

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**

January 2, 2024

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 for November 7, 2023 meeting minutes.

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Consideration and approval for Preliminary Plat request for Goad Construction Inc and Dale Goad Construction Inc.

6. Executive Session

7. New Business

ADJOURNMENT

CERTIFICATE

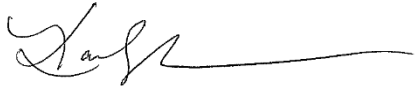
This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 15th day of November, 2023 and that an agenda of said meeting was posted at the

place of such meeting at 04:00 p.m. on the 29th day of December, 2023.

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

Kari Speers, City of Durant

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 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.



Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
November 7, 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 5:31 p.m.

INVOCATION/FLAG SALUTE

Chairman Jackson provided the invocation. Commission member Newson led the flag salute.

ROLL CALL

Present:

Planning Commissioner Whitney Kerr

Planning Commissioner Thomas Newsom

Planning Commission Chairman Drew Jackson

Absent:

Planning Commissioner Clent Horner

Planning Commission Vice Chairman Shane Knight

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.

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2023-30, a Conditional Use Permit request from Tillman Infrastructure and AT&T for property located near Cemetery Road.

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.

Reed Aicholz reviewed with the Planning Commission members a request from Tillman Infrastructure and AT&T, for a Conditional Use Permit of the property located near Cemetery Road. 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. 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. 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. Staff would recommend approving this request. The current Land Use Map has this area as Agricultural A-1 surrounded by lower density residential.

Greg Farris spoke regarding the reason the tower is needed for citizens nearby.

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

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Jackson

Nays: None

Abstain: None

- 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.

Discussion, Consideration and Possible Action on PC2023-31, a Final Plat request by Tim Attaway for property located near Peppernut Lane and Redbud Lane.

Reed Aichollz reviewed with the Planning Commission members a request from Tim Attaway for a Final Plat for property located near Peppernut Lane and Redbud Lane. The applicant approached staff regarding the rezoning of this property with the desire of building a single family home or residential development. 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. 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. 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 recommends the approval of this plat contingent to proof of ownership or sale agreement that shows no opportunity for an orphaned parcel.

Chairman Jackson spoke regarding the background of this agenda 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: Newsom, Kerr, Jackson

Nays: None

Abstain: None

6. Executive Session

7. New Business

There was no new business.

ADJOURNMENT

Motion made by Commission Member Newsom and seconded by Commission Member Kerr to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Jackson

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 01/02/2024
To: Planning Commission
Case: PC 2024-01
From: Reed Aichholz, Community Development Director
Re: Preliminary Plat request for property located near 49th Street and West Main Street.

Request: Consider a request from Goad Construction Inc and Dale Goad Construction Inc, for a Preliminary Plat of the property located near 49th Street and West Main Street.

Current Zoning: I-1 Industrial

Surrounding Properties:

Direction	Zoning	Use
North	I-1	Industrial Uses
East	R-3	Residential
South	C-2	Commercial Uses
West	C-2	Commercial Uses

Lot Characteristics: (Proposed Lot)

Width	~ 1145 ft.
Depth	~450 ft.
Total Area	~9.01 acres (~392,475.6 sq. ft.)

Applicant: Goad Construction Inc and Dale Goad Construction Inc

Background: The applicant approached staff regarding the preliminary plat of this property with the desire to use the existing structure as Industrial uses.

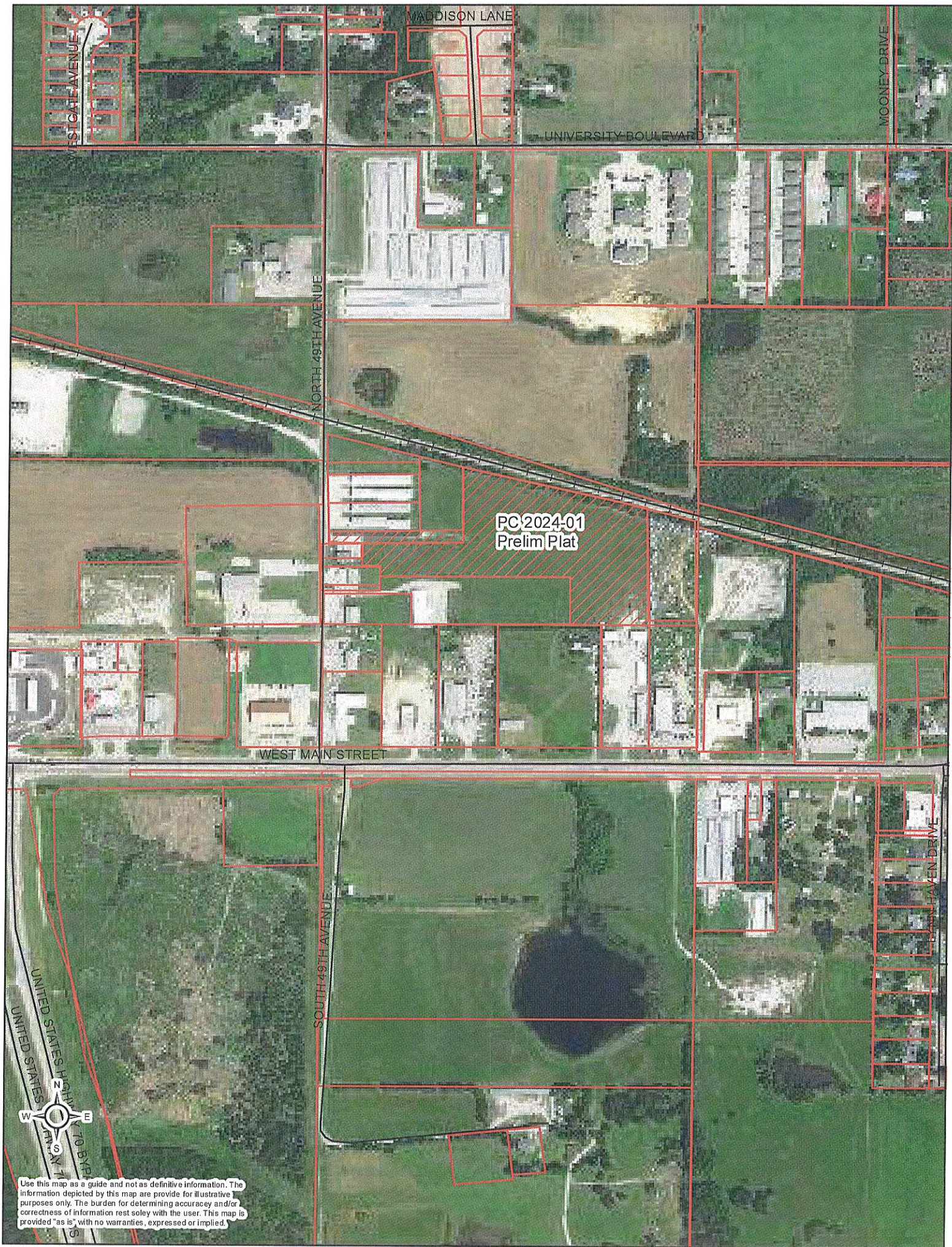
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters regarding this preliminary plat request.

Analysis: The aforementioned property is approximately 9.01 acres and currently has a industrial use on the property. The area is made up of a mix of Residential, Commercial and Industrial Zoned properties. The subject property does not meet the ordinance guidelines.

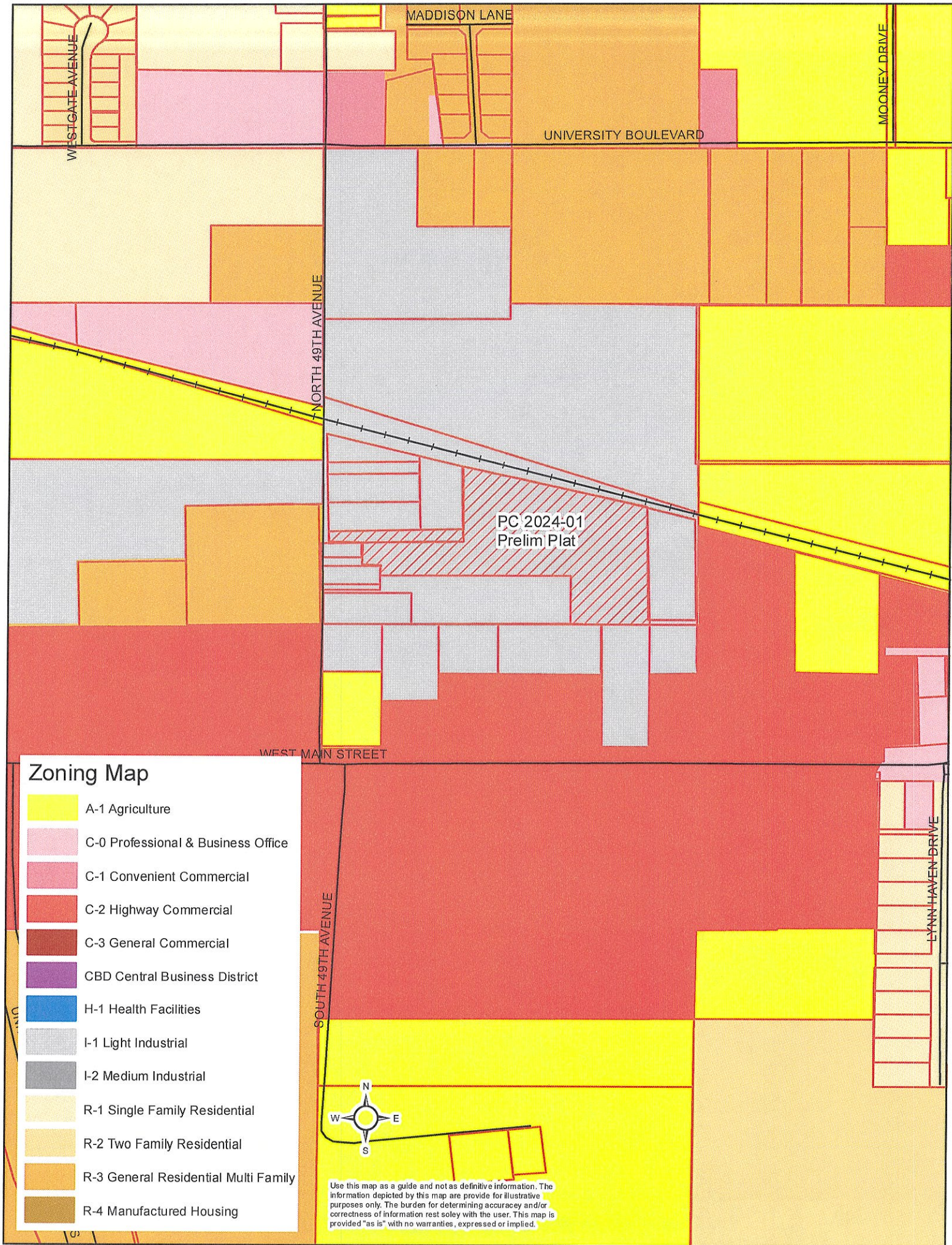
The current Future Land Use Map has this area as Industrial land uses; therefore, this preliminary plat request is in line with the Future Land Use Map.

Staff Recommendation: Staff recommends approval. Staff has signed off supporting the approval of the preliminary plat. No further comments have been received as of the creation of this report.

Required Action: Hold a public hearing to recommend approval or denial of the preliminary plat request for the property located near 49th Street and West Main Street. Any specific conditions imposed by the Commission should be read into any approval motion.

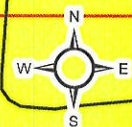


Use this map as a guide and not as definitive information. The information depicted by this map are provided for illustrative purposes only. The burden for determining accuracy and/or correctness of information rests solely with the user. This map is provided "as is" with no warranties, expressed or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



Zoning Map

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



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NORTH 49TH AVENUE

PC 2024-01
Prelim Plat

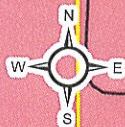
WEST MAIN STREET

LYNN HAVEN DRIVE

SOUTH 49TH AVENUE

Future Land Use

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



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.

Subdivision/Plat Application

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

Petition: PC 2024-01
 Fee \$ 300.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>DALE GOAD CONSTRUCTION, LLC</u>	Email: <u>DALE.GOAD@GMAIL.COM</u>	Phone #1: <u>580 725-4723</u>
Mailing Address: <u>P.O. Box 5101</u>		Phone #2: _____
City: <u>DURANT</u> State: <u>OK</u> Zip: <u>74702</u>		Fax #: _____
Applicant's Interest in Property: <u>OWNER</u>		

SURVEYOR INFORMATION

Name: <u>DOUG UNDERWOOD</u>	Email: <u>DWU@UNDERWOODSURVEYING.COM</u>	Phone #1: <u>903 465-2151</u>
Mailing Address: <u>3404 INTERURBAN ROAD</u>		Phone #2: _____
City: <u>DENISON TX</u> State: <u>TX</u> Zip: <u>75021</u>		Fax #: _____
Surveyor Oklahoma License Number: <u>#1307</u>		

ENGINEER INFORMATION

Name: <u>LEAGUE NALL AND PERKINS</u>	Email: <u>C.SCHMIDT@TNP-ONLINE.COM</u>	Phone #1: <u>903 870-1089</u>
Mailing Address: <u>200 N. TRAILS M.</u>		Phone #2: _____
City: <u>SHERMAN TX</u> State: <u>TX</u> Zip: <u>75090</u>		Fax #: _____
Engineer Oklahoma License Number: <u>#22028</u>		

LAND INFORMATION

Legal Description: <u>PART 4 SEC. 25-765-RBE</u> <u>BRYAN COUNTY, OKLAHOMA</u>	Parcel Number: <u>A-399-25-065-08E-</u> <u>3-002-00</u>
Proposed Subdivision Name: <u>DALE GOAD INDUSTRIAL ADDITION</u>	Current Zone: <u>I-1</u>
Proposed Use: <u>INDUSTRIAL DEVELOPMENT</u>	Proposed Zone: <u>I-1</u>
Current Property Owner's Name: <u>DALE GOAD CONSTRUCTION, LLC</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: Dale Goad, Owner Date: 11/20/23

Office Use Only

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

INDUSTRIAL DEVELOPMENT, USES PERMITTED IN I-1

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking: DECK TREES, SEALED PARKING AS REQUIRED BY
DURANT CITY CODE

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).
AS NEEDED / PROPERTY DOES NOT ADJOIN
RESIDENTIAL

3. Traffic Impacts: MINIMAL - ACCESS FROM 49TH

4. Protection of Neighborhoods:
NORTH - RAILROAD
EAST - COMMERCIAL / INDUSTRIAL
SOUTH - COMMERCIAL
WEST - 5TH / I-1 ACROSS 49TH

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

BUILDING PERMITS

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

CONVENIENT LOCATION TO ENLARGE DURANTS
INDUSTRIAL NEEDS AND ATTRACT NEW INDUSTRY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

MELBA JOYCE PARKER EDELEN a/k/a MELBA JOYCE PARKER party of the first part, in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00), in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto GOAD CONSTRUCTION, INC. and DALE GOAD CONSTRUCTION, INC., 400 W. Main Durant, Oklahoma of Bryan County, State of Oklahoma, parties of the second part, the following described real property and premises, situated in the County of Bryan, State of Oklahoma, to-wit:

A part of the SW/4 of Section 25, Township 6 South, Range 8 East, BEGINNING at a point 418 feet North of the SW corner of SW/4 of said Section 25; thence East 209 feet; Thence South 317.42 feet; thence East 1112.783 feet; Thence North 935.58 feet; Thence North 73 degrees 54 minutes 31 seconds West 1383.33 feet; Thence South 1025.00 feet to the point of beginning containing 33.10 acres more or less as the case may be.

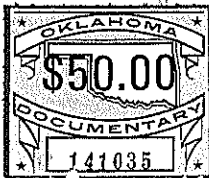
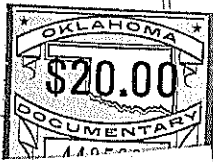
LESS AND EXCEPT THE FOLLOWING:

A part of the SW/4 SW/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma; Beginning at a point 103.64 feet North of the Southeast corner of the SW/4 SW/4 of said Section 25; thence North 515.48 feet; thence West 168.48 feet; thence South 516.24 feet; thence North 89 degrees, 53 minutes East 168.37 feet to the point of beginning.

A part of the SW/4 SW/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 336.74 feet West and 102.12 feet North of the Southeast corner of the SW/4 SW/4 of said Section 25, on North Highway Right-of-Way for the point of beginning; Thence North 517.02 feet; Thence West 365.58 feet; Thence South 517.42 feet to the Highway Right-of-Way; Thence North 89 degrees 53 minutes East 365.58 feet along Highway Right-of-Way to the point of beginning.

A part of the SW/4 SW/4 of Section 25, Township 6 South, Range 8 East, of the Indian Base and Meridian, Bryan County, Oklahoma; BEGINNING at a point 409.0 feet East and 100.70 feet North of the Southwest Corner of the SW/4 of said Section 25, on the North Highway Right of Way; Thence North 517.42 feet; thence East 210.46 feet; Thence South 516.84 feet; thence South 89 degrees 53 minutes West 210.46 feet to the point of beginning.

A part of the SW/4 SW/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 336.74 feet West and 102.12 feet North of the Southeast corner of SW/4 SW/4 of said Section 25 on North Highway Right-of-Way; Thence North 517.02 feet; Thence East 168.48 feet; thence South 516.24 feet to Highway Right-of-Way; Thence South 89 degrees 53 minutes West 168.37 feet along Highway Right-of-Way to the Point of Beginning.



LAW OFFICES OF
WEBSTER & ROBISON
124 NORTH THIRD
DURANT, OKLA. 74701
14051 924-9200
FAX 14051 924-2156

INDEXED

000425

STATE OF OKLAHOMA } SS:
COUNTY OF BRYAN } 470127
I hereby certify that this instrument was
filed for Record in
my office this 24 day of Oct 1994 at 1:05
o'clock P.M. and is duly recorded in
record 860 page 428-429
Glenda Williams County Clerk
Deputy

A part of Section 25, Township 6 South, Range 8 East BEGINNING at a point 418 feet North of SW corner of said Section 25 for a point of beginning; Thence 200 feet North; Thence East 409 feet; Thence South 517.42 feet; Thence West 200 feet; Thence North 317.42 feet; Thence West 209 feet to point of beginning, containing approximately 3.335 acres.

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their 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 the 9 day of December, 1994.

Melba Joyce Parker
MELBA JOYCE PARKER EDELEN
a/k/a MELBA JOYCE PARKER

ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Santa Rosa)

Before me, the undersigned, a Notary Public in and for said County and State, on this 9 day of December, 1994, personally appeared MELBA JOYCE PARKER EDELEN a/k/a MELBA JOYCE PARKER, to me known to be the identical person who executed the above 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.

Lynn Affleck
NOTARY PUBLIC

My Commission Expires: 7-12-98



LYNN AFFLECK
My Comm Exp. 7-12-98
Bonded By Service Ins
No. CC391871
☒ Personally Known ☐ Other I.D.



October 6, 2023

To Whom It May Concern:

Goad Construction, Inc. does not appear to own any properties in the SW/4 of Section 25, Township 6 South, Range 8 East. However, Dale Goad Construction, LLC formerly Dale Goad Construction, Inc. does own multiple parcels.

Thank you,

Chris Adams
Bryan County Abstract Company

Bryan County Abstract Company, Inc.
P. O. Box 557, Durant, OK 74702
580-924-0306

Dale Goad Industrial Park

4 messages

rwd2@totalnet.us <rwd2@totalnet.us>

Reply-To: rwd2@totalnet.us

To: jhenderson.304technical@gmail.com

Cc: Dale.Goad@gmail.com

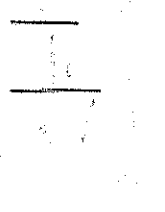
Mon, Aug 28, 2023 at 2:08 PM

Jason,

Dale Goad came by to visit with me today in order to get a status on his 3 phase Industrial Park. He informed me that these will only be warehouses and their water use should be around 2,000 gallons per month per building. He had planned to attend the Durant City Council Meeting in September, but he has to have a letter from us stating that we will serve this area before they allow him to do anything. Can you give me a status and possibly a letter?

Thanks for all you do,
Regina

**RURAL WATER
BRYAN COUNTY
DISTRICT #2**



Dale Goad New Sub..png
3782K

Jason 304 Technical <jhenderson.304technical@gmail.com>

To: rwd2@totalnet.us

Cc: Dale.Goad@gmail.com

Mon, Aug 28, 2023 at 9:21 PM

Regina,

Please see attached letter for Dale Goad. Please note the fire protection in this area is 500 gpm at the moment and I am approving the service to the lots. Should the waterline be extended into the property that the District will maintain then we will need to review those plans. I was not sure if this property had a master meter at 49th or if the water line was being extended that will be owned and maintained by the District.

Please let me know if you have any questions.

Thank You,
Jason Henderson, P.E.
304 Technical Services, LLC.
12515 Carriage Way
Oklahoma City, OK 73142
Jhenderson.304Technical@gmail.com
405-365-0952



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

August 28, 2023

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

RE: Dale Goad Industrial Park Phase III
49th and South of Railroad
Hydraulic and Plan Review

File: 2023.05

Dear Regina:

We recommend approval of the Dale Goad Industrial Park Phase III that includes eight (8) lots. This project will be serving minimal usage water customers in a warehousing condition. The owner indicates less than 2,000 gallons per month will be used per building.

The property will have 500 gpm fire protection available that is currently set aside in the hydraulics of the area. The property lot map does not show waterlines extending into the property so if a master meter is set at 49th Street to serve this property no further review will be required by engineering. Should the developer extend the waterline in which the District will maintain then we will need to review the design and easements for the project within the boundaries of the property.

Please let me know if you have any questions.

Sincerely,

304 TECHNICAL SERVICES, LLC.

A handwritten signature in black ink, appearing to read 'Jason E. Henderson', is written over the company name.

Jason E. Henderson, P.E.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, DALE GOAD CONSTRUCTION INC., being the only owner of record of the

property described hereinafter, do hereby

dedicate to the public, for the use and enjoyment of the public, the

property described hereinafter, to be known as the

DALE GOAD INDUSTRIAL ADDITION

containing a total of 87.7 acres

more or less, located in the County of BROWN, State of TEXAS.

Witness my hand and seal of office this 1st day of May, 2023.

DALE GOAD CONSTRUCTION INC.

By _____

DALE GOAD CONSTRUCTION INC.

By _____

DALE GOAD CONSTRUCTION INC.

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DALE GOAD CONSTRUCTION INC.

By _____

**PRELIMINARY PLAT
DALE GOAD INDUSTRIAL ADDITION
CONTAINING 87.7 ACRES
IN PHASES 1, 2 AND 3**

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

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