS

Copyright nearmap 2015

Document Path: P:\GIS Master Files\15_CASE-MAP CREATION\04 LOT SPLITS-GLS.mxd



Utility Easement Vacation: Request to Vacate the Easements located between Lots 1 & 2 and Lots 2 & 3, Block 1, Cotton Creek Mini Storage, located north of W181 St S and approx. 1000 ft west of US Highway 75, (Full Legal Description in case file)

Date: 2/7/2023
Source Data: INCOG, ODOT
Tulsa County Assessor Office

Utility Easement Vacation

Areas Requesting
to be Vacated

AG

1

2

3

4

Subject Lots

CS

AG

COTTON CREEK
MINI-STORAGE

IL

TRUE LIFE
TABERNACLE

W 181 ST S

AG

CS

S 22 W AVE

V
S

Document Path: P:\GIS_Master_Files\15_CASE-MAP CREATION\04_LOT SPLITS--GLS.mxd



Utility Easement Vacation: Request to Vacate the Easements located between Lots 1 & 2 and Lots 2 & 3, Block 1, Cotton Creek Mini Storage, located north of W181 St S and approx. 1000 ft west of US Highway 75, (Full Legal Description in case file)

Date: 2/7/2023
Source Data: INCOG, ODOT
Tulsa County Assessor Office

Application

APPLICATION REQUESTING CLOSING OF A PUBLIC WAY OR EASEMENT

Name: Tanner Consulting, LLC

Address: 5323 S. Lewis Ave., Tulsa, OK 74105

Daytime Phone Number: (918) 745-9929

Cell Phone Number: N/A

Email Address: eenyart@tannerbaitshop.com

Legal Description of Property:

All of Lots One (1), Two (2), and Three (3), Block One (1), "Cotton Creek Mini-Storage" a Subdivision in
the City of Glenpool, Tulsa County, State of Oklahoma, according to the Recorded Plat (Plat No. 6582) thereof.

Legal Description of Right-of-Way or Easement to be Closed:

See attached Exhibits "A.1", "A.2", "B.1", and "B.2"

THE FOLLOWING ITEMS ARE ATTACHED:

- | | <u>Attached</u> |
|--|-------------------------------------|
| 1. Application fee of \$100.00 | ☒ |
| 2. Site Plan – Vicinity sketch showing boundary lines and dimensions, adjoining streets, existing utilities and easements, no greater than 11" x 17". | ☐ |
| 3. Petition consenting and requesting the closing of the public way or easement signed by at least seventy-five percent (75%) of all owners of abutting property to such public way. | ☒ |
| 4. Name and address of legal owner(s) of property abutting the proposed closing on self-stick mailing labels, either typed or legibly printed. | ☒ |

I Certify That This Information is True and Correct.

SIGNATURE

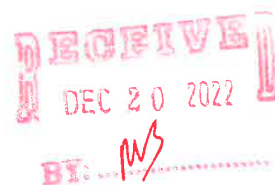
 Erik Enyart for Tanner Consulting, LLC

Remit Application with all pertinent certificates, petitions and plans to the Community
Development Department at the address shown below.

City of Glenpool CLOSING OF A PUBLIC WAY OR EASEMENT PROCEDURE AND APPLICATION

The following procedures are the minimum necessary in order to facilitate the review of a request to close a public way or easement. These procedures are set by Oklahoma State Statute and require that the City give written notice of any proposed closing of a public way or easement to any holder of a franchise agreement or entity determined by the City to have a special right or privilege to use the public way or easement. This written notice must be given at least thirty (30) days prior to the City Council review of a request to close a public way or easement.

- I. Required Documents. The following must be submitted, complete and in final form, to the Engineering Department.
- A. Completed APPLICATION;
 - B. Site Plan containing the following information:
 - 1. Location and dimensions of easement, or right-of-way proposed to be closed,
 - 2. Location of any buildings and structures, including patios, within 20 feet of the proposed closure,
 - 3. Name and location of all adjacent streets and alleys,
 - 4. Location of all utility service lines within the property,
 - 5. North arrow and scale of survey,
 - 6. Drawing should be no greater than 11" x 17";
 - D. Regulations require applicants to submit with their application a list of the names and addresses of all property owners of record abutting the proposed closing. This list must be certified as current and accurate by a registered professional engineer, an attorney, a bonded abstractor, or a registered land surveyor. The attached CERTIFICATE (exhibit A) must be submitted with this list.
 - C. Name and address of legal owner(s) of property abutting the proposed closing on self-stick mailing labels, either typed or legibly printed;
 - D. Completed PETITION OF CONSENT (Exhibit B). The PETITION OF CONSENT must be signed by at least seventy-five percent (75%) of all owners of abutting property to the proposed closure;
 - E. Application Fee of \$100.00 or as per current fee schedule.



Page 1 of 6

CLOSING OF A PUBLIC WAY OR EASEMENT PROCEDURE AND APPLICATION

II. Review and Approval Steps.

- A. Complete the application and bring it with *all required material*, including the \$100.00 filing fee, to the Community Development Department at the address below. The staff will make sure your application is complete; incomplete applications will not be accepted.
- B. Once your application is filed at the Community Development Department, it will be placed on a City Council Agenda at least 45 days from the date of filing in order to meet the required 30-day notification requirements. The Council meets the first and third Monday of each month, unless the schedule is altered by a holiday during that particular month, or as otherwise scheduled per the City Clerk.
- C. After your application and required materials are received and a hearing date set, a legal notice of the request will be published in a newspaper such as the Tulsa World, and a written notice will be provided as required by State law.
- D. The staff will research and analyze your request and prepare a staff report with a recommendation, which will be distributed to each Council member, as well as to the applicant. This staff report will also be made available to any member of the public on the Friday before the Council meeting.
- E. At the Council meeting, your request will be considered at a public hearing. You will be sent notice of this meeting, and you or your representative must be present. The staff will introduce your request, and you and any interested citizen will have the opportunity to speak to the Council concerning the request.
- F. At the conclusion of this public hearing, the Council, by majority vote, shall approve, approve conditionally, or disapprove the closing request.

The City Council meetings are held in the City Council Chambers of the Glenpool City Hall/Conference Center, 12205 S. Yukon Ave., Glenpool, Oklahoma.

If you have any further questions, please call the Community Development Department at 918-322-5409.

RECEIVED
DEC 20 2022
BY: *ms*

Page 2 of 6

EXHIBIT A

CERTIFICATE

RECEIVED
DEC 20 2022
BY: MB

The undersigned, Ronald McGill, does hereby certify:

That the attached PETITION OF CONSENT is a complete and correct list of abutting property owners (abutting the area proposed for closing as identified in the legal description below) as reflected by the tax rolls in the office of the County Treasurer for Tulsa County, Oklahoma, and the last recorded conveyance in the office of the County Clerk for Tulsa County, Oklahoma

Dated this 19th day of DECEMBER, 2022.


Signature

Ronald McGill

Typed or Printed Name

Legal description of property and proposed closing:

All of Lots One (1), Two (2), and Three (3), Block One (1), "Cotton Creek Mini-Storage" a Sub-
division in the City of Glenpool, Tulsa County, State of Oklahoma, according to the Recorded Plat
(Plat No. 6582) thereof.

Proposed closing: Two (2) 22'-wide Utility Easements, 11' on each side of the common lot lines of
the above-referenced lots.

EXHIBIT B

PETITION OF CONSENT

RECEIVED
DEC 20 2022
BY: *173*

Description of easement being closed:

See attached Exhibits "A.1", "A.2", "B.1", and "B.2"

This is a petition hereby acknowledging and consenting to the above easement closing request.

Print Name

Signature

BCF Investments, LLC

[Handwritten Signature]

Address

2155 W. 181st Main St OK
74047

Print Name

Signature

Address

Print Name

Signature

Address

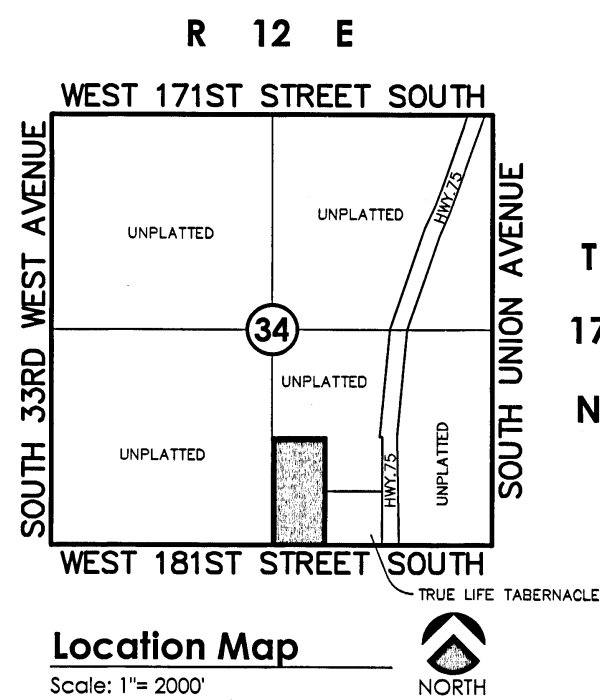
Print Name

Signature

BCF Investments, LLC
c/o Shayne Buchanan
770 W. 148th St. S.
Glenpool, OK 74033

RECEIVED
DEC 20 2022
BY: *[Signature]*

**Approved
Final Plat**



SUBDIVISION CONSISTS OF
FOUR (4) LOTS ON ONE (1) BLOCK
AND ONE (1) RESERVE

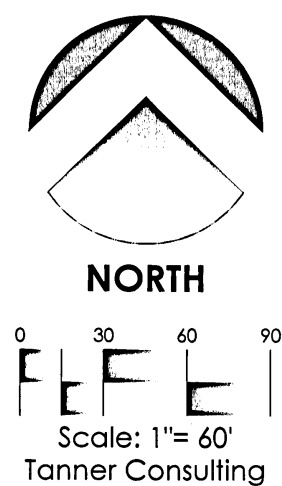
GROSS SUBDIVISION AREA: 20.038 ACRES

Cotton Creek Mini-Storage

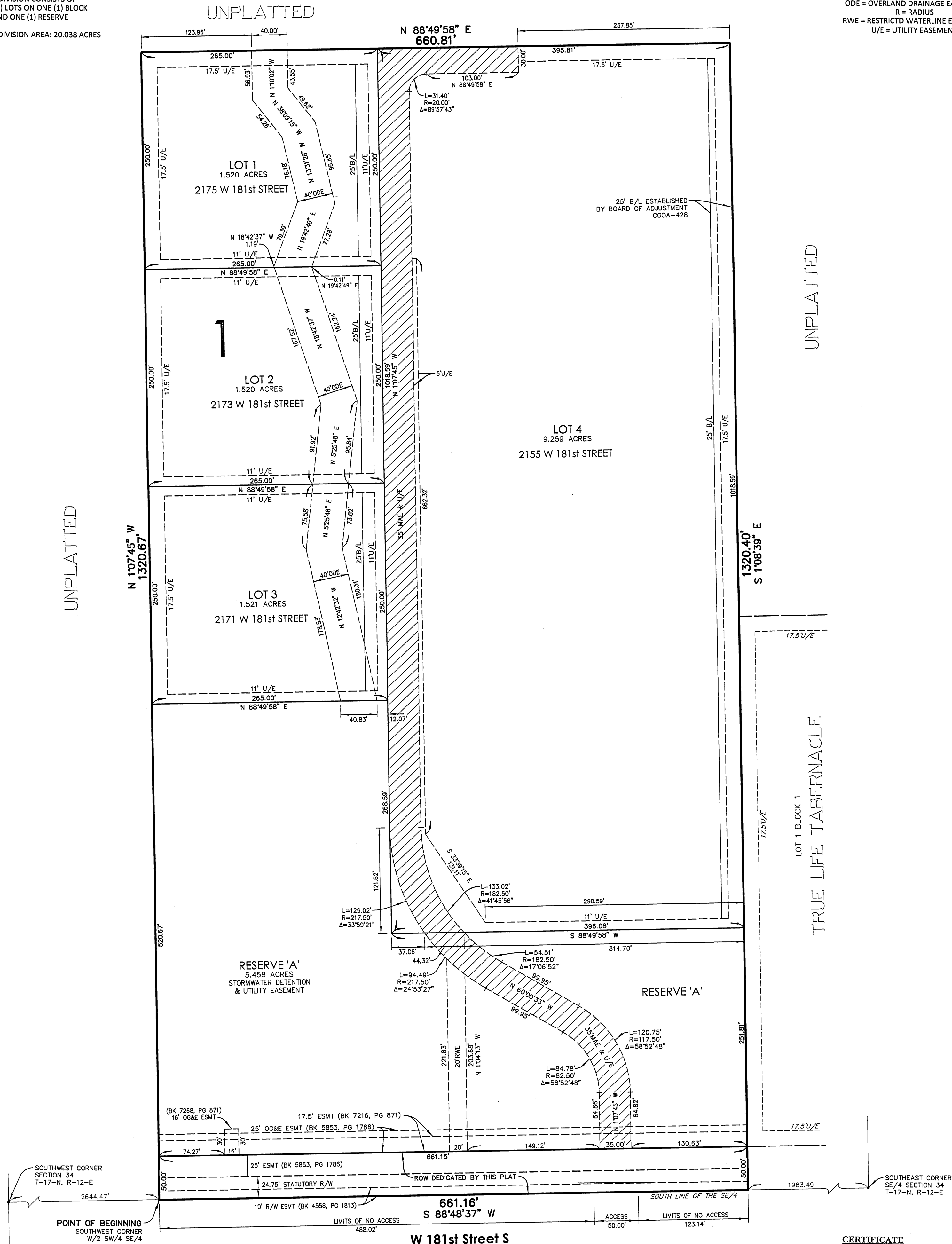
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34)
TOWNSHIP EIGHTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
BCF Investments, LLC
CONTACT: SHAYNE BUCHANAN
EMAIL: GLENPOOLGHOST@GMAIL.COM
19155 Carriage Court
Mounds, Oklahoma 74047
Phone: (918) 633-0048

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2015
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



BK PG = BOOK & PAGE
B/L = BUILDING LINE
DOC = DOCUMENT
ESMT = EASEMENT
IPF = IRON PIN FOUND
L = LENGTH
MAE = MUTUAL ACCESS EASEMENT
ODE = OVERLAND DRAINAGE EASEMENT
R = RADIUS
RWE = RESTRICTED WATERLINE EASEMENT
U/E = UTILITY EASEMENT



Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD 83).
- ACCESS AT THE TIME OF THE PLAT WAS PROVIDED BY WEST 181ST STREET SOUTH RIGHT-OF-WAY, TO BE DEDICATED BY THIS PLAT

DATE OF PREPARATION: DECEMBER 08, 2014

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 3,090.00 per trust receipt no. 13732 to be applied to 2015 taxes. This certificate is NOT to be construed as payment of 2015 taxes in full but is given in order that this plat may be filed on record. 2015 taxes may exceed the amount of the security deposit.

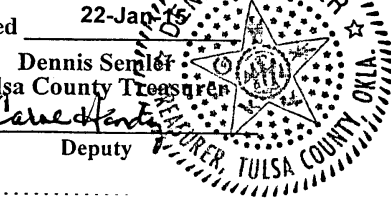
Dated 22-Jan-2015

Dennis Seigler

Tulsa County Treasurer

By: *[Signature]*

Deputy



Cotton Creek Mini-Storage
SHEET 1 OF 2

Cotton Creek Mini-Storage

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34)
TOWNSHIP EIGHTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:
THAT BCF INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY IS THE OWNER OF THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA,

TO-WIT:

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4; THENCE NORTH 1°07'45" WEST ALONG THE WEST LINE OF THE SE/4, FOR A DISTANCE OF 1320.67 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE W/2 SW/4 SE/4; THENCE NORTH 88°49'37" EAST ALONG THE NORTH LINE OF THE W/2 SW/4 SE/4, FOR A DISTANCE OF 660.81 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE W/2 SW/4 SE/4; THENCE SOUTH 1°08'29" EAST ALONG THE EAST LINE OF THE W/2 SW/4 SE/4, FOR A DISTANCE OF 1320.40 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE W/2 SW/4 SE/4; THENCE SOUTH 88°49'37" WEST ALONG THE SOUTH LINE OF THE SE/4, FOR A DISTANCE OF 661.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 872,854 SQUARE FEET, BEING 20.038 ACRES, MORE OR LESS.

AND THAT BCF INVESTMENTS, LLC, HERINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND RESERVES IN CONFORMITY WITH THE ACCOMPANYING PLAT AND HAVE DESIGNATED THE SUBDIVISION AS "COTTON CREEK MINI-STORAGE", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA.

SECTION I. PUBLIC STREETS AND UTILITY EASEMENTS

A. PUBLIC STREETS AND UTILITY EASEMENTS:

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS (IF AVAILABLE IN THE FUTURE), TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE UTILITY EASEMENTS ALONG EAST 181ST STREET SOUTH. ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR THE OWNER OF THE LOTS AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. GAS SERVICE:

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, OR ITS AGENTS OR CONTRACTORS.

3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNERS OF THE LOTS AGREE TO BE BOUND BY THESE COVENANTS.

D. WATER AND STORM SEWER SERVICE:

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND STORM SEWERS LOCATED THE OWNER'S LOT.

2. WITHIN THE UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE WITHIN THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF GLENPOOL, WOULD INTERFERE WITH PUBLIC WATER MAINS AND STORM SEWERS SHALL BE PROHIBITED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

3. THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS AND STORM SEWERS BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, THEIR AGENTS OR CONTRACTORS.

4. THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. RESTRICTED WATERLINE EASEMENT:

THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RESTRICTED WATERLINE EASEMENT" ("RW/E") FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATERLINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO AND WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID. PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

F. LOT SURFACE DRAINAGE:

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM WATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNERS' LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNERS AND BY THE CITY OF GLENPOOL, OKLAHOMA.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS:

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

H. LIMITS OF NO ACCESS:

THE OWNERS HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 181ST STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE GLENPOOL PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF GLENPOOL, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL.

I. MUTUAL ACCESS EASEMENT

THE OWNERS HEREBY GRANT AND ESTABLISH PERPETUAL NON-EXCLUSIVE MUTUAL ACCESS EASEMENTS AT NON DESCRIPTIVE POINTS ACROSS ALL LOT LINES AND DEPICTED ON THE PLAT AS "M/A" FOR THE PURPOSES OF PERMITTING THE OWNER OF EACH LOT, THEIR GRANTEES, TENANTS, INVITEES, GUESTS, SUCCESSORS AND ASSIGN TO HAVE VEHICULAR AND PEDESTRIAN ACCESS AND PASSAGE WITHIN "CROSSBOW CENTER" AND TO AND FROM THE PUBLIC STREET ADJACENT TO "CROSSBOW CENTER" ON AND ACROSS EACH LOT LINE. THE MUTUAL ACCESS EASEMENTS SHALL BE FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE OWNER OF EACH LOT WITHIN "CROSSBOW CENTER" AND THEIR GRANTEES, TENANTS, INVITEES, GUESTS, SUCCESSORS AND ASSIGNS AND SHALL BE APPURTENANT TO THE OWNERSHIP OF EACH LOT. PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE PLAT.

J. RESERVE "A" - STORMWATER DETENTION EASEMENT

1. THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE "A" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE RESERVE NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID RESERVE UNLESS APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA.

4. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION PROVIDED FOR WITHIN SECTION II HEREOF. TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE ASSOCIATION SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE RESERVE IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

4.1. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.

4.2. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

4.3. THE RESERVE SHALL BE KEPT FREE OF DEBRIS.

4.4. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. LANDSCAPING, APPROVED BY THE CITY OF GLENPOOL, OKLAHOMA, SHALL BE ALLOWED WITHIN THE RESERVE.

6. IN THE EVENT THE PROPERTY OWNER'S ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE RESERVE, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND TO REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISIONS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

SECTION II. COTTON CREEK MINI-STORAGE PROPERTY OWNER'S ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER SHALL CAUSE TO BE FORMED THE COTTON CREEK MINI-STORAGE PROPERTY OWNERS' ASSOCIATION (THE "ASSOCIATION"). THE ASSOCIATION SHALL BE A PROPERTY OWNERS' ASSOCIATION COMPRISED OF THE OWNERS OF THE LOTS WITHIN "COTTON CREEK MINI-STORAGE" TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING RESERVE "A" AND ANY OTHER PROPERTY AND FACILITIES THAT ARE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH LOT OWNER SHALL BE SUBJECT TO ANNUAL AND SPECIAL ASSESSMENTS BY THE ASSOCIATION FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE "A", AND ANY OTHER PROPERTY AND FACILITIES THAT, FROM TIME TO TIME, ARE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION.

D. ASSOCIATION TO BE BENEFICIARY

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE ADDITION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "COTTON CREEK MINI-STORAGE", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

THE COVENANTS CONTAINED IN SECTION II, COTTON CREEK MINI-STORAGE PROPERTY OWNERS' ASSOCIATION SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT IN "COTTON CREEK MINI-STORAGE" AND THE ASSOCIATION. IF THE UNDERSIGNED OWNERS OR THEIR SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR ANY OWNERS OF A LOT IN "COTTON CREEK MINI-STORAGE" OR THE ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW, IS HEREBY WAIVED. IN ANY JUDICIAL ACTION BROUGHT BY ANY OWNER OF A LOT IN COTTON CREEK MINI-STORAGE OR THE ASSOCIATION, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN SECTION II AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE GLENPOOL PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF GLENPOOL, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, BCF INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS 29 DAY OF December, 2014

BCF INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY,

By: [Signature]
SHARON BUCKLAND, MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29 DAY OF Dec., 2014,
BY NAME, AS MANAGING MEMBER OF BCF INVESTMENTS, LLC

My Commission Expires: [Signature]
JENNIFER MILLER, NOTARY

CITY PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL PLANNING COMMISSION ON 6/16/14

[Signature]
CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

CITY COUNCIL APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL CITY COUNCIL ON 6/16/14

[Signature]
MAYOR OR VICE MAYOR

CITY MANAGER APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GLENPOOL CITY MANAGER ON 7/21/2015

[Signature]
CITY MANAGER

THIS APPROVAL SHALL NOT BE INTERPRETED TO MEAN STREETS, SANITARY SEWERS, STORM DRAINAGE OR OTHER UTILITIES ARE CONSTRUCTED AS SHOWN ON THIS PLAT.

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "COTTON CREEK MINI-STORAGE", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 9th DAY OF December, 2014

By: [Signature]
DAN E. TANNER
REGISTERED LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS 9 DAY OF Dec., 2014, BY DAN E. TANNER, AS A REGISTERED LAND SURVEYOR.

By: [Signature]
MY COMMISSION EXPIRES: [Signature]
JENNIFER MILLER, NOTARY

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

THE TULSA COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND ON SITE SEWER SYSTEMS ON THIS 9 DAY OF Dec., 2014

APPROVED
JAN 15 2015
DEPARTMENT OF ENVIRONMENTAL QUALITY

[Signature]
ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

**Partial Vacation of Plat
Instrument**

**PARTIAL VACATION OF THE PLAT OF
COTTON CREEK MINI-STORAGE**

This Instrument is executed and to be effective the ____ day of _____, 2023, by BCF Investments, LLC, an Oklahoma Limited Liability Company ("Owner/Developer"), and approved by the City of Glenpool, Oklahoma, a Municipal Corporation ("City").

RECITALS

WHEREAS, this instrument is made and entered into pursuant to Title 11 Oklahoma Statutes Sections 42-106, 42-107, and 42-108, for the purposes of the partial vacation of a part of the utility easements established within the subdivision plat described as:

ALL OF "COTTON CREEK MINI-STORAGE", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6582); and

WHEREAS, Owner/Developer is the owner of all of the Lots and Reserve Areas within the real property comprising the "Cotton Creek Mini-Storage" Plat, no Lot and no Reserve Area therein located has ever been sold, and Owner/Developer desires to vacate a part of the utility easements established within said plat as more particularly hereinafter described; and

WHEREAS, no utilities are located within that part of the utility easements to be vacated; and

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the Owner/Developer hereby partially vacates the "Cotton Creek Mini-Storage" Plat to the extent that said Plat established utility easements on, over, across, and along the real property within the attached Exhibits "A.1", "A.2", "B.1", and "B.2", and this instrument shall operate to destroy the force and effect of any establishment or dedication of said easements by the recording of the "Cotton Creek Mini-Storage" Plat and its accompanying Deed of Dedication and Restrictive Covenants, and to divest all public rights therein.

IN WITNESS WHEREOF, the undersigned executed this instrument the year and day first above written.

BCF Investments, LLC, an
Oklahoma Limited Liability Company

By: _____
Shayne Buchanan, Manager

APPROVED BY GLENPOOL CITY COUNCIL:

Date: _____

By: _____
Mayor or Vice-Mayor

ATTEST:

[Seal]

City Clerk

APPROVED AS TO FORM:

City Attorney

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

CORPORATE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 2023, personally appeared Shayne Buchanan, to me known to be the identical person who executed the foregoing instrument, as Manager of BCF Investments, LLC, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such Limited Liability Company for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Expires: _____
Commission No.: _____

Notary Public

Exhibit "A.1"
Part of Lots 1, 2
Cotton Creek Mini-Storage
Utility Easement Vacation

PAGE 1 OF 1

Description

A PART OF A TWENTY-TWO (22) FOOT WIDE UTILITY EASEMENT, ELEVEN (11) FEET ON EACH SIDE OF THE COMMON LINE OF LOTS ONE (1), AND TWO (2), BLOCK ONE (1), "COTTON CREEK MINI-STORAGE", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6582), SAID UTILITY EASEMENT PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 1°07'45" EAST AND ALONG THE WEST LINE OF LOT 1, FOR A DISTANCE OF 239.00 FEET; THENCE NORTH 88°49'58" EAST FOR A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°49'58" EAST FOR A DISTANCE OF 236.50 FEET; THENCE SOUTH 1°07'45" EAST FOR A DISTANCE OF 11.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE CONTINUING SOUTH 1°07'45" EAST FOR A DISTANCE OF 11.00 FEET; THENCE SOUTH 88°49'58" WEST FOR A DISTANCE OF 236.50 FEET; THENCE NORTH 1°07'45" WEST FOR A DISTANCE OF 11.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE CONTINUING NORTH 1°07'45" WEST FOR A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING;

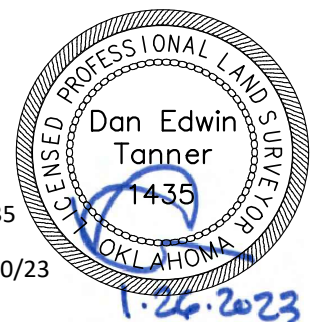
Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON "COTTON CREEK MINI-STORAGE", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6582).

Certification

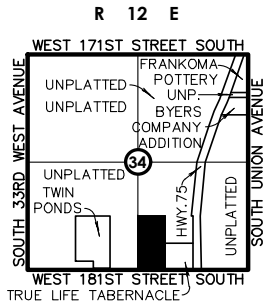
I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/23



01/26/2023 KNORTON 22267EX_UTILITY EASEMENT VACANCY

 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929



Location Map

Exhibit "A.2" **Part of Lot 1, 2** **Cotton Creek Mini-Storage** **Utility Easement Vacation Exhibit**



LEGEND

- B/L BUILDING LINE
- ODE OVERLAND DRAINAGE EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- U/E UTILITY EASEMENT

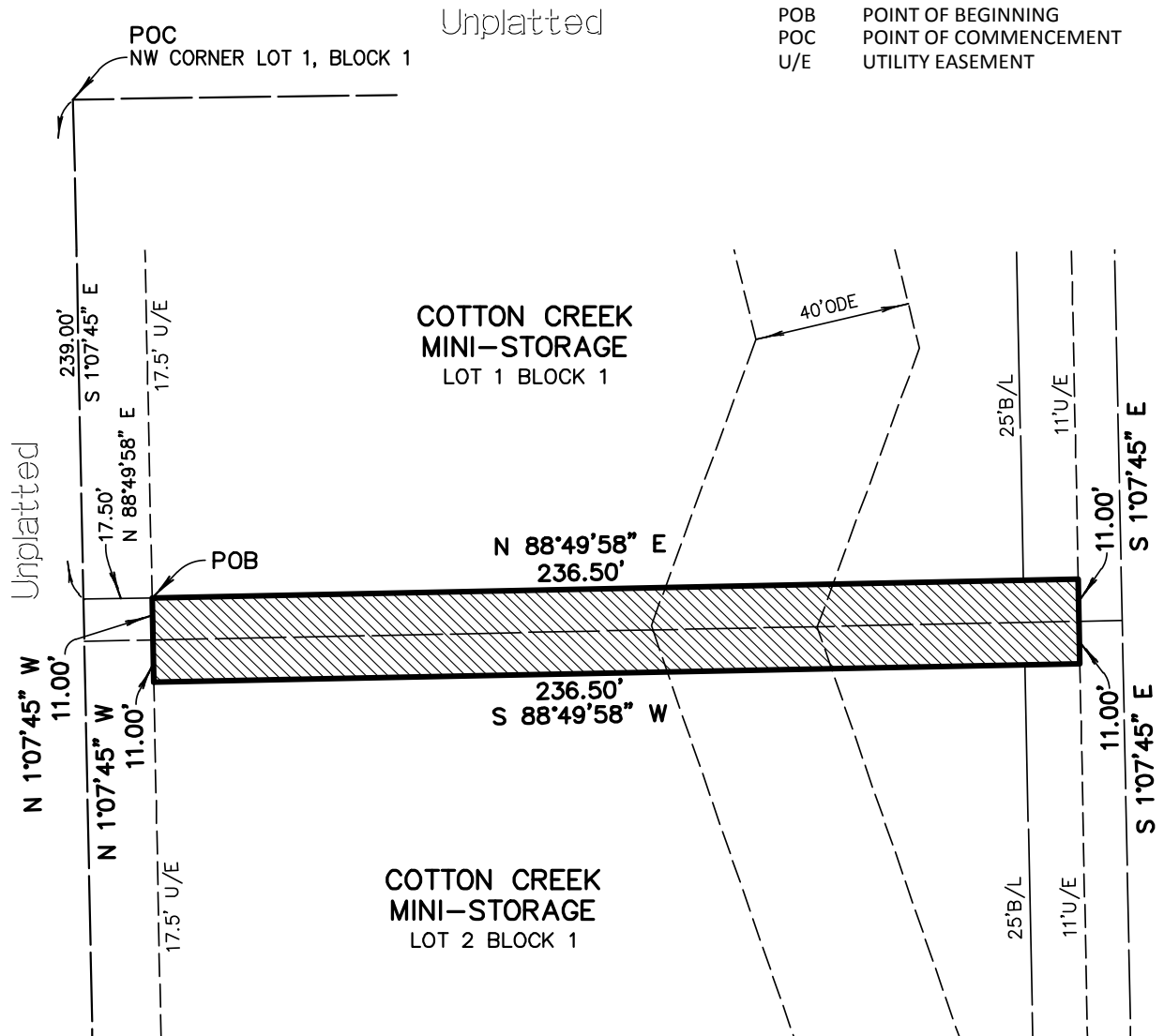


Exhibit "B.1"
Part of Lots 2, 3
Cotton Creek Mini-Storage
Utility Easement Vacation Description

PAGE 1 OF 1

Description

A PART OF A TWENTY-TWO (22) FOOT WIDE UTILITY EASEMENT, ELEVEN (11) FEET ON EACH SIDE OF THE COMMON LINE OF LOTS TWO (2), AND THREE (3), BLOCK ONE (1), "COTTON CREEK MINI-STORAGE", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6582), SAID UTILITY EASEMENT PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°49'58" EAST FOR A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 1°07'45" WEST FOR A DISTANCE OF 11.00 FEET; THENCE NORTH 88°49'58" EAST FOR A DISTANCE OF 236.50 FEET; THENCE SOUTH 1°07'45" EAST FOR A DISTANCE OF 11.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE CONTINUING SOUTH 1°07'45" EAST FOR A DISTANCE OF 11.00 FEET; THENCE SOUTH 88°49'58" WEST FOR A DISTANCE OF 236.50 FEET; THENCE NORTH 1°07'45" WEST FOR A DISTANCE OF 11.00 FEET TO A POINT ON THE SAID SOUTH LINE, AND TO POINT OF BEGINNING;

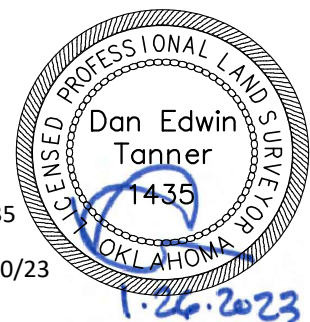
Basis of Bearing

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Certification

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DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/23



01/26/2023 KNORTON 22267EX_UTILITY EASEMENT VACANCY 2

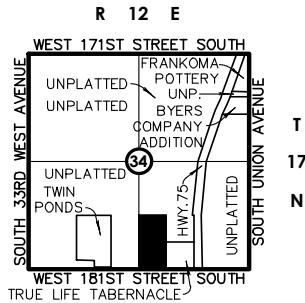
 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

Exhibit "B.2"

Part of Lots 2, 3

Cotton Creek Mini-Storage

Utility Easement Vacation Exhibit



Location Map



LEGEND

B/L	BUILDING LINE
ODE	OVERLAND DRAINAGE EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
U/E	UTILITY EASEMENT

