

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

DURANT PLANNING COMMISSION

5:30 PM

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

November 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.

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2023-30, a Conditional Use Permit request from Tillman Infrastructure and AT&T for property located near Cemetery Road.
- b. Discussion, Consideration and Possible Action on PC2023-31, a Final Plat request by Tim Attaway for property located near Peppernut Lane and Redbud Lane.

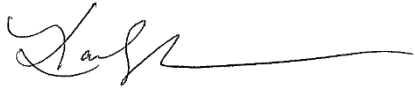
6. Executive Session

7. 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 1:00 p.m. on the 3rd day of November, 2023.

A handwritten signature in black ink, appearing to read 'Kari Speers', followed by a long horizontal line extending to the right.

Kari Speers, City of Durant



The City of Durant

Memorandum

Date: 11/7/2023
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: 11/7/2023
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: 11/07/2023
To: Planning Commission
Case: PC 2023-30
From: Reed Aichholz, Community Development Director
Re: Conditional Use Permit request to construct a cell tower on property located at 1523 Cemetery Rd

Request: Consider a request from Tillman Infrastructure and AT&T for a Conditional Use Permit request to construct a cell tower – located at 1523 Cemetery Road.

Current Zoning: C-2 (railroad) and A-1 – Agricultural

Surrounding Properties:

Direction	Zoning	Use
North	A-1/C-2	Agriculture / Railroad
East	R-1	Single Family Residential Uses
South	A-1	Agricultural Uses
West	C-2	Agriculture/Railroad

Lot Characteristics:

Width	~ 285 ft.
Depth	~ 700 ft.
Total Area	~ 4.56 acres (~198,600 sq. ft.)

Applicant: Tillman Infrastructure and AT&T

Background: Applicant approached staff regarding filing for a conditional use permit for a 145-foot-tall communication tower in A-1 zoning. 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 letters or phone calls regarding this request.

Analysis: The subject property, owned by James R. & Ethel Morris, is approximately 4.56 acres in total, and a 75x75' area is planned to be leased by Tillman Infrastructure and AT&T for a communication tower. The applicant is planning to have a tower, a 4-foot lightning rod, and utility cabinets located in a 50x50' gated and fenced enclosure. The landowners/lessors own the parcels to the north and south as well. Should this be approved further review into water runoff, building plans and fire plans will be reviewed as well. The applicant will have to come back for a final plat should this be approved with public infrastructure.

The site plan does indicate that the development will meet all required setbacks. Upon completion of the project, one servicing vehicle would maintain the facility. The listed easement, height, and setbacks meet both the City Ordinance and FAA requirements.

The current Land Use Map has this area as Agricultural A-1 surrounded by lower density residential.

Staff Recommendation: Staff would recommend approving this request.

Required Action: Hold a public hearing and recommend approval or denial the Tillman Infrastructure and AT&T for a Conditional Use Permit – located at 1523 Cemetery Road. Any specific conditions imposed by the Commission should be read into any approval motion.

STONEBROOK WAY

BLANCHARD ROAD

PC# 2023-30
CUP

CEMETERY ROAD



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

STONEBROOK WAY

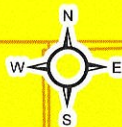
BLANCHARD ROAD

PC# 2023-30
CUP

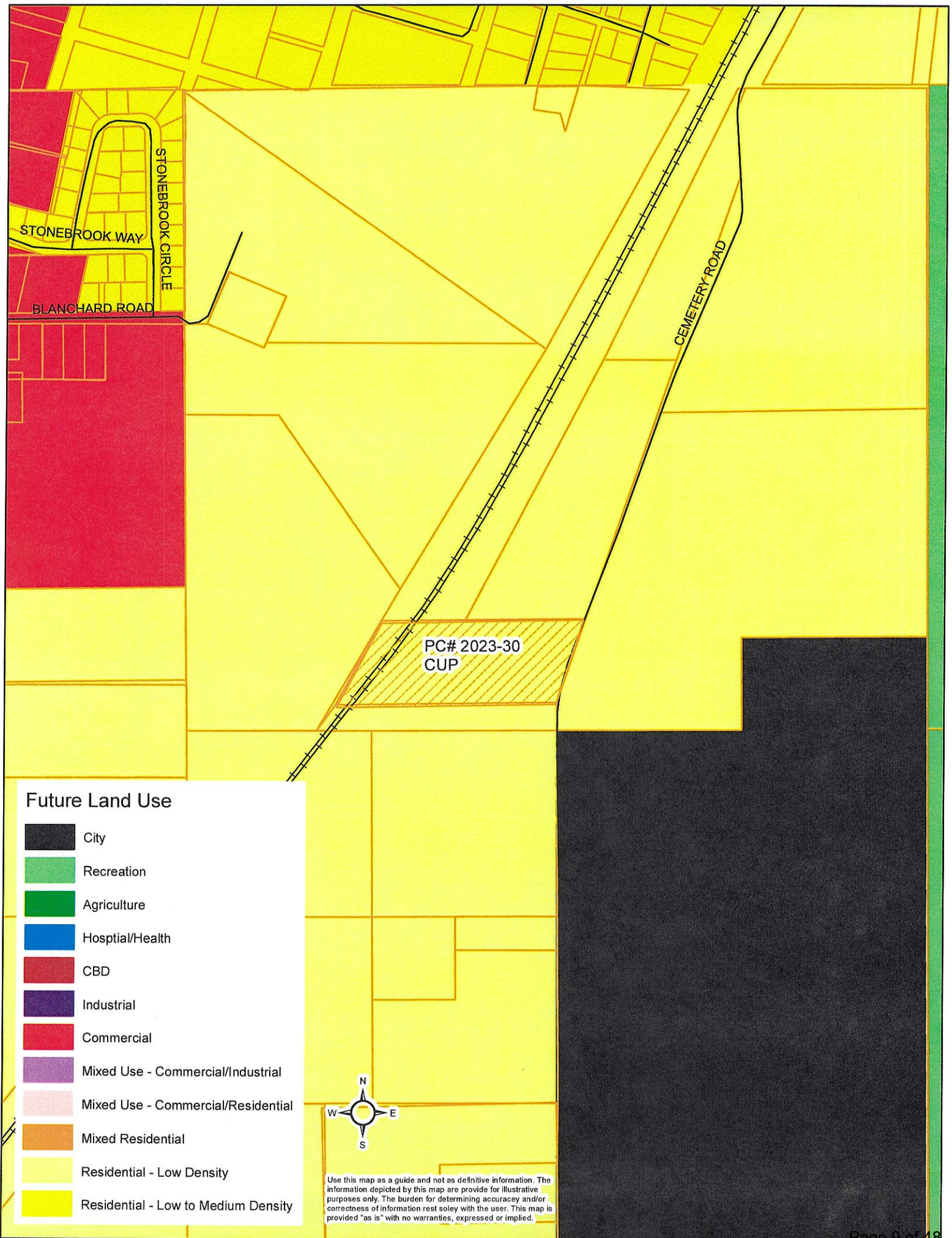
CEMETERY ROAD

Zoning Map

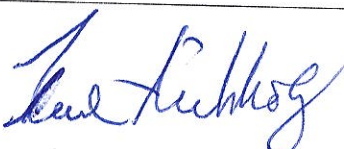
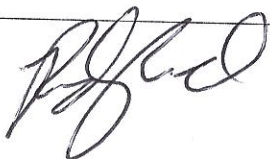
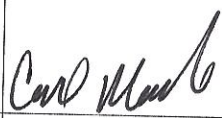
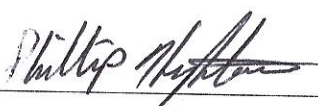
-  A-1 Agriculture
-  C-0 Professional & Business Office
-  C-1 Convenient Commercial
-  C-2 Highway Commercial
-  C-3 General Commercial
-  CBD Central Business District
-  H-1 Health Facilities
-  I-1 Light Industrial
-  I-2 Medium Industrial
-  R-1 Single Family Residential
-  R-2 Two Family Residential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



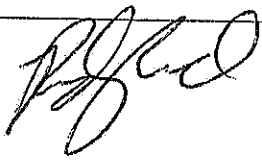
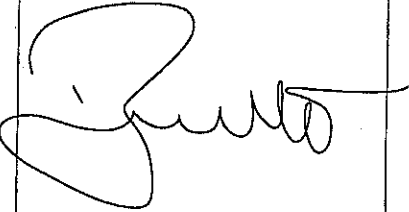
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COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
PC2023-30 (TILLMAN INRASTRUCTURE & AT&T)

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		10-12-2023	
Streets			
Carl Meade Public Works Director		10-12-23	
Phillip Hightower Fire Marshal		10-12-23	
Brandon Brooks Building Official		10-16-23	
		10-12-23	
Engineer			
Brandon Wall			

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
PC2023-30 (TILLMAN INRASTRUCTURE & AT&T)

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		10-12-2023	
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Phillip Hightower		10-12-23	
Fire Marshal			
Brandon Brooks		10-16-23	
Building Official		10-12-23	
Engineer			
Brandon Wall		10/30/23	

CONDITIONAL USE APPLICATION

Petition # PC 2023-30
 Fee \$ 300.00

APPLICANT INFORMATION

Name: Tillman Infrastructure and AT&T (Applicant) Property Owner: James R. and Ethel Morris, Trust		Email: <u>ferraco@aol.com</u>	Phone #1 <u>316-516-0808</u>
Mailing Address: PO Box 573 (Applicant) Property Owner: 1015, Cemetery Road, Durant, OK 74701		Phone #2	
City: <u>Wichita</u> (Applicant)	State: <u>KS</u>	Zip: <u>67201</u>	Fax #
Applicant's Interest in Property:			
Lease Holder: <u>Memorandum of Lease Attached</u>			

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

Physical Address of Proposed Conditional Use: <u>1523 Cemetery Rd., Durant, OK 74701</u>		Name of Project: <u>Communication Tower 17671</u>	
<u> </u> Platted <u>X</u> Un-Platted	Subdivision	Lot	Block
Legal Description: (If Un-platted) <u>See Attached Legal Description</u>			

Existing Zoning: <u>A-1</u>	Proposed Conditional Use: <u>Communication Tower in A-1 Zoning</u>		
Present Use: <u>Unoccupied Bldg</u>	Parking Spaces Required: <u>1</u>	Parking Spaces Provided: <u>1</u>	
Parcel Width: <u>+/- 720 feet</u>	Parcel Length: <u>+/- 290 feet</u>	Acres: <u>+/- 4.56 acres</u>	Street/Road Frontage: <u>+/- 300 feet</u>
<u> </u> City Water (If City Water will be extended or Improvements will be made, please explain:) <u>No water required</u>			
<u> </u> City Sewer (If City Sewer will be extended or Improvements will be made, please explain:) <u>No sewer required</u>			
<u> </u> Private Water <u> </u> Private Sewer <u>No water of sewer required</u>			
Explain in your own words why your property should be rezoned. Please see attached narrative			

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: Ethel M Morris Date: 8-28-2023

Office Use Only

Date Filed		Date Payment Received		Notification Mailed		Comments	
Initial		Initial		Date Initial			
Proof of Publication Received				Property Posting Verified		Comprehensive Plan Recommendations	
Date Initial		Date Initial					
Staff Recommendation <u> </u> Approve <u> </u> Deny		PC Recommendation <u> </u> Approve <u> </u> Deny		City Council Action <u> </u> Approve <u> </u> Deny		Ordinance #	

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

Please describe the nature and operating characteristics of the proposed use: **Construction of a 145-foot communication monopole with a 4-foot lightning rod for AT&T. The tower and equipment will be located within a 50' x 50' compound with an 8-foot solid wood fence. The compound is surrounded by mature trees that the majority will remain for a landscape buffer.**

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking: The site will not be open to the public. **There will be room inside the compound for the service vehicle to locate during the maintenance of the site.**
2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.). **The compound will be enclosed by an 8-foot solid wood screening fence. Existing trees will be maintained where possible for screening.**
3. Traffic Impacts: **The site will generate two to three trips per month for standard maintenance. There will be no traffic impact.**
4. Protection of Neighborhoods: **The property is buffered to the west by the railroad. The owner of the parcel also owns the property to the north and south. The tower will be over 400 feet from the roadway. There are no neighborhoods in the immediate area.**

What licenses and permits (if any) are required for this proposed use? **AT&T has a license from the FCC to operate in Durant.**

Please list or describe any other reasons to support this Conditional Use Permit Application. **Please see the attached narrative for a detailed description of this CUP application and how it this application meets the Durant code and other reasons to support the CUP application.**



WARRANTY DEED - STATUTORY FORM

Know All Men by These Presents:

James R. Morris and Ethel M. Morris, a Married Couple of **Bryan County**, State of Oklahoma, party of the first part, in consideration of the sum of ---ONE--- DOLLARS and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey unto James R. Morris and Ethel M. Morris, as Trustees of the **James R. Morris and Ethel M. Morris Revocable Living Trust**, dated March 8, 2011, 1015 Cemetery Road, Durant, OK 74701, parties of the second part, the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

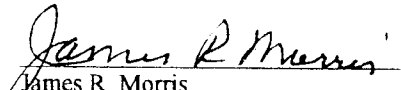
5-7-9 Beg 395' N & 74.20' E of SENW on Highland Cemetery Road Row W523.10' to R/R ROW, Swesterly along RR Row 369.59', E 646.50' to Cemetery Road Row which is 100' N & 23.36' W of SE COR TH Neasterly along Cemetery Road Row 310.60' POB. AKA 1425 Cemetery Road, Durant, Bryan County, state of Oklahoma.

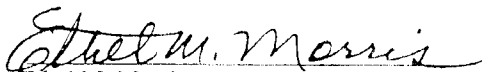
68 O.S. 3202 (4)

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs 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.

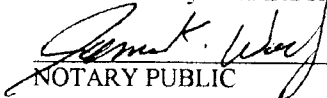
Signed and delivered this 1 day of April, 2011.

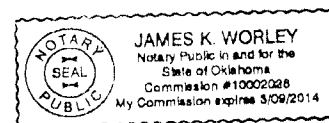

James R. Morris


Ethel M. Morris

Before me, the undersigned, a Notary Public in and for said County and State on this 1 day of April, 2011, personally appeared James R. Morris and Ethel M. Morris, a married couple to be known to be the identical persons 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



Return To: American Family Estate Preservation, Inc
1700 Woodsmoke Lane
Oklahoma City, OK 73131

Prepared by and return to:

Chris Mularadelis
Tillman Infrastructure LLC
152 W 57th Street
New York, New York 10019
Site No. _____

Fixed Asset No. 14759576

Market: AROK

Cell Site Number: _____

Cell Site Name: 17671

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement is entered into on this 28 day of March, 2023, by and between James R. Morris and Ethel M. Morris Revocable Living Trust, having a mailing address of 1015 Cemetery Rd., Durant, OK 74701 (hereinafter referred to as "**Landlord**") and Tillman Infrastructure LLC, a Delaware limited liability company, having an address at 152 W. 57th Street, New York, New York 10019 (hereinafter referred to as "**Tenant**").

1. The Agreement Landlord and Tenant entered into a certain Option and Lease Agreement ("**Agreement**") on the 28 day of March, 2023, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement, concerning real property identified by the Bryan County Assessor as Property ID # 070023342 (the "**Real Property**"), and as is more particularly described on **Exhibit 1** hereto.
2. Tenant exercised the option pursuant to the Option and Lease Agreement and the initial lease term will be Ten (10) years commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of its option, with Sixteen (16) successive automatic Five (5) year options to renew.
3. The portion of the Property being leased to Tenant and associated access and utility easements are described in **Exhibit 2** annexed hereto.
4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.
5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between

the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

6. This Agreement may be signed executed in any number of Counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument.

-SIGNATURE PAGE TO FOLLOW-

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"

James R. Morris and Ethel M. Morris Revocable
Living Trust

By: Ethel M. Morris

Name: Ethel M. Morris

Title: Trustee

Date: 2-20-2023

Kelly Wingfield
Name: Kelly Wingfield
CC Bohar
Name: CC Bohar

"TENANT"

TILLMAN INFRASTRUCTURE LLC,
a Delaware limited liability company

By: Douglass Walsh

Name: Douglass Walsh

Its: Regional VP - Southwest

Date: 3/28/23

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

LANDLORD ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this 20 day of FEB, 2023 before me, the subscriber, a person authorized to take oaths in the State of _____, personally appeared Ethel M. Morris, trustee of the James R. Morris and Ethel M. Morris Revocable Living Trust, who, being duly sworn on their oath, deposed and made proof to my satisfaction that she is the person named in the within instrument; and I, having first made known to her the contents thereof, she did acknowledge that she signed, sealed and delivered the same as her voluntary act and deed for the purposes therein contained.

WITNESS my hand and official seal.

Signature: _____

My Commission Expires: 10/13/24

Commission Number: 22013346



TENANT ACKNOWLEDGMENT

STATE OF Texas)
) ss.
COUNTY OF Denton)

On the 28 day of March in the year of 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared David Gongora, Authorized Signatory of Tillman Infrastructure LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the individual or the entity upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____

My Commission Expires: _____

Commission Number: _____

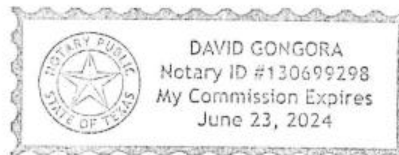


EXHIBIT 1

Description of Real Property

5-7-9 Bcg 395' N & 74.20' E of SENW on Highland Cemetery Road Row W523.10' to R/R ROW, Swesterly along RR Row 369.59'. E 646.50' to Cemetery Road Row which is 100' N & 23.36' W of SE COR TH Neasterly along Cemetery Road Row 310.60' POB. AKA 1425 Cemetery Road, Durant, Bryan County, state of Oklahoma.

EXHIBIT 2

DESCRIPTION OF PREMISES AND ACCESS AND UTILITY EASEMENT

Page ____ of ____

to the Memorandum of Lease dated _____, 20____, by and between James R. Morris and Ethel M. Morris Revocable Living Trust, having a mailing address of 1015 Cemetery Rd., Durant, OK 74701 (“**Landlord**”) and Tillman Infrastructure LLC, a Delaware limited liability company, having an address at 152 West 57th Street, New York, New York 10019 (“**Tenant**”).

The Premises and Access & Fiber/Utility Easement are described and/or depicted as follows:



1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE



TI-OPP# 17671
SITE NAME: MORRIS DURANT OK
FA # 14759576

SITE INFORMATION

SITE ADDRESS: 1523 CEMETERY RD
DURANT, OK 74701
BRYAN COUNTY

LATITUDE (NAD 83): 33° 58' 35.866" (33.976630")
LONGITUDE (NAD 83): -96° 22' 58.590" (-96.382942")

GROUND ELEVATION: 650' (AMSL)

JURISDICTION: CITY OF DURANT

JURISDICTION CONTACT: 300 W EVERGREEN
DURANT OK 74702
DANIELLE O'NEAL 580.931.6605

ZONING CLASS: SPECIAL EXCEPTION

PARCEL/MAP NUMBER: A399-05-07S-09E-2-008-00

LAND OWNER: ETHEL MORRIS
1015 CEMETERY RD
DURANT, OK 74701
MORRISDAVID1962@OUTLOOK.COM

TOWER OWNER: TILLMAN INFRASTRUCTURE LLC
152 WEST 57TH STREET 27TH FLOOR
NEW YORK, NY 10019

STRUCTURE TYPE: MONOPOLE

STRUCTURE HEIGHT: 145' (AGL)

POWER SUPPLIER: OG&E
800.272.9741

TELCO SUPPLIER: AT&T
800.331.0500

PROJECT TEAM

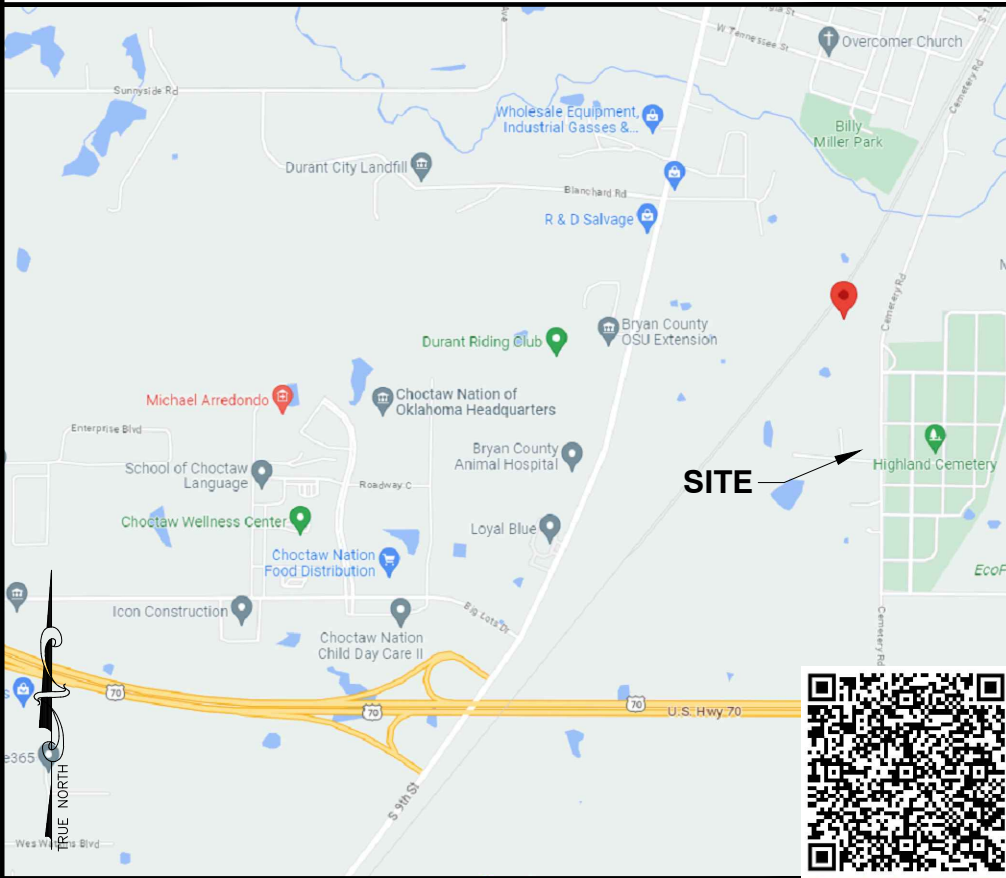
APPLICANT: TILLMAN INFRASTRUCTURE LLC
152 WEST 57TH STREET 27TH FLOOR
NEW YORK, NY 10019

PROJECT MANAGEMENT FIRM: SCI WIRELESS
497 RIDGE POINT DRIVE
HEATH, TX 75126
STEVE WOODY
(469) 377-2081
stevewoody@scewireless.com
DAVID LEDBETTER
dledbetter@scewireless.com

ENGINEERING FIRM: MISSION 1 COMMUNICATIONS
6202 CONSTITUTION DR. SUITE C
FORT WAYNE, IN 46804
(260) 436-3922
WILL HEIDEN
wheiden@m1comm.com

PROVIDER: AT&T WIRELESS
607 N MILLER BLVD.
OKLAHOMA CITY, OK 73107
CRAIG HALL
(405) 306-9487

VICINITY MAP



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 INTERNATIONAL BUILDING CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2018 NATIONAL ELECTRIC CODE CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2017 INTERNATIONAL MECHANICAL CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2018 INTERNATIONAL PLUMBING CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- NFPA 101, LIFE SAFETY CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2017 INTERNATIONAL FUEL GAS CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- AMERICAN CONCRETE INSTITUTE
- ANSI/TIA-222-G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANSI/T 311
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION

DRAWING INDEX

- T-1 TITLE SHEET
SURVEY
- Z-1 OVERALL SITE PLAN
- Z-2 ENLARGED SITE PLAN
- Z-3 ELEVATION

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"X34" AND HALF SIZE AT 11"X17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

SCOPE OF WORK

THIS PROJECT CONSISTS OF:

- CONSTRUCTION OF A NEW UNMANNED TELECOMMUNICATIONS FACILITY.
- SITE WORK: NEW TOWER, UNMANNED EQUIPMENT SHELTER ON PLATFORM OR CONCRETE PAD AND UTILITY INSTALLATIONS.



ZONING EXHIBIT
NOT FOR CONSTRUCTION

DRAWN BY: DL

CHECKED BY: DL

REV	DATE	DESCRIPTION
0	08/08/2023	ZONING EXHIBIT

TI-OPP #
17671
FA #
14759576

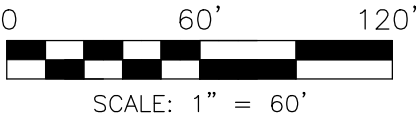
SITE NAME:
MORRIS DURANT OK
SITE ADDRESS:
1523 CEMETERY RD
DURANT, OK 74701

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



EXCEPTION ⑩
OKLAHOMA GAS
& ELECTRIC COMPANY
BOOK 1420, PAGE 286

POB (AS-SURVEYED
30' INGRESS/EGRESS
& UTILITY EASEMENT
13,353.0 SQ. FT.±
0.31 ACRES±

POB (AS-SURVEYED
75' X 75' LEASE AREA
5,625.0 SQ. FT.±
0.13 ACRES±

POC (AS-SURVEYED)
N:237783.40
E:2456503.69 L1

SOUTH LINE OF THE NW 1/4 OF
SECTION 5 (BASIS OF BEARING)

PARENT TRACT
PARCEL ID: A399-05-07S-09E-2-008-00
MORRIS TRUST JAMES R. & ETHEL
BOOK 973, PAGE 70

LINE	BEARING	DISTANCE
L1	N 89°30'34" E	2631.75'
L2	N 61°27'29" W	408.37'
L3	S 88°23'33" W	75.00'
L4	N 01°36'27" W	75.00'
L5	N 88°23'33" E	75.00'
L6	S 01°36'27" E	75.00'
L7	S 01°36'27" E	37.50'
L8	N 61°20'00" E	265.92'
L9	S 77°48'54" E	75.79'
L10	S 59°31'16" E	103.40'±

4' CHAIN LINK FENCE

23' X 19'
CONCRETE PAD

POE (AS-SURVEYED
30' INGRESS/EGRESS
& UTILITY EASEMENT

1 STORY BUILDING

GRAVE DRIVE

CEMETERY ROAD
ASPHALT PAVEMENT
PUBLIC RIGHT-OF-WAY
2,900'± TO NEAREST
INTERSECTION
E 2100 ROAD

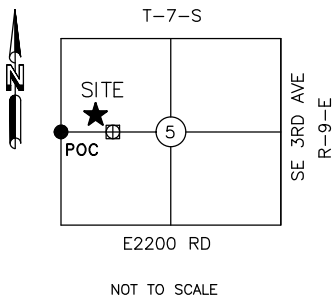
TOWER INFO

CENTER OF TOWER

LATITUDE: 33°58'35.866" NORTH
LONGITUDE: 96°22'58.590" WEST
(NAD 83)
GROUND ELEVATION: 650'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
CEMETERY ROAD
DURANT, OKLAHOMA 74701

VICINITY MAP



OKLAHOMA SOUTH

GRID NORTH
GRID TO TRUE NORTH
CONVERGENCE
0°55'04.32940
TRUE NORTH TO MAGNETIC
DECLINATION
2°31' E
COMBINED SCALE FACTOR
0.999991771

LEGEND

- = 5/8" REBAR SET
- = 1/2" REBAR FOUND
- ⊕ = MAGNAIL FOUND
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊗ = POWER POLE
- ⊥ = GUY ANCHOR
- ⊞ = POWER BOX
- ⊞ = TELEPHONE PEDESTAL
- ⊗ = TEMPORARY BENCHMARK
1/2" REBAR SET
ELEVATION 638.34'

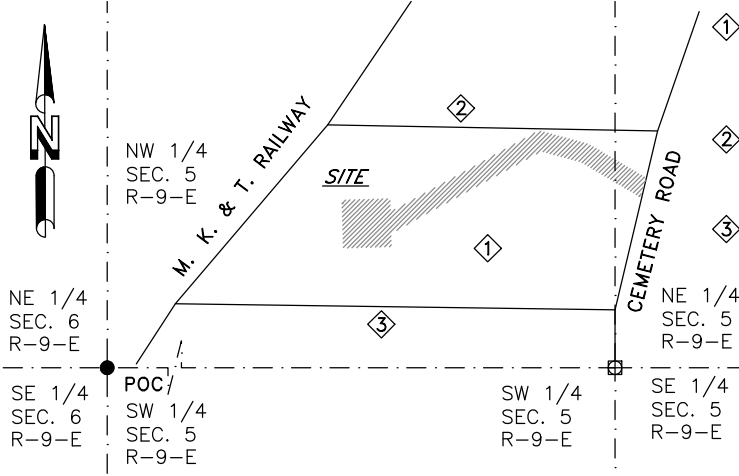
--- ROW --- RIGHT-OF-WAY
--- op --- OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 40012C0310E, which bears an effective date of June 2, 2011 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

PARENT TRACT OVERVIEW

NOT TO SCALE



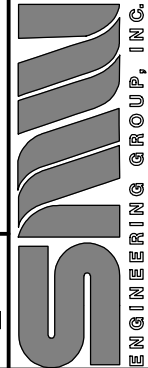
- ① PARENT TRACT
PARCEL ID: A399-05-07S-09E-2-008-00
MORRIS TRUST JAMES R. & ETHEL
BOOK 973, PAGE 70
- ② PARCEL ID: A399-05-07S-09E-2-022-00
MORRIS TRUST JAMES R. & ETHEL
BOOK 973, PAGE 70
- ③ PARCEL ID: A399-05-07S-09E-2-009-00
MORRIS TRUST JAMES R. & ETHEL
BOOK 973, PAGE 70

Timothy L Fish, PE, PLS
SURVEYING AND ENGINEERING
4800 THE WOODS ROAD, KITTY HAWK, NC 27949
252-261-3122
wtfish@gmail.com
OK PLS # 1965

DURANT
TI-OPP-17671-B
NW 1/4, SEC. 5, T-7-S, R-9-E I.B. MERIDIAN
BRYAN COUNTY, OKLAHOMA



BY	DATE	REVISION	TITLE	NO.	PROJECT NO.	FOR:
DG	05/24/23			1.	23-10199	SCI WIRELESS
						RAWLAND TOWER SURVEY
						497 RIDGE POINT DRIVE HEATH, TX 75126
						SMW Engineering Group, Inc.
						158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.smweng.com



PARENT TRACT (BOOK 973, PAGE 70)

A part of Section Five (5), Township Seven (7) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma described as Beginning at a point 395 feet North and 74.20 feet East of the SE/4 NW/4 on Highland Cemetery Road; Thence West 523.10 feet to the Railroad Right-of-Way; Thence Southwesterly along Railroad Right-of-Way 369.59 feet; Thence East 646.50 feet to Highland Cemetery Road Right-of-Way, which is 100 feet North and 23.36 feet West of the Southeast corner; Thence Northeasterly along Cemetery Road Right-of-Way 310.60 feet to the Point of Beginning.

75' X 75' LEASE AREA (AS-SURVEYED)

Being a portion of that certain tract of land described and recorded in Book 973, Page 70 in the Office of the County Clerk, Bryan County, Oklahoma, lying in the Northwest 1/4 of Section 5, Township 7 South, Range 9 East said Bryan County and being more particularly described as follows:

Commencing at a 1/2" rebar found for the southwest 1/4 of the northwest 1/4 of said Section 5 and near the centerline of S. 9th Street, having Oklahoma South State Plane Coordinates of N:237783.40 E: 2456503.69; thence N 89°30'34" E following said Section line a distance of 2,631.75 feet to a magnail found near the centerline of Cemetery Road for the southeast 1/4 of the northwest 1/4 of said Section; thence N 88°23'33" W a distance of 408.37 feet to a 5/8" rebar set and the Point of Beginning; thence S 88°23'33" W a distance of 75.00 feet to a 5/8" rebar set; thence N 01°36'27" W a distance of 75.00 feet to a 5/8" rebar set; thence N 88°23'33" E a distance of 75.00 feet to a 5/8" rebar set; thence S 01°36'27" E a distance of 75.00 feet to the Point of Beginning. Said above described Lease Area contains 5,625.0 square feet or 0.13 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

Being a portion of that certain tract of land described and recorded in Book 973, Page 70 in the Office of the County Clerk, Bryan County, Oklahoma, lying in the Northwest 1/4 of Section 5, Township 7 South, Range 9 East said Bryan County and being more particularly described as follows:

Commencing at a 1/2" rebar found for the southwest 1/4 of the northwest 1/4 of said Section 5 and near the centerline of S. 9th Street, having Oklahoma South State Plane Coordinates of N:237783.40 E: 2456503.69; thence N 89°30'34" E following said Section line a distance of 2,631.75 feet to a magnail found near the centerline of Cemetery Road for the southeast 1/4 of the northwest 1/4 of said Section; thence N 88°23'33" W a distance of 408.37 feet to a 5/8" rebar set; thence S 88°23'33" W a distance of 75.00 feet to a 5/8" rebar set; thence N 01°36'27" W a distance of 75.00 feet to a 5/8" rebar set; thence N 88°23'33" E a distance of 75.00 feet to a 5/8" rebar set; thence S 01°36'27" E a distance of 37.50 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width lying 15 feet each side of the following described centerline; thence N 61°20'00" E a distance of 265.92 feet to a point; thence S 74°59'3" E a distance of 72.55 feet to a point; thence S 59°31'16" E a distance of 106.37 feet, more or less, to a point on the West right-of-way line of Cemetery Road and the Point of Ending. Said described Easement contains 13,345.0 square feet or 0.31 acres, more or less.

PLOTTABLE EXCEPTIONS
American Security Title Insurance Company
Alta Commitment for Title Insurance Commitment No. 230065
Date March 23, 2023 @ 7:30 am
Schedule B, Part II

Exception No.	Instrument	Comment
1-7		Standard exceptions. Contain no survey matters.
8	Bk. 259, Pg. 359 Bk. 1224, Pg. 592	Does not affect the lease area or easement.
9	Bk. 377, Pg. 45	Does affect, blanket in nature.
10	Bk. 1420, Pg. 286	Does not affect the lease area or easement.
11	Bk. 1067, Pg. 1017 Bk. 1071 Pg. 284	Does not affect.

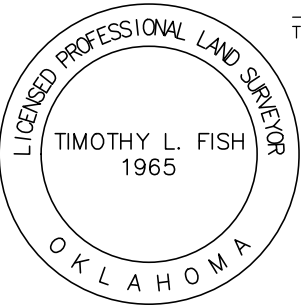
SURVEYOR'S NOTES

1. Date of field survey is April 30, 2023.
2. The following surveying instruments were used at time of field visit: Topcon DM55 Total Station, Reflectorless and Hiper SR RTK Network Rover with static capability.
3. Bearings are based on Oklahoma South State Plane Coordinates NAD 83 by GPS observation, the Section line bearing is N 89°30'34" E, as measured.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DL3498. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted in reference to a Alta Commitment for Title Insurance prepared by American Security Title Insurance Company, Commitment No. 230065 dated March 23, 2023 at 7:30 a.m.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

SURVEYOR'S CERTIFICATION

I certify that this survey and drawing have been completed in accordance with the the Minimum Standards for the Practice of Land Surveying in the State of Oklahoma to the best of my knowledge, information, and belief.

 06-28-2023
TIMOTHY L. FISH DATE



Timothy L Fish, PE, PLS
SURVEYING AND ENGINEERING
4800 THE WOODS ROAD, KITTY HAWK, NC 27949
252-261-3122
wvfish@gmail.com
OK PLS # 1965

DURANT
TI-OPP-17671-B
NW 1/4, SEC. 5, T-7-S, R-9-E I.B. MERIDIAN
BRYAN COUNTY, OKLAHOMA

RAWLAND TOWER SURVEY

FOR:
SCI WIRELESS
497 RIDGE POINT DRIVE
HEATH, TX 75126

DRAWN BY: DG
CHECKED BY: CS
FIELD CREW: CG
APPROVED BY: MKD
DATE: 05/03/23
SCALE: N/A
SHEET 2 OF 2

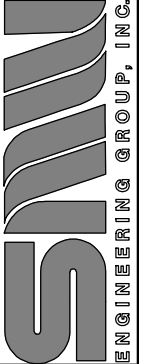
PROJECT NO.
23-10199

NO.
1.

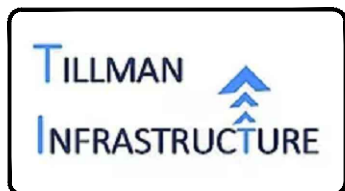
REVISION
TITLE

DATE
05/24/23

BY
DG



SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com



ZONING EXHIBIT
NOT FOR CONSTRUCTION

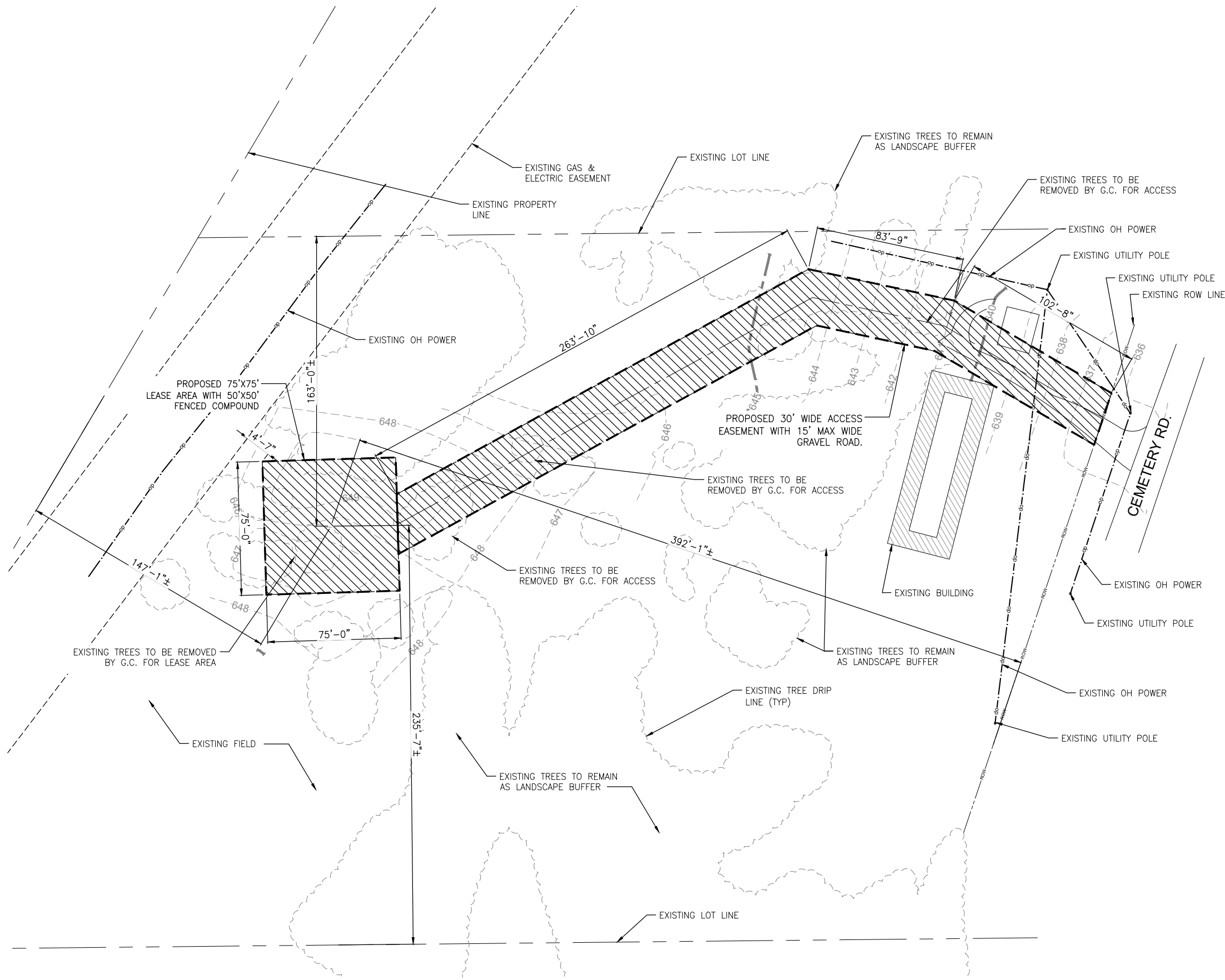
DRAWN BY: DL
CHECKED BY: DL

REV	DATE	DESCRIPTION
0	08/08/2023	ZONING EXHIBIT

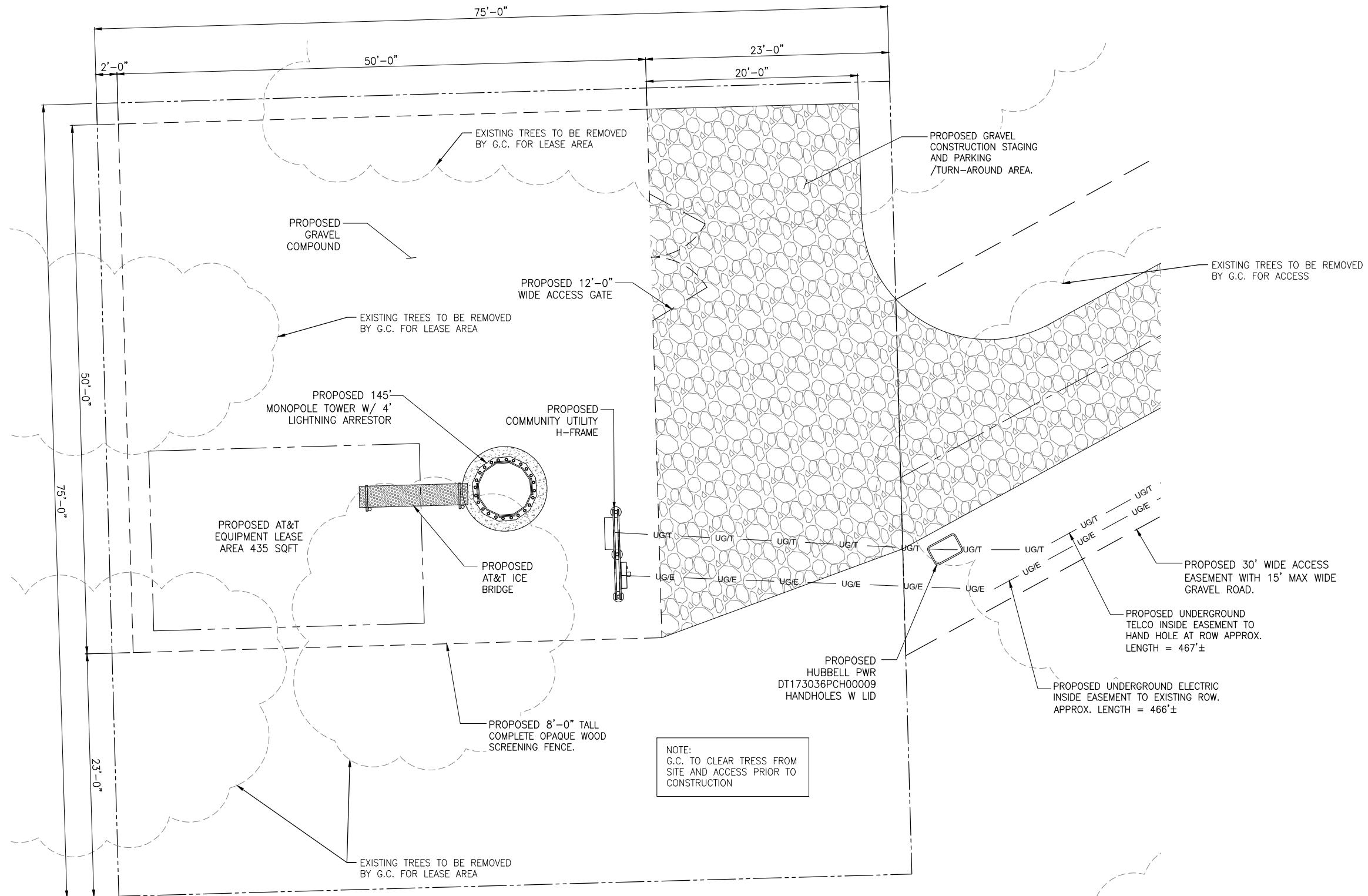
TI-OPP #
17671
FA #
14759576
SITE NAME:
MORRIS DURANT OK
SITE ADDRESS:
1523 CEMETERY RD
DURANT, OK 74701

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
Z-1



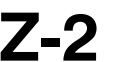
1 OVERALL SITE PLAN
Z-1
SCALE: 22"x34" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"
30' 15' 0' 30'

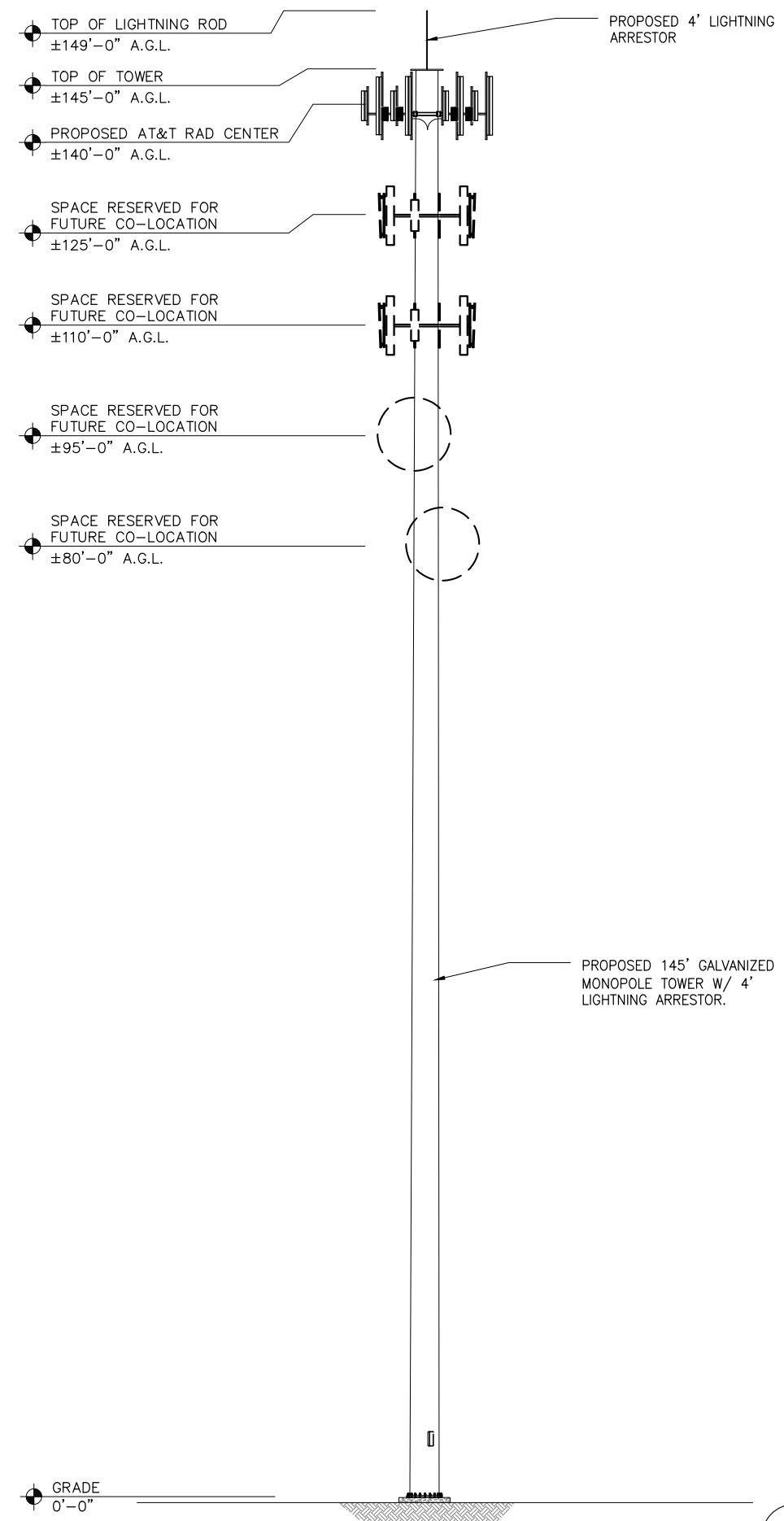


NOTE: AT&T IS THE ANCHOR TENANT.

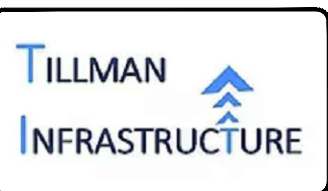
LEGEND

-----	PROPOSED LEASE LINE
-----	PROPOSED EASEMENT
----- x ----- x -----	PROPOSED FENCE
=====	EXISTING FENCE
=====	EXISTING PAVEMENT
-----	EXISTING PROPERTY LINE





1 TOWER ELEVATION
Z-3



ZONING EXHIBIT
NOT FOR CONSTRUCTION



DRAWN BY: DL
CHECKED BY: DL

REV	DATE	DESCRIPTION
0	08/08/2023	ZONING EXHIBIT



TI-OPP #
17671
FA #
14759576
SITE NAME:
MORRIS DURANT OK
SITE ADDRESS:
1523 CEMETERY RD
DURANT, OK 74701

SHEET TITLE
ELEVATION

SHEET NUMBER
Z-3



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2023-ASW-10442-OE

Issued Date: 08/25/2023

Donna-Marie Stipo
Tillman Infrastructure, LLC
152 West 57th Street
8th Floor
New York, NY 10019

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Durant, OK - TI-17671
Location:	Durant, OK
Latitude:	33-58-35.87N NAD 83
Longitude:	96-22-58.59W
Heights:	650 feet site elevation (SE) 160 feet above ground level (AGL) 810 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 02/25/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-10442-OE.

Signature Control No: 592629760-597549375

(DNE)

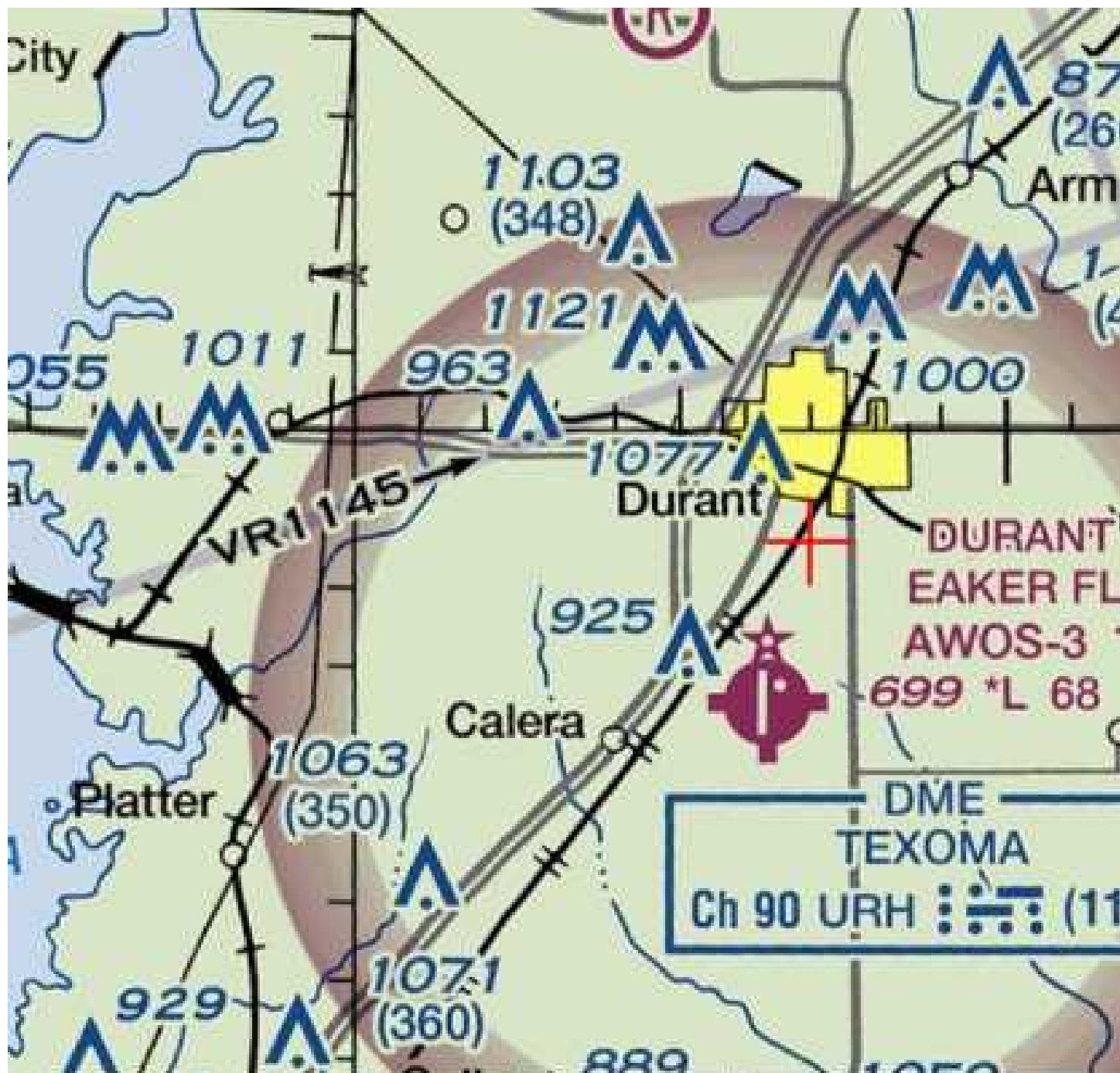
Natalie Schmalbeck
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2023-ASW-10442-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2310	MHz	2000	W
2305	2360	MHz	2000	W
2345	2360	MHz	2000	W





The City of Durant

Memorandum

Date: 11/7/2023
To: Mayor and City Council
From:
Re: Discussion, Consideration and Possible Action on PC2023-31, a Final Plat request by Tim Attaway for property located near Peppernut Lane and Redbud Lane.

Council Information / Action Requested

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

ATTACHMENTS:

1. PC2023-31 Attaway Staff Report
2. PC2023-31 Maps
3. PC2023-31 Sign Off Sheets
4. Final Plat Application
5. Warranty Deeds
6. TIM ATTAWAY FINAL PLAT



THE CITY OF DURANT

Office of Community Development

Date: 11/07/2023
To: Planning Commission
Case: PC 2023-31
From: Reed Aichholz, Director of Community Development
Re: Final Plat Request from Tim Attaway for property located near Peppernut Lane and Redbud lane.

Request: Consider a request from Tim Attaway for a Final Plat Request for property located near Peppernut Lane and Redbud Lane.

Current Zoning: R-1, Single Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Low Density Residential
West	R-3	Low Density Residential
South	R-1 & R-2	Low Density Residential
East	R-1	Single Family Uses

Lot Characteristics (Current Lot):

Width	~985 ft.
Depth	~650 ft.
Total Area	~14.5 acres (~640,000 sq. ft.)

Applicant: Tim Attaway

Background: The applicant approached staff regarding the rezoning of this property with the desire of building a single family home or residential development.

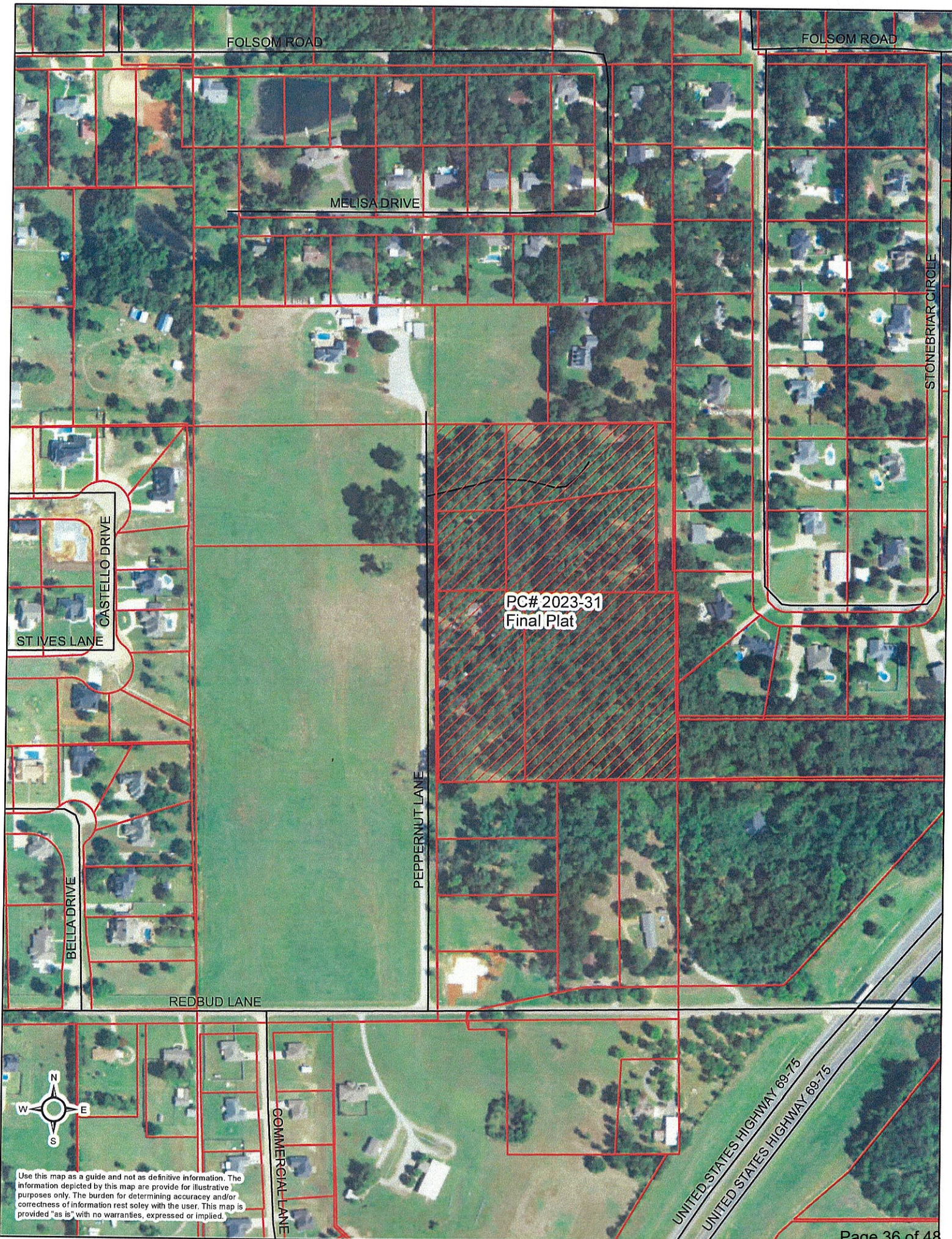
Notifications have been made to the surrounding property owners and at the time of this report staff has received 0 letters of protest regarding this final plat request.

Analysis: The subject property is approximately a total of 14.5 acres total and is currently composed of 2 lots with single family residences and 2 vacant lots. The area is made up of mostly Single-Family Residential. Staff has signed off supporting the approval of this plat.

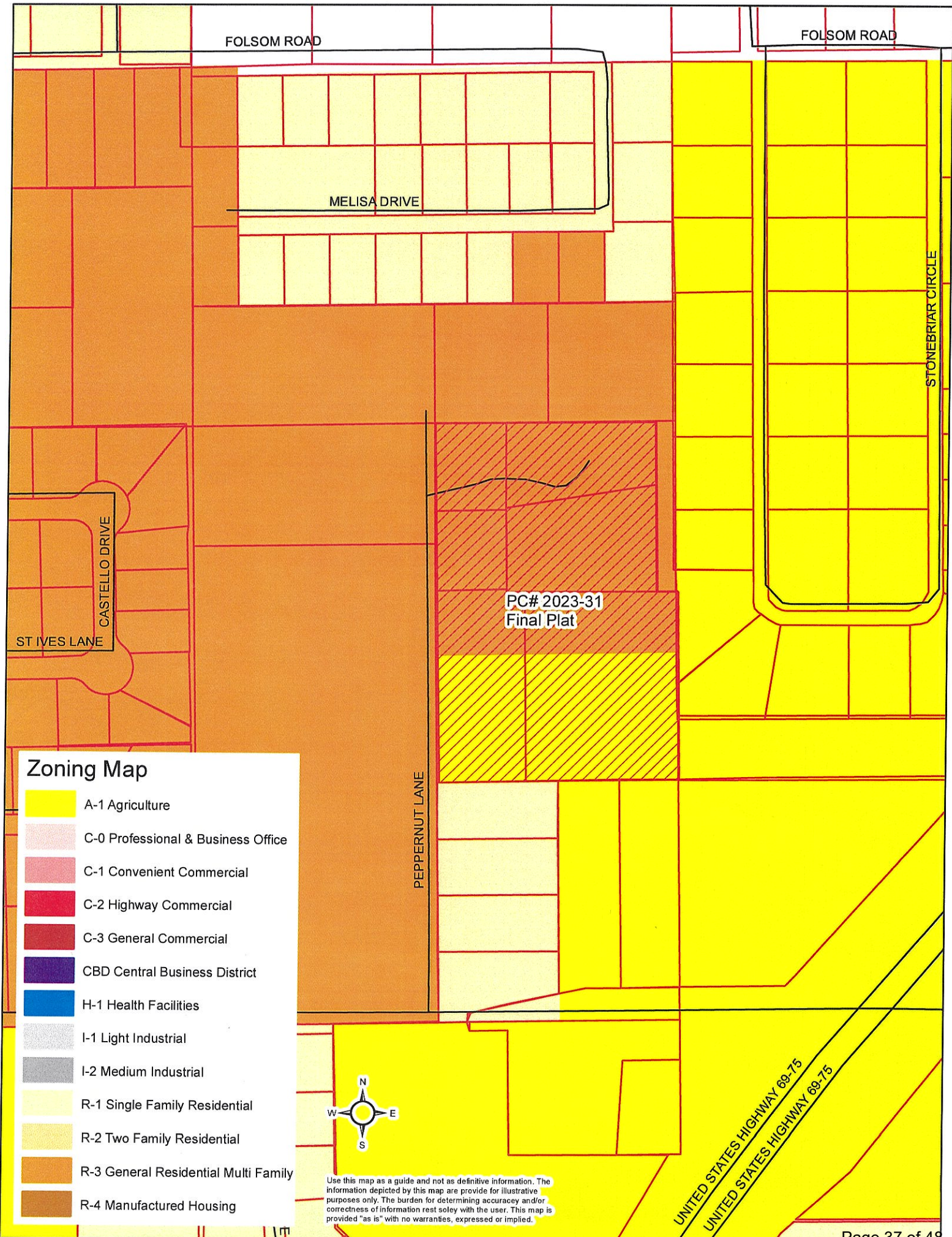
The current Future Land Use Map has this area as low to medium residential uses; therefore, this final plat request is generally in line with the Future Land Use Map.

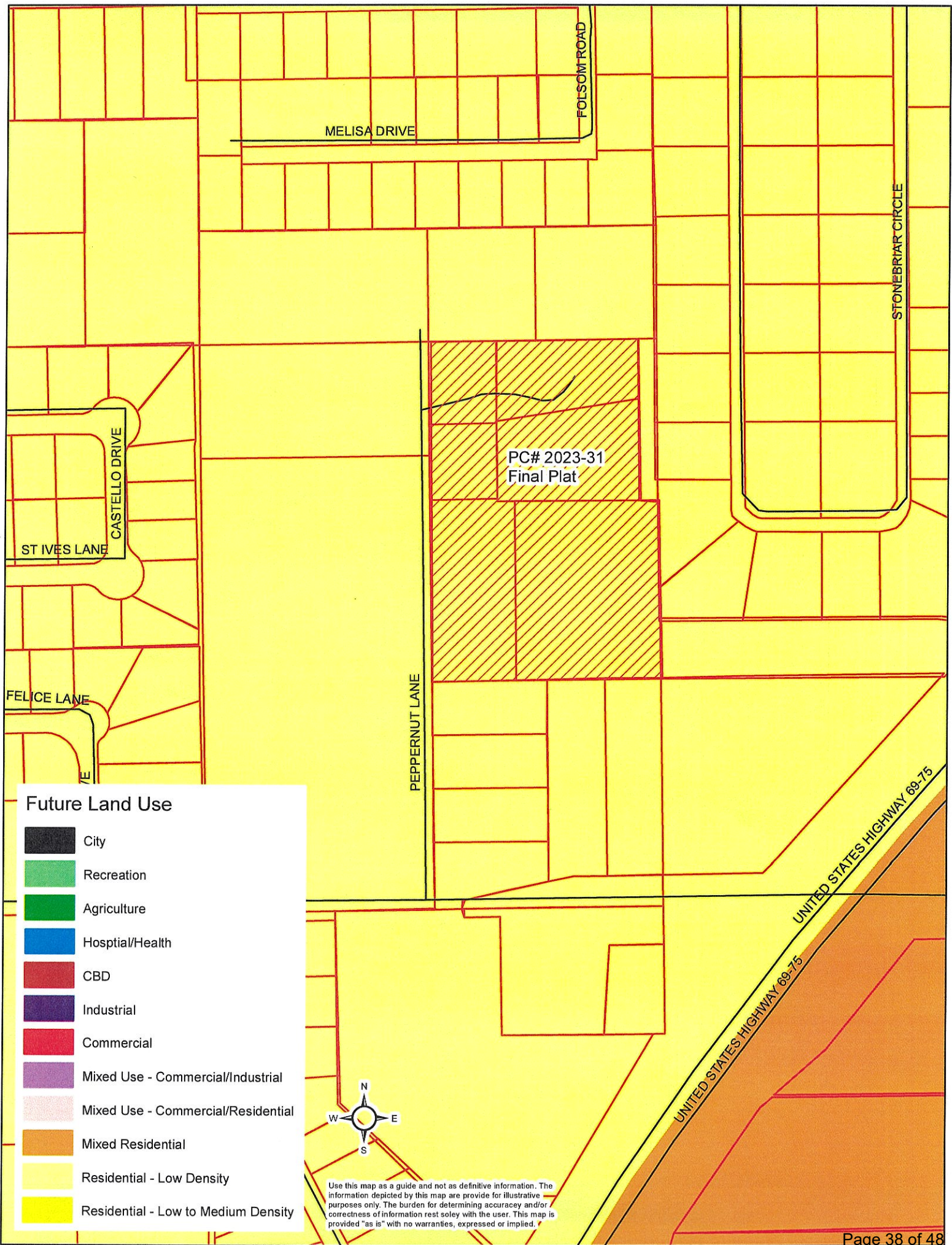
Staff Recommendation: Staff recommends the approval of this plat contingent to proof of ownership or sale agreement that shows no opportunity for an orphaned parcel.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Tim Attaway of a Final Plat Request for property located near Peppernut Lane and Redbud Lane. Any specific conditions imposed by the Commission should be read into any approval motion.

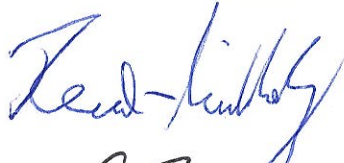
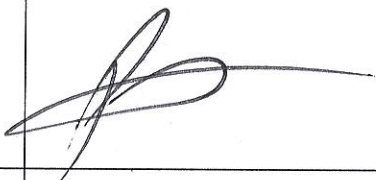


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

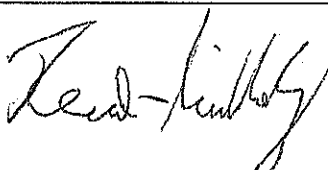




COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
PC2023-31 (ATTAWAY)

Department	Signature	Date	Notes
Com Dev Director			
M&O Randy Cantrell		10-31-2023	
Streets Carl Meade		10-30-23	
Public Works Director			
Phillip Hightower Fire Marshal		10-30-23	
Brandon Brooks Building Official		10-16-23	
		10-30-23	
Engineer Brandon Wall			

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET
PC2023-31 (ATTAWAY)

Department	Signature	Date	Notes
Com Dev Director			
M&O			
Randy Cantrell			
Streets			
Carl Meade			
Public Works Director			
Phillip Hightower			
Fire Marshal			
Brandon Brooks		10-16-23	
Building Official			
Engineer			
Brandon Wall		10/30/23	

Subdivision/Plat Application

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

Petition # PC2023-31
 Fee \$ 300.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>Tim Attaway</u>	Email: <u>tattaway542@gmail</u>	Phone #1 <u>903-918-3431</u>
Mailing Address: <u>1301 Red Bud Ln</u>		Phone #2
City: <u>Durant</u> State: <u>OK</u> Zip: <u>74701</u>		Fax #
Applicant's Interest in Property: <u>Owner</u>		

SURVEYOR INFORMATION

Name: <u>Page Surveying</u>	Email:	Phone #1 <u>580-920-9101</u>
Mailing Address: <u>319 N. 3rd</u>		Phone #2
City: <u>Durant</u> State: <u>OK</u> Zip: <u>74701</u>		Fax # <u>580-920-9121</u>
Surveyor Oklahoma License Number: <u>1566</u>		

ENGINEER INFORMATION

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

LAND INFORMATION

Legal Description: <u>Section 17, Township 6 South, Range 9 East</u> <u>Bryan Co, State of Okla.</u> <u>*see plat</u>	Parcel Number:
Proposed Subdivision Name: <u>AAA Estates</u>	Current Zone: <u>R1</u>
Proposed Use: <u>single family residence</u>	Proposed Zone: <u>R1</u>
Current Property Owner's Name: <u>Tim Attaway</u>	

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

Applicant: [Signature] Date: 9-27-23

Office Use Only

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

Staff Recommendation Approve Deny	PC Recommendation Approve Deny	City Council Action Approve Deny	Ordinance #
---	--------------------------------------	--	-------------

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

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

Lot 1 - 1 - one family home - Existing
 Lot 2 - 1 - one family home -
 Lot 3 - 1 - one family home - Existing
 Lot 4 - 1 - one family home

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Lot 1 - Private Parking
 Lot 2 - Private Parking
 Lot 3 - Private Parking
 Lot 4 - Private Parking

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

N/A
 Water Service Approved -
 DIF - Approved
 Trash Service Established

3. Traffic Impacts:

None

4. Protection of Neighborhoods:

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

Residential Building Permits

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

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 7 day of Sept, 2001.

Sammy Reynolds County Clerk



STATE OF OKLA

Bryan County

Documentary Stamps \$225.00

Warranty Deed

(Joint Tenancy)

627521
State of Oklahoma
County of Bryan

Filed 4-15-01

Book 9712 Page 200

Glenda Sue Williams

County Clerk

Deputy

KNOW ALL MEN BY THESE PRESENTS:

That; FRANCES MERLE McELROY-ASHCRAFT, Trustee of THE MARION GILBERT (ROCK) ASHCRAFT AND FRANCES MERLE McELROY-ASHCRAFT TRUST, dated February 4, 1997, party of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto TIM C. ATTAWAY and TERRI J. ATTAWAY, husband and wife, 220 Briarwood, Mt. Pleasant, Texas 75455

as joint tenants, the survivor to take all, and not as tenants in common, parties of the second part, their grantees, and their heirs and grantees of the survivor, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

S/2 SE/4 NE/4 NW/4 and the North 33 feet of N/2 NE/4 SE/4 NW/4 of Section 17, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof; and

The North 297 feet of the South 627 feet of NE/4 SE/4 NW/4 and the South 330 feet of the NE/4 SE/4 NW/4 of Section 17, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof.

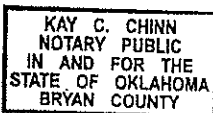
together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

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

Signed and Delivered this 10th day of April, 2001.

Frances Merle McElroy-Ashcraft

FRANCES MERLE McELROY-ASHCRAFT
Trustee of THE MARION GILBERT (ROCK)
ASHCRAFT AND FRANCES MERLE
McELROY-ASHCRAFT TRUST, dated
February 4, 1997

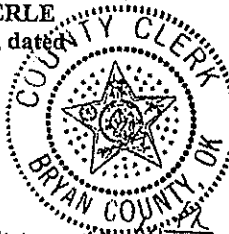


STATE OF OKLAHOMA)

COUNTY OF BRYAN)

) ss.

ACKNOWLEDGMENT



Before me, the undersigned, a Notary Public, in and for said County and State, on this 10th day of April, 2001, personally appeared FRANCES MERLE McELROY-ASHCRAFT, Trustee of THE MARION GILBERT (ROCK) ASHCRAFT AND FRANCES MERLE McELROY-ASHCRAFT TRUST dated February 4, 1997, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

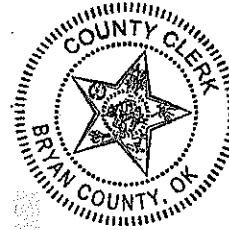
Kay C. Chinn
NOTARY PUBLIC

Bryan County Abstract Company
Serving Bryan County Since 1903

After recording return to:
Scott T. Goad
3425 Overland Drive
Durant, OK 74701

I-2022-741639 Book 1588 Pg: 5
02/07/2022 3:01 pm Pg 0005-0005
Fee: \$ 18.00 Doc: \$ 67.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

**WARRANTY DEED
STATUTORY INDIVIDUAL**



Doc Stamps: \$67.50

That Tim C. Attaway A/K/A Timothy C. Attaway, a single person, (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 Scott T. Goad, a single person, (the "Grantee"), the following described real property and premises situate in Bryan County, State of Oklahoma, to wit:

A tract of land situated in the East Half of the Northwest Quarter (E/2 NW/4) of Section 17, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Commencing at a No. 4 rebar found at the Southeast corner of said E/2 NW/4; Thence North 00 degrees 59 minutes 49 seconds West, along the East line of said E/2 NW/4, a distance of 1181.45 feet to a point; Thence South 89 degrees 07 minutes 58 seconds West, a distance of 55.00 feet to a No. 3 rebar found; Thence South 89 degrees 14 minutes 39 seconds West, a distance of 410.00 feet to a No. 4 rebar found; Thence North 00 degrees 53 minutes 04 seconds West, a distance of 15.00 feet to a No. 4 rebar set for the True Point of Beginning; Thence South 89 degrees 26 minutes 58 seconds West, a distance of 199.00 feet to a No. 4 rebar set; Thence North 01 degrees 01 minutes 17 seconds West a distance of 219.26 feet to a No. 4 rebar set; Thence North 89 degrees 26 minutes 54 seconds East a distance of 199.52 feet to a No. 4 rebar set; Thence South 00 degrees 53 minutes 04 seconds East a distance of 219.26 feet to the Point of Beginning.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. SUBJECT TO easements, rights of way, restrictive covenants of record.

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 2nd day of February, 2022.


Tim C. Attaway A/K/A Timothy C. Attaway

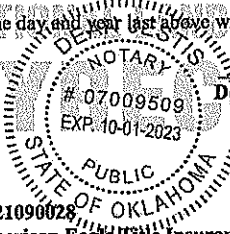
STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 67.50

ACKNOWLEDGMENT - OKLAHOMA FORM

State of: Oklahoma)
County Of: Bryan)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 2nd day of February, 2022 personally appeared Tim C. Attaway A/K/A Timothy C. Attaway, a single person to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth

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


My Commission Expires: 10/01/2023
File No.: 2021090028
Name of Title Insurer: American Eagle Title Insurance Company

Bryan County Abstract Company
Serving Bryan County Since 1903



12022-741779 Book 1085 Pg 575
02/11/2022 1:58 pm Pg 0578 0576
Fee \$ 18.00 Doc \$ 240.00
Tallying Records - Bryan County Clerk
State of Oklahoma

**JOINT TENANCY
WARRANTY DEED**

Documentary Stamps: \$240.00

That Tim C. Attaway, a single person and Joyce Ann Attaway, a single person, (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 Dustin Davis and Jessica Davis, husband and wife, 13319 S.E. 202 Rd. Tahlequah, OK 74571 as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situate in Bryan County, Oklahoma, to wit:

Tract 1: A tract of land situated in the E/2 NW/4 of Section 17, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Commencing at a No. 4 rebar found at the Southeast corner of said E/2 NW/4; Thence North 00 degrees 59 minutes 49 seconds West, along the East line of said E/2 NW/4, a distance of 1181.45 feet to a point; Thence South 89 degrees 07 minutes 58 seconds West, a distance of 55.00 feet to a No. 3 rebar found for the True Point of Beginning; Thence South 89 degrees 14 minutes 39 seconds West, a distance of 410.00 feet to a No. 4 rebar found; Thence North 00 degrees 53 minutes 04 seconds West, a distance of 234.26 feet to a No. 4 rebar set; Thence North 81 degrees 39 minutes 46 seconds East, a distance of 412.84 feet to a No. 4 rebar set; Thence South 01 degrees 00 minutes 44 seconds East, a distance of 288.73 feet to the Point of Beginning.

Tract 2: A tract of land situated in the E/2 NW/4 of Section 17, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, more particularly described as follows: Commencing at a No. 4 rebar found at the Southeast corner of said E/2 NW/4; Thence North 00 degrees 59 minutes 49 seconds West, along the East line of said E/2 NW/4, a distance of 660.77 feet to a No. 4 rebar found for the True Point of Beginning; Thence South 89 degrees 25 minutes 27 seconds West, a distance of 418.30 feet to a No. 4 rebar set; Thence North 00 degrees 59 minutes 52 seconds West, a distance of 519.26 feet to a No. 4 rebar set; Thence North 89 degrees 14 minutes 39 seconds East, a distance of 363.30 feet to a No. 3 rebar found; Thence North 89 degrees 07 minutes 58 seconds East, a distance of 55.00 feet to a point; Thence South 00 degrees 59 minutes 49 seconds East, a distance of 520.68 feet to the Point of Beginning.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto said Grantee, and to the heirs, successors and assigns of the survivor, 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 8th day of February, 2022.

Tim C. Attaway

Joyce Ann Attaway

ACKNOWLEDGMENT - OKLAHOMA FORM

State of: Oklahoma)
County Of: Bryan)

SS.

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 240.00

Before me, the undersigned, a Notary Public, in and for said County and State, on this 8th day of February, 2022 personally appeared Tim C. Attaway, a single person and Joyce Ann Attaway, a single person 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

My Commission Expires: 10/01/2023
File No: 2021100046
Name of Title Insurer:

5065
INDEXED

**WARRANTY DEED
(JOINT TENANCY)**

553254
State of Oklahoma
County of Bryan
Filed 10-27-03
Book 1042 Page 540 Tm 2:22
Patricia L. Brady
County Clerk X Deputy

KNOW ALL MEN BY THESE PRESENTS:

That, **TIM C. ATTAWAY** and **TERRI J. ATTAWAY**, husband and wife, parties of the first part, in consideration of the sum of Ten and more (\$10.00) Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto **TOMMY C. ATTAWAY** and **JOYCE ANN ATTAWAY**, joint tenants, Rt. 2 Box 155-5, Durant, OK 74701 the survivor to take all, and not as tenants in common, parties of the second part, their grantees, and their heirs and grantees of the survivor, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

A part of the Northwest Quarter of Section 17, Township 6 South Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof. More particularly described as follows; Commencing at the Southeast corner of the Northwest Quarter of said Section 17; Thence North 00 degrees 05 minutes 03 seconds West along the East line of said Northwest Quarter a distance of 1650.0 feet to the point of Beginning; thence North 89 degrees 38 minutes 06 seconds West a distance of 464.08 feet; thence South 00 degrees 05 minutes 03 seconds West a distance of 469.32 feet; thence South 89 degrees 38 minutes 06 seconds East a distance of 464.08 feet to a point of the East line of said Northwest Quarter; thence North 00 degrees 05 minutes 03 seconds East a distance of 469.32 feet to the point of beginning..

R.S.S Family conveyance

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 parties of the second part, their grantees and the heirs and grantees of the survivors, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND SEALED this the 24th day of October, 2003.

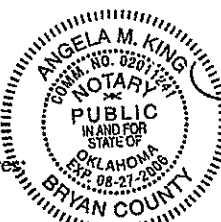
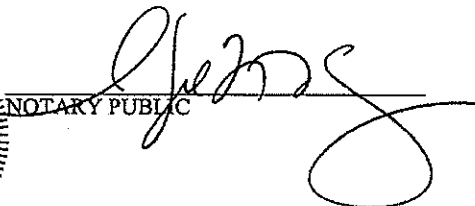

TIM C. ATTAWAY


TERRI J. ATTAWAY

STATE OF OKLAHOMA)
)ss. ACKNOWLEDGMENT
COUNTY OF BRYAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of October, 2003, personally appeared TIM C. ATTAWAY and TERRI J. ATTAWAY, husband and wife, and known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration as therein expressed.

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

My Commission Expires  
ANGELA M. KING
COM. NO. 0201124
NOTARY
PUBLIC
IN AND FOR
STATE OF
OKLAHOMA
EXP. 08-27-2006
BRYAN COUNTY

000540

9-26-23

Subject: Authorization to Represent

This document will serve as documentation that the listed property owners in the platting process of AAA Estates located off of Peppernut Lane authorize Tim Attaway to work on their behalf to obtain final approval.

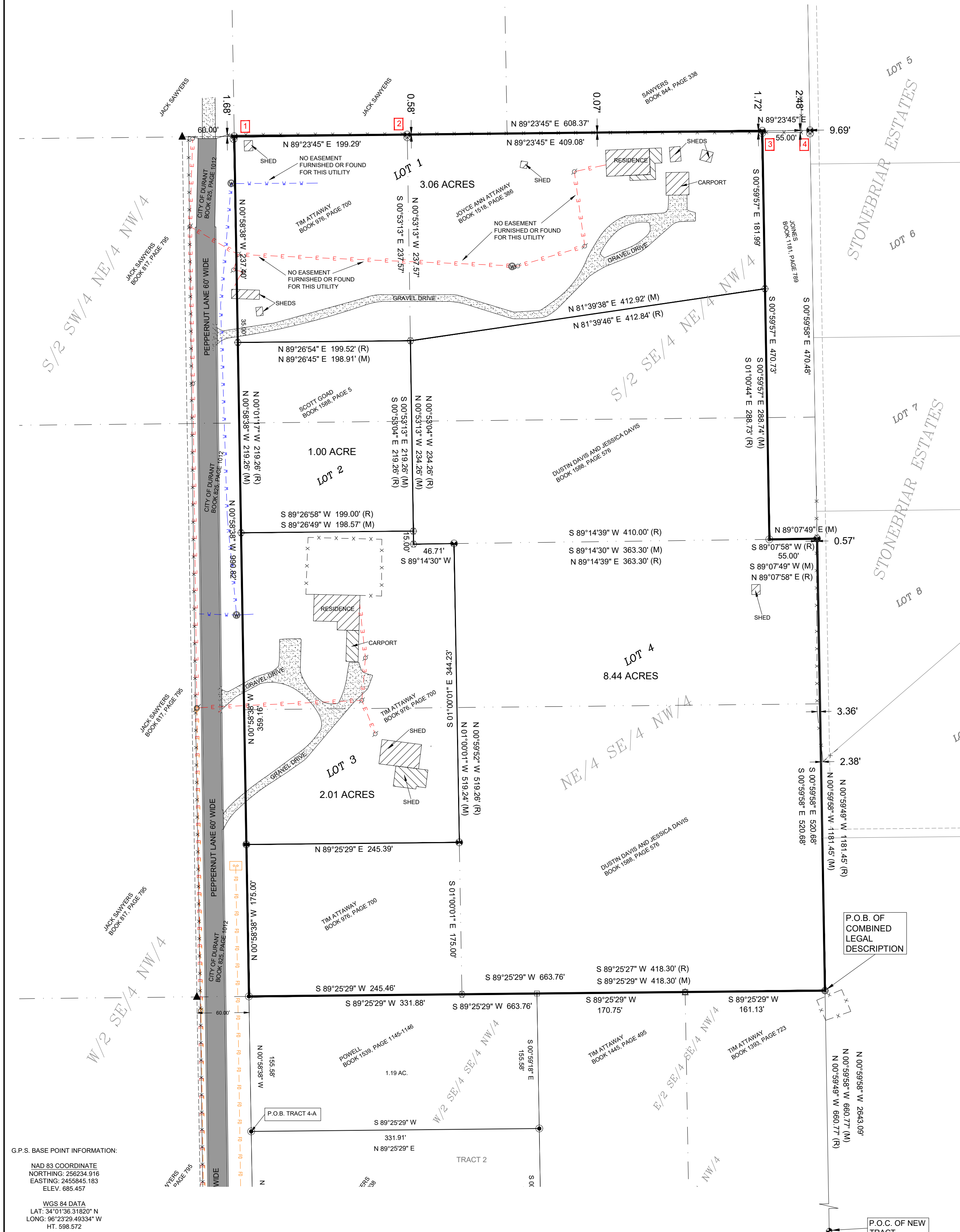
Dustin Davis	Signature _____	Date _____
Joyce Attaway	Signature <u>Joyce Attaway</u>	Date <u>9-26-23</u>
Tim Attaway	Signature <u>Tim Attaway</u>	Date <u>9-26-23</u>
Scott Goad	Signature _____	Date _____

Preliminary platting is being processed by David Page Durant Oklahoma 580-920-9101

See Attached Email Auth.

Scott Goad
Dustin Davis

A A A ESTATES SUBDIVISION - FINAL PLAT
SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY, STATE OF OKLAHOMA.



G.P.S. BASE POINT INFORMATION:
NAD 83 COORDINATE
NORTHING: 286234.910
EASTING: 2456845.183
ELEV: 685.457
WGS 84 DATA
LAT: 34°10'36.51800" N
LONG: 96°23'29.49334" W
HT: 598.572

SURVEYOR'S NOTES:

1. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT, COMMITMENT OR TITLE OPINION. NO EASEMENTS OR RIGHTS-OF-WAY WERE PROVIDED TO THE SURVEYOR.
2. ALL MEASUREMENTS AS SHOWN ARE IN GRID (SPC NAD 83) BEARINGS, AND GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ALL LATITUDE AND LONGITUDE COORDINATES ARE SHOWN AS WGS 84, DERIVED BY DIFFERENTIAL G.P.S. BASED ON DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES, AND GRID (SPC NAD 83) BEARINGS.
5. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. A LIMITED ATTEMPT WAS MADE TO RESEARCH COUNTY RECORDS OR OTHER RECORD OFFICES, THEREFORE EASEMENTS AFFECTING THE SUBJECT TRACT MAY NOT BE REFLECTED BY THIS PLAT.
6. SUBJECT PROPERTY IS SUBJECT TO STATUTORY SECTION LINE ROAD EASEMENTS WHERE APPLICABLE AND AS SHOWN ON SURVEY PLAT.
7. SURVEY PERFORMED USING RTK GPS. COORDINATE SYSTEM IS WGS 84, ALL BEARING ARE REFERENCED TO GRID (SPC NAD 83) BEARINGS.
8. **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

DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:

1. WARRANTY DEED FROM TIM ATTAWAY TO SCOTT GOAD, FILED ON FEBRUARY 7, 2022 IN BOOK 1588, PAGE 5 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
2. WARRANTY DEED FROM TIM ATTAWAY AND JOYCE ANN ATTAWAY TO DUSTIN DAVIS AND JESSICA DAVIS, FILED ON FEBRUARY 11, 2022 IN BOOK 1588, PAGE 576 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
3. WARRANTY DEED FROM TIM ATTAWAY AND TERRY ATTAWAY TO TOMMY ATTAWAY AND JOYCE ANN ATTAWAY, FILED ON OCTOBER 27, 2003 IN BOOK 1042, PAGE 540 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
4. AFFIDAVIT OF SURVIVING JOINT TENANT, FILED ON FEBRUARY 3, 2020 IN BOOK 1516, PAGE 386 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
5. WARRANTY DEED FROM THE MARION GILBERT (ROCK) ASHCRAFT AND FRANCES MERLE MELROY-ASHCRAFT TRUST TO TIM AND TERRY ATTAWAY, FILED ON APRIL 10, 2001 IN BOOK 976, PAGE 700 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
6. OTHER VARIOUS ADJOINING RECORD DEEDS AS SHOWN ON PLAT.
7. OKLAHOMA CERTIFIED CORNER RECORDS FILED WITH THE OKLAHOMA DEPARTMENT OF LIBRARIES FOR SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE.
8. G.L.O. PLAT WITH FIELD NOTES.
9. STATE OF OKLAHOMA DEPARTMENT OF HIGHWAYS RIGHTS-OF-WAY PLANS FOR U.S. HIGHWAY NO. 69, OKLAHOMA FEDERAL AID PROJECT NO. F-219 (23) (13).

FLOOD STATEMENT

SUBJECT PROPERTY LIES WITHIN ZONE X OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAIN), AS DEFINED BY F.E.M.A. MAP# 400130217R. DATED: JUNE 2, 2011.

EXISTING MONUMENT NOTES

1. EXISTING 1/2" STEEL PIN (LS 201), S 12°28'40" W, 3.22', DID NOT ACCEPT.
2. EXISTING 1/2" STEEL PIN (LS 201), S 00°53'13" W, 3.31', DID NOT ACCEPT.
3. EXISTING 1/2" STEEL PIN, S 01°03'59" W, 2.67', DID NOT ACCEPT.
4. EXISTING 1/2" STEEL PIN (LS 201), S 01°44'40" E, 3.69', DID NOT ACCEPT.

OWNERS CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That TIM AND TERRY ATTAWAY, JOYCE ANN ATTAWAY, SCOTT GOAD AND DUSTIN DAVIS AND JESSICA DAVIS, DURANT, OKLAHOMA being the sole owners of the parent tracts in fee simple of the following described property respectively, to wit:
ORIGINAL PARENT TRACTS:
DEED FILED IN BOOK 976, PAGE 700, BOOK 1515, PAGE 386, BOOK 1588, PAGE 5, AND BOOK 1588, PAGE 576 OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK, BRYAN COUNTY, OKLAHOMA.
I, DAVID L. PAGE, JR., HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE FOLLOWING TRACT OF LAND TO WIT:
NEW COMBINED DESCRIPTION OF ALL PARENT TRACTS:
A TRACT OF LAND IN A PART OF THE NE1/4 SE1/4 NW1/4 AND S2 SE1/4 NW1/4 OF SECTION 17, 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 N 00°59'58" W, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), ALONG THE EAST LINE OF THE NW1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SE CORNER OF THE NW1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST:
THENCE N 00°59'58" W, ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 17, A DISTANCE OF 660.77 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE NE1/4 SE1/4 NW1/4 OF SAID SECTION 17 FOR THE TRUE POINT OF BEGINNING;
THENCE S 89°25'29" W, ALONG THE SOUTH LINE OF THE NE1/4 NW1/4 OF SAID SECTION 17, A DISTANCE OF 663.76 FEET TO THE SOUTHWEST CORNER OF THE NE1/4 SE1/4 NW1/4 OF SAID SECTION 17;
THENCE N 00°59'58" W, ALONG THE WEST LINE OF THE NE1/4 SE1/4 NW1/4 AND S2 NE1/4 NW1/4 OF SAID SECTION 17, A DISTANCE OF 990.82 FEET TO THE NORTHWEST CORNER OF S2 NE1/4 NW1/4 OF SAID SECTION 17;
THENCE N 89°23'45" E, ALONG THE NORTH LINE OF THE S2 NE1/4 SE1/4 NW1/4 OF SAID SECTION 17, A DISTANCE OF 608.37 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1181, PAGE 789 IN THE RECORDS OF BRYAN COUNTY;
THENCE S 00°59'57" E, ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1181, PAGE 789 IN THE RECORDS OF BRYAN COUNTY, A DISTANCE OF 470.73 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1181, PAGE 789 IN THE RECORDS OF BRYAN COUNTY;
THENCE N 89°07'49" E, ALONG THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1181, PAGE 789 IN THE RECORDS OF BRYAN COUNTY, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1181, PAGE 789 IN THE RECORDS OF BRYAN COUNTY, SAID CORNER BEING ON THE EAST LINE OF THE NW1/4 OF SAID SECTION 17;
THENCE S 00°59'58" E, ALONG THE EAST LINE OF THE NE1/4 SE1/4 NW1/4 OF SAID SECTION 17, A DISTANCE OF 520.68 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 14.50 ACRES MORE OR LESS.
BASIS OF BEARINGS: N 00°59'58" W, ALONG THE EAST LINE OF NW1/4 OF SAID SECTION 17, 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 JANUARY 25, 2023.

We hereby offer for dedication to the public, the use of public facilities and easements, except for private streets and other amenities specified and shown on the annexed plat of A A A ESTATES SUBDIVISION to Durant, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Durant City Planning Commissions Approval and Acceptance, but subject to the restrictive covenants referenced below. For the purpose of providing an orderly development of A A A ESTATES SUBDIVISION to Durant, Oklahoma, do hereby provide restrictive covenants filed in Book _____, Page _____, of the records in the office of the County Clerk, Bryan County, Oklahoma.

DATE SIGNED _____	OWNER, MEMBERMANAGER	DATE SIGNED _____	OWNER, MEMBERMANAGER
DATE SIGNED _____	OWNER, MEMBERMANAGER	DATE SIGNED _____	OWNER, MEMBERMANAGER
DATE SIGNED _____	OWNER, MEMBERMANAGER	DATE SIGNED _____	OWNER, MEMBERMANAGER

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned 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 subscribed his name as the maker thereof to the foregoing instrument as the OWNER and acknowledges to me that he executed the same as his free given under my hand and seal the day and year listed above written, therein set forth.

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

My commission expires: _____ Notary Public

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned Notary Public, in and for said county and state on this _____ day of _____, 2021, personally appeared _____ to me known to be the identical person who subscribed his name as the maker thereof to the foregoing instrument as the OWNER and acknowledges to me that he executed the same as his free given under my hand and seal the day and year listed above written, therein set forth.

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

My commission expires: _____ Notary Public

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned Notary Public, in and for said county and state on this _____ day of _____, 2022, personally appeared _____ to me known to be the identical person who subscribed his name as the maker thereof to the foregoing instrument as the OWNER and acknowledges to me that he executed the same as his free given under my hand and seal the day and year listed above written, therein set forth.

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

My commission expires: _____ Notary Public

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned Notary Public, in and for said county and state on this _____ day of _____, 2021, personally appeared _____ to me known to be the identical person who subscribed his name as the maker thereof to the foregoing instrument as the OWNER and acknowledges to me that he executed the same as his free given under my hand and seal the day and year listed above written, therein set forth.

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

My commission expires: _____ Notary Public

LICENSED LAND SURVEYORS CERTIFICATE

I, David Lee Page, Jr., a Licensed Land Surveyor in the State of Oklahoma, do hereby state that this plat of survey for A A A ESTATES 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 3" steel pins set with PLS 1966 ID cap unless otherwise shown on plat. This plat of A A A ESTATES SUBDIVISION is subject to easements and/or rights-of-way, covenants, and other restriction, either recorded, or implied, thereof.

David L. Page, Jr. PLS 1566 10-3-23
Date

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 3rd day of October, 2023, personally appeared David L. Page, Jr., 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 his free and voluntary act and deed for the uses and purposes therein set forth.

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

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 A A A ESTATES 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 _____.

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 A A A ESTATES 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 A A A ESTATES 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

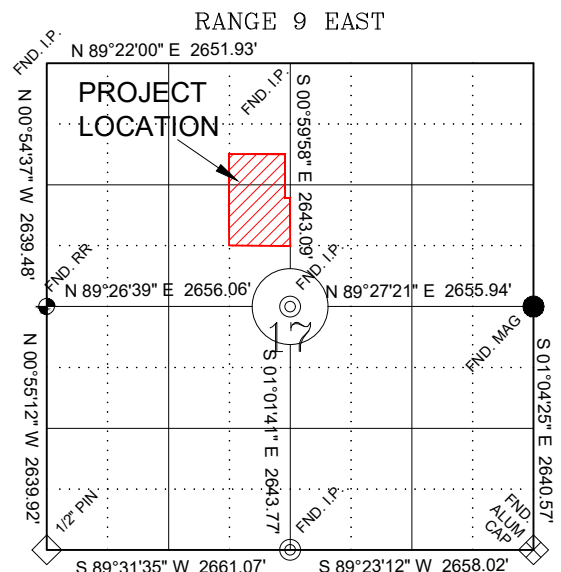
PAGE SURVEYING

319 N. 3rd AVENUE
DURANT, OKLAHOMA 74701
(580) 920-9101 OR (580) 239-0176

DAVID L. PAGE JR. © 2023
PROFESSIONAL LAND SURVEYOR #1566
C.A. # 1091, EXPIRES 6-30-2025

A A A ESTATES SUBDIVISION
FINAL PLAT

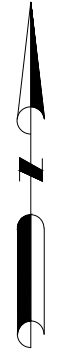
SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY, STATE OF
OKLAHOMA.



LOCATION MAP
FIELD DATA AND MEASUREMENTS FOR SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 9 EAST, BRYAN COUNTY,
OKLAHOMA

LOCATION
SECTION 17
TOWNSHIP 6 SOUTH, RANGE 9 EAST
BRYAN COUNTY

0' 80' 160'



-BASIS OF BEARINGS-
BEARINGS OBTAINED FROM G.P.S. OBSERVATIONS
(SPC NAD 83)
CONTROLLING CORNERS ARE EXISTING CORNERS FOUND
AT THE SECTION CORNERS AND 1/4 CORNERS OF SECTION
17, TOWNSHIP 6 SOUTH, RANGE 9 EAST, BRYAN COUNTY,
OKLAHOMA.

GENERAL NOTES

SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY, EITHER RECORDED, OR IMPLIED, THEREOF.
NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE SHOWN ON THE ABOVE PLAT.
CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE LOCATION MAP.
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S 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...
CALL 800-522-6543
CALL OKIE

NO.	REVISION/ISSUE	DATE

SURVEY INFORMATION 12-4-22 to 1-4-23 &
FIELD WORK PERFORMED: 9-26-23
DATE OF LAST SITE VISIT: 9-26-23
PRELIMINARY PLAT COMPLETED: 9-26-23
FINAL PLAT COMPLETED: 9-26-23

Project Name and Address
A A A ESTATES SUBDIVISION
TIM ATTAWAY, JOYCE ANN ATTAWAY
SCOTT GOAD, DUSTIN AND JESSICA DAVIS
DURANT, OKLAHOMA

DATE 10-3-23

SCALE 1" = 80'

SHEET NO. 1 OF 1