



BROKEN ARROW

Where opportunity lives

**APPLICATION FOR CLOSING
EASEMENTS, CLOSING
RIGHTS-OF-WAY OR
VACATION OF PLAT**

Applicant (Printed Name): Ryan McCarty / Select Design

Address: 11063D S Memorial Dr #351

City: Tulsa **State:** OK **Zip:** 74133

Phone: 918-798-8356

Fax: _____

Email: ryan@selectdesignok.com

Property Owner(s) of Record: A.G. Equipment Company

Address: 3401 West Albany Street

City: Broken Arrow **State:** OK **Zip:** 74012

Phone: 918-250-7386

Fax: _____

Email: gwhitaker@whitakerarchitects.com

Include the following information with application:

- A. Parcel number (required): 83971-84-04-68280, 68150 & 68160 (obtained from County Tax Bill)
- B. Detailed description of reason for your request (attach detailed letter)
- C. Legal description and address of the subject property;
- D. Legal description of entire easement or public right-of-way;
- E. Legal description of the portion of the easement or right-of-way requested to be closed;
- F. Survey depicting the entire property, entire easement/right-of-way, and portion to be closed.

Items C, D, E: {Please provide in digital form in WORD format.

Item F: Please provide in digital form in PDF, JPG or TIF format

All documents with legal descriptions must have the surveyor stamp and original signatures.

All signatures, seals, and stamps must not encroach into the margins on documents.

Signature of Property Owner(s) or provide a copy of Property Deed showing ownership



Printed name: KENT V BRIGHT

Printed Name: _____

Applicant Signature: 

Printed Name: Ryan McCarty / Select Design

Fee: See Manual of Fees

500⁰⁰ - clt# 178158

Received by: 



BROKEN ARROW

Where opportunity lives

Property Location: West side of North Hemlock Avenue - south & west of detention pond / reserve area

Legal Description:	<u>61st Street Industrial Park</u>	<u>Res. A / 4 / part of 5</u>	<u>1</u>
	<u>Subdivision</u>	<u>Lot</u>	<u>Block</u>

If unplatted: Please attach legal description

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Address: 11063D S Memorial Dr #351

City: Tulsa **State:** OK **Zip:** 74133

Phone: 918-798-8356 **Fax:** _____

Email: ryan@selectdesignok.com

AEP/PSO: **Mark Butler**
 Phone: 918.599.2351
 Fax: 1.866.599.3226
 Email: mabutler@aep.com

Signature: *Jim Goodman for Mark Butler*
Comments: _____

Windstream: **Angela Rahe**
 Phone: 918.451.3427
 Fax: 918.451.1865
 Email: Angela.rahe@windstream.com

Signature: _____
Comments: _____

ONG: **Lee Miller**
 Phone: 918.831.8293
 Fax: 918.831.8250
 Email: lmiller@ong.com

Signature: _____
Comments: _____

COX: **Kevin Catlett**
 Phone: 918.286.4658
 Fax: 918.286.4018
 Email: kevin.catlett@cox.com

Signature: _____
Comments: _____



BROKEN ARROW

Where opportunity lives

Property Location: West side of North Hemlock Avenue - south & west of detention pond / reserve area

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	Subdivision	Lot	Block

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Phone: 918-798-8356 Fax: _____

Email: ryan@selectdesignok.com

AEP/PSO: **Mark Butler** Signature: _____
 Phone: 918.599.2351 Comments: _____
 Fax: 1.866.599.3226 _____
 Email: mabutler@aep.com _____

Windstream: **Angela Rahe** Signature: Angela Rahe
 Phone: 918.451.3427 Comments: Existing facilities are to
 Fax: 918.451.1865 be abandon Premier-
 Email: Angela.rahe@windstream.com _____

ONG: **Lee Miller** Signature: _____
 Phone: 918.831.8293 Comments: _____
 Fax: 918.831.8250 _____
 Email: lmiller@ong.com _____

COX: **Kevin Catlett** Signature: _____
 Phone: 918.286.4658 Comments: _____
 Fax: 918.286.4018 _____
 Email: kevin.catlett@cox.com _____



BROKEN ARROW

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Property Location: West side of North Hemlock Avenue - south & west of detention pond / reserve area

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 Fax: 918.451.1865
 Email: Angela.rahe@windstream.com

ONG: Lee Miller Signature: _____
 Phone: 918.831.8293 Comments: _____
 Fax: 918.831.8250
 Email: lmiller@ong.com

COX: Kevin Catlett Signature:  _____
 Phone: 918.286.4658 Comments: _____
 Fax: 918.286.4018
 Email: kevin.catlett@cox.com

June 30, 2015

Closure Request Letter
A.G. Equipment Company
67th Street Industrial Park (SITE C)



DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

11063D S Memorial Dr #351
Tulsa, Oklahoma 74133
Phone: (918) 798-8356

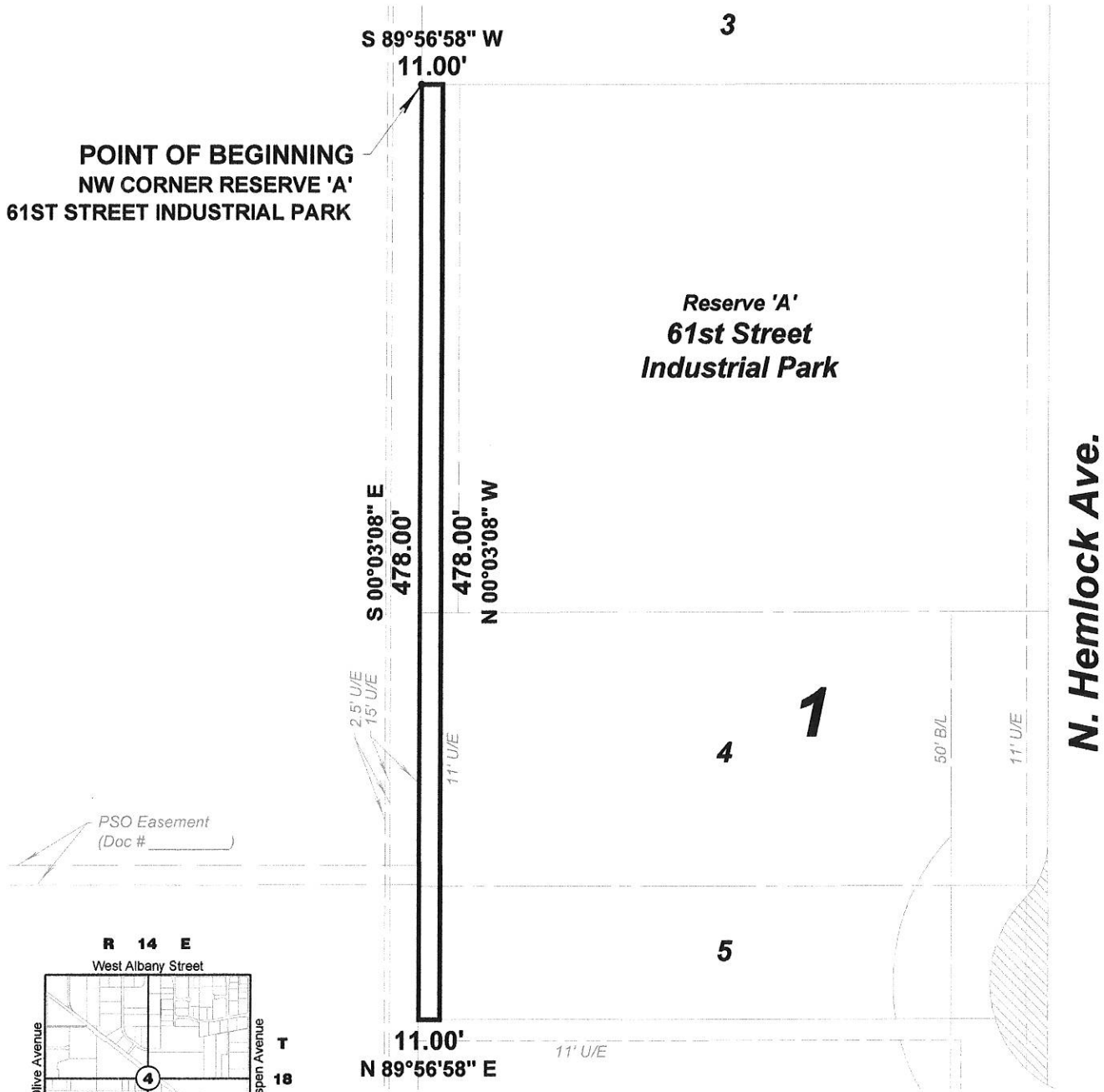
A.G. Equipment Company is an industrial company with multiple facilities located in Williams Brothers Constructors Park Amended, 61st Street Industrial Park and A.G. Industrial Park East (currently being platted) in Broken Arrow, OK. Due to their manufacturing process needs, a centralized parking lot has been designed to satisfy their parking requirements. The proposed parking lot is a raised concrete deck over an existing detention facility which is platted as Reserve 'A' in 61st Street Industrial Park. The west side of the parking deck requires two sets of staircases to provide pedestrian access to the existing facilities located in Williams Brothers Constructors Park Amended. The permanent concrete staircases are situated perpendicular to an existing 11' utility easement and run the entire width of the easement. We have already coordinated with franchise utilities to remove / relocate utilities within this area to ensure that pedestrian access is not interrupted for maintenance, repairs, etc. in the future. We formally request this section of 11' utility easement, included in this application, be closed and ultimately vacated in District Court.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan McCarty", is written over a light blue horizontal line.

Ryan McCarty
President

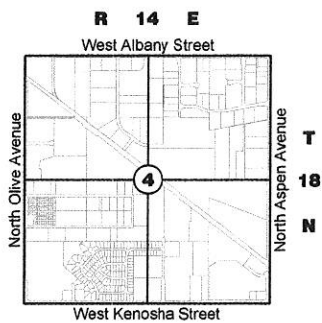
EXHIBIT OF LEGAL DESCRIPTION "11 UTILITY EASEMENT VACATION" (EXHIBIT A1)



**POINT OF BEGINNING
NW CORNER RESERVE 'A'
61ST STREET INDUSTRIAL PARK**

*Reserve 'A'
61st Street
Industrial Park*

N. Hemlock Ave.



Location Map

SCALE: 1"=4000'

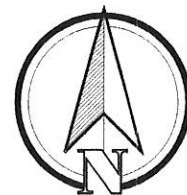
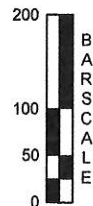


EXHIBIT OF LEGAL DESCRIPTION "11' UTILITY EASEMENT VACATION" (DESCRIPTION B1)

Legal Description

A PART OF RESERVE 'A' AND LOTS 4 AND 5 OF BLOCK 1, 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A SUBDIVISION OF PART OF THE GOVERNMENT LOT 2 OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT NUMBER 5597, IN THE OFFICE OF THE TULSA COUNTY CLERK.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF RESERVE 'A' OF 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, RECORDED AS PLAT NO. 5597, IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE S 00° 03' 08" E, ALONG THE WEST LINE OF SAID RESERVE 'A' AND CONTINUING ALONG THE WEST LINE OF LOT 4, BLOCK 1, AND CONTINUING ALONG THE WEST LINE OF LOT 5, BLOCK 1, ALL OF SAID 61ST STREET INDUSTRIAL PARK, A DISTANCE OF 478.00 FEET; THENCE N 89° 56' 58" E A DISTANCE OF 11.00 FEET; THENCE N 00° 03' 08" W, PARALLEL WITH THE WEST LINE OF SAID LOTS 5 AND 4 AND RESERVE 'A', A DISTANCE OF 478.00 FEET, TO A POINT ON THE NORTH LINE OF SAID RESERVE 'A'; THENCE S 89° 56' 58" W, ALONG THE NORTH LINE OF SAID RESERVE 'A', A DISTANCE OF 11.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.1207 ACRES / 5,258.00 SQUARE FEET.

THE BASIS OF BEARINGS FOR SAID TRACT IS S 00° 03' 08" E ALONG THE WEST LINE OF RESERVE 'A' OF 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A SUBDIVISION OF PART OF THE GOVERNMENT LOT 2 OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT NUMBER 5597, IN THE OFFICE OF THE TULSA COUNTY CLERK.

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



SURVEYING, DRAFTING & DESIGN
CA#6752 EXP: 6-30-2016
202 SOUTH MAIN - WAGONER
918-485-9987

BY:



ALBERT JONES III
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

7-1-15



June 30, 2015

Easement Closure (Item C)
A.G. Equipment Company
6th Street Industrial Park (SITE C)



DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

11063D S Memorial Dr #351
Tulsa, Oklahoma 74133
Phone: (918) 798-8356

LEGAL DESCRIPTION

RESERVE A, 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LOT FOUR (4), BLOCK ONE (1), 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

A PORTION OF LOT FIVE (5), BLOCK ONE (1), 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

PROPERTY ADDRESS

(RESERVE A) – no address assigned

(LOT 4)
2100 North Hemlock Avenue
Broken Arrow, OK 74012

(LOT 5) – no address assigned

NOTE: Lots 4 & 5 have already undergone a lot combination and the deed has been filed at the County Clerk's office, however, the county assessor's map does not reflect this change at the time of submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan McCarty", is written over a light blue horizontal line.

Ryan McCarty
President

**LEGAL DESCRIPTION
FOR
VACATION AND CLOSURE OF PLATTED UTILITY EASEMENT**

A PART OF RESERVE 'A' AND LOTS 4 AND 5 OF BLOCK 1, 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A SUBDIVISION OF PART OF THE GOVERNMENT LOT 2 OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT NUMBER 5597, IN THE OFFICE OF THE TULSA COUNTY CLERK.

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ATLAS LAND OFFICE, LLC

LAND SURVEYING & DESIGN SERVICES

WWW.ATLASLANDOFFICE.COM

(918) 485-9987

Parcel Map Check Report

Prepared by:

Randel Bradley

"Atlas Land Office, LLC"

202 South Main Street

Wagoner, OK 74467

Date: 6/30/2015 5:14:39 PM

Parcel Name: 11.00 ft Esmt - Vacation

Description: 61st Street Industrial Park / A.G. Industrial

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:4,259.5112" "East:5,699.2455"

Segment# 1: Line

"Course: S89° 56' 58""W" Length: 11.00'

"North: 4,259.5015" "East: 5,688.2455"

Segment# 2: Line

"Course: N0° 03' 08""W" Length: 478.00'

"North: 4,737.5013" "East: 5,687.8098"

Segment# 3: Line

"Course: N89° 56' 58""E" Length: 11.00'

"North: 4,737.5110" "East: 5,698.8098"

Segment# 4: Line

"Course: S0° 03' 08""E" Length: 478.00'

"North: 4,259.5112" "East: 5,699.2455"

Perimeter: 978.00' "Area: 5,258.00Sq.Ft."

Error Closure: 0.0000 "Course: N90° 00' 00""W"

Error North : 0.00000 East: 0.00000

"Precision 1: 978,000,000.00"

61ST STREET INDUSTRIAL PARK

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
 A SUBDIVISION OF PART OF
 GOVERNMENT LOT 2 OF SECTION 4, T-18-N, R14-E

PLAT NUMBER
5597
APPROVED <i>Earlene Wilson</i> by the City Council of the City of Broken Arrow, Oklahoma <i>Barbara Roy</i> Mayor: City Clerk 3-1-02



CERTIFICATE
 I hereby certify that all estate taxes levied in this plat have been paid as required by the respective statute. Should any required tax be levied by the record of this plat, the tax shall be paid by the person to whom this plat is applied to in full.

This certificate is NOT to be construed as payment of any taxes levied in full in plain to order that this plat may be filed as correct. No taxes levied are shown on any of the property shown.

Dated March 5, 2002
Earlene Wilson
 County Clerk



OWNER
 TWENTY FIRST PROPERTIES, INC.
 ATTN: MR. PAUL D. WILSON
 2121 SOUTH COLUMBIA, SUITE 650
 TULSA, OKLAHOMA 74114
 PHONE: (918) 743-4300

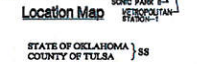
Engineer / Surveyor
 SACK AND ASSOCIATES, INC.
 SANTA FE DEPOT
 111 SOUTH ELGIN AVENUE
 TULSA, OKLAHOMA 74103-1916
 PHONE: (918) 592-4111
 C.A. NO. 1783 (EXP. JUNE 30, 2003)

Subdivision Statistics
 SUBDIVISION CONTAINS 16 LOTS IN 3 BLOCKS AND RESERVE 'A'
 BLOCK 1 CONTAINS 7.3198 ACRES
 BLOCK 2 CONTAINS 13.7418 ACRES
 BLOCK 3 CONTAINS 2.4328 ACRES
 RESERVE 'A' CONTAINS 2.0145 ACRES
 SUBDIVISION CONTAINS 30.0210 ACRES

Basis of Bearings
 THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF DOBBS PARK, PLAT NUMBER 4201.

Monumentation
 ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" X 1/8" IRON PIN WITH A YELLOW CAP STAMPED SACK LS 1139.

Addresses
 ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN LIEU OF THE LEGAL DESCRIPTION.

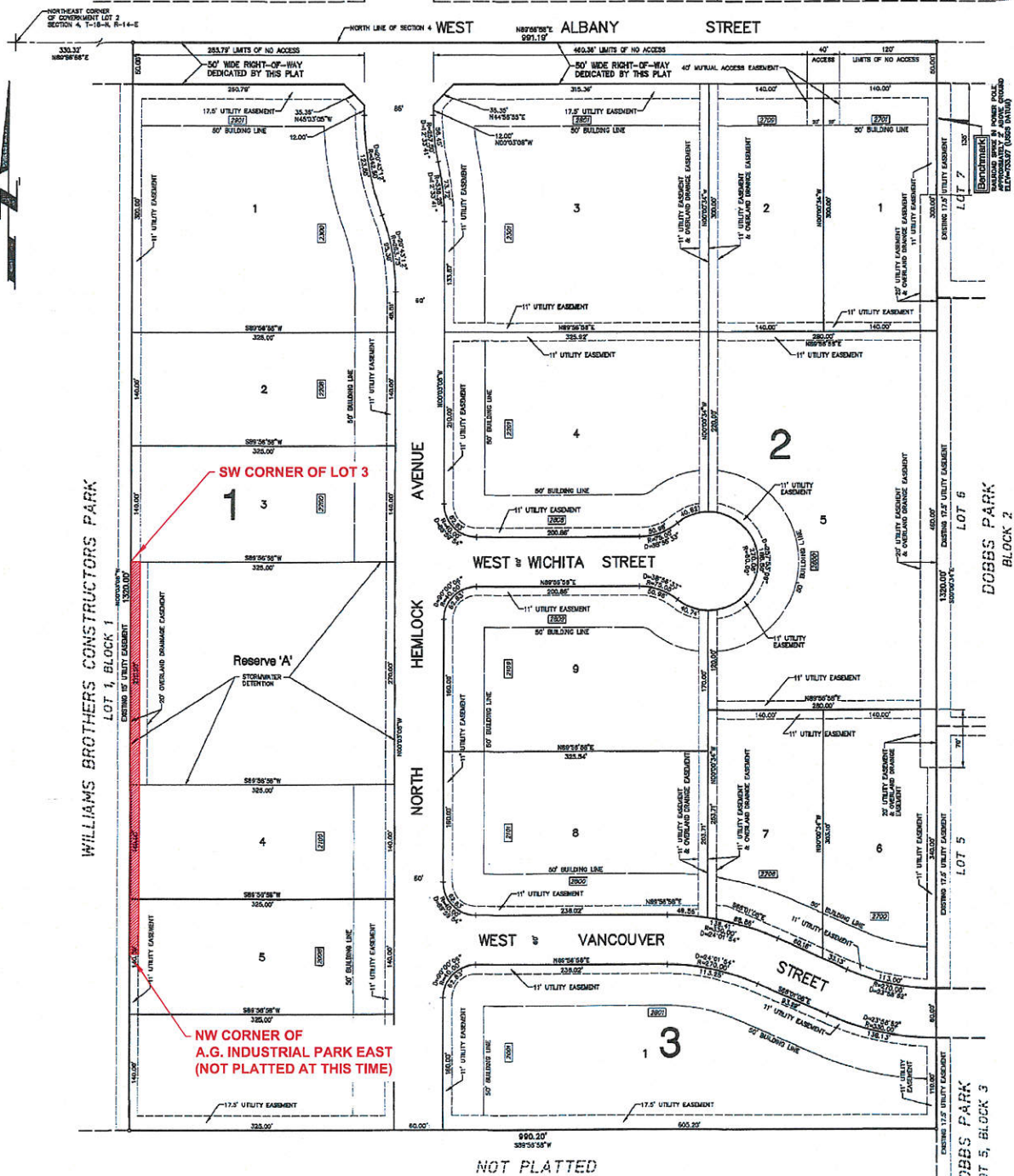


STATE OF OKLAHOMA
 COUNTY OF TULSA } ss
 I, Earlene Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a file instrument now on file in my office.
 Dated the 5th day of March, 2002
 EARLENE WILSON, Tulsa County Clerk
Earlene Wilson
 Deputy



HENSHAW INDUSTRIAL PARK
 LOT 1, BLOCK 1

HENSHAW INDUSTRIAL PARK
 LOT 7 BLOCK 3 LOT 6



WILLIAMS BROTHERS CONSTRUCTORS PARK
 LOT 1, BLOCK 1

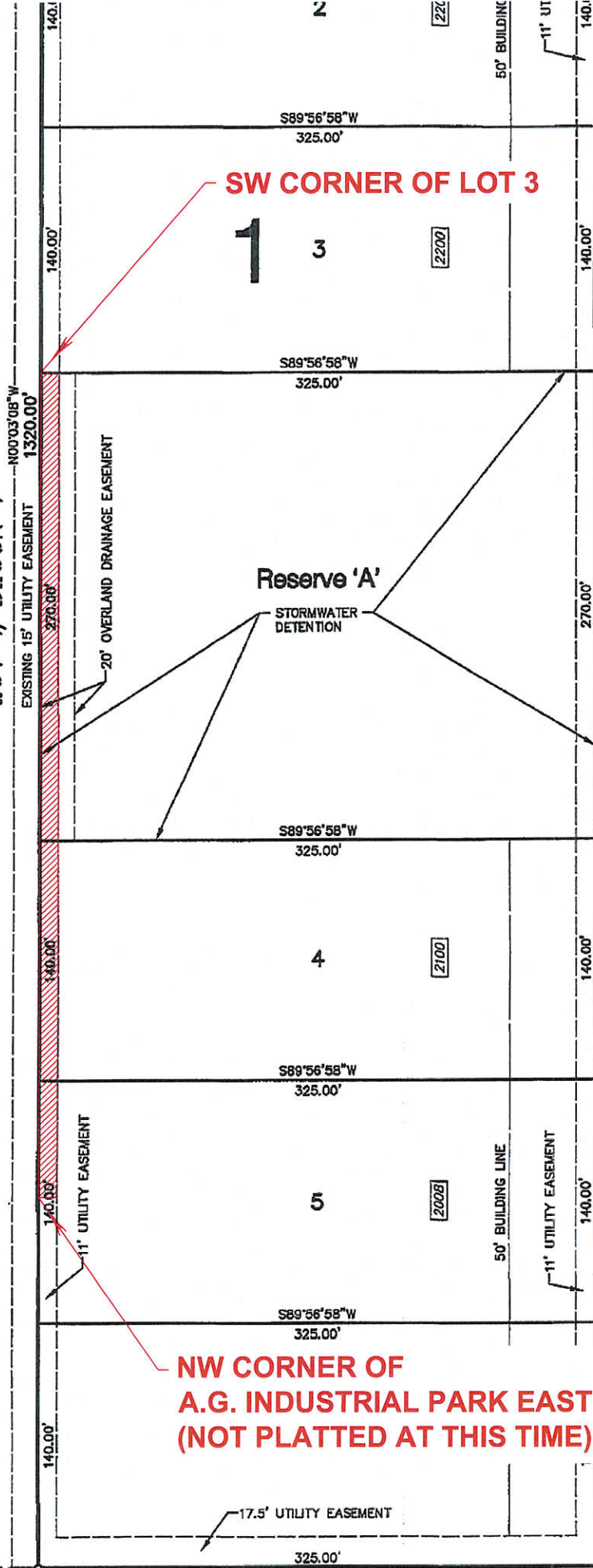
DOBBS PARK
 BLOCK 2

DOBBS PARK
 LOT 5, BLOCK 3

NOT PLATTED

WILLIAMS BROTHERS CONSTRUCTORS PARK

LOT 1, BLOCK 1



SW CORNER OF LOT 3

Reserve 'A'

STORMWATER DETENTION

NW CORNER OF A.G. INDUSTRIAL PARK EAST (NOT PLATTED AT THIS TIME)

AVENUE

HEMLOCK

NORTH

