

July 21, 2026 - 6:00 PM
Glenpool City Hall, City Council Chambers
12205 S. Yukon Ave. 3rd Floor
Glenpool, Oklahoma

AGENDA

- A) **Call to Order - Keith Robinson, Chairman**
- B) **Roll Call, Declaration of Quorum - Gerald Gilbert, Secretary; Keith Robinson, Chairman**
- C) **Announcements**
- D) **Director's Report**
- E) **Scheduled Business**
 - 1) **MINUTES**
 - A. Discussion and possible action to approve, deny, or amend the meeting minutes of June 8, 2026, Planning Commission Meeting.
 - 2) **60 Acre Elwood LLC (40-Acre site):** A lot split application (GLS 274) to subdivide a 40-acre parcel into 4 lots. The subject site is located at 13708 S Elwood W. This item was tabled at the June 8, 2026 Planning Commission Meeting.
Applicant: 60 Acre Elwood Ave LLC.
Applicant Representative: Gerald W. Baker, Baker Surveying LLC
 - A. Public Hearing on the proposed Lot Split (GLS 274)
 - B. Discussion and possible action to recommend the approval, approval with conditions, or denial of lot split (GLS 274).
- (Gerald Gilbert, Development Services Director)
- 3) **60 Acre Elwood LLC (20-Acre site):** A lot split application (GLS 275) to subdivide a 20-acre parcel into 3-lots. The subject site is located on the west side of S. Elwood Avenue approximately 2,600 feet north of E 141st St S. This item was tabled at the June 8, 2026 Planning Commission Meeting.
Applicant: 60 Acre Elwood Ave LLC
Applicant Representative: Gerald W. Baker, Baker Surveying LLC
 - A. Public Hearing on the proposed lot split (GLS 275).
 - B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of lot split (GLS 275).

(Gerald Gilbert, Development Services Director)

- 4) **South 75 Business Park Tract 6:** A Lot Split application (GLS 276) to divide an 18.869 acre lot into two lots. The subject site is located east of South Broadway St approximately 408 feet from the south-east corner of W 161st St S and South Broadway St.

Applicant: South 75 LLC

Applicant Representative: Erik Enyart, Tanner Consulting LLC

A. Public Hearing on the proposed lot split (GLS 276)

B. Discussion and possible action to recommend the approval, approval with conditions, or denial of Lot Split (GLS 276).

(Lauren Purcell, City Planner)

F) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Oklahoma, on or before July 17, 2026, at or by 11:00am.

Signed:

Lauren Purcell - City Planner

**MINUTES
CITY OF GLENPOOL
PLANNING COMMISSION
REGULAR MEETING**

Regular Session of the Glenpool Planning Commission will be held at 6:00 p.m. on June 8, 2026, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The Planning Commission welcomes comments from citizens of Glenpool who wish to address any items on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Planner prior to the "CALL TO ORDER"

AGENDA

- A) Call to Order** – Chairman Keith Robinson **6:15 PM**
- B) Roll Call, Declaration of a Quorum** Secretary Gerald S. Gilbert, Chairman Keith Robinson

<u>X (Present)</u>	Chairman Keith Robinson
<u>X (Present)</u>	Vice-Chair Kim Hanson Mercier
<u>X (Present)</u>	Commissioner Mickey Wilburn
<u>X (Present)</u>	Commissioner Matthew Hayes
<u>X (Present)</u>	Commissioner Marilyn Nichols

- C) Announcements** **NO ANNOUNCEMENT**
- D) Director's Report** **NO REPORT**
- E) Scheduled Business**

1. MINUTES:

- A. Discussion and possible action to approve, deny or amend the meeting minutes of April 13, 2026, Planning Commission Meeting.

Motion: **Commissioner Wilburn made a motion to accept and approve the April 13, 2026, Planning Commission Meeting Minutes.**

Second: **Commissioner Nichols**

Voting Aye: Chairman Robinson, Vice-Chair Hanson Mercier,
Commissioner Wilburn, Commissioner Hayes,
Commissioner Nichols

Motion Passed: 5-0.

- B. Discussion and possible action to approve, deny or amend the meeting minutes of May 11, 2026, Planning Commission Meeting.

MEETING WAS CANCELLED NO ACTION REQUIRED.

2. Selection of Chairman for the Glenpool Planning Commission

- A. Discussion and possible action to select a Chairman for the Glenpool Planning Commission.

Motion: Commissioner Wilburn nominated Chairman Keith Robinson as Chairman.

Second: Commissioner Nichols

Voting Aye: Chairman Robinson, Vice-Chair Hanson Mercier,
Commissioner Wilburn, Commissioner Hayes,
Commissioner Nichols

Motion Passed: 5-0.

3. Selection of Vice-Chairman for the Glenpool Planning Commission

- A. Discussion and possible action to select a Vice-Chairman for the Glenpool Planning Commission.

Motion: Chairman Keith Robinson nominated Vice Chair Hanson Mercier as Vice-Chair

Second: Commissioner Wilburn

Voting Aye: Chairman Robinson, Vice-Chair Hanson Mercier,
Commissioner Wilburn, Commissioner Hayes,
Commissioner Nichols

Motion Passed: 5-0.

4. 60 Acre Elwood LLC (40-Acre Site): A Lot Split application (GLS 274) to subdivide a 40-acre parcel into 4 lots. The subject site is located at 13708 S Elwood W.

Applicant: 60 Acre Elwood Ave. LLC

Applicant Representative: Gerald W. Baker, Baker Surveying LLC

- A. Public Hearing on the proposed Lot Split (GLS 274).

- **OPEN PUBLIC HEARING: 6:18 PM**

- **Gerald S. Gilbert, Development Services Director**, gave a brief presentation of the proposed project.
- **Subject site is located at 13708 S Elwood Avenue**
- **Site is zoned Agricultural (AG)**
- **Site is designated General Residential**
- **A large portion of the property falls within a designated FEMA floodplain. Any development must comply with all applicable federal, state, and local regulations.**
- **A single-family residence and several out-buildings did exist on the site; however,**
- **The residence and structures were demolished in preparation for the subject lot split application.**
- **Applicant is requesting a lot split of the 40.14-acre site into four (4) lots.**
- **TAC and staff have reviewed the Lot Split application (GLS 274) and determined that the lot split meets the COG Zoning Code and Subdivision Code**
- **As such, staff recommends the approval of GLS 274 with following condition.**
 - 1. **The property owner shall dedicate a strip of land measuring fifty (50) feet in width along the South Elwood Avenue to the public for right-of-way purposes. The dedication shall be shown on the final plat or survey, and all necessary legal descriptions, deeds, and documentation shall be prepared and recorded at the owner's expense prior to the recording of the lot split. The dedicated area shall be free and clear of all encumbrances, and shall be reserved for public use for roadway, sidewalk, utility, and drainage purposes as determined by the City of Glenpool.**
- **Chairman Robinson asked if the stub streets within Appaloosa Acres and Brentwood neighborhoods would be extended into the proposed lot split area. His concern was future access for the neighborhood since there was only one access into the Brentwood neighborhood.**
- **Applicant Representative: Gerald Baker, Baker Surveying was not in attendance.**
- **Chairman Robinson requested the item be tabled to the July 13, 2026 meeting so the applicant could be in attendance.**
- **CLOSED PUBLIC HEARING AT 6:34 PM.**

B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of Lot Split (GLS 274).

Motion: Chairman Robinson made a motion to table the item to the July 13, 2026 meeting.

Second: Commissioner Wilburn

Voting Aye: Chairman Robinson, Commissioner Wilburn, Vice Chair Hanson-Mercier, Commissioner Hayes, Commissioner Nichols

Motion Passed: 5-0

5. **60 Acre Elwood LLC (20-Acre Site):** A Lot split application (GLS 275) to subdivide a 20-acre parcel into 3-lots. The subject site is located on the west side of S. Elwood Avenue approximately 2,600 feet north of E 141st St S.

Applicant: 60 Acre Elwood Ave. LLC

Applicant Representative: Gerald W. Baker, Baker Surveying LLC

A. Public Hearing on the proposed Lot Split (GLS 275).

- **OPEN PUBLIC HEARING: 6:35 PM**
- **Gerald S. Gilbert, Development Services Director, gave a brief presentation of the proposed project.**
- **Subject site is located on the west side of S. Elwood Avenue approximately 2,600 feet north of E 141st St S.**
- **Site is zoned Agricultural (AG)**
- **Site is designated General Residential**
- **A large portion of the property falls within a designated FEMA floodplain. Any development must comply with all applicable federal, state, and local regulations.**
- **A previous lot split (GLS 271) created the subject site**
- **Applicant is requesting a lot split of the 20.83-acre site into three (3) lots.**
- **TAC and staff have reviewed the Lot Split application (GLS 274) and determined that the lot split meets the COG Zoning Code and Subdivision Code**
- **As such, staff recommends the approval of GLS 274 with following condition.**
 1. **The property owner shall dedicate a strip of land measuring fifty (50) feet in width along the South Elwood Avenue to the public for right-of-way purposes. The dedication shall be shown on the final plat or survey, and all necessary legal descriptions, deeds, and documentation shall be prepared and recorded at the owner's expense prior to the recording of the lot split. The dedicated area shall be free and clear of all encumbrances, and shall be reserved for public use for roadway, sidewalk, utility, and drainage purposes as determined by the City of Glenpool.**
- **Chairman Robinson requested the item be tabled to the July 13, 2026 meeting so the applicant could be in attendance**

B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of Lot Split (GLS 275).

Motion: Chairman Robinson made a motion to table the item to the July 13, 2026 meeting.

Second: Commissioner Wilburn

Voting Aye: Chairman Robinson, Commissioner Wilburn, Vice Chair
Hanson-Mercier, Commissioner Hayes, Commissioner Nichols
Motion Passed: 5-0

F) Adjournment 6:41 PM

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave., Glenpool, Oklahoma on or before June 5, 2026, at or by 11:00 AM.

Signed: _____
Gerald S. Gilbert
Development Services Director

TO: GLENPOOL PLANNING COMMISSION

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: JULY 21, 2026

ITEM: GLS 274 – 60 ACRE ELWOOD AVE. LLC (40-ACRE SITE)

REQUEST: A LOT SPLIT APPLICATION (GLS-274) TO SPLIT A 40.1-ACRE PARCEL INTO FOUR TRACTS

APPLICANT: 60 ACRE ELLWOOD AVE. LLC

LOCATION: THE SUBJECT SITE IS LOCATED AT 13708 S ELWOOD AVENUE.

ZONING: AG (AGRICULTURAL)

COMP PLAN: GENERAL RESIDENTIAL

BACKGROUND

The subject site is currently vacant and undeveloped. Most of the property falls within a designated FEMA floodplain. Any development must comply with all applicable federal, state, and local regulations. A single-family residence and several out-buildings did exist on the site; however, the residence and structures were demolished in preparation for the subject lot split application. There are adjacent single-family subdivisions, which is the Brentwood II neighborhood to the west and to the east is Pecan Estates.

PROJECT DESCRIPTION

The applicant is requesting a lot split of a 40.1-acre parcel to create four (4) parcels ranging from 4.34 acres to 17.40 acres in size as well as required right-of-way dedication. Listed in the table below is a breakdown of the proposed lot split.

Tract	Size in Acres (+/-)
Parent Tract (Before Lot Split)	40.14 acres
Tract A	4.34 acres
Tract B	5.56 acres
Tract C	12.84 acres
Tract D	17.40 acres
Right-of-Way Dedication	1.5 acres

Table below shows the surrounding zoning districts and land uses.

SURROUNDING ZONING / LAND USES

	Zoning	Land Use
North	AG (Agricultural)	Single-Family Residence
South	AG (Agricultural)	Single-Family Residence
East	RS-3 (Single-Family High Density)	Single-Family Residential
West	RS-3 (Single-Family High Density)	Single-Family Residential

ANALYSIS

Development Regulations

The proposed lot split is subject to the residential development standards outlined in TABLE 11-4-5 of the COG Zoning Code, as well as the regulations for the approval of a Lot Split (Section 12-8-4 of the COG Subdivision Code).

Included below is TABLE 11-4-5, Residential Development Standards. I have highlighted the applicable regulations.

TABLE 11-4-5 Residential Development Standards										
DISTRICT	AG	RE	RS-1	RS-2	RS-3	RD	RMT	RM-1	RM-2	RMH
LOT WIDTH (Minimum, in Feet)										
Single-Family Dwelling	150	150 ¹	100	85	75	65	60	60	60	-
Duplex	-	-	-	-	-	60	60	60	60	-
Townhouse Development Width ²	-	-	-	-	-	-	100	80	80	-
Townhouse Lot Width ²	-	-	-	-	-	-	20	20	20	-
Multi-Family	-	-	-	-	-	-	-	100	100	-
Manufactured Home	-	-	-	-	-	-	-	-	-	300
LOT AREA (Minimum, in Square Feet)										
Single-Family Dwelling	43,560	24,000	13,500	11,000	9,000	6,900	6,900	6,000	6,000	-
Duplex	-	-	-	-	-	6,900	6,900	6,900	6,900	-
Townhouse ²	-	-	-	-	-	-	1,600	1,800	1,800	-
Multi-Family	-	-	-	-	-	-	-	-	-	-
Manufactured Home	-	-	-	-	-	-	-	-	-	5 acres

The proposed lots exceed the minimum lot area and lot width standards for the AG (Agricultural) Zoning district. Any future development must also meet the General Residential Comprehensive Plan Designation.

Access and Utilities

Tracts A, B, and D will have access from South Elwood Avenue. Tract C will have access from both South Elwood Avenue and East Glenpool Boulevard. The property will be served by City water and sewer.

Right-of-Way Dedication

When land is subdivided along an existing roadway, additional right-of-way dedication may be required. Because South Elwood Avenue is classified as a secondary arterial, a 50-foot dedication is required for right-of-way and utility purposes. The applicant has shown this dedication on the lot split survey.

Code Compliance

The resulting lots comply with all applicable residential development standards in the COG Zoning Code and Subdivision Code. The applicant has also submitted the documents required for approval of the lot split.

TAC

The Technical Advisory Committee (TAC) reviewed the Lot Split Application on May 22, 2026. There are no additional comments or requirements.

STAFF RECOMMENDATION:

TAC and staff have reviewed the Lot Split application (GLS 274) and determined that the lot split meets the COG Zoning Code and Subdivision Code. As such, staff recommends the approval of GLS 274 with following condition.

1. The property owner shall dedicate a strip of land measuring fifty (50) feet in width along the South Elwood Avenue to the public for right-of-way purposes. The dedication shall be shown on the final plat or survey, and all necessary legal descriptions, deeds, and documentation shall be prepared and recorded at the owner's expense prior to the recording of the lot split. The dedicated area shall be free and clear of all encumbrances, and shall be reserved for public use for roadway, sidewalk, utility, and drainage purposes as determined by the City of Glenpool.

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Comprehensive Plan Map
4. Application
5. Lot Split Surveys & Legal Description

Aerial Photo

1:9,000



Low Resolution 15m Imagery

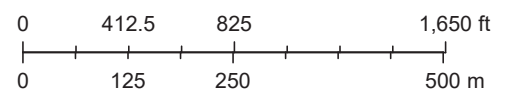


High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

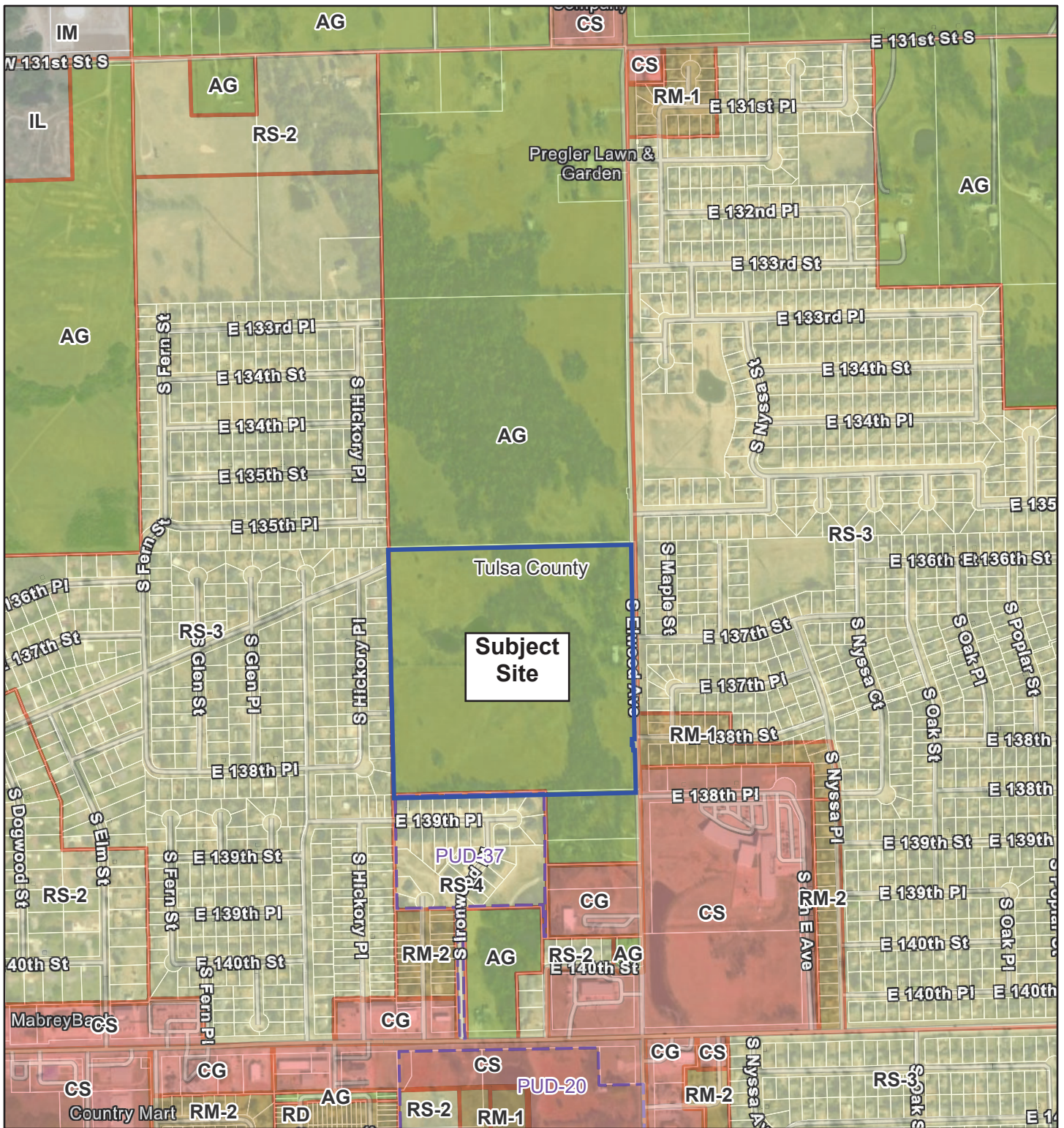
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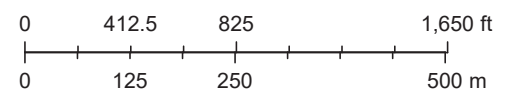
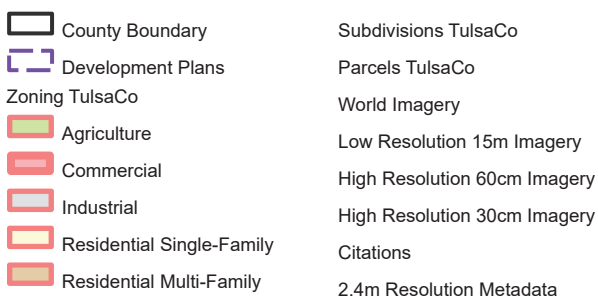
Zoning Map

Tulsa Area Zoning Map



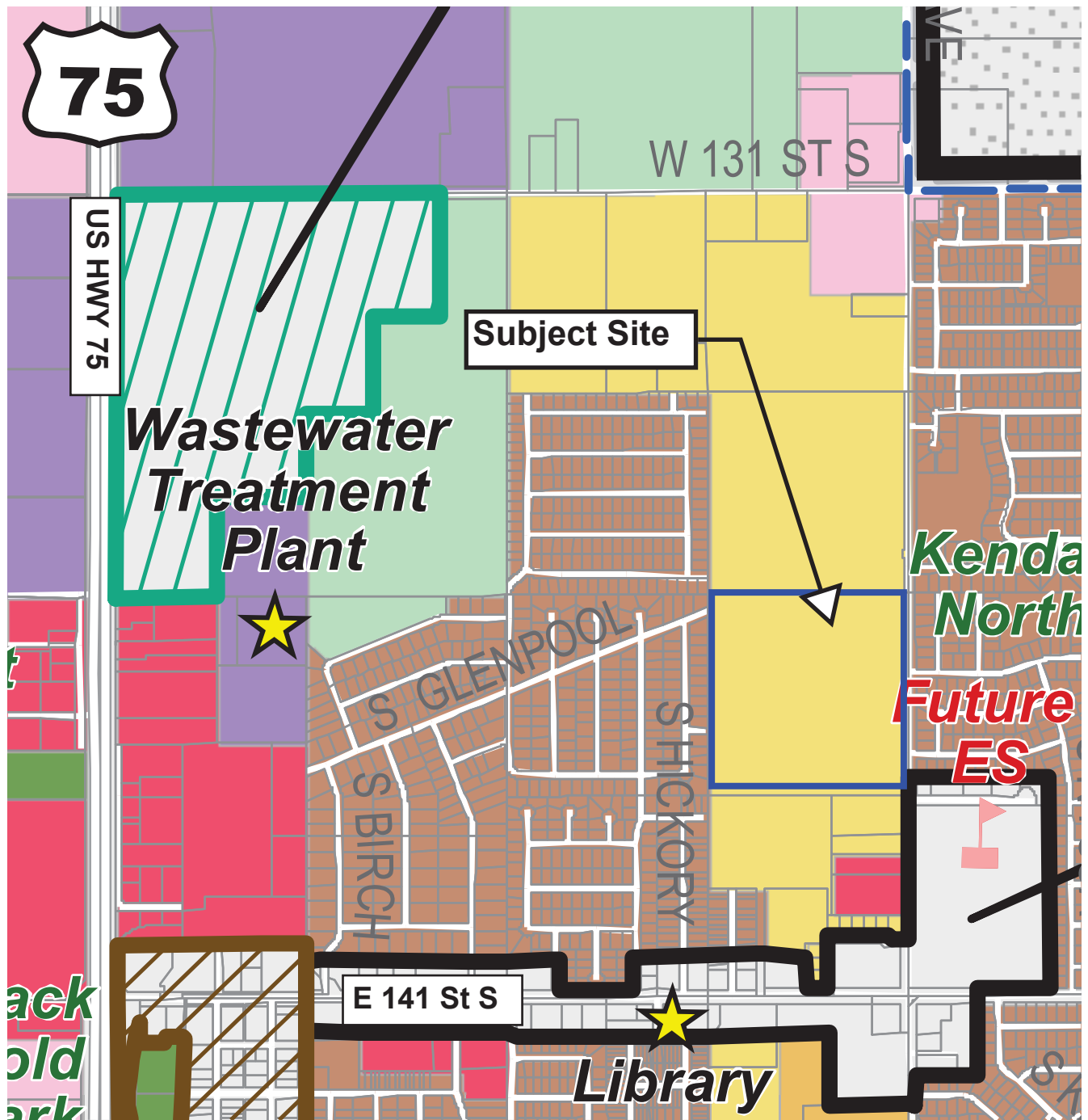
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Comprehensive Plan Map



Glenpool, Oklahoma Comprehensive Plan Map

Legend

Land Use

	Rural
	Parks and Recreational Open Space
	Estate Residential
	Suburban Residential
	General Residential
	Neighborhood Conservation
	Attached Residential
	Multi-Family Residential
	Suburban Commercial

	General Commercial
	Industrial Light
	Industrial Medium

Districts

	Special District 1: Old Towne District
	Special District 2
	Special District 3
	Special District 5: Central Business District
	Special District 6

Corridors

	S.H. 67 Corridor (Former Special District 4)
	U.S. 75 Corridor

Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.

Primary/Secondary Arterial

Glenpool Annexation Fence Line

Glenpool Corporate Limits

Parcel Boundary

100-Year Flood Zone/Floodway



ADOPTED
11/14/2017

Application

LOT SPLIT APPLICATION

FEE: per fee schedule

NOTE: Two copies of a sketch, plat of survey or other type of drawing that will accurately depict the proposed split MUST BE attached to this application.

APPLICATION NO. GLS 274
S.T.R.
RECEIPT NO.

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER 60 Acre Elwood Ave. LLC	WHAT IS THE PRESENT USE OF THE TRACT? Vacant
--	--

LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK.

See Attached

	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT
FIRST TRACT TO BE CREATED	See Attached	TAC REVIEW	☐ CITY ☐ WELL ☐ OTHER
		PC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE
		PROPOSED USE OF THIS TRACT	LOT SIZE OF PROPOSED TRACT FT. X FT.
SECOND TRACT TO BE CREATED		TAC REVIEW	☐ CITY ☐ WELL ☐ OTHER
		PC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE
		PROPOSED USE OF THIS TRACT	LOT SIZE OF PROPOSED TRACT FT. X FT.
THIRD TRACT TO BE CREATED		TAC REVIEW	☐ CITY ☐ WELL ☐ OTHER
		PC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE
		PROPOSED USE OF THIS TRACT	LOT SIZE OF PROPOSED TRACT FT. X FT.
FOURTH TRACT TO BE CREATED		TAC REVIEW	☐ CITY ☐ WELL ☐ OTHER
		PC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE
		PROPOSED USE OF THIS TRACT	LOT SIZE OF PROPOSED TRACT FT. X FT.

AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY?

☐ PRESENT OWNER ☐ PURCHASER ☐ ATTORNEY FOR OWNER ☒ OTHER **Land Surveyor**

If other than present owner, give name, address and phone number of present owner.	PROPERTY OWNER NAME 60 Acre Elwood Ave. LLC	PROPERTY OWNER ADDRESS 3220 e. 146th Pl S. Bixby, OK 74008	PROPERTY OWNER PHONE 801-872-3417
--	---	--	---

I certify that this information is true and correct.	APPLICANT NAME Gerald W Baker	APPLICANT ADDRESS 4677 s. 83rd E. Ave Tulsa, OK 74137	APPLICANT PHONE 918-271-5793
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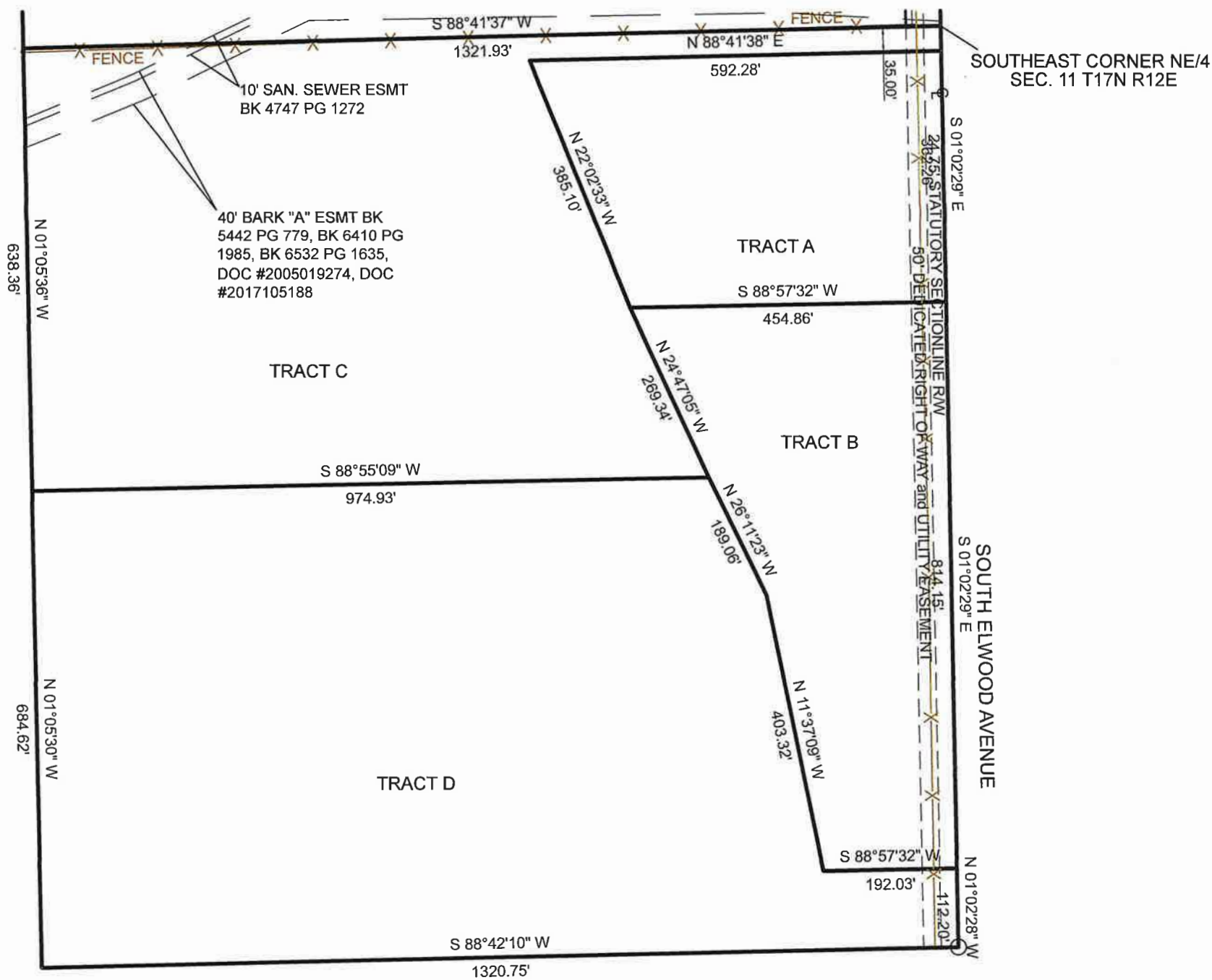
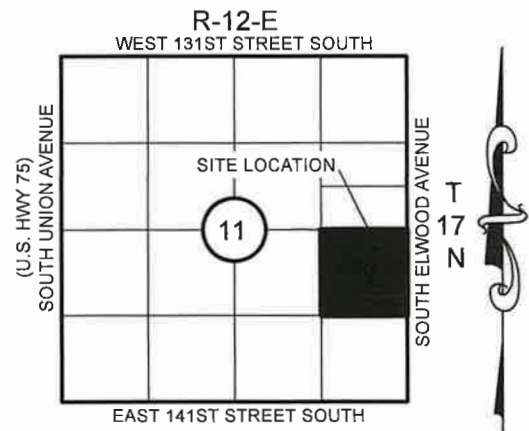
Applicant signature and property owner signature required.	APPLICANT SIGNATURE 	PROPERTY OWNER SIGNATURE 
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FOR COMMISSION USE

L. NO.	S. T. R.	SUBDIVISION NAME
ZONING REQUIREMENT	MAJOR STREET PLAN REQUIREMENT	UTILITY EASEMENT NEEDS
ACTION RECOMMENDED TO THE PLANNING COMMISSION	ACTION TAKEN BY THE PLANNING COMMISSION	DATE
		HEALTH DEPT. NEEDS
		CONDITION:

Lot Split Surveys & Legal Descriptions

LOT SPLIT EXHIBIT



LOT SPLIT EXHIBIT

DATE: APRIL 21ST, 2026
SCALE: 1"=200'
DWG BY: SAS
CHECKED BY: ST
MAPPING PROJECTION: OK-NORTH
DRAWING #: 001
JOB #: 250303.01

BAKER
SURVEYING, LLC

4677 SOUTH 83RD EAST AVE.
Tulsa, OK 74145
CA #5816 Expires 6/30/26

SHEET 1 OF 1

REVISION
1

Original Descriptions of Tract to be split:

A Tract of Land in the Northeast Quarter of the Southeast Quarter (NE/4 SE/4), Section Eleven (11), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: Beginning at the Northeast Corner of the Northeast Quarter of the Southeast Quarter (NE/4 SE/4); Thence South along the East line of Section 11 S01°02'28"E a distance of 1323.20 feet; Thence, Departing said East line of Section 11 S88°44'13"W along the South line of the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) a distance of 1320.88 feet; Thence N01°05'13"W along the West Line of the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) a distance of 1322.20 feet; Thence N88°41'37"E along the North line of the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) Section 11 N88°41'37"E a distance of 1321.93 feet to the Point of Beginning. LESS AND EXCEPT: The East 50.00' of the above described tract dedicated to the City of Glenpool, State of Oklahoma, for Roadway and Utilities Purposes.

Legal Descriptions for New Lot Split Tracts

TRACT A

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SECTION 11 THENCE, S 01°02'29" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 35.00' TO THE POINT OF BEGINNING;
THENCE, CONTINUING S 01°02'29" E, A DISTANCE OF 362.26';
THENCE, S 88°57'32" W, A DISTANCE OF 454.86';
THENCE, N 22°02'33" W, A DISTANCE OF 385.10';
THENCE, N 88°41'38" E, A DISTANCE OF 592.88' TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 189153 SQ FT OR 4.34 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON 04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST IS ASSUMED TO BE S 01°02'29E".

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.001 ERROR BEARING> S 53°38'43" E

CLOSURE PRECISION> 1 IN 1788348.8 TOTAL DISTANCE TRAVERSED> 1795.1 FEET

TRACT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SECTION 11 THENCE, S 01°02'29" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 397.26 TO THE POINT OF BEGINNING;
THENCE, CONTINUING S 01°02'29" E, A DISTANCE OF 814.15';
THENCE, S 88°57'32" W, A DISTANCE OF 192.03';
THENCE, N 11°37'09" W, A DISTANCE OF 403.32';
THENCE, N 26°11'23" W, A DISTANCE OF 189.06';
THENCE, N 24°47'05" W, A DISTANCE OF 269.34';
THENCE, N 88°57'32" E, A DISTANCE OF 454.86' TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 241993 SQ FT OR 5.56 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON 04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE

OF THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST IS ASSUMED TO BE S 01°02'29"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.004 ERROR BEARING> N 30°21'31" W

CLOSURE PRECISION> 1 IN 612258.2 TOTAL DISTANCE TRAVERSED> 2322.76 FEET

TRACT C

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SECTION 11 THENCE, S 01°02'29" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 35.00';

THENCE, S 88°41'38" W, A DISTANCE OF 592.88';

THENCE, S 22°02'33" E, A DISTANCE OF 385.10';

THENCE, S 24°47'05" E, A DISTANCE OF 269.34';

THENCE, S 88°55'09" W, A DISTANCE OF 974.93';

THENCE, N 01°05'36" W, A DISTANCE OF 638.36';

THENCE, N 88°41'37" E, A DISTANCE OF 1321.93' TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 559232 SQ FT OR 12.84 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON 04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST IS ASSUMED TO BE S 01°02'29"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.005 ERROR BEARING> S 72°17'23" E

CLOSURE PRECISION> 1 IN 842345.0 TOTAL DISTANCE TRAVERSED> 4217.54 FEET

TRACT D

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SECTION 11 THENCE, S 01°02'29" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1211.42 TO THE POINT OF BEGINNING;

THENCE, S 88°57'32" W, A DISTANCE OF 192.03';

THENCE, N 11°37'09" W, A DISTANCE OF 403.32';
THENCE, N 26°11'23" W, A DISTANCE OF 189.06';
THENCE, S 88°55'09" W, A DISTANCE OF 974.93';
THENCE, S 01°05'30" E, A DISTANCE OF 684.62';
THENCE, N 88°42'10" E, A DISTANCE OF 1320.75';
THENCE, N 01°02'29" W, ALONG THE EAST LINE OF SAID SECTION 11, DISTANCE OF 111.79'; TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 757855 SQ FT OR 17.40 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON 04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST IS ASSUMED TO BE S 01°02'29"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.004 ERROR BEARING> S 51°11'25" E

CLOSURE PRECISION> 1 IN 927936.0 TOTAL DISTANCE TRAVERSED> 3876.50 FEET

TO: GLENPOOL PLANNING COMMISSION

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: JULY 21, 2026

ITEM: GLS 275 – 60 ACRE ELWOOD AVE. LLL (20-ACRE SITE)

REQUEST: A LOT SPLIT APPLICATION (GLS-275) TO SPLIT A 20-ACRE PARCEL INTO THREE (3) TRACTS

APPLICANT: 60 ACRE ELLWOOD AVE. LLC

LOCATION: THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF S. ELWOOD AVENUE APPROXIMATELY 2,600 FEET NORTH OF E 141ST ST S.

ZONING: AG (AGRICULTURAL)

COMP PLAN: GENERAL RESIDENTIAL

BACKGROUND

The subject site is currently vacant and undeveloped. Most of the property falls within a designated FEMA floodplain. Any development must comply with all applicable federal, state, and local regulations. There are adjacent single-family subdivisions, which is the Brentwood II neighborhood to the west and to the east is Pecan Estates.

PROJECT DESCRIPTION

The applicant is requesting a lot split of a 20-acre parcel to create three (3) parcels ranging from 3 acres to 11.85 acres in size as well as required right-of-way dedication. Listed in the table below is a breakdown of the proposed lot split.

Tract	Size in Acres (+/-)
Parent Tract (Before Lot Split)	20 acres
Tract 1	3.0 acres
Tract 2	5.23 acres
Tract 3	11.85 acres
Right-of-Way Dedication	.75 acres

Table below shows the surrounding zoning districts and land uses.

SURROUNDING ZONING / LAND USES

	Zoning	Land Use
North	AG (Agricultural)	Single-Family Residence
South	AG (Agricultural)	Single-Family Residence
East	RS-3 (Single-Family High Density)	Single-Family Residential
West	RS-3 (Single-Family High Density)	Single-Family Residential

ANALYSIS

Development Regulations

The proposed lot split is subject to the residential development standards outlined in TABLE 11-4-5 of the COG Zoning Code, as well as the regulations for the approval of a Lot Split (Section 12-8-4 of the COG Subdivision Code).

Included below is TABLE 11-4-5, Residential Development Standards. I have highlighted the applicable regulations.

TABLE 11-4-5 Residential Development Standards										
DISTRICT	AG	RE	RS-1	RS-2	RS-3	RD	RMT	RM-1	RM-2	RMH
LOT WIDTH (Minimum, in Feet)										
Single-Family Dwelling	150	150 ¹	100	85	75	65	60	60	60	-
Duplex	-	-	-	-	-	60	60	60	60	-
Townhouse Development Width ²	-	-	-	-	-	-	100	80	80	-
Townhouse Lot Width ²	-	-	-	-	-	-	20	20	20	-
Multi-Family	-	-	-	-	-	-	-	100	100	-
Manufactured Home	-	-	-	-	-	-	-	-	-	300
LOT AREA (Minimum, in Square Feet)										
Single-Family Dwelling	43,560	24,000	13,500	11,000	9,000	6,900	6,900	6,000	6,000	-
Duplex	-	-	-	-	-	6,900	6,900	6,900	6,900	-
Townhouse ²	-	-	-	-	-	-	1,600	1,800	1,800	-
Multi-Family	-	-	-	-	-	-	-	-	-	-
Manufactured Home	-	-	-	-	-	-	-	-	-	5 acres

The proposed lots exceed the minimum lot area and lot width standards for the AG (Agricultural) Zoning district. Any future development must also meet the General Residential Comprehensive Plan Designation.

Access and Utilities

All three tracts will be accessed via South Elwood Avenue. The property will be served by City water and sewer.

Right-of-Way Dedication

When land is subdivided along an existing roadway, additional right-of-way dedication may be required. Because South Elwood Avenue is classified as a secondary arterial, a 50-foot dedication is required for right-of-way and utility purposes. The applicant has shown this dedication on the lot split survey.

Code Compliance

The resulting lots comply with all applicable residential development standards in the COG Zoning Code and Subdivision Code. The applicant has also submitted the documents required for approval of the lot split.

TAC

The Technical Advisory Committee (TAC) reviewed the Lot Split Application on May 22, 2026. There are no additional comments or requirements.

STAFF RECOMMENDATION:

TAC and staff have reviewed the Lot Split application (GLS 275) and determined that the lot split meets the COG Zoning Code and Subdivision Code. As such, staff recommends the approval of GLS 275 with following condition.

1. The property owner shall dedicate a strip of land measuring fifty (50) feet in width along the South Elwood Avenue to the public for right-of-way purposes. The dedication shall be shown on the final plat or survey, and all necessary legal descriptions, deeds, and documentation shall be prepared and recorded at the owner's expense prior to the recording of the lot split. The dedicated area shall be free and clear of all encumbrances, and shall be reserved for public use for roadway, sidewalk, utility, and drainage purposes as determined by the City of Glenpool.

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Comprehensive Plan Map
4. Application
5. Lot Split Surveys & Legal Description

Aerial Photo

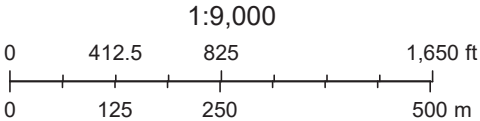
Tulsa Area Zoning Map



7/9/2025, 1:54:43 PM

- County Boundary
- Development Plans
- Subdivisions TulsaCo
- Parcels TulsaCo
- World Imagery

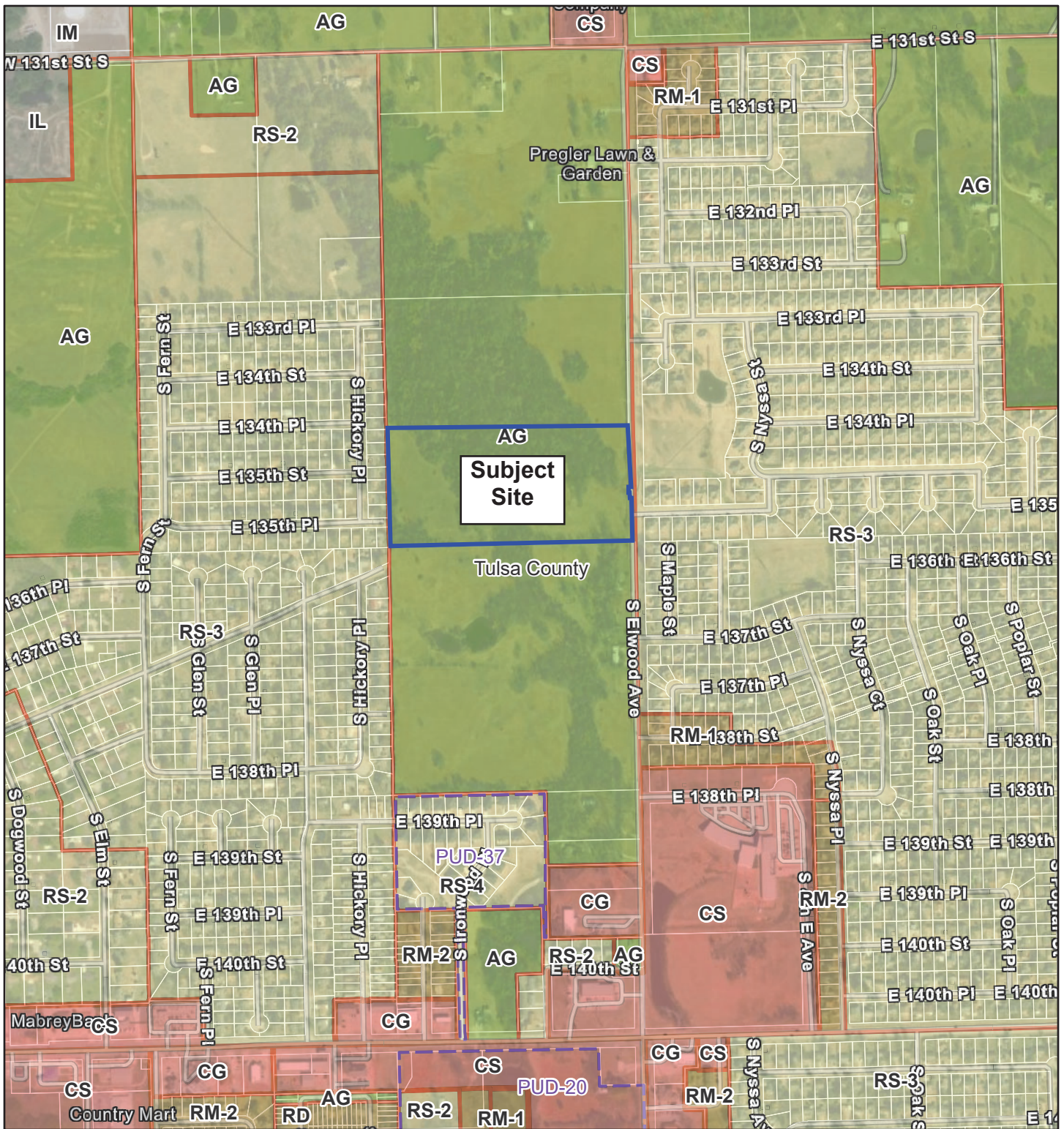
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Zoning Map

Tulsa Area Zoning Map

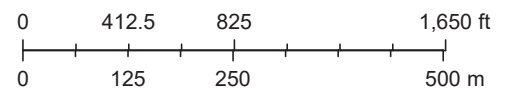


7/9/2025, 1:50:26 PM

1:9,000

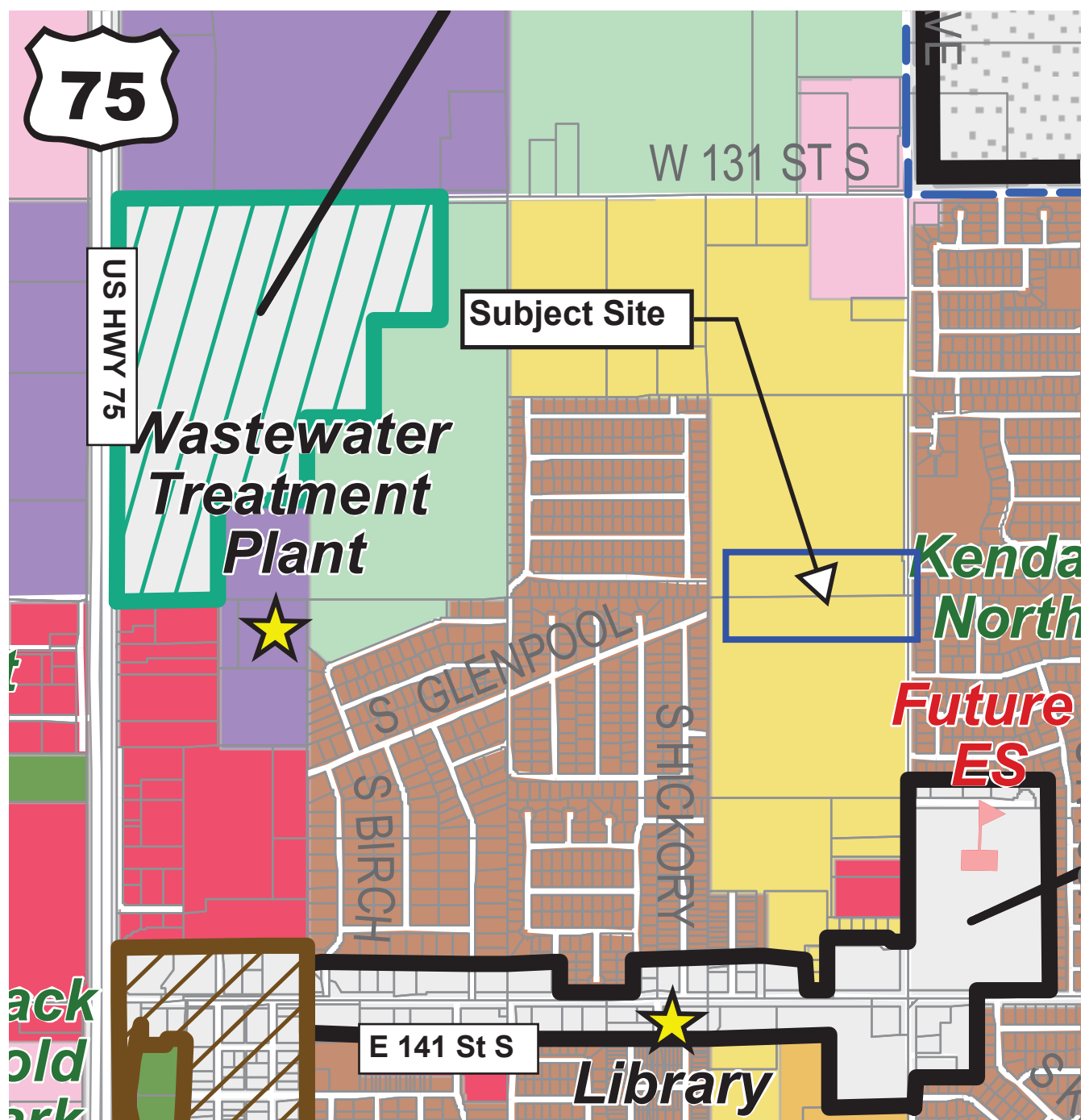
- County Boundary
- Development Plans
- Zoning TulsaCo**
 - Agriculture
 - Commercial
 - Industrial
 - Residential Single-Family
 - Residential Multi-Family

- Subdivisions TulsaCo
- Parcels TulsaCo
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Comprehensive Plan Map



Glenpool, Oklahoma Comprehensive Plan Map

Legend

Land Use

- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial

- General Commercial
- Industrial Light
- Industrial Medium

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Corridors

- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor

Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.

- Primary/Secondary Arterial

- Glenpool Annexation Fence Line

- Glenpool Corporate Limits

- Parcel Boundary

- 100-Year Flood Zone/Floodway



ADOPTED
11/14/2017

Application

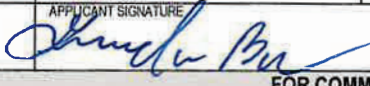
LOT SPLIT APPLICATION

FEE: per fee schedule

NOTE: Two copies of a sketch, plat of survey or other type of drawing that will accurately depict the proposed split MUST BE attached to this application.

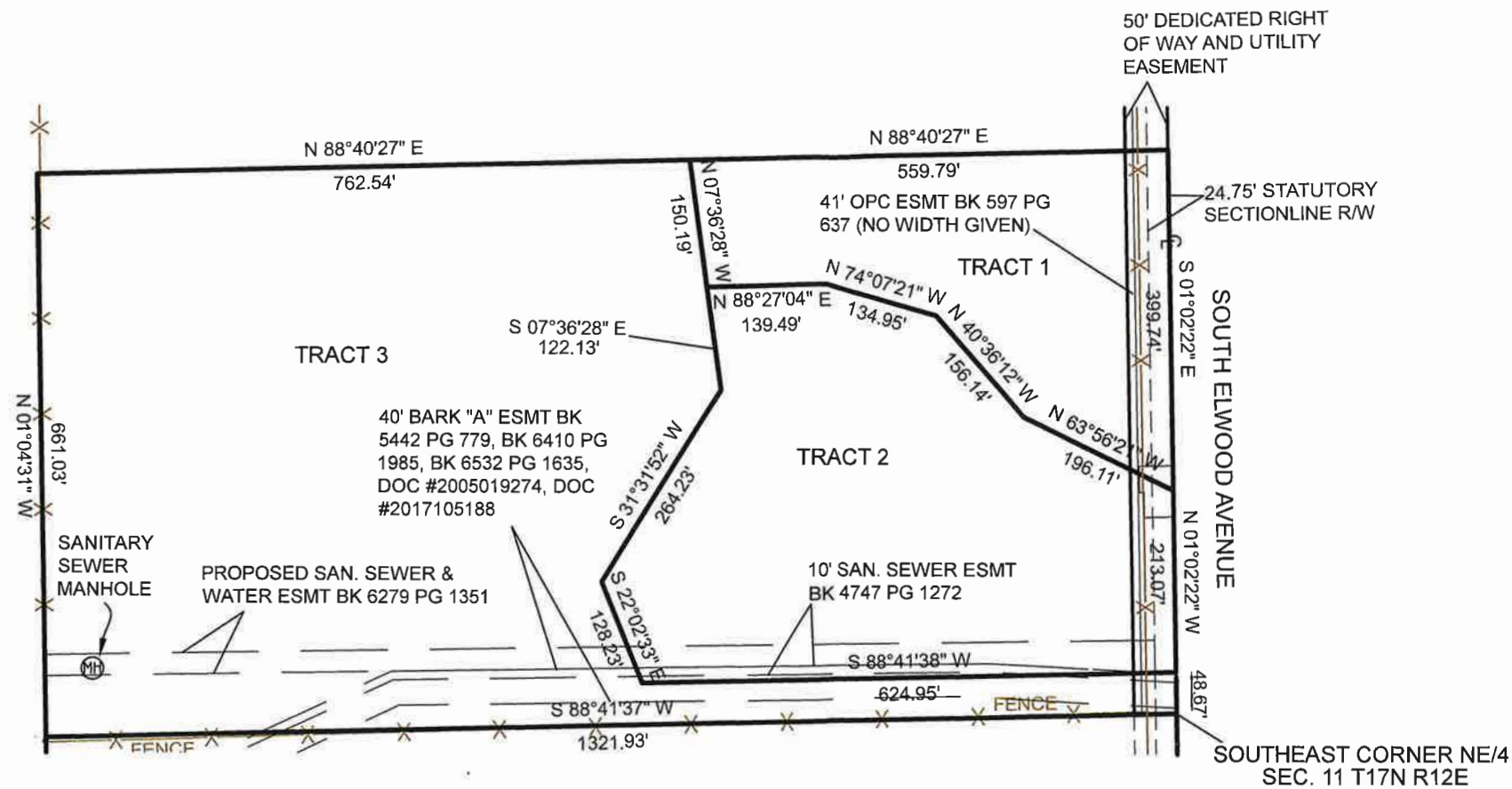
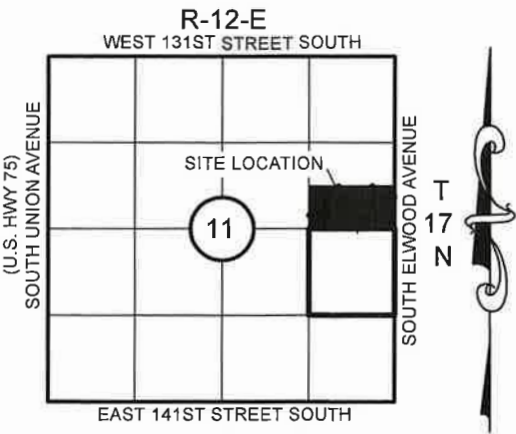
APPLICATION NO. GLS-275
S.T.R.
RECEIPT NO.

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER 60 Acre Elwood Ave. LLC		WHAT IS THE PRESENT USE OF THE TRACT? Vacant	
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK. See Attached			
FIRST TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT See Attached	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT
			LOT SIZE OF PROPOSED TRACT FT. X FT.
SECOND TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT
			LOT SIZE OF PROPOSED TRACT FT. X FT.
THIRD TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT
			LOT SIZE OF PROPOSED TRACT FT. X FT.
FOURTH TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT
			LOT SIZE OF PROPOSED TRACT FT. X FT.
AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY? ☐ PRESENT OWNER ☐ PURCHASER ☐ ATTORNEY FOR OWNER ☒ OTHER Land Surveyor			
If other than present owner, give name, address and phone number of present owner.		PROPERTY OWNER NAME 60 Acre Elwood Ave. LLC	PROPERTY OWNER ADDRESS 3220 e. 146th Pl S. Bixby, OK 74008
		PROPERTY OWNER PHONE 801-872-3417	
I certify that this information is true and correct.		APPLICANT NAME Gerald W Baker	APPLICANT ADDRESS 4677 s. 83rd E. Ave. Tulsa. OK 74137
		APPLICANT PHONE 918-271-5793	
Applicant signature and property owner signature required.		APPLICANT SIGNATURE 	PROPERTY OWNER SIGNATURE 
FOR COMMISSION USE			
L. NO.	S.T.R.	SUBDIVISION NAME	
ZONING REQUIREMENT	MAJOR STREET PLAN REQUIREMENT	UTILITY EASEMENT NEEDS	HEALTH DEPT. NEEDS
ACTION RECOMMENDED TO THE PLANNING COMMISSION	ACTION TAKEN BY THE PLANNING COMMISSION	DATE	CONDITION:

Lot Split Surveys & Legal Descriptions

LOT SPLIT EXHIBIT



LOT SPLIT EXHIBIT

DATE: APRIL 21ST, 2026
SCALE: 1"=200'
DWG BY: SAS
CHECKED BY: ST
MAPPING PROJECTION: OK-NORTH
DRAWING #: 001
JOB #: 250303.01

BAKER
SURVEYING, LLC
4677 SOUTH 83RD EAST AVE.
Tulsa, OK 74145
CA #5816 Expires 6/30/26

Original Descriptions of Tract to be split:

A Tract of Land in the Southeast Quarter of the Northeast Quarter (SE/4 NE/4), Section Eleven (11), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: Beginning at the Southeast Comer of the Southeast Quarter of the Northeast Quarter (SE/4 NE/4); Thence along the South line of said SE/4 NE/4 S88°41'37"W a distance of 1321 .93'; Thence N01°04'31"W a distance of 661.03 feet; Thence, N88°40'27"E a distance of 1322.33 feet to the East line of Section 11; Thence S01 °02'28"E along the East line of Section 11 a distance of 661.48 feet; to the Point of Beginning. LESS AND EXCEPT: The East 50-00' of the above described tract dedicated to the City of Glenpool, State of Oklahoma, for Roadway and Utilities Purposes.

Legal Descriptions for New Lot Split Tracts

TRACT 1

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER, SECTION 11; THENCE, N 01°02'22" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 261.74' TO THE POINT OF BEGINNING;
THENCE, N 63°56'21" W, A DISTANCE OF 196.11';
THENCE, N 40°36'12" W, A DISTANCE OF 156.14';
THENCE, N 74°07'21" W, A DISTANCE OF 134.95';
THENCE, S 88°27'04" W, A DISTANCE OF 139.49';
THENCE, N 07°36'28" W, A DISTANCE OF 150.19';
THENCE, N 88°40'27" E, A DISTANCE OF 559.81';
THENCE, S 01°02'22" E, ALONG THE EAST LINE OF SAID SECTION 11, DISTANCE OF 399.74' TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 130533 SQ FT OR 3.0 ACRES

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON 04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST IS ASSUMED TO BE S 01°02'22"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.003 ERROR BEARING> N 66°02'39" E
CLOSURE PRECISION> 1 IN 626726.1 TOTAL DISTANCE TRAVERSED> 1736.4

TRACT 2

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, SECTION 11 THENCE, N 01°02'22" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 261.74' TO THE POINT OF BEGINNING;
THENCE, N 63°56'21" W, A DISTANCE OF 196.11';
THENCE, N 40°36'12" W, A DISTANCE OF 156.14';
THENCE, N 74°07'21" W, A DISTANCE OF 134.95';
THENCE, S 88°27'04" W, A DISTANCE OF 139.49';
THENCE, S 07°36'28" E, A DISTANCE OF 122.13';

THENCE, S 31°31'52" W, A DISTANCE OF 264.23';
THENCE, S 22°02'33" E, A DISTANCE OF 128.23';
THENCE, N 88°41'38" E, A DISTANCE OF 624.95';
THENCE, N 01°02'22" W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A
DISTANCE OF 213.07'; TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 227691 SQ FT OR 5.23 ACRES.
THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON
04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE
OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST
IS ASSUMED TO BE S 01°02'22"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.003 ERROR BEARING> S 53°18'29" W
CLOSURE PRECISION> 1 IN 583131.8 TOTAL DISTANCE TRAVERSED> 1979.3 FEET

TRACT 3

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2
NE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE
(12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER,
SECTION 11;

THENCE, N 01°02'22" W, A DISTANCE OF 48.67';
THENCE, S 88°41'38" W, A DISTANCE OF 624.95';
THENCE, N 22°02'33" W, A DISTANCE OF 128.23';
THENCE, N 31°31'52" E, A DISTANCE OF 264.23';
THENCE, N 07°36'28" W, A DISTANCE OF 272.32';
THENCE, S 88°40'27" W, A DISTANCE OF 762.54';
THENCE, S 01°04'31" E, A DISTANCE OF 661.03';
THENCE, N 88°41'37" E, A DISTANCE OF 1321.93' TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 516042 SQ FT OR 11.85 ACRES

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON
04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE
OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST
IS ASSUMED TO BE S 01°02'22"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.01 ERROR BEARING> N 68°24'46" E
CLOSURE PRECISION> 1 IN 393262.6 TOTAL DISTANCE TRAVERSED> 4083.90

TO: GLENPOOL PLANNING COMMISSION

FROM: LAUREN PURCELL, CITY PLANNER

DATE: JULY 21, 2026

ITEM: GLS 276 – SOUTH 75 LLC

REQUEST: A LOT SPLIT (GLS-276) APPLICATION TO SPLIT ONE (1) LOT OF APPROXIMATELY 18.869 ACRES INTO TWO (2) TRACTS. THE LOTS WILL BE 3.117 ACRES AND 15.753 ACRES IN SIZE.

APPLICANT: SOUTH 75, LLC

LOCATION: THE SUBJECT SITE IS GENERALLY LOCATED ON THE EAST SIDE OF S. BROADWAY ST. W. APPROXIMATELY 408 FEET FROM THE SOUTHEAST CORNER OF W 161ST STREET S AND SOUTH BROADWAY ST.

ZONING: PUD 42-A

COMP PLAN: U.S. 75 CORRIDOR

APPLICANT REP: ERIK ENYART, TANNER CONSULTING LLC

BACKGROUND

A lot split request from South 75, LLC to split one (1) lot totaling 18.869 acres into two (2) lots. Lot 1 is approximately 3.117 acres and lot 2 is approximately 15.753 acres (See Attached Exhibits). The subject site is situated in South 75 Business Park. There are currently no plans for the proposed lots.

SURROUNDING ZONING / LAND USES

	Zoning	Land Use
North	PUD 42-A	Vacant Undeveloped
South	CG (Commercial General)	Commercial
East	PUD 24-A	Single-Family Residence
West	PUD 42-A	Vacant Undeveloped

PROJECT DESCRIPTION

The applicant is requesting to split one (1) lot into (2) lots that are approximately 3.117 acres and 15.753 acres. The tracts are listed below. Also attached are the lot split maps for illustrative purposes.

Tract	Size (+/-)
Tract 1 (See Exhibit B.2)	3.117 acres
Tract 2 (See Exhibit C.2)	15.753 acres

ANALYSIS

The proposed lot split is subject to the development criteria outlined in PUD 42-A, as well as the regulations for the approval of a Lot Split (Section 12-8-4 of the COG Subdivision Code).

Listed below are the applicable development standards from PUD 42-A.

Minimum Lot Width with Arterial Street Frontage	100 ft
Minimum Lot Area	None

The proposed lots exceed the minimum lot area and lot width standards required by PUD 42-A. The proposed lots will have access to South Broadway Street West. The property will be serviced by the City of Glenpool's water and sewer lines.

The resulting lots comply with all the development standards of PUD 42-A. The lot split also meets the requirements of the COG Subdivision Code, with the exception that easements are not shown on the survey.

This development has reached the maximum amount of lot splits. Any further lot splits will be required to replat. There are currently no development plans for the proposed lots. Any future development will require site plan approval, and all site plan applications within the South 75 Business Park must be reviewed and approved by the Planning Commission at a public hearing.

TAC

The Technical Advisory Committee (TAC) reviewed the Lot Split Application on June 19, 2026. OG&E will service electricity, and BTC Broadband will provide telecommunications for the proposed lots. The Committee requests that all existing and proposed easements be clearly shown in the surveys.

STAFF RECOMMENDATION:

TAC and staff have reviewed the Lot Split application and determined that Lot Split (GLS 276) complies with the COG Zoning Code and Subdivision Code. As such, staff recommend approval of Lot Split Application (GLS 276).

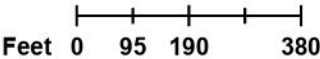
ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Application
4. Lot Split Surveys & Legal Description

Aerial Photo



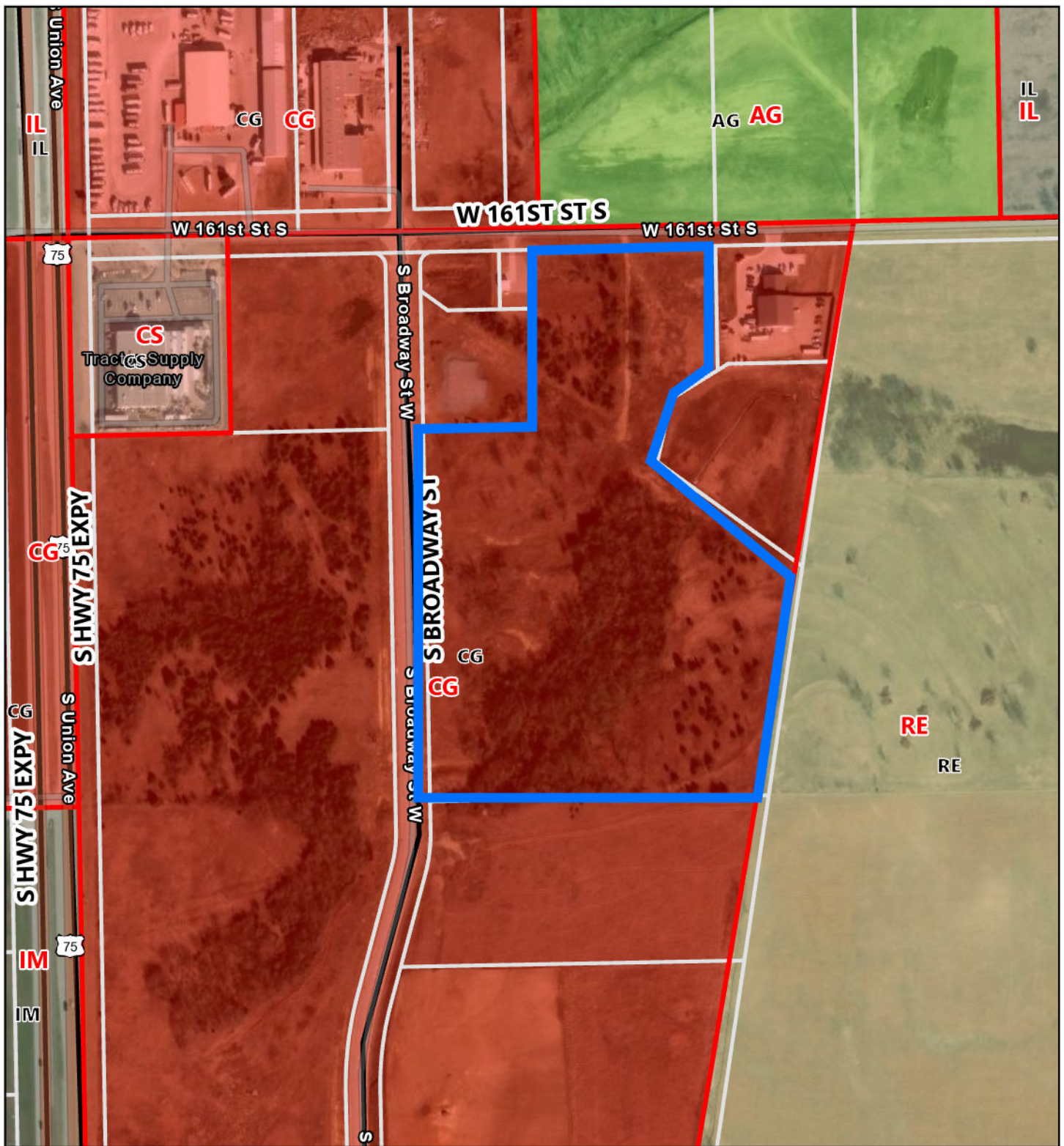
South 75, LLC Lot Split



Legend

- | | | |
|--------------|---------|--------------|
| Highways | PUDs | Zoning |
| Streets | Parcels | Subject Site |
| Subdivisions | | |

Zoning Map



Feet 0 95 190 380

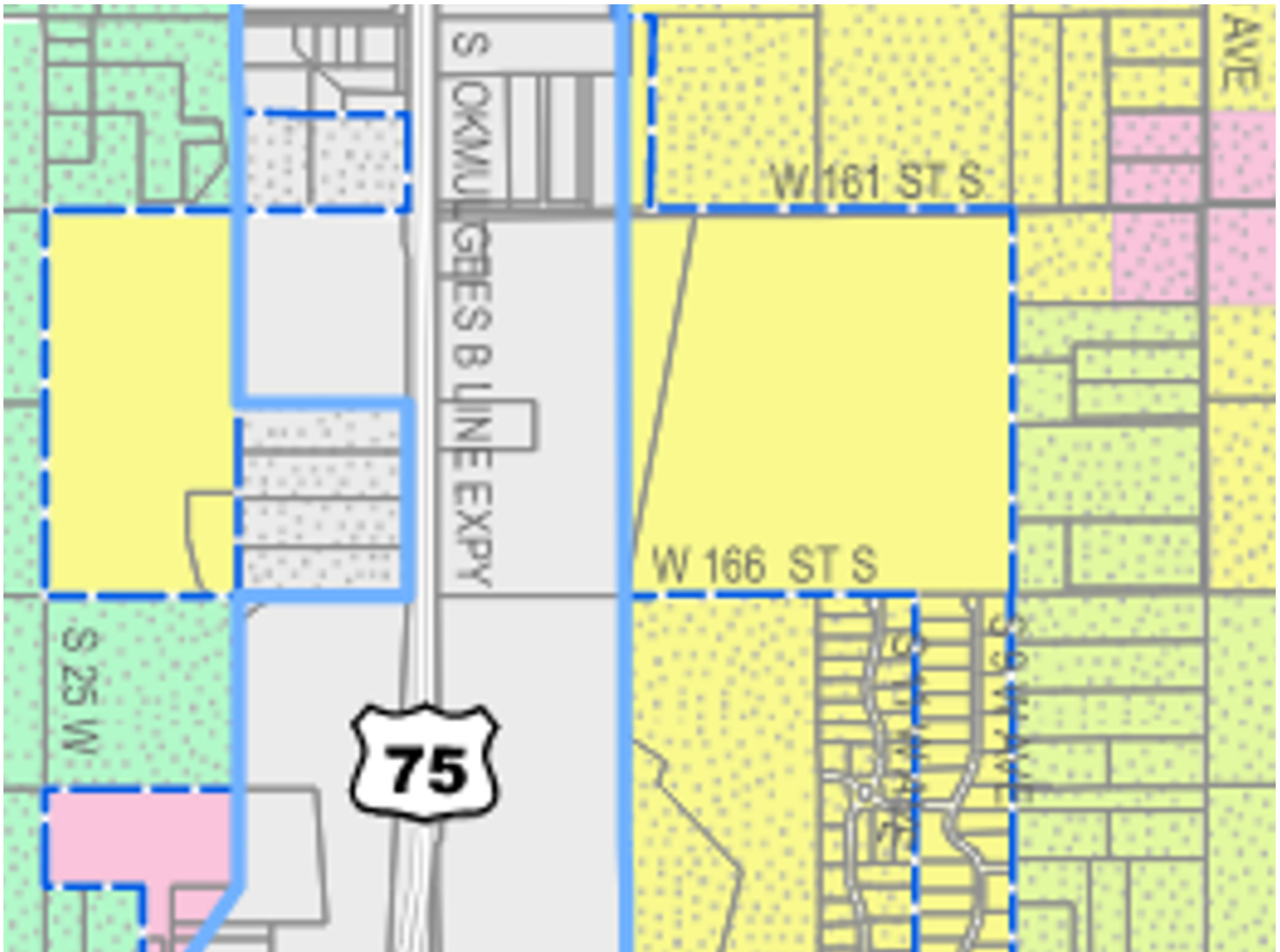


South 75, LLC Lot Split

Zoning

AG (Agricultural)	RS-1 (Single-Family Low Density)	RD (Duplex)
CG (General Commercial)	RS-2 (Single-Family Medium Density)	RM-1 (Multi-Family Low Density)
CS (Commercial Shopping Center)	RS-3 (Single-Family High Density)	RM-2 (Multi-Family Medium Density)

Comprehensive Plan Map



Glenpool, Oklahoma Comprehensive Plan Map

Legend

Land Use

- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial

- General Commercial
- Industrial Light
- Industrial Medium

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Corridors

- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor

Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Area
- Parcel Boundary

ADOPTED
11/14/2017

LOT SPLIT APPLICATION

FEE: per fee schedule

NOTE: Two copies of a sketch, plat of survey or other type of drawing that will accurately depict the proposed split MUST BE attached to this application.

APPLICATION NO. GLS 276
S.T.R. 26, T17N, R12E
RECEIPT NO. 00793049

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER South 75, LLC		WHAT IS THE PRESENT USE OF THE TRACT? Vacant	
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK. See attached Exhibits "A.1" and "A.2"			
FIRST TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT See attached Exhibits "B.1" and "B.2"	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☒ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☒ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE S. Broadway St.
		INST. RELEASED	PROPOSED USE OF THIS TRACT Per PUD-42A
			LOT SIZE OF PROPOSED TRACT varies FT. X varies FT.
SECOND TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT See attached Exhibits "C.1" and "C.2"	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☒ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☒ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE S. Broadway St. and 161st St.
		INST. RELEASED	PROPOSED USE OF THIS TRACT Per PUD-42A
			LOT SIZE OF PROPOSED TRACT varies FT. X varies FT.
THIRD TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT
			LOT SIZE OF PROPOSED TRACT FT. X FT.
FOURTH TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT
			LOT SIZE OF PROPOSED TRACT FT. X FT.
AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY?			
☐ PRESENT OWNER ☐ PURCHASER ☐ ATTORNEY FOR OWNER ☒ OTHER Surveyor/Engineer/Planner			
If other than present owner, give name, address and phone number of present owner.		NAME Tanner Consulting, LLC	ADDRESS 5323 S. Lewis Ave., Tulsa, OK 74105
			PHONE (918) 745-9929
I certify that this information is true and correct.		NAME Erik Enyart	ADDRESS 5323 S. Lewis Ave., Tulsa, OK 74105
			PHONE (918) 745-9929
FOR COMMISSION USE			
L. NO.	S.T.R.	SUBDIVISION NAME	
ZONING REQUIREMENT	MAJOR STREET PLAN REQUIREMENT	UTILITY EASEMENT NEEDS	HEALTH DEPT. NEEDS
ACTION RECOMMENDED TO THE PLANNING COMMISSION	ACTION TAKEN BY THE PLANNING COMMISSION	DATE	CONDITION:

Exhibit "A.1"
South 75 Business Park III-A Lot Split
Original Tract Description

PAGE 1 OF 1

Description

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK ONE (1), "SOUTH 75 BUSINESS PARK PHASE III-A", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7006), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF LOT 1 FOR THE FOLLOWING FIVE (5) COURSES: SOUTH 1°03'42" EAST FOR A DISTANCE OF 288.00 FEET; THENCE SOUTH 58°10'10" WEST FOR A DISTANCE OF 125.01 FEET; THENCE SOUTH 12°54'44" WEST FOR A DISTANCE OF 149.61 FEET; THENCE SOUTH 54°10'36" EAST FOR A DISTANCE OF 413.89 FEET; THENCE SOUTH 8°22'22" WEST FOR A DISTANCE OF 535.19 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 88°56'18" WEST AND ALONG THE SOUTH LINE OF LOT 1 FOR A DISTANCE OF 783.65 FEET TO TO THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH 1°03'42" WEST AND ALONG THE WEST LINE OF LOT 1, FOR A DISTANCE OF 863.26 FEET; THENCE NORTH 88°47'32" EAST FOR A DISTANCE OF 264.42 FEET; THENCE NORTH 1°03'42" WEST FOR A DISTANCE OF 408.50 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF LOT 1; THENCE NORTH 88°47'32" EAST AND ALONG THE NORTH LINE OF LOT 1 FOR A DISTANCE OF 419.45 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 821,945 SQUARE FEET, OR 18.869 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83);

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 REAL PROPERTY 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: 6/30/27

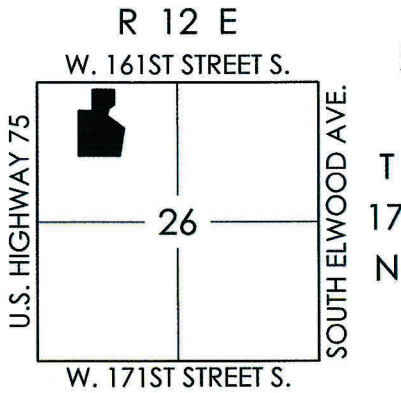


Exhibit "A.2"

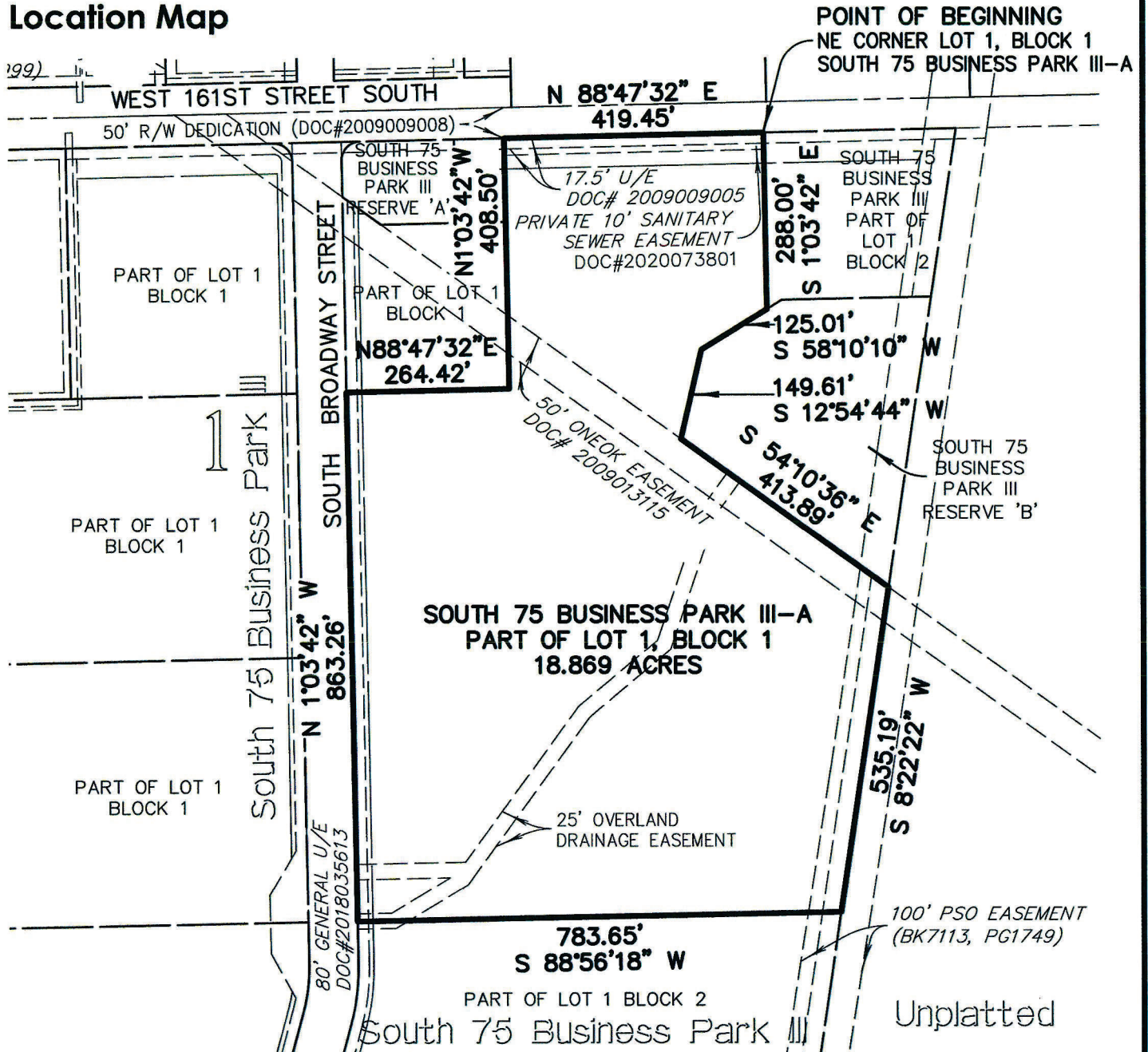
South 75 Business Park III-A Lot Split Original Tract Exhibit



NORTH
NOT TO SCALE



Location Map



Traverse Closure

Crandall's Method

Project: 26120 Overall Closure

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:									
1	1. 03 42	SE	288.00		5,000.0000	5,000.0000		5,000.0000	5,000.0000
2	58. 10 10	SW	125.01		4,712.0494	5,005.3362	288.000	4,712.0497	5,005.3362
3	12. 54 44	SW	149.61		4,646.1180	4,899.1263	125.010	4,646.1185	4,899.1265
4	54. 10 36	SE	413.89		4,500.2912	4,865.6947	149.610	4,500.2919	4,865.6950
5	8. 22 22	SW	535.19		4,258.0463	5,201.2873	413.891	4,258.0468	5,201.2880
6	88. 56 18	SW	783.65		3,728.5606	5,123.3567	535.189	3,728.5618	5,123.3575
7	1. 03 42	NW	863.26		3,714.0407	4,339.8412	783.648	3,714.0420	4,339.8440
8	88. 47 32	NE	264.42		4,577.1525	4,323.8463	863.261	4,577.1548	4,323.8491
9	1. 03 42	NW	408.50		4,582.7260	4,588.2075	264.421	4,582.7283	4,588.2110
End	88. 47 32	NE	419.45		4,991.1559	4,580.6386	408.500	4,991.1587	4,580.6421
					4,999.9971	4,999.9954	419.451	5,000.0000	5,000.0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
10					4,999.9971	4,999.9954			
Ending Coordinates:									

Total Traverse Length:	4,250.98	
Closure:	57. 31 01	SW
	1:	786,718.066 Closure Precision
Closure Area:	821,944.957	SF
		18.869 Acres

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PAGE 1 OF 1

Exhibit "B.1"
South 75 Business Park III-A Lot Split
Subject Tract Description

Description

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK ONE (1), "SOUTH 75 BUSINESS PARK PHASE III-A", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7006), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 1°03'42" EAST AND ALONG THE WEST LINE OF LOT 1, FOR A DISTANCE OF 318.57 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°47'32" EAST FOR A DISTANCE OF 340.07 FEET; THENCE SOUTH 54°10'36" EAST FOR A DISTANCE OF 265.06 FEET; THENCE SOUTH 35°49'24" WEST FOR A DISTANCE OF 66.92 FEET; THENCE SOUTH 1°03'42" EAST FOR A DISTANCE OF 71.23 FEET; THENCE SOUTH 88°56'18" WEST FOR A DISTANCE OF 511.91 FEET TO A POINT ON THE WEST LINE OF LOT 1; THENCE NORTH 1°03'42" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 282.98 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 135,757 SQUARE FEET, OR 3.117 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83);

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 REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.


5.28.2026

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/27

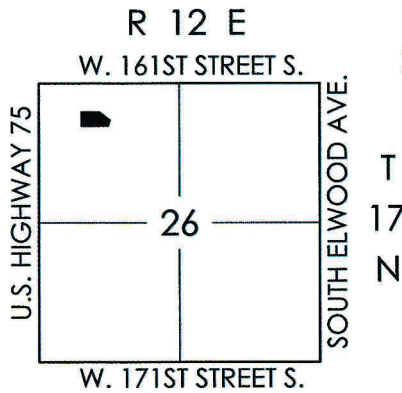


Exhibit "B.2"

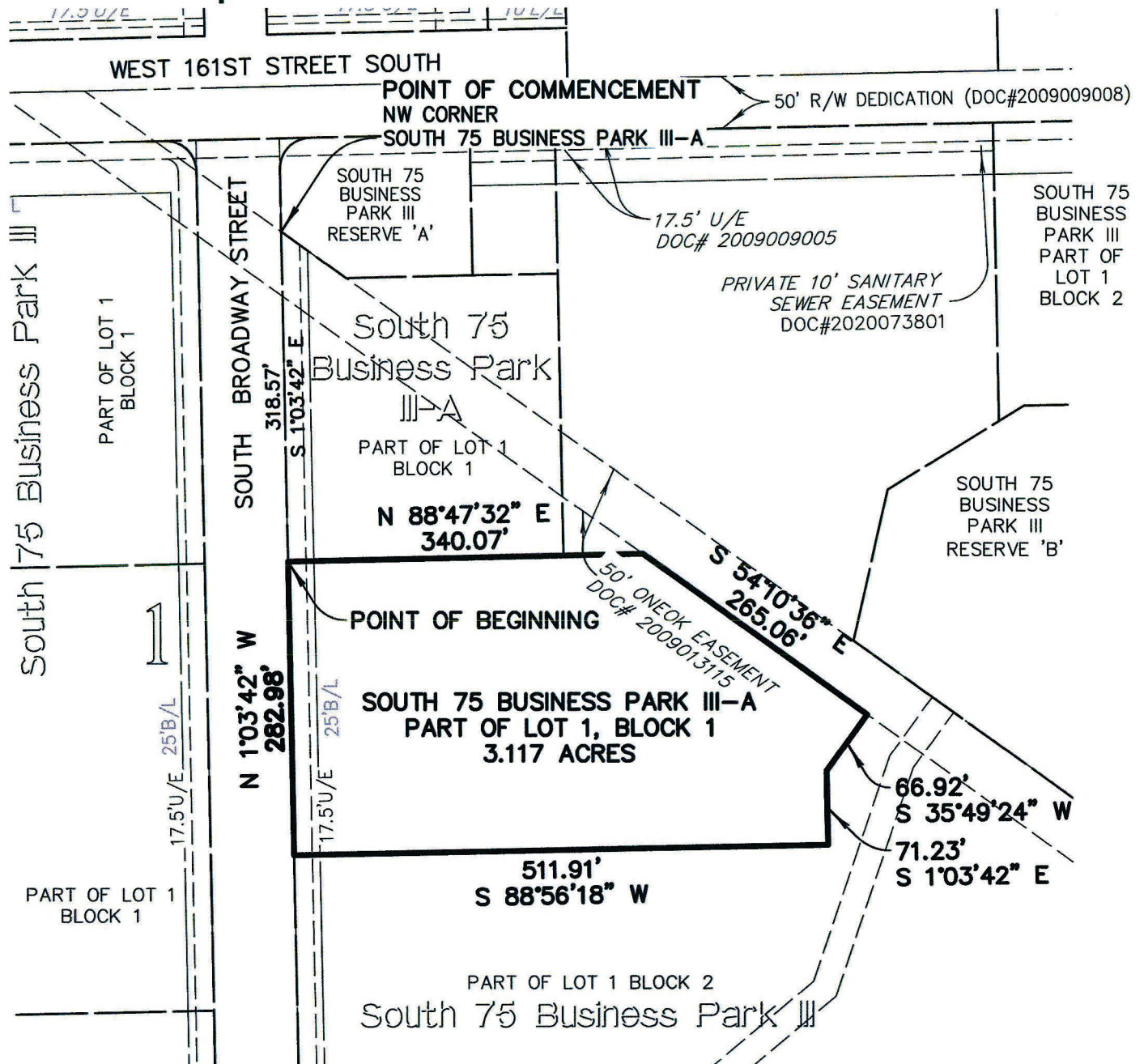
South 75 Business Park III-A Lot Split Subject Tract Exhibit



NORTH
NOT TO SCALE



Location Map



Crandall's Method

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:									
1	88. 47 32	NE	340.07		5,000.0000	5,000.0000		5,000. 0000 0000	5,000. 0000 0000
2	54. 10 36	SE	265.06		5,007.1680	5,339.9944	340.070	5,007. 1680 5039	5,339. 9948 3081
3	35. 49 24	SW	66.92		4,852.0316	5,554.9119	265.060	4,852. 0315 2847	5,554. 9123 9029
4	1. 03 42	SE	71.23		4,797.7712	5,515.7444	66.920	4,797. 7711 3735	5,515. 7449 6080
5	88. 56 18	SW	511.91		4,726.5534	5,517.0642	71.230	4,726. 5533 9270	5,517. 0647 4667
End	1. 03 42	NW	282.98		4,717.0685	5,005.2421	511.909	4,717. 0684 6946	5,005. 2432 0221
					4,999.9999	4,999.9989	282.980	5,000. 0000 0000	5,000. 0000 0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
6	Ending Coordinates:				4,999.9999	4,999.9989			

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Exhibit "C.1"

South 75 Business Park III-A Lot Split Remainder Tract Description

PAGE 1 OF 1

Description

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK ONE (1), "SOUTH 75 BUSINESS PARK PHASE III-A", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7006), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF LOT 1 FOR THE FOLLOWING FIVE (5) COURSES: SOUTH 1°03'42" EAST FOR A DISTANCE OF 288.00 FEET; THENCE SOUTH 58°10'10" WEST FOR A DISTANCE OF 125.01 FEET; THENCE SOUTH 12°54'44" WEST FOR A DISTANCE OF 149.61 FEET; THENCE SOUTH 54°10'36" EAST FOR A DISTANCE OF 413.89 FEET; THENCE SOUTH 8°22'22" WEST FOR A DISTANCE OF 535.19 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 88°56'18" WEST AND ALONG THE SOUTH LINE OF LOT 1 FOR A DISTANCE OF 783.65 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH 1°03'42" WEST AND ALONG THE WEST LINE OF LOT 1, FOR A DISTANCE OF 580.28 FEET; THENCE NORTH 88°56'18" EAST FOR A DISTANCE OF 511.91 FEET; THENCE NORTH 1°03'42" WEST FOR A DISTANCE OF 71.23 FEET; THENCE NORTH 35°49'24" EAST FOR A DISTANCE OF 66.92 FEET; THENCE NORTH 54°10'36" WEST FOR A DISTANCE OF 265.06 FEET; THENCE SOUTH 88°47'32" WEST FOR A DISTANCE OF 75.65 FEET; THENCE NORTH 1°03'42" WEST FOR A DISTANCE OF 408.50 FEET THE MOST NORTHERLY NORTHWEST CORNER OF LOT 1; THENCE NORTH 88°47'32" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 419.45 FEET TO THE POINT OF BEGINNING;

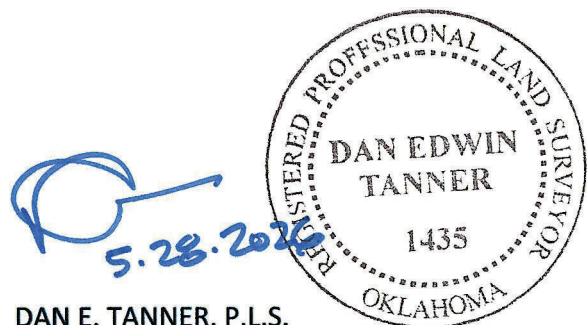
SAID TRACT CONTAINING 686,187 SQUARE FEET, OR 15.753 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83);

Certification

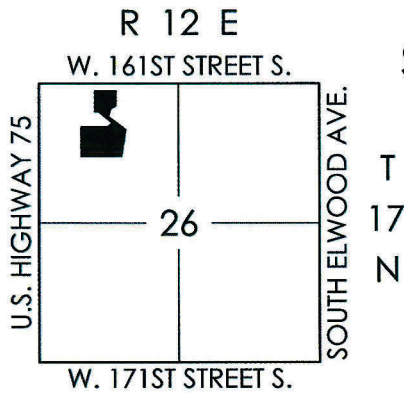
I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



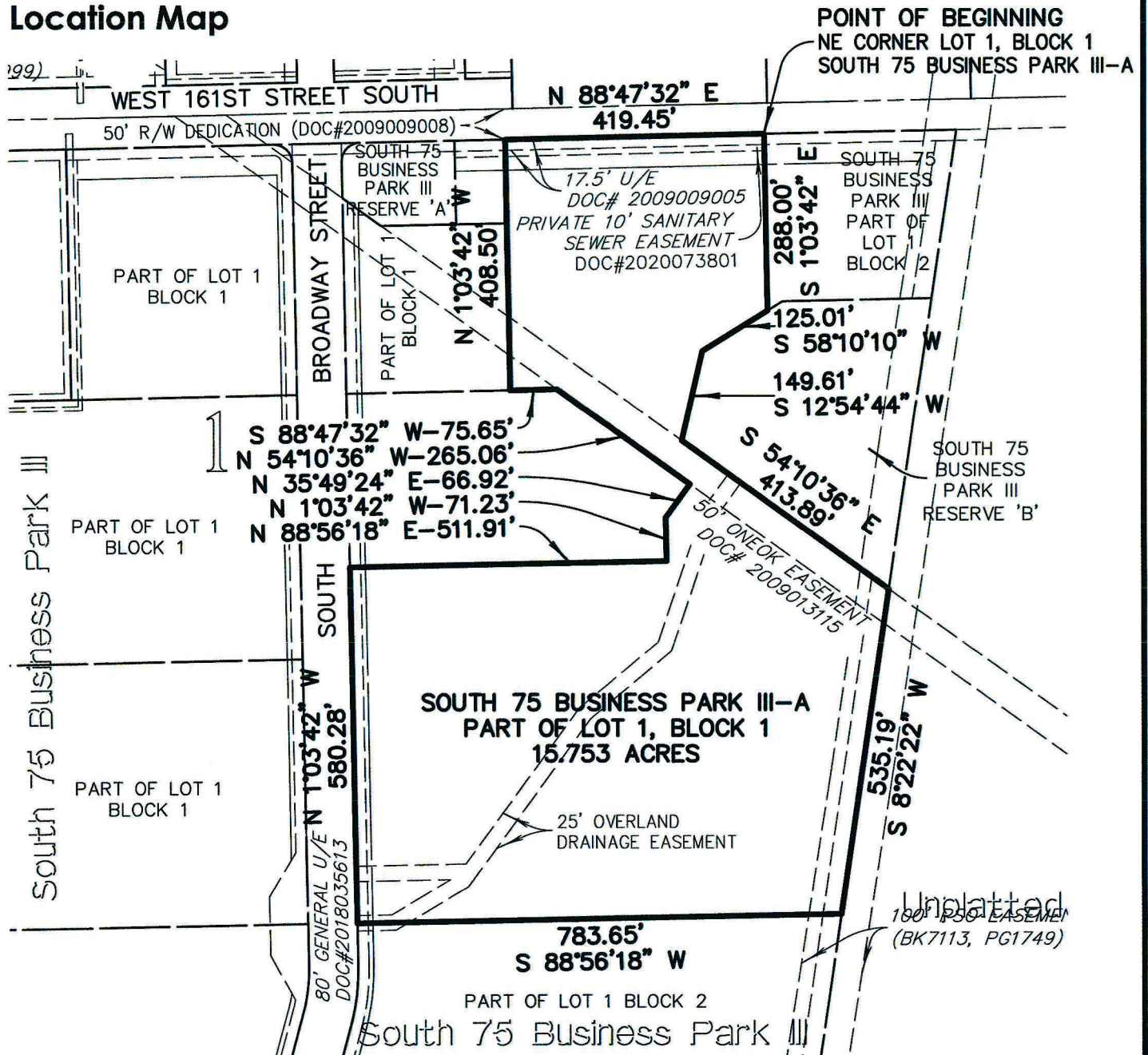
DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/27

Exhibit "C.2"

South 75 Business Park III-A Lot Split Remainder Tract Exhibit



Location Map



Traverse Closure

Crandall's Method

Project: 26120 Remainder Tract Closure

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
Starting Coordinates:									
1	1.0342	SE	288.00		5,000.0000	5,000.0000		5,000.0000	5,000.0000
2	58.1010	SW	125.01		4,712.0494	5,005.3362	288.000	4,712.0498	5,005.3362
3	12.5444	SW	149.61		4,646.1180	4,899.1263	125.010	4,646.1185	4,899.1264
4	54.1036	SE	413.89		4,500.2912	4,865.6947	149.610	4,500.2918	4,865.6949
5	8.2222	SW	535.19		4,258.0463	5,201.2873	413.890	4,258.0469	5,201.2877
6	88.5618	SW	783.65		3,728.5606	5,123.3567	535.189	3,728.5619	5,123.3572
7	1.0342	NW	580.28		3,714.0407	4,339.8412	783.649	3,714.0421	4,339.8429
8	88.5618	NE	511.91		4,294.2211	4,329.0895	580.281	4,294.2232	4,329.0911
9	1.0342	NW	71.23		4,303.7060	4,840.9116	511.911	4,303.7081	4,840.9140
10	35.4924	NE	66.92		4,374.9238	4,839.5918	71.230	4,374.9260	4,839.5943
11	54.1036	NW	265.06		4,429.1842	4,878.7593	66.920	4,429.1865	4,878.7618
12	88.4732	SW	75.65		4,584.3207	4,663.8419	265.060	4,584.3229	4,663.8445
13	1.0342	NW	408.50		4,582.7261	4,588.2087	75.650	4,582.7283	4,588.2114
End	88.4732	NE	419.45		4,991.1560	4,580.6398	408.501	4,991.1587	4,580.6425
					4,999.9972	4,999.9966	419.451	5,000.0000	5,000.0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
14	Ending Coordinates:				4,999.9972	4,999.9966		4,991.1587	4,580.6425

Total Traverse Length:		4,694.35
Closure:	50.4151 SW	0.004
1: 1,063,039.042 Closure Precision		
Closure Area:		686,187.484 SF
		15.753 Acres

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