



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | [www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

AGENDA - REGULAR MEETING - CONTINUED FROM OCTOBER 17, 2022  
COWETA PLANNING COMMISSION  
IMMEDIATELY FOLLOWING THE MEETING OF  
THE COWETA BOARD OF ADJUSTMENT  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, OCTOBER 24, 2022, 6:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Melanie Lander \_\_\_\_

Jessica Morris \_\_\_\_

Tim Ahlstrom \_\_\_\_

Bruce Watkins \_\_\_\_

Joanna Jones \_\_\_\_

IV. CONSENT

(All matters under the "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

1. MINUTES OF THE REGULAR MEETING

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD AUGUST 15, 2022.

Documents:

[220815 MINUTES OF THE PLANNING COMMISSION.PDF](#)

V. OLD BUSINESS

1. CASE NO. CLS 22-06

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION (LOT SPLIT) AND LOT COMBINATION IN ACCORDANCE WITH SECTIONS 3.6 AND 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 22-06, ON PROPERTY IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA GENERALLY LOCATED AT EAST 153RD STREET S AND SOUTH 291 E AVENUE.

Documents:

221017 STAFF REPORT CLS 22-06.PDF  
CLS 22-06 AERIAL VIEW MAP.PDF  
RE-PLAT OF REYNOLDS-SORENSEN ADD.PDF  
SURVEY LOT SPLITCOMB NOTES.PDF  
SURVEY LOT 21, BLOCK 4.PDF

VI. NEW BUSINESS

VII. ADJOURNMENT

**IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.**



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, AUGUST 15, 2022, 6:00 PM**

I. CALL TO ORDER

Chairperson Jessica Morris called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Bruce Watkins	Present
Jessica Morris	Absent at time of roll call. Came in to meeting at 6:02 p.m.
Joanna Jones	Present
Melanie Lander	Present
Tim Ahlstrom	Present

Commissioner Melanie Lander requested that the roll be called, and a quorum was declared to be present.

IV. CONSENT

1. Consideration of the minutes of the regular meeting of July 18, 2022.

Motion was made by Commissioner Joanna Jones to approve Consent Agenda. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 4-0 with the following votes cast:

Bruce Watkins	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Tim Ahlstrom	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – Preliminary Plat for Spradlin Estates Phase II

Public hearing to receive public comment on a request for preliminary plat approval of Spradlin Estates, Phase II, a subdivision of approximately 2.70 acres, more or less, with 9 lots zoned RS-2 (Residential Single-Family) located in Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Commissioner Melanie Lander read the item. The applicant, Mr. Ron Spradlin, was present for the public hearing. The floor was opened for public comment. There were no comments from the public. The floor was closed to public comment.

VI. OLD BUSINESS

1. Preliminary Plat – Spradlin Estates Phase II

Discussion and possible action on the approval, approval with conditions, or denial of a request for preliminary plat approval of Spradlin Estates, Phase II, a subdivision of approximately 2.70 acres, more or less, with 9 lots zoned RS-2 (Residential Single-Family) located in Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The applicant, Mr. Ron Spradlin, was present for this meeting. There was discussion between the applicant and the Commissioners regarding the location of Phase II within the development.

Motion was made by Chairperson Jessica Morris to approve the preliminary plat for Phase II of Spradlin Estates. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Tim Ahlstrom	Yes – to approve

2. CLS 22-04

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the City Manager of a Minor Subdivision in accordance with Sections 3.6 and 3.7 of the Coweta Subdivision Regulations, Case No. CLS 22-04, on property located in Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The applicant, Morgan Roland, was present for the meeting. There was discussion between the applicant, the Commissioners, and the City Manager regarding the plan for each tract of land within the Minor Subdivision.

Motion was made by Chairperson Jessica Morris to send a recommendation of approval of CLS 22-04 to the City Manager. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Tim Ahlstrom	Yes – to recommend approval

3. CLS 22-05

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the City Manager of a Minor Subdivision in accordance with Sections 3.6 and 3.7 of the Coweta Subdivision Regulations, Case No. CLS 22-05, on property located at 29836 East 154<sup>th</sup> Street South in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report. A representative for the applicant, Mr. Jeff Holmes, was present for this meeting. Chairperson Jessica Morris asked what the size of the lots would be after the split. Mr. Young replied that the lots would be of comparable size to the rest of the lots in the neighborhood. He displayed the location map on the screen for the Commissioners to view.

Motion was made by Commissioner Joanna Jones to send a recommendation of approval of CLS 22-05 to the City Manager. That motion was seconded by Commissioner Tim Ahlstrom.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Tim Ahlstrom	Yes – to recommend approval

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:14 p.m.

Approved:

\_\_\_\_\_  
**Chairman**

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Date**



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

## Memorandum

To: Planning Commission  
From: Tom E Young Jr, City Planner  
Location: East 153<sup>rd</sup> Street South and South 291<sup>st</sup> East Avenue  
Zoning: Residential Single-Family (RS-3)  
Re: CLS 22-06 – Minor Subdivision (Lot Split)/Lot Combination  
Date: 10-17-2022

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### **BACKGROUND**

**Applicant:** Mark Truitt

The applicant has applied for a Minor Subdivision (Lot Split) and Lot Combination on the following tract into suggested tracts 1, 2, 3, and 4.

This tract of land lies within the (RS-3) Residential Single-Family District. All but one of the suggested lots will meet the minimum yard requirements for the (RS-3) Residential Single-Family District. To address the one lot (Tract 4) which does not meet the requirements, the applicant will appear in front of the Board of Adjustment to request a variance to the side yard setback requirement (4 feet rather than the required 5 feet). Staff received and reviewed the Minor Subdivision (Lot Split) and Lot Combination Legal description for the original Tract and for Tracts 1, 2, 3, and Tract 4. Tract 1 will face East 153<sup>rd</sup> Street South. Tracts 2, 3, and 4, will face South 291<sup>st</sup> East Avenue. Tract 1, 2, and 4, will be for new Single Family Construction. Tract 3 has an existing Single Family Structure.

A Technical Advisory Committee (TAC) Agenda was sent on October 12, 2022. City Staff received no adverse comments to the proposed Minor Subdivision (Lot Split).

**Surrounding Tract:** N: RS-3 E: RS-3 S: RS-3 W: RS-3

### **Legal Description:**

**Original Tract:** LOTS 1, 2, 3, AND 4, BLOCK 11, RE-PLATTING OF LOTS 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, BLOCK 4; LOT 3, BLOCK 7; LOTS 5 AND 6, LESS THE WEST 110 FEET, BLOCK 8, W/2 OF LOT 3, BLOCK 8; LOTS 2, 4, AND 7, BLOCK 8, REYNOLDS-SORENSEN ADDITION A SUBDIVISION OF PART OF S/2 OF LOT 1, SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO PLAT BOOK 7, PAGE 40.  
AND  
LOT 21, BLOCK 4, REYNOLDS-SORENSEN ADDITION A SUBDIVISION OF N/2 OF S/2 OF LOT 1 AND N/2 OF S/2 OF S/2 OF LOT 1, SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, INCLUDING THE W/2 AND E/2 OF SUSANN LANE ADJACENT THERETO.

**New legal descriptions for suggested lot combinations and divisions:**

**Tract 1:** A TRACT OF LAND SITUATED IN LOTS 1 AND 2, BLOCK 11 OF RE-PLATTING OF LOTS 13, 14, 15, 16, 17, 18, 19, 20, 22, 23 BLOCK 4; LOT 3, BLOCK 7; LOTS 5 AND 6, LESS THE WEST 110 FEET, BLOCK 8, W/2 OF LOT 3 BLOCK 8; LOTS 2, 4 AND 7 BLOCK 8 OF REYNOLDS SORENSON ADDITION A SUBDIVISION OF PART OF S/2 OF LOT 1 SECTION 19, T17N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA:

AND IN PART OF LOT 21 BLOCK 4, REYNOLDS SORENSON ADDITION, A SUBDIVISION OF N/2 OF S/2 OF LOT 1 AND N/2 OF S/2 OF S/2 OF LOT 1, SECTION 19, T17N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, INCLUDING THE W/2 AND E/2 OF SUSANN LANE ADJACENT THERETO: WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 8/29/2022 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 4 BLOCK 11 OF REYNOLDS SORENSON REPLAT, THENCE N89°4'34"E A DISTANCE OF 105.50 FEET TO THE POINT OF BEGINNING; THENCE S1°19'03"E A DISTANCE OF 190.00 FEET; THENCE N89°04'34"E A DISTANCE OF 58.00 FEET; THENCE N1°19'03"W A DISTANCE OF 190.00 FEET; THENCE S89°04'34"W A DISTANCE OF 58.00 FEET TO THE PONT OF BEGINNING. CONTAINING 11,019 SQUARE FEET, MORE OR LESS.

**Tract 2:** A TRACT OF LAND SITUATED IN LOT 1, BLOCK 11 OF RE-PLATTING OF LOTS 13, 14, 15, 16, 17, 18, 19, 20, 22, 23 BLOCK 4; LOT 3, BLOCK 7; LOTS 5 AND 6, LESS THE WEST 110 FEET, BLOCK 8, W/2 OF LOT 3 BLOCK 8; LOTS 2, 4 AND 7 BLOCK 8 OF REYNOLDS SORENSON ADDITION A SUBDIVISION OF PART OF S/2 OF LOT 1 SECTION 19, T17N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA.

AND IN PART OF LOT 21 BLOCK 4, REYNOLDS SORENSON ADDITION, A SUBDIVISION OF N/2 OF S/2 OF LOT 1 AND N/2 OF S/2 OF S/2 OF LOT 1, SECTION 19, T17N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, INCLUDING THE W/2 AND E/2 OF SUSANN LANE ADJACENT THERETO:

WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 8/29/2022 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 4 BLOCK 11 OF REYNOLDS SORENSON REPLAT, THENCE N89°4'34"E A DISTANCE OF 163.50 FEET TO THE POINT OF BEGINNING; THENCE S1°19'03"E A DISTANCE OF 76.00 FEET; THENCE N89°04'34"E A DISTANCE OF 116.50 FEET; THENCE N1°19'03"W A DISTANCE OF 76.00 FEET; THENCE S89°04'34"W A DISTANCE OF 116.50 FEET TO THE PONT OF BEGINNING. CONTAINING 8,853 SQUARE FEET, MORE OR LESS.

**Tract 3:** A TRACT OF LAND SITUATED IN LOT 21 BLOCK 4, REYNOLDS SORENSON ADDITION, A SUBDIVISION OF N/2 OF S/2 OF LOT 1 AND N/2 OF S/2 OF S/2 OF LOT 1 SECTION 19, T17N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, INCLUDING THE W/2 AND E/2 OF SUSANN LANE ADJACENT THERETO:

WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 8/29/2022 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SE CORNER OF LOT 21 BLOCK 4, THENCE N1°19'03"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING N1°19'03"W A DISTANCE OF 64.00 FEET; THENCE S89°04'34"W A DISTANCE OF 116.50 FEET; THENCE S1°19'03"E A DISTANCE OF 64.00 FEET; THENCE N89°04'34"E A DISTANCE OF 116.50 FEET TO THE POINT OF BEGINNING. CONTAINING 7,455 SQUARE FEET, MORE OR LESS.

**Tract 4:** A TRACT OF LAND SITUATED IN LOT 21 BLOCK 4, REYNOLDS SORENSON ADDITION, A SUBDIVISION OF N/2 OF S/2 OF LOT 1 AND N/2 OF S/2 OF S/2 OF LOT 1 SECTION 19, T17N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, INCLUDING THE W/2 AND E/2 OF SUSANN LANE ADJACENT THERETO:

WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 8/29/2022 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 21 BLOCK 4, THENCE N1°19'03"W A DISTANCE OF 50.00 FEET; THENCE S89°04'34"W A DISTANCE OF 116.50 FEET; THENCE S1°19'03"E A DISTANCE OF 50.00 FEET; THENCE N89°04'34"E A DISTANCE OF 116.50 FEET TO THE POINT OF BEGINNING. CONTAINING 5,825 SQUARE FEET, MORE OR LESS.

### **STAFF RECOMMENDATION**

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the request of the Minor Subdivision (Lot Split) and Lot Combination request. Staff recommends approval of the Minor Subdivision (Lot Split) and Lot Combination request conditioned on the decision by the Board of Adjustment to grant or deny the above-mentioned variance.

### **ATTACHMENTS**

1. Survey of Lot 21, Block 4 and Lots 1 and 2, Block 11
2. Survey for Suggested Tracts
3. Reynolds-Sorenson Addition
4. Reynolds-Sorenson Addition Re-plat
5. Aerial View Map



DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION (LOT SPLIT) AND LOT COMBINATION ON A PROPERTY LOCATED AT EAST 153 STREET S AND SOUTH 291 E AVENUE.

**CLS 22-06 MINOR SUBDIVISION**

**SUBJECT PROPERTY**

**Tract 1**

**TRACT 2**

**TRACT 3**

**TRACT 4**

290th East

292nd East

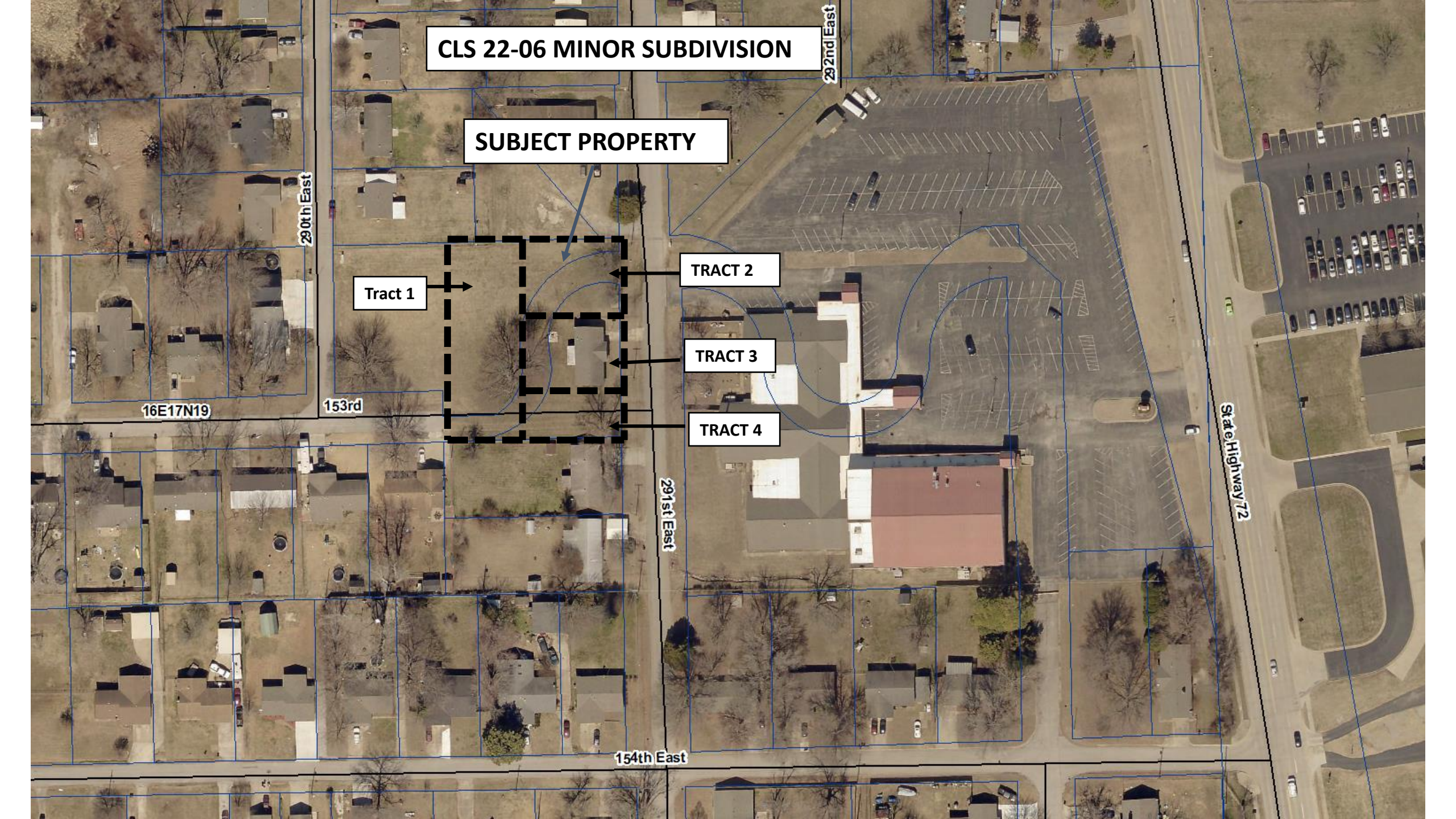
16E17N19

153rd

291st East

State Highway 72

154th East



State of Oklahoma  
County of Wagoner  
Filed for Record in this Office of the  
County Clerk and Returnee

OCT 11 1977

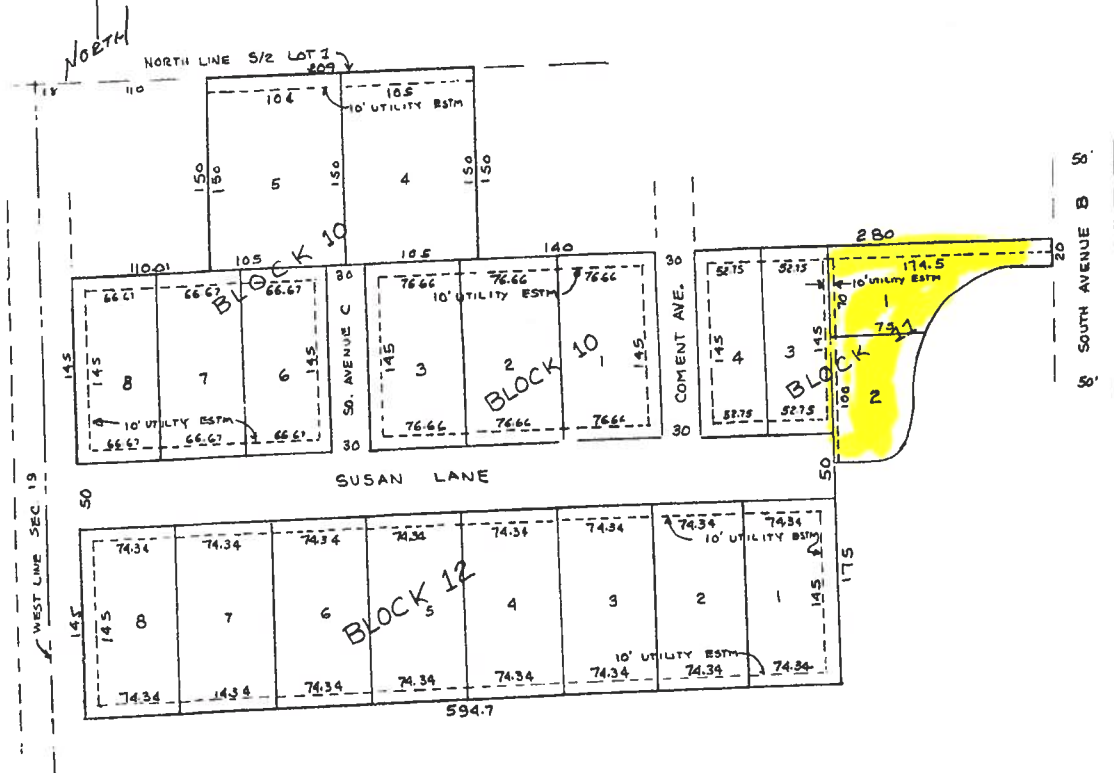
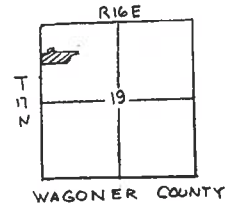
AT 10:20 O'Clock  
LANCE G. TOWERS, County Clerk  
Newburg, Oregon

# A RE-PLATING OF

LOTS 13, 14, 15, 16, 17, 18, 19, 20, 22, & 23 BLOCK 4  
LOT 3 BLOCK 7  
LOTS 5 & 6 LESS THE WEST 110 FT. OF SAID LOTS BLOCK 8  
THE WEST HALF OF LOT 3 BLOCK 8  
LOTS 2, 4 & 7 BLOCK 8

## REYNOLDS SORENSON ADD.

CITY OF COWETA, WAGONER CO.  
OKLAHOMA



Know All Men By These Presents:  
That Melvin H. Scott and Joyce Ann Scott are the owners of the following described property, to-wit:  
Lots 13, 14, 15, 16, 17, 18, 19, 20, 22, & 23 all in Block 4;  
Lot 3 Block 7;  
Lots 5 & 6 less the west 110 ft. of said lots all in Block 8;  
The West Half of Lot 3, Block 8;  
Lots 2, 4 & 7 Block 8.  
And they have caused the above described property to be re-platted into the following described lots and blocks, to-wit:  
Lots 1, 2, 3, 4, 5, 6, 7, & 8 Block 10  
Lots 1, 2, 3, 4, 5, 6, 7, & 8 Block 12  
That the Owners have caused the above property to be surveyed and staked and hereby concede to the Public use the Streets, and do hereby grant clear title to said streets, and that the Owners do severally dedicate for the Utility use the Utility easement as shown on the above plat.

*Melvin H. Scott*  
Melvin H. Scott

*Joyce Ann Scott*  
Joyce Ann Scott

State of Oklahoma,  
County of Wagoner,  
Before me the undersigned, a Notary Public in and for the County of Wagoner and the State of Oklahoma, on the day of Oct 11 1977, personally appeared Melvin H. Scott and Joyce Ann Scott to me known to be identical persons who subscribed and executed the within and foregoing instrument and acknowledge to me that they executed the same as their free and voluntary act for the purposes set forth therein. Witness my hand and seal the day and year above written.  
My Commission expires May 29, 1979

*Opama Jean Hinton*  
Notary Public

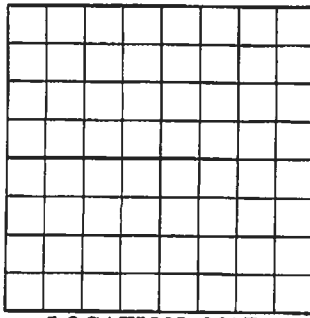
I, John F. Sorenson, a Registered Land Surveyor in the State of Oklahoma have surveyed the above survey, and do hereby state that said survey is correct to the best of my current knowledge.

*John F. Sorenson*  
Registered Land Surveyor  
11/1/77

The 1976 taxes have been paid on the above described property.

# SHEET 1 OF 2 LOT SPLIT & CONSOLIDATION

Suggested lot splits and combinations

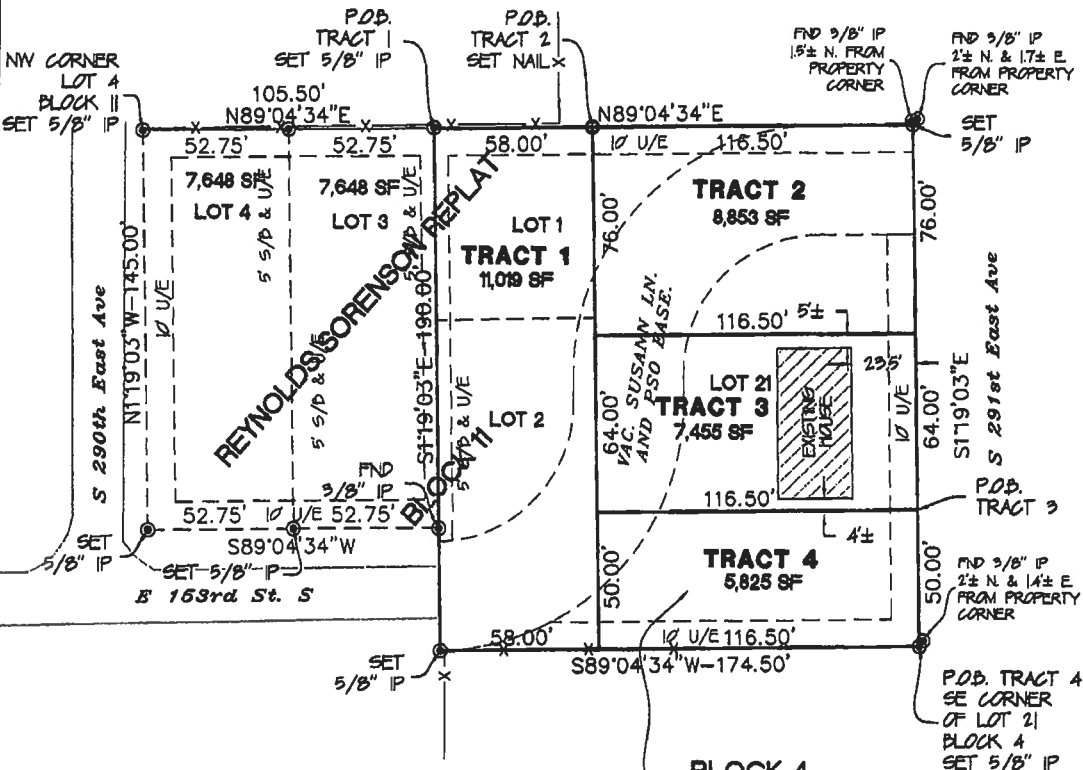


### LOCATION MAP

SEC. 19 T 17 N, R 16 E

SCALE: 1" = 50'

- ⊙ = IRON PIN
- x- = FENCE
- (M) = MEASURED
- (R) = RECORD



ALL PINS TO BE SET  
AFTER APPROVAL OF LOT  
CONSOLIDATION.

**BLOCK 4  
REYNOLDS SORENSON**

BEARINGS ARE BASED ON NAD83  
OKLAHOMA STATE PLANE  
COORDINATE SYSTEM.

9/12/2022

*Tony Robison*

TONY ROBISON, LAND SURVEYOR NO. 1686

**Heartland Surveying &  
Mapping, PLLC**

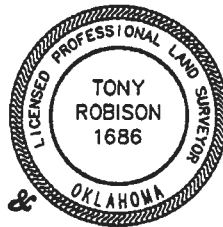
CA #4849  
800 Emporia St., Ste. "C"  
Muskogee, Oklahoma 74401  
(918) 682-7798

FOR: Mark Truitt

REV. DATE: 9/12/2022 (revised tracts 3 & 4)

DATE: 8/19/2022

THIS SURVEY MEETS OKLAHOMA MINIMUM SURVEY STANDARDS.



W.O.# 10635

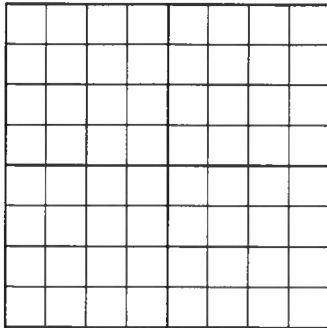
SURVEYED BY: RT/TT

DRAWN BY: AM

Last Site Visit: 8/16/22

FILE NAME - 12-47pm  
SEP 12 2022 - HEARTLAND-FILES\10635-LOT SPLIT.dwg

# MORTGAGE INSPECTION REPORT



## LOCATION MAP

SEC. 19 T 17 N, R 16 E

SCALE: 1" = 50'



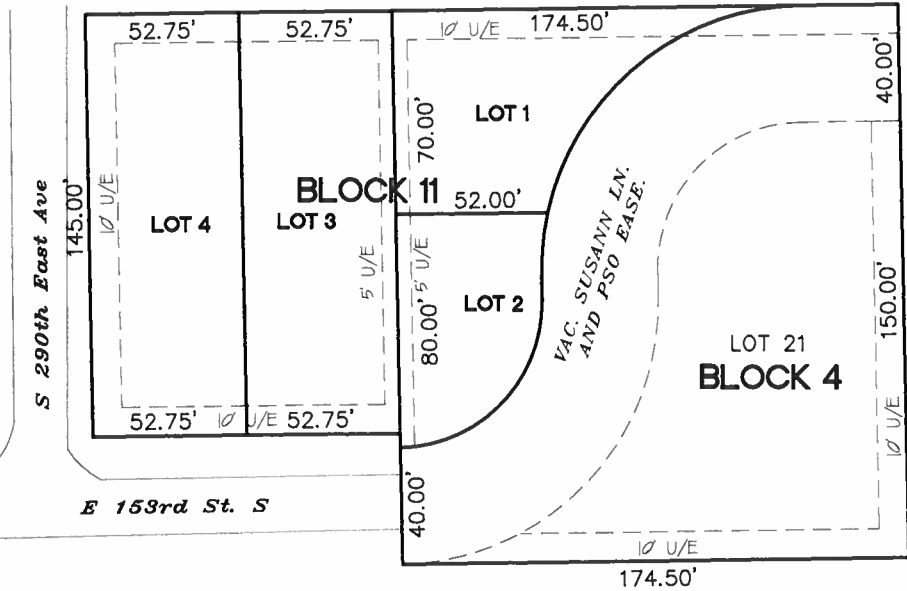
- = IRON PIN
- x- = FENCE
- (M) = MEASURED
- (R) = RECORD

Lots 1, 2, 3 and 4, Block 11 of Re-Platting of Lots 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, Block 4; Lot 3, Block 7; Lots 5 and 6, LESS the West 110 feet, Block 8, W/2 of Lot 3, Block 8; Lots 2, 4 and 7, Block 8, REYNOLDS-SORENSEN ADDITION, a Subdivision of part of S/2 of Lot 1, Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to Plat Book 7, page 40.

AND

Lot 21, Block 4, REYNOLDS SORENSEN ADDITION, a subdivision of N/2 of S/2 of Lot 1 and N/2 of S/2 of S/2 of Lot 1, Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, including the W/2 and E/2 of Susann Lane adjacent thereto.

This Mortgage Inspection Report was prepared for MARK TRUITT, it is not a land or boundary survey plat, and it is not to be relied upon for the establishment of fence, building or other future improvement lines. The accompanying sketch is a true representation of the conditions that were found at the time of the inspection, and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted. Any further statements shall be made only after proper research, investigation and boundary analysis is conducted per 245:15-13-2(a) through (d).



8/19/2022  
*Tony Robison*



BEARINGS ARE BASED ON NAD83 OKLAHOMA STATE PLANE COORDINATE SYSTEM.

TONY ROBISON, LAND SURVEYOR NO. 1686  
**Heartland Surveying & Mapping, PLLC**

CA #4849  
 800 Emporia St., Ste. "C"  
 Muskogee, Oklahoma 74401  
 (918) 882-7798

FOR: Mark Truitt

DATE: 8/19/2022

W.O.# 10635  
 SURVEYED BY: RT/TT  
 DRAWN BY: AM  
 Last Site Visit: 8/16/2022

FILE NAME: S:\CAD-HEARTLAND-FILES\wo10635 - lots before being split.dwg  
 Aug 19, 2022 - 3:25pm

THIS SURVEY MEETS OKLAHOMA MINIMUM SURVEY STANDARDS.