

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT PLANNING COMMISSION

5:30 PM

**Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma
AGENDA**

August 8, 2022

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

- a. Consider Approval of Regular Meeting Minutes of July 5, 2022

2. Consider Items Removed from Consent

3. Information Items

4. Public Hearings

- a. Discussion, Consideration and Possible Action on PC 2022-18, a Final Plat request for property located near West Main and State Highway 70

5. New Business

ADJOURNMENT

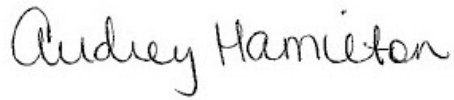
CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 8th day of December, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 4th day of August, 2022.

Audrey Hamilton

Audrey Hamilton, City of Durant

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 8th day of December, 2021 and that an agenda of said meeting was posted at the place of such meeting at 03:00 p.m. on the 30th day of June, 2022.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
July 5, 2022 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Chairman Jackson called the meeting to order at 5:33 p.m.

INVOCATION/FLAG SALUTE

Chairman Jackson provided the invocation. Vice Chairman Knight led the flag salute.

ROLL CALL

Present:

Planning Commission Chairman Drew Jackson
Planning Commissioner Vice Chairman Shane Knight
Planning Commissioner Clent Horner
Planning Commissioner Whitney Kerr

Absent:

None

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

a. Consider Approval of Regular Meeting Minutes of June 7, 2022

Motion was made by Vice Chairman Knight and seconded by Commission Member Kerr to approve the minutes with correction to 5b.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Horner, Kerr

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2022-10, a Final Plat request for property located near West Main Street and South 49th Avenue.

Danielle O'Neal advised the Planning Commission members that the applicant has withdrawn their application.

- b. Discussion, Consideration and Possible Action on PC2022-17, a Final Plat request for property located near Main Street and Radio Road.

Danielle O'Neal reviewed with the Planning Commission members a request from First Texoma National Bank for a Final Plat for property located near Main Street and Radio Road. The applicant approached staff regarding filing for a final plat request with the hopes of moving a lot line by approximately 40 feet to the East so that they would be able to place commercial businesses on both of these lots. This particular area is unplatted which is why they are going through the final plat process. The applicant does have an application into the Board of Adjustment for a variance to the setbacks for the triangle piece. Additionally the applicant has an application into City Council for a Revocable Permit for the parking area along Main Street. Both of these items are expected to be heard at their respective meetings in July. The subject property is approximately 1 acre total, with the triangle lot being approximately 18,000 square feet and the corner lot being approximately 23,000 square feet. The lot line is shown to move to the east approximately 40 feet. The new triangle lot would be approximately 24,000 square feet and the corner lot would be approximately 19,000 square feet. There appears to be City Water and Sewer in the area. Both lots do meet current lot size requirements. City Staff has reviewed the plat and provided a comment that the applicant would need to provide a utility easement to ensure both lots were served by utilities. A utility easement is now shown on the plat, and is satisfactory to staff. The current Future Land Use Map has this area as commercial; therefore, this request is generally in line with the Comprehensive Plan. Notifications have been made to the surrounding property owners and at the time of this report, there has been a letter of support received by staff.

Steve Harriman spoke in favor of this item.

Tommy Dove spoke in favor of this item.

Motion was made by Vice Chairman Knight and seconded by Commission Member

Kerr to approve the request as presented.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Horner, Kerr

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

Motion made by Commission Member Horner and seconded by Vice Chairman Knight to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Horner, Kerr

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 8/8/2022
To: Mayor and City Council
From:
Re: Information Items

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



THE CITY OF DURANT

Office of Community Development

Date: 08/02/2022
To: Planning Commission
Case: PC 2021-18
From: Danielle O'Neal, Community Development Director
Re: Final Plat Request for Durant Victory Subdivision Phase II, property located near West Main and State Highway 70.

Request: Consider a request from Texoma Victory Real Property Investment LLC, for a Final Plat Request for Durant Victory Subdivision Phase II, property located near West Main and State Highway 70.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Railroad
East	R-3	Church Facility
South	C-2	Vacant

Applicant: Texoma Victory Real Property Investment, LLC

Background: Applicants approached staff regarding filing for a final plat request for Phase II of the Durant Victory Subdivision. This final plat has thirty-five (35) lots, in which the applicant stated the lots would contain single-family homes that will have their own driveways.

Notifications have been made to the surrounding property owners and at the time of this report no letters or phone calls have been received by staff.

Analysis: The subject property is approximately a total of 8 acres. The applicant has 35 lots on the plat. The application indicates there will be single-family homes with their own driveways for each lot. The property will be served by Rural Water District #2 and city sewer has been extended to the property. Streets have been completed for the development as well. City Staff has inspected and signed off on the sewer as well as the streets for the final plat. The Board of Adjustment approved lots 1-11 and lots 26 and 27 to have a front setback of 15 feet, and that is indicated on the final plat. Staff has signed off on the sign off sheet with no comments.

The current Land Use Map has this area as residential and commercial mixed-use; therefore, this request is generally in line with the Comprehensive Plan.

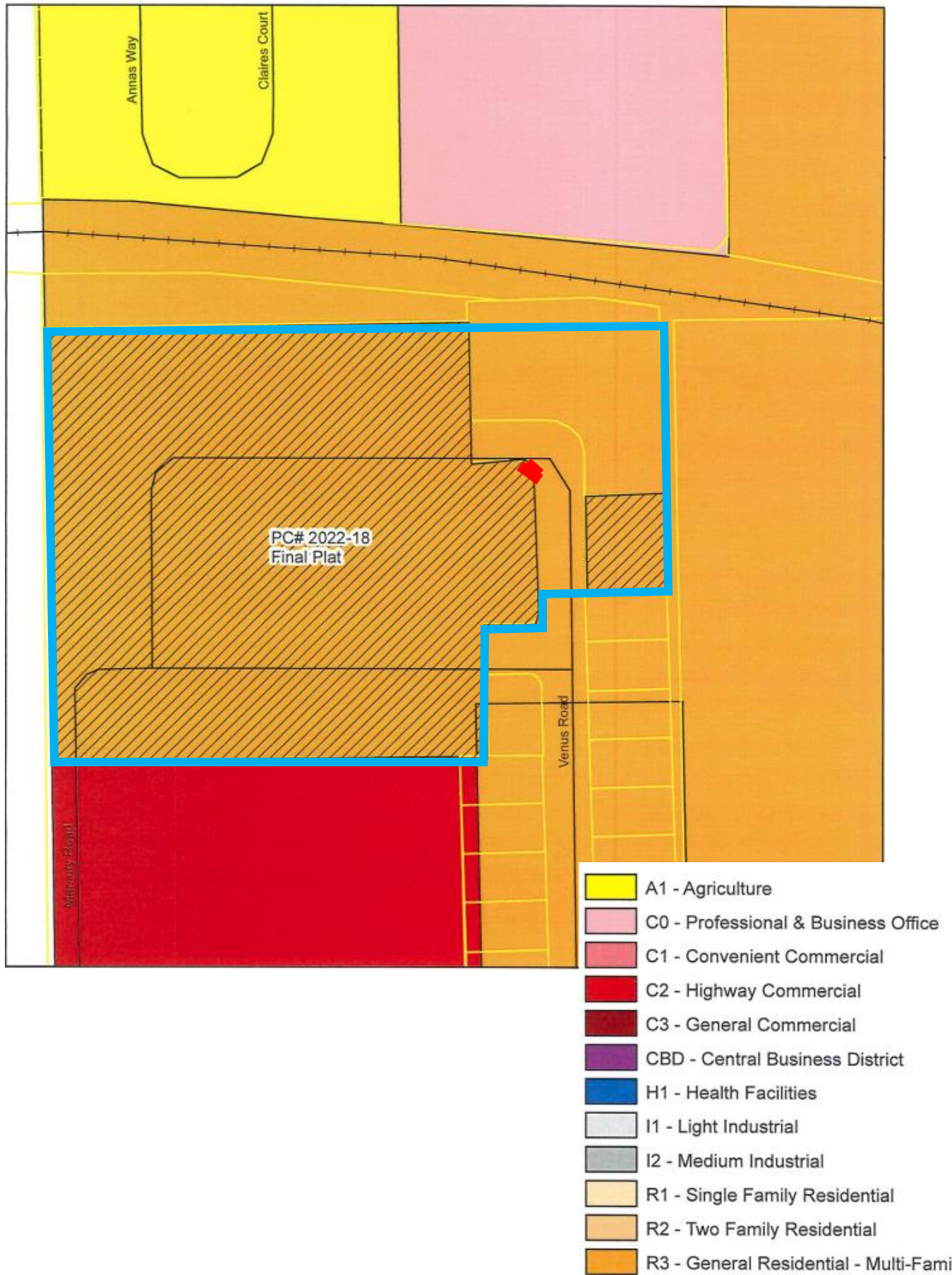
Staff Recommendation: Staff has signed off supporting the approval of the final plat.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Durant Victory Subdivision Phase II, property located near West Main and State Highway 70. Any specific conditions imposed by the Commission should be read into any approval motion.

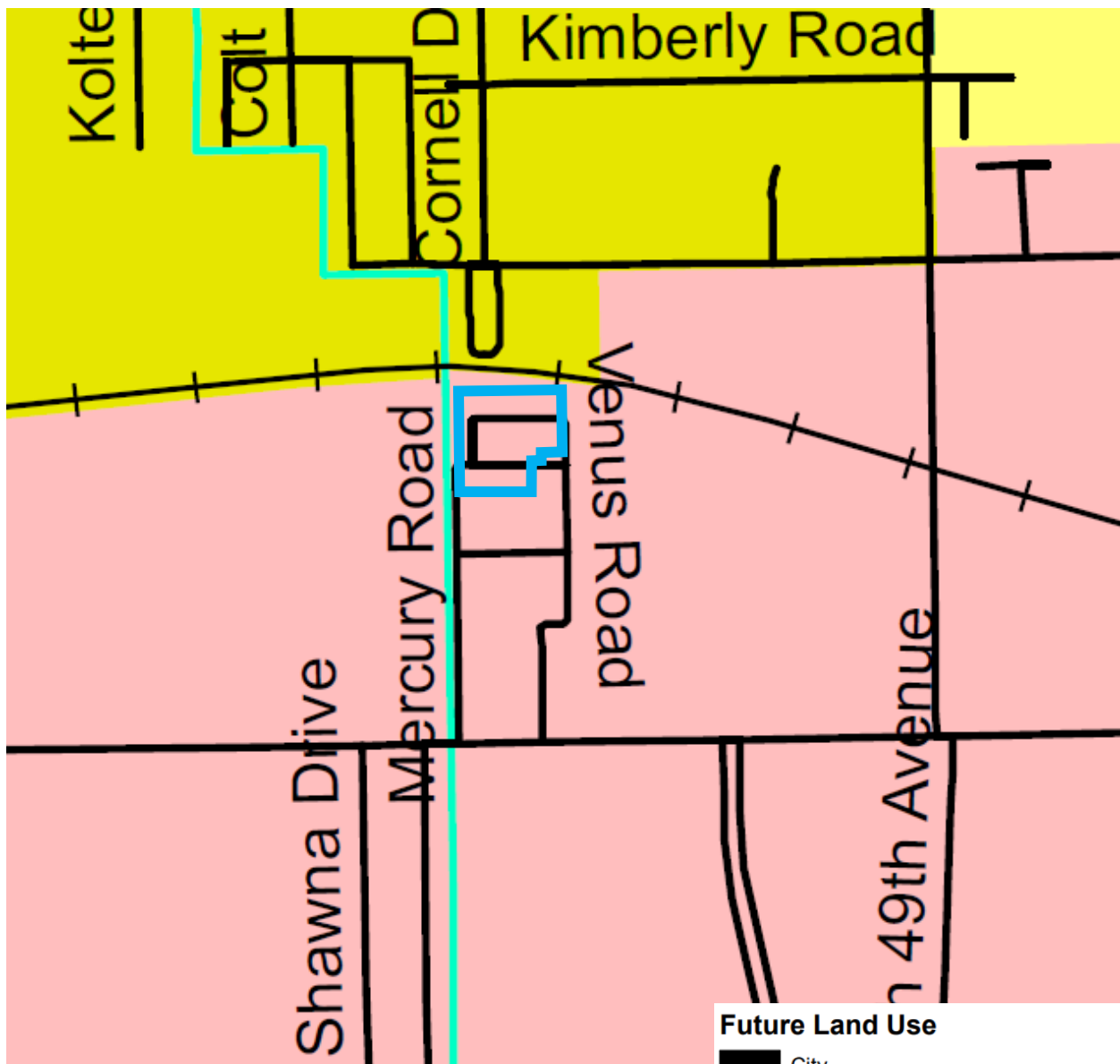
Aerial Map



Zoning Map



Future Land Use Map



Location is approximate

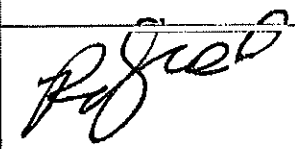
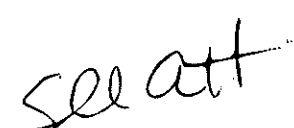
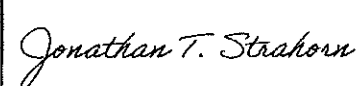
Future Land Use

- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

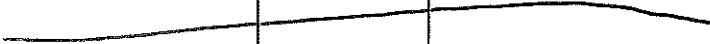
West Main & Hwy. 70 (Bypass) Final Plat PC2022-18

Tbloma
Victory
PR II

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		7/26/22	
M&O Randy Cantrell		07-01-2022	No Comments
Streets Carl Meade		7-12-22	
Public Works Director Phillip Hightower		7-8-22	
Fire Marshal Jonathan Strahorn		7.25.2022	
Building Inspector Mark Pierce		7-12-22	No Comments
Engineer Brandon Wall		7-8-22	

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

West Main & Hwy. 70 (Bypass) Final Plat PC2022-18

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal			
M&O Randy Cantrell			
Streets Carl Meade			
Public Works Director Phillip Hightower		7-8-22	
Fire Marshal			
Building Inspector Mark Pierce		7-12-22	
Engineer Brandon Wall			

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

West Main & Hwy. 70 (Bypass) Final Plat PC2022-18

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal			
M&O Randy Cantrell			
Streets Carl Meade			
Public Works Director Phillip Hightower			
Fire Marshal			
Building Inspector Mark Pierce			
Engineer Brandon Wall		07/08/2 2	

Subdivision/Plat Application

Sketch Plat: ☐

Preliminary Plat: ☐

Final Plat: x ☒

Re-Plat: ☐

Petition # _____

Fee \$ _____

Expedited Fee \$ _____

APPLICANT INFORMATION

Name: Texoma Victory Real Property Investment LLC	Email: Benjamin.jia@texomavictory.com	Phone #1 469-600-9231
Mailing Address: 412 Woodland Cir		Phone #2
City: Durant	State: OK	Zip: 74701
Applicant's Interest in Property: Owner/Partner		Fax #

SURVEYOR INFORMATION

Name: B.J. McIninch, BM Surveying, Inc	Email: Bm.surveying@yahoo.com	Phone #1 580-279-9544
Mailing Address: 2836 W. Twin Oaks Rd		Phone #2
City: Caney	State: OK	Zip: 74533
Surveyor Oklahoma License Number: 1819		Fax #

ENGINEER INFORMATION

Name: H. Wayne Barker P.E.	Email: wbarker@barkerengineers.com	Phone #1 580-931-9045
Mailing Address: 3902 University Blvd		Phone #2
City: Durant	State: OK	Zip: 74701
Engineer Oklahoma License Number: 18513		Fax #

LAND INFORMATION

Legal Description: A tract of land situated in a part of the W/2 of the SE/4 26, Township 6 South, Range 8 East of the Indian Meri Baseline, in Bryan County, Oklahoma	Parcel Number:
Proposed Subdivision Name: Durant Victory Subdivision	Current Zone: R-3
Proposed Use: General Residential	Proposed Zone: R-3
Current Property Owner's Name: Texoma Victory Real Property Investment, LLC	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: Texoma Victory Real Property Investment LLC Date: 6/24/2022

Office Use Only

Date Filed	Date Payment Received	Notification Mailed	Comments
		Date	

Initial		Initial		Initial	
Proof of Publication Received				Property Posting Verified	
Comprehensive Plan Recommendations					
Date		Initial		Date	
Initial		Initial		Initial	
Staff Recommendation		PC Recommendation		City Council Action	
____ Approve		____ Approve		____ Approve	
____ Deny		____ Deny		____ Deny	
				Ordinance #	

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

_____ **Residential Housing**

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking: _____ **Attached garage Parking in each individual house**

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

_____ **N/A**

3. Traffic Impacts:

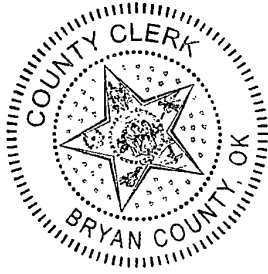
_____ **Vehicle access to property is from Hwy 70**

4. Protection of Neighborhoods:

What licenses and permits (if any) are required for this proposed use?

_____ **Have obtained all necessary permits from ODOT, ODEQ, City of Durant, RWD#2 before infrastructure construction started**

Please list or describe any other reasons to support this application.



MODERN

abstract and title

WARRANTY DEED

i-2020-720910 Book 1518 Pg: 773
02/10/2020 10:04 am Pg 0773-0774
Fee: \$ 20.00 Doc: \$ 140.25
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That **Cynthia Newell and William Michael Newell, wife and husband**, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Texoma Victory Real Property Investment, LLC, a Limited Liability Company**, 412 Woodland Cr, Durant, OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

A tract of land situated in a part of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Commencing at a found mag nail with CA 4450 washer for the SW Corner of the SE/4 of said Section 26; Thence N 00°57'41" W, along the West line of the SE/4, a distance of 150.74 feet to the true Point of Beginning on the North right-of-way line of U.S. Highway 70 marked with a found 1/2" steel pin; Thence N 88°57'45" E, along the North right-of-way line of U.S. Highway 70, a distance of 74.44 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence S 79°43'23" E, along the North right-of-way line of U.S. Highway 70, a distance of 76.46 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence N 88°57'45" E, along the North right-of-way line of U.S. Highway 70, a distance of 372.93 feet to the SW Corner of a tract of land conveyed to Great Plains Inc filed in Book 1205 at Page 117 marked with a found 1/2" steel pin with PLS 1325 ID cap; Thence N 00°54'44" W, along the West line of said tract filed in Book 1205 at Page 117, a distance of 523.00 feet to a found 1/2" steel pin with PLS 1325 ID cap; Thence N 88°57'45" E, along the North line of said tract filed in Book 1205 at Page 117, a distance of 250.00 feet to a point on the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439 marked with a found 1/2" steel pin with PLS 1325 ID cap; Thence N 00°54'44" W, along the West line of said tract filed in Book 1018 at Page 439, a distance of 1309.27 feet to a point on the South Railroad right-of-way line marked with a found 5/8" steel pin; Thence along said Railroad right-of-way, with a Curve turning to the left, with an Arc length of 82.75 feet, with a Radius of 5595.91 feet, with a Chord bearing of N 81°53'54" W, with a Chord length of 82.74 feet to a point on the South line of the N/2 N/2 SE/4 of said Section 26 marked with a found 1/2" steel pin with CA 4450 ID cap; Thence S 88°58'14" W, along said South line of the N/2 N/2 SE/4, and the South line of a tract of land conveyed to Mid-Continent Energy Corporation filed in Book 1117 at Page 48, a distance of 692.22 feet to a point on the West line of the SE/4 marked with a set 1/2" steel pin with PLS 1819 ID cap; Thence S 00°57'41" E, along the West line of the SE/4, a distance of 1830.50 feet back to the Point of Beginning.

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of

Fidelity National Title,

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319 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 140.25

WARRANTY DEED

(Continued)

whatsoever nature. Exceptions: Easements and rights of ways of record; oil, gas, and other mineral leases of record; prior oil, gas, and other mineral conveyances or reservations of record; restrictive and protective covenants of record; and applicable zoning ordinances.

Revenue Stamps: ~~\$104.25~~ 140.25

SIGNED AND SEALED this the 5th day of February 2020.

⑧ Cynthia Newell
Cynthia Newell

⑧ William Michael Newell
William Michael Newell

NOTARY AND ACKNOWLEDGMENT

STATE OF Colorado

COUNTY OF Chaffee

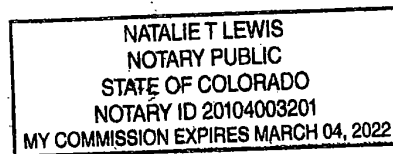
I, Natalie Lewis, a Notary Public for the County of Chaffee and State of Colorado, do hereby certify that **Cynthia Newell and William Michael Newell, wife and husband**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th of February 2020.

⑧ Natalie L Lewis
Notary Public

My Commission Expires: 3/4/22

(SEAL)



File No.: 191207446

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i-2020-720910 Book 1518 Pg: 774
12/10/2020 10:04 am Pg 0773-0774
Fee: \$ 20.00 Doc: \$ 140.25
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



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abstract and title

WARRANTY DEED

2020-720911 Book 1518 Pg: 775
12/10/2020 10:04 am Pg 0775-0776
Fee: \$ 20.00 Doc: \$ 140.25
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That **Margaret L. Frazier, a single person**, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Texoma Victory Real Property Investment, LLC, a Limited Liability Company**, 412 Woodland Cr, Durant, OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

A tract of land situated in a part of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Commencing at a found mag nail with CA 4450 washer for the SW Corner of the SE/4 of said Section 26; Thence N 00°57'41" W, along the West line of the SE/4, a distance of 150.74 feet to the true Point of Beginning on the North right-of-way line of U.S. Highway 70 marked with a found 1/2" steel pin; Thence N 88°57'45" E, along the North right-of-way line of U.S. Highway 70, a distance of 74.44 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence S 79°43'23" E, along the North right-of-way line of U.S. Highway 70, a distance of 76.46 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence N 88°57'45" E, along the North right-of-way line of U.S. Highway 70, a distance of 372.93 feet to the SW Corner of a tract of land conveyed to Great Plains Inc filed in Book 1205 at Page 117 marked with a found 1/2" steel pin with PLS 1325 ID cap; Thence N 00°54'44" W, along the West line of said tract filed in Book 1205 at Page 117, a distance of 523.00 feet to a found 1/2" steel pin with PLS 1325 ID cap; Thence N 88°57'45" E, along the North line of said tract filed in Book 1205 at Page 117, a distance of 250.00 feet to a point on the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439 marked with a found 1/2" steel pin with PLS 1325 ID cap; Thence N 00°54'44" W, along the West line of said tract filed in Book 1018 at Page 439, a distance of 1309.27 feet to a point on the South Railroad right-of-way line marked with a found 5/8" steel pin; Thence along said Railroad right-of-way, with a Curve turning to the left, with an Arc length of 82.75 feet, with a Radius of 5595.91 feet, with a Chord bearing of N 81°53'54" W, with a Chord length of 82.74 feet to a point on the South line of the N/2 N/2 SE/4 of said Section 26 marked with a found 1/2" steel pin with CA 4450 ID cap; Thence S 88°58'14" W, along said South line of the N/2 N/2 SE/4, and the South line of a tract of land conveyed to Mid-Continent Energy Corporation filed in Book 1117 at Page 48, a distance of 692.22 feet to a point on the West line of the SE/4 marked with a set 1/2" steel pin with PLS 1819 ID cap; Thence S 00°57'41" E, along the West line of the SE/4, a distance of 1830.50 feet back to the Point of Beginning.

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of

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STATE OF OKLAHOMA
Bryan County
Documentary Stamp \$ 140.25

WARRANTY DEED

(Continued)

whatsoever nature. Exceptions: Easements and rights of ways of record; oil, gas, and other mineral leases of record; prior oil, gas, and other mineral conveyances or reservations of record; restrictive and protective covenants of record; and applicable zoning ordinances.

Revenue Stamps: ~~\$104.25~~ 140.25

SIGNED AND SEALED this the 5th day of February 2020.

ⓧ Margaret L. Frazier
Margaret L. Frazier

NOTARY AND ACKNOWLEDGMENT

STATE OF California

COUNTY OF Riverside

I, Shannea Forrest, a Notary Public for the County of Riverside and State of California, do hereby certify that **Margaret L. Frazier, a single person**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

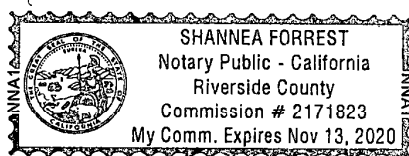
Witness my hand and official seal, this the 5th of February 2020.

ⓧ Shannea Forrest
Notary Public

My Commission Expires: 11/13/2020

(SEAL)

File No.: 191207446



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i-2020-720911 Book 1518 Pg: 776
02/10/2020 10:04 am Pg 0775-0776
Fee: \$ 20.00 Doc: \$ 140.25
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



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WARRANTY DEED

2020-720912 Book 1518 Pg: 777
02/10/2020 10:04 am Pg 0777-0778
Fee: \$ 20.00 Doc: \$ 140.25
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That Don H. Carpenter, Jr. and Elizabeth M. Carpenter, husband and wife, party/parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do(es) by these presents grant, bargain, sell and convey unto **Texoma Victory Real Property Investment, LLC, a Limited Liability Company**, 412 Woodland Cr, Durant, OK 74701, party/parties of the second part, his/her/their grantees and heirs, all of the following described real property and premises, situated in Bryan County, Oklahoma, to wit:

A tract of land situated in a part of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Commencing at a found mag nail with CA 4450 washer for the SW Corner of the SE/4 of said Section 26; Thence N 00°57'41" W, along the West line of the SE/4, a distance of 150.74 feet to the true Point of Beginning on the North right-of-way line of U.S. Highway 70 marked with a found 1/2" steel pin; Thence N 88°57'45" E, along the North right-of-way line of U.S. Highway 70, a distance of 74.44 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence S 79°43'23" E, along the North right-of-way line of U.S. Highway 70, a distance of 76.46 feet to a set 1/2" steel pin with PLS 1819 ID cap; Thence N 88°57'45" E, along the North right-of-way line of U.S. Highway 70, a distance of 372.93 feet to the SW Corner of a tract of land conveyed to Great Plains Inc filed in Book 1205 at Page 117 marked with a found 1/2" steel pin with PLS 1325 ID cap; Thence N 00°54'44" W, along the West line of said tract filed in Book 1205 at Page 117, a distance of 523.00 feet to a found 1/2" steel pin with PLS 1325 ID cap; Thence N 88°57'45" E, along the North line of said tract filed in Book 1205 at Page 117, a distance of 250.00 feet to a point on the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439 marked with a found 1/2" steel pin with PLS 1325 ID cap; Thence N 00°54'44" W, along the West line of said tract filed in Book 1018 at Page 439, a distance of 1309.27 feet to a point on the South Railroad right-of-way line marked with a found 5/8" steel pin; Thence along said Railroad right-of-way, with a Curve turning to the left, with an Arc length of 82.75 feet, with a Radius of 5595.91 feet, with a Chord bearing of N 81 °53'54" W, with a Chord length of 82.74 feet to a point on the South line of the N/2 N/2 SE/4 of said Section 26 marked with a found 1/2" steel pin with CA 4450 ID cap; Thence S 88°58'14" W, along said South line of the N/2 N/2 SE/4, and the South line of a tract of land conveyed to Mid-Continent Energy Corporation filed in Book 1117 at Page 48, a distance of 692.22 feet to a point on the West line of the SE/4 marked with a set 1/2" steel pin with PLS 1819 ID cap; Thence S 00°57'41" E, along the West line of the SE/4, a distance of 1830.50 feet back to the Point of Beginning.

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto said party/parties of the second part, his/her/their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of

Fidelity National Title,

12404 Park Central, Suite 200S, Dallas, TX 75251

319 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

STATE OF OKLAHOMA
Bryan County
Clerk's Office
Stamps \$ 140.25

WARRANTY DEED

(Continued)

whatsoever nature. Exceptions: Easements and rights of ways of record; oil, gas, and other mineral leases of record; prior oil, gas, and other mineral conveyances or reservations of record; restrictive and protective covenants of record; and applicable zoning ordinances.

Revenue Stamps: ~~\$104.25~~ ⁹⁴⁶⁴ 140.25

SIGNED AND SEALED this 15th day of February 2020.

① [Signature]
Don H. Carpenter, Jr.

① [Signature]
Elizabeth M. Carpenter

NOTARY AND ACKNOWLEDGMENT

STATE OF Oklahoma

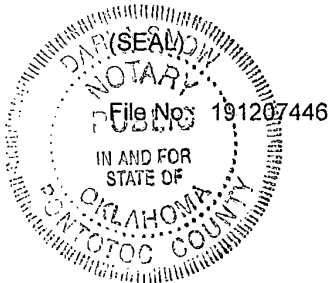
COUNTY OF Pontotoc

I, Darla Snow, a Notary Public for the County of Pontotoc and State of Oklahoma, do hereby certify that Don H. Carpenter, Jr. and Elizabeth M. Carpenter, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th of February 2020.

① [Signature]
Notary Public #01015437

My Commission Expires: 9-13-2021



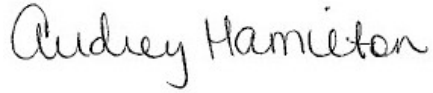
1-2020-720912 Book 1518 Pg: 778
02/10/2020 10:04 am Pg 0777-0778
Fee: \$ 20.00 Doc: \$ 140.25
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

Fidelity National Title,

12404 Park Central, Suite 200S, Dallas, TX 75251

319 W. Main Street | Durant, OK 74701 | (580)745-5363 | www.ModAbstractTitle.com

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 19th day of November, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 25th day of January, 2022.



Audrey Hamilton, City of Durant

**MINUTES OF THE MEETING OF DURANT BOARD OF ADJUSTMENT
January 27, 2022 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

CALL TO ORDER

Board of Adjustment Chair Rhynes called the meeting to order at 5:30 p.m.

INVOCATION/FLAG SALUTE

Board Member Jones provided the invocation. Board Chair Rhynes led the flag salute.

ROLL CALL

Present:

Board of Adjustment Chairman David Rhynes

Board of Adjustment Vice Chairman Mike Davis

Board Member Mike Allen

Board Member Wayne Jones

Board Member Conner Alford (appeared at 5:35 p.m.)

Absent:

None

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

a. Consider Approval of Regular Meeting Minutes of November 18, 2021

Motion was made by Board Member Jones and seconded by Board Member Allen to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Public Hearings

- a. BOA 2021-06 Request by Durant Independent School District (Washington Irving Elementary School) for a variance to §154.041 (C) (1) pertaining to the replacement of a nonconforming sign for property located at 812 W. Locust Street

Danielle O'Neal reviewed with the Board of Adjustment an application for a Variance from District Regulations as it pertains to a nonconforming sign for property located at 812 W Locust Street. The applicant approached staff regarding the desire to place an animated/moving sign at Washington Irving Elementary School. There is an existing lighted changeable letter sign that the applicant is wanting to replace the existing sign face to an animated/moving sign. The existing sign is considered nonconforming; however, a part of the nonconforming ordinance states the replacement of the sign would reduce visual clutter. Since the sign is going to an animated/moving sign, staff could not state that the replacement sign would reduce visual clutter. Therefore, the applicant is requesting a variance so they can replace the existing sign for an animated/moving sign. Notifications have been made to the surrounding property owners. At the time of this report, staff received a written response opposed to the request and a phone call stating they were for the request.

Duane Meredith, applicant, spoke in favor.

Motion was made by Board Member Alford and seconded by Board Member Jones to approve the request as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None

- b. BOA 2021-07 Request by Terry Bowler for a variance to §157.32 District Regulations pertaining to lot size requirements for property located at 2608 Rodeo Road

Danielle O'Neal reviewed with the Board of Adjustment an application for a Variance from District Regulations as it pertains to lot size requirements for property located at

2608 Rodeo Road. The applicant approached staff regarding the desire to place a manufactured home at the location; however, the current lot size does not meet the current requirements for the zoning type. Current requirements require a lot zoned A-1, General Agriculture to have a lot size minimum 5 acres. The lot in question is only 1 acre. The applicant is requesting a variance to the lot size requirements so he can place a manufactured home on the lot. Notifications have been made to the surrounding property owners. At the time of this report no letters or comments have been received by staff.

Terry Bowler, applicant, spoke in favor.

Motion was made by Board Member Alford and seconded by Board Member Allen to approve the request as presented.

Motion Passed with the following vote:

Ayes: Rhynes, Allen, Jones

Nays: Davis, Alford

Abstain: None

- c. BOA 2022-01 Request by Jose Narvaez for a variance to §157.032 District Regulations pertaining to lot size requirements for property located at 1415 W. Mississippi Street

Danielle O'Neal reviewed with the Board of Adjustment an application for a Variance from District Regulations as it pertains to lot size requirements for property located at 1415 W. Mississippi Street. The applicant approached staff regarding the desire to place a duplex style home at the location; however, the current lot size does not meet the current requirements for the zoning type. Current requirements for a lot zoned R-2, Two-Family Residential requires a lot area minimum of 8,000 square feet for a duplex/two-family home and requires a lot width at front building line of 80 feet. The lot does meet the lot area minimum, but does not meet the lot width at the front building line. Therefore, the applicant is requesting a variance to the lot size requirements in order to place a duplex type home on the lot. Notifications have been made to the surrounding property owners. At the time of this report staff has received one letter of support for this request.

Brian Moore, representative of applicant, spoke in favor.

Motion was made by Board Member Alford and seconded by Board Member Jones to approve a 10 foot variance which would allow a single family home.

Motion Passed with the following vote:

Ayes: Rhynes, Davis, Allen, Jones, Alford

Nays: None

Abstain: None

- d. BOA 2022-02 Request by Texoma Victory Real Property Investment LLC for a variance to §157.032 District Regulations pertaining to the front setback requirements for property located near West Main Street and State Highway 70

Danielle O'Neal reviewed with the Board of Adjustment an application for a Variance from District Regulations as it pertains the front setback for property located near State Highway 70 and West Main. The applicant went through the Preliminary Plat process for Phase II of the Durant Victory Subdivision in July, 2021. The original Preliminary Plat called for the front setbacks for lots 1-11 and lots 26-27 to be at 15 feet. The Planning Commission and City Council approved the preliminary plat with these lots having setbacks at 25 feet as required by the District Regulations. The application approached staff regarding the desire to ask for a variance for the setbacks of lots 1-11 and lots 26-27 to be at 15 feet. Lots 1 through 11 face Pluto Road and Mars Avenue. Lots 26-27 will face Venus Road. The applicants engineer states in a letter attached with the application that there is a 30-foot gas easement that runs on the back of lots 1-4 and a 50-foot gas easement that runs along the back of lots 5-11, causing a reduction in the buildable area of these lots. For lots 26 and 27, the letter is requesting the setbacks to match those within phase I lots 1-16, which received a variance last year. The applicant is asking for a variance of 10 feet on the front setback in order to have a similar buildable area as phase I of the development. Notifications have been made to the surrounding property owners. At the time of this report no letters or comments have been received by staff.

Henry Qu, applicant, spoke in favor.

Motion was made by Board Member Alford and seconded by Board Member Allen to approve a variance for a front setback of 15 feet for lots 1-11 and 26-27.

Motion Passed with the following vote:

Ayes: Rhynes, Allen, Jones, Alford

Nays: None

Abstain: Davis

4. New Business

There was no new business.

ADJOURNMENT

Board Chair Rhynes adjourned the meeting.

Durant Victory Subdivision - Phase 2

A PART OF THE SE/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 8 EAST, BRYAN COUNTY, STATE OF OKLAHOMA.

Texoma Victory Real Property Investments, LLC.
Owners

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Texoma Victory Real Property Investments, LLC., being the sole owner(s) in fee simple of the following described real property respectively, to wit:

LEGAL DESCRIPTION:
A tract of land situated in a part of the W/2 of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows: Commencing at a found mag nail with the SW Corner of the SE/4 of said Section 26;

Thence N 00°57'41" W, along the West line of the SE/4, a distance of 150.74 feet to a point on the North R.O.W. line of U.S. Highway 70;
Thence N 88°57'45" E, along said Right-of-Way line, a distance of 1.00 feet;
Thence N 00°57'41" W, parallel with the West line of the SE/4, a distance of 958.00 feet to the true POINT OF BEGINNING;
Thence N 88°57'45" E a distance of 73.52 feet;
Thence with a Curve turning to the right, with an arc length of 21.22 feet, with a radius of 13.50 feet, with a chord bearing of N 45°59'58" W, with a chord length of 19.10 feet;
Thence N 00°57'41" W, parallel with the West line of the SE/4, a distance of 301.48 feet;
Thence N 88°57'45" E a distance of 486.50 feet;
Thence N 00°54'44" W a distance of 160.00 feet;
Thence N 88°57'45" E a distance of 52.50 feet;
Thence with a Curve turning to the left, with an arc length of 21.18 feet, with a radius of 13.50 feet, with a chord bearing of N 44°01'30" E, with a chord length of 19.07 feet;
Thence N 00°54'44" W a distance of 173.00 feet;
Thence with a Curve turning to the left, with an arc length of 21.24 feet, with a radius of 13.50 feet, with a chord bearing of N 45°58'30" W, with a chord length of 19.11 feet;
Thence N 88°57'45" W a distance of 61.47 feet;
Thence N 00°54'44" W a distance of 197.43 feet to a point on the South line of the NW/4 of the NW/4 of the SE/4 of said Section 26;
Thence S 88°58'14" W, along the South line of the NW/4 of the NW/4 of the SE/4, a distance of 538.94 feet to a point on the West line of the SE/4;
Thence S 00°57'41" E, along the West line of the SE/4, a distance of 397.50 feet;
Thence S 88°57'45" E a distance of 1.00 feet;
Thence S 00°57'41" E, parallel with the West line of the SE/4, a distance of 475.00 feet back to the Point of Beginning.
Containing 7.70 acres, more or less as the case may be.

The above legal description was prepared by B.J. McIninch, PLS 1819 in the State of Oklahoma, on July 1, 2021. The basis of bearings for the above described tract being an Oklahoma State Plane Bearing (NAD 83) of N 00°57'41" W along the West line of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

AND

A tract of land situated in a part of the W/2 of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows: Commencing at a found mag nail with the SW Corner of the SE/4 of said Section 26;
Thence N 88°57'39" E, along the South line of the SE/4, a distance of 772.25 feet;
Thence N 00°54'44" W a distance of 1618.72 feet to the true POINT OF BEGINNING on the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439;
Thence S 88°57'45" W a distance of 100.00 feet;
Thence N 00°54'44" W, parallel with the West line of said tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439, a distance of 120.00 feet;
Thence N 88°57'45" E a distance of 100.00 feet to a point on the West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439;
Thence S 00°54'44" E, along said West line of a tract of land conveyed to the Board of Trustees of the First United Methodist Church of Durant, Oklahoma filed in Book 1018 at Page 439, a distance of 120.00 feet back to the Point of Beginning.
Containing 0.28 acres, more or less as the case may be.

The above legal description was prepared by B.J. McIninch, PLS 1819 in the State of Oklahoma, on July 1, 2021. The basis of bearings for the above described tract being an Oklahoma State Plane Bearing (NAD 83) of N 88°57'39" E along the South line of the SE/4 of Section 26, Township 6 South, Range 8 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

Texoma Victory Real Property Investments, LLC., offers for dedication to the public use of all streets, avenues, parks, public facilities and easements as shown on the annexed plat of Durant Victory Subdivision - Phase 2, to the City of Durant, Bryan County, State of Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Certificate for Acceptance of Dedication, for the purpose of providing an orderly development of Durant Victory Subdivision - Phase 2, to Bryan County, State of Oklahoma, we do hereby provide restrictive covenants. Filed in Book ____, Page ____, of the records in the office of the County Clerk, Bryan County, Oklahoma.

STATE OF OKLAHOMA COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of ____, 2022, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal of office the day and year last above written.

Notary Public

Commission Expiration

Texoma Victory Real Property Investment, LLC. - (OWNERS)

Date

SURVEYOR NOTES:

- This survey was performed on the Oklahoma State Plane Coordinate System (NAD 83) and all bearings and distance shown hereon are indicative of said Grid system.
- U.S. Highway 70 plans were used in ascertaining the R.O.W. lines for said U.S. Highway 70.
- There are numerous utilities traversing the interior of subject parcel. Call OKIE before an excavation on site.
- The utilities shown hereon were located from visible field evidence. There appears to be numerous pipeline markers missing or destroyed in the pipeline right-of-ways. The surveyor does not warrant the exact position of each utility is as shown nor make up the entirety of utilities on site.
- The width of the right-of-way for the ONG L-62 pipeline shown on the supplied plat was taken from restriction of right of way document filed in Book 397 at Page 239-241, but positioned on the actual centerline of the pipeline.
- All Lot and Block Corners will be marked with a 3" steel pin with PLS 1819 ID cap unless otherwise noted.
- There is an intentional 1.00 foot strip of land between Mercury road and adjacent landowners for control of access to public road.
- Property being subject to all easements, rights-of-ways, restrictions, or covenants, filed of record, if any.

LICENSED LAND SURVEYORS CERTIFICATE

I, B.J. McIninch, a Licensed Land Surveyor in the State of Oklahoma, do hereby state that this plat of survey for Durant Victory Subdivision - Phase 2, an addition to the City of Durant, is based on an actual field survey, by myself, or under my direction, in conformance with the Oklahoma Minimum Standards for the Practice of Land Surveying. All lot and block corners of aforementioned plat will be 3" steel pins set with PLS 1819 ID cap unless otherwise shown on plat. This plat of Durant Victory Subdivision - Phase 2 is subject to easements and/or rights-of-way, covenants, and other restriction, either recorded, or implied, therefor.

B.J. McIninch 2-4-22
B.J. McIninch P.L.S. 1819 Date

STATE OF OKLAHOMA COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 4th day of February, 2022, personally appeared B.J. McIninch to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as him free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal of office the day and year last above written.

Justin Okada
Notary Public
August 26, 2022
Commission Expiration

COUNTY TREASURERS CERTIFICATE

I, _____, the duly elected and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year 2021 on the described real property known as Durant Victory Subdivision - Phase 2 being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this ____ day of ____, 2022.

County Treasurer

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a ____ sewage disposal system and a ____ water system this ____ day of ____, 2022.

Environmental Specialist

COUNTY CLERK CERTIFICATE STATE OF OKLAHOMA COUNTY OF BRYAN

This instrument, _____, was filed on the ____ day of ____, 2022, at _____, and duly recorded in book ____, page ____.

County Clerk

DURANT CITY PLANNING COMMISSION - APPROVAL AND ACCEPTANCE

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of Durant Victory Subdivision - Phase 2, on this ____ day of ____, 2022.

Chairman

Secretary

DURANT CITY COUNCIL - APPROVAL AND ACCEPTANCE

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the streets, avenues, and easements for public use on this plat of Durant Victory Subdivision - Phase 2, to the City of Durant, Bryan County, Oklahoma and are hereby accepted. Adopted by the City Council of the City of Durant, Bryan County, Oklahoma, this ____ day of ____, 2022.

Signed _____ Mayor Signed _____ City Clerk

BM SURVEYING, INC

2836 W. TWIN OAKS RD
CANEW, OKLAHOMA 74533
(580) 279-9544
BM.SURVEYING@YAHOO.COM

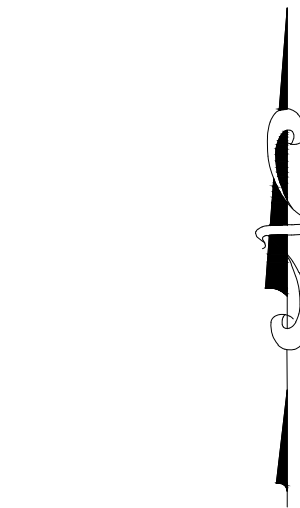
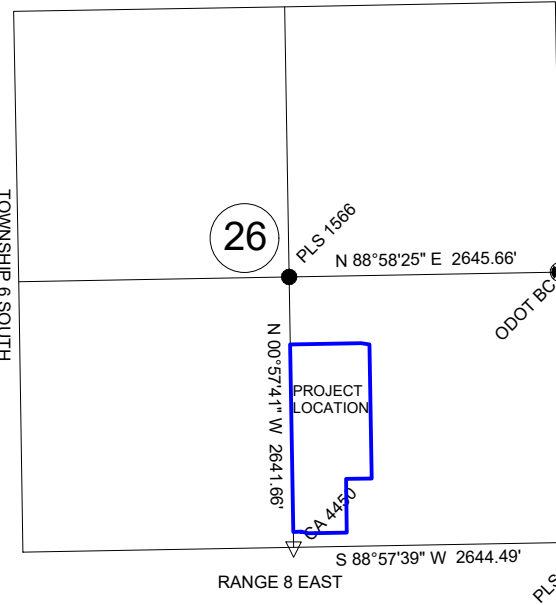
B.J. MCININCH - COPYRIGHT 2022
PROFESSIONAL LAND SURVEYOR - #1819
CERTIFICATE OF AUTHORIZATION - #7076

DURANT VICTORY SUBDIVISION PHASE 2

A PART OF THE SE/4 OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 8 EAST
BRYAN COUNTY, STATE OF
OKLAHOMA.



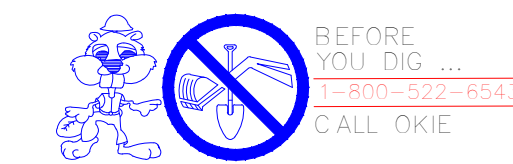
VICINITY MAP



-BASIS OF BEARINGS-
OKLAHOMA STATE PLANE BEARINGS
(NAD 83)
DETERMINED FROM G.P.S. OBSERVATIONS
CONTROLLING CORNERS ARE EXISTING MONUMENTS
FOUND AT THE SECTION AND QUARTER SECTION
CORNERS OF SECTION 26, TOWNSHIP 6 SOUTH,
RANGE 8 EAST, BRYAN COUNTY, OKLAHOMA

GENERAL NOTES

SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY, EITHER RECORDED, OR IMPLIED, THEREOF.
NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE SHOWN ON THE ABOVE PLAT.
CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE LOCATION MAP.
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYORS ORIGINAL SIGNATURE AND ORIGINAL SEAL.
PORTIONS OF THIS PLAT ARE IN COLOR. PHOTO AND ELECTRONIC COPIES OF THIS PLAT MAKE IT INVALID AND MAY ALTER ITS MEANING.



NO.	REVISION/ISSUE	DATE

SURVEY INFORMATION
FIELD WORK PERFORMED: 1-1-20 TO 1-21-20
DATE OF LAST SITE VISIT: 1-21-20
PLAT COMPLETED: PRELIM: 2-4-22

Project:
**TEXOMA VICTORY REAL
PROPERTY INVESTMENT, LLC**

DATE: 2-4-22

SCALE: 1" = 100'

SHEET NO. 1 OF 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	256.50'	43.88'	43.83'	N 05°48'48" W	9°48'08"
C2	360.00'	61.59'	61.51'	N 05°48'48" W	9°48'08"
C3	13.50'	21.24'	19.11'	N 45°58'30" W	90°07'31"
C4	13.50'	21.18'	19.07'	N 44°01'30" E	89°52'29"
C5	13.50'	21.27'	19.14'	S 44°10'00" W	90°16'57"
C6	13.50'	21.24'	19.11'	S 45°58'30" E	90°07'31"
C7	13.50'	21.18'	19.07'	S 44°01'30" W	89°52'29"
C8	13.50'	21.18'	19.07'	S 44°01'30" W	89°52'29"
C9	13.50'	21.24'	19.11'	S 45°58'30" E	90°07'31"
C10	13.50'	21.24'	19.11'	S 44°01'30" W	89°52'29"
C11	13.50'	21.24'	19.11'	S 45°58'30" E	90°07'31"
C12	3.50'	5.54'	4.98'	N 44°21'14" E	90°37'44"
C13	13.50'	17.67'	16.43'	N 51°28'32" E	74°58'26"
C14	13.50'	21.22'	19.10'	S 45°59'58" E	90°04'34"
C15	13.50'	21.18'	19.07'	N 44°01'30" E	89°51'18"
C16	13.50'	21.23'	19.11'	S 45°58'30" E	90°06'17"
C17	13.50'	21.18'	19.07'	S 44°01'30" W	89°51'14"
C18	13.50'	21.19'	19.08'	S 44°00'02" W	89°55'26"
C19	73.81'	8.36'	8.36'	N 02°20'44" E	6°29'17"
C20	73.50'	55.64'	54.32'	S 27°17'19" W	43°22'14"
C21	73.63'	52.96'	51.83'	S 69°35'45" W	41°12'33"

LINE	BEARING	DISTANCE
L1	N 88°57'45" E	10.00'
L2	N 00°57'41" W	227.89'
L3	N 44°02'19" E	32.53'
L4	N 00°57'41" W	54.14'
L5	N 45°57'41" W	32.53'
L6	N 88°57'45" E	439.05'
L7	N 00°57'41" W	10.00'
L8	S 00°54'44" E	10.00'
L9	S 88°57'45" W	10.00'
L10	S 88°57'45" W	61.00'

BOARD OF TRUSTEES OF THE FIRST
UNITED METHODIST CHURCH OF
DURANT, OKLAHOMA
BOOK 1018 PAGE 439

LEGEND

- These standard symbols may be found in the drawing.
- WATER LINE
 - HIGHWAY RIGHT-OF-WAY
 - 16.5' STATUTORY RIGHT-OF-WAY
 - PIPELINE IN VICINITY
 - FOUND 3/8" STEEL PIN
 - FOUND 1/2" STEEL PIN
 - SET 1/2" STEEL PIN (PLS 1819)
 - BOUNDARY LINE
 - EXISTING WIRE FENCES
 - OVERHEAD ELECTRIC
 - CALCULATED POINT
 - FOUND 1/2" STEEL PIN (PLS 1566)
 - FOUND 1/2" STEEL PIN (CA 4450)
 - FOUND 1/2" STEEL PIN (PLS 1325)
 - FOUND 0007 BRASS CAP
 - FOUND MAG NAIL (CA 4450)
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - FOUND MAG NAIL (PLS 1566)
 - RECORD DEED DATA
 - MEASURED SURVEY DATA
 - POWER POLE

NOTARY