The City of Durant encourages participation form 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** | **March 7, 2023**

AGENDA

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 January 3, 2023

2. **Consider Items Removed from Consent**

3. **Information Items**

4. **Administration**

   a. Discussion of Title XV (Land Use) Ordinances Update from Crafton Tull

   b. Discussion, Consideration and Possible Action on an Amendment to Section 156.034 (District Regulations) of the Durant Code of Ordinances

5. **Public Hearings**

   a. Discussion, Consideration and Possible Action on PC2023-02, a Planned Unit Development request for property near Gerlach Drive and Carl Albert Drive

   b. Discussion, Consideration and Possible Action on PC2023-04, a Final Plat request for property near Cemetery Road and State Highway 70 (Bypass)

   c. Discussion, Consideration and Possible Action on PC2023-06, a Final Plat request for property near Washington Avenue and Mockingbird Lane

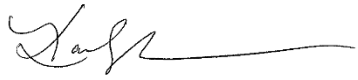
   d. Discussion, Consideration and Possible Action on PC2023-06, a Conditional

Use Permit (CUP) request for property near Washington Avenue and Mockingbird Lane

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 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 03:30 p.m. on the 3rd day of March, 2023.



_____
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 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 29th day of December, 2022.

_____

Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
January 3, 2023 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 5:41 p.m.

INVOCATION/FLAG SALUTE

Commission Member Newsom provided the invocation. Vice Chairman Knight led the flag salute.

ROLL CALL

Present:
Planning Commission Chairman Drew Jackson
Planning Commission Vice Chairman Shane Knight
Planning Commissioner Whitney Kerr
Planning Commissioner Thomas Newsom

Absent:
Planning Commissioner Clent Horner

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 December 6, 2022

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

Knight to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr, Newsom

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Public Hearings

a. Discussion, Consideration and Possible Action on PC2023-01, a Rezoning Request from A-1, General Agriculture to C-2, Highway Commercial and Commercial Recreation for property near Southeast 3rd Avenue and Rodeo Road.

Danielle O'Neal reviewed with the Planning Commission members a request from DH Modern Construction, LLP, for a rezoning from A-1, General Agriculture District to the C-2, Highway Commercial and Commercial Recreation District for the property located near Southeast 3rd Avenue and Rodeo Road. The applicant approached staff regarding the rezoning and platting of this property with the desire of building commercial and residential development. Staff published the zoning case separate from the platting cases in hopes of lessening any confusion. The commercial piece of the development is expected to be a total of approximately 6 acres that will service the residents in that area. The remaining approximately 7 acres is expected to remain as agriculture and a buffer to the existing area. The commercial area is expected to be directly on the corner of Southeast 3rd Avenue and Rodeo Road. The aforementioned property is approximately 18 acres total, the plat shows three 2- acre lots that are designated as commercial, five 1-acre lots designated as single-family residential and approximately 7 acres remaining as agriculture. The lot is currently vacant. The area is made up of mostly Agriculture Zoned property. The subject property does meet the requirements for each of the requested zoning types. While staff does not have an issue with the rezoning request and the request in generally in line with the Future Land Use Map, there is a concern if the rezoning request would be considered spot zoning. The current Future Land Use Map has this area as commercial uses; therefore, this 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 not received any phone calls or letters of support or protest regarding this request.

Danny Khoury, applicant, spoke in favor of this item.

Sandra Levins spoke in opposition of this item.

Heather Dobbins spoke in opposition of this item.

Motion was made by Vice Chairman Knight and seconded by Chairman Jackson to approve the request as presented.

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr, Newsom

Nays: None

Abstain: None

b. Discussion, Consideration and Possible Action on PC2023-01, Final Plat Request for property near Rodeo Road and Southeast Third Avenue

Danielle O'Neal reviewed with the Planning Commission members a request from DH Modern Construction, LLP, for a Final Plat Request of the property located near Southeast 3rd Avenue and Rodeo Road. The applicant approached staff regarding the rezoning and platting of this property with the desire of building commercial and residential development. Staff published the zoning case separate from the platting cases in hopes of lessening any confusion. The commercial piece of the development is expected to be a total of approximately 6 acres that will service the residents in that area. The remaining approximately 7 acres is expected to remain as agriculture and a buffer to the existing area. The commercial area is expected to be directly on the corner of Southeast 3rd Avenue and Rodeo Road. The subject property is approximately a total of 18 acres. The applicant has nine lots on the plat. The plat and application does indicate which lots will be commercial, residential and agricultural. There is City water nearby but there is not City sewer nearby. The applicants will work with City Staff for any connections that will be needed. The applicants will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. The lots will not need any public infrastructure, which is why this is being heard as a final plat. Staff has signed off supporting the approval of this plat. . The lot is currently vacant. The area is made up of mostly Agriculture Zoned property. The subject property does meet the requirements for each of the requested zoning types. Staff has signed off supporting the approval of the final plat. It should be noted with this case being tied to rezoning cases that should one of the rezoning cases not be approved, the plat may need to be changed. Staff does recommend approval of the plat since it does meet all requirements should the rezoning request be approved. However, should the rezoning not be approved then staff recommends the plat be denied since it will not meet all requirements. The current Land Use Map has this area as commercial uses; therefore, this request is partially 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 phone calls or letters of support or protest regarding this request.

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, Kerr, Newsom

Nays: None

Abstain: None

c. Discussion, Consideration and Possible Action on PC2023-03, Rezoning Request from A-1, General Agriculture and C-2, Highway Commercial and Commercial Recreation Districts to C-2, Highway Commercial and Commercial Recreation District for property located near West Main and South 49th Avenue

Danielle O'Neal reviewed with the Planning Commission members a request from LMCA, LLC and Camille-Brooke, LLC for a rezoning from the A-1, General Agriculture and C-2, Highway Commercial and Commercial Recreation Districts to C-2, Highway Commercial and Commercial Recreation District for property located near West Main Street and South 49th Avenue. The applicants approached staff regarding the rezoning of this property with the intention of preparing the property for future commercial development as well as to fix having multiple zoning categories on one property. The aforementioned property is approximately 29.4 acres and currently is a vacant piece of property. The area is made up of a mix of Commercial, Industrial, Agriculture and Residential Zoned property. The subject property does meet the requirements for the requested zoning type. Staff recommends approval of the rezoning request since the property does meet the requirements for the requested zoning category, is generally in line with the Future Land Use Map and it will be fixing an area where there is multiple zoning categories on one lot. The current Future Land Use Map has this area as commercial and residential mixed-use; therefore, this 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 not received any phone calls, emails or letters regarding this rezoning request.

Tom Criswell spoke in favor of this item.

Dale Goad spoke in favor of this item.

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr, Newsom

Nays: None

Abstain: None

5. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Jackson, Knight, Kerr, Newsom

Nays: None

Abstain: None

The City of Durant

Memorandum

Date: 3/7/2023
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

Memorandum

Date: 3/7/2023
To: Mayor and City Council
From:
Re: Administration

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: 03/07/2023
To: Planning Commission
From: Danielle O'Neal, Community Development Director
Re: Title XV Land Use Ordinance Update

Background: The City of Durant's Comprehensive Plan was adopted in August 2021. The next step after completing the comprehensive plan is updating the land use ordinances. Since that time, the City of Durant has contracted with Crafton Tull to update the Title XV Land Use Ordinances. Staff has been working with Crafton Tull since February 2022. A Committee was created that consisted of members from City Council, Planning Commission, Board of Adjustment and Staff that has been working alongside of Crafton Tull to help guide the process.

The project is divided up into three different phases, and to date phase one has been completed. For this meeting we will be provided an update on where we are as well as answer questions that you may have.

Required Action: No action is required. This is a discussion item only.

THE CITY OF DURANT
Office of Community Development

Date: 3/7/2023
To: Planning Commission
From: Danielle O'Neal, Community Development Director
Re: Discussion of Zoning Ordinance – Uses Permitted

Information: In fall 2021, Planning Commission and City Council asked staff to research and bring back to them of how other cities handle permitted uses and more particularly how other cities handled allowing more restrictive uses within the less restrictive zoning categories. In October, the Planning Commission requested that staff draft an ordinance to change where the more restrictive use would be allowed only in the less restrictive zoning category. Meaning that only the residential uses would be allowed in the residential zoning categories and the commercial uses allowed in commercial categories, etc. The Planning Commission and City Council heard this in November but the item failed at that time.

The Planning Commission has requested this item be brought back to the Planning Commission and City Council for consideration again. The proposed language changes are attached to this staff report.

Staff Recommendation: Staff does not have any issues with this change; however, one thing that will need to be addressed at some point will be the mixed-use areas that are within the Comprehensive Plan and Future Land Use Map.

Required Action: Hear the item and recommend approval or denial of the change to Ordinance §156.034(A) (1). Any specific conditions imposed by the Commission should be read into any approval motion.

ORDINANCE NO. 0-2023-XX

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF DURANT, OKLAHOMA, SECTIONS 156.034(A) (l) AND DECLARING AN EMERGENCY

WHEREAS, the Planning Commission desires to limit the types of development that can occur within specific zoning districts and establish specific zoning categories; and

WHEREAS, the Council understands the need to limit the types of development that can occur within specific zoning districts and the benefit of establishing specific zoning categories,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DURANT, OKLAHOMA:

SECTION l. ENACTMENT.

That the Code of Ordinances, Sections 156.034 (A)(l) 1s amended to read as follows:

§156.034 Uses Permitted in Districts

(A) (1) The uses permitted in the various districts are shown in division (C) of this section. The uses permitted in a more restricted district may be permitted in a less restricted district within the same zoning category; provided, however, that the yard space and other requirements of the more restricted district shall apply. For purposes of applying this rule the following shall apply:

a each district shown in the subsequent list shall be considered to be more restrictive than the one listed to the right~~;~~ and,

b zoning categories shall consist of the following:

1. Residential - Districts A-1, R-1, R-2, R-3, and R-4.
2. Commercial - Districts C-0, C-1, C-2, C-3, and CBD.
3. Industrial- Districts I-1, and I-2.
4. Other - District H-1.

SECTION 2. EMERGENCY.

It being immediately necessary for the preservation of the public health, peace and safety of the City of Durant and inhabitants thereof, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED AND APPROVED this 14th day of March 2023, with the Emergency Clause passed separately.

CITY OF DURANT

_____

Danny Sherrer, Acting Mayor

ATTEST:

_____

Cynthia J. Price, City Clerk

THE CITY OF DURANT
Office of Community Development

Date: 03/07/2023
To: Planning Commission
Case: PC 2023-08
From: Danielle O'Neal, Community Development Director
Re: Planned Unit Development Request for property located near the intersection of Gerlach Drive and Carl Albert Drive

---

Request: Consider a request from Mark Cope, for a Planned Unit Development for property located near the intersection of Gerlach Drive and Carl Albert Drive.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-1 / A-1	School / Vacant
West	R-1 / R-3	Single Family & Multi-Family Residential
South	R-3 / R-1	Single-Family Residential / Vacant
East	I-2 / A-1 / R-3	Vacant / Single-Family & Two-Family Residential

Applicant: Mark Cope

Background: The applicant approached staff regarding a request for a Planned Unit Development (PUD) to place a mixed residential type development that will include townhomes and multi-family homes. The applicant would like to develop the property where the townhomes would be along Gerlach and the multi-family units would be further back to the South on the property. The concept plan shows the townhome development containing about seven buildings and the applicant stated there would be 36 units. The concept plan shows 5 multi-family buildings and the applicant stated there would be 144 units. The timing of development hinges

upon should the approval occurs, and then they will go out and get the engineering for the project completed.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters regarding this request.

Analysis: The aforementioned property is approximately 22 acres and currently is a vacant lot. The surrounding area is made up of a mix of Residential, Agriculture and Industrial Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested Planned Unit Development.

This development will meet the required setbacks, parking as well as having sidewalks and streetlights as required within ordinance. The applicant is having discussions with the Streets Department with regards of a traffic study that they are to conduct in this area. They also talked with the Water & Sewer Line Maintenance Department, regarding the possibility of moving a public water line that runs through the property as shown on the plat.

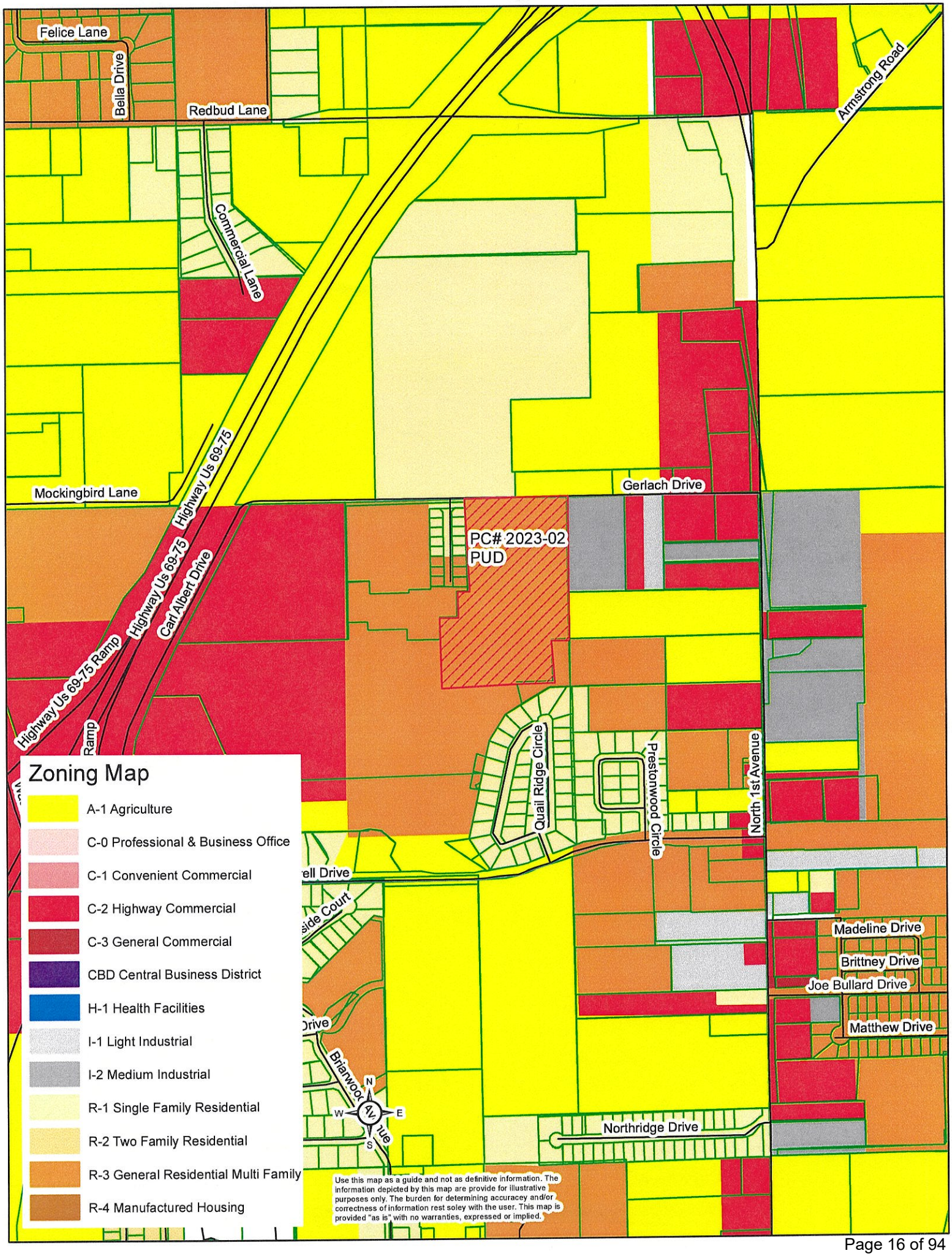
Staff members reviewed and signed off on this project with the following provisions being requested. Maintenance and Operations Supervisor is asking that the water and sewer easements state the length and as the lines lay. Community Development and Neighborhood Services has a comment that the applicant will be required to obtain a Stormwater Permit from the Oklahoma Department of Environmental Quality (ODEQ) and provide a copy of their permit and Stormwater Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained should they disturb greater than 1 acre.

The current Future Land Use Map has this area as mixed residential land uses; therefore, this PUD request is in line with the Future Land Use Map.

Staff Recommendation: Staff does recommend approval of the above requests since it is in line with ordinances and requirements. There is a concern from the Street Department regarding traffic impacts of the area. Staff does recommend that the above requests be considered in this request.

Required Action: Hold a public hearing to recommend approval or denial of the Planned Unit Development request for the property located near the intersection of Gerlach Drive and Carl Albert Drive. Any specific conditions imposed by the Commission should be read into any approval motion.

Felice Lane
Bella Drive
Redbud Lane
Armstrong Road
Commercial Lane
Mockingbird Lane
Highway Us 69-75
Highway Us 69-75
Carl Albert Drive
Gerlach Drive
PC# 2023-02
PUD
Highway Us 69-75 Ramp
Highway Us 69-75 Ramp
Washington Avenue
Quail Ridge Circle
Prestonwood Circle
North 1st Avenue
Ada Street
Gail Farrell Drive
Brookside Court
Brookside Drive
Madeline Drive
Brittney Drive
Joe Bullard Drive
Matthew Drive
Crooked Oak Drive
Briarwood Avenue
Northridge Drive
N
W
E
S
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 soley with the user. This map is provided "as is" with no warranties, expressed or implied.


Felice Lane
Bella Drive
Redbud Lane
Armstrong Road
Commercial Lane
Mockingbird Lane
Highway Us 69-75
Highway Us 69-75
Carl Albert Drive
Highway Us 69-75 Ramp
Ramp
Gerlach Drive
PC# 2023-02
PUD
Quail Ridge Circle
Prestonwood Circle
North 1st Avenue
Madeline Drive
Brittney Drive
Joe Bullard Drive
Matthew Drive
Brianwood
Northridge Drive
N
W
E
S
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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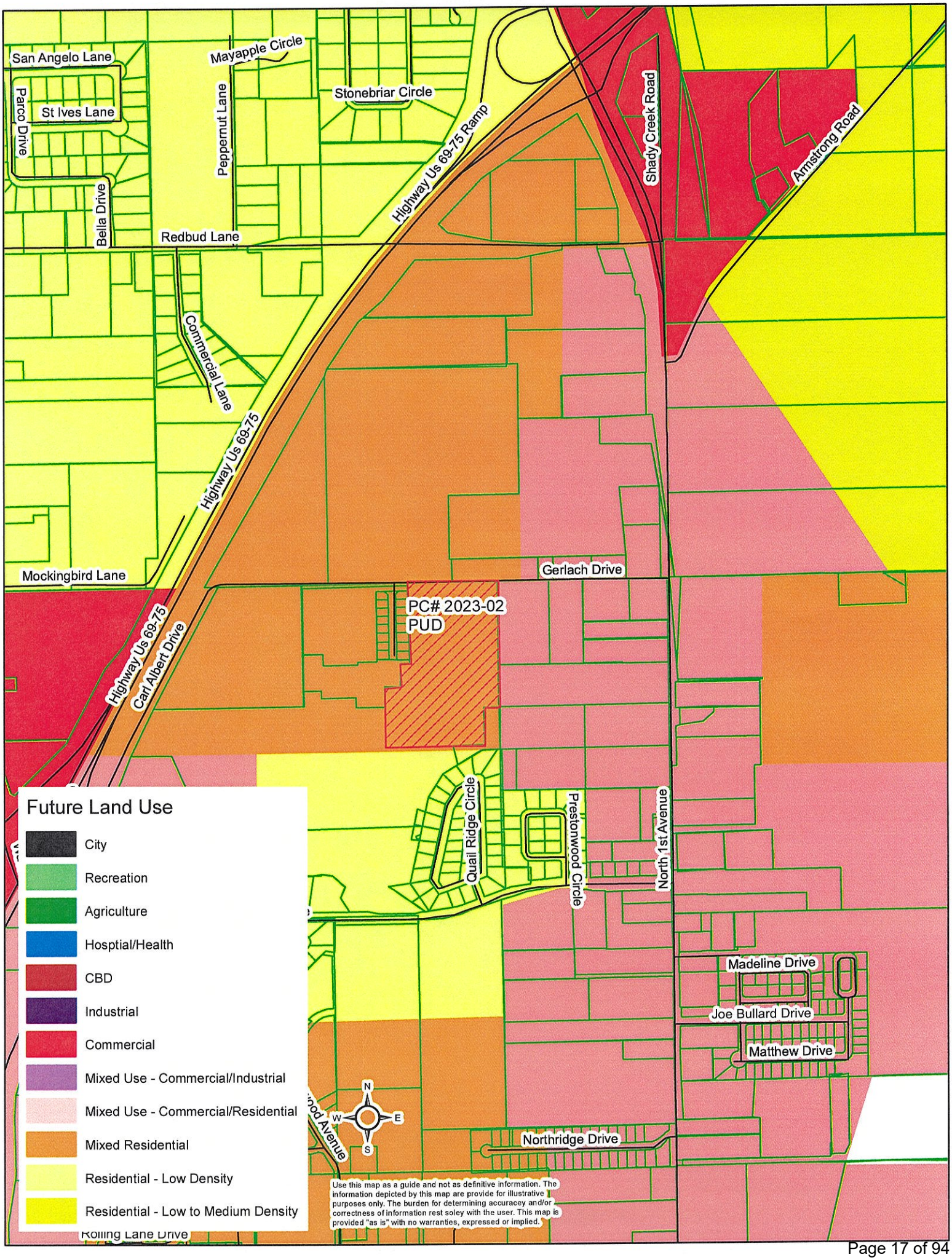
San Angelo Lane
Parco Drive
St Ives Lane
Mayapple Circle
Peppernut Lane
Stonebriar Circle
Highway Us 69-75 Ramp
Shady Creek Road
Armstrong Road
Bella Drive
Redbud Lane
Commercial Lane
Highway Us 69-75
Mockingbird Lane
Gerlach Drive
PC# 2023-02
PUD
Carl Albert Drive
Quail Ridge Circle
Prestonwood Circle
North 1st Avenue
Madeline Drive
Joe Bullard Drive
Matthew Drive
Northridge Drive
Rolling Lane Drive
N
W
E
S
Future Land Use
City
Recreation
Agriculture
Hosptial/Health
CBD
Industrial
Commercial
Mixed Use - Commercial/Industrial
Mixed Use - Commercial/Residential
Mixed Residential
Residential - Low Density
Residential - Low to Medium Density
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 accuracey and/or correctness of information rest soley with the user. This map is provided "as is" with no warranties, expressed or implied.

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
The Grove PC2023-02

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal	DONeal	2/25/23	there will need to be a stormwater permit if 1 acre is disturbed
M&O Randy Cantrell	[illegible]	02.09.2023	Easements for Water and Waste water needs to say 25 ft. as water/Wastewater lines lay
Streets Carl Meade	Carl Meade	2-9-23	
Public Works Director Phillip Hightower	Phillip Hightower	2-9-23	
Fire Marshal Brandon Brooks	Brandon Brooks	2/9/23	
Building Official Shawn Jackson	Shawn Jackson	2-9-23	
Engineer Brandon Wall	See attached		

Durant.org
Powered by Google

Danielle O'Neal <doneal@durant.org>

The Grove PUD - Potential Development

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

Tue, Jan 31, 2023 at 11:45 AM

We have no comments on concept plan.

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]

THE CITY OF DURANT
Office of Community Development

DURANT
· OKLAHOMA ·

Explanation of Procedures for Planned Unit Development (PUD)

If you desire to make application for a Planned Unit Development, the procedure is as follows:

1. Check with the Community Development Department to see what your present zoning is in order to determine whether your proposed PUD is allowed in that zoning district. The Community Development Department will be happy to help you with this.

2. Contact Community Development to set up a pre-development meeting prior to submitting an application.

3. The City of Durant's Zoning Ordinance requires Planned Unit Development applicants to submit with their applications a certified list of the names and addresses of all property owners of record within three hundred (300) feet of their radiuses, which are provided by a Bonded Abstract Company. A map detailing the three hundred (300) foot notice area can be furnished by the Community Development Department to be used to complete the ownership list if required and if requested by the applicant.

4. The applicant is responsible for providing an accurate legal description of the property for which the Planned Unit Development is requested. A bonded abstractor or a registered land surveyor can provide this to you.

5. A complete site plan, drawn to scale, showing the location and dimensions of boundary lines with distances and bearings, easements, required yards any setbacks, and all existing and proposed buildings must be submitted with the Planned Unit Development application. The site plan must also meet the requirements within the current Planned Unit Development Ordinance.

6. In order to properly evaluate the proposed PUD, the Community Development Director may require the following additional information.

    - Location and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within fifty (50) feet.
    - Preliminary building elevations for all new or renovated structures, indicating height, bulk, and general appearance.
    - Preliminary improvement plans for any alteration of existing watercourses or drainage features, proposed streets and alleys, and the location of the 100-year floodplain.
    - The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs and lighting.
    - The number of existing off-street parking and loading spaces.
    - The relationship of the site and the proposed use to surroundings uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.

7. Complete the Planned Unit Development application, and bring it and the above required material to the Community Development Department at 300 W. Evergreen, located in City Hall. The Community Development Staff will make sure your application is complete, and will calculate the filing fee according to the following schedule.

    - PUD: $300.00 plus cost of publication.

300 West Evergreen • P.O. Box 578 • Durant, Oklahoma 74702 • (580) 931-6610 • Fax (580) 924-3490
www.durant.org

Your application, along with the filing fee, must be filed at the Community Development Department before noon (12:00 p.m.), at least thirty-six (36) days prior to the next Planning Commission Meeting.

8. After your application and required materials are filed, legal notice of the request will be published in the Durant Daily Democrat, as required by State Law. You are responsible for the cost of publication. Also at this time, every property owner within three hundred (300) feet of the exterior boundaries of your PUD request will be notified by letter, as required by State Law. These owners, and any other citizens, may protest if they so desire. Should the owners of fifty percent (50%) of the land within the notice area protest your request, it will take an affirmative vote of three (3) of the five (5) members of City Council to approve the PUD for your property.

9. The applicant for the PUD request must be the property owner. Please contact the Community Development Director for any questions.

10. The Community Development Staff will research and analyze your request and prepare a staff report with recommendations, which will be delivered to each Planning Commission Member.

11. The Zoning Code requires at a minimum, the following seven conditions be considered as a part of the Planned Unit Development:
    - The use is specifically identified and conforms to conditions listed in the zoning regulations;
    - The proposed use is not injurious to the present use of land nor prevents enjoyment of uses already permitted;
    - The change should not impede normal or orderly development or improvements of surrounding property;
    - Adequate utilities, access roads, drainage and other necessary facilities are provided;
    - Sufficient off-street parking and loading spaces are available;
    - The proposed use does not create a nuisance (odors, fumes, dust, noise and the like) in the area; and
    - If the use requires the applicant to obtain a license or permit from any other regulatory or governmental entity, such permit or license has been obtained.

12. At the next scheduled Planning Commission Meeting (the first Tuesday of each month) your request will be considered at a public hearing. You and/or your representative should be present. Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.

13. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the Resolution to accomplish your requested Planned Unit Development either be approved or denied. The Planning Commission may recommend that the City Council establish conditions of approval. Conditions may include requirements for special yards, open spaces, buffers, fences, walls and screenings, requirements for installation and maintenance of landscaping and erosion control measures, requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation, and such other conditions that may be necessary to insure compatibility with surrounding uses, and preservation of the public health, safety and welfare. This recommendation along with your application and PUD Resolution will be transmitted to the City Council.

14. At the following City Council meeting (the second Tuesday of each month), the City Council will vote either to adopt or reject the proposed PUD Resolution. You or your representative should be present. At that time the City Council will have reviewed the Planning Commission minutes and recommendation. If the Resolution is approved by the City Council, it will become effective immediately.

The Planning Commission and City Council Meetings are held in the Roscoe J. Hatfield, Council Chambers, Durant City Hall, 300 West Evergreen St., Durant, Oklahoma. If you have any further questions, please call the Community Development Department at 580-931-6610.

The PUD process is independent from all other site development processes. All other applicable building and use permits must be obtained prior to construction. Please check with the Community Development Department concerning additional development requirements.

PLANNED UNIT DEV. APPLICATION (PUD)

Petition #_____
Fee $_____

APPLICANT INFORMATION

Name: Mark Cope	Email: james@copedfw.com	Phone #1 972-208-2673
Mailing Address: Allen		Phone #2 801-368-6646
City: Allen State: Texas Zip: 75013		Fax #
Applicant's Interest in Property: Owner		

__Please use attached addendum if there is more than one applicant.

Physical Address of proposed PUD:		Name of Project: The Grove	
___Platted ___Un-Platted	Subdivision	Lot	Block
Legal Description: (If Un-platted) Part of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian in Bryan County, OK			

Existing Zoning: R3	Proposed Use: 3 story Apts, 2 story Townhomes		
Present Use:	Parking Spaces Required: 1 bed - 1.5 spaces 2 bed - 2 spaces 3 bed - 2.5 spaces	Parking Spaces Provided:	
Parcel Width:	Parcel Length:	Acres:	Street/Road Frontage:

_____City Water (If City Water will be extended or improvements will be made, please explain:)

_____City Sewer (If City Sewer will be extended or improvements will be made, please explain:)

_____Private Water _____Private Sewer

Explain in your own words why your property should be a Planned Unit Development.

Current ordinance does not allow multiple buildings on one single lot for Apartments. Townhome zoning doesn't exist.

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: Mark Cope Date: 11/28/2022

Office Use Only

Date Filed Initial	Date Payment Received Initial	Notification Mailed Date Initial	Comments
Proof of Publication Received Date Initial		Property Posting Verified Date Initial	Comprehensive Plan Recommendations
Staff Recommendation ___Approve ___Deny	PC Recommendation ___Approve ___Deny	City Council Action ___Approve ___Deny	Ordinance #

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

Please describe the nature and operating characteristics of the proposed use:
The Apartments will be managed by a 3rd party management company. Townhomes will be fee simple lots.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:
The multi family will provide parking for units per the table below. Townhomes will provide two minimum parking spots in a covered garage, with driveways suitable for parking.
1 bed - 1.5 spaces
2 bed - 2 spaces
3 bed - 2.5 spaces

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).
Trash Enclosures will be screened with CMU and metal gate frames

3. Traffic Impacts:
The subject property is adjacent to the high school and will have minimal impact to the surrounding area as there is no through traffic.

4. Protection of Neighborhoods:
Perimeter fencing between uses shall be either ornamental iron or wood fence. Multi Family apartments will have an onsite management company.

What licenses and permits (if any) are required for this proposed use?
Building Permits required for each building type (residential, amenity), irrigation permits, fire suppression and other specific use permits as required

Please list or describe any other reasons to support this Planned Unit Dev. Permit Application.
This development provides permanent housing for the city of Durant that provides more tax revenue to the city and long term families to the school district.

Bryan County Abstract Company
Serving Bryan County Since 1903

After recording, return to:
Cope Equities, LLC
900 W. Bethany Ste 230
Allen, TX 75013

COUNTY CLERK
BRYAN COUNTY, OK

I-2022-746723 Book 1605 Pg: 340
07/19/2022 3:05 pm Pg 0340-0343
Fee: $ 24.00 Doc: $ 1,650.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

WARRANTY DEED
STATUTORY CORPORATION

Documentary Stamps: **$1,650.00**

That **Patco, Inc., an Oklahoma corporation, (the "Grantor")**, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Cope Equities, LLC, (the "Grantee")**, the following described real property and premises situate in **Bryan** County, **Oklahoma**, to wit:

A part of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Northeast Corner of NW/4 NE/4 of said Section 20; Thence South 00 degrees 35 minutes 32 seconds East a distance of 1322.77 feet to a found 1/2" steel rod; Thence South 89 degrees 51 minutes 07 seconds West a distance of 148.22 feet to a found 1/2" steel rod; Thence South 59 degrees 32 minutes 37 seconds West a distance of 364.18 feet to a found 1/2" steel rod; Thence South 32 degrees 32 minutes 32 seconds West a distance of 215.54 feet to a found 1/2" steel rod; Thence South 13 degrees 00 minutes 19 seconds West a distance of 293.73 feet to a found railroad spike; Thence South 67 degrees 12 minutes 52 seconds West a distance of 39.46 feet to a found railroad spike; Thence South 21 degrees 13 minutes 38 seconds East a distance of 26.63 feet to a found railroad spike; Thence North 67 degrees 1 1 minutes 46 seconds East a distance of 21.00 feet to a found railroad spike; Thence South 13 degrees 00 minutes 19 seconds West a distance of 356.94 feet to a found 1/2" steel rod; Thence South 32 degrees 59 minutes 03 seconds East a distance of 266.31 feet to a set 1/2" steel rod; Thence South 88 degrees 20 minutes 10 seconds West a distance of 56.53 feet to a found 1/2" steel rod; Thence South 79 degrees 26 minutes 40 seconds West a distance of 54.23 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 275.00 feet to a set 1/2" steel rod; Thence North 78 degrees 37 minutes 20 seconds West a distance of 101.98 feet to a set 1/2" steel rod; Thence North 89 degrees 56 minutes 20 seconds West a distance of 135.53 feet to a set 1/2" steel rod; Thence North 31 degrees 46 minutes 55 seconds West a distance of 13 1.35 feet to a set 1/2" steel rod; Thence North 22 degrees 44 minutes 43 seconds East a distance of 91.73 feet to a found 3/8" steel rod; Thence North 47 degrees 24 minutes 57 seconds West a distance of 130.72 feet to a found 3/8" steel rod; Thence North 81 degrees 23 minutes 20 seconds West a distance of 84.21 feet to a set 1/2" steel rod; Thence South 29 degrees 32 minutes 09 seconds West a distance of 10.83 feet to a set ½" steel rod; Thence South 89 degrees 25 minutes 36 seconds West a distance of 492.00 feet to a set ½" steel rod; Thence North 00 degrees 03 minutes 12 seconds East a distance of 203.71 feet to a found 3/8" steel rod; Thence South 89 degrees 47 minutes 46 seconds West a distance of 405.88 feet to a set 1/2" steel rod; Thence North 00 degrees 12 minutes 01 seconds West a distance of 149.70 feet to a set 1/2" steel rod; Thence North 12 degrees 59 minutes 19 seconds West a distance of 61.58 feet to a set 1/2" steel rod; Thence North 23 degrees 51 minutes 40 seconds West a distance of 605.53 feet to a set 1/2" steel rod; Thence North 90 degrees 00 minutes 00 seconds West a distance of 319.44 feet to a set 1/2" steel rod; Thence North 25 degrees 09 minutes 34 seconds East a distance of 57.08 feet to a set 1/2" steel rod; thence North 28 degrees 01 minutes 34 seconds East a distance of 342.30 feet to a set 1/2" steel rod; Thence North 89 degrees 13 minutes 33 seconds East a distance of 1 180.00 feet to a set 1/2" steel rod; Thence North 00 degrees 28 minutes 01 seconds West a distance of 950.00 feet to a set 1/2" steel rod; Thence North 89 degrees 40 minutes 34 seconds East a distance of 192.53 feet to a set 1/2" steel rod; Thence North 89 degrees 59 minutes 26 seconds East a distance of 1338.78 feet to the point of beginning; LESS AND EXCEPT THE FOLLOWING TRACTS DESCRIBED AS:

A part of the NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNNG at the Southwest comer of Lot 9 in Block I of the Quail Creek Addition to the City of Durant; Thence North 13 degrees 09 minutes 12 seconds East 15.60 feet to the point of beginning; Thence South 68 degrees 16 minutes 12 seconds West 21.50 feet; Thence North 21 degrees 25 seconds 25 seconds West 26.74 feet; Thence North 68 degrees 16 minutes 12 seconds East 40 feet; Thence South 13 degrees 09 minutes 12 seconds East 32.61 feet to the point of beginning.

STATE OF OKLAHOMA
Bryan County
Documentary Stamps $ 1,650.00

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a ½" steel rod found at the Southwest Corner of Lot 10 in Block 1 of Quail Creek Addition to the City of Durant; Thence North 77 degrees 06 minutes 18 seconds West a distance of 65.13 feet to a set ½" steel rod; Thence North 13 degrees 08 minutes 59 seconds East a distance of 120.25 feet to a set ½" steel rod; Thence South 71 degrees 29 minutes 18 seconds East a distance of 65.41 feet to a found ½" steel rod; Thence South 13 degrees 08 minutes 59 seconds West a distance of 113.85 feet to the point of beginning.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest Comer of Lot 5 in Block 1 of the Quail Creek Addition to the City of Durant; Thence South 56 degrees 31 minutes 40 seconds West a distance of 71.21 feet to a set 1/2" steel rod; Thence North 54 degrees 34 minutes 01 seconds West a distance of 219.14 feet to a set 1/2" steel rod; Thence North 82 degrees 49 minutes 33 seconds East a distance of 168.42 feet to a found 1/2 steel rod; Thence South 33 degrees 04 minutes 18 seconds East a distance of 129.84 feet to the point of beginning.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a 1/2" steel rod found at the Southwest corner of Lot 4 in Block 1 of the Quail Creek Addition to the City of Durant; Thence with a curve to the right having a radius of 1085.52 feet (chord bears South 88 degrees 03 minutes 14 seconds West, 29.83 feet) an arc length of 29.83 feet to a set 1/2" steel rod; Thence North 54 degrees 34 minutes 01 seconds West a distance of 124.65 feet to a set 1/2" steel rod; Thence North 56 degrees 31 minutes 40 seconds East a distance of 71.21 feet to a found 1/2" steel rod; Thence South 33 degrees 04 minutes 18 seconds East a distance of 131.90 feet to the point of beginning.

A tract of land in the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) and in the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE4) of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, Oklahoma, more particularly described as:
Being the North 613.76 feet of the East 192.53 feet of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) of said Section Twenty (20) and the North 613.76 feet of the West 629.11 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section Twenty (20).
Said tract being described by metes and bounds as follows:
A tract of land in the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE/4 NE/4 NW/4) and in the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian. Bryan County, Oklahoma, more particularly described by metes and bounds as follows:
COMMENCING at the Northeast corner of the Northeast Quarter of said Section;
THENCE South 89 degrees 23 minutes 23 seconds West, along the north line of said Northeast Quarter, a distance of 2028.83 feet to the POINT OF BEGINNING;
THENCE South 00 degrees 43 minutes 32 seconds East, parallel with the west line of said Northeast Quarter, a distance of 613.76 feet;
THENCE South 89 degrees 23 minutes 23 seconds West, parallel with the north line of said Northeast Quarter, a distance of 629.11 feet to a point on the west line of said Northeast Quarter,
THENCE South 89 degrees 31 minutes 8 seconds West, parallel with the North line of the Northwest Quarter of said Section, a distance of 192.53 feet;
THENCE North 00 degrees 4 minutes 32 seconds West, parallel with the east line of said Northwest Quarter, a distance of 613.76 feet to a point on the north line of said Northwest Quarter;
THENCE North 89 degrees 31 minutes 38 seconds East, along said north line, a distance of 192.53 feet to the Northeast comer of said Northwest Quarter;
THENCE North 89 degrees 23 minutes 23 seconds East, along the North line of said Northeast Quarter, a distance of 629.11 feet to the POINT OF BEGINNING.

A part of the SW/4 NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at the Southwest Corner of Lot 10 in Block 1, Quail Creek Addition, an addition to the City of Durant, Thence South 13 degrees 09 minutes 12 seconds West 65.7 feet; Thence South 68 degrees 16 minutes 12 seconds West 40.0 feet; Thence South 21 degrees 25 minutes 25 seconds East 26.74 feet; Thence North 68 degrees 16 minutes 12 seconds East 21.5 feet; Thence South 13 degrees 09 minutes 12 seconds West 15.6 feet; Thence North 82 degrees 46 minutes 40 seconds West 65.23 feet; Thence

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North 13 degrees 01 minutes 47 seconds East 120.35 feet; Thence South 77 degrees 06 minutes 18 seconds East 65.13 feet to the point of beginning.

A tract of land lying in the North half of Section Twenty (20), Township Six (6) South, Range Nine (9) East of the Indian Meridian, Bryan County, State of Oklahoma, being more particularly described by metes and bounds as follows:
Commencing at the North Quarter comer of said Section 20; Thence South 89 degrees 31 minutes 38 seconds West along the North line of said Section a distance of 192.53 feet; Thence South 00 degrees 43 minutes 32 seconds a distance of 613.76 feet to the Point of Beginning; Thence North 89 degrees 31 minutes 38 seconds East a distance of 192.53 feet to a point on the East line of the Northwest Quarter of said Section 20; Thence North 89 degrees 23 minutes 23 seconds East a distance of 554.60 feet; Thence South 00 degrees 00 minutes 00 seconds West a distance of 180.33 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 124.09 feet; Thence South 00 degrees 00 minutes 00 seconds West a distance of 154.40 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 225.21 feet; Thence North 00 degrees 06 minutes 09 seconds West a distance of 76.00 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 201.93 feet to a point on the East line of the Northwest Quarter of said Section 20; Thence continuing South 90 degrees 00 minutes 00 seconds West a distance of 68.34 feet; Thence North 00 degrees 00 minutes 00 seconds West a distance of 56.66 feet; Thence South 90 degrees 00 minutes 00 seconds West a distance of 124.92 feet; Thence North 00 degrees 43 minutes 32 seconds West a distance of 194.59 feet to the Point of Beginning.

A part of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma further described as: Beginning at the Northwest corner of Lot 9, Block 1 of Quail Creek Subdivision to the City of Durant, Oklahoma, according to the recorded plat thereof; Thence South 13 degrees 00 minutes 19 seconds West, along the West line of Quail Creek Subdivision, a distance of 65.89 feet; Thence South 67 degrees 12 minutes 52 seconds West a distance of 39.46 feet; Thence South 21 degrees 13 minutes 38 seconds East a distance of 26.63 feet; Thence North 67 degrees 11 minutes 46 seconds East a distance of 21.00 feet; Thence South 13 degrees 00 minutes 19 seconds West, along the West line of Quail Creek Subdivision, a distance of 356.94 feet; Thence South 82 degrees 35minutes 37 seconds West a distance of 168.42 feet; Thence South 54 degrees 31 minutes 51 seconds East a distance of 348.95 feet; Thence South 88 degrees 20 minutes 10 seconds West a distance of 28.72 feet; Thence South 79 degrees 26 minutes 40 seconds West a distance of 54.23 feet; Thence North 89 degrees 56 minutes 20 seconds West a distance of 275.00 feet; Thence North 78 degrees 37 minutes 20 seconds West a distance of 101.98 feet; Thence North 89 degrees 56 minutes 20 seconds West a distance of 135.53 feet; Thence North 31 degrees 46 minutes 55 seconds West a distance of 131.35 feet; Thence North 22 degrees 44 minutes 43 seconds East a distance of 91.73 feet; Thence North 47 degrees 24 minutes 57 seconds West a distance of 130.72 feet; Thence North 81 degrees 23 minutes 20 seconds West a distance of 84.21 feet; Thence South 29 degrees 32 minutes 09 seconds West a distance of 10.83 feet; Thence South 89 degrees 25 minutes 36 seconds West a distance of 492.00 feet; Thence North 00 degrees 03 minutes 12 seconds East a distance of 203.71 feet; Thence South 89 degrees 47 minutes 46 seconds West a distance of 405.88 feet; Thence North 00 degrees 12 minutes 01 seconds West a distance of 149.70 feet; Thence North 89 degrees 12 minutes 29 seconds East a distance of 1694.79 feet; back to the point of beginning.

A tract of land situated in a part of the NE/4 of Section 20, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County Oklahoma, more particularly described by metes and bounds as follows;
COMMENCING at a ½" pin found at the SW Corner of the S/2 of the SW/4 of NE/4 of the NE/4 of said Section 20, said point also being the NE Corner of Lot 11 in Block 3 of Quail Creek Addition the City of Durant, Bryan County, Oklahoma, and the true POINT OF BEGINNING; Thence South 88 degrees 36 minutes 46 seconds West along the North line of Lot 11 in Block 3 and the North line of Lot 16 In Block 1 of Quail Creek Addition, a distance of 148.22 feet to a found ½" steel pin; Thence South 59 degrees 25 minutes 48 seconds West, along the Northerly line of Lots 16 and 15 in Block 1 of Quail Creek, Addition, a distance of 216.99 feet to set ½" steel pin with PLS 1819 ID cap; Thence North 12 degrees 14 minutes 00 seconds West a distance of 154.24 feet to a set ½" steel pin with PLS 1819 ID cap; Thence North 89 degrees 28 minutes 31 seconds a distance of 249.34 feet to a set ½" steel pin with 1819 ID cap; Thence North 00 degrees 31 minutes 29 seconds West a distance of 290.15 feet a set ½" steel pin with PLS 1819 ID cap; Thence North 89 degrees 32 minutes 55 seconds a distance of 118.00 feet to the NW Corner of the S/2 of the SW/4 of the NE/4 of the NE/4 of said Section 20, occupied by a found 3/8" steel pin with CA 4450 ID cap; Thence South 00 degrees 31 minutes 29 seconds along the West line of the S/2 of the SW/4 of the NE/4 of the NE/4, a distance of 330.15 feet back to the true Point of Beginning.

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Fee: $ 24.00 Doc: $ 1,650.00
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State of Oklahoma

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 Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **15th** day of **July, 2022.**

Patco, Inc.

By: **Mike Patterson, President**

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }
}ss.
COUNTY OF **BRYAN** }

This instrument was acknowledged before me on this **15th**, day of **July, 2022** by **Mike Patterson**, as **President** of **Patco, Inc.**, a Corporation.

Christopher Adams, Notary Public

My Commission Expires: **April 12, 2026**

Commission No.:

File No.: **2022030160**
Name of Title Insurer:

CHRISTOPHER ADAMS
NOTARY
06003773
PUBLIC
STATE OF OKLAHOMA

I-2022-746723 Book 1605 Pg: 343
07/19/2022 3:05 pm Pg 0340-0343
Fee: $ 24.00 Doc: $ 1,650.00
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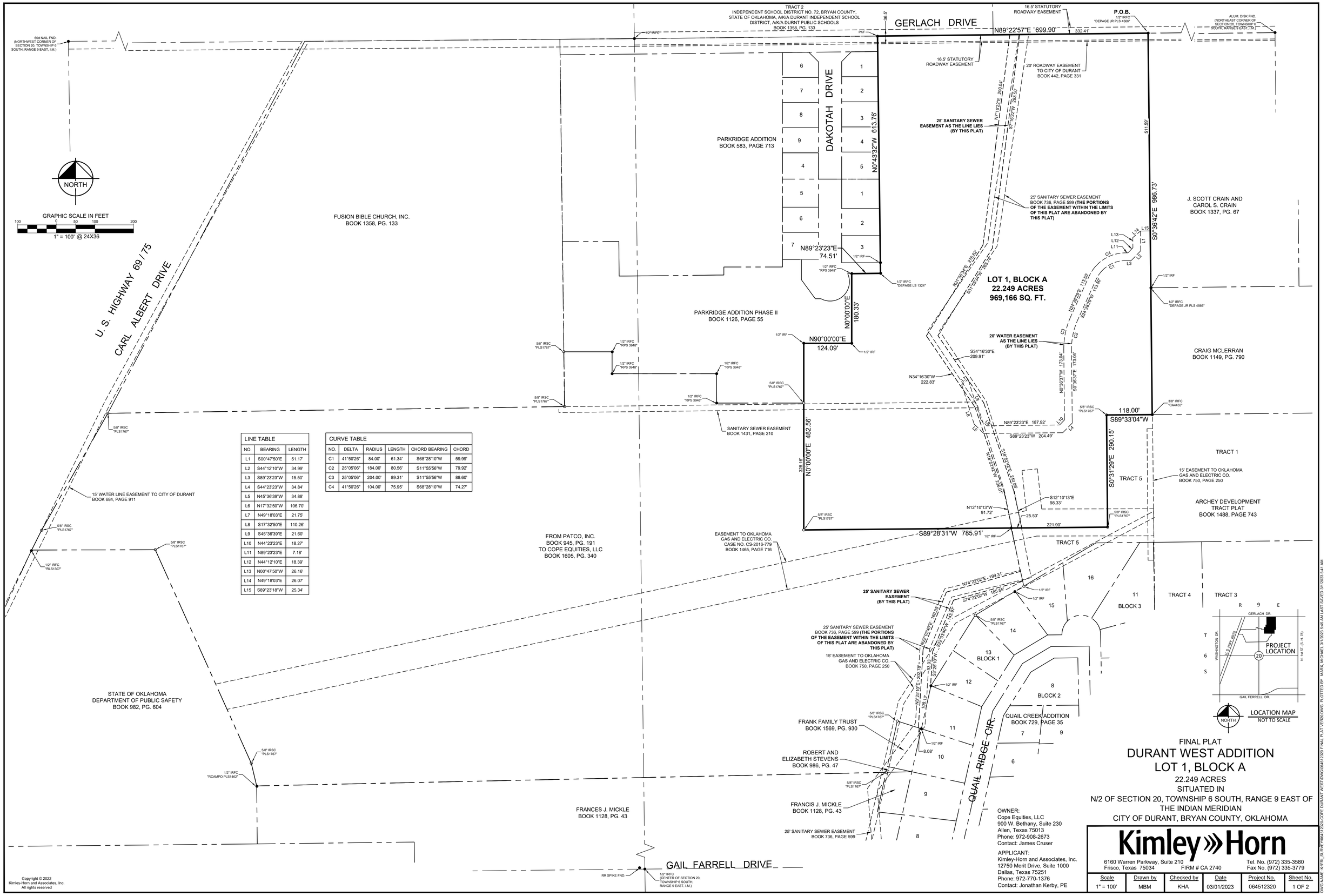

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°47'50"E	51.17'
L2	S44°12'10"W	34.99'
L3	S89°23'23"W	15.50'
L4	S44°23'23"W	34.84'
L5	N45°36'39"W	34.88'
L6	N17°32'50"W	106.70'
L7	N49°18'03"E	21.75'
L8	S17°32'50"E	110.26'
L9	S45°36'39"E	21.60'
L10	N44°23'23"E	18.27'
L11	N89°23'23"E	7.18'
L12	N44°12'10"E	18.39'
L13	N00°47'50"W	26.16'
L14	N49°18'03"E	26.07'
L15	S89°23'18"W	25.34'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	41°50'26"	84.00'	61.34'	S68°28'10"W	59.99'
C2	25°05'06"	184.00'	80.56'	S11°55'56"W	79.92'
C3	25°05'06"	204.00'	89.31'	S11°55'56"W	88.60'
C4	41°50'26"	104.00'	75.95'	S68°28'10"W	74.27'

OWNER:
Cope Equities, LLC
900 W. Bethany, Suite 230
Allen, Texas 75013
Phone: 972-908-2673
Contact: James Cruser

APPLICANT:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Phone: 972-770-1376
Contact: Jonathan Kerby, PE

FINAL PLAT
DURANT WEST ADDITION
LOT 1, BLOCK A
22.249 ACRES
SITUATED IN
N/2 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN
CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # CA 2740
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	03/01/2023	064512320	1 OF 2

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DWG NAME: K:\FRI_SURVEY\064512320-COPE DURANT WEST\DWG\064512320 FINAL PLAT VER20.DWG PLOTTED BY MARK, MICHAEL 3/1/2023 5:45 AM LAST SAVED 3/1/2023 5:41 AM

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Cope Equities, LLC, is the owner of a portion of the N/2 of Section 20, Township 6 South, Range 9 East of the Indian Meridian, City of Durant, Bryan County, Texas, same being a portion of that tract of land described in a Warranty Deed to Cope Equities, LLC., recorded in Book 1605, Page 340, Public Records of Bryan County, Oklahoma, same being the remaining portion of that tract of land described in a Warranty Deed to Patco, Inc., recorded in Book 945, Page 191, Public Records of Bryan County, Oklahoma, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found in Gerlach Drive, for the northeast corner of said Patco, Inc., tract, and the northwest corner of that tract of land, described in a deed to J. Scott Crain and Carol S. Crain, recorded in Book 1337, Page 67, Public Records of said county, same also being the northeast corner of the NW/4 of the NE/4 of said Section 20;

THENCE South 00°36'42" East, departing said Gerlach Drive, along the easterly line of said Patco, Inc., tract, the westerly line of said Crain tract, passing a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE JR PLS 4566", found for the southwest corner of said Crain tract and the northwest corner of that tract of land, described in a deed to Craig McLerran, recorded in Book 1149, Page 760, Public Records of said county, continuing along the westerly line of said McLerran tract, a total distance of 986.73 feet to a 3/8-inch iron rod with a plastic cap, stamped "CA4455" found for the southwest corner of said McLerran tract, same being the northeast corner of Tract 5 as depicted in Archey Development Tract Plat, an addition of the City of Durant, according to the Map or Plat, recorded in Book 1488, Page 743, Public Records of said county;

THENCE South 89°33'04" West, along a northerly line of said Tract 5, a distance of 118.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the northerly, northwest corner of said Tract 5;

THENCE South 00°31'29" East, along a westerly line of said Tract 5, a distance of 290.15 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner;

THENCE South 89°28'31" West, along a northerly line of said Tract 5, passing at a distance of 249.34 feet to a 1/2-inch iron rod found for the westerly, northwest corner of said Tract 5, continuing across said Patco, Inc., tract, a total distance of 785.91 feet to a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for corner;

THENCE North 00°00'00" East, continuing across said Patco, Inc., tract, passing at a distance of 328.16 feet, a 5/8-inch iron rod with a red plastic cap, stamped "PLS1767" set for the southerly, southeast corner of Parkridge Addition Phase II, an addition to the City of Durant, according to the Map or Plat, recorded in Book 1126, Page 55, Public Records of said county, continuing along an easterly line of said Parkridge Addition Phase II, a total distance of 482.56 feet to a 1/2-inch iron rod found for corner;

THENCE along the southerly lines of said Parkridge Addition Phase II, the following:

North 90°00'00" East, a distance of 124.09 feet to a 1/2-inch iron rod found for corner;

North 00°00'00" East, a distance of 180.33 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 3948" found for corner;

North 89°23'23" East, a distance of 74.51 feet to a 1/2-inch iron rod with a plastic cap, stamped "DEPAGE LS 1324" found for easterly, southeast corner of said Parkridge Addition Phase II;

THENCE North 00°43'32" West, along the easterly line of said Parkridge Addition Phase II, passing a found 1/2-inch iron rod found for the northeast corner of said Parkridge Addition Phase II and the southeast corner of Parkridge Addition, an addition to the City of Durant, according to the Map or Plat, recorded in Book 583, Page 713, Public Records of said county, continuing along the easterly line of said Parkridge Addition, a distance of 613.76 feet to a PK nail found for the northeast corner of said Parkridge Addition, same being on the northerly line of said Section 20 and being in aforesaid Gerlach Drive;

THENCE North 89°22'57" East, along the northerly line of said Section 20 and said Gerlach Drive, a distance of 699.90 feet to the **POINT OF BEGINNING** and containing 22.249 acres (969,166 square feet) of land, more or less.

I hereby offer for dedication all streets and easements as shown on this plat of Durant West Addition to the City of Durant, Bryan County, Oklahoma.

GIVEN under my hand, this the _____ day of _____, 2023

By: Cope Equities, LLC, a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2023.

_____
Notary Public in and for the State of _____

My commission expires: _____

SURVEYOR'S CERTIFICATE

That I, Michael B. Marx, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify that I have made a careful survey of the foregoing property designated as the Plat of Durant West Addition, an addition to the City of Durant, Bryan County, Oklahoma, and that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineer and Land Surveyors.

Witness my hand and seal, this the _____ day of _____, 2023

_____
Michael B. Marx, P.L.S. 1767

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

My commission expires: _____

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstractor of title in and for Bryan County and the State of Oklahoma, certifies that the records of said County show that the title to the land shown on the Plat of Durant West Addition, an addition to the City of Durant, Bryan, Oklahoma, is vested in Choctaw Nation of Oklahoma, and that on this the ___ day of _____, 2022, there ore no actions pending or judgements of any nature in any court or on file with the clerk of said land or owner thereof, that the taxes are paid for the year _____ 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, mortgages, or other encumbrances of any kind against the land included in the annexed plat, except mortgages and liens of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed, this the _____ day of _____, 2023

By: Modern Abstract & Title, LP.

_____
Signature

_____
Printed Name

_____
Title

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2023.

_____
Notary Public in and for the State of _____

My commission expires: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify 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 _____ and prior years on the land shown on the Final Plat of Durant West Addition, an addition to the City of Durant, Bryan County, Oklahoma; that the required statutory security has been deposited in the office of County Treasurer, guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed, this the _____ day of _____, 2023

_____
Prudy Sullivan-Holt, County Treasurer

STATE OF OKLAHOMA §

COUNTY OF BRYAN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Oklahoma, on this day personally appeared Prudy Sullivan-Holt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2023.

_____
Notary Public in and for the State of _____

My commission expires: _____

CITY PLANNING COMMISSION APPROVAL

It is acknowledged by the City of Durant Planning Commission that the Plat of Durant West Addition, an addition to the City of Durant, Bryan County, Oklahoma has been approved at a meeting on the _____ day of _____, 2023.

_____ _____
Planning Commission Chair Planning Commission Secretary

_____ _____
Printed Name Printed Name

CITY OF DURANT COUNCIL APPROVAL

BE IT HEREBY RESOLVED by the Council of the City of Durant, that the Plat of Durant West Addition, an addition to the City of Durant, Bryan County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Durant, Oklahoma this ____ day of _____, 2023.

_____ _____
Cynthia Price, City Clerk Mayor

_____
Printed Name

COUNTY CLERK CERTIFICATE

STATE OF OKLAHOMA §

COUNTY OF BRYAN §

The Instrument _____ was filed on the _____ day of _____, 2023 at _____ and duly recorded in Book _____, Page _____.

_____
County Clerk

STATE OF OKLAHOMA §

COUNTY OF BRYAN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Oklahoma, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2023.

_____
Notary Public in and for the State of _____

My commission expires: _____

NOTES:

All bearings shown are based on grid north of the Oklahoma State Plane Coordinates (NAD 83 South Zone) utilizing the state HARN . All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999955357871.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 40013C0170E, for Bryan County, Oklahoma and incorporated areas, dated June 2, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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Kimley-Horn and Associates, Inc.
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FINAL PLAT
DURANT WEST ADDITION
LOT 1, BLOCK A
22.249 ACRES
SITUATED IN
N/2 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN
CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

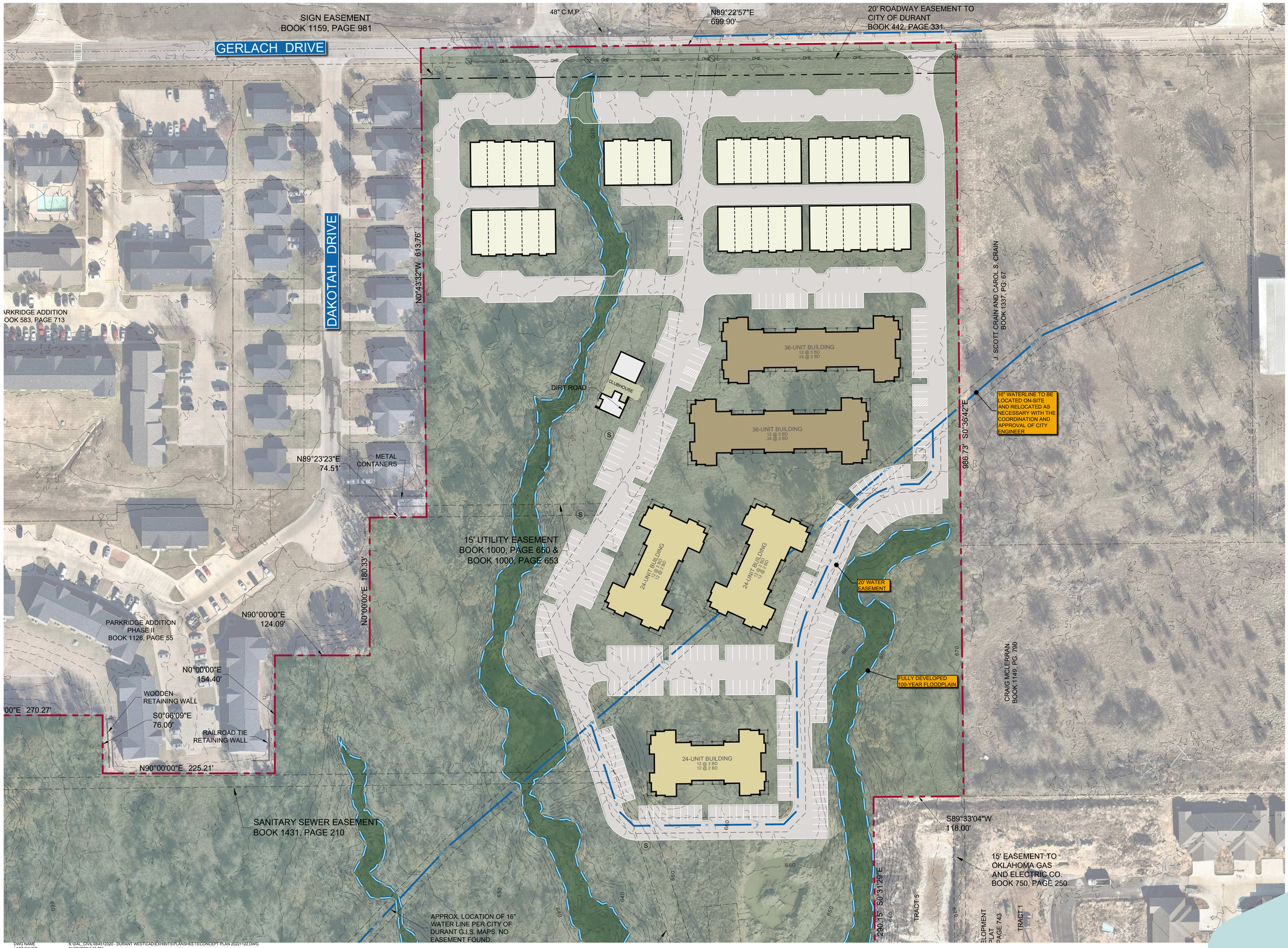
OWNER:
Cope Equities, LLC
900 W. Bethany, Suite 230
Allen, Texas 75013
Phone: 972-908-2673
Contact: James Cruser

APPLICANT:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Phone: 972-770-1376
Contact: Jonathan Kerby, PE

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # CA 2740
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	03/01/2023	064512320	2 OF 2

DWG NAME: K:\FRI_SURVEY\064512320-COPE DURANT WEST\DWG\064512320 FINAL PLAT VER20.DWG PLOTTED BY MARX, MICHAEL 3/1/2023 5:43 AM LAST SAVED 3/1/2023 5:41 AM



GRAPHIC SCALE IN FEET
0 30 60 120
1"=60' @ 22x34

Lot Summary - Phase 1

Towhomes	36	20.0%
MF - 24	72	40.0%
MF - 36	72	40.0%
Total	**180**	

Parking Summary

Regular Parking Spaces	296
Handicapped Parking Spaces	14
Total Parking Spaces	311

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2022.

CONCEPT PLAN

Durant West

Durant, Oklahoma

Kimley»Horn
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240
P 972-770-1300, F 972-239-3820
State of Texas Registration No. F-928

November 2022

DWG NAME K:\DAL_CIVIL\DA\012320 - DURANT WEST\CAD\EXHIBITS\PLANSHEETS\00\CONCEPT PLAN 2022\1122.DWG
LAST SAVED 11/22/2022 6:05 PM

Kimley»Horn

January 31, 2023

City of Durant
300 West Evergreen
Durant, OK 74701
508-931-6613
doneal@durant.org

RE: ***The Grove - PUD***
Response to Review Comments #1

To whom it may concern:

This letter is in response to the reviews dated December 16, 2022, and January 5, 2023, regarding The Grove PUD. Your comment is listed first, followed by the response in bold italics.

1. Is there a second entrance/exit? Fire Code does require two ways in and out.
   Response: A second access driveway was added to the Concept Plan.

2. There was a question regarding the existing waterline that is on the property and where that is in comparison to the buildings that are planned.
   Response: The proposed re-alignment of the existing waterline was added to the Concept Plan.

3. All utilities / easements will need to be shown.
   Response: The proposed water easement was added to the Plat and Concept Plan.

4. How many total units are being planned for both types of residential units?
   Response: 180 units total. Townhomes – 36 units. Multi-Family – 144 units. Please reference Concept Plan table for more detail.

5. There were some questions as to the traffic impacts and the question if a traffic study has been done in this area.
   Response: As discussed in the PUD comments meeting, Kimley-Horn is working on a traffic study to provide before the Planning and Zoning meeting per the direction of the City.

6. What are the plans for drainage?
   Response: The plan is to capture stormwater in an underground storm sewer system and outfall into the existing drainage channel on-site.

7. We will only need a plat that shows the PUD area. The two lots that are being shown on the plat are large enough to be separated via warranty deed and is not required to go through the platting process. I've added the ordinance for your reference.
   Response: Revised per comment.

8. Are the roads expected to be private or public? What about the sewer connection?
   Response: The roads will be private. The proposed sewer lines on-site will be private.

9. Once you have the corrected legal and corrected warranty deed, please let me know. That is what we will use for the publications.
   Response: The warranty has been provided with this submittal. Revised per comment.

10. The plat that will be used for the PUD will need to meet the subdivision requirements. The Planning Commission Signature block will need the secretary next to the chairman (how the City Council is).
    Response: Revised per comment.

11. The signature blocks need to be added - County Treasurer notary & County Clerk w/ notary.
    Response: Revised per comment.

12. They typically want to see an idea of what the buildings could look like. So that might be something to consider.
    Response: Noted. The building elevations has been provided with this submittal.

13. Will there be any topographic changes made?
    Response: The grading plan that will be submitted with the engineering plans will show the proposed topographic changes. The grading plan has not been produced at this time.

14. Any open space, etc. can be shown on the concept plan too.
    Response: It is the developers plan to have open space amenity areas to serve the development.

15. Will need the expected schedule of development.
    Response: The schedule of the development is contingent on the proposed Plat and PUD zoning. The engineering plans will be submitted after plat and zoning are approved.

16. If there will be any covenants on the property, those will need to be listed on the plat.
    Response: There are no covenants proposed at this time.

17. Here is something to ensure while designing – PUD Perimeter Requirements.
    Response: Noted.

18. Whether the proposal is consistent with the Comprehensive Plan.
    Response: The Comprehensive Plan shows that the PUD area is for mixed residential and aligns with the proposal.

19. Whether the proposal harmonizes with the existing and expected development of surrounding areas.
    Response: The proposal is adjacent to residential on the west and harmonizes with the development of the surrounding area.

20. Whether the proposal is a unified treatment of the development possibilities of the project site.
    Response: Kimley-Horn and Cope Equities believe that the proposal is a unified treatment of the project site.

21. Whether the proposal would benefit orderly and proper development of the city.
    Response: Kimley-Horn and Cope Equities believe that the proposal would benefit the overall development of the City.

22. Whether the sidewalks and streets provide a traffic flow compatible with the development and surrounding street pattern.
    Response: As discussed in the PUD comments meeting, Kimley-Horn is working on a traffic study to provide before the Planning and Zoning meeting per the direction of the City.

23. Our Street Supervisor is wanting to ensure the development will not have any negative impacts to traffic there, especially since that is a very congested and highly traveled area with having the high school across the street and the new elementary school just down the road. The City has already received complaints about the amount of traffic in that area.
    Response: As discussed in the PUD comments meeting, Kimley-Horn is working on a traffic study to provide before the Planning and Zoning meeting per the direction of the City.

Regards,

KIMLEY-HORN AND ASSOCIATES, INC.

Jonathan Kerby, P.E. – Project Manager

MATERIALS LEGEND

BRICK

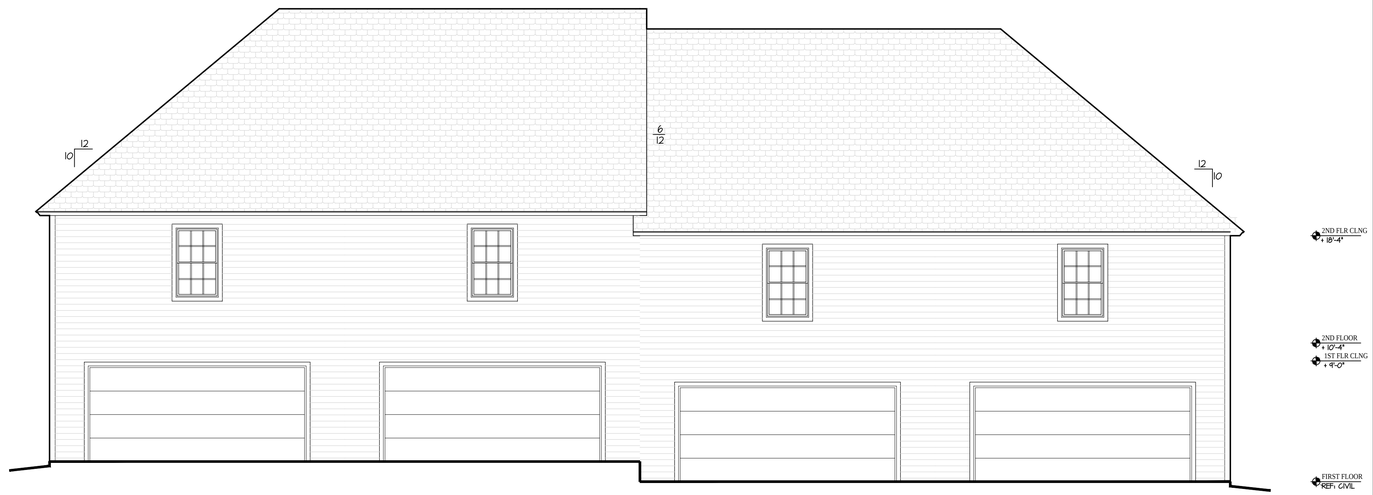
COMPOSITION ROOF

HORIZONTAL COMPOSITE SIDING

VERTICAL COMPOSITE SIDING

GENERAL NOTES

NO.	DESCRIPTION	NO.	DESCRIPTION
A.	Consult Architect upon the investigation of any condition inconsistent to the intent of these drawings.	J.	Paint all equipment panels, conduit, and piping on exterior to match adjacent surface color. Refer to Exterior Materials Package for paint colors.
B.	DO NOT SCALE DRAWINGS. Contact Architect for clarification for any missing or unclear dimension or note.	K.	REF: CIVIL for all Finish Floor Elevations. Finish Floor Elevations vary by UNIT.
C.	Provide vertical masonry expansion joints as shown and no more than 25' O.C.		
D.	Herringbone brick veneer edged with stacked bond header course at sides.		



2 REAR ELEVATION
3/16" = 1'-0"

1 FRONT ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND

BRICK

COMPOSITION ROOF

HORIZONTAL COMPOSITE SIDING

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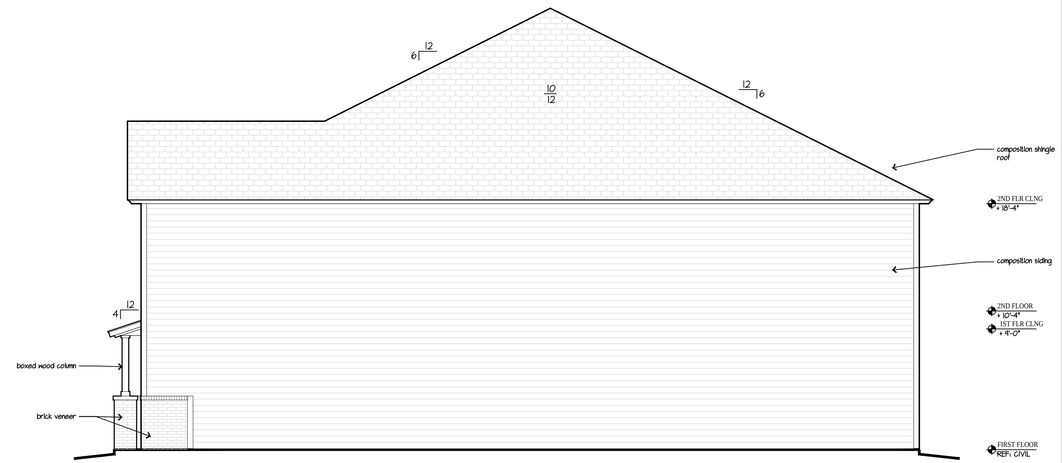
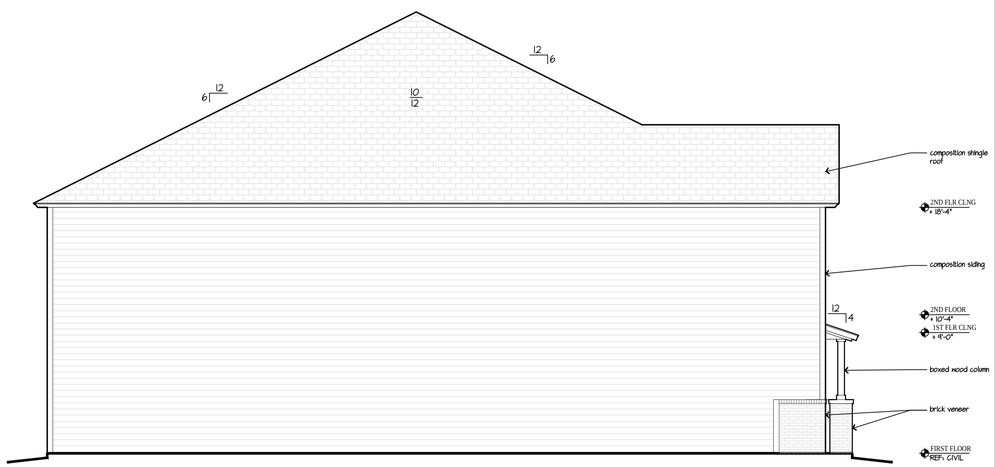


2 SIDE ELEVATION
3/16" = 1'-0"



1 SIDE ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND

BRICK

COMPOSITION ROOF

HORIZONTAL COMPOSITE SIDING

VERTICAL COMPOSITE SIDING

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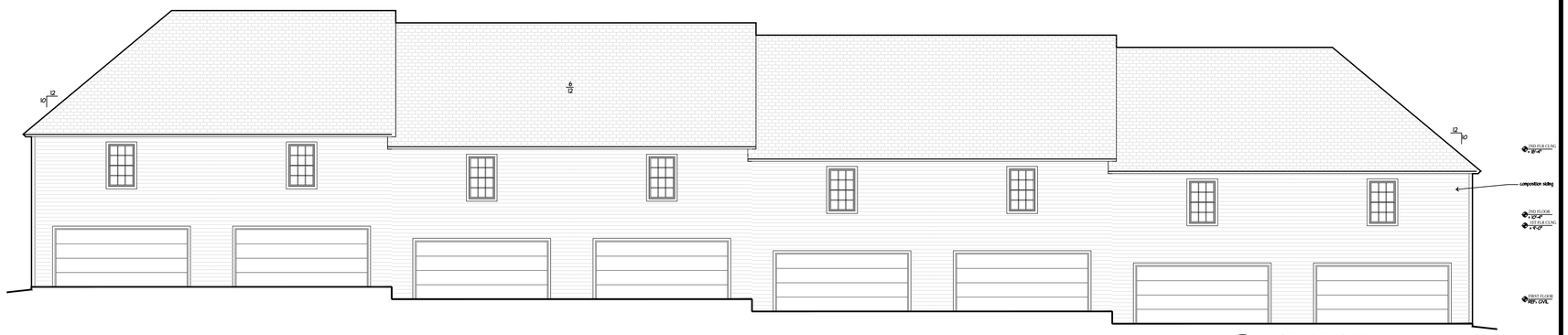

2 REAR ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

BRICK

COMPOSITION ROOF

HORIZONTAL COMPOSITE SIDING

VERTICAL COMPOSITE SIDING

GENERAL NOTES

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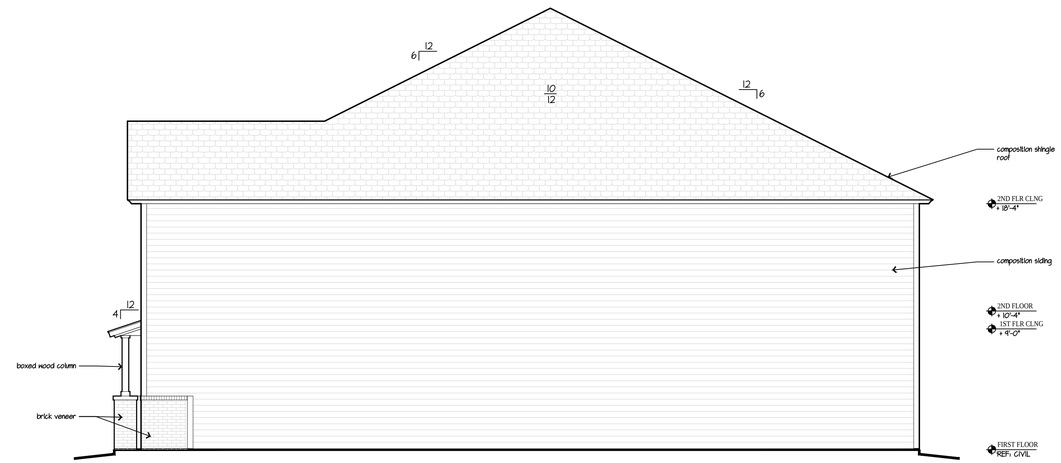

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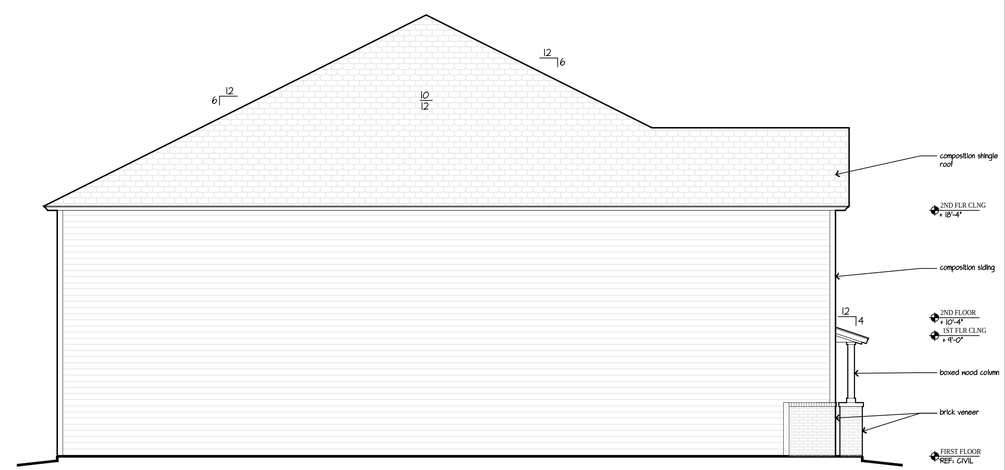

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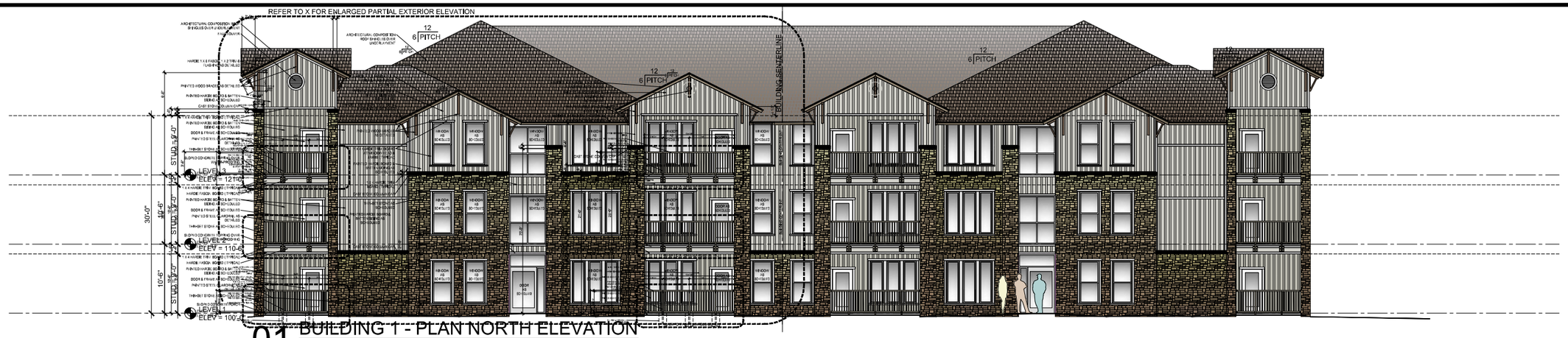
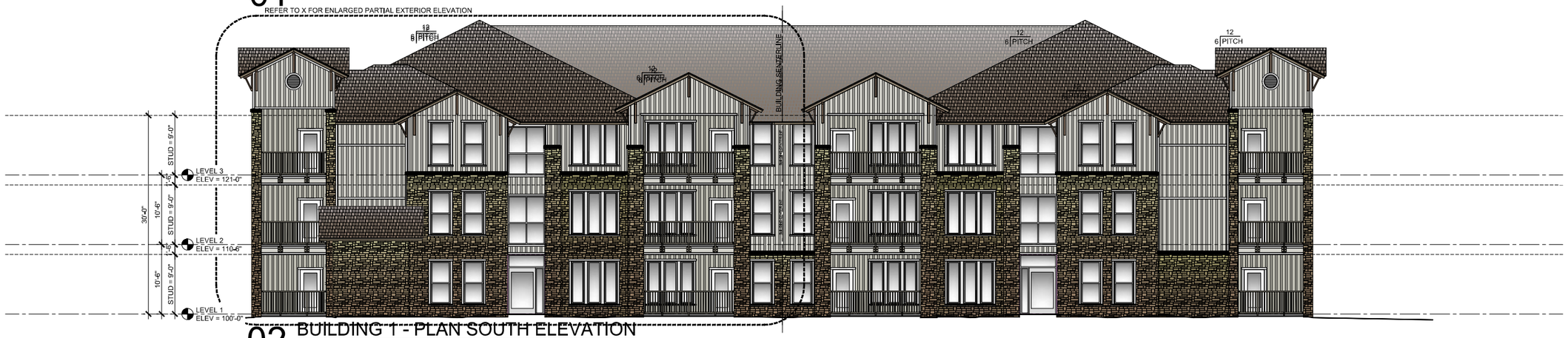


01 BUILDING 1 - PLAN NORTH ELEVATION



02 BUILDING 1 - PLAN SOUTH ELEVATION

03 BUILDING 1 - PLAN WEST ELEVATION

04 BUILDING 1 - PLAN EAST ELEVATION

0 4 8 16 24
graphic scale in feet (scale: 1/8" = 1'-0")

LEGEND

STONE & HORIZONTAL SIDING

THIN-SET STONE SYSTEM EQUAL TO HORIZON STONE CRAFTSMAN COTTAGE STONE - "HARBOR BLUFF"

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3024 ACME BRICK PLAZA
FORT WORTH, TX 76109
817-332-4101
JASON HAMILTON
jhamilton@brick.com
214-586-4654

3/4-INCH CEMENT PLASTER ON GALVANIZED METAL LATH OVER VAPOR BARRIER

GLASS AS SCHEDULED REFER TO WINDOW AND DOOR TYPES

ARCHITECTURAL COMPOSITION SHINGLE SYSTEM EQUAL TO GAF TIMBERLINE HDZ® SHINGLES COLOR = "WEATHERED WOOD"

APPLY OVER GAF SHINGLE , MATE® ROOF DECK PROTECTION

BOARD & BATTEN SIDING SYSTEM EQUAL TO JAMES HARDIE - HARDIE® PANEL VERTICAL SIDING PRODUCTS SELECT CEDARMILL® COLOR = "LIGHT MIST"

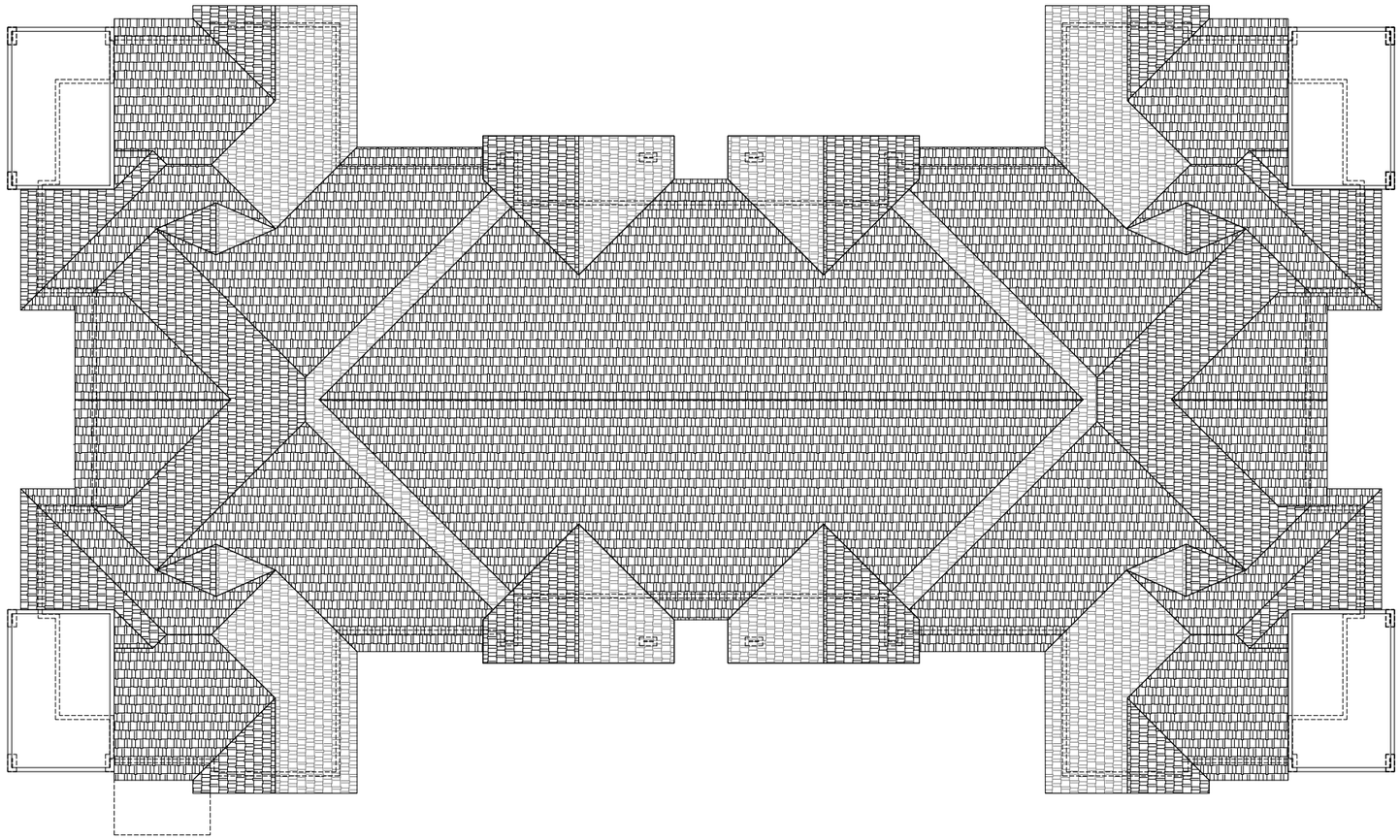
MATCHING COLOR BATTEN BOARDS AT 16 INCHES ON CENTER WILL BE HARDIE® TRIM BOARDS RUSTIC GRAIN® BATTEN BOARDS

GENERAL NOTES

A. GUTTERS, DOWNSPOUTS AND ANY EXPOSED METAL TRIM WILL BE PRE-FINISHED METAL EQUAL TO KYNAR 500 FINISH, COLOR = "OLD TOWN ZINC W29"
B. TRIM BOARDS AT CORNERS, ABUTTING MASONRY, DOOR / WINDOW TRIM AND OTHER TRIM WILL BE EQUAL TO HARDIE 1 X 4 TRIM, SELECT CEDAR MILL, COLOR = "ARTIC WHITE"
C. FASCIA & GABLE TRIM BOARDS WILL BE EQUAL TO HARDIE 1 X 6 TRIM, ROUGH CEDAR TEXTURE, COLOR = "ARTIC WHITE"
D. SOFFIT PANELS WILL BE EQUAL TO HARDIE , VENTED SELECT CEDAR MILL 24-INCH WIDE, COLOR = "ARTIC WHITE"
E. WINDOW SILLS WILL BE EQUAL TO HARDIE 1 X 2 SILL TRIM WITH 1 X 4 APRON TRIM, SELECT CEDAR MILL, COLOR = "ARTIC WHITE"

Revisions

SHEET CONTENTS
BUILDING 1 EXTERIOR EVEVATIONS



PLAN NORTH
REFER TO SITE
PLAN FOR
TRUE NORTH

N

01 BUILDING TYPE 1 ROOF PLAN

0 4 8 16 24

graphic scale in feet (scale: 1/8" = 1'-0")

GENERAL NOTES

A. ROOFING SYSTEMS ALONG WITH UNDERLAYMENTSS WILL BE INSTALLED AS PER THE SPECIFICATIONS.
B. MAINTAIN 6 TO 12 ROOF PITCH
C. FLASHINGS WILL BE CONSTRUCTED AND INSTALLED AS PER THE LATEST SMACNA STANDARDS & ANSI SRPI REQUIREMENTS.
D. GUTTERS, DOWNSPOUTS AND ANY EXPOSED METAL TRIM & FLASHINGS WILL BE PRE-FINISHED METAL EQUAL TO KYNAR 500 FINISH, COLOR = "OLD TOWN ZINC W29"; FLASHINGS NOT IN VIEW FROM GRADE MAY BE LEFT UN-PAINTED GALVANIZED OR COLOR COATED. SEE REFERENCED DETAILS FOR PROFILES, DIMENSIONS AND ADDITIONAL INFORMATION.
E. DOWNSPOUTS WILL BE PRE-FINISHED METAL WITH SUPPORT STRAPS AT 48-INCHES ON CENTER
F. REFER TO WALL SECTIONS FOR BENDS IN DOWNSPOUTS
G. PROVIDE REQUIRED FITTINGS AND ACCESSORIES TO FULLY FURNISH DOWNSPOUTS
H. PROVIDE PRE-CAST CONCRETE SPLASH BLOCKS AT EACH DOWNSPOUT DISCHARGE
I. PROVIDE ALL COMPONENTS, PARTS AND ACCESSORIES FOR A COMPLETE ROOF SYSTEM
J. PLUMBING VENT THRU ROOF STACKS WILL BE FLASHED WITH METAL AND NOT RUBBER OR OTHER NON-METALIC BOOTS.
K. PROVIDE PRE-FINISHED METAL END CAPS AT GUTTERS.
L. PROVIDE THE APPROPRIATE CLOSURE, CAP, SILL, CHANNEL AND CORNER PRE-FINISHED METAL TRIM TO COMPLETE ENCLOSURE FOR AN UNIFORM SYSTEM.
M. FASCIA & GABLE TRIM BOARDS WILL BE EQUAL TO HARDIE 1 X 6 TRIM, ROUGH CEDAR TEXTURE, COLOR = "ARTIC WHITE"
N. SOFFIT PANELS WILL BE EQUAL TO HARDIE , VENTED SELECT CEDAR MILL, 24-INCH WIDE, COLOR = "ARTIC WHITE"

LEGEND

ARCHITECTURAL COMPOSITION SHINGLE SYSTEM EQUAL TO GAF TIMBERLINE HDZ® SHINGLES COLOR = "WEATHERED WOOD"

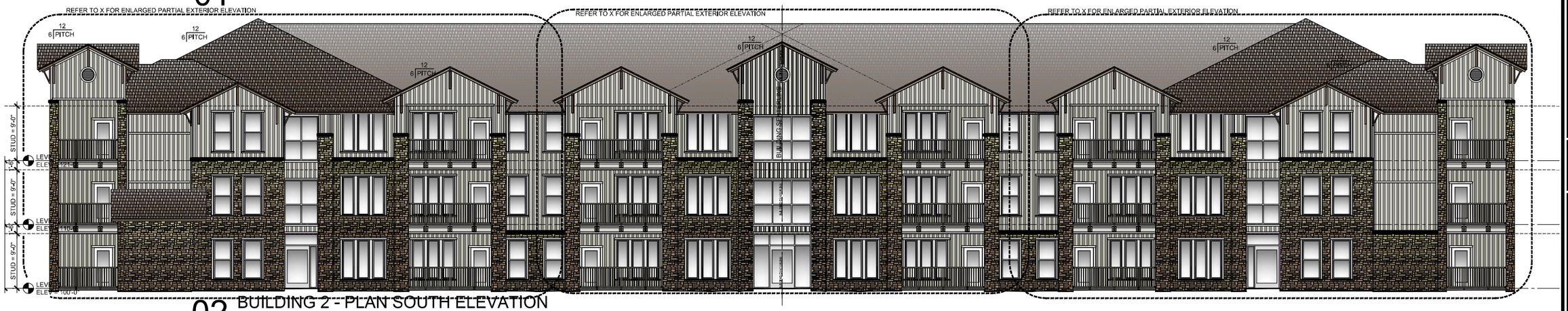
APPLY OVER GAF SHINGLE MATE® ROOF DECK PROTECTION

Revisions

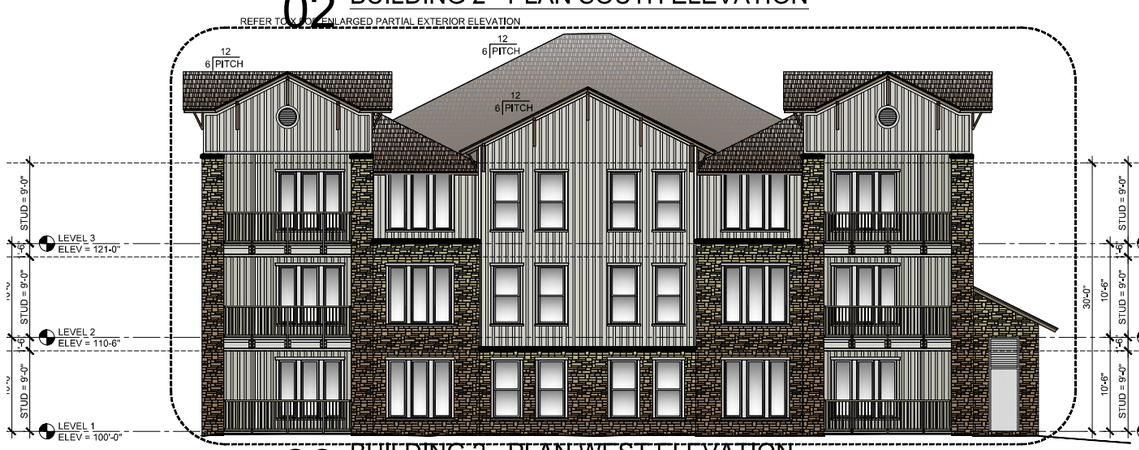
SHEET CONTENTS
BUILDING TYPE 1
ROOF PLAN

SHEET SIZE = 36" WIDE X 24" HIGH

01 BUILDING 2 - PLAN NORTH ELEVATION



02 BUILDING 2 - PLAN SOUTH ELEVATION



03 BUILDING 2 - PLAN WEST ELEVATION

04 BUILDING 2 - PLAN EAST ELEVATION

0 4 8 16 24
graphic scale in feet (scale: 1/8" = 1'-0")

LEGEND

STONE & HORIZONTAL SIDING

THIN-SET STONE SYSTEM EQUAL TO HORIZON STONE CRAFTSMAN COTTAGE STONE - "HARBOR BLUFF"

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C. FASCIA & GABLE TRIM BOARDS WILL BE EQUAL TO HARDIE 1 X 6 TRIM, ROUGH CEDAR TEXTURE, COLOR = "ARTIC WHITE"
D. SOFFIT PANELS WILL BE EQUAL TO HARDIE , VENTED SELECT CEDAR MILL 24-INCH WIDE, COLOR = "ARTIC WHITE"
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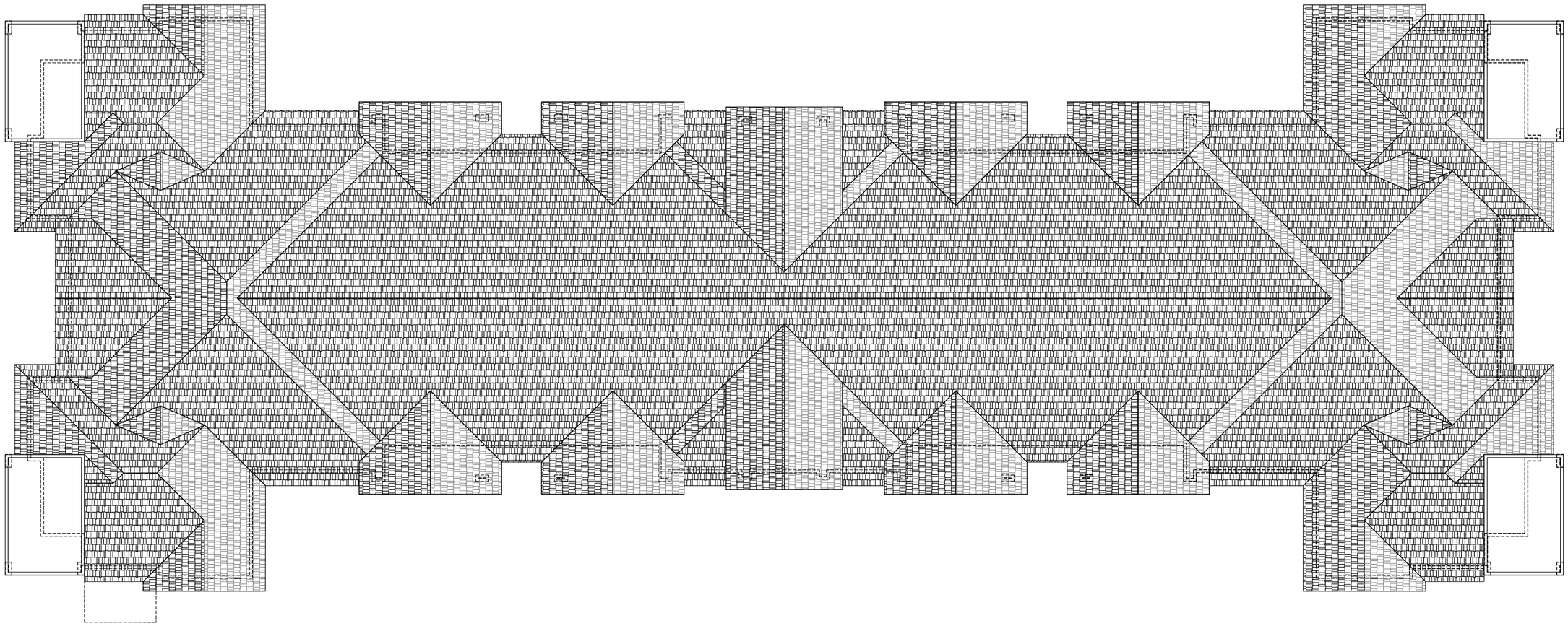
Revisions

SHEET CONTENTS
BUILDING 2 EXTERIOR EVEVATIONS



PLAN NORTH
REFER TO SITE
PLAN FOR
TRUE NORTH

N

01 BUILDING TYPE 2 ROOF PLAN

0 4 8 16 24

graphic scale in feet (scale: 1/8" = 1'-0")

GENERAL NOTES

A. ROOFING SYSTEMS ALONG WITH UNDERLAYMENTSS WILL BE INSTALLED AS PER THE SPECIFICATIONS.
B. MAINTAIN 6 TO 12 ROOF PITCH
C. FLASHINGS WILL BE CONSTRUCTED AND INSTALLED AS PER THE LATEST SMACNA STANDARDS & ANSI SRPI REQUIREMENTS.
D. GUTTERS, DOWNSPOUTS AND ANY EXPOSED METAL TRIM & FLASHINGS WILL BE PRE-FINISHED METAL EQUAL TO KYNAR 500 FINISH, COLOR = "OLD TOWN ZINC W29"; FLASHINGS NOT IN VIEW FROM GRADE MAY BE LEFT UN-PAINTED GALVANIZED OR COLOR COATED. SEE REFERENCED DETAILS FOR PROFILES, DIMENSIONS AND ADDITIONAL INFORMATION.
E. DOWNSPOUTS WILL BE PRE-FINISHED METAL WITH SUPPORT STRAPS AT 48-INCHES ON CENTER
F. REFER TO WALL SECTIONS FOR BENDS IN DOWNSPOUTS
G. PROVIDE REQUIRED FITTINGS AND ACCESSORIES TO FULLY FURNISH DOWNSPOUTS
H. PROVIDE PRE-CAST CONCRETE SPLASH BLOCKS AT EACH DOWNSPOUT DISCHARGE
I. PROVIDE ALL COMPONENTS, PARTS AND ACCESSORIES FOR A COMPLETE ROOF SYSTEM
J. PLUMBING VENT THRU ROOF STACKS WILL BE FLASHED WITH METAL AND NOT RUBBER OR OTHER NON-METALIC BOOTS.
K. PROVIDE PRE-FINISHED METAL END CAPS AT GUTTERS.
L. PROVIDE THE APPROPRIATE CLOSURE, CAP, SILL, CHANNEL AND CORNER PRE-FINISHED METAL TRIM TO COMPLETE ENCLOSURE FOR AN UNIFORM SYSTEM.
M. FASCIA & GABLE TRIM BOARDS WILL BE EQUAL TO HARDIE 1 X 6 TRIM, ROUGH CEDAR TEXTURE, COLOR = "ARTIC WHITE"
N. SOFFIT PANELS WILL BE EQUAL TO HARDIE , VENTED SELECT CEDAR MILL, 24-INCH WIDE, COLOR = "ARTIC WHITE"

LEGEND

ARCHITECTURAL COMPOSITION SHINGLE SYSTEM EQUAL TO GAF TIMBERLINE HDZ® SHINGLES COLOR = "WEATHERED WOOD"

APPLY OVER GAF SHINGLE MATE® ROOF DECK PROTECTION

Revisions

SHEET CONTENTS
BUILDING TYPE 2
ROOF PLAN

SHEET SIZE = 36" WIDE X 24" HIGH

01 BUILDINGS 1 & 2 - PARTIAL ENLARGED PLAN NORTH & SOUTH ELEVATION

0 2 4 8 12
graphic scale in feet (scale: 1/4" = 1'-0")

LEGEND
STONE & HORIZONTAL SIDING

THIN-SET STONE SYSTEM EQUAL TO HORIZON STONE CRAFTSMAN COTTAGE STONE - "HARBOR BLUFF"

DISTRIBUTED BY
ACME BRICK
3024 ACME BRICK PLAZA
FORT WORTH, TX 76109
817-332-4101
JASON HAMILTON
jhamilton@brick.com
214-586-4654

3/4-INCH CEMENT PLASTER ON GALVANIZED METAL LATH OVER VAPOR BARRIER

GLASS AS SCHEDULED REFER TO WINDOW AND DOOR TYPES

ARCHITECTURAL COMPOSITION SHINGLE SYSTEM EQUAL TO GAF TIMBERLINE HDZ® SHINGLES COLOR = "WEATHERED WOOD"

APPLY OVER GAF SHINGLE , MATE® ROOF DECK PROTECTION

BOARD & BATTEN SIDING SYSTEM EQUAL TO JAMES HARDIE - HARDIE® PANEL VERTICAL SIDING PRODUCTS SELECT CEDARMILL® COLOR = "LIGHT MIST"

MATCHING COLOR BATTEN BOARDS AT 16 INCHES ON CENTER WILL BE HARDIE® TRIM BOARDS RUSTIC GRAIN® BATTEN BOARDS

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Revisions

SHEET CONTENTS
BUILDINGS 1 & 2 - PARTIAL ENLARGED PLAN NORTH & SOUTH ELEVATION

01 BUILDING 2 - PARTIAL ENLARGED PLAN NORTH & SOUTH ELEVATION

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graphic scale in feet (scale: 1/4" = 1'-0")

LEGEND

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3/4-INCH CEMENT PLASTER ON GALVANIZED METAL LATH OVER VAPOR BARRIER

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Revisions

SHEET CONTENTS
BUILDING 2 - PARTIAL ENLARGED PLAN NORTH & SOUTH ELEVATION

01 BUILDINGS 1 & 2 - PARTIAL ENLARGED PLAN EAST & WEST ELEVATION

0 2 4 8 12
graphic scale in feet (scale: 1/4" = 1'-0")

LEGEND

STONE & HORIZONTAL SIDING

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Revisions

SHEET CONTENTS
BUILDINGS 1 & 2 - PARTIAL ENLARGED PLAN NORTH & SOUTH ELEVATION

PLANNED DEVELOPMENTS

§ 156.090 PUD PURPOSES.

(A) The purposes of Planned Unit Development are:

(1) To permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area or will facilitate orderly land use transitions, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located; and

(2) To permit flexibility in design, placement of buildings, and use of open spaces, circulation facilities, and off-street parking areas, and to best utilize the potential of sites characterized by special features of geography, topography, parcel size, or shape or proximity to sensitive land use areas.

(B) It is the intent of this section to provide for a change in the size of tracts in which a Planned Unit Development is permitted.

(1) Eligible properties must normally be two acres or larger in size (gross acreage).

(2) Slightly smaller parcels, between one and two acres, may be eligible, provided the applicant can show that the proposed Planned Unit Development can meet the intent and regulation of this subchapter without injury to the public health safety and welfare.

(C) In every instance, the PUD is to be reviewed as to the proposed location and character of the uses and the treatment of the development of the tract. The regulations of the general zoning district or districts remain applicable except as specifically modified pursuant to the provisions of this section. No modification of use or bulk and area requirements of the applicable general use district or districts shall be permitted unless a subdivision plat or replat incorporating the provisions and requirements of this section is submitted to and approved by the Planning Commission and the City Council and filed of record in the office of the County Clerk.

(Prior Code, § 157.070) (Ord. 1040, passed 4-12-1983; Ord. 1454, passed 11-9-2004)

§ 156.091 USES PERMITTED IN PUDS.

The primary uses in a Planned Unit Development shall be those permitted in the zoning districts involved or those uses permitted in more restrictive zoning districts (for example, in a commercial district, a Planned Unit Development could be dominated by shopping facilities or apartments, but in a multi-family residential district, the predominate land use would have to be housing). In predominantly residential PUDs, certain other principal uses, other than dwellings, which are permitted by right or exception in the residential districts may be included within a PUD, if such uses do not occupy more than 10% of the gross area of the PUD and are designed and located to be compatible with the residential uses of the PUD and with the residential use of adjacent properties. It is intended that the PUD provisions may be used as an alternative approach in the processing of all types of developments.

(Prior Code, § 157.071) (Ord. 1040, passed 4-12-1983)

§ 156.092 PUD ACCESSORY USES.

(A) Accessory uses customarily incident to the principal uses included within the PUD are permitted. Accessory signs shall comply with the provisions of the zoning districts, except as hereafter provided for accessory commercial uses.

(B) Within a PUD in a residential district, accessory commercial facilities may be included in accordance with the following provisions.

(1) In considering commercial uses as a part of a Planned Unit Development in a residential district, the Planning Commission shall consider:

(a) The relationship of the proposed commercial use to:

1. The land parcel (both as to boundary shape and topographic and other physical features);

2. The land and land uses outside the proposed development; and

3. The arrangement of the other portions of the proposed development.

(b) The nature of the commercial use included in the proposal.

(2) In developments proposing more than one business, the aggregate floor area of the commercial facilities shall not exceed 50 square feet per dwelling unit nor a total of 30,000 square feet.

(3) Each commercial establishment shall be limited to a maximum of 3,500 square feet of floor area.

(4) Commercial signs shall be limited to one nameplate or not more than 16 square feet for each establishment. Nameplates shall be attached flat against a building wall and shall not be animated, flashing, or have other than indirect illumination. Window signs shall not be permitted.

(5) The commercial area shall be designed primarily for the service, convenience. and benefit of the residents of the PUD. The Planning Commission may permit a commercial establishment designed to serve patrons both inside and outside

the development if it is determined that a land use problem is not likely upon consideration of the items listed in division (B)(1)(a) above.

(Prior Code, § 157.072) (Ord. 1040, passed 4-12-1983)

§ 156.093 PUD AREA REQUIREMENTS.

The space required in a Planned Unit Development project, including lot area, area per unit, and percent of lot coverage, exclusive of the area of public or private streets, shall meet the requirements of the districts wherein the project is located (as set out in § 156.022 of this chapter); provided, however, that upon a finding that the PUD proposal is so designed as to provide the best use of the land with, at the same time, a good and full protection of the public welfare and the general intent and spirit of the Comprehensive Plan and the zoning ordinance, the Planning Commission may award an increase in the density of development not to exceed 10% of that otherwise allowable in the districts in which the PUD is located. If the project area falls in two or more zoning districts, the space requirements of the project shall be established by calculating the requirements of the various districts as applied to the amount of area in each district. In a Planned Unit Development, all area used for development purposes, including recreating areas, open space areas, parking lots, and similar space may be counted as part of the aggregate development area for computation of space requirements. The area of Planned Unit Development shall be considered as one parcel regardless of the extent to which the area may be divided by interior streets or other features.

(Prior Code, § 157.073) (Ord. 1040, passed 4-12-1983)

§ 156.094 PUD HEIGHT REQUIREMENTS.

The height of buildings shall not be more than one and one-half times the distance between the building line and the edge of pavement of the nearest street. The building measurement shall be from the ground floor level to the eave or top of the vertical wall should there be no eave. The Planning Commission upon review of plans for a Planned Unit Development may approve buildings of greater height than otherwise permitted in the zoning district.

(Prior Code, § 157.074) (Ord. 1040, passed 4-12-1983)

§ 156.095 PUD PERIMETER REQUIREMENTS.

The building setback from the exterior boundaries of the PUD shall not be less than the minimum yards customarily required for the district or districts in which located; provided that within 200 feet of any abutting property in a residential district, structures exceeding ten feet in height measured from the ground floor to the eave or top of vertical wall if there is no eave shall conform to the setback requirements of the zoning district, plus two feet of setback for each one-foot of building height exceeding ten feet measured from the ground floor level to the eave or top of vertical wall if there is no eave. An unenclosed off-street parking area, containing five or more spaces, shall be screened from adjoining areas in a residential district by the erection of a screening wall, fence, or hedge of acceptable design along the lot line or lines in common with the residential district, provided that if the parking area is located more than 50 feet from the residential district, the Planning Commission may waive screening requirements.

(Prior Code, § 157.075) (Ord. 1040, passed 4-12-1983)

§ 156.096 PUD OFF-STREET PARKING AND LOADING.

Off-street parking and loading spaces shall be provided as specified for the applicable use. The Planning Commission may consider designs providing for reasonable sharing of parking spaces by land uses which have inherently compatible time demands for parking. Required spaces may be provided on the lot containing the units for which it is intended to serve or in common areas. A common parking area shall be designed and located so as to be accessible to the units it is intended to serve. Provisions for the ownership and maintenance of a common parking space as will ensure its continuity and conservation shall be incorporated in the subdivision plat.

(Prior Code, § 157.076) (Ord. 1040, passed 4-12-1983)

§ 156.097 ADMINISTRATION OF PUD.

(A) Procedural steps include:

(1) Outline development plan;

(2) Supplemental designation PUD; and

(3) Subdivision plat.

(B) The following may apply for PUD.

(1) Any person, corporation, partnership, association, or combination thereof owning or possessing a property right or interest in or to a tract of not less than five acres in size may make application for the approval of an outline development plan as provided in divisions (B)(2) and (B)(3) below.

(2) Any person, corporation, partnership, association, or combination thereof owning or possessing a property right or interest in or to a tract of not less than one acre in size may make application for the supplemental district designation PUD. Such application shall be accompanied by an outline development plan processed in the manner set forth in this division (B)

(2) and divisions (C)(3) and (C)(4) below.

(3) In areas of existing development, any person, corporation, partnership, association, or combination thereof may propose the redevelopment or reuse of land through the processing of a PUD application. Due to the previous division of land areas in already developed areas, the Planning Commission shall determine if a proposed site is suitable for development as a PUD. The Planning Commission and City Council may place the supplemental designation PUD upon locations through the established zoning amendment process.

(C) An application for a Planned Unit Development shall be filed with the Planning Commission. The application shall be accompanied by the payment of a fee equal to that for rezoning applications which shall include advertising and sign costs. The application shall be in such form and content as the Planning Commission may by resolution establish, provided that three copies of an outline development plan shall accompany the filing of the application. The outline development plan shall consist of maps or text which contain:

(1) Existing topographic character of the land and any topographic changes which are proposed;

(2) Proposed land uses, including public uses and open space and the approximate location of buildings and other structures;

(3) The character and approximate density of development. Density shall be expressed in numbers of dwelling units and quantitative areas of each identifiable segment of the development;

(4) The approximate location of thoroughfares;

(5) Sufficient surrounding area to demonstrate the relationship of the development to adjoining uses, both existing and proposed;

(6) An explanation of the character of the planned development; and

(7) The expected schedule of development.

(D) (1) The Planning Commission, upon the filing of an application for the supplemental district designation PUD or the filing of an application for the approval of an outline development plan, shall set the matter for public hearing and give 15 days' notice thereof by publication in a newspaper of general circulation. Where deemed necessary by the Planning Commission, additional notice shall be given by the posting of a sign or signs on the property. Within 60 days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:

(a) Whether the proposal is consistent with the Comprehensive Plan;

(b) Whether the proposal harmonizes with the existing and expected development of surrounding areas;

(c) Whether the proposal is a unified treatment of the development possibilities of the project site;

(d) Whether the proposal would benefit orderly and proper development of the city; and

(e) Whether the sidewalks and streets provide a traffic flow compatible with the development and surrounding street pattern.

(2) Where a supplemental district designation PUD is required for the processing of a Planned Unit Development, the Planning Commission shall forward its recommendation, the application, and the outline development plan to the City Council for further hearing as provided in divisions (D)(1)(d) and (D)(1)(3) above and this division (D)(2). Where Planned Unit Development may be processed without the supplemental designation PUD (five acres or larger), the Planning Commission shall approve, approve with modification, or disapprove the outline development plan. Approval by the Planning Commission shall be authorization for the processing of a subdivision plat incorporating the provisions of the outline development plan. The Planning Commission, upon approval of the outline development plan, may direct that a notation indicating the boundaries of the PUD be made on the zoning map.

(E) Upon receipt of the application, outline development plan, and Planning Commission recommendation, the City Council shall hold a hearing, review the outline development plan, approve, disapprove, modify, or return the outline development plan to the Planning Commission for further consideration. Upon approval, the zoning map shall be amended to reflect the supplemental designation PUD, and the applicant shall be authorized to process a subdivision plat incorporating the provisions of the outline development plan.

(F) A Planned Unit Development subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with the subdivision regulations shall include:

(1) Details as to the location of uses and street arrangement;

(2) Provisions for the ownership and maintenance of any common open space as will reasonably ensure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council; and

(3) Such covenants as will reasonably ensure the continued compliance with the approved outline development plan. In order that the public interest may be protected, the city shall be made beneficiary of the covenants pertaining to such matters as location of uses, height of structures, setbacks, screening, and access. Such covenants shall provide that the city may enforce compliance therewith.

(G) After the filing of an approved PUD subdivision plat, and notice thereof to the Building Inspector, no building permits shall be issued on lands within the PUD except in accordance with the approved plat. A building permit in a residential PUD for a freestanding or separate commercial structure shall not be issued until significant progress has been made on other aspects of the proposed development as follows:

(1) Completion of one-third of the noncommercial features in a project of less than five acres;

(2) Completion of one-half of the noncommercial features in a project of more than five acres; and

(3) The Commission has received a satisfactory progress report.

(H) Minor changes in the platted PUD may be authorized by the Planning Commission upon a review of a proposed amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require formal abandonment and the subsequent filing of a new application for a Planned Unit Development.

(I) Where a Planned Unit Development has been processed pursuant to the supplemental designation of PUD, its abandonment shall require the City Council's approval, after recommendation by the Planning Commission, of an application for amendment to the zoning map repealing the supplemental designation of PUD. Where a Planned Unit Development has been processed by reason of being more than ten acres, its abandonment shall require the approval of the Planning Commission and vacation of the plat.

(J) Any person aggrieved may appeal the final action of the Planning Commission on a proposed outline development plan or on a proposed subdivision plat to the district court by filing with the Secretary of the Planning Commission within ten days after the action appealed from a notice of appeal stating the grounds thereof. There shall be no right of appeal from any act of the Planning Commission taken in its advisory capacity to the City Council.

(Prior Code, § 157.077) (Ord. 1040, passed 4-12-1983)

THE CITY OF DURANT
Office of Community Development

Date: 03/04/2023
To: Planning Commission
Case: PC 2023-04
From: Danielle O'Neal, Community Development Director
Re: Final Plat Request for Randi and Tyler Burkham for property located near Cemetery Road and Highway 70 (Bypass).

Request: Consider a request from Randi and Tyler Burkham for a Final Plat Request for property located near Cemetery Road and Highway 70 (Bypass).

Current Zoning: A-1, General Agriculture

Surrounding Properties:

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

Lot Characteristics (Current Lot):

Width	~438 ft.
Depth	~1,048 ft.
Total Area	~10 acres (~459,024 sq. ft.)

Applicant: Randi and Tyler Burkham

Background: The applicant approached staff regarding the platting of this property with the desire of building a single family home and garage.

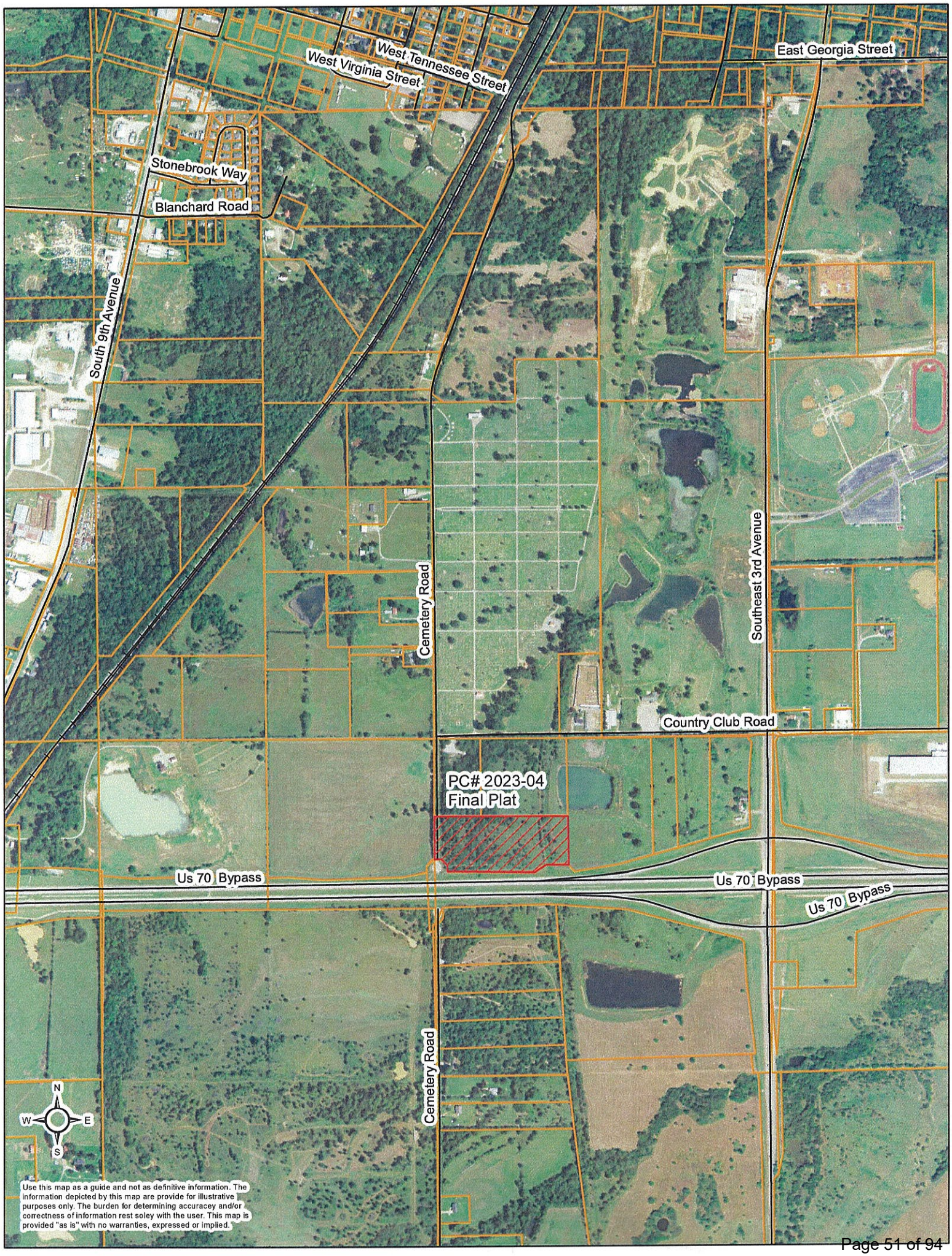
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this rezoning request.

Analysis: The subject property is approximately a total of 10 acres as shown on the plat. There is City water nearby but there is not City sewer available. The applicant will work with City Staff for any connections that will be needed. The applicant will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. Staff has signed off supporting the approval of this plat.

The current Future Land Use map shows this area as industrial; therefore, this request is not in line with the Future Land Use Map. However, with the newer residential development that is occurring in this area, the request does fit the current development pattern.

Staff Recommendation: Staff recommends approval of the final plat since the plat does meet all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Randi and Tyler Burkham, property located near Cemetery Road and Highway 70 (Bypass). Any specific conditions imposed by the Commission should be read into any approval motion.


West Tennessee Street
West Virginia Street
East Georgia Street
Stonebrook Way
Blanchard Road
South 9th Avenue
Cemetery Road
Southeast 3rd Avenue
Country Club Road
PC# 2023-04
Final Plat
Us 70 Bypass
Us 70 Bypass
Us 70 Bypass
Cemetery Road
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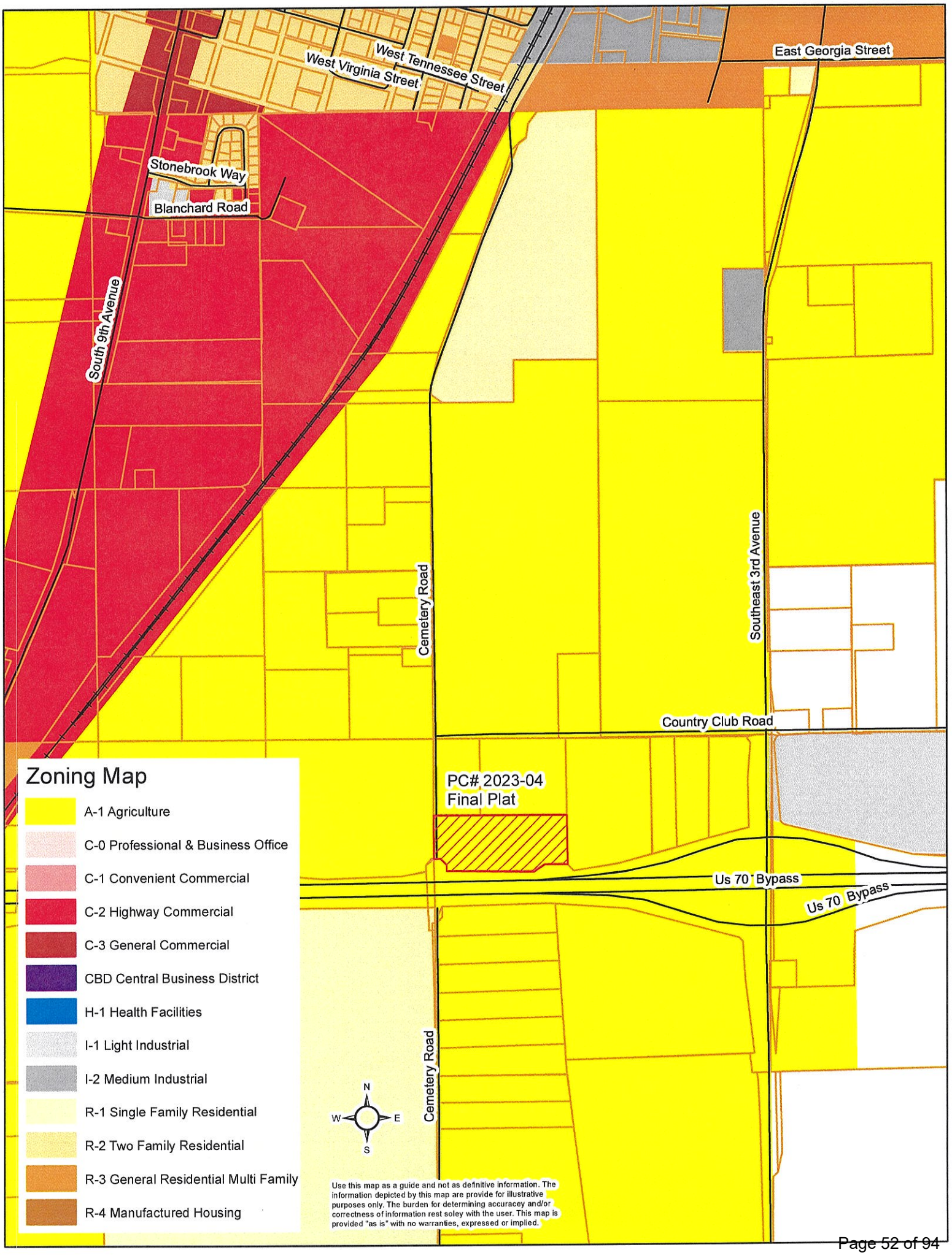
Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracey and/or correctness of information rest soley with the user. This map is provided "as is" with no warranties, expressed or implied.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PC# 2023-04
Final Plat
Us 70 Bypass
Us 70 Bypass
Cemetery Road
N
W
E
S
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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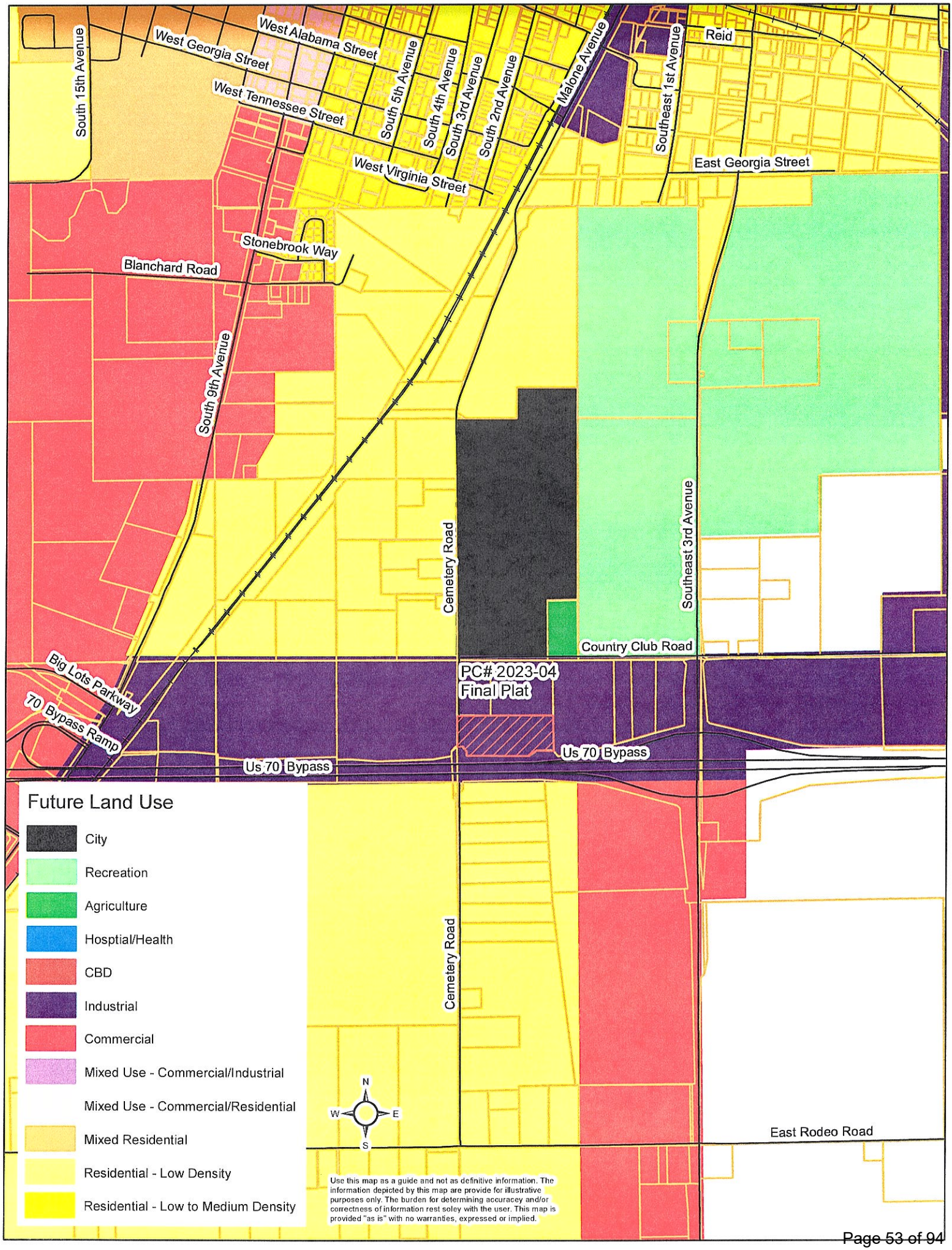

West Alabama Street
West Georgia Street
West Tennessee Street
West Virginia Street
South 15th Avenue
South 5th Avenue
South 4th Avenue
South 3rd Avenue
South 2nd Avenue
Malone Avenue
Reid
Southeast 1st Avenue
East Georgia Street
Stonebrook Way
Blanchard Road
South 9th Avenue
Cemetery Road
Southeast 3rd Avenue
Country Club Road
Big Lots Parkway
70 Bypass Ramp
PC# 2023-04
Final Plat
Us 70 Bypass
Us 70 Bypass
Cemetery Road
East Rodeo Road
Future Land Use
City
Recreation
Agriculture
Hosptial/Health
CBD
Industrial
Commercial
Mixed Use - Commercial/Industrial
Mixed Use - Commercial/Residential
Mixed Residential
Residential - Low Density
Residential - Low to Medium Density
N
W
E
S
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 soley with the user. This map is provided "as is" with no warranties, expressed or implied.

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Randi Burkham Cemetery & Hwy. 70 Bypass

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		2/25/23	
M&O Randy Cantrell		02-09-2023	
Streets Carl Meade		02-09-2023	
Public Works Director Phillip Hightower		2-9-23	
Fire Marshal Brandon Brooks		2/9/23	
Building Official Shawn Jackson			
Engineer Brandon Wall	See attached		

Durant.org
Powered by Google

Danielle O'Neal <doneal@durant.org>

Burkham Plat

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

Tue, Jan 10, 2023 at 7:18 AM

We have no issues.

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]

Subdivision/Plat Application

Sketch Plat: ☐

Preliminary Plat: ☐

Final Plat: ☒

Re-Plat: ☐

Petition # PC2023-04

Fee $ 300

Expedited Fee $ _____

APPLICANT INFORMATION

Name: Randi & Tyler Burkham	Email:	Phone #1 580-916-8041
Mailing Address: 42 Elizabeth Aly		Phone #2 903-247-8093
City: Mead State: OK Zip: 73449		Fax # NA
Applicant's Interest in Property: Single family home		

SURVEYOR INFORMATION

Name: Marcus Heilman	Email: marcus@section-37.com	Phone #1 580-786-4363
Mailing Address: P.O. Box 1876		Phone #2
City: Duncan State: OK Zip: 73534		Fax #
Surveyor Oklahoma License Number: 1827		

ENGINEER INFORMATION

Name: NA	Email: NA	Phone #1 NA
Mailing Address: NA		Phone #2 NA
City: NA State: NA Zip: NA		Fax # NA
Engineer Oklahoma License Number: NA		

LAND INFORMATION

Legal Description: See attached	Parcel Number:
Proposed Subdivision Name:	Current Zone:
Proposed Use:	Proposed Zone:
Current Property Owner's Name:	

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: Randi Burkham Date: 12/15/22

Office Use Only

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

Staff Recommendation	PC Recommendation	City Council Action	Ordinance #
___Approve ___Deny	___Approve ___Deny	___Approve ___Deny	

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

Please describe the nature and operating characteristics of the proposed use:
single family home

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking: drive way & garage

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).
have existing fence / N/A

3. Traffic Impacts:
NA

4. Protection of Neighborhoods:
add street lighting

What licenses and permits (if any) are required for this proposed use?
Will obtain any necessary licences and permits from city and state

Please list or describe any other reasons to support this application.
trying to correct a lot that was not legally and properly divided

I-2021-737166 Book 1572 Pg: 1,035
09/09/2021 2:35 pm Pg 1035-1035
Fee: $ 18.00 Doc: $ 159.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

Bryan County Abstract Company
Serving Bryan County Since 1903

COUNTY CLERK BRYAN COUNTY, OK

WARRANTY DEED
STATUTORY INDIVIDUAL

Doc Stamps: $159.00

That B. R. Yandell and Mecky J Yandell, husband and wife, (the "Grantor"), in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do (es) hereby, grant, bargain, sell and convey unto Randi J Burkham, 1314 N.2nd Ave., Durant, OK 74701 (the "Grantee"), the following described real property and premises situate in Bryan County, State of Oklahoma, to wit:

A part of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Commencing at the Northwest corner of the NE/4 of said Section 8; Thence South 00 degrees 29 minutes 46 seconds East along the West line of said NE/4 a distance of 603.34 feet to the Point of Beginning; Thence North 89 degrees 30 minutes 16 seconds East parallel with the North line of said NE/4 a distance of 1027.67 feet; Thence South 00 degrees 00 minutes 00 seconds East a distance of 414.75 feet to a point on the State of Oklahoma Right-of-Way; Thence along said Right-of-Way for the following 7 courses: North 74 degrees 07 minutes 07 seconds West a distance of 34.15 feet; Thence South 89 degrees 10 minutes 55 seconds West a distance of 150.00 feet; Thence South 72 degrees 28 minutes 58 seconds West a distance of 104.40 feet; Thence South 89 degrees 10 degrees 55 minutes West a distance of 664.00 feet; Thence North 00 degrees 49 minutes 04 seconds West a distance of 50.00 feet; Thence North 41 degrees 17 minutes 47 seconds West a distance of 65.74 feet; Thence South 89 degrees 10 minutes 37 West a distance of 34.27 feet to a point on the West line of said NE/4; Thence North 00 degrees 29 minutes 46 seconds West along said West line a distance of 340.67 feet back to the Point of Beginning.

STATE OF OKLAHOMA
Bryan County
Documentary Stamps $ 159.00

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 Grantee, and to the heirs, successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this date this 7th day of September, 2021.

x B. R. Yandell
B. R. Yandell

x Mecky J. Yandell
Mecky J Yandell

COUNTY CLERK BRYAN COUNTY, OK

STATE OF OKLAHOMA } SS
BRYAN COUNTY
I hereby certify that the foregoing is a true, correct and full copy of the instrument herewith set out as appears of record in this office this 8th day of Sept 2022
Tammy Reynolds County Clerk

ACKNOWLEDGMENT - OKLAHOMA FORM

State of: Oklahoma)
)SS.
County Of: Delaware)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 7th day of September, 2021 personally appeared B. R. Yandell and Mecky J Yandell, husband and wife to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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.

Notary Public

RACHEL R PAQUIN NOTARY PUBLIC # 19005207 EXP. 05/20/23 STATE OF OKLAHOMA

My Commission Expires: 05/20/2023

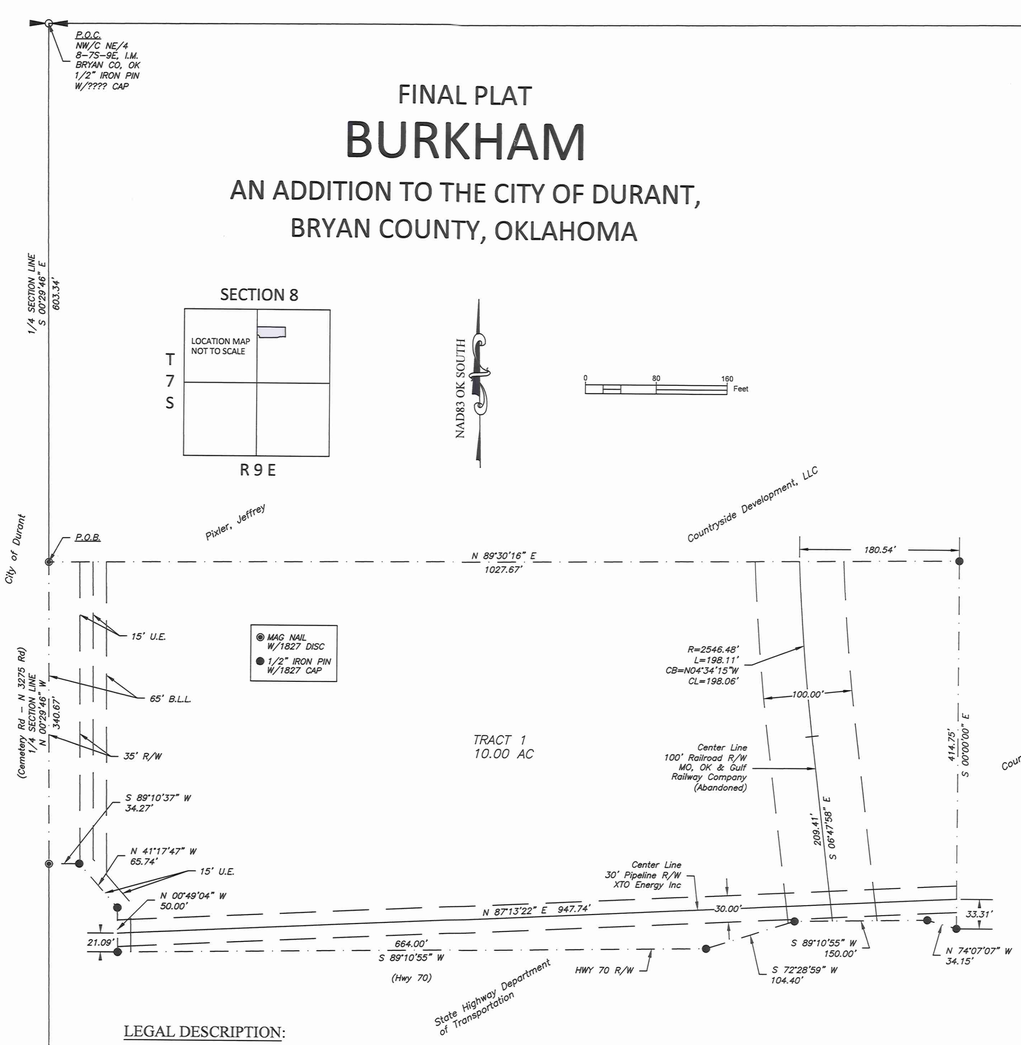
File No.: 2021070063
Name of Title Insurer: First American Title Insurance Company

Streamline - Warranty Deed - Statutory Individual Rev 09/03/21

FINAL PLAT

BURKHAM

AN ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION:

A tract of land described as: Commencing at the NW/C of the NE/4 of Section 8, Township 7 South, Range 9 East of the Indian Meridian in Bryan County, Oklahoma; Thence S00°29'46"E, along the West Line of said NE/4, a distance of 603.34 feet to the Point of Beginning; Thence N89°30'16"E, parallel with the North Line of said NE/4, a distance of 1027.67 feet; Thence S00°00'00"E a distance of 414.75 feet to a point on the State of Oklahoma R/W; Thence along said R/W for the following 7 courses: N74°07'07"W a distance of 34.15 feet; Thence S89°10'55"W a distance of 150.00 feet; Thence S72°28'58"W a distance of 104.40 feet; Thence S89°10'55"W a distance of 664.00 feet; Thence N00°49'04"W a distance of 50.00 feet; Thence N41°17'47"W a distance of 65.74 feet; Thence S89°10'37"W a distance of 34.27 feet to a point on the West Line of said NE/4; Thence N00°29'46"W, along said West Line, a distance of 340.67 feet back to the Point of Beginning.

FLOOD HAZARD INFORMATION:

Subject property is not in a Special Flood Hazard Area subject to inundation by the 1% annual chance filed according to Flood Insurance Rate Map #40013C0310E, dated June 2, 2011.

NOTICE:

Selling 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.

SECTION 37 SURVEYING & MAPPING
P.O. Box 1876, DUNCAN, OK 73534
(580) 786-4363 surveyor@section-37.com
Certificate of Authorization #7984

CERTIFICATE OF SURVEY:

I, Marcus T. Heilman, a Professional Land Surveyor in the State of Oklahoma, hereby certify that I have made a careful survey of the foregoing described property designated as the Final Plat of Burkham, an addition to the City of Durant, Bryan County, Oklahoma, and that the foregoing plat represents said survey and that monuments, as described on this plat, have been located or placed at all tract corners unless noted. This plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. Witnessed by my hand and seal on the 27 day of October, 2022.

Marcus T. Heilman, PLS #1827

LICENSED PROFESSIONAL LAND SURVEYOR
MARCUS T. HEILMAN
1827
OKLAHOMA

STATE OF OKLAHOMA
COUNTY OF STEPHENS

Before me, the undersigned, a notary public in and for said county and state on the 27 day of October, 2022, personally appeared Marcus T. Heilman, to me known to be the identical person who 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 of such partnership for the uses and purposes therein set forth. Given under my hand and seal the day and year last written above.

My Commission Expires: 12-29-22
Date

Natalie Cole
Notary Public

NOTARY PUBLIC State of Okla.
NATALIE COLE
Comm. # 10010670
Expires 12-29-2022

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

OWNER'S CERTIFICATE & DEDICATION:

Know all men by these presents that Randi J. Burkham, hereby certifies that she is the owner of, and the only person, firm or corporation having any right, title, or interest in and to the land shown on the Final Plat of Burkham, an addition to the City of Durant, Bryan County, Oklahoma. That she has caused the same to be platted into lots, streets and easements as shown on said Final Plat, which said Final Plat represents a careful survey of all property included therein under the Final Plat of Burkham, an addition to the City of Durant, Bryan County, Oklahoma.

Randi J. Burkham does hereby dedicate public streets and easements, as shown on said Final Plat, to the use of the public, for public highways, streets, fire protection, utility and drainage easements for her heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 15 day of December, 2022.

Randi J. Burkham

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a notary public in and for said county and state on the 15th day of December, 2022, personally appeared Randi J. Burkham, to me known to be the identical person who the name of the maker thereof to the foregoing instrument, and duly acknowledged to me that she executed the same as her free and voluntary act and deed of such partnership for the uses and purposes therein set forth. Given under my hand and seal the day and year last written above.

My Commission Expires: March 16, 2025 ~~December 15, 2022~~
Date

Constance Meacher
Notary Public

CONSTANCE MEACHER
NOTARY
21003611
PUBLIC
STATE OF OKLAHOMA

CERTIFICATE OF COUNTY TREASURER:

I, Prudy Sulllivan-Holt, do hereby certify that I am 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 2021 and prior years on the land shown as the Final Plat of Burkham, an addition to the City of Durant, Bryan County, Oklahoma, that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of the taxes for the current year. In witness, whereof, said County Treasurer has caused the instrument to be executed at Durant, Oklahoma, this _____ day of _____, 2022.

County Treasurer

CERTIFICATE OF ACCEPTANCE:

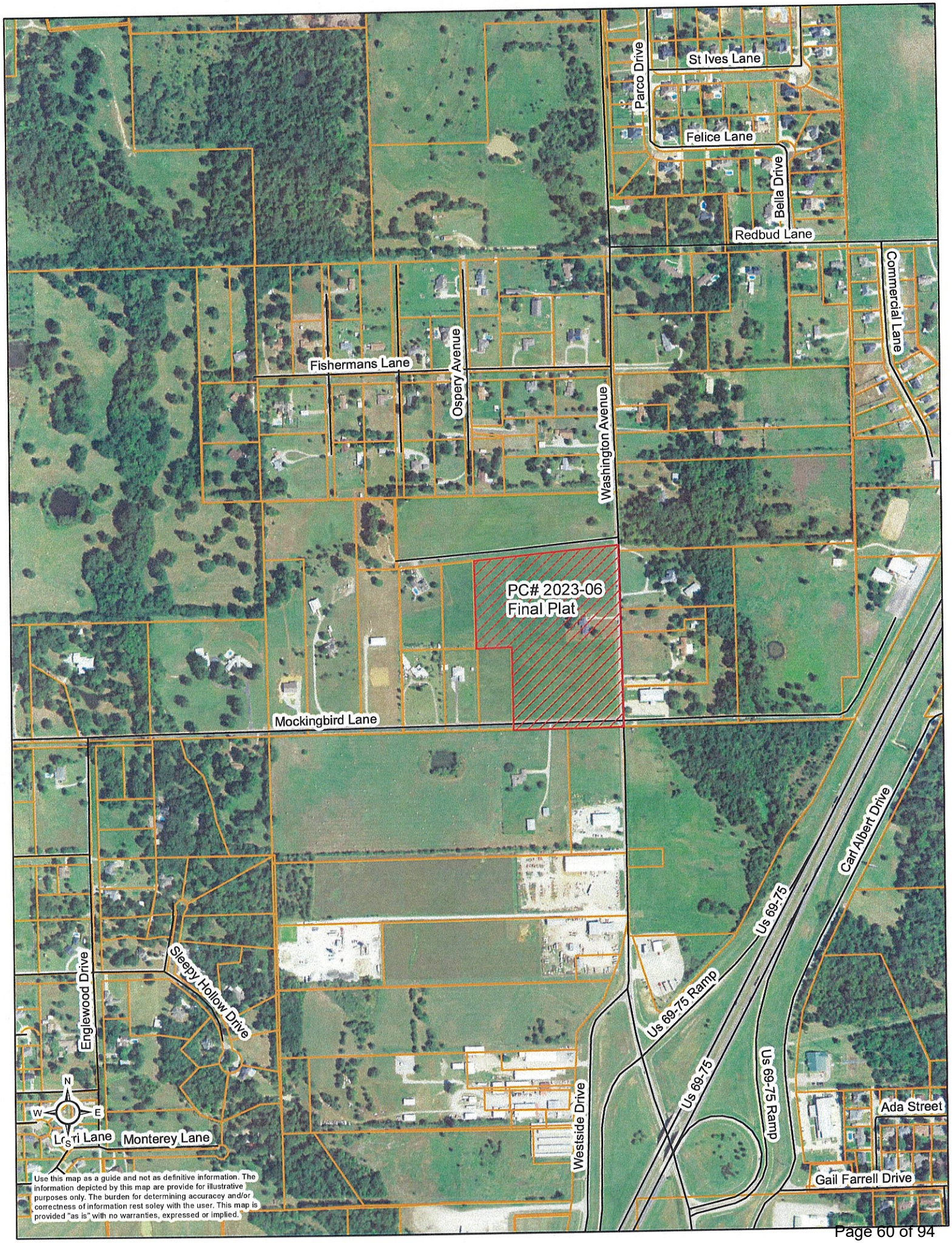
Pursuant to Durant subdivision regulations, this document was given approval by the Durant City Council at a meeting held on the _____ day of _____, 2022. All of the conditions for approval having been completed, this document is hereby accepted and this certificate executed under authority of such regulations.

Planning Commission Chairman	Attest, Planning Secretary	Date of Execution
Mayor	Attest, City Clerk	Date of Execution

CERTIFICATE OF RECORDING:

This document, number _____, filed for record on the _____ day of _____, 2022 at _____ in Plat Book _____ at Page _____.

County Clerk


St Ives Lane
Parco Drive
Felice Lane
Bella Drive
Redbud Lane
Commercial Lane
Fishermans Lane
Ospery Avenue
Washington Avenue
PC# 2023-06
Final Plat
Mockingbird Lane
Carl Albert Drive
Us 69-75
Us 69-75 Ramp
Us 69-75
Us 69-75 Ramp
Sleepy Hollow Drive
Englewood Drive
Westside Drive
Ada Street
Gail Farrell Drive
Lori Lane
Monterey Lane
N
W
E
S
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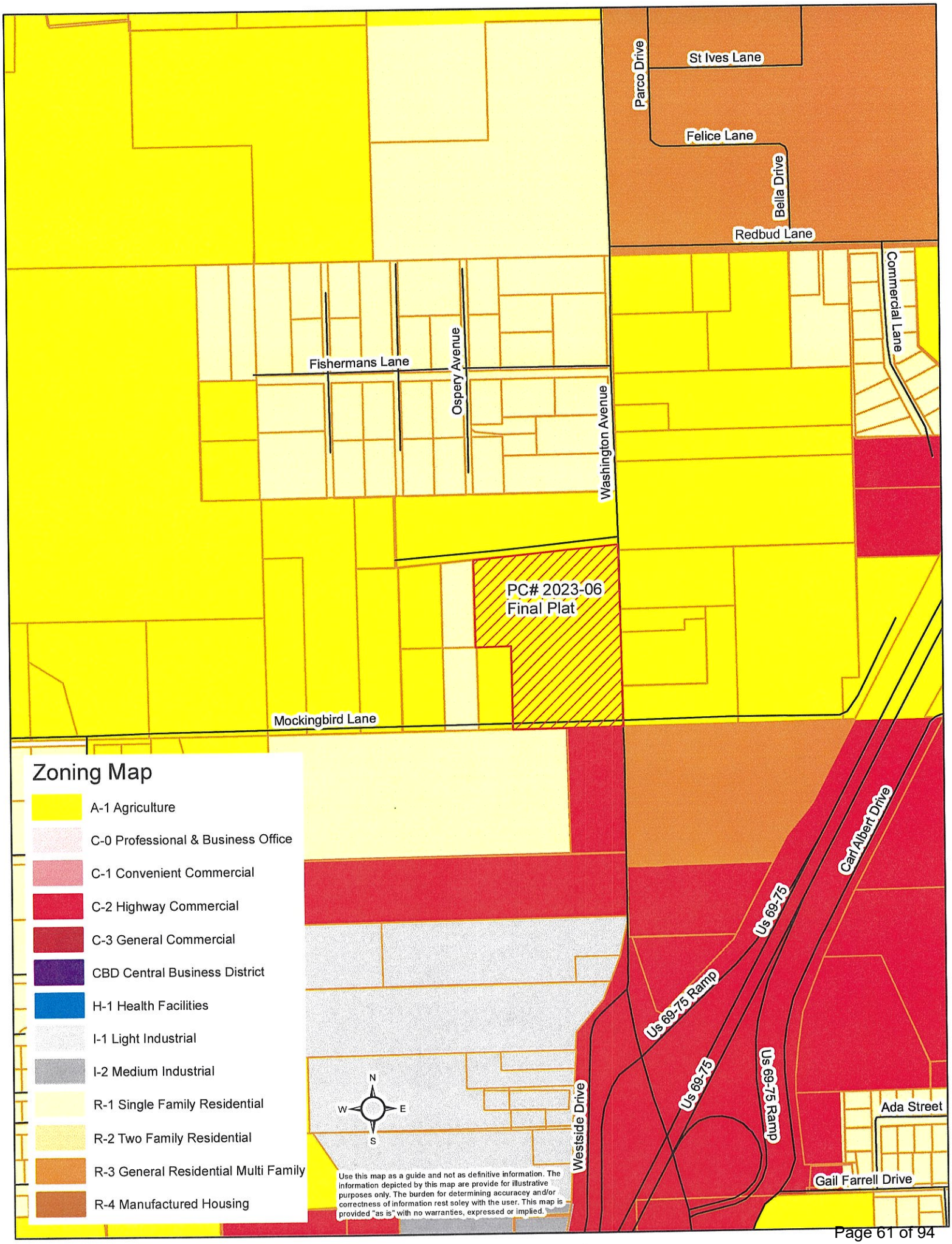
Zoning Map
A-1 Agriculture
C-0 Professional & Business Office
C-1 Convenient Commercial
C-2 Highway Commercial
C-3 General Commercial
CBD Central Business District
H-1 Health Facilities
I-1 Light Industrial
I-2 Medium Industrial
R-1 Single Family Residential
R-2 Two Family Residential
R-3 General Residential Multi Family
R-4 Manufactured Housing
Parco Drive
St Ives Lane
Felice Lane
Bella Drive
Redbud Lane
Commercial Lane
Fishermans Lane
Ospery Avenue
Washington Avenue
PC# 2023-06
Final Plat
Mockingbird Lane
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Us 69-75
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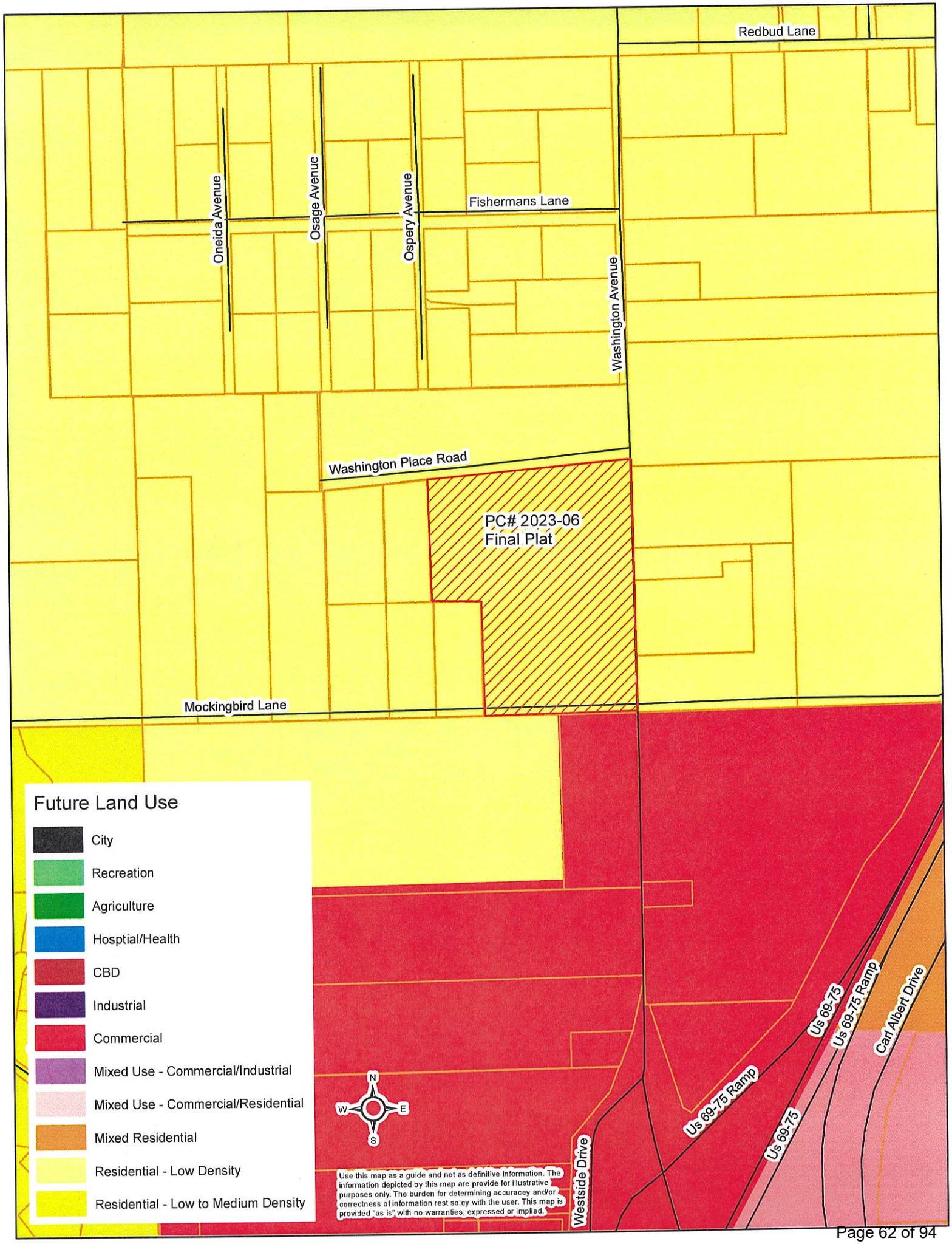
Redbud Lane
Oneida Avenue
Osage Avenue
Ospery Avenue
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Washington Place Road
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Westside Drive
Us 69-75 Ramp
Us 69-75
Us 69-75 Ramp
Us 69-75
Carl Albert Drive

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

LSNC Washington Ave. PC 2023-06

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal	D'Neal	2/25/23	* correct to legal/plat numbers needed * * one lot is under one acre
M&O Randy Cantrell	[illegible]	02-09-2023	
Streets Carl Meade	Carl Meade	02-09-2023	
Public Works Director Phillip Hightower	Phillip Hightower	2-9-23	
Fire Marshal Brandon Brooks	Brandon Brooks	2.9.23	City can not provide water to this site. FS system will have to be provided by another source. Contact Fire marshal office for suppression
Building Official Shawn Jackson	Shawn Jackson	2.9.23	If disturb greater than 1 acre a stormwater permit will be required from ODEQ and copy given to City.
Engineer Brandon Wall	See attached		none

Durant.org
Powered by Google

Danielle O'Neal <doneal@durant.org>

LifeSong Nazarene Church Plat

brandon@wallengineering.com <brandon@wallengineering.com> Tue, Jan 24, 2023 at 4:30 PM
To: Danielle O'Neal <doneal@durant.org>

No 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]

Subdivision/Plat Application

Petition # PC-2023-06

Fee $_____

Expedited Fee $_____

Sketch Plat: ☐

Preliminary Plat: ☐

Final Plat: ☒

Re-Plat: ☐

APPLICANT INFORMATION

Name: DURANT FIRST CHURCH OF THE NAZARENE	Email: HUNTER1BSMITH@GMAIL.COM	Phone #1 918-839-2321
Mailing Address: P.O. BOX 1227		Phone #2
City: DURANT / State: OKLAHOMA / Zip: 74702		Fax #
Applicant's Interest in Property: OWNER/USER		

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: OKLAHOMA / Zip: 74533		Fax #
Surveyor Oklahoma License Number: PLS #1819 / CA #7076		

ENGINEER INFORMATION

Name: H. WAYNE BARKER / BARKER & ASSOCIATES, INC.	Email: WBARKER@BARKERENGINEERS.COM	Phone #1 580-931-9045
Mailing Address: 3902 UNIVERSITY BOULEVARD		Phone #2
City: DURANT / State: OKLAHOMA / Zip: 74701		Fax #
Engineer Oklahoma License Number: PE #18513 / CA #3998		

LAND INFORMATION

Legal Description: SEE ATTACHED EXHIBIT 'A'	Parcel Number: N/A
Proposed Subdivision Name: LifeSong	Current Zone: A-1
Proposed Use: CHURCH / PLACE OF WORSHIP, EXISTING PASTURE & RESIDENCE	Proposed Zone: A-1
Current Property Owner's Name: DURANT FIRST CHURCH OF THE NAZARENE	

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: [signature] PRESIDENT Date: 1/30/2023

Office Use Only

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

Staff Recommendation	PC Recommendation	City Council Action	Ordinance #
___Approve ___Deny	___Approve ___Deny	___Approve ___Deny	

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

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

CHURCH / PLACE OF WORSHIP

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

PAVED PARKING IN COMPLIANCE WITH CITY OF DURANT REQUIREMENTS WILL BE PROVIDED.

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

a. DUMPSTER AREA WILL BE SCREENED.

b. PROPANE TANK, ELECTRICAL TRANSFORMER, AND CONDENSING UNITS WILL BE EXPOSED TO VIEW.

c. STORMWATER DETENTION AREAS WILL BE EXPOSED TO VIEW.

3. Traffic Impacts:

VEHICLE ACCESS TO PROPERTY IS FROM WASHINGTON AVENEUE AND MOCKINGBIRD LANE. SOME TRAFFIC INCREASE IS ANTICIPATED ON SUNDAY MORNINGS AND EVENINGS AND WEDNESDAY EVENINGS.

4. Protection of Neighborhoods:

REFER TO EXHIBIT 'B'

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

NONE

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

THE PROPERTY IN DISCUSSION IS PREDOMINANTLY BOUNDED BY EXISTING A-1, R-1 AND C-2 ZONED PROPERTY. THE PLACEMENT OF A PLACE OF WORSHIP IN A-1 IS COMPLEMENTARY AND LOW IMPACT TO A-1, C-2, AND RESIDENTIAL ZONES.

Exhibit 'A'

LAND BOUNDARY & TOPOGRAPHIC SURVEY PLAT

A PART OF SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST, BRYAN COUNTY, OKLAHOMA

I, B.J. MCININCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE FOLLOWING DESCRIBED TRACT(S) OF LAND TO WIT:

TRACT 1 LEGAL DESCRIPTION:

A tract of land being a part of a parent tract filed in Book 1596 at Page(s) 107-108 being situated in the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows:

- Commencing at the SE Corner of the SE/4 of said Section 18;
- Thence N 00°55'16" W, along the East line of the SE/4 of said Section 18, a distance of 613.84 feet to the true POINT OF BEGINNING;
- Thence S 89°03'17" W a distance of 262.00 feet;
- Thence S 00°55'16" E a distance of 153.00 feet;
- Thence S 89°05'22" W a distance of 360.26 feet to the NE corner of a tract of land conveyed to Jerry W. and Linda K. Combrink by Warranty Deed filed in Book 1284 at Page 892 in the records of the Bryan County Clerk;
- Thence S 89°06'16" W, along the North line of said Combrink tract and the North line of a tract of land conveyed to Jerry W. and Linda K. Combrink by Warranty Deed filed in Book 1104 at Page 762 in the records of the Bryan County Clerk, a distance of 199.05 feet to the SE corner of a tract of land conveyed to Donna C. Clarkson by Warranty Deed filed in Book 1390 at Page 218 in the records of the Bryan County Clerk;
- Thence N 00°51'17" W, along the East line of said Clarkson tract, a distance of 493.83 feet to the NE corner of said Clarkson tract also being a point on the South line of a tract of land conveyed to Ronald and Becky Morrison by Warranty Deed filed in Book 860 at Page 627 in the records of the Bryan County Clerk;
- Thence N 84°32'07" E, along the South line of said Morrison tract, a distance of 823.33 feet to a point on the East line of the SE/4 of said Section 18;
- Thence S 00°55'16" E, along the East line of the SE/4 of said Section 18, a distance of 406.10 feet back to the Point of Beginning.
- Containing 9.00 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 19, 2022. The basis of bearings for the above described tract being a Record Deed Bearing (Book 1596 at Page(s) 107-108) of N 00°55'16" W along the East line of the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

WILL BE REPLACED WITH FULL PLAT ASAP

TRACT 2 LEGAL DESCRIPTION:

A tract of land being a part of a parent tract filed in Book 1596 at Page(s) 107-108 being situated in the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows:

- Commencing at the SE Corner of the SE/4 of said Section 18;
- Thence N 00°55'16" W, along the East line of the SE/4 of said Section 18, a distance of 460.84 feet to the true POINT OF BEGINNING;
- Thence S 89°03'17" W a distance of 262.00 feet;
- Thence N 00°55'16" W a distance of 153.00 feet;
- Thence N 89°03'17" E a distance of 262.00 feet to a point on the East line of the SE/4 of said Section 18;
- Thence S 00°55'16" E, along the East line of the SE/4 of said Section 18, a distance of 153.00 feet back to the Point of Beginning.
- Containing 0.92 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 19, 2022. The basis of bearings for the above described tract being a Record Deed Bearing (Book 1596 at Page(s) 107-108) of N 00°55'16" W along the East line of the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

TRACT 3 LEGAL DESCRIPTION:

A tract of land being a part of a parent tract filed in Book 1596 at Page(s) 107-108 being situated in the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows:

- Beginning at the SE Corner of the SE/4 of said Section 18;
- Thence N 00°55'16" W, along the East line of the SE/4 of said Section 18, a distance of 460.84 feet;
- Thence S 89°03'17" W a distance of 262.00 feet;
- Thence S 89°05'22" W a distance of 360.26 feet to the NE corner of a tract of land conveyed to Jerry W. and Linda K. Combrink by Warranty Deed filed in Book 1284 at Page 892 in the records of the Bryan County Clerk;
- Thence S 00°51'25" E, along the East line of said Combrink tract, a distance of 460.69 feet to the SE corner of said Combrink tract also being a point on the South line of the SE/4 of said Section 18;
- Thence N 89°05'21" E, along the South line of the SE/4 of said Section 18, a distance of 622.78 feet back to the Point of Beginning.
- Containing 6.58 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 19, 2022. The basis of bearings for the above described tract being a Record Deed Bearing (Book 1596 at Page(s) 107-108) of N 00°55'16" W along the East line of the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

WILL BE REPLACED WITH FULL PLAT ASAP

PROTECTION OF NEIGHBORHOODS

The property Owner's desire is to split the current ±16.5 acre parcel into 3 separate parcels, of ±9.0 acres, ±0.9 acres, and ±6.6 acres. This project does not propose a housing subdivision/addition/neighborhood, and none currently exist adjacent to the property.

The property is surrounded primarily by property zoned A-1. Small parcels zoned R-1 and C-2 abut portions of the property. The surrounding A-1 and R-1 parcels consist of pasture with single-family residences on acreages.

The proposed use of this property as a Church worship facility is complementary and low impact to the surrounding A-1 and R-1 uses.

The dumpster area will be screened from view. No new fencing or other screening is being proposed at this time. There is no existing fencing along the property lines. Existing chain link fencing around an existing residential structure on the proposed ±0.9 acre parcel will remain.

This project does not propose any new streets or alleys.

I-2022-744094 Book 1596 Pg: 107
04/28/2022 2:23 pm Pg 0107-0109
Fee: $ 22.00 Doc: $ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

PERSONAL REPRESENTATIVE'S DEED

This indenture, made this 21st day of April, 2022, by and between Annita Burkhalter, the duly qualified and acting Personal Representative of the Estate of Ludie Iva Sullivan, Deceased, Grantor, and First Church of the Nazarene a/k/a Church of the Nazarene of Durant, Oklahoma, a not-for-profit corporation, Grantees.

WITNESSETH:

That whereas, under and by virtue of authority and power granted by the District Court for the County of Bryan, State of Oklahoma, in the estate of Ludie Iva Sullivan, Case No. PB-2020-73, Bryan County District Court, State of Oklahoma, in an Order Authorizing Sale of Real Property Pursuant to 58 O.S. § 239 dated April 5, 2022, which authorized Grantor to sell certain real property of the estate of Ludie Iva Sullivan, Deceased, situated in Bryan County, State of Oklahoma, specified and particularly described in said Order which has been recorded in the records of the County Clerk of Bryan County, Oklahoma, Grantor did sell the hereinafter described real property, at private sale, to Grantees for the sum of $ 799,000.

Now, therefore, Annita Burkhalter, Personal Representative of the Estate of Ludie Iva Sullivan, Deceased, Grantor, pursuant to authority and power granted in the above-referenced Order, for and in consideration of the sum of $ 799,000 to her paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantees, their heirs and assigns forever, all the right, title, interest and estate of the said Ludie Iva Sullivan, Deceased, at the time of her death, and also all the right, title and interest that the said estate may have acquired by operation of law or otherwise, in and to the following described real property situate in Bryan County, State of Oklahoma, to-wit:

TRACT 1: A TRACT OF LAND, BEING PART OF AN ORIGINAL TRACT OF LAND DESCRIBED IN BOOK 1211, PAGE 561, BEING A PART OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A BASE GRID BEARING BEING S 89°05'21" W, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA;

BEGINNING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 18;

THENCE, S 89°05'21" W, ALONG THE SOUTH LINE OF SE/4 OF SAID SECTION 18, A DISTANCE OF 622.78 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

STATE OF OKLAHOMA
Bryan County
Documentary Stamps $ 1,198.50

STATE OF OKLAHOMA } SS
BRYAN COUNTY
I hereby certify that the foregoing is a true, correct and full copy of the instrument herewith set out as appears of record in this office this 13 day of January 2023
Tammy Reynolds County Clerk

THENCE, N 00°51'25" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 460.69 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 89°06'16" W, ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892, AND IN BOOK 1104, PAGE 762 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 199.05 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 815 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 00°51'17" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 493.83 FEET TO THE NORTHEAST OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 84°32'07" E, ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 823.32 FEET TO SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 00°55'16" E, ALONG THE EAST LINE OF THE SE/4 OF SAID SECTION 18, A DISTANCE OF 1019.94 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 16.51 ACRES;

BASIS OF BEARINGS: S 89°05'21" W, ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA; BY R.T.K G.P.S. OBSERVATION, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83). THE AFORESAID PARCEL OF LAND DESCRIBED BY DAVID L. PAGE JR., PLS NO. 1566, ON DECEMBER 31, 2020;

together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, all the singular, the above-described premises, together with the appurtenances, unto the Grantees, their heirs and assigns forever.

GRANTOR RESERVES in and to all of the oil, gas and all other minerals of every kind or character in and under and that may be produced from the above described lands is hereby reserved by said GRANTOR, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and all other rights and privileges necessary for the economical operation of said land for the production and removal of said minerals

I-2022-744094 Book 1596 Pg: 108
04/26/2022 2:23 pm Pg 0107-0109
Fee: $ 22.00 Doc: $ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

In witness whereof, Grantor, Personal Representative as aforesaid, has hereunto set his hand the day and year first above written.

Annita Burkhalter

Annita Burkhalter,
Personal Representative of the Estate of
Ludie Iva Sullivan

ACKNOWLEDGMENT

STATE OF Arkansas)
) ss.
COUNTY OF Benton)

Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of April, 2022, personally appeared Annita Burkhalter, to me known to be the identical person who executed the within and foregoing instrument in his capacity as the duly and acting Personal Representative of the Estate of Ludie Iva Sullivan, deceased and acknowledged to me that she executed the same as his free and voluntary act and deed.

Given under my hand and seal the day and year last above written.

My commission expires: Jan 29, 2032 Carolyn E. Hale
Notary Public

Commission no. _____

CAROLYN E HALE
Notary Public - Arkansas
Benton County
Commission # 12717439
My Commission Expires Jan 29, 2032

I-2022-744094 Book 1596 Pg: 109
04/26/2022 2:23 pm Pg 0107-0109
Fee: $ 22.00 Doc: $ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

CONSULTING ENGINEERS
405-365-0952
Jhenderson.304Technical@gmail.com

January 9, 2023

Mrs. Regina Clinton, Manager
Bryan County RWS &SWMD No. 2
P.O. Box 119
Mead, OK 73449

RE: Life Song of Nazarene Church
Mockingbird Lane and Washington Ave.
Hydraulic and Plan Review

File: 2022.23

Dear Regina:

We recommend approval of the single meter request noting the property appears to be undivided with a house currently being served with water from the District. The District has set aside enough capacity to serve the existing lots with a single meter request. In this instance there will be one (1) additional meter added if the District agrees to serve the property (See Exhibit 1).

Pending the Board of Director's considerations above, the District can serve the request hydraulically with 95 psi available and capacity for a single set meter. Approval will need to included revisions to the proposed plans that we have markup for modifications from the plan review from December.

We also recommend if this building has a fire service line for internal fire suppression that the following apply: On service lines supplying fire sprinkler systems only, the service line must be protected by a minimum of two approved Check Valves. One of these check valves may be the Alarm Check provided as part of the sprinkler system. The other may be a Detector Check, Double Check Valve Assembly or an approved Single Check Valve that is UL approved. The property will have 500 gpm fire protection available that is currently set aside in the hydraulics of the area.

The property will also need to incorporate easements for the waterlines if the District intends to maintain the lines within the boundaries of the property. I would not recommend maintaining the service line past the meter set or the internal fire suppression system past the added valve I placed on the fire line for sprinkler service.

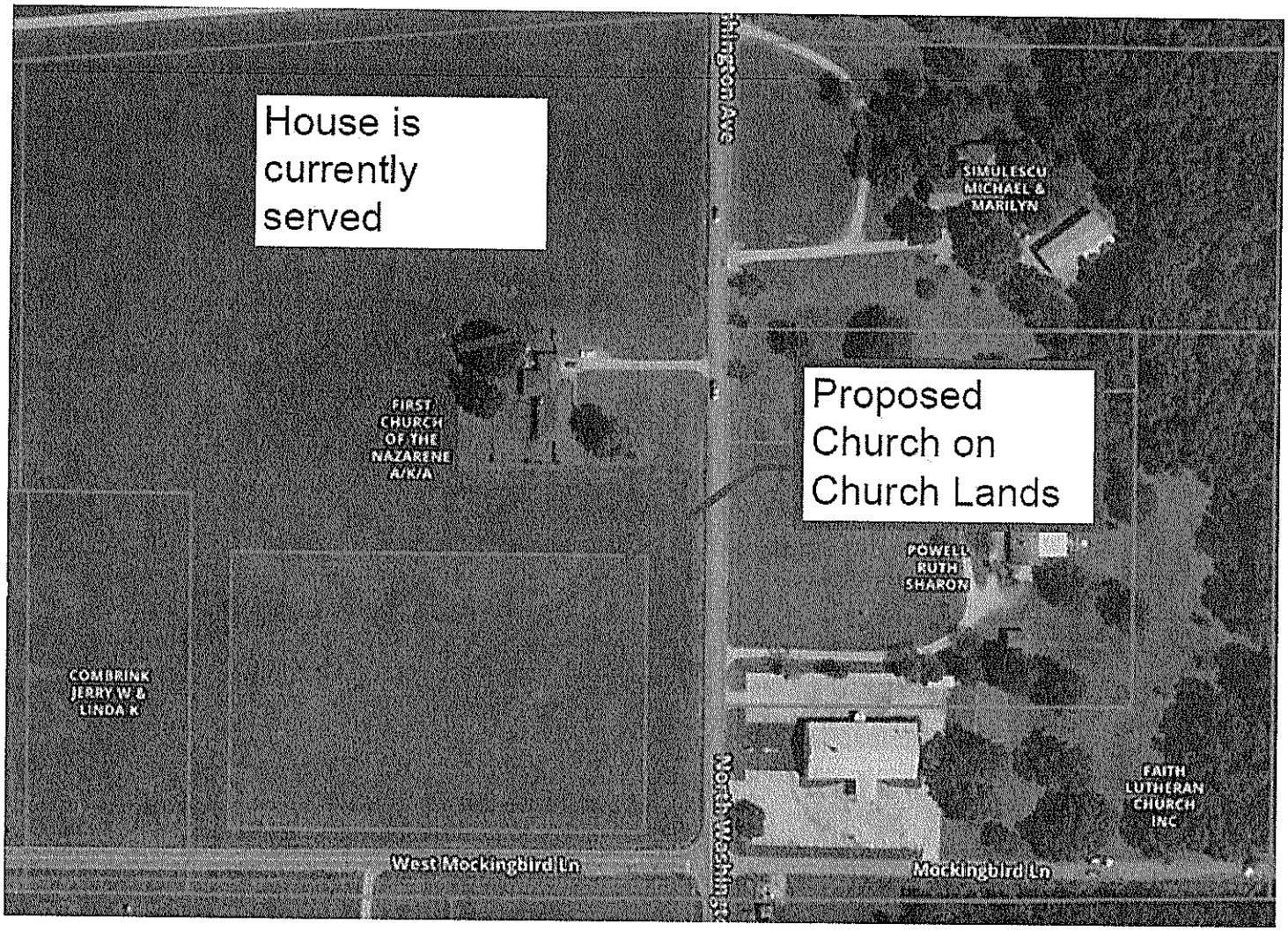
Please let me know if you have any questions.

Sincerely,

304 TECHNICAL SERVICES, LLC.

Jason E. Henderson, P.E.

Exhibit 1: Land Map



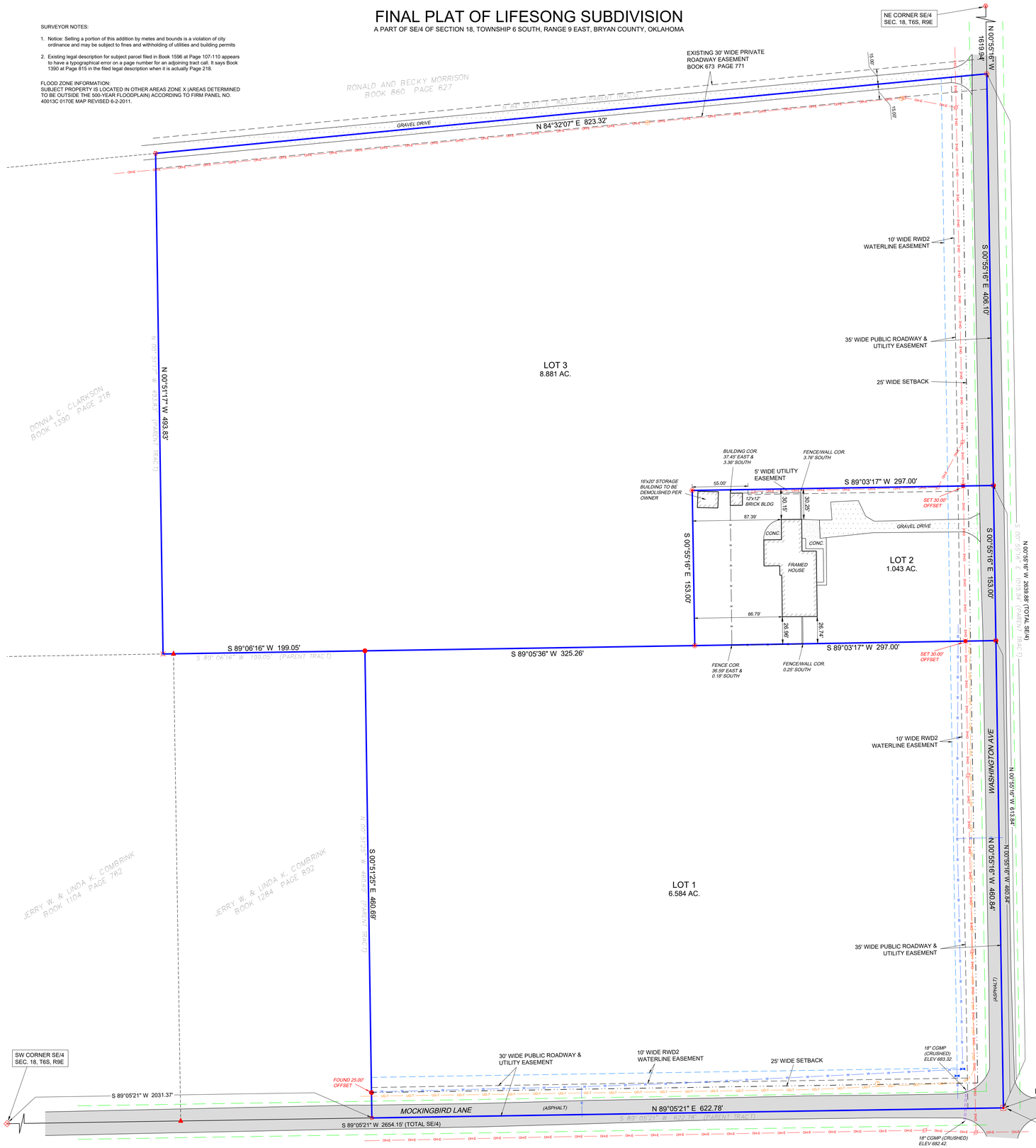
FINAL PLAT OF LIFESONG SUBDIVISION

A PART OF SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST, BRYAN COUNTY, OKLAHOMA

SURVEYOR NOTES:

1. Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and may be subject to fines and withholding of utilities and building permits
2. Existing legal description for subject parcel filed in Book 1596 at Page 107-110 appears to have a typographical error on a page number for an adjoining tract call. It says Book 1390 at Page 815 in the filed legal description when it is actually Page 218.

FLOOD ZONE INFORMATION:
SUBJECT PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO FIRM PANEL NO. 40013C 0170E MAP REVISED 6-2-2011.



FIRST CHURCH OF NAZARENE A/K/A CHURCH OF THE NAZARENE OF DURANT
Owners

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That FIRST CHURCH OF NAZARENE, being the sole owner(s) in fee simple of the following described real property respectively, to wit:

A TRACT OF LAND, BEING PART OF AN ORIGINAL TRACT OF LAND DESCRIBED IN BOOK 1211, PAGE 561, BEING A PART OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A BASE GRID BEARING BEING S 89°05'21" W, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), ALONGE THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASELINE, BRYAN COUNTY, OKLAHOMA;

BEGINNING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 18;

THENCE, S 89°05'21" W, ALONG THE SOUTH LINE OF SE/4 OF SAID SECION 18, A DISTANCE OF 622.78 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE:

THENCE, N 00°51'25" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 460.69 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 89°06'16" W, ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892, AND IN BOOK 1104, PAGE 762 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 199.05 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 815 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 00°51'17" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICES, A DISTANCE OF 493.83 FEET TO THE NORTHEAST OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 84°32'07" E , ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 823.32 FEET TO THE SOUTHEAST CORNERS OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FIELD IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 00°55'16" E, ALONG THE EAST LINE OF THE SE/4 OF SAID SECTION 18, A DISTANCE OF 1019.94 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 16.51 ACRES;

BASIS OF BEARINGS; S 89°05'21" W, ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA ; BY R.T.K.G.P.S. OBSERVATION, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83). THE AFORESAID PARCEL OF LAND DESCRIBED BY DAVID L. PAGE JR., PLS NO. 1566, ON DECEMBER 31, 2020;

FIRST CHURCH OF NAZARENE, offers for dedication to the public use of the streets (Washington Ave. and Mockingbird Lane), public facilities and easements as shown on the annexed plat of LIFESONG SUBDIVISION, 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 LIFESONG SUBDIVISION, 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.

_____
FIRST CHURCH OF NAZARENE - (OWNERS) Date

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2023, 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

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 LIFESONG SUBDIVISION, 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 5/8" steel pins set with PLS 1819 ID cap unless otherwise shown on plat. This plat of LIFESONG SUBDIVISION is subject to easements and/or rights-of-way, covenants, and other restriction, either recorded, or implied, thereof.

B.J. McIninch P.L.S. 1819 — Date: 3-1-23

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 1st day of March, 2023, 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.

Notary Public

August 26, 2026
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 2022 on the described real property known as LIFESONG SUBDIVISION 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 _____, 2023.

_____
County Treasurer

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2023, 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

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 _____, 2023.

_____
Environmental Specialist

COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA
COUNTY OF BRYAN

This instrument, _____, was filed on the ____ day of _____, 2023. 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 LIFESONG SUBDIVISION, on this _____ day of _____, 2023.

_____
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 LIFESONG SUBDIVISION, 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 _____, 2023.

Signed _____ Signed:_____
Mayor City Clerk

OWNER

NOTARY

LICENSED PROFESSIONAL LAND SURVEYOR B.J. McININCH 3-1-23 1819 OKLAHOMA

JUSTIN ALBERDI NOTARY #14007571 3-1-23 PUBLIC STATE OF OKLAHOMA

TREASURER

NOTARY

ENVIRONMENTAL QUALITY

CLERK

LEGEND

These standard symbols may be found in the drawing.

- SET 1/2" STEEL PIN (PLS 1819)
- SET MAG NAIL W/ WASHER(PLS 1819)
- SET 100d NAIL (OFFSET)
- FOUND 1/2" STEEL PIN (YELLOW CAP)
- FOUND MAG NAIL (PLS 1566)
- FOUND 60d NAIL
- FOUND 3/8" STEEL PIN IN CONCRETE
- FOUND 1/2" STEEL PIPE
- FOUND RAILROAD SPIKE
- FOUND 1/2" STEEL PIN (PLS 1566)
- FOUND 1" ROD
- FOUND 1/2" STEEL PIN
- FOUND 1/2" STEEL PIN (PLS 1324)
- CALCULATED POINT
- 16.5' STATUTORY RIGHT-OF-WAY
- BOUNDARY LINES
- OVERHEAD ELECTRIC
- EXISTING FENCES
- POWER POLE
- TELEPHONE PEDESTAL
- WATER VALVE

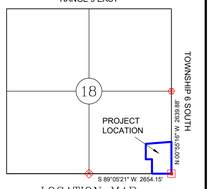
BM SURVEYING, INC
125 BUFFALO ST. CADDO, OK
PO BOX 26 CADDO, OK 74729
(580) 279-9544
BM.SURVEYING@YAHOO.COM

B.J. MCININCH - COPYRIGHT 2023

PROFESSIONAL LAND SURVEYOR - #1819
CERTIFICATE OF AUTHORIZATION - #7076

FINAL PLAT OF LIFESONG SUBDIVISION

A PART OF SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST, BRYAN COUNTY, OKLAHOMA



LOCATION MAP

0' 50' 100'

~BASIS OF BEARINGS~
RECORD DEED BEARING (BOOK 1596 AT PAGE(S) 107-108) OF N 00°55'16" W ALONG THE EAST LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASELINE, IN 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

THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BEFORE YOU DIG ... 1-800-522-6543 CALL OKIE

NO.	REVISION/ISSUE	DATE

SURVEY INFORMATION

FIELD WORK PERFORMED: 7-18-22
DATE OF LAST SITE VISIT: 7-18-22
PLAT COMPLETED: 3-1-23

Project:
LIFESONG SUBDIVISION
PART OF SE/4 OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY, OKLAHOMA

DATE 3-1-23

SCALE 1" = 50'

SHEET NO. 1 OF 1

THE CITY OF DURANT
Office of Community Development

Date: 03/07/2023
To: Planning Commission
Case: PC 2023-06
From: Danielle O'Neal, Community Development Director
Re: Final Plat Request for Lifesong Subdivision, property located near Washington and Mockingbird.

Request: Consider a request from Durant First Church of the Nazarene, for a Final Plat Request for Lifesong Subdivision, property located near Washington Avenue and Mockingbird Lane.

Current Zoning: A-1, General Agriculture *Note* this case is tied to a CUP request.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Vacant
West	A-1 / R-1	Vacant / Single-Family Residential
South	R-1 / C-2	Single-Family Residential / Commercial
East	A-1	Church / Single-Family Residential

Lot Characteristics (Current Lot):

Width	~1,000 ft.
Depth	~700 ft.
Total Area	~16.5 acres (~700,000 sq. ft.)

Applicant: Durant First Church of the Nazarene

Background: The applicant approached staff regarding platting the property as well as gaining a Conditional Use Permit with the desire to separate the property into three lots and use the corner approximately 6 acre lot for a new church site. They are expecting to leave the house on the approximate acre lot as is until the church decides what they will do with it. Staff published the platting case and the Conditional Use Permit case separately in hopes of lessening any confusion. The final plat shows three total lots. Two of the lots are over 5 acres, but one of the lots is just over 1-acre. They did not wish to go through a rezoning at this time for the other two lots until the church decided what to do with them later.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this final plat request.

Analysis: The subject property is approximately a total of 16.5 acres and has a house on the property. The applicant has three lots on the plat. The plat indicates that two of the lots will be over 5 acres, but one of the lots will be just over 1-acre. Rural Water District 2 serves the area, and the applicants did obtain a letter from the water district stating that they would be able to serve water to this location. They recently were notified that they would to find an alternative source for fire suppression and this will be covered by the fire marshal during the plan review. There is no sewer in the area, so they will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. The lots will not need any public infrastructure. Staff has signed off supporting the approval of this plat. The only note made was regarding the alternative source for a fire suppression system as well as that one of the lots being under an acre. The zoning category does require a 5-acre minimum for the current zoning.

The current Land Use Map has this area as low-density residential uses; therefore, this request is generally in line with the Future Land Use Map.

Staff Recommendation: Staff does recommend approval of the plat since the plat does meet all of the platting requirements. Staff has signed off supporting the approval of the final plat. The lot that is just over an acre does not meet the zoning requirements for the current zoning of the lot.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Lifesong Subdivision, property located near Washington Avenue and Mockingbird Lane. Any specific conditions imposed by the Commission should be read into any approval motion.

THE CITY OF DURANT
Office of Community Development

Date: 03/07/2023
To: Planning Commission
Case: PC 2023-06
From: Danielle O'Neal, Community Development Director
Re: Conditional Use Permit request to construct a worship facility / church on property located near Washington Avenue and Mockingbird Lane.

Request: Consider a request from Durant First Church of the Nazarene, for a Conditional Use Permit request to construct a worship facility / church on property located near Washington Avenue and Mockingbird Lane.

Current Zoning: A-1, General Agriculture *Note* this case is tied to a Final Plat request.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Single Family Residential / Vacant
West	A-1 / R-1	Vacant
South	A-1 / R-1 / C-2	Single Family Residential / Commercial
East	A-1	Church / Single Family Residential

Lot Characteristics:

Width	~ 460 ft.
Depth	~622 ft.
Total Area	~6.50 acres (~286,120 sq. ft.)

Applicant: Durant First Church of the Nazarene

Background: The applicant approached staff regarding platting the property as well as gaining a Conditional Use Permit with the desire to separate the property into three lots and use the corner approximately 6 acre lot for a new church site. For all new worship facilities / church construction, City Ordinance requires them to apply and obtain a Conditional Use Permit.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this Conditional Use Permit request.

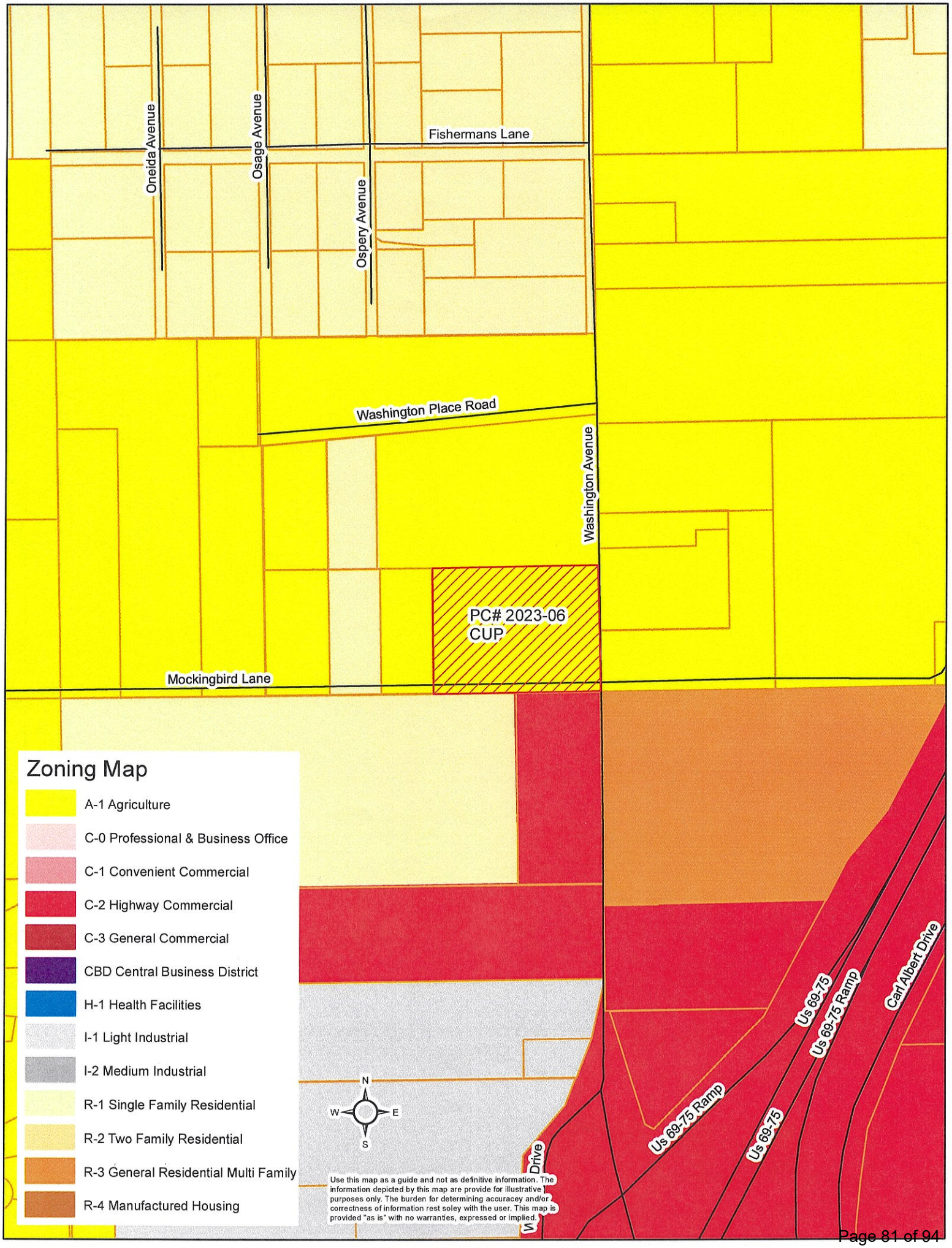
Analysis: The subject property that the applicant wants to construct the new church on is approximately 6 acres (should the plat be approved), and would be a vacant piece of property. The area is made up of mostly Agriculture, Residential and Commercial Zoned properties. The area is served by Rural Water District 2 and does not have any sewer in the area. The applicants have obtained a letter from Rural Water District 2 stating that they are able to serve water, but they will have to find an alternative for fire suppression, which will be covered by the fire marshal. The applicants will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. Staff drafted the resolution for the Conditional Use Permit and sent it to the City Attorney for review.

The current Future Land Use Map has this area as low-density residential; therefore, this conditional use permit request appears to be partially in line with the Future Land Use Map.

Staff Recommendation: Staff recommends approval of the Conditional Use Permit, since it does meet the suggested conditions and requirements. Staff recommends that the Planning Commission take into consideration that, if the plat is not approved, there will need to be changes to the legal description.

Required Action: Hold a public hearing to recommend approval or denial of the conditional use permit request for the property located near Washington Avenue and Mockingbird Lane. Any specific conditions imposed by the Commission should be read into any approval motion.

Oneida Avenue
Osage Avenue
Ospery Avenue
Fishermans Lane
Washington Place Road
Washington Avenue
PC# 2023-06
CUP
Mockingbird Lane
Us 69-75
Us 69-75 Ramp
Us 69-75 Ramp
Us 69-75
Carl Albert Drive
Westside Drive
N
W
E
S
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 accuracey and/or correctness of information rest soley with the user. This map is provided "as is" with no warranties, expressed or implied.


Oneida Avenue
Osage Avenue
Ospery Avenue
Fishermans Lane
Washington Place Road
Washington Avenue
PC# 2023-06
CUP
Mockingbird Lane
Us 69-75
Us 69-75 Ramp
Us 69-75 Ramp
Us 69-75
Carl Albert Drive
Drive
N
W
E
S
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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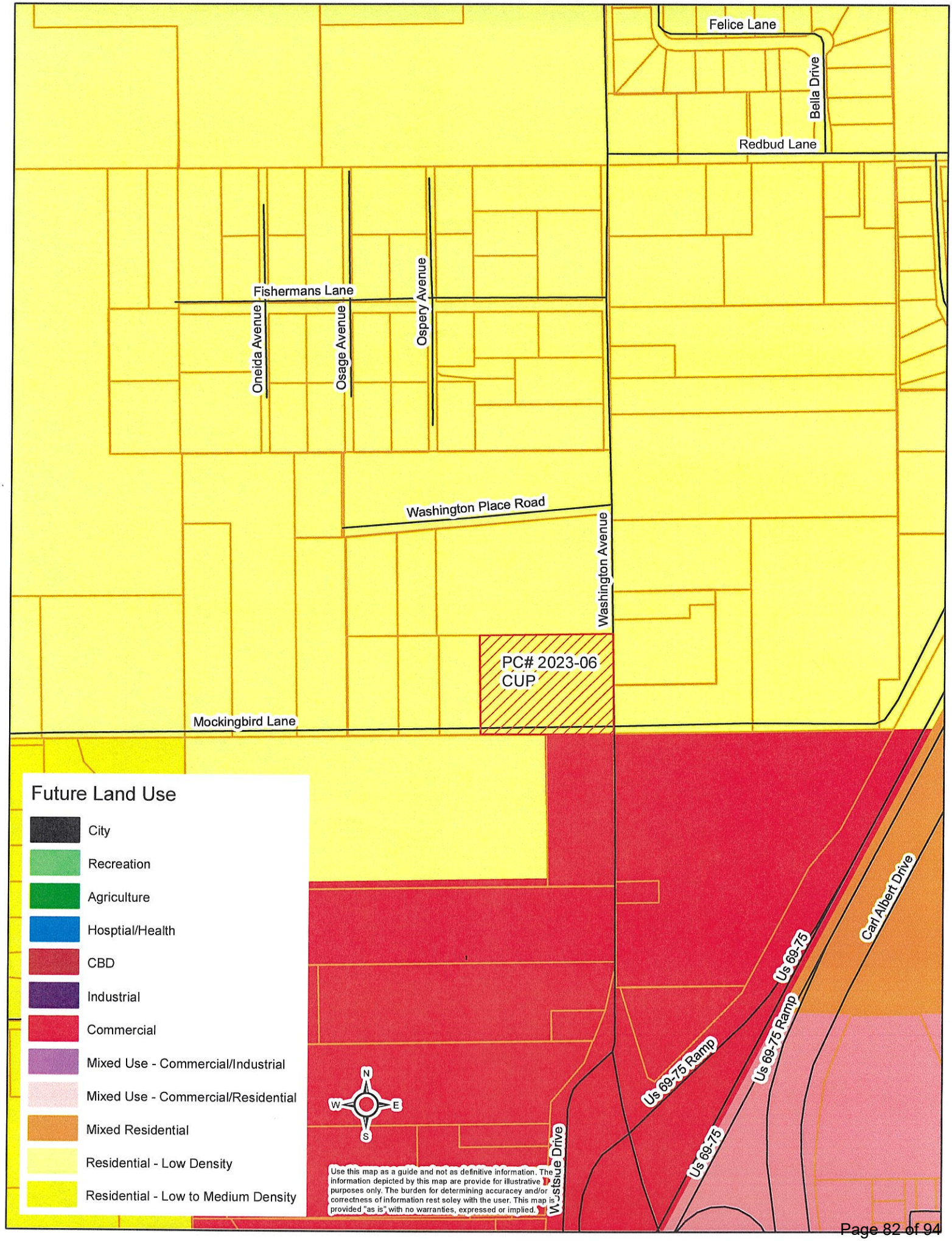
Felice Lane
Bella Drive
Redbud Lane
Fishermans Lane
Oneida Avenue
Osage Avenue
Ospery Avenue
Washington Place Road
Washington Avenue
PC# 2023-06
CUP
Mockingbird Lane
Carl Albert Drive
Us 69-75
Us 69-75 Ramp
Us 69-75 Ramp
Us 69-75
Westside Drive
N
W
E
S
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Future Land Use
City
Recreation
Agriculture
Hosptial/Health
CBD
Industrial
Commercial
Mixed Use - Commercial/Industrial
Mixed Use - Commercial/Residential
Mixed Residential
Residential - Low Density
Residential - Low to Medium Density

RESOLUTION # 2023-XX

A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT IN THE GENERAL AGRICULTRAL "A-1" DISTRICT FOR THE CONSTRUCTION OF A WORSHIP FACILITY AT: A tract of land being a part of a parent tract filed in Book 1596 at Page(s) 107-108 being situated in the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows:

• Beginning at the SE Corner of the SE/4 of said Section 18;
• Thence N 00°55'16" W, along the East line of the SE/4 of said Section 18, a distance of 460.84 feet;
• Thence S 89°03'17" W a distance of 262.00 feet;
• Thence S 89°05'22" W a distance of 360.26 feet to the NE corner of a tract of land conveyed to Jerry W. and Linda K. Combrink by Warranty Deed filed in Book 1284 at Page 892 in the records of the Bryan County Clerk;
• Thence S 00°51'25" E, along the East line of said Combrink tract, a distance of 460.69 feet to the SE corner of said Combrink tract also being a point on the South line of the SE/4 of said Section 18;
• Thence N 89°05'21" E, along the South line of the SE/4 of said Section 18, a distance of 622.78 feet back to the Point of Beginning.
• Containing 6.58 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 19, 2022. The basis of bearings for the above described tract being a Record Deed Bearing (Book 1596 at Page(s) 107-108) of N 00°55'16" W along the East line of the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma

(Petition of Lifesong Nazarene Church)

WHEREAS, a Public Hearing was held before the Durant Planning Commission regarding the proposed Conditional Use Permit contained in this Resolution; and

WHEREAS, the Durant Planning Commission has determined that the proposed development is in general conformance with the goals of the Comprehensive Plan of the City of Durant if developed according to the conditions contained in the Resolution; and

WHEREAS, the Durant Planning Commission has determined that the proposed use satisfies the criteria for conditional uses as set forth in the Zoning Code of the City of Durant if developed to the conditions contained in this Resolution; and

WHEREAS, the Durant Planning Commission has recommended approval of the conditions contained in the Resolution; and

WHEREAS, the City Council has reviewed the recommendation of the Durant Planning Commission and has determined that the Conditional Use Permit is appropriate.

NOW THEREFOR BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DURANT, OKLAHOMA, AS FOLLOWS:

Section 1: A Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section 1 as follows:

I. PERMITTED AND CONDITIONAL USES
   a. Lifesong Nazarene Church may be permitted to construct worship facility to be located at the aforementioned lot.

II. PLAN SUBMITTAL REQUIREMENTS

a. Prior to issuance of any building permit, the petitioner shall submit to the Community Development Department for review and approval a set of plans as required. All MEP (Mechanical, Electrical, Plumbing) contractors will need to be licensed within the City of Durant and are required to be licensed in Oklahoma and in good standing with the Construction Industries Board of Oklahoma.. Should there be greater than 1 acre disturbed, the petitioner will obtain a stormwater permit through the Oklahoma Department of Environmental Quality (ODEQ) and submit a copy to Community Development Staff prior to the issuance of building permits.

III. SPECIFIC DEVELOPMENT REQUIREMENTS

a. Building Codes – The structure shall meet all applicable building and fire codes as required and adopted by the City of Durant.
b. Structure Setbacks – Any new structures, signage, and accessory structures shall be in accordance with the City of Durant Code of Ordinances.
c. Parking Standards – All parking spaces and drive aisles shall be in accordance with all parking requirements as stated within the City of Durant Code of Ordinances.
d. Signage - All signage shall meet the requirements as stated within the City of Durant Code of Ordinances, including the requirement of obtaining a sign permit.
e. Lighting – Shall meet and follow the requirements as stated within the City of Durant Code of Ordinances.
f. Fire Lanes and all Life Safety – As approved by the City of Durant Fire Marshal.
g. Trash and Weeds – The area shall meet the requirements within the City of Durant Code of Ordinances.

IV. MISCELLANEAOUS

a. All applicable licenses and permits from other governmental and regulatory agencies must be obtained and kept current.

V. LIMITATIONS

a. The continuation of the use permitted by the resolution shall be dependent upon the conditions established under the permit and this section. In the event of a change of conditions or noncompliance with conditions, the City Council shall have the authority to revoke the Conditional Use Permit after affording the owner/operator the right to be heard.
b. In the event of a disagreement between any owner/operator and the Director of Community Development as to whether the use of the site meets the criteria or conditions set forth in the resolution, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council. The City Council shall make the decision on such disagreement, provided the owner/operator shall have the right to appeal such decision pursuant to the City of Durant Code of Ordinances and pursuant to any other available legal or equitable remedy.

Section 3: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 14th day of March 2023.

_____
DANNY SHERRER, MAYOR
CITY OF DURANT, OKLAHOMA

ATTEST:

_____
CYNTHIA J. PRICE
CITY CLERK

CONDITIONAL USE APPLICATION

Petition # PC 2023-06
Fee $_____

APPLICANT INFORMATION

Name: DURANT FIRST CHURCH OF THE NAZARENE	Email: HUNTER1BSMITH@GMAIL.COM	Phone #1 918-839-2321
Mailing Address: P.O. BOX 1227		Phone #2
City: DURANT / State: OKLAHOMA / Zip: 74702		Fax #
Applicant's Interest in Property: OWNER/USER		

__Please use attached addendum if there is more than one applicant.

Physical Address of Proposed Conditional Use: 4001 N WASHINGTON AVE		Name of Project: LIFESONG CHURCH OF THE NAZARENE, NEW CHURCH BUILDING	
__Platted _X_Un-Platted	Subdivision N/A	Lot N/A	Block N/A
Legal Description: (If Un-platted) THE EXISTING ±16.5 ACRE TRACT IS DESIRED TO BE SPLIT INTO THREE PARCELS. THE APPLICANT IS SEEKING APPROVAL TO LOCATE A CHURCH IN THE SOUTHERNMOST PARCEL. (SEE ATTACHED EXHIBIT 'A')			

Existing Zoning: A-1	Proposed Conditional Use: CHURCH/PLACE OF WORSHIP		
Present Use: A-1/PASTURE	Parking Spaces Required: 41	Parking Spaces Provided: 38 STANDARD, 4 ADA ACCESSIBLE	
Parcel Width: 460.84 FEET	Parcel Length: 622.78 FEET	Acres: 6.58 ACRES	Street/Road Frontage: 1,083.62 FEET

_____City Water (If City Water will be extended or improvements will be made, please explain:)

_____City Sewer (If City Sewer will be extended or improvements will be made, please explain:)

RURAL WATER DISTRICT #2. SEE ATTACHED EXHIBIT 'C'.

_____Private Water _____X_____Private Sewer

Explain in your own words why your property should be rezoned.

THE APPLICANT IS NOT SUBMITTING FOR A ZONING CHANGE. THE APPLICANT IS SEEKING APPROVAL TO LOCATE A CHURCH IN AN A-1 ZONE. THE CITY OF DURANT REQUIRES THAT COUNCIL GIVE APPROVAL FOR A CHURCH TO BE LOCATED IN AN A-1 ZONE. THE PROPERTY IS PREDOMINANTLY BOUNDED BY A-1 PROPERTY THAT IS CURRENTLY PASTURE, WITH SOME RESIDENTIAL STRUCTURES. IT IS ALSO ADJACENT TO AN R-1 PARCEL WITH STRUCTURE, AND SMALL C-2 PARCEL WITH STRUCTURE. THE PLACEMENT OF A CHURCH IN A-1 IS COMPLEMENTARY AND LOW IMPACT TO A-1, C-2, AND RESIDENTIAL ZONES.

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: [signature] PRESIDENT Date: 1/30/2023

Office Use Only

Date Filed Initial	Date Payment Received Initial	Notification Mailed Date Initial	Comments
Proof of Publication Received Date Initial		Property Posting Verified Date Initial	Comprehensive Plan Recommendations
Staff Recommendation ___Approve ___Deny	PC Recommendation ___Approve ___Deny	City Council Action ___Approve ___Deny	Ordinance #

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

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

CHURCH / PLACE OF WORSHIP

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

PAVED PARKING IN COMPLIANCE WITH CITY OF DURANT REQUIREMENTS WILL BE PROVIDED.

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

a. DUMPSTER AREA WILL BE SCREENED.

b. PROPANE TANK, ELECTRICAL TRANSFORMER, AND CONDENSING UNITS WILL BE EXPOSED TO VIEW.

c. STORMWATER DETENTION AREAS WILL BE EXPOSED TO VIEW.

3. Traffic Impacts:

VEHICLE ACCESS TO PROPERTY IS FROM WASHINGTON AVENEUE AND MOCKINGBIRD LANE. SOME TRAFFIC INCREASE IS ANTICIPATED ON SUNDAY MORNINGS AND EVENINGS AND WEDNESDAY EVENINGS.

4. Protection of Neighborhoods:

REFER TO EXHIBIT 'B'

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

NONE

Please list or describe any other reasons to support this Conditional Use Permit Application.

THE PROPERTY IN DISCUSSION IS PREDOMINANTLY BOUNDED BY EXISTING A-1, R-1 AND C-2 ZONED PROPERTY. THE PLACEMENT OF A PLACE OF WORSHIP IN A-1 IS COMPLEMENTARY AND LOW IMPACT TO A-1, C-2, AND RESIDENTIAL ZONES.

Exhibit 'A'

LAND BOUNDARY & TOPOGRAPHIC SURVEY PLAT

A PART OF SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST, BRYAN COUNTY, OKLAHOMA

I, B.J. MCININCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE FOLLOWING DESCRIBED TRACT(S) OF LAND TO WIT:

TRACT 1 LEGAL DESCRIPTION:

A tract of land being a part of a parent tract filed in Book 1596 at Page(s) 107-108 being situated in the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows:

- Commencing at the SE Corner of the SE/4 of said Section 18;
- Thence N 00°55'16" W, along the East line of the SE/4 of said Section 18, a distance of 613.84 feet to the true POINT OF BEGINNING;
- Thence S 89°03'17" W a distance of 262.00 feet;
- Thence S 00°55'16" E a distance of 153.00 feet;
- Thence S 89°05'22" W a distance of 360.26 feet to the NE corner of a tract of land conveyed to Jerry W. and Linda K. Combrink by Warranty Deed filed in Book 1284 at Page 892 in the records of the Bryan County Clerk;
- Thence S 89°06'16" W, along the North line of said Combrink tract and the North line of a tract of land conveyed to Jerry W. and Linda K. Combrink by Warranty Deed filed in Book 1104 at Page 762 in the records of the Bryan County Clerk, a distance of 199.05 feet to the SE corner of a tract of land conveyed to Donna C. Clarkson by Warranty Deed filed in Book 1390 at Page 218 in the records of the Bryan County Clerk;
- Thence N 00°51'17" W, along the East line of said Clarkson tract, a distance of 493.83 feet to the NE corner of said Clarkson tract also being a point on the South line of a tract of land conveyed to Ronald and Becky Morrison by Warranty Deed filed in Book 860 at Page 627 in the records of the Bryan County Clerk;
- Thence N 84°32'07" E, along the South line of said Morrison tract, a distance of 823.33 feet to a point on the East line of the SE/4 of said Section 18;
- Thence S 00°55'16" E, along the East line of the SE/4 of said Section 18, a distance of 406.10 feet back to the Point of Beginning.
- Containing 9.00 acres, more or less, as the case may be.

The above legal description was prepared by B.J. McInnich, PLS 1819 in the State of Oklahoma, on July 19, 2022. The basis of bearings for the above described tract being a Record Deed Bearing (Book 1596 at Page(s) 107-108) of N 00°55'16" W along the East line of the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

WILL BE REPLACED WITH FULL PLAT ASAP

TRACT 2 LEGAL DESCRIPTION:

A tract of land being a part of a parent tract filed in Book 1596 at Page(s) 107-108 being situated in the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows:

- Commencing at the SE Corner of the SE/4 of said Section 18;
- Thence N 00°55'16" W, along the East line of the SE/4 of said Section 18, a distance of 460.84 feet to the true POINT OF BEGINNING;
- Thence S 89°03'17" W a distance of 262.00 feet;
- Thence N 00°55'16" W a distance of 153.00 feet;
- Thence N 89°03'17" E a distance of 262.00 feet to a point on the East line of the SE/4 of said Section 18;
- Thence S 00°55'16" E, along the East line of the SE/4 of said Section 18, a distance of 153.00 feet back to the Point of Beginning.
- Containing 0.92 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 19, 2022. The basis of bearings for the above described tract being a Record Deed Bearing (Book 1596 at Page(s) 107-108) of N 00°55'16" W along the East line of the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

TRACT 3 LEGAL DESCRIPTION:

A tract of land being a part of a parent tract filed in Book 1596 at Page(s) 107-108 being situated in the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows:

- Beginning at the SE Corner of the SE/4 of said Section 18;
- Thence N 00°55'16" W, along the East line of the SE/4 of said Section 18, a distance of 460.84 feet;
- Thence S 89°03'17" W a distance of 262.00 feet;
- Thence S 89°05'22" W a distance of 360.26 feet to the NE corner of a tract of land conveyed to Jerry W. and Linda K. Combrink by Warranty Deed filed in Book 1284 at Page 892 in the records of the Bryan County Clerk;
- Thence S 00°51'25" E, along the East line of said Combrink tract, a distance of 460.69 feet to the SE corner of said Combrink tract also being a point on the South line of the SE/4 of said Section 18;
- Thence N 89°05'21" E, along the South line of the SE/4 of said Section 18, a distance of 622.78 feet back to the Point of Beginning.
- Containing 6.58 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 19, 2022. The basis of bearings for the above described tract being a Record Deed Bearing (Book 1596 at Page(s) 107-108) of N 00°55'16" W along the East line of the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma.

WILL BE REPLACED WITH FULL PLAT ASAP

Exhibit 'B'

PROTECTION OF NEIGHBORHOODS

The property Owner's desire is to split the current ±16.5 acre parcel into 3 separate parcels, of ±9.0 acres, ±0.9 acres, and ±6.6 acres. This project does not propose a housing subdivision/addition/neighborhood, and none currently exist adjacent to the property.

The property is surrounded primarily by property zoned A-1. Small parcels zoned R-1 and C-2 abut portions of the property. The surrounding A-1 and R-1 parcels consist of pasture with single-family residences on acreages.

The proposed use of this property as a Church worship facility is complementary and low impact to the surrounding A-1 and R-1 uses.

The dumpster area will be screened from view. No new fencing or other screening is being proposed at this time. There is no existing fencing along the property lines. Existing chain link fencing around an existing residential structure on the proposed ±0.9 acre parcel will remain.

This project does not propose any new streets or alleys.

I-2022-744094 Book 1596 Pg: 107
04/28/2022 2:23 pm Pg 0107-0109
Fee: $ 22.00 Doc: $ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

PERSONAL REPRESENTATIVE'S DEED

This indenture, made this 21st day of April, 2022, by and between Annita Burkhalter, the duly qualified and acting Personal Representative of the Estate of Ludie Iva Sullivan, Deceased, Grantor, and First Church of the Nazarene a/k/a Church of the Nazarene of Durant, Oklahoma, a not-for-profit corporation, Grantees.

WITNESSETH:

That whereas, under and by virtue of authority and power granted by the District Court for the County of Bryan, State of Oklahoma, in the estate of Ludie Iva Sullivan, Case No. PB-2020-73, Bryan County District Court, State of Oklahoma, in an Order Authorizing Sale of Real Property Pursuant to 58 O.S. § 239 dated April 5, 2022, which authorized Grantor to sell certain real property of the estate of Ludie Iva Sullivan, Deceased, situated in Bryan County, State of Oklahoma, specified and particularly described in said Order which has been recorded in the records of the County Clerk of Bryan County, Oklahoma, Grantor did sell the hereinafter described real property, at private sale, to Grantees for the sum of $ 799,000.

Now, therefore, Annita Burkhalter, Personal Representative of the Estate of Ludie Iva Sullivan, Deceased, Grantor, pursuant to authority and power granted in the above-referenced Order, for and in consideration of the sum of $ 799,000 to her paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantees, their heirs and assigns forever, all the right, title, interest and estate of the said Ludie Iva Sullivan, Deceased, at the time of her death, and also all the right, title and interest that the said estate may have acquired by operation of law or otherwise, in and to the following described real property situate in Bryan County, State of Oklahoma, to-wit:

TRACT 1: A TRACT OF LAND, BEING PART OF AN ORIGINAL TRACT OF LAND DESCRIBED IN BOOK 1211, PAGE 561, BEING A PART OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A BASE GRID BEARING BEING S 89°05'21" W, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA;

BEGINNING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 18;

THENCE, S 89°05'21" W, ALONG THE SOUTH LINE OF SE/4 OF SAID SECTION 18, A DISTANCE OF 622.78 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

STATE OF OKLAHOMA
Bryan County
Documentary Stamps $ 1,198.50

STATE OF OKLAHOMA } SS
BRYAN COUNTY
I hereby certify that the foregoing is a true, correct and full copy of the instrument herewith set out as appears of record in this office this 13 day of January 2023
Tammy Reynolds County Clerk

THENCE, N 00°51'25" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 460.69 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 89°06'16" W, ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892, AND IN BOOK 1104, PAGE 762 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 199.05 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 815 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 00°51'17" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 493.83 FEET TO THE NORTHEAST OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 84°32'07" E, ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 823.32 FEET TO SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 00°55'16" E, ALONG THE EAST LINE OF THE SE/4 OF SAID SECTION 18, A DISTANCE OF 1019.94 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 16.51 ACRES;

BASIS OF BEARINGS: S 89°05'21" W, ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA; BY R.T.K G.P.S. OBSERVATION, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83). THE AFORESAID PARCEL OF LAND DESCRIBED BY DAVID L. PAGE JR., PLS NO. 1566, ON DECEMBER 31, 2020;

together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, all the singular, the above-described premises, together with the appurtenances, unto the Grantees, their heirs and assigns forever.

GRANTOR RESERVES in and to all of the oil, gas and all other minerals of every kind or character in and under and that may be produced from the above described lands is hereby reserved by said GRANTOR, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and all other rights and privileges necessary for the economical operation of said land for the production and removal of said minerals

I-2022-744094 Book 1596 Pg: 108
04/26/2022 2:23 pm Pg 0107-0109
Fee: $ 22.00 Doc: $ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

In witness whereof, Grantor, Personal Representative as aforesaid, has hereunto set his hand the day and year first above written.

Annita Burkhalter

Annita Burkhalter,
Personal Representative of the Estate of
Ludie Iva Sullivan

ACKNOWLEDGMENT

STATE OF Arkansas)
) ss.
COUNTY OF Benton)

Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of April, 2022, personally appeared Annita Burkhalter, to me known to be the identical person who executed the within and foregoing instrument in his capacity as the duly and acting Personal Representative of the Estate of Ludie Iva Sullivan, deceased and acknowledged to me that she executed the same as his free and voluntary act and deed.

Given under my hand and seal the day and year last above written.

My commission expires: Jan 29, 2032 Carolyn E. Hale
Notary Public

Commission no. _____

CAROLYN E HALE
Notary Public - Arkansas
Benton County
Commission # 12717439
My Commission Expires Jan 29, 2032

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04/26/2022 2:23 pm Pg 0107-0109
Fee: $ 22.00 Doc: $ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

§ 156.172 CONDITIONAL USE PERMITS.

(A) The following procedure is established to integrate properly the conditional uses with the other land uses located in the district. These uses shall be reviewed and authorized or rejected under the following procedure:

(1) An application shall be filed with the office of the City Planning Commission for review. Such application shall be in such form and content as the Planning Commission may by resolution establish;

(2) The Planning Commission shall within 45 days of the date of the application transmit to the City Council its report as to the effect of such proposed building or use upon the character of the neighborhood, traffic conditions, public utilities, and other matters pertaining to the general welfare and the recommendation of the Planning Commission;

(3) The Planning Commission may recommend and the City Council may establish such conditions which in its judgment would carry out the purpose and intent of these regulations as a condition or conditions to the permitting of such conditional use. Thereupon, the City Council may authorize or deny the issuance of a building permit for the use of land or buildings as requested;

(4) For each application for a conditional use permit, a fee as set by the City Council by motion or resolution shall be paid to the City Clerk-Treasurer. The cost of legal publication and required notices shall be the responsibility of the applicant, also each applicant shall submit an accurate legal description and map of the land and existing buildings. A certified abstractor's list of all owners of property located within 300 feet of subject property shall be submitted;

(5) The Planning Commission shall publish a notice of the public hearing in an official paper or a newspaper of general circulation in the city at least 15 days prior to the date of the public hearing giving the time and place of the public hearing and the proposed conditional use. Notice shall be mailed to all owners of property located within 300 feet of the subject property at least 20 days prior to the hearing; and

(6) The City Council may make its approval of any conditional use permit subject to conditions when, in its judgment, compliance of the applicant to the conditions would diminish adverse impact of the desired use on surrounding uses. The conditions to be met shall be made an integral part of the City Council action authorizing the conditional use permit.

(B) The following are suggested permit conditions:

(1) The use is specifically identified and conforms to conditions listed in the zoning regulations;

(2) The proposed use is not injurious to the present use of the land nor prevents enjoyment of uses already permitted;

(3) The change should not impede normal or orderly development or improvement of surrounding property;

(4) Adequate utilities, access roads, drainage, and other necessary facilities are provided;

(5) Sufficient off-street parking and loading spaces are available;

(6) The conditional use does not create a nuisance (odors, fumes, dust, noise, and the like) in the area;

(7) If the use requires the applicant to obtain a license or permit from any other regulatory or governmental entity, such permit or license has been obtained;

(8) The permit is subject to periodic review and must be renewed as set out in these regulations. Any violation of the conditions results in automatic termination. If not used, conditional use permits are void after one year;

(9) The permit is not transferrable from one applicant to another, so that a change in possession of the property terminates a permit. Caveat: a new permit must be issued to any subsequent applicant who can satisfy the permit conditions; and

(10) A permit or license fee may be charged in an amount which reflects the administrative costs of regulating the conditional use program.

(Prior Code, § 157.192) (Ord. 1049, passed 10-11-1983; Ord. 1123, passed 3-8-1988)