

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**

December 6, 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 November 1, 2022

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

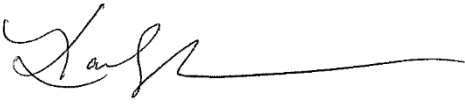
- a. Discussion, Consideration and Possible Action on PC2022-29, Re-Plat request for property located near Englewood Drive and Eppler Drive.

6. New Business

ADJOURNMENT

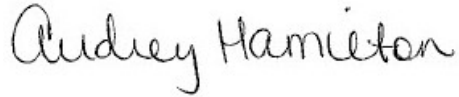
CERTIFICATE

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 2nd day of December, 2022.

A handwritten signature in black ink, appearing to read 'Kari Speers', followed by a long horizontal flourish.

Kari Speers, 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 09:00 a.m. on the 28th day of October, 2022.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
November 1, 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 5:31 p.m.

INVOCATION/FLAG SALUTE

Commission Member Horner provided the invocation. Danielle O'Neal led the flag salute.

ROLL CALL

Present:

Planning Commission Chairman Drew Jackson
Planning Commissioner Clent Horner
Planning Commissioner Whitney Kerr

Absent:

Planning Commission Vice Chairman Shane Knight
Planning Commissioner Thomas Newsom

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 October 4, 2022

Motion was made by Commission Member Horner and seconded by Commission Member Kerr to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Kerr

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on the 2023 Planning Commission Regular Meeting Calendar

Danielle O'Neal reviewed with the Planning Commission members the 2023 Planning Commission Regular Meeting Calendar.

Motion was made by Commission Member Kerr and seconded by Commission Member Horner to approve the request with an amendment to move the July 4th meeting to June 27th.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Kerr

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2022-23, a Final Plat Request for property located near South 9th Avenue and Rodeo Road.

Danielle O'Neal reviewed with the Planning Commission members a request from Sunstar, LLC, for a Final Plat for property located near South 9th Avenue and Rodeo Road. Applicants approached staff regarding filing for a final plat for a housing development that contains approximately 80 lots. The applicant stated that this development would be made up of single-family homes with their own driveways. The subject property is approximately 24 acres in total, with 80 lots being shown on the final plat. Each of the lots do meet the requirements for the zoning district. The preliminary plat originally showed 85 lots; however, five lots were removed for drainage and because of the sewer line that runs through the property. The applicant stated they are intending each lot will have a single family home with a driveway. The final plat does have covenants listed on the plat. Staff has reviewed this plat and there are no issues expressed. Staff did note a couple of minor changes that need to be made to the plat prior to being signed. Those changes are to the City approval signature blocks and

the need to add the name of record owners of adjoining parcels of unplatted land. Those changes are supposed to be completed and returned prior to the Planning Commission meeting. The current Future Land Use Map has this area as Low-Density Residential; therefore, this request is generally in line with the Future Land Use Map. Notifications have been made to the surrounding property owners and at the time of this report, staff has not received any letters or phone calls of support or protest regarding this request.

Jay Mauck, applicant, spoke in support of this request.

Motion was made by Commission Member Horner and seconded by Commission Member Kerr to approve the request as presented.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Kerr

Nays: None

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2022-28, a Rezoning Request from A-1, General Agriculture to R-1, Single-Family Residential and a Planned Unit Development for property located near Cemetery Road and Rodeo Road.

Danielle O'Neal reviewed with the Planning Commission members a request from Wrangler Acres, LLC, for for a Rezoning from the A-1, General Agriculture District to the R-1, Single-Family Residential District and a Planned Unit Development for property located near Cemetery Road and Rodeo Road. The applicant approached staff regarding a request for a Rezoning and Planned Unit Development (PUD) to place nine single-family homes upon the 5 acres. The applicant states that the homes will consist of a two-car garage and paved driveway. The homes are expected to be rental property. The aforementioned property is approximately 5 acres total and currently is a vacant piece of property. The surrounding area is made up of Agriculture and Residential Zoned properties. The subject property does meet the requirements for the lot area within the requested Planned Unit Development and rezoning request. The development shows that there will be nine homes placed on the 5-acre lot. This development will meet the required setbacks, parking as well as having sidewalks and streetlights as required within ordinance. The street will be a private drive but will meet city code. There is City water in the area and there will be a master meter for this development. The water line throughout the development will be a private line. There is no sewer in the area; therefore, the development will be required to have some sort of aerobic/septic system. The aerobic/septic system will need to be approved by the Oklahoma Department of Environmental Quality (ODEQ). Staff members reviewed and signed off on this project with the following comments. The Maintenance and Operations staff did note that this would have a master meter and a private line through the property. The fire marshal made note regarding the hydraulic calculation needing to

be provided once the waterline is installed. Further review will be completed once building plans and permits has been submitted. The city engineer stated that they would need to provide stormwater and requested that they loop the waterline back to Cemetery so that it would not be a dead-end line. Community Development made a comment regarding some items needed on the plat as well as the need for a stormwater permit from the Oklahoma Department of Environmental Quality (ODEQ) and the Stormwater Pollution Prevention Program (SW3P) plans before a building permit can be obtained. The items noted are supposed to be completed prior to the date of the Planning Commission meeting. The current Future Land Use Map has this area as low-density residential land uses; therefore, this PUD and rezoning request is generally in line with the Future Land Use Map. Notifications have been made to the surrounding property owners and at the time of this report staff has received a letter of opposition regarding this project.

Dustin Wolf, applicant, spoke in favor of this request.

Stephanie Moore and Christopher Castro spoke in opposition of this request.

Motion was made by Commission Member Kerr and seconded by Commission Member Horner to deny the request as presented.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Kerr

Nays: None

Abstain: None

6. New Business

There was no new business.

ADJOURNMENT

Commission Member Kerr moved to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Jackson, Horner, Kerr

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 12/06/2022
To: Planning Commission
Case: PC 2022-29
From: Danielle O'Neal, Community Development Director
Re: Re-Plat Request for property located near Englewood Drive and Eppler Drive

Request: Consider a request from Dylan and Brianna Clymore, for a Re-Plat for property located near Englewood Drive and Eppler Drive.

Current Zoning: R-1, Single-Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-1	Single Family Residential
East	A-1	Single Family Residential
South	R-1	Single Family Residential
West	R-1	Vacant

Lot Characteristics: (Current Lot)

Width	~305 ft.
Depth	~310 ft.
Total Area	~2.17 acres (~94,550 sq. ft.)

Applicant: Dylan and Brianna Clymore

Background: The applicant approached staff regarding filing for a re-plat request with the hopes of separating one lot into two lots. The applicant intends to build their primary residence and possibly an accessory structure on the lot with a private driveway.

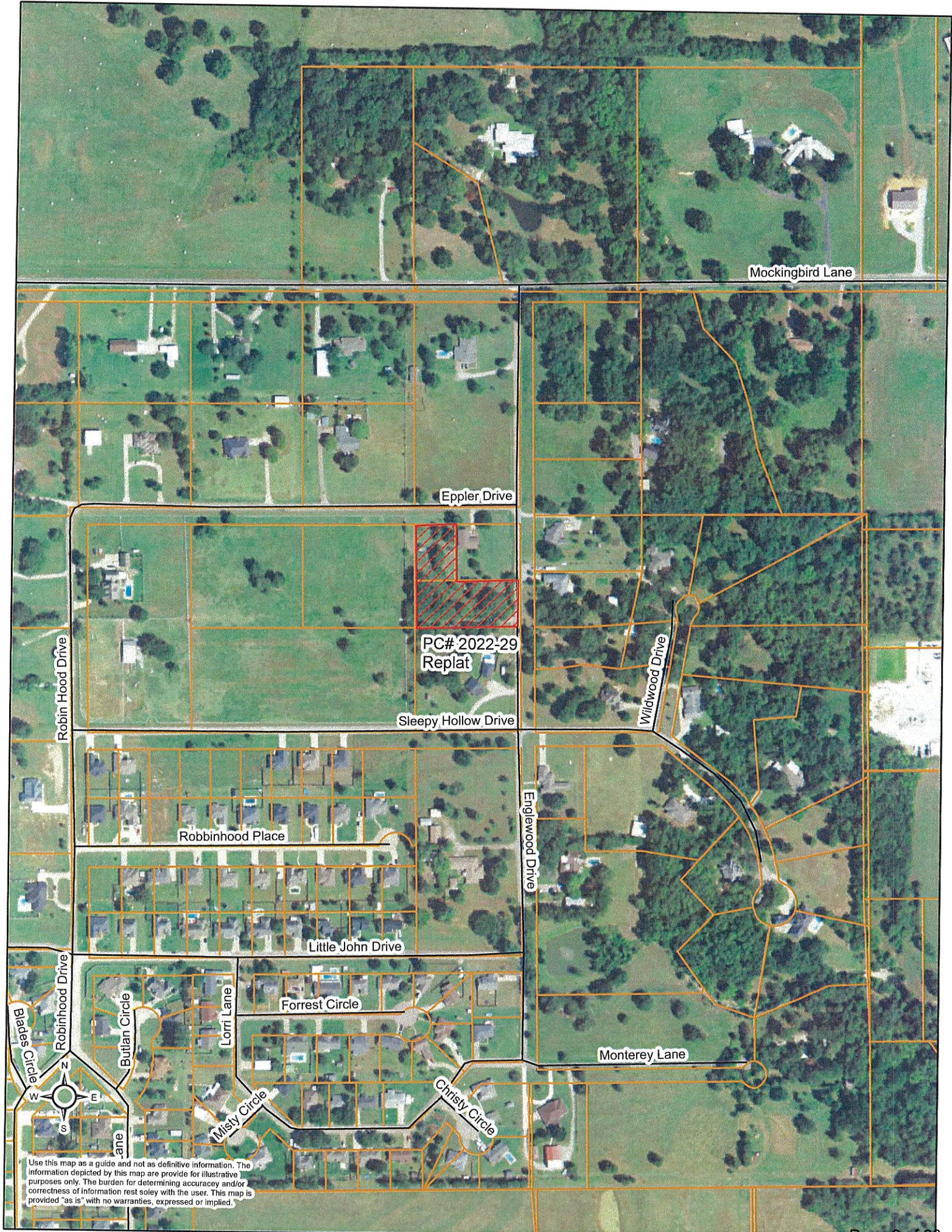
Notifications have been made to the surrounding property owners and at the time of this report, there have not been any call, letters or emails received by staff.

Analysis: The subject property is approximately 2.1 acres total. The lot is shown on the plat to be divided into two lots, one of which is shown to be approximately 0.7 acres and the other is shown to be approximately 1.4 acres. Both of these lots will meet the lot size requirements for the existing zoning district. There appears to be City Sewer in the area and Rural Water District 2 serves this area. The only comments from staff were that all structures would need to meet current setback requirements and the driveway would need to be a sealed surface. The fire marshal will ensure that all fire code regulations are met at the time the construction plans are submitted.

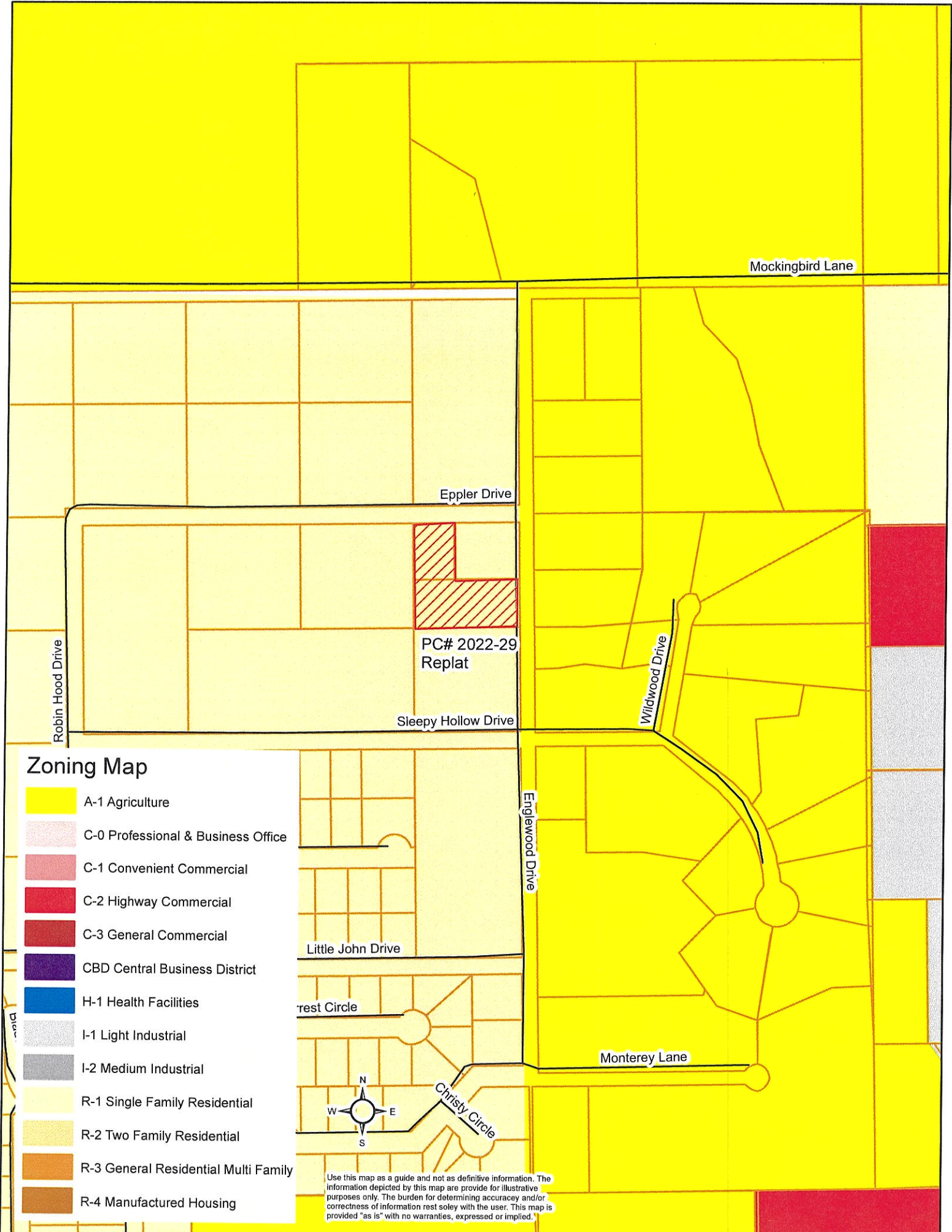
The current Future Land Use Map has this area as low to medium residential; therefore, this request is generally in line with the Comprehensive Plan.

Staff Recommendation: Staff has signed off supporting the approval of the re-plat with no additional comments.

Required Action: Hold a public hearing and recommend approval or denial of the Re-Plat request for property located near Englewood Drive and Eppler Drive. Any specific conditions imposed by the Commission should be read into any approval motion.

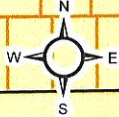


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

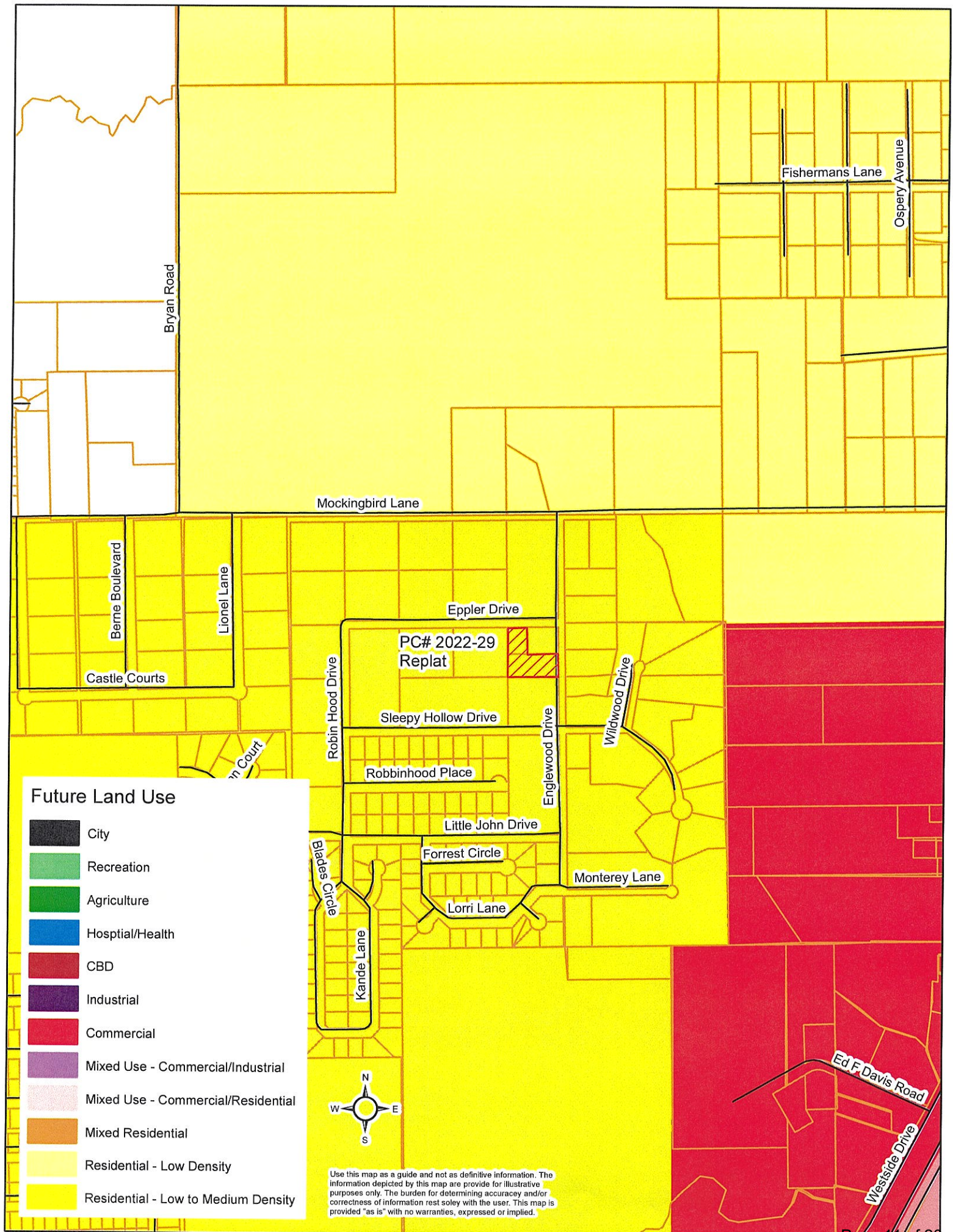


Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing

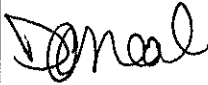


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COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Eppler & Englewood Re-Plat (PC2022-29)

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		11/29/22	will need to meet all setback requirements. paved driveway
M&O Randy Cantrell		11-30-22	
Streets Carl Meade		11/21/22	
Public Works Director Phillip Hightower		11-14-22	
Fire Marshal Brandon Brooks / Jonathon Strahorn		11-14-22	See att letter
Building Inspector Shawn Jackson		11-30-22	
Engineer Brandon Wall	see att. email	11-14-22	see att email



Re-Plat Request @ Eppler & Englewood

brandon@wallengineering.com <brandon@wallengineering.com>
To: Danielle O'Neal <doneal@durant.org>

Mon, Nov 14, 2022 at 12:06 PM

We have no comments.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

[Quoted text hidden]



OKIE SAFETY
PO Box 850371
Yukon, OK 73085
405-250-3399

November 17, 2022

City of Durant
300 W Evergreen
Durant, OK 74701

RE: Wild Wood Estates No. 2

Comments: Waterlines and Fire Hydrants

To whom it may concern,

The location of the fire hydrants, waterline size and fire flow will be reviewed during the civil/building plan review process. All construction in the City of Durant must conform the codes adopted at the time of submittal. The City of Durant is currently under the 2018 ICC codes. Follow the link below for the most current city ordinance and codes adopted:

https://codelibrary.amlegal.com/codes/durant/latest/durant_ok/0-0-0-7650

It is our understanding the waterline is not located in the City of Durant, so the water supply will need to obtain from Rural Water District 2.

We look forward to working with you on this project. If you have any questions please let us know.

Thank you,

Jonathan T. Strahorn

¹ Legal Disclaimer: By utilizing and/or acting upon the advice of OKIE Safety Consulting, you agree to indemnify and hold OKIE Safety Consulting, its employees and agents, harmless against all claims of whatever nature, including all special, indirect, consequential, and/or punitive damages, including, but not limited to, lost revenues or profits, even if the possibility of such damages was known by OKIE Safety Consulting, its employees or agents, and irrespective of any negligence of OKIE Safety Consulting, its employees or agents.

Subdivision/Plat Application

Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☐
 Re-Plat: ☒

Petition # PC 2022-29
 Fee \$ 300
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>Dylan & Brianna Clymore</u>	Email: _____	Phone #1 <u>580 372 4228</u>
Mailing Address: <u>PO box 175</u>		Phone #2 <u>580 916 2544</u>
City: <u>mead</u> State: <u>OK</u> Zip: <u>73449</u>		Fax # _____
Applicant's Interest in Property: <u>Residential</u>		

SURVEYOR INFORMATION

Name: <u>John Copley</u>	Email: <u>john@copleylandsurveying.com</u>	Phone #1 <u>8903 415-0642</u>
Mailing Address: <u>1702 Verdil Ln.</u>		Phone #2 _____
City: <u>Sherman</u> State: <u>Texas</u> Zip: <u>75090</u>		Fax # _____
Surveyor Oklahoma License Number: _____		

ENGINEER INFORMATION

Name: <u>N/A</u>	Email: _____	Phone #1 _____
Mailing Address: _____		Phone #2 _____
City: _____ State: _____ Zip: _____		Fax # _____
Engineer Oklahoma License Number: _____		

LAND INFORMATION

Legal Description: <u>see attached</u>	Parcel Number: _____
Proposed Subdivision Name: _____	Current Zone: _____
Proposed Use: _____	Proposed Zone: _____
Current Property Owner's Name: <u>Dylan & Brianna Clymore</u>	

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: B. Clymore Date: 10/31/2022

Office Use Only

Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date Initial	
Proof of Publication Received	Property Posting Verified	Comprehensive Plan Recommendations	
Date Initial	Date Initial		

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
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APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

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

Primary residence

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking: House will have private driveway

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.): Will screen areas as needed. Will use poly cart.

3. Traffic Impacts: minimal

4. Protection of Neighborhoods:

What licenses and permits (if any) are required for this proposed use? Any license required by city or state

Please list or describe any other reasons to support this application. This will be a permanent residence for a family. House will have surveillance and outside lights



JOINT TENANCY WARRANTY DEED

I-2022-747406 Book 1607 Pg: 764
08/12/2022 8:59 am Pg 0764-0764
Fee: \$ 18.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

That Rick A. Clymore, a single person

of Bryan County, State of Oklahoma, part y of the first part, in consideration of the sum of
Family Transfer-- TEN DOLLARS and other
valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant,
Bargain, Sell and Convey unto, Dylan Clymore and Brianna Clymore, Husband and Wife
P.O. Box 1063 Durant, OK 74702

as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the
survivor in the event of death of either, of Bryan County State of Oklahoma, parties of the second part,
the following described real property and premises situate in Bryan County, State of Oklahoma to -wit:

**The South 140.52 Feet of Lot 1 in Block B in Wildwood Estates
No. 2 Subdivision, Bryan County, Oklahoma, according to the
recorded plat thereof.**

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 the said parties of the second part, as joint
tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all
former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 12th day of August, 20 22

Rick A. Clymore

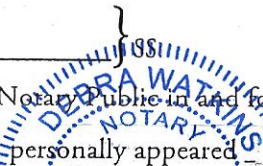
STATE OF OKLAHOMA

COUNTY OF Bryan

INDIVIDUAL ACKNOWLEDGEMENT
OKLAHOMA FORM

Before me, the undersigned, a Notary Public in and for said County and State on this 12 day of

August, 2022



personally appeared Rick A. Clymore, A single Page 17 of 20

WARRANTY DEED

JOINT TENANCY

I-2022-748826 Book 1612 Pg: 674
10/04/2022 11:56 am Pg 0674-0675
Fee: \$ 20.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

THAT Rickey Andrew Clymore (Single)
party of the first part, in consideration of the sum of
ten (\$ 10) DOLLARS in hand paid,
the receipt of which is hereby acknowledged, do eg hereby quit claim, grant, bargain, sell and convey unto,
Dylan Clymore and
Brianne Clymore Husband & Wife
2411 Apple Drive, Durant, Oklahoma as joint tenants, the survivor
to take all, and not as tenants in common, parties of the second part, their grantees, and their heirs and grantees
of the survivor, all of the following described real property and premises situated in the Bryan
County, State of Oklahoma, to-wit:

See Attached

Exempt Documentary Stamp Tax OS
Title 68, Article 32 Section 3301 or
3302, Paragraph 4

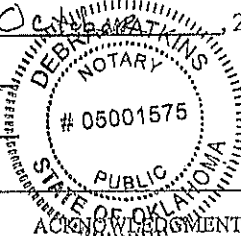


together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

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

SIGNED and Sealed this 4 day of October, 2022

Rickey A. Clymore



STATE OF OKLAHOMA Bryan County, ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of October, 2022, personally appeared Rickey Andrew Clymore - Single and
to me known to be the identical person He who
executed the within and foregoing instrument, and acknowledged to me that He executed the same as His free and
voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and Seal the day and year last above written.

My Commission Expires 2-11-2025 Deborah Watkins, Notary Public

ACKNOWLEDGMENT BY CORPORATION

STATE OF OKLAHOMA _____ County, ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____ and
to me known to be the identical person _____ who
subscribed the name of the maker thereof to the foregoing instrument as its _____ President and acknowledged
to me that _____ he executed the same as _____ free and voluntary act and deed and as the free and voluntary act and deed of such
corporation, for the uses and purposes therein set forth.

Given under my hand and Seal of office the day and year last above written.

My Commission Expires _____, Notary Public

PROPERTY ADDRESS - 9
TBD EPPLER DRIVE
DURANT, OKLAHOMA

10

Block A

EPPLER DRIVE

N 88°53'33" E 119.30'

1/2" STEEL
ROD FOUND

1/2" STEEL
ROD SET
(L.P.L.S. 1992)

N 01°06'27" W
164.48'

S 01°06'27" E
164.48'

0.450 Acres
VACANT
LOT

2

1/2" STEEL
ROD SET
(L.P.L.S. 1992)

S 88°53'33" W 119.30'

1/2" STEEL
ROD SET
(L.P.L.S. 1992)

Block B

1

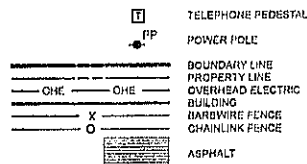
1-2022-748826 Book 1612 Pg: 675
10/04/2022 11:56 am Pg 0674-0675
Fee: \$ 20.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE COORDINATE SYSTEM
OKLAHOMA SOUTH (3503) (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.
CONTROLLING CORNERS ARE EXISTING
MONUMENTS FOUND AT THE LOT AND BLOCK
CORNERS OF THE WILDWOOD ESTATES NO-2
SUB-DIV. TO BRYAN COUNTY, OKLAHOMA

0 60 120
SCALE ~ 1" = 60'

Copyright © 2022
Copley Land Surveying, Inc.
All rights reserved

Legend



NOTE: THIS PLAT AND THE SURVEY MEET THE MINIMUM STANDARDS
FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE
OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS

NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR EFFECT OF
EASEMENTS, RIGHTS-OF-WAY, COVENANTS, AFFORMANCES, OR
ENCUMBRANCES ENBRACED BY THE SUBJECT PROPERTY.

ONLY VISIBLE UTILITIES HAVE BEEN SHOWN ON THE ABOVE PLAT,
OTHERS MAY EXIST.

CONTROLLING CORNERS FOR THIS BOUNDARY SURVEY ARE AS
SHOWN ON THE SURVEY.

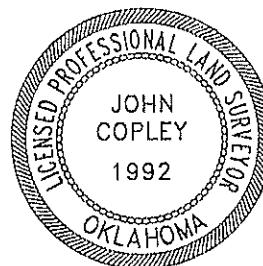
I, John Copley, Licensed Professional Land Surveyor do hereby certify that on the 14th day of September 2022, a survey was made on the ground of the property shown hereon, described as the West 119.30' of the North 164.48' of Lot 1, Block B, of the WILDWOOD ESTATES NO-2 an addition to Bryan County, Oklahoma, as shown by the recorded plat thereof, Plat Records, Bryan County, Oklahoma, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John Copley
Licensed Professional
Land Surveyor No. 1992
C.A. No. 8279



Copley Land Surveying

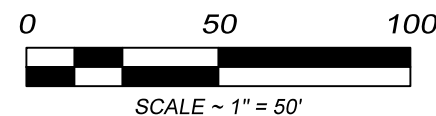
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com



C.L.S. Job# 22090443



Replat of
Lot 1, Block B,
Wildwood Estates No-2
an addition to
Durant, Oklahoma



Owners Certificate & Dedication

Lot 1, Block B, of the Wildwood Estates No-2 Sub.-Div., an addition to Bryan County, Oklahoma, as shown by the recorded plat thereof, Plat Records, Bryan County, Oklahoma.

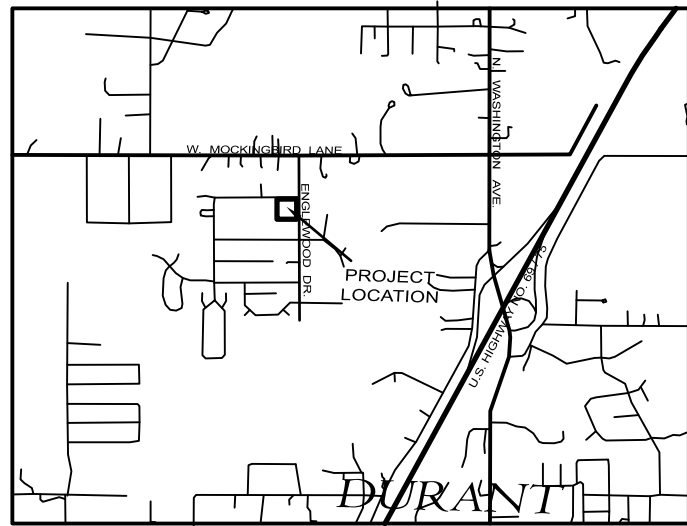
We hereby offer for dedication to the public use all streets and avenues, parks and public facilities, and easements as shown on the Final Plat of Lot 1, Block B, Wildwood Estates No-2 Sub.-Div., to Bryan County, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Certificate of Acceptance of Dedication.

In witness whereof, RICK A. CLYMORE, has caused these presents to be signed this _____ day of _____, 2022.

Attest:

Authorized Signer

Vicinity Map



NOTES

1. "NOTICE: Setting a portion of this Addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
2. Subdivision located in Section 19, Township 6 South, Range 9 East, Indian Base and Meridian, Bryan County, Oklahoma.

Owners Notary

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 forgoing 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

My commission expires: _____.

Bryan County Clerk Certificate

STATE OF OKLAHOMA) SS
COUNTY OF BRYAN)

This instrument was filed on the _____ day of _____, 2022 at _____ and duly recorded in Book Number _____, Page _____.

Bryan County Clerk

Clerk

County Treasurer's Certificate

I, _____ do hereby that I am the duly elected, qualified and acting County Treasurer of Bryan County, State of Oklahoma. That the tax records of said county show all taxes are paid for the year 2022 and prior years on the land shown on the Replat of Lot 1, Block B, Wildwood Estates No-2, in Bryan County, Oklahoma.

In witness whereof I have executed this instrument at _____, Oklahoma, on this _____ day of _____, 2022.

County Treasurer

Notary

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 forgoing 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

My commission expires: _____.

City of Durant Council Approval

It is acknowledged by the City of Durant Planning Commission that the Replat of Lot 1, Block B, Wildwood Estates No-2, an addition to the City of Durant, Bryan County, Oklahoma has been approved at a meeting on the _____ day of _____, 2022.

ADOPTED by the Council of the City of Durant, Oklahoma this _____ day of _____, 2022.

City Clerk

Mayor

Notary

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 forgoing 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

My commission expires: _____.

City Planning Commission Approval

It is acknowledged by the City of Durant Planning Commission that the Replat of Lot 1, Block B, Wildwood Estates No-2, an addition to the City of Durant, Bryan County, Oklahoma has been approved at a meeting on the _____ day of _____, 2022.

Planning Commission Chair

Planning Commission Secretary

Notary

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 forgoing 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

My commission expires: _____.

Department of Environmental Quality Approval

The Durant Office of the Department of Environmental Quality has approved this plat for the use of _____ (Individual or Public) water systems and _____ (Individual On-Site, Small Public On-Site or Community) sewer systems on this _____ day of _____, 2022.

Environmental Program Specialist
Department of Environmental Quality

Certificate of Survey

I, John Copley a Licensed Professional Land Surveyor in the State of Oklahoma, hereby certify that I have made a careful survey of the foregoing described property designated as REPLAT OF LOT 1, BLOCK B, WILDWOOD ESTATES NO-2, DURANT, OKLAHOMA and that the above foregoing plat represents said survey and that 1/2" steel rods with aluminum caps marked (COPLEY L.P.L.S 1992) have been placed at all new lot corners.

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 _____, 2022.

John Copley
Licensed Professional
Land Surveyor No. 1992
C.A. NO. 8279

Notary

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2022, personally appeared John Copley to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that he executed the same as his 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

My commission expires: _____.