



Planning Commission Meeting – 5.7.2025 – City of Shawnee, Oklahoma

Staff Report | PPL01-25 | Shawnee Twin Lakes – Lake No. 1, Phase 3

Date: April 22, 2025

To: Shawnee Planning Commission

From: Diana Hood, City Planner

Subject: Consideration of a request for a Preliminary Plat for Shawnee Twin Lakes – No. 1, Phase 3
Case No. PPL01-25 | Applicant: City of Shawnee

Background

The subject property is located to the northwest of the intersection of Highway 102 and Clearpond Road in Sections 14, 15, and 23, Township 10 North, Range 2 East. The property is zoned TL (Twin Lakes), with similar zoning to the north, west, and south, with a small section of C-2 (Regional Commercial) to the north-northwest. The property to the east across Highway 102 is not within the corporate limits of the city and has no zoning designation.

Discussion

Findings and Facts:

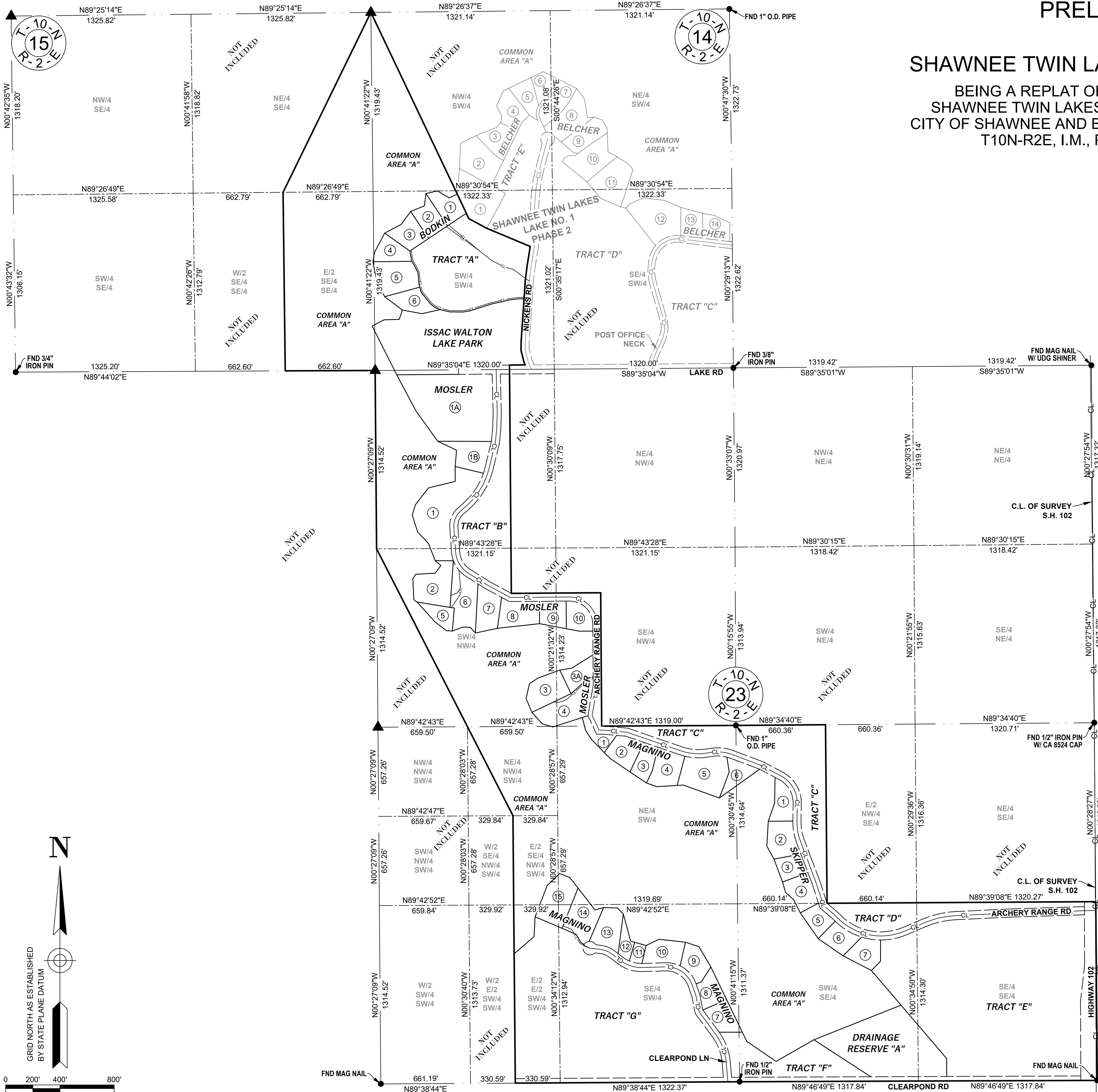
- Staff has reviewed the document and finds it sufficient, including the City Engineer and the Fire Marshal

Options:

- Recommending Approval of Case No. PPL01-25, Preliminary Plat for Shawnee Twin Lakes – No. 1, Phase 3 as presented.
- Recommending Denial of the application for PPL01-25, Preliminary Plat for Shawnee Twin Lakes – No. 1, Phase 3 as presented.
- Recommending Deferral of Case No. PPL01-25 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **PPL01-25** for the Preliminary Plat of Shawnee Twin Lakes – No. 1, Phase 3

This application will be heard at the City Commission meeting on Monday, June 16, at 6:00 pm.



PRELIMINARY PLAT
OF
SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3
BEING A REPLAT OF A PART OF THE FINAL PLAT OF
SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE
CITY OF SHAWNEE AND BEING A PART OF SECTIONS 14, 15 & 23
T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

- NOTES**
- THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
 - EXTERIOR SUBDIVISION CORNERS, LOT CORNERS, R/W CORNERS, AND CENTERLINE MONUMENTS SHALL BE EITHER A 1/2" IRON PIN W/ PLASTIC CAP STAMPED "ELEVATION CA 8524" OR A MAG NAIL WITH SHINER STAMPED "ELEVATION CA 8524", UNLESS OTHERWISE NOTED.
 - MAINTENANCE OF ALL COMMON AREAS AND RIGHT-OF-WAYS ARE THE RESPONSIBILITY OF THE CITY OF SHAWNEE.
 - MAINTENANCE OF ALL ACCESS EASEMENTS ARE THE RESPONSIBILITY OF THE LESSEE(S) OF THE LOT(S) THE ACCESS EASEMENT IS SERVING.
 - EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENTS, NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE COMMON AREAS OR RIGHT-OF-WAYS.
 - EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENT, NO STRUCTURES SHALL BE PLACED WITHIN THE BUFFER AREA.
 - THE EDGES OF THE EASEMENTS AND RIGHT-OF-WAY LINES SHALL EXTEND TO AND/OR TERMINATE AT THE APPLICABLE LOT, PROPERTY, AND/OR RIGHT-OF-WAY LINES.
 - ALL EASEMENT DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT.

LEGEND

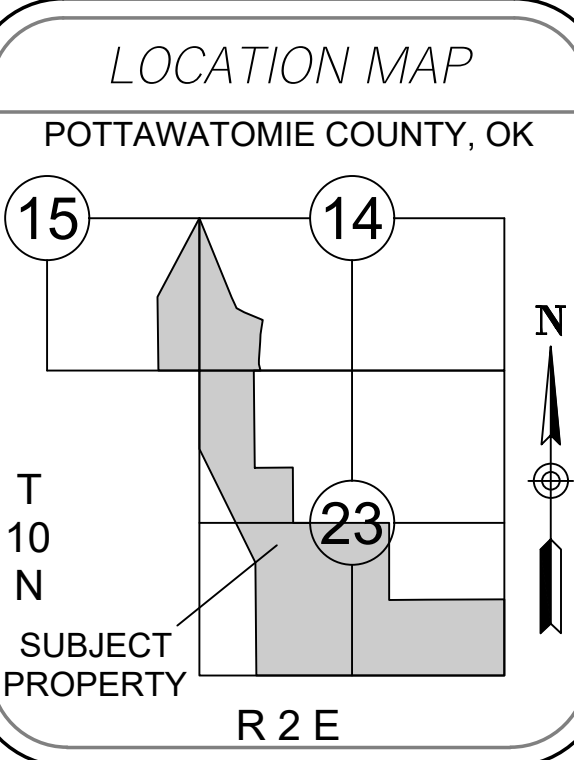
SECTION LINE	_____	R/W = PUBLIC RIGHT-OF-WAY
QUARTER SECTION LINE	_____	A/E = PRIVATE ACCESS EASEMENT
ALIQUOT SECTION LINE	_____	U/E = PUBLIC UTILITY EASEMENT
EXISTING SUBDIVISION LOT LINE	_____	O/U/E = PRIVATE OVERHEAD UTILITY EASEMENT
CENTERLINE OF ROADWAY/DRIVE	CL	U/U/E = PRIVATE UNDERGROUND UTILITY EASEMENT
SUBJECT PROPERTY LINE	_____	P/E = PRIVATE PIPELINE EASEMENT
LOT LINE	_____	C/L = CENTERLINE
BUFFER AREA LINE	_____	C = CURVE
EASEMENT LINE	_____	L/L = LOT LINE
RIGHT-OF-WAY LINE	_____	BOUNDARY CORNER (AS NOTED)
		CALCULATED CORNER (FALLS IN LAKE)

The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown herein.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 72 Page 140-141	Right-of-Way in favor of McMann Oil Company	Yes	No	
2	Book 72 Page 141	Right-of-Way in favor of McMann Oil Company	Yes	No	
3	Book 159 Page 340	Right-of-Way in favor of Independent Pipe Line Company	Yes	No	
4	Book 66 Page 7	Right-of-Way in favor of Transok Pipe Line Company	Yes	No	
5	199600008326	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
6	199800010565	Easement for Private Streets in favor of Udell McSpadden	No	Yes	
7	200000016250	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
8	200300007331	10' Easement in favor of Oklahoma Gas and Electric Company	No	Yes	
9	200600003106	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
10	201200012284	Highway Easement in favor of the State of Oklahoma	No	Yes	
11	201200012285	Utility Easement in favor of the State of Oklahoma	No	Yes	
12	201400007140	Access and Roadway Easement in favor of Gary & Barbara Chatham and ISAOA	No	Yes	

Note	Surveyor's Comments
A	Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc. is to be on each side of the proposed pole line and/or underground line center. The surveyor made every effort to plot said right-of-way easement in the correct location but in some cases the centerline description is ambiguous making it very difficult to positively identify on the ground.

ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393
TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #9524 EXPIRES 06-30-2026



PRELIMINARY PLAT
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PHASE 3
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T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE	SURVEY BY:	TJW	FINAL DATE:	xx/xx/25	TJW	REVIEWED BY:	SDC	SCALE:	1"=400'	ELS JOB NUMBER:	2024.119

W/2
E/2
SW/4
SW/4

E/2
E/2
SW/4
SW/4

TRACT "G"

TRACT "G"

**COMMON
AREA "A"**

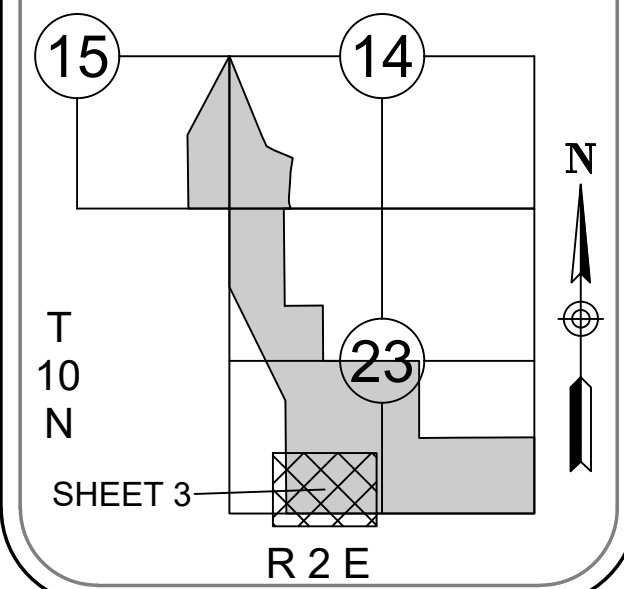
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LOCATION MAP

POTTAWATOMIE COUNTY, OK



PRELIMINARY PLAT

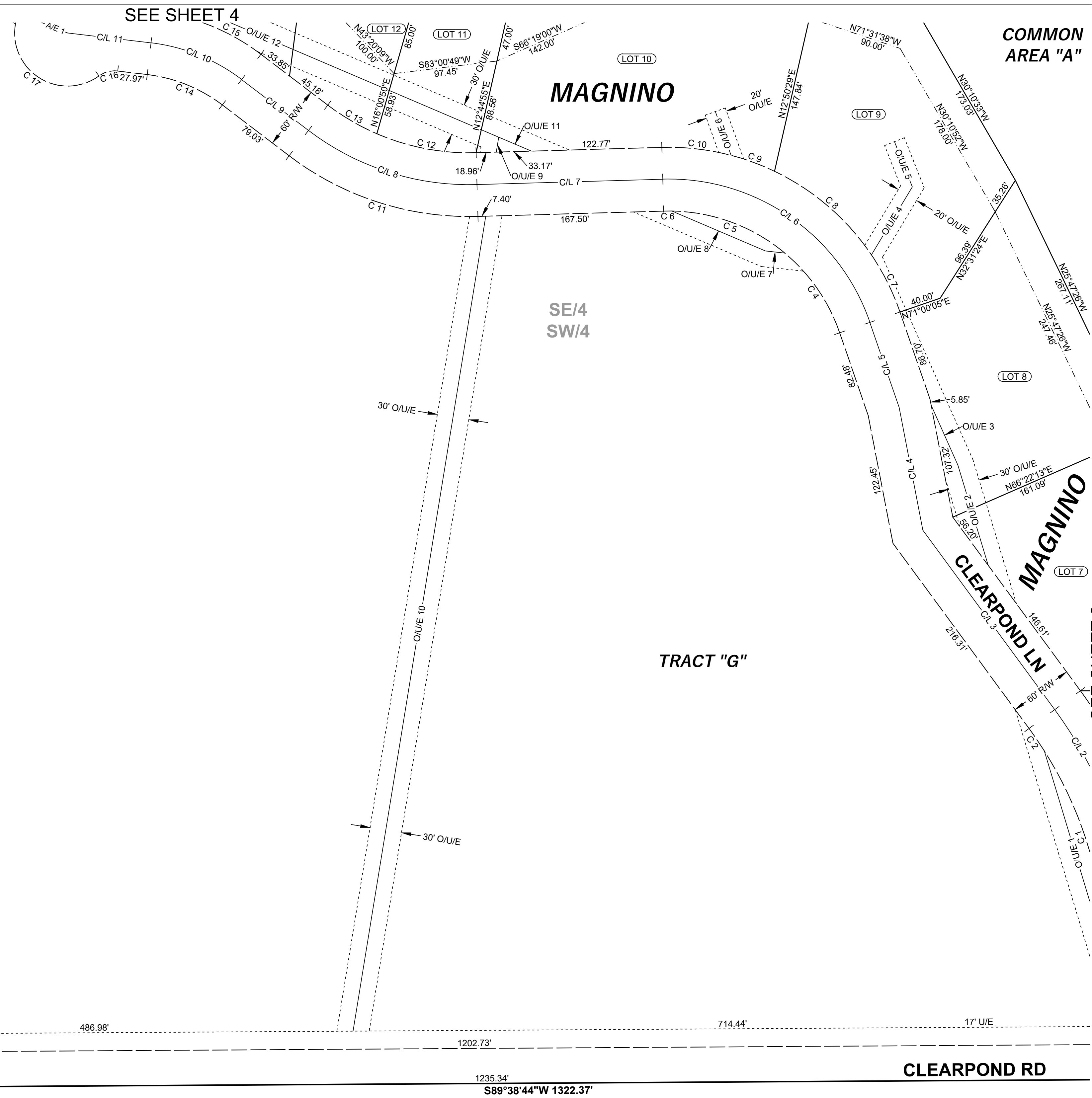
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SHEET
3 OF 16



W/2
SE/4
NW/4
SW/4

W/2
E/2
SW/4
SW/4

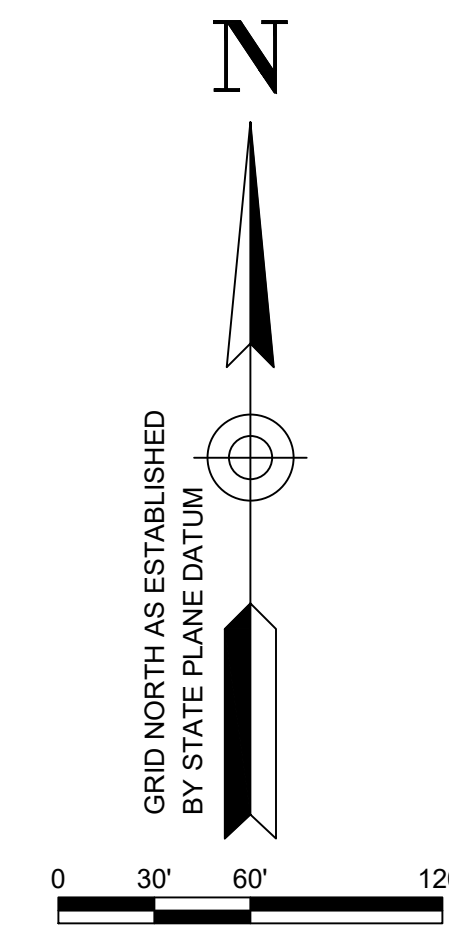
NE/4
SW/4

COMMON AREA "A"

SEE SHEET 11

SEE SHEET 3

SE/4
SW/4



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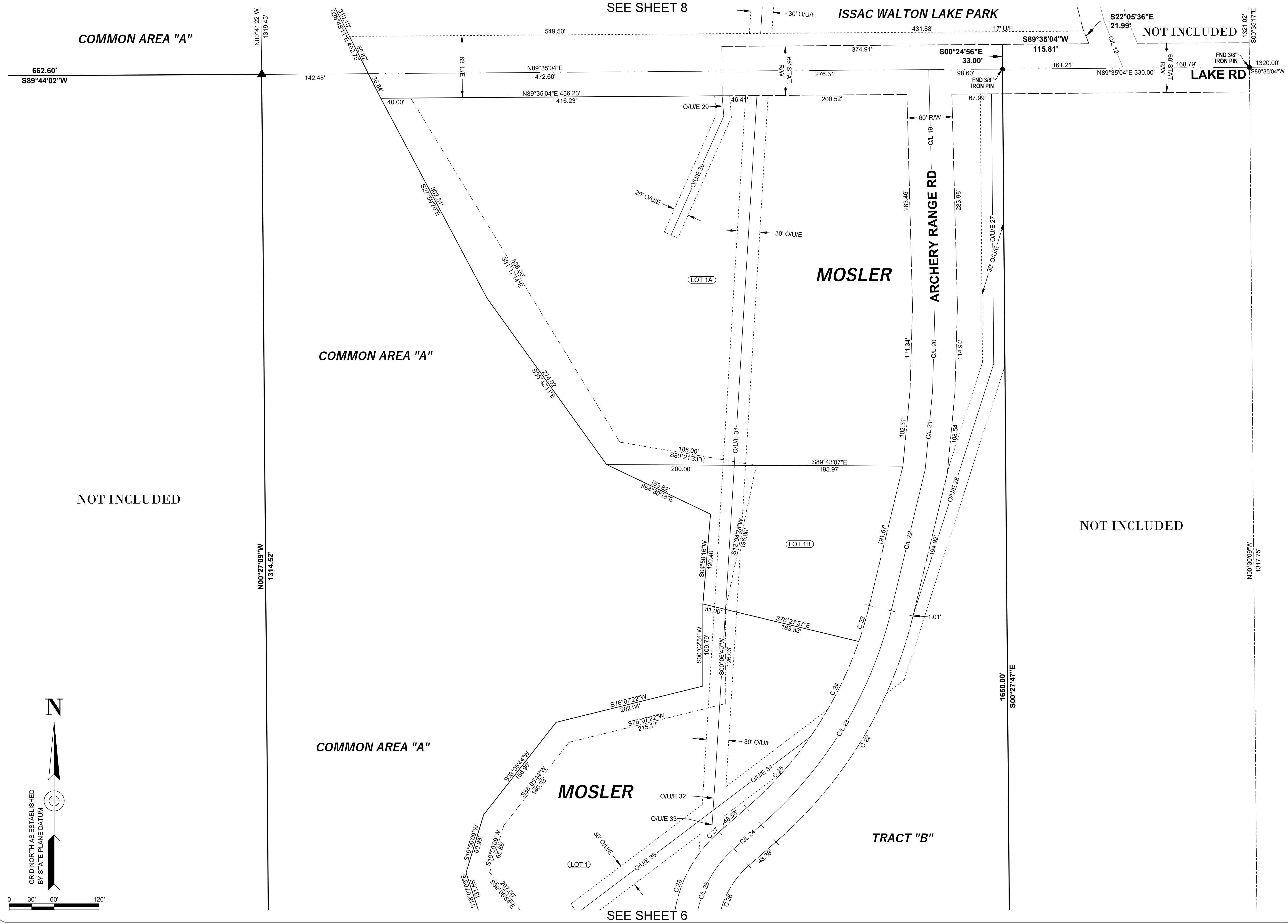
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SHEET
4 OF 16



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LOCATION MAP

POTTAWATOMIE COUNTY, OK

15 14

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23

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PRELIMINARY PLAT

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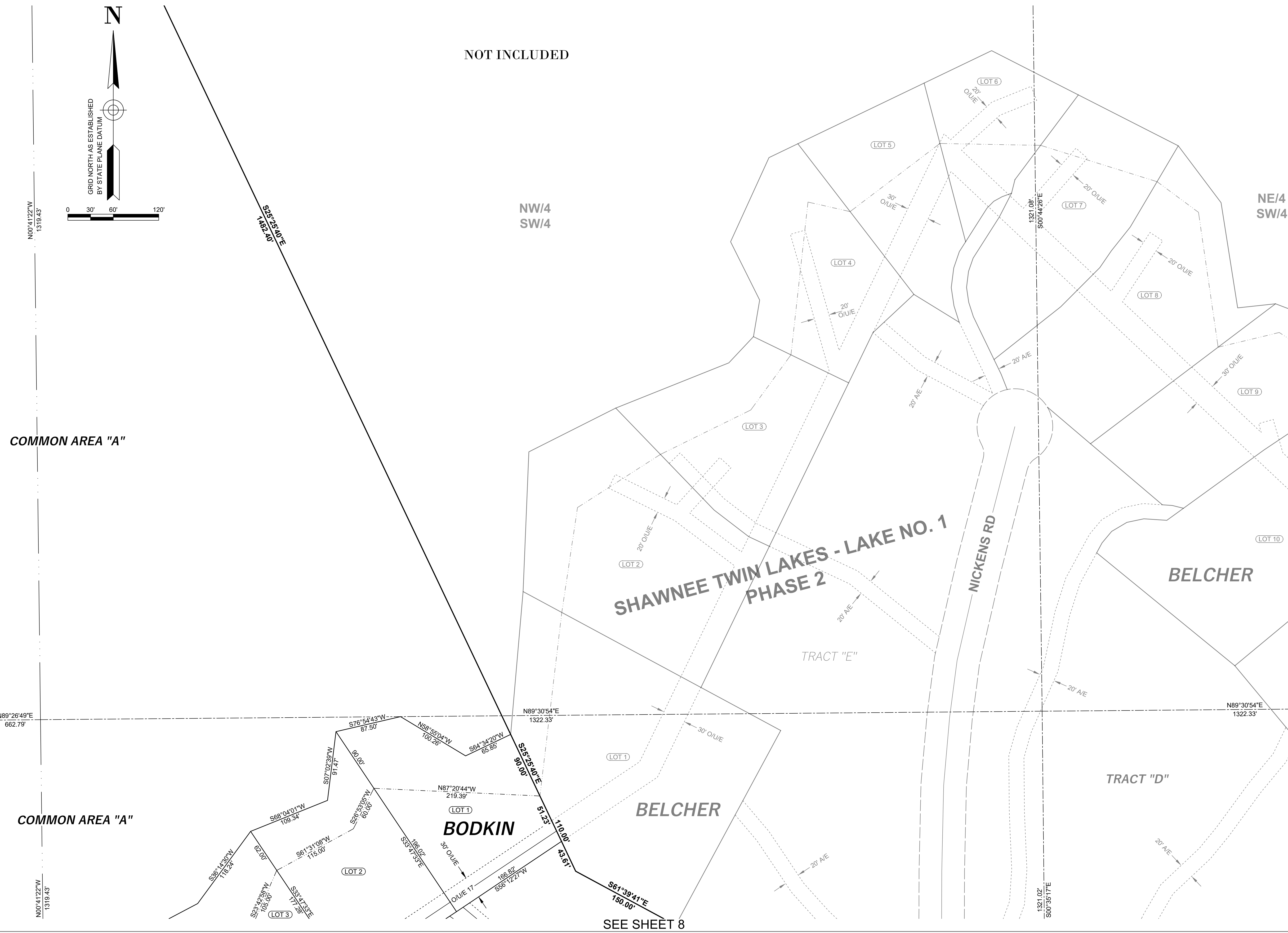
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7 OF 16



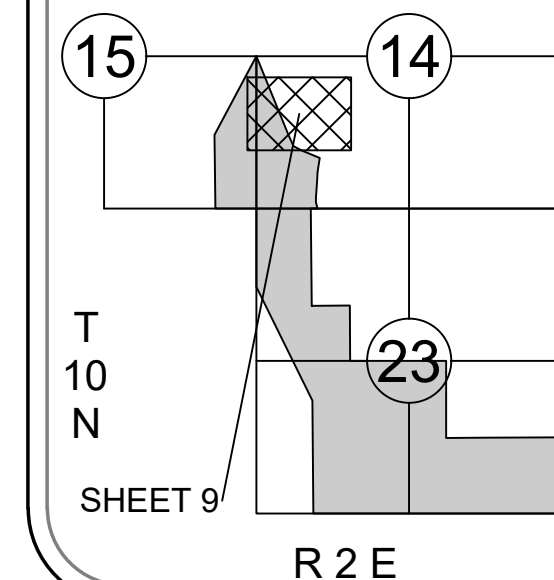
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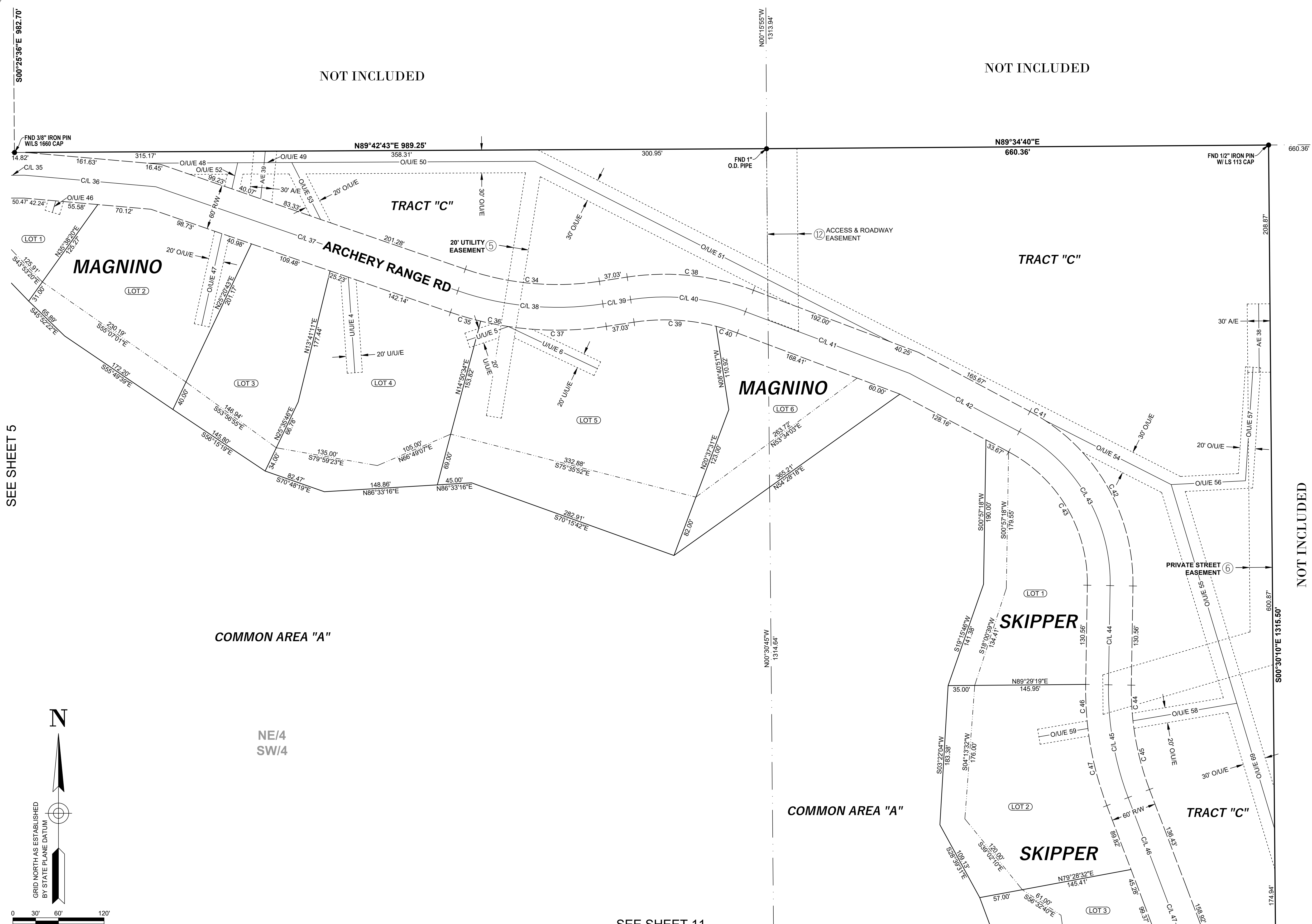
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9 OF 16



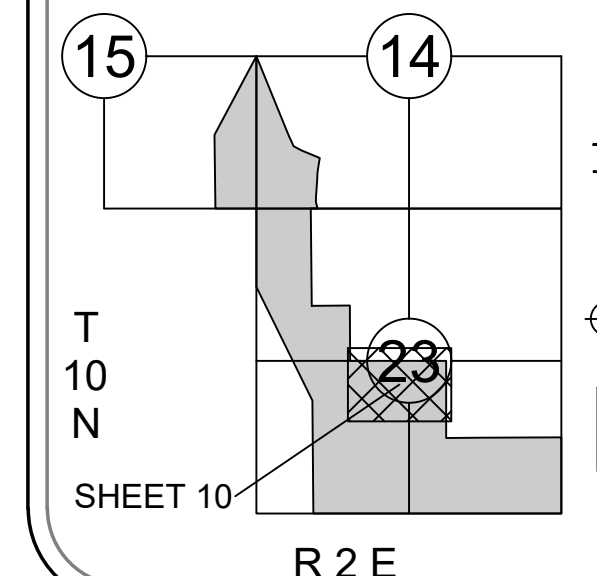
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SHEET
10 OF 16

SE/4
SE/4

NOT INCLUDED

SHEET
13 OF 16

Centerline Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Length	Chord Direction
C/L 2	220.47'	400.00'	113.11	31°34'48"	217.69'	N20°31'08"W
C/L 6	253.62'	200.00'	147.07	72°39'24"	236.96'	N55°19'37"W
C/L 8	169.89'	250.00'	88.37	38°56'05"	166.64'	N72°11'16"W
C/L 10	93.09'	175.00'	47.68	30°28'43"	92.00'	N67°57'35"W
C/L 23	340.01'	550.00'	175.63	35°25'12"	334.62'	S31°14'38"W
C/L 25	139.12'	150.00'	75.01	53°08'19"	134.18'	S22°23'05"W
C/L 27	187.59'	200.00'	101.34	53°44'31"	180.79'	S31°03'20"E
C/L 31	314.12'	200.00'	199.96	89°59'20"	282.82'	S45°25'16"E
C/L 38	193.26'	400.00'	98.55	27°40'56"	191.38'	S84°50'23"E
C/L 40	153.45'	300.00'	78.44	29°18'22"	151.78'	S84°01'40"E
C/L 43	247.41'	225.00'	137.89	63°00'11"	235.13'	S30°32'48"E
C/L 45	151.49'	400.00'	76.66	21°41'58"	150.59'	S09°53'41"E
C/L 51	530.47'	450.00'	300.91	67°32'29"	500.28'	S79°15'13"E
C/L 53	247.70'	700.00'	125.16	20°16'27"	246.41'	N77°06'46"E

Centerline Line Table		
Line #	Length	Direction
C/L 1	144.66'	N04°43'44"W
C/L 3	209.56'	N36°18'32"W
C/L 4	117.81'	N10°57'02"W
C/L 5	84.59'	N18°59'55"W
C/L 7	174.90'	S88°20'41"W
C/L 9	79.03'	N52°43'13"W
C/L 11	78.96'	N83°11'57"W
C/L 12	67.40'	N22°05'36"W
C/L 13	83.50'	N14°20'38"W
C/L 14	67.68'	N00°47'57"E
C/L 15	318.56'	N03°57'57"E
C/L 16	122.86'	N03°38'31"E
C/L 17	113.65'	N07°20'15"E
C/L 18	140.76'	N09°18'43"E
C/L 19	316.73'	S01°30'05"E
C/L 20	113.14'	S01°39'18"W
C/L 21	105.42'	S05°23'21"W
C/L 22	193.80'	S13°32'03"W
C/L 24	48.38'	S48°57'14"W
C/L 26	180.10'	S04°11'05"E
C/L 28	169.43'	S57°55'36"E
C/L 29	188.58'	S61°33'41"E
C/L 30	436.66'	N89°35'04"E
C/L 32	452.96'	S00°25'36"E
C/L 33	223.01'	S09°49'40"W
C/L 34	121.26'	S24°59'13"E
C/L 35	32.64'	N89°42'43"E
C/L 36	173.02'	S84°57'47"E
C/L 37	420.24'	S70°59'55"E
C/L 39	37.03'	N81°19'09"E
C/L 41	230.33'	S69°22'29"E
C/L 42	163.75'	S62°02'53"E
C/L 44	130.56'	S00°57'18"W
C/L 46	135.77'	S20°44'40"E
C/L 47	183.82'	S20°43'24"E
C/L 48	184.56'	S18°04'22"E
C/L 49	107.14'	S49°40'27"E
C/L 50	35.76'	S45°28'59"E
C/L 52	151.11'	N66°58'32"E
C/L 54	394.39'	N87°15'00"E
C/L 55	635.20'	N88°13'19"E

Lot Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Length	Chord Direction
C 1	178.52'	370.00'	91.03	27°38'38"	176.79'	N18°33'03"W
C 2	25.42'	370.00'	12.71	3°56'10"	25.41'	N34°20'27"W
C 3	237.01'	430.00'	121.60	31°34'48"	234.02'	N20°31'08"W
C 4	92.27'	170.00'	47.30	31°05'52"	91.14'	N34°32'51"W
C 5	115.67'	170.00'	60.17	38°59'03"	113.45'	N69°35'18"W
C 6	7.64'	170.00'	3.82	2°34'29"	7.64'	S89°37'56"W
C 7	60.31'	230.00'	30.33	15°01'27"	60.14'	N26°30'38"W
C 8	121.91'	230.00'	62.43	30°22'12"	120.49'	N49°12'28"W
C 9	43.69'	230.00'	21.91	10°53'00"	43.62'	N69°50'04"W
C 10	65.75'	230.00'	33.10	16°22'44"	65.53'	N83°27'57"W
C 11	190.27'	280.00'	98.97	38°58'05"	186.63'	N72°11'16"W
C 12	95.89'	220.00'	48.72	24°58'24"	95.13'	N79°10'07"W
C 13	53.61'	220.00'	26.94	13°57'41"	53.48'	N59°42'04"W
C 14	77.13'	145.00'	39.50	30°28'43"	76.23'	N67°57'35"W
C 15	109.05'	205.00'	55.85	30°28'43"	107.77'	N67°57'35"W
C 16	18.69'	25.00'	9.81	42°50'00"	18.26'	S75°23'03"W
C 17	129.05'	50.00'	173.68	147°52'48"	96.10'	N52°05'33"W
C 18	10.05'	50.00'	5.04	11°31'03"	10.03'	N27°36'23"E
C 19	44.18'	50.00'	23.65	50°37'31"	42.76'	N58°40'40"E
C 20	48.56'	50.00'	26.39	55°38'38"	46.67'	S68°11'16"E
C 21	18.69'	25.00'	9.81	42°50'00"	18.26'	S61°46'57"E
C 22	358.55'	580.00'	185.21	35°25'12"	352.87'	S31°14'38"W
C 23	50.08'	520.00'	25.06	5°31'04"	50.06'	S16°17'34"W
C 24	143.27'	520.00'	72.09	15°47'09"	142.82'	S26°56'41"W
C 25	128.11'	520.00'	64.38	14°06'58"	127.79'	S41°53'45"W
C 26	111.29'	120.00'	60.01	53°08'19"	107.35'	S22°23'05"W
C 27	14.93'	180.00'	7.47	4°45'08"	14.93'	S46°34'40"W
C 28	152.01'	180.00'	80.87	48°23'11"	147.53'	S20°00'30"W
C 29	159.46'	170.00'	86.14	53°44'31"	153.67'	S31°03'20"E
C 30	64.05'	230.00'	32.24	15°57'23"	63.85'	S12°09'46"E
C 31	80.46'	230.00'	40.64	20°02'36"	80.05'	S30°09'46"E
C 32	71.22'	230.00'	35.90	17°44'32"	70.94'	S49°03'20"E
C 33	267.00'	170.00'	169.97	89°59'20"	240.39'	S45°25'16"E
C 34	178.76'	370.00'	91.16	27°40'56"	177.03'	S84°50'23"E
C 35	41.46'	430.00'	20.75	5°31'28"	41.44'	S73°45'39"E
C 36	37.16'	430.00'	18.59	4°57'07"	37.15'	S78°59'57"E
C 37	129.13'	430.00'	65.05	17°12'20"	128.64'	N89°55'19"E
C 38	168.79'	330.00'	86.29	29°18'22"	166.96'	S84°01'40"E
C 39	108.75'	270.00'	55.12	23°04'40"	108.02'	S87°08'31"E
C 40	29.35'	270.00'	14.69	6°13'43"	29.34'	S72°29'20"E
C 41	23.75'	255.00'	11.88	5°20'09"	23.74'	S59°22'48"E
C 42	256.65'	255.00'	140.38	57°40'01"	245.96'	S27°52'43"E
C 43	214.42'	195.00'	119.50	63°00'11"	203.78'	S30°32'48"E
C 44	46.99'	370.00'	23.52	7°16'34"	46.95'	S02°40'59"E
C 45	93.14'	370.00'	46.82	14°25'24"	92.90'	S13°31'58"E
C 46	58.05'	430.00'	29.07	7°44'08"	58.01'	S02°54'46"E
C 47	104.80'	430.00'	52.66	13°57'50"	104.54'	S13°45'45"E
C 48	77.97'	420.00'	39.09	10°38'09"	77.85'	S50°48'04"E
C 49	417.14'	420.00'	227.59	56°54'19"	400.20'	S84°34'18"E
C 50	156.50'	480.00'	78.95	18°40'53"	155.81'	S54°49'25"E
C 51	72.03'	480.00'	36.08	8°35'54"	71.96'	S68°27'49"E
C 52	142.04'	480.00'	71.54	16°57'16"	141.52'	S81°14'24"E
C 53	195.26'	480.00'	99.00	23°18'26"	193.91'	N78°37'45"E
C 54	258.31'	730.00'	130.52	20°16'27"	256.97'	N77°06'46"E
C 55	237.08'	670.00'	119.79	20°16'27"	235.85'	N77°06'46"E

Lot Area Table		
Lot #	Block	Area
LOT 1	BODKIN	0.91 Acres
LOT 2	BODKIN	0.91 Acres
LOT 3	BODKIN	1.01 Acres
LOT 4	BODKIN	0.87 Acres
LOT 5	BODKIN	1.56 Acres
LOT 6	BODKIN	0.94 Acres

Lot Area Table		
Lot #	Block	Area
LOT 1	MOSLER	3.80 Acres
LOT 1A	MOSLER	6.42 Acres
LOT 1B	MOSLER	1.24 Acres
LOT 2	MOSLER	1.69 Acres
LOT 3	MOSLER	1.39 Acres
LOT 3A	MOSLER	0.80 Acres
LOT 4	MOSLER	1.79 Acres
LOT 5	MOSLER	0.68 Acres
LOT 6	MOSLER	1.67 Acres
LOT 7	MOSLER	1.15 Acres
LOT 8	MOSLER	1.25 Acres
LOT 9	MOSLER	0.83 Acres
LOT 10	MOSLER	0.83 Acres

Lot Area Table		
Lot #	Block	Area
LOT 1	MAGNINO	0.51 Acres
LOT 2	MAGNINO	1.04 Acres
LOT 3	MAGNINO	0.79 Acres
LOT 4	MAGNINO	1.24 Acres
LOT 5	MAGNINO	1.96 Acres
LOT 6	MAGNINO	0.77 Acres
LOT 7	MAGNINO	0.91 Acres
LOT 8	MAGNINO	0.84 Acres
LOT 9	MAGNINO	0.92 Acres
LOT 10	MAGNINO	1.07 Acres
LOT 11	MAGNINO	0.30 Acres
LOT 12	MAGNINO	0.47 Acres
LOT 13	MAGNINO	1.24 Acres
LOT 14	MAGNINO	1.42 Acres
LOT 15	MAGNINO	1.71 Acres

Lot Area Table		
Lot #	Block	Area
LOT 1	SKIPPER	0.91 Acres
LOT 2	SKIPPER	1.23 Acres
LOT 3	SKIPPER	0.74 Acres
LOT 4	SKIPPER	1.03 Acres
LOT 5	SKIPPER	0.75 Acres
LOT 6	SKIPPER	0.90 Acres
LOT 7	SKIPPER	0.98 Acres

Access Easement Line Table		
Line #	Length	Direction
A/E 1	50.00'	N68°09'09"W
A/E 2	32.09'	N57°40'23"W
A/E 3	117.07'	N30°09'10"W
A/E 4	69.83'	N66°53'07"W
A/E 5	50.00'	N55°43'47"W
A/E 6	91.72'	N53°04'58"W
A/E 7	73.92'	N73°39'34"W
A/E 8	102.55'	N63°02'25"W
A/E 9	120.85'	N51°35'00"W
A/E 10	290.03'	N50°02'58"W
A/E 11	296.61'	N53°57'35"W
A/E 12	67.42'	N88°47'28"W
A/E 13	71.77'	S82°59'31"W
A/E 14	138.01'	S77°10'56"W
A/E 15	165.66'	S72°25'13"W
A/E 16	52.86'	S80°44'58"W
A/E 17	95.24'	N89°15'43"W
A/E 18	70.69'	N76°57'56"W
A/E 19	35.60'	N66°22'46"W
A/E 20	36.19'	N53°32'54"W
A/E 21	112.17'	N39°05'23"W
A/E 22	55.00'	N15°37'49"W
A/E 23	88.49'	N05°00'02"W
A/E 24	52.11'	N25°53'08"W
A/E 25	46.13'	N31°12'33"W
A/E 26	79.45'	N10°09'29"W
A/E 27	120.30'	S05°54'41"E
A/E 28	25.76'	N14°45'46"E
A/E 29	30.23'	N40°19'05"E
A/E 30	48.36'	N67°57'52"E
A/E 31	61.37'	S02°40'39"W
A/E 32	114.79'	S34°47'37"W
A/E 33	76.31'	S58°51'59"W
A/E 34	166.47'	S47°46'34"W
A/E 35	33.46'	S60°43'45"W
A/E 36	42.55'	S74°44'47"W
A/E 37	34.25'	N86°03'18"W
A/E 38	90.00'	N00°30'10"W
A/E 39	62.87'	N05°31'49"E

Tract Area Table	
Lot #	Area
COMMON AREA "A"	146.71 Acres
DRAINAGE RESERVE "A"	7.13 Acres
ISSAC WALTON LAKE PARK	10.50 Acres
TRACT "A"	10.20 Acres
TRACT "B"	6.96 Acres
TRACT "C"	10.16 Acres
TRACT "D"	4.11 Acres
TRACT "E"	34.30 Acres
TRACT "F"	4.55 Acres
TRACT "G"	29.27 Acres

Overhead Utility Easement Line Table		
Line #	Length	Direction
O/U/E 1	201.62'	N16°49'14"W
O/U/E 2	98.44'	N16°49'14"W
O/U/E 3	61.79'	N24°02'53"W
O/U/E 4	74.70'	N31°02'02"E
O/U/E 5	45.78'	N21°34'21"W
O/U/E 6	43.74'	N19°45'26"W
O/U/E 7	18.35'	S83°50'00"E
O/U/E 8	95.77'	S66°53'07"E
O/U/E 9	14.32'	N09°15'07"E
O/U/E 10	777.29'	N09°15'07"E
O/U/E 11	33.55'	S66°53'07"E
O/U/E 12	545.79'	S66°53'07"E
O/U/E 13	136.76'	S66°53'07"E
O/U/E 14	121.69'	N01°52'11"W
O/U/E 15	187.61'	N26°56'17"E
O/U/E 16	43.24'	N29°46'07"W
O/U/E 17	516.93'	S56°12'27"W
O/U/E 18	104.84'	N85°54'32"W
O/U/E 19	94.12'	S19°40'56"W
O/U/E 20	90.21'	S37°56'47"W
O/U/E 21	577.12'	S30°42'16"E
O/U/E 22	278.28'	S30°42'16"E
O/U/E 23	94.66'	S03°29'45"W
O/U/E 24	402.38'	S69°39'07"W
O/U/E 25	133.56'	S20°25'26"E
O/U/E 26	217.50'	N75°54'17"E
O/U/E 27	360.75'	S00°27'47"E
O/U/E 28	352.80'	S17°45'26"W
O/U/E 29	27.22'	S04°32'26"E
O/U/E 30	173.83'	S23°54'33"W
O/U/E 31	924.24'	S03°29'45"W
O/U/E 32	32.69'	S03°50'43"W
O/U/E 33	38.86'	S03°50'43"W
O/U/E 34	163.07'	S52°53'47"W

A TRACT OF LAND LYING IN A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE CITY OF SHAWNEE AND BEING A PART OF SECTIONS FOURTEEN (14), FIFTEEN (15), AND TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARING FOR THIS SURVEY IS OKLAHOMA STATE PLANE SYSTEM, NAD-83/2011, OKLAHOMA SOUTH ZONE, U.S. SURVEY FEET.

LEGAL DESCRIPTION WAS PREPARED ON **XXXX XX, 2025** BY OR UNDER THE DIRECT SUPERVISION OF **TANNER J. WENTWORTH #1871**.

1. THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

2. EXTERIOR SUBDIVISION CORNERS, LOT CORNERS, R/W CORNERS, AND CENTERLINE MONUMENTS SHALL BE EITHER A 1/2" IRON PIN W/ PLASTIC CAP STAMPED "ELEVATION CA 8524" OR A MAG NAIL WITH SHINER STAMPED "ELEVATION CA 8524", UNLESS OTHERWISE NOTED.

3. MAINTENANCE OF ALL COMMON AREAS AND RIGHT-OF-WAYS ARE THE RESPONSIBILITY OF THE CITY OF SHAWNEE.

4. MAINTENANCE OF ALL ACCESS EASEMENTS ARE THE RESPONSIBILITY OF THE LESSEE(S) OF THE LOT(S) THE ACCESS EASEMENT IS SERVING.

5. EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENTS, NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE COMMON AREAS OR RIGHT-OF-WAYS.

6. EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENT, NO STRUCTURES SHALL BE PLACED WITHIN THE BUFFER AREA.

7. THE EDGES OF THE EASEMENTS AND RIGHT-OF-WAY LINES SHALL EXTEND TO AND/OR TERMINATE AT THE APPLICABLE LOT, PROPERTY, AND/OR RIGHT-OF-WAY LINES.

8. ALL EASEMENT DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT.

SECTION LINE	R/W = PUBLIC RIGHT-OF-WAY
QUARTER SECTION LINE	A/E = PRIVATE ACCESS EASEMENT
ALQUOT SECTION LINE	U/E = PUBLIC UTILITY EASEMENT
EXISTING SUBDIVISION LOT LINE	O/U/E = PRIVATE OVERHEAD UTILITY EASEMENT
CENTERLINE OF ROADWAY/DRIVE CL	U/U/E = PRIVATE UNDERGROUND UTILITY EASEMENT
SUBJECT PROPERTY LINE	P/E = PRIVATE PIPELINE EASEMENT
LOT LINE	C/L = CENTERLINE
BUFFER AREA LINE	C = CURVE
EASEMENT LINE	L/L = LOT LINE
RIGHT-OF-WAY LINE	BOUNDARY CORNER (AS NOTED)
	CALCULATED CORNER (FALLS IN LAKE)

The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 72 Page 140-141	Right-of-Way in favor of McMann Oil Company	Yes	No	
2	Book 72 Page 141	Right-of-Way in favor of McMann Oil Company	Yes	No	
3	Book 159 Page 340	Right-of-Way in favor of Independent Pipe Line Company	Yes	No	
4	Book 66 Page 7	Right-of-Way in favor of Transok Pipe Line Company	Yes	No	
5	199600008326	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
6	199800010565	Easement for Private Streets in favor of Udell McSpadden	No	Yes	
7	200000016250	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
8	200300007331	10' Easement in favor of Oklahoma Gas and Electric Company	No	Yes	
9	200600003106	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
10	201200012284	Highway Easement in favor of the State of Oklahoma	No	Yes	
11	201200012285	Utility Easement in favor of the State of Oklahoma	No	Yes	
12	201400007140	Access and Roadway Easement in favor of Gary & Barbara Chatham and ISAQA	No	Yes	
Note	Surveyor's Comments				
A	Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc. is to be on each side of the proposed pole line and/or underground line center. The surveyor made every effort to plot said right-of-way easement in the correct location but in some cases the centerline description is ambiguous making it very difficult to positively identify on the ground.				

LOCATION MAP
POTTAWATOMIE COUNTY, OK

The map shows a 36-section grid for Township 10 North and Range 2 East. The sections are numbered 14, 15, 23, and 24. The subject property is located in the southeast corner of the grid, specifically in the southeast quarter of Section 23. A line points from the text 'SUBJECT PROPERTY' to this area. A north arrow is located to the right of the grid.

T 10 N
SUBJECT PROPERTY
R 2 E

PRELIMINARY PLAT

SHAWNEE TWIN LAKES - LAKE NO. 1

PHASE 3

BEING A REPLAT OF A PART OF THE FINAL PLAT OF
SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE
CITY OF SHAWNEE & BEING A PART OF SECTION 14, 15 & 23
T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

[illegible]

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF SHAWNEE, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, a replat of a part of the final plat of Shawnee Twin Lakes - Lake No. 1, an addition to the City of Shawnee, Pottawatomie County, Oklahoma. They have caused the same to be surveyed and platted, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, being a part of Sections Fourteen (14), Fifteen (15), and Twenty-Three (23), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and general utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances so that title is clear.

Overhead utility easements, underground utility easements, and pipeline easements as shown on said Final Plat are private easements, only to be used by the current utility service provider(s) of the existing lines for the specified use.

Access easements as shown on said Final Plat are private easements, only to be used by the lessee(s) of the lot(s) the access easement is serving.

In witness whereof, the undersigned have caused this instrument to be executed this ____ day of _____, 2025.

CITY OF SHAWNEE

Name: _____

Title: _____

STATE OF OKLAHOMA)
COUNTY OF _____) SS

Before me, the undersigned, a notary public in and for said County and State on this ____ day of _____, 2025, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2025.

My Commission Expires: _____
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, _____, Community Development Director for the City of Shawnee, hereby certify that the City of Shawnee Planning Commission duly approved the Final Plat of SHAWNEE TWIN LAKES - LAKE NO.1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma at a meeting the ____ day of _____, 2025.

Community Development Director

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, Pottawatomie County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma.

Signed by the City Clerk this ____ day of _____, 2025.

City Clerk

ACCEPTANCE OF DEDICATION BY CITY COMMISSION

Be it resolved by the Commission of the City of Shawnee that the dedication shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma is hereby accepted.

Adopted by the Commission of the City of Shawnee this ____ day of _____, 2025.

City Clerk Mayor

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Pottawatomie County and that the tax records of said county show that all taxes for the year 2024 and prior years are paid on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this ____ day of _____, 2025.

County Treasurer

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Pottawatomie County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma is vested in the City of Shawnee, on the ____ day of _____, 2025, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2024 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this ____ day of _____, 2025.

Title Company Name

Signature

STATE OF OKLAHOMA)
COUNTY OF _____) SS

Before me, the undersigned, a notary public in and for said County and State on this ____ day of _____, 2025, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2025.

My Commission Expires: _____
Notary Public

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Tanner J. Wentworth, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, represents a careful survey made under my supervision on the ____ day of _____, 2025, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this ____ day of _____, 2025.

Tanner J. Wentworth
Professional Land Surveyor #1871

STATE OF OKLAHOMA)
COUNTY OF _____) SS

Before me, the undersigned, a notary public in and for said County and State on this ____ day of _____, 2025, personally appeared Tanner J. Wentworth, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed that same as his free and voluntary act and deed. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2025.

My Commission Expires: _____
Notary Public

OWNER'S NOTARY	CITY CLERK	COUNTY TREASURER	ABSTRACTOR	ABSTRACTOR'S NOTARY	SURVEYOR	SURVEYOR'S NOTARY

ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393
TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #9524 EXPIRES 06-30-2026

LOCATION MAP
POTTAWATOMIE COUNTY, OK
15 14 23
T 10 N
R 2 E
SUBJECT PROPERTY
N

PRELIMINARY PLAT
SHAWNEE TWIN LAKES - LAKE NO. 1
PHASE 3
BEING A REPLAT OF A PART OF THE FINAL PLAT OF
SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE
CITY OF SHAWNEE & BEING A PART OF SECTION 14, 15 & 23
T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE			
FIELD DATE: xx/xx/25	SURVEY BY: T.J.W.				
FINAL DATE: xx/xx/25	DRAWN BY: T.J.W.				
SCALE: 1"=60'	REVIEWED BY: SDC				
ELS JOB NUMBER: 2024.119					

SHEET
16 OF 16