

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**

February 6, 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 of January 2, 2024 Meeting Minutes

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Consider Approval of Replat Request by Vickie Stachowski for 4302 N. Washington Avenue
- b. Consider Approval of Rezone Request by Vickie Stachowski for 4302 N. Washington Avenue

6. New Business

ADJOURNMENT

CERTIFICATE

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

15th day of November, 2023 and that an agenda of said meeting was posted at the place of such meeting at 12:00 p.m. on the 5th day of February, 2024.

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

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.



Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
January 2, 2024 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 5:35 PM

INVOCATION/FLAG SALUTE

Commission member Horner provided the invocation. Vice Chairman Knight led the flag salute.

ROLL CALL

Present:

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

Absent:

Planning Commissioner Thomas Newsom

ORDER OF BUSINESS

1. Consent Items

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

- a. Consider approval for November 7, 2023 meeting minutes.

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

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.

Discussion, Consideration and Possible Action on PC2024-01, 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. Phillip Hightower reveled with the Planning Commission members 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. The applicant approached staff regarding the preliminary plat of this property with the desire to develop the property into multiple light industrial lots serviced by 1 cul de sac street. Secondary access would be by way of existing cell tower servicing easement in the back of the property for emergency purposes. The proposed cul-de-sac diameter is 96' instead of 100' but has been approved by the fire marshal. Fire hydrants serviced by rural water 2 are proposed to be 300 feet apart. The aforementioned property is approximately 9.01 acres and currently has an industrial use on the property. The area is made up of a mix of Residential, Commercial and Industrial Zoned properties. 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. 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.

Dale Goad spoke in favor of this request

Motion was made by Chairman Jackson and seconded by Commission Member Horner to approve the request contingent upon noted concerns that there is a 50 foot inside curb cul-de-sac requirement within the ordinance. There is also a requirement for a secondary easement or egress. The staff report stated does not meet guidelines. Street easements for industrial use are 80 feet.

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None

6. Executive Session

7. New Business

There was no new business.

ADJOURNMENT

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

Motion Passed with the following vote:

Ayes: Kerr, Horner, Knight, Jackson

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 2/6/2024
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

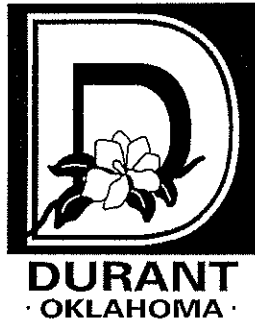
Memorandum

Date: 2/6/2024
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: 2/6/2024
To: Planning Commission
Case: PC 2024-2
From: Reed Aichholz, Community Development Director
Re: Replat Request from Stachowski Property 4302 N Washington Ave

Request: Consider a request from the Stachowski family to replat their property.

Current Zoning: A1- Agricultural

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

Surrounding Properties:

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

Lot Characteristics:

Width	~ 325 ft.
Depth	~ 1310 ft.
Total Area	~ 9.75 acres (~425,000 sq. ft.)

Applicant: The Stachowski Family

Background: Applicant approached staff with the desire to divide the parcel between several family members and build a new residence at the front of the property. City Ordinance requires them to replat the property.

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 the Stachowski family, is approximately 9.75 acres in total and is already split into 5 parcels among family members. They intend to create a minor change to the current parcels between 4 family members. Replating the property will document and allow the proposed property lines changes and easement access to all parcels. This type of replat would be considered a minor subdivide:

“(1) Minor subdivisions shall create no more than four lots and do not require the creation of a new street or the extension of municipal facilities. Minor subdivisions may be approved for residential and nonresidential properties. Conveyance plats may be approved under the procedure for minor subdivisions provided that they establish no more than four lots and do not create a new street or extend municipal facilities. Minor plat approval requires the submission of a final plat as described under these regulations, or the submission of a conveyance plat as described under these regulations.”

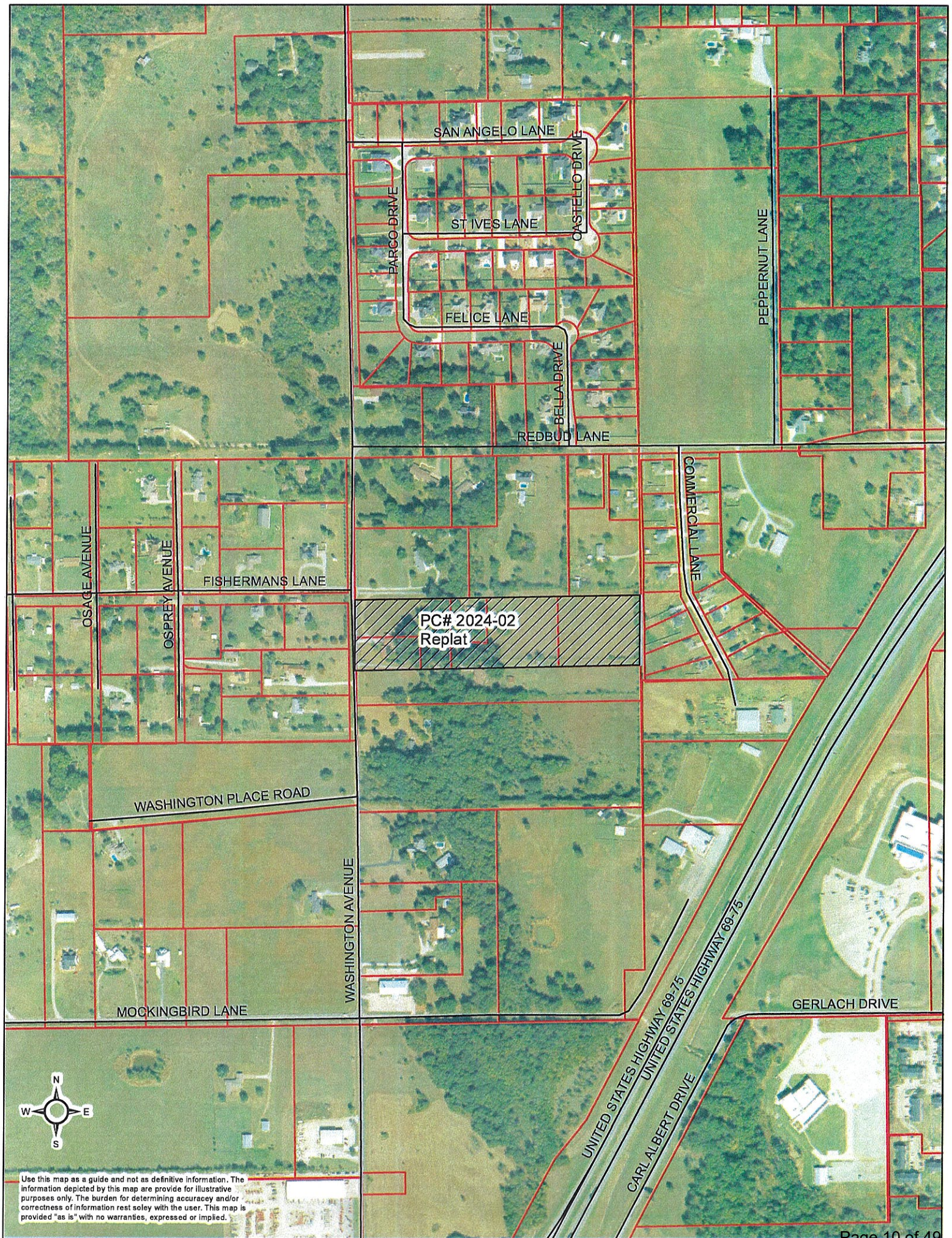
Moreover, the IFC question at hand is whether or not all parcels need to abut an IFC approved access road:

“Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds”

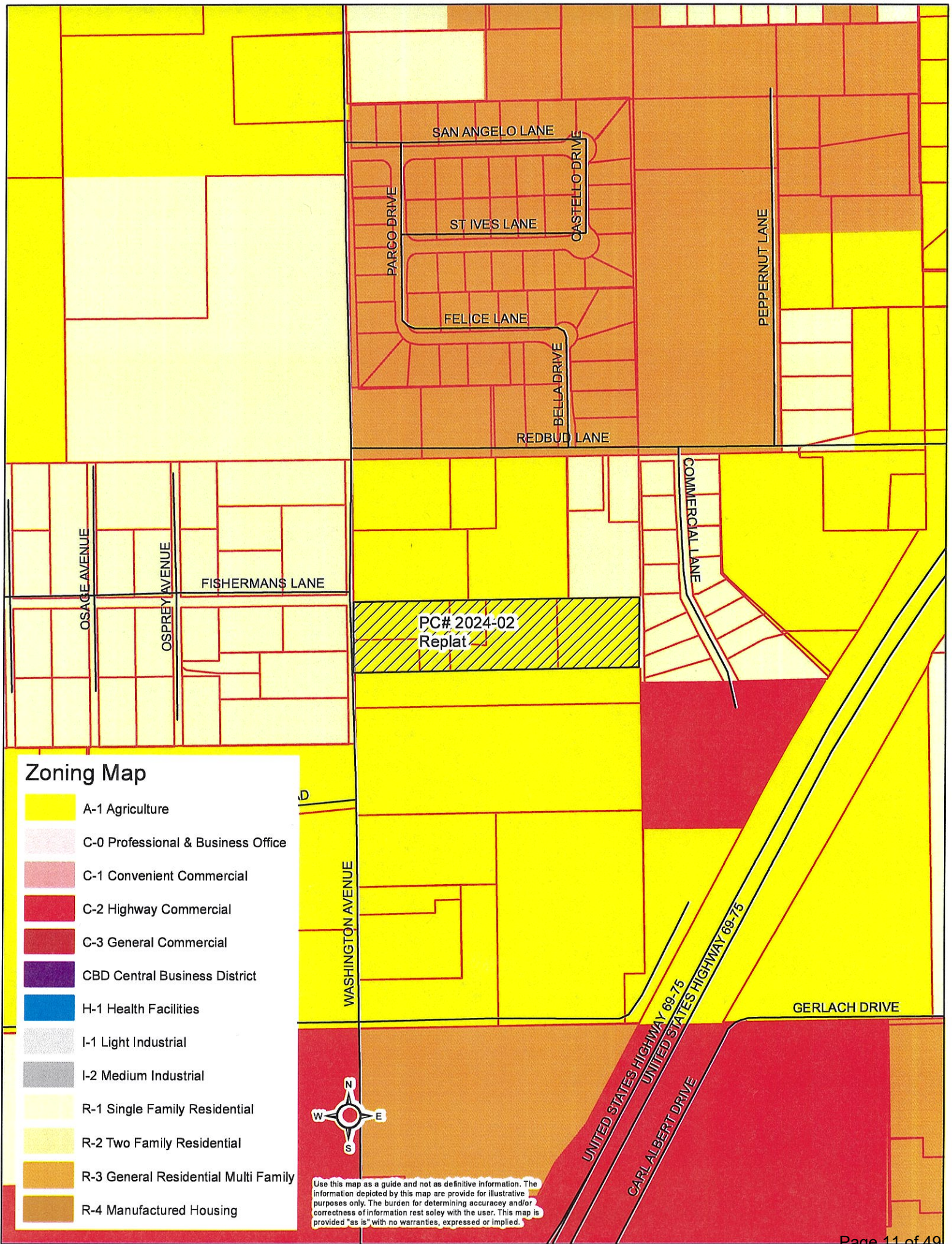
The applicant will have to come back for a final plat should this be approved with public infrastructure.

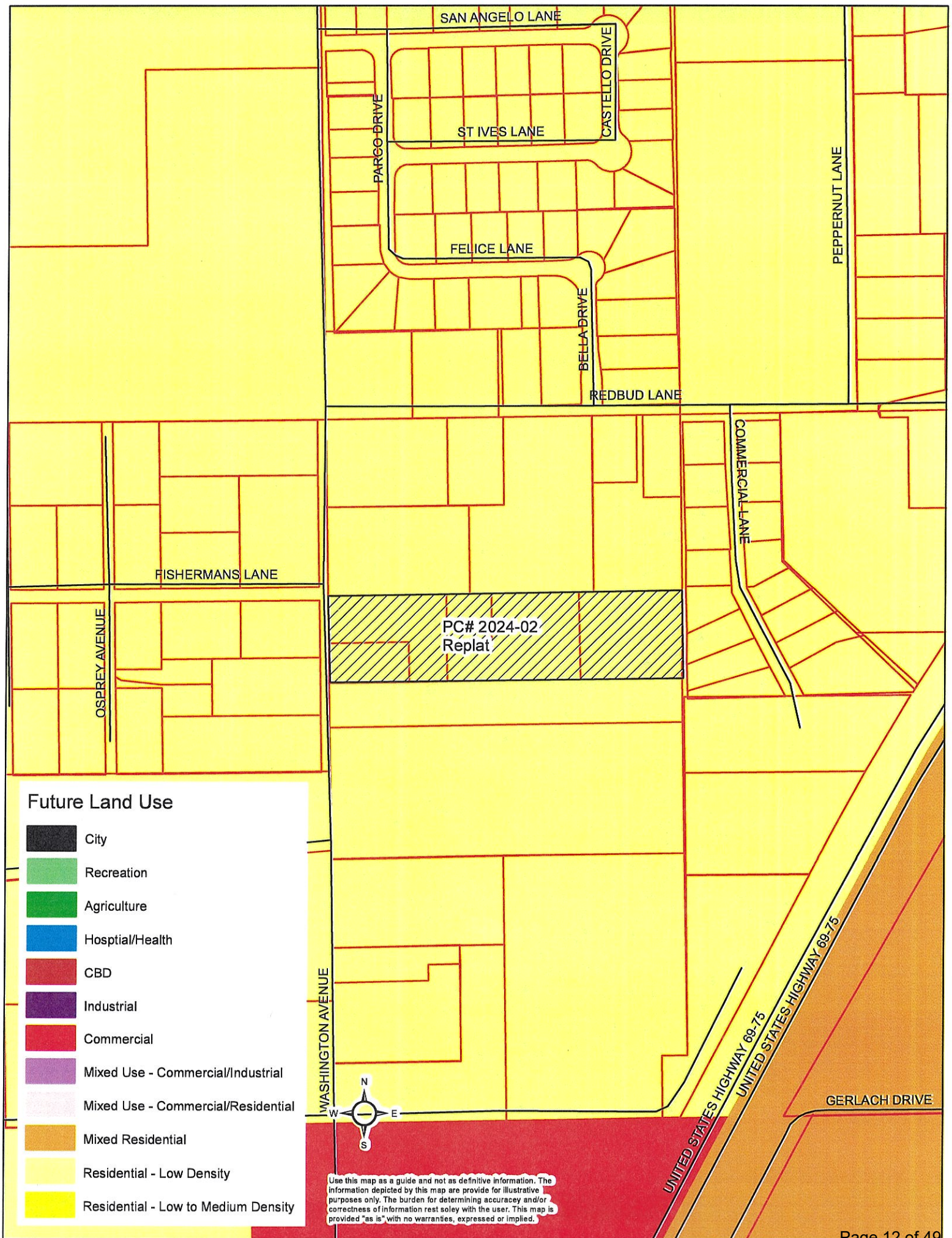
Staff Recommendation: Staff would recommend approving this request with the understanding that any buildings must abut a street/access road that passes IFC access requirements.

Required Action: Hold a public hearing and recommend approval or denial for the replat – located at 4302 N Washington Ave. 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.





Subdivision/Plat Application

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

Petition # PC2024-02
 Fee \$ 300.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: Vicki L. Stachowski	Email:	Phone #1 580-924-7429
Mailing Address: 4302 N. Washington Ave		Phone #2
City: Durant State: Oklahoma Zip: 74701		Fax #
Applicant's Interest in Property:		

SURVEYOR INFORMATION

Name: Craige Surveying LLC	Email: craigesurveying@gmail.com	Phone #1 580-295-2404
Mailing Address: P.O. Box 383		Phone #2
City: Bokchito State: Oklahoma Zip: 74726		Fax #
Surveyor Oklahoma License Number: PLS#1780		

ENGINEER INFORMATION

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

LAND INFORMATION

Legal Description: <u>See attachment</u>	Parcel Number: Numbers 1 - 6
Proposed Subdivision Name: <u>Lilley Acres</u>	Current Zone: <u>Agricultural</u>
Proposed Use: <u>Residential</u>	Proposed Zone: <u>Residential</u>
Current Property Owner's Name: <u>Parcel's #1 & 2 Vicki L. Stachowski, Parcel #3: Timothy Stachowski, Parcel's # 4 & 5 David L. Lilley, Parcel #6 Tristian Lilley</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: Vicki L. Stachowski Date: _____

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:

Lilley Family Trust: Split inherited property. Family to keep existing lots as is with the exception of single family residence proposed for Lot 2 to additional family member in the next year.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Parking will remain on proposed residential lots and will not affect traffic of N. Washington Ave.

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

None

3. Traffic Impacts:

None

4. Protection of Neighborhoods:

Proposed division of property will not significantly impact neighborhood development.

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

None

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

Addendum

Subdivision: Lilley Acres Owner: Stachowski, V. Lot: 1
Width _____ Length _____ Size 1.49 Acres Street Frontage: Yes
150 ft

Subdivision: Lilley Acres Owner: Stachowski, V. Lot: 2
Width _____ Length _____ Size 1.32 Acres Street Frontage: Yes
ft

Subdivision: Lilley Acres Owner: Stachowski, T. Lot: 3
Width _____ Length _____ Size 1.32 Acres Street Frontage: Yes
35 ft
Easement: Yes Driveway Access: Yes

Subdivision: Lilley Acres Owner: Lilley, D. Lot: 4
Width _____ Length _____ Size 1.35 Acres Street Frontage: No
Easement: Yes Driveway Access: Yes

Subdivision: Lilley Acres Owner: Lilley, D. Lot: 5
Width _____ Length _____ Size 1.61 Acres Street Frontage: No
Easement: Yes Driveway Access: Yes

Subdivision: Lilley Acres Owner: Lilley, T. Lot: 6
Width _____ Length _____ Size 2.96 Acres Street Frontage: No
Easement: Yes Driveway Access: Yes

Mail To: Peoples Federal Savs. & Loan
Association of Ardmore
313 West Broadway
Ardmore, Oklahoma 73401

INDEXED

322,878

WARRANTY DEED
JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS:

That BILLY BOB BRYANT and PATRICIA
JEAN BRYANT, husband and wife,

STATE OF OKLAHOMA, Bryan COUNTY, ss.
This instrument was filed for record on the 30 day of Nov
A. D. 19 76 at 2:45 o'clock, 2 minutes 2 M., and duly re-
corded in Book No. 597, Page 547, Fee \$1.00
Billie Ruth Roberts County Clerk
By Viola Carr Deputy

part V of the first part in consideration of the sum of

Ten Dollars, and no/100 and other valuable considerations DOLLARS,
the receipt of which is hereby acknowledged, do----- by these presents grant, bargain, sell and convey unto
LYNWOOD LILLEY

and BESSIE R. LILLEY, husband and wife, 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:

N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17,
Township 6 South, Range 9
East, containing 10 acres more
or less according to the Governemnt
Survey thereof,



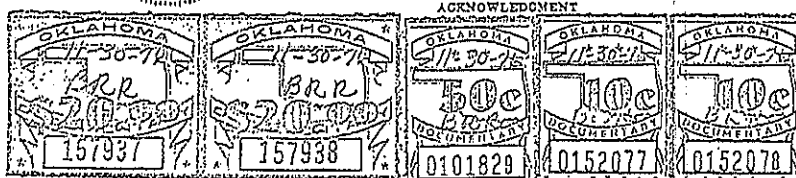
R.S. # 40,70

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, judgements, taxes,
mortgages and other liens and incumbrances of whatsoever nature,
LESS & EXCEPT all oil, gas and other minerals which are outstanding of
record in previous owners.

SIGNED and Sealed this 29th day of October, 1976
Billy Bob Bryant Patricia Jean Bryant
BILLY BOB BRYANT PATRICIA JEAN BRYANT

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Bryan County, ss.
Before me the undersigned, Notary Public in and for said County and State, on this 29th day of October, 1976, personally appeared
BILLY BOB BRYANT and PATRICIA JEAN BRYANT
to me 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.
WITNESS my hand and Seal this day and year last above written.
My Commission Expires Oct 28 78 C. Brown Notary Public



P-547

STATE OF OKLAHOMA
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 12 day of Oct, 1976
Billie Ruth Roberts County Clerk
Viola Carr Deputy

RETURN TO: MICAH KNIGHT, P.C.
123 N. 7TH AVENUE
DURANT, OK 74701

I-2023-757433 Book 1639 Pg 1044
08/23/2023 2:54pm Pg 1044-1046
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

TRUSTEE'S DEED

Know All Men by These Presents: That

Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 ("the Grantor"), in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto David L. Lilley and Marty Lilley, husband and wife, as joint tenant, with right of survivorship and not as tenants in common, of PO Box 275, Durant, OK 74701 ("the Grantee"), all of Parcel 3 as shown on the attached plat and as specifically described on **Exhibit A**, attached hereto and incorporated herein, together with all the improvements thereon and appurtenances thereunto belonging, and warrant title to the same.

To have and to hold said described premises unto the Grantee, and Grantee's successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances.

Executed and delivered this 23rd day of August 2023.

Vickie L. Stachowski

Vickie L. Stachowski, Successor Co-Trustee of
the Lilley Family Revocable Trust

David L. Lilley

David L. Lilley, Successor Co-Trustee of the
Lilley Family Revocable Trust

No Documentary Stamps Required Family Transfer.

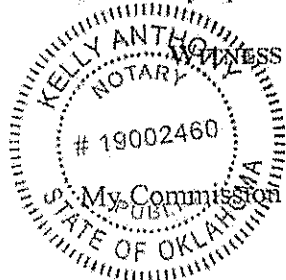
STATE OF OKLAHOMA)

ACKNOWLEDGMENT

) ss.

COUNTY OF BRYAN)

23rd Before me the undersigned, a Notary Public in and for said County and State, on this August day of August 2023, personally appeared Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012, to me known to be the identical person who executed the within and forgoing 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, on behalf of the trust.



Witness my hand and seal the day and year last above written

Kelly Anthony
Notary Public

EXHIBIT A

A PARCEL OF LAND BEING A PART OF THE SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NW/C SW/4 OF SAID SECTION 17; THENCE S 00°55'13" E ALONG WEST LINE SW/4 A DISTANCE OF 659.97 FEET TO THE NW/C N/2 S/2 NW/4 SW/4; THENCE N 89°27'51" E ALONG NORTH LINE THEREOF A DISTANCE OF 442.00 FEET; THENCE S 00°55'13" E A DISTANCE OF 196.80 FEET TO THE POINT OF BEGINNING; THENCE S 84°09'30" E A DISTANCE OF 168.93 FEET; THENCE N 00°55'13" W A DISTANCE OF 215.56 FEET TO A POINT ON THE NORTH LINE N/2 S/2 NW/4 SW/4; THENCE N 89°27'51" E ALONG SAID NORTH LINE A DISTANCE OF 327.96 FEET; THENCE S 00°58'26" E A DISTANCE OF 330.16 FEET TO A POINT ON THE SOUTH LINE N/2 S/2 NW/4 SW/4; THENCE S 89°28'28" W ALONG SAID SOUTH LINE A DISTANCE OF 496.02 FEET; THENCE N 00°55'13" W A DISTANCE OF 133.27 FEET; BACK TO THE TRUE POINT OF BEGINNING, CONTAINING 2.96 ACRES, MORE OR LESS, AS THE CASE MAY BE.

ALL TOGETHER WITH A 30' ACCESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA AS SHOWN ON THE ATTACHED PLAT, AND SUBJECT TO A 30' ACCESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 IN FAVOR OF TRISTEN LILLEY.

THIS CONVEYANCE INCLUDES A 30' ACCESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACROSS THE REAL PROPERTY CONVEYED TO VICKIE STACHWOSKI AND TIMOTHY STACHOWSKI, AS SHOWN ON THE ATTACHED PLAT

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY COLE CRAIGE, P.L.S. #1780, ON JUNE 6, 2023. ALL BEARINGS ARE GRID BEARINGS (NAD 83 OK ZONE SOUTH) DERIVED BY DIFFERENTIAL G.P.S. THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS S 00°55'13" E ALONG THE WEST LINE OF THE SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA.

I-2023-757433 Book 1639 Pg 1045
08/23/2023 2:54pm Pg 1044-1046
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

LAND BOUNDARY SURVEY PLAT
PART OF SECTION 17 T6S R9E
BRYAN COUNTY, OK

NW/4 SW/4
17 T6S R9E
BRYAN COUNTY,
RAILROAD SPIKE

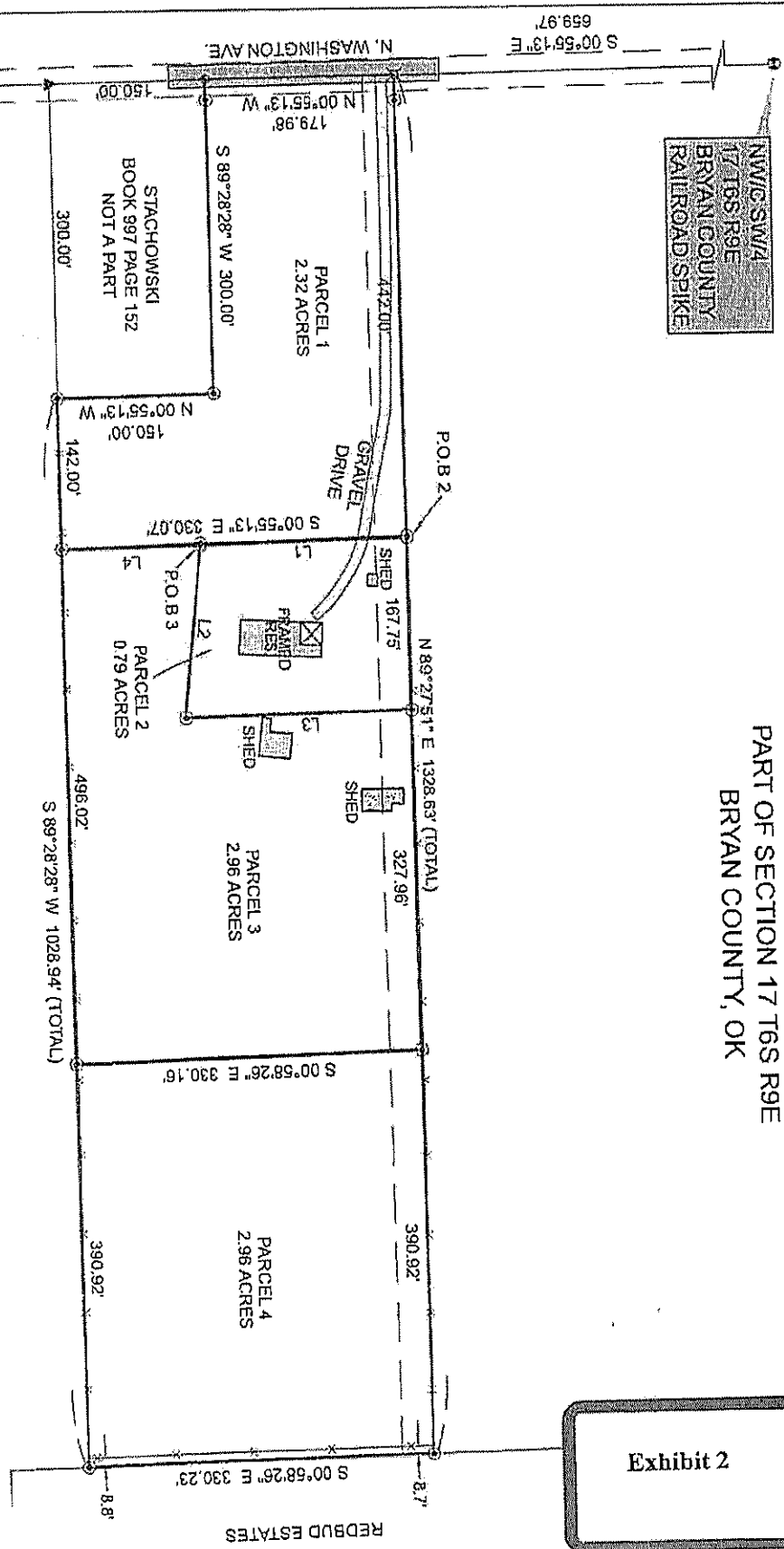


Exhibit 2

GENERAL SURVEY NOTES:

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS,
EITHER RECORDED, OR IMPLIED, THEREOF.

SW/4 SW/4
17 T6S R9E
BRYAN COUNTY,
60D NAIL FOUND

Vickie Stachowski
Parcel 1

Timothy Stachowski
Parcel 2

David Lilley
Parcel 3

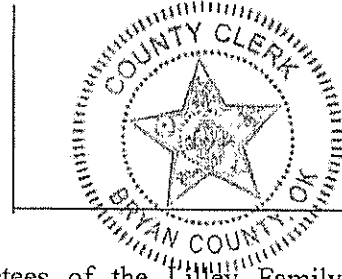
Tristen Lilley
Parcel 4

-BASIS OF BEARINGS-
SPC (MAD 83) OK ZONE SOUTH
WEST LINE SW/4
S 00° 55' 13" E

1-2023-757433 Book 1638 Pg 1046
08/23/2023 2:54pm Pg 1044-1046
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

RETURN TO: MICAH KNIGHT, P.C.
123 N. 7TH AVENUE
DURANT, OK 74701

I-2023-757430 Book 1639 Pg 1036
08/23/2023 2:54pm Pg 1036-1038
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK



TRUSTEE'S DEED

Know All Men by These Presents: That

Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 ("the Grantor"), in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Timothy Stachowski, a married person, of 4332 N. Washington, Oklahoma 74701 ("the Grantee"), Parcel 2 as shown on the attached plat and as more specifically described on **Exhibit A**, attached hereto and incorporated herein, together with all the improvements thereon and appurtenances thereunto belonging, and warrant title to the same.

To have and to hold said described premises unto the Grantee, and Grantee's successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances.

Executed and delivered this 23rd day of August 2023.

Vickie L. Stachowski

Vickie L. Stachowski, Successor Co-Trustee of
the Lilley Family Revocable Trust

David L. Lilley

David L. Lilley, Successor Co-Trustee of the
Lilley Family Revocable Trust

No Documentary Stamps Required Family Transfer.

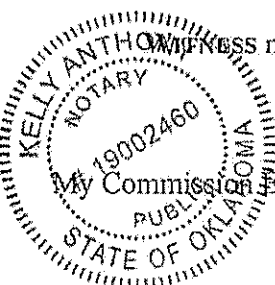
STATE OF OKLAHOMA)

ACKNOWLEDGMENT

COUNTY OF BRYAN)

ss.

23rd Before me the undersigned, a Notary Public in and for said County and State, on this day of August 2023, personally appeared Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 to me known to be the identical person who executed the within and forgoing 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, on behalf of the trust.



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

Kelly Anthony
Notary Public

EXHIBIT A

A PARCEL OF LAND BEING A PART OF THE SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NW/C SW/4 OF SAID SECTION 17; THENCE S 00°55'13" E ALONG WEST LINE SW/4 A DISTANCE OF 659.97 FEET TO THE NW/C N/2 S/2 NW/4 SW/4; THENCE N 89°27'51" E ALONG NORTH LINE THEREOF A DISTANCE OF 442.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°55'13" E A DISTANCE OF 196.80 FEET; THENCE S 84°09'30" E A DISTANCE OF 168.93 FEET; THENCE N 00°55'13" W A DISTANCE OF 215.56 FEET TO A POINT ON THE NORTH LINE OF THEN/2 S/2 NW/4 SW/4; THENCE S 89°27'51" W ALONG SAID NORTH LINE A DISTANCE OF 167.75 FEET; BACK TO THE TRUE POINT OF BEGINNING, CONTAINING 0.79 ACRES, MORE OR LESS, AS THE CASE MAY BE.

THIS CONVEYANCE IS SUBJECT TO A 30' ACCESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, IN FAVOR OF DAVID LILLEY AND TRISTEN LILLEY, AS SHOWN ON THE ATTACHED PLAT.

THIS CONVEYANCE INCLUDES A 30' ACCESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACROSS THE REAL PROPERTY CONVEYED TO VICKIE STACHWOSKI, AS SHOWN ON THE ATTACHED PLAT

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY COLE CRAIGE, P.L.S. #1780, ON JUNE 6, 2023. ALL BEARINGS ARE GRID BEARINGS (NAD 83 OK ZONE SOUTH) DERIVED BY DIFFERENTIAL G.P.S. THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS S 00°55'13" E ALONG THE WEST LINE OF THE SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA.

I-2023-757430 Book 1639 Pg 1037
08/23/2023 2:54pm Pg 1038-1038
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

LAND BOUNDARY SURVEY PLAT
PART OF SECTION 17 T6S R9E
BRYAN COUNTY, OK

NW/4 SW/4
17 T6S R9E
BRYAN COUNTY
RAILROAD SPIKE

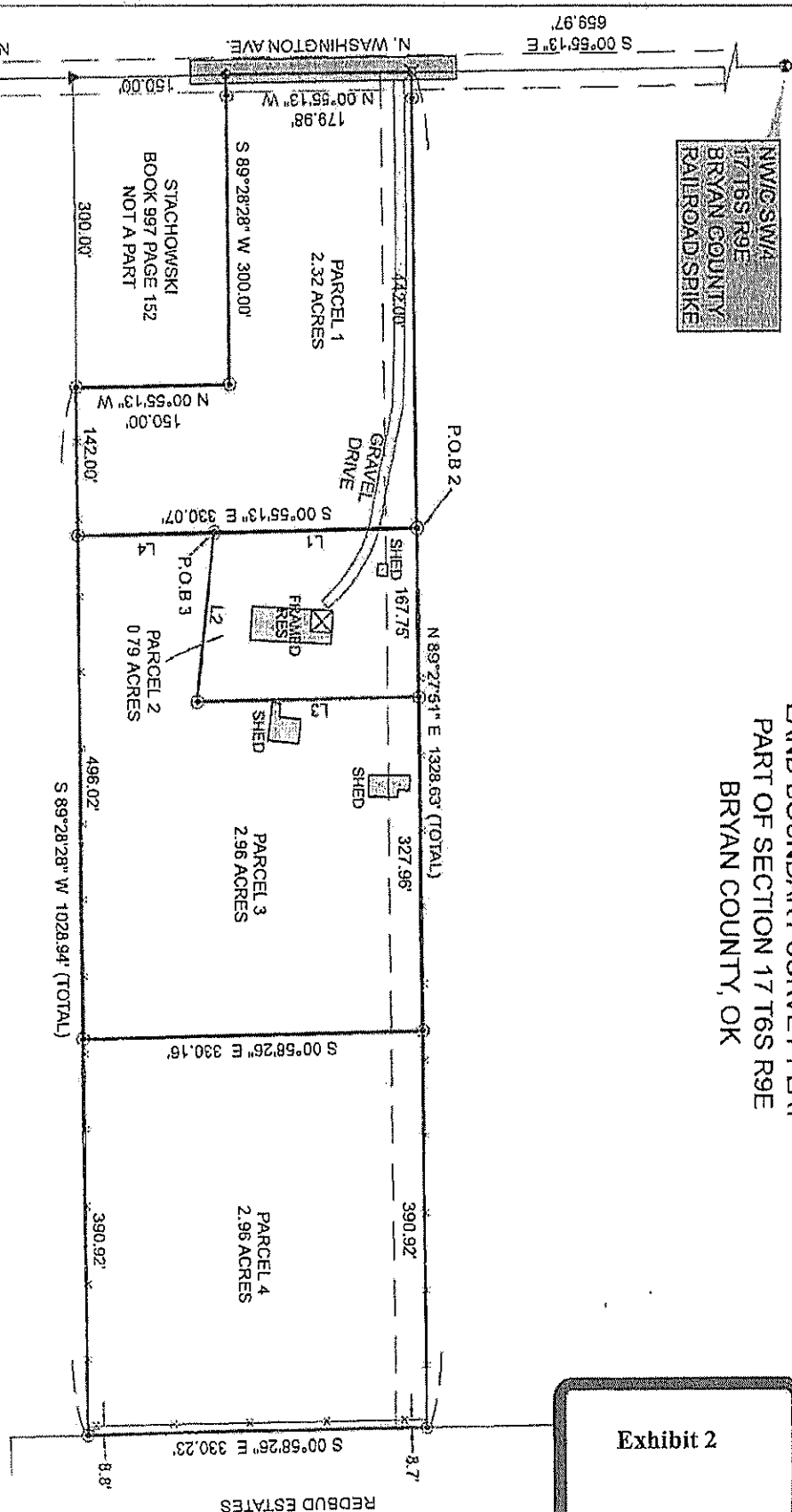


Exhibit 2

GENERAL SURVEY NOTES:

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS,
EITHER RECORDED, OR IMPLIED, THEREOF.

SW/4 SW/4
17 T6S R9E
BRYAN COUNTY
600' NAIL FOUND

Vickie Stachowski
Parcel 1

Timothy Stachowski
Parcel 2

-BASIS OF BEARINGS-
SPC (NAD 83) OK ZONE SOUTH
WEST LINE SW/4
S 00° 55' 13" E

David Lilley
Parcel 3

Tristen Lilley
Parcel 4

1-2023-757430 Book 1638 Pg 1038
08/23/2023 2:54pm Pg 1036-1038
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

RETURN TO: MICAH KNIGHT, P.C.
123 N. 7TH AVENUE
DURANT, OK 74701

I-2023-757432 Book 1639 Pg 1041
08/23/2023 2:54pm Pg 1041-1043
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

TRUSTEE'S DEED

Know All Men by These Presents: That

Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 ("the Grantor"), in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Tristen Lilley of 1530 Rowena Lane, Norman, OK 73069 ("the Grantee"), all of Parcel 4 as shown on the attached plat and as specifically described on **Exhibit A**, attached hereto and incorporated herein, together with all the improvements thereon and appurtenances thereunto belonging, and warrant title to the same.

To have and to hold said described premises unto the Grantee, and Grantee's successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances.

Executed and delivered this 23rd day of August 2023,

Vickie L. Stachowski

Vickie L. Stachowski, Successor Co-Trustee of
the Lilley Family Revocable Trust

David L. Lilley

David L. Lilley, Successor Co-Trustee of the
Lilley Family Revocable Trust

No Documentary Stamps Required Family Transfer.

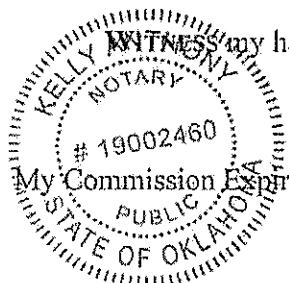
STATE OF OKLAHOMA)

ACKNOWLEDGMENT

COUNTY OF BRYAN)

ss.

23rd Before me the undersigned, a Notary Public in and for said County and State, on this day of August 2023, personally appeared Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 to me known to be the identical person who executed the within and forgoing 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, on behalf of the trust.



Kelly Anthony
Notary Public

EXHIBIT A

THE EAST 390.92 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND
MERIDIAN, BRYAN COUNTY, OKLAHOMA.

30' ACCESS EASEMENT:

ALL TOGETHER WITH A 30' ACCESS EASEMENT ACROSS THE
NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND
MERIDIAN, BRYAN COUNTY, OKLAHOMA.

I-2023-757432 Book 1639 Pg 1042
08/23/2023 2:54pm Pg 1041-1043
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

NW/4 S1/4
17 T68 R9E
BRYAN COUNTY
RAILROAD SPIKE

S 00°55'13"E 659.97'

N. WASHINGTON AVE.

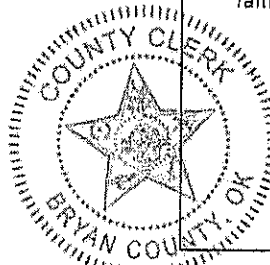
2.32 ACRES

~BASIS OF BEARINGS~
SPC (NAD 83) OK ZONE SOUTH
WEST LINE SW/4
S 00°55'13" E

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS,
EITHER RECORDED, OR IMPLIED, THEREOF.

RETURN TO: MICAH KNIGHT, P.C.
123 N. 7TH AVENUE
DURANT, OK 74701

I-2023-757431 Book 1639 Pg 1039
08/23/2023 2:54pm Pg 1039-1040
Fee: \$20.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK



TRUSTEE'S DEED

Know All Men by These Presents: That

Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 ("the Grantor"), in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Vickie Stachowski of 4302 N. Washington, Durant, OK 74701 ("the Grantee"), the following described real property and premises situated in Bryan County, State of Oklahoma, and more specifically described, to-wit:

THE WEST 442.00 FEET OF THE N/2 S/2 NW/4 SW/4 LESS AND EXCEPT THE SOUTH 150.00 FEET OF THE WEST 300.00 FEET THEREOF, IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA,

together with all the improvements thereon and appurtenances thereunto belonging, and warrant title to the same, subject to a 30' access easement across the North 30.00 feet of the N/2 S/2 NW/4 SW/4 of Section 17, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma in favor of Tim Stachowski, David Lilley, and Tristen Lilley.

To have and to hold said described premises unto the Grantee, and Grantee's successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances.

Vickie L. Stachowski

Vickie L. Stachowski, Successor Co-Trustee of the Lilley Family Revocable Trust

David L. Lilley

David L. Lilley, Successor Co-Trustee of the Lilley Family Revocable Trust

No Documentary Stamps Required Family Transfer.

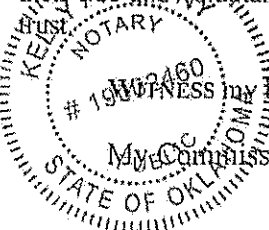
STATE OF OKLAHOMA)

ACKNOWLEDGMENT

) ss.

COUNTY OF BRYAN)

Before me the undersigned, a Notary Public in and for said County and State, on this 23rd day of August 2023, personally appeared Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012, to me known to be the identical person who executed the forgoing 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 herein on behalf of the



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

My Commission Expires: 3/18/27

Deed Anthony
Notary Public

LAND BOUNDARY SURVEY PLAT
PART OF SECTION 17 T6S R9E
BRYAN COUNTY, OK

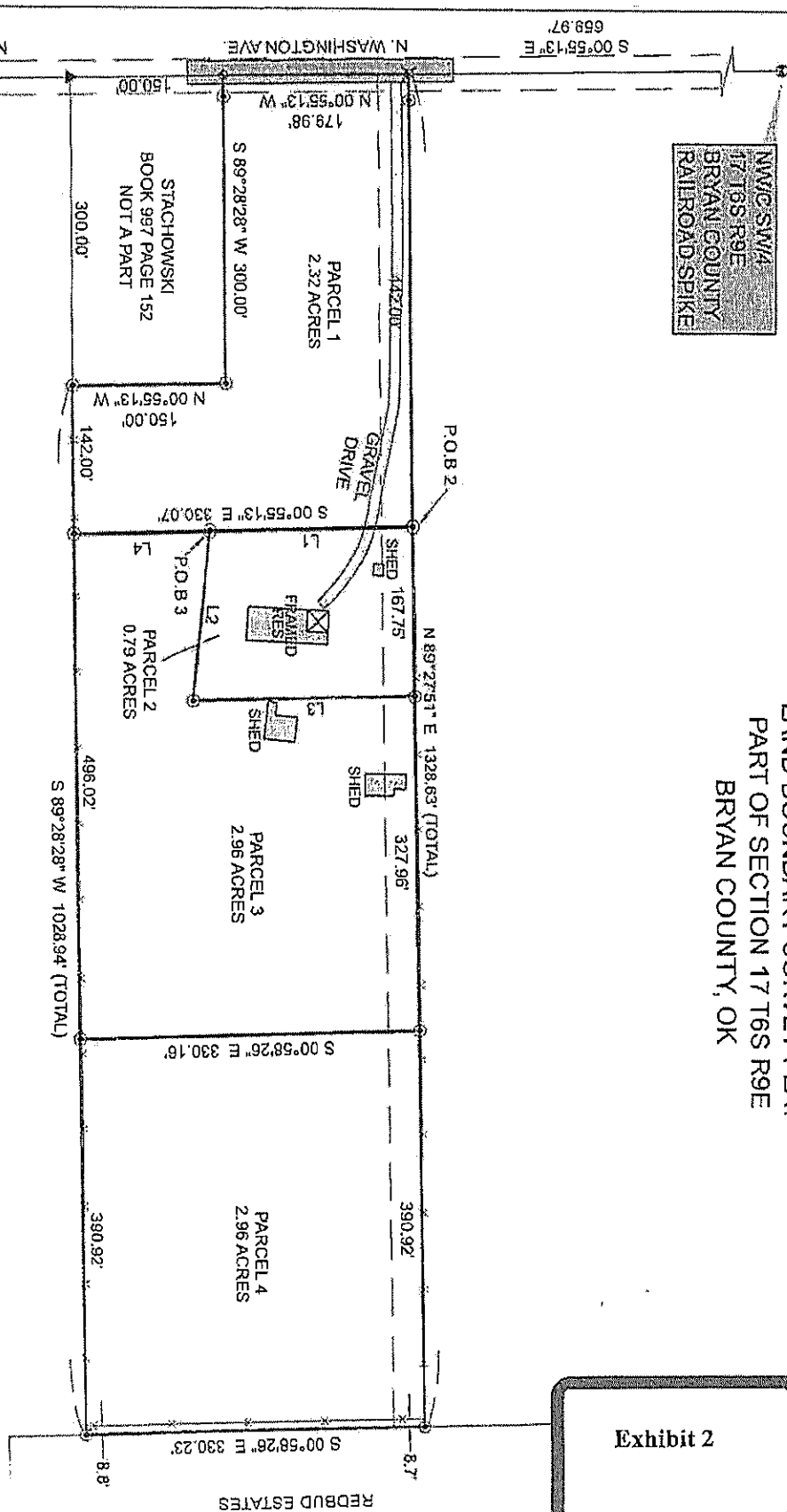


Exhibit 2

GENERAL SURVEY NOTES:

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS,
EITHER RECORDED, OR IMPLIED, THEREOF

Vickie Stachowski
Parcel 1

Timothy Stachowski
Parcel 2

David Lilley
Parcel 3

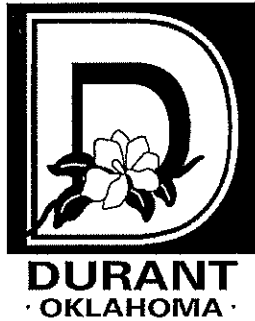
Tristen Lilley
Parcel 4

-BASIS OF BEARINGS-
SPC (NAD 83) OK ZONE SOUTH
WEST LINE SW/4
S 00°55'13" E

I-2023-757431 Book 1639 Pg 1040
08/23/2023 2:54pm Pg 1039-1040
Fee: \$20.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

Page 28 of 49





THE CITY OF DURANT

Office of Community Development

Date: 2/6/2024
To: Planning Commission
Case: PC 2024-2
From: Reed Aichholz, Community Development Director
Re: Rezone Request from Stachowski Property 4302 N Washington Ave

Request: Consider a request from the Stachowski family to rezone their property.

Current Zoning: A1- Agricultural

The Future Land Use Map has this area as a low residential

Surrounding Properties:

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

Lot Characteristics:

Width	~ 325 ft.
Depth	~ 1310 ft.
Total Area	~ 9.75 acres (~425,000 sq. ft.)

Applicant: The Stachowski Family

Background: Applicant approached staff with the desire to divide the parcel between several family members and build a new residence at the front of the property. City Ordinance requires them to rezone the property from A-1 to R-1.

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 the Stachowski family, is approximately 9.75 acres in total and is already split into 5 parcels among family members. They intend to create a minor change to the current parcels between 4 family members. They also intend to build a single-family residence in the front lot of the property abutting Washington Ave. This split and rezone is defined as a minor subdivision:

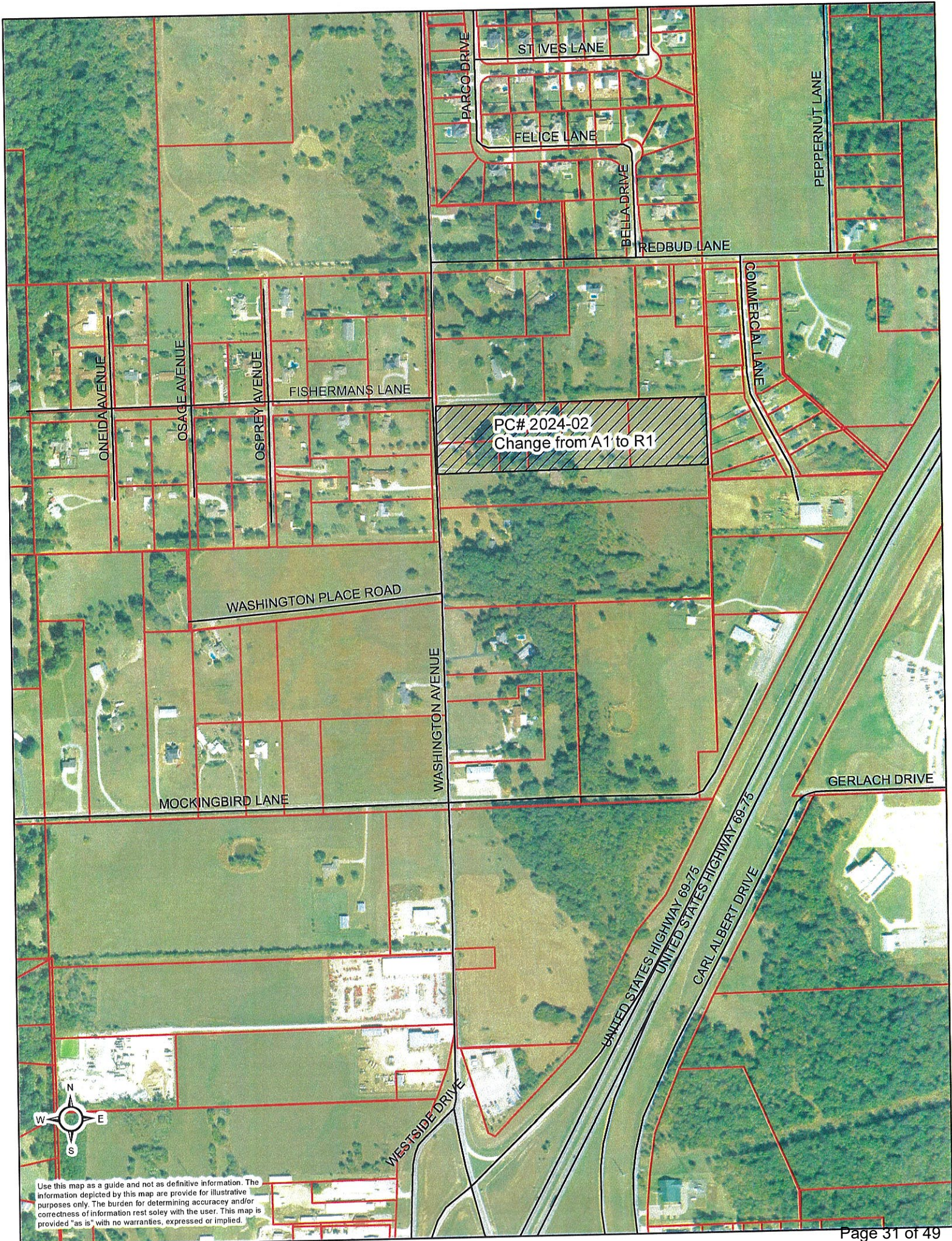
“(1) Minor subdivisions shall create no more than four lots and do not require the creation of a new street or the extension of municipal facilities. Minor subdivisions may be approved for residential and nonresidential properties. Conveyance plats may be approved under the procedure for minor subdivisions provided that they establish no more than four lots and do not create a new street or extend municipal facilities. Minor plat approval requires the submission of a final plat as described under these regulations, or the submission of a conveyance plat as described under these regulations.”

Moreover, the IFC question at hand is whether or not all parcels need to abut an IFC approved access road:

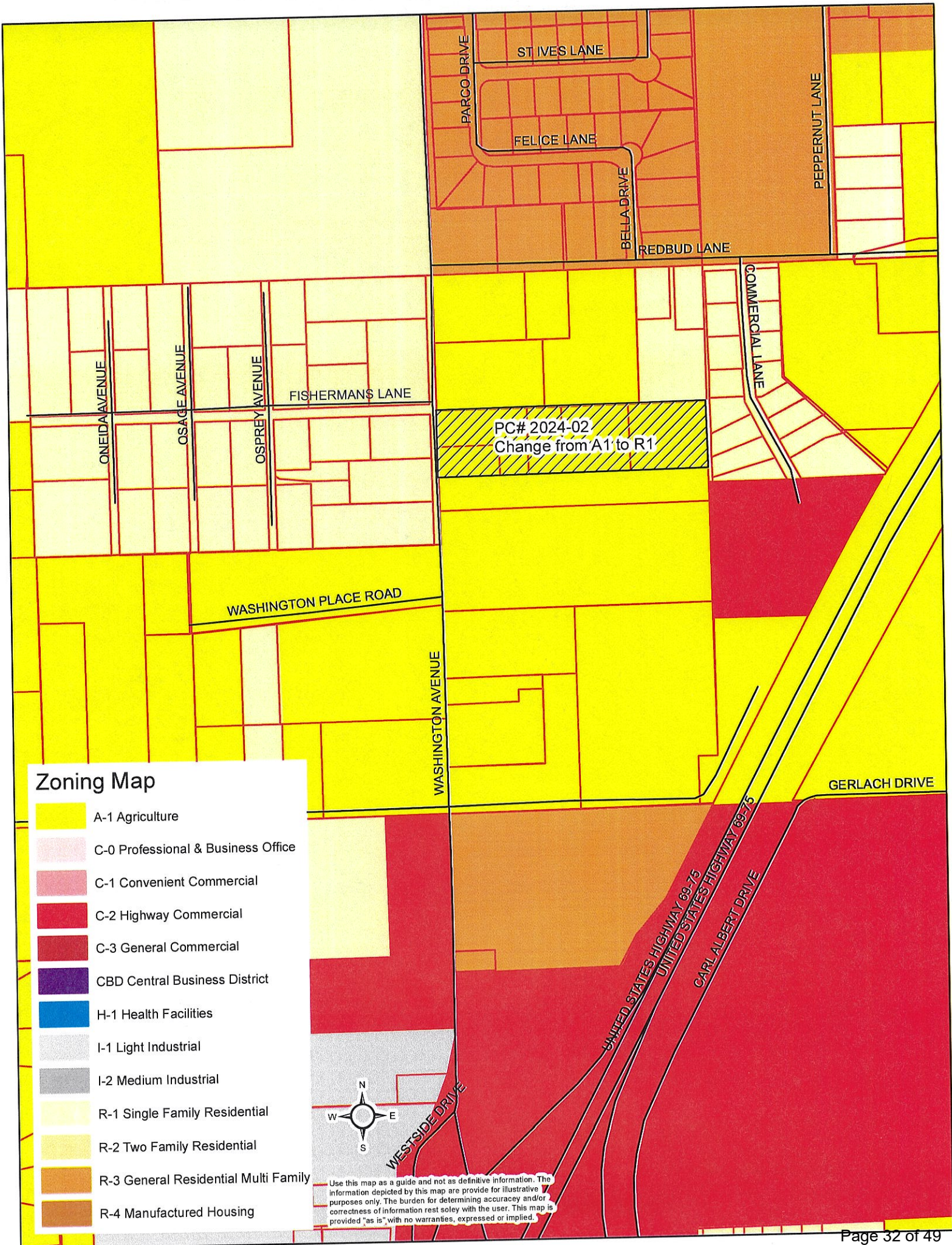
“Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds”

Staff Recommendation: Staff would recommend approving this request to rezone to R-1 with the understanding that any buildings must abut a street/access road that passes IFC access requirements.

Required Action: Hold a public hearing and recommend approval or denial for the rezone – located at 4302 N Washington Ave. Any specific conditions imposed by the Commission should be read into any approval motion.

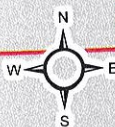


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.

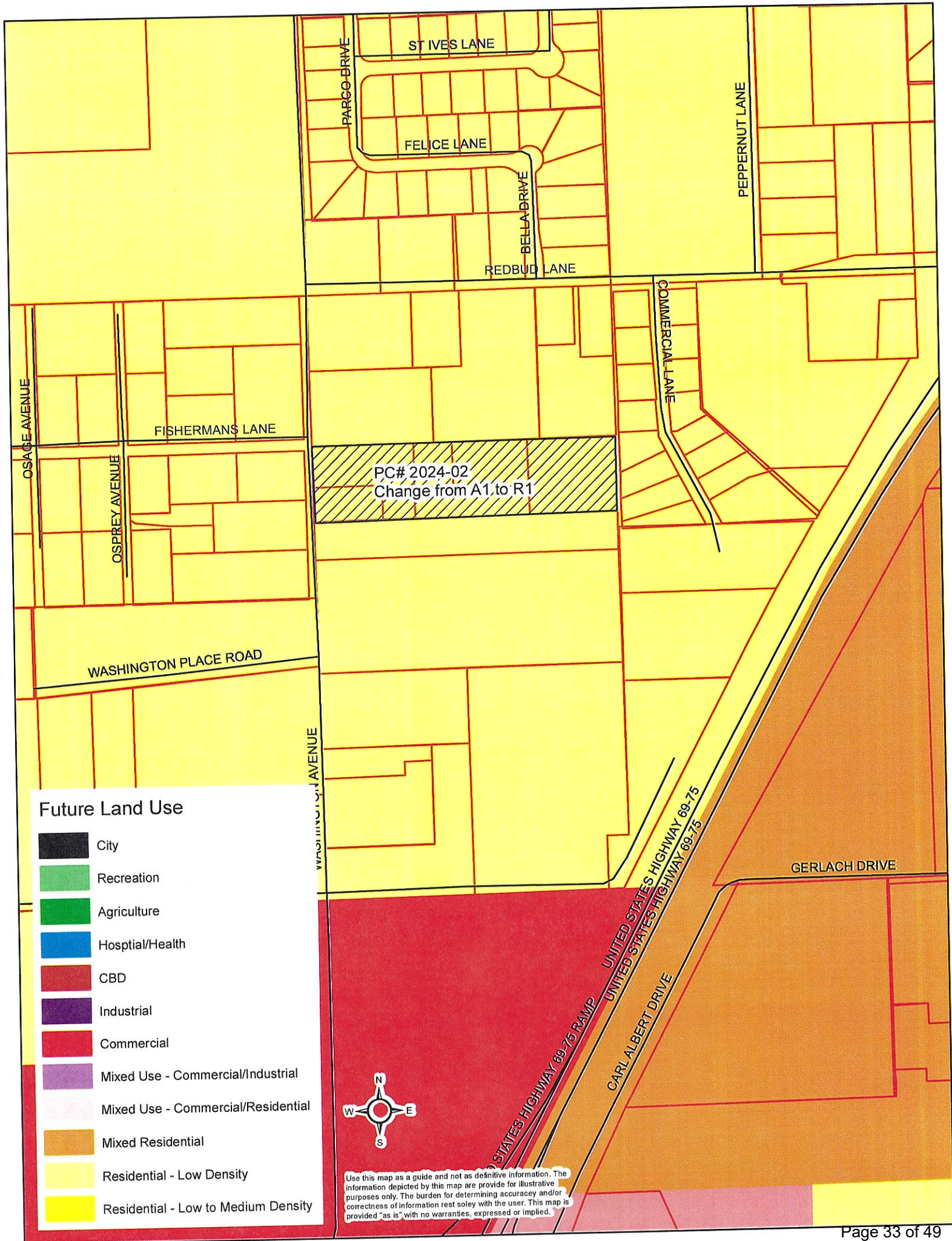


Zoning Map

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



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.



REZONING APPLICATION

Petition # PC 2024-02
 Fee \$ 300.00

APPLICANT INFORMATION

Name: <u>Vicki L. Stachowski</u>	Email:	Phone #1 <u>580-924-4729</u>
Mailing Address: <u>4302 N. Washington Ave</u>	Phone #2	
City: <u>Durant</u>	State: <u>OK</u>	Zip: <u>74701</u>
Applicant's Interest in Property: <u>Trustee on behalf of Lilley Family Trust beneficiaries: David L. Lilley, Tristian Lilley, & Timothy Stachowski</u>		Fax #

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

Physical Address of Rezoning Request:			
☐ Platted ☐ Un-Platted	Subdivision <u>Lilley Acres</u>	Lot <u>1 - 6</u>	Block
Legal Description: (If Un-platted)			
☐ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.			

Request Rezoning From: <u>Agricultural</u>		Request Rezoning To: <u>Residential</u>	
Present Use: <u>Single Family home, Agricultural</u>		Proposed Use: <u>Residential: Single Family Residence</u>	
Parcel Width: <u>See Attached *</u>	Parcel Length: <u>↓</u>	Acres: <u>*</u>	Street/Road Frontage: <u>*</u>
☐ City Water (If City Water will be extended or improvements will be made, please explain:)			
☐ City Sewer (If City Sewer will be extended or improvements will be made, please explain:)			
☒ Private Water		☒ Private Sewer	
Is Property in the Floodplain? <u>NO</u>	Is property in the Airport Zone. <u>NO</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.

Vicki L. Stachowski
 Signature of Applicant

Date

Office Use Only

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

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which makes this zone change necessary.

Living Trust to split inherited property amongst beneficiaries. Larger parcel as a whole is zoned Agricultural but due to each inherited section is less than 5 acres needs to be rezoned as residential due to city ordinance. Parcel 1, 2, 3 : Intended Single Family Residence, Lots 4-6 are to remain as is with no development plans

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

3. List any other reasons to support this zone change.

Addendum

Subdivision: Lilley Acres Owner: Stachowski, V. Lot: 1
Width _____ Length _____ Size 1.49 Acres Street Frontage: Yes
150 ft

Subdivision: Lilley Acres Owner: Stachowski, V. Lot: 2
Width _____ Length _____ Size 1.32 Acres Street Frontage: Yes
ft

Subdivision: Lilley Acres Owner: Stachowski, T. Lot: 3
Width _____ Length _____ Size 1.32 Acres Street Frontage: Yes
35 ft
Easement: Yes Driveway Access: Yes

Subdivision: Lilley Acres Owner: Lilley, D. Lot: 4
Width _____ Length _____ Size 1.35 Acres Street Frontage: No
Easement: Yes Driveway Access: Yes

Subdivision: Lilley Acres Owner: Lilley, D. Lot: 5
Width _____ Length _____ Size 1.61 Acres Street Frontage: No
Easement: Yes Driveway Access: Yes

Subdivision: Lilley Acres Owner: Lilley, T. Lot: 6
Width _____ Length _____ Size 2.96 Acres Street Frontage: No
Easement: Yes Driveway Access: Yes

Mail To: Peoples Federal Savs. & Loan
Association of Ardmore
313 West Broadway
Ardmore, Oklahoma 73401

INDEXED

322,878

WARRANTY DEED
JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS:

That BILLY BOB BRYANT and PATRICIA
JEAN BRYANT, husband and wife,

STATE OF OKLAHOMA, Bryan COUNTY, ss.
This instrument was filed for record on the 30 day of Nov
A. D. 19 76 at 2:45 o'clock, 2 minutes P. M. and duly re-
corded in Book No. 597, Page 547, Fee \$1.00
Billie Ruth Roberts County Clerk
By Viola Carr Deputy

part V of the first part in consideration of the sum of

---Ten Dollars, and no/100 and other valuable considerations DOLLARS,
the receipt of which is hereby acknowledged, do----- by these presents grant, bargain, sell and convey unto
LYNWOOD LILLEY

and BESSIE R. LILLEY, husband and wife, 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:

N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17,
Township 6 South, Range 9
East, containing 10 acres more
or less according to the Governemnt
Survey thereof,



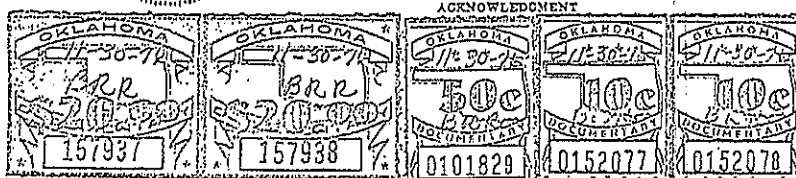
R.S. # 40,70

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, judgements, taxes,
mortgages and other liens and incumbrances of whatsoever nature,
LESS & EXCEPT all oil, gas and other minerals which are outstanding of
record in previous owners.

SIGNED and Sealed this 29th day of October, 1976
Billy Bob Bryant Patricia Jean Bryant
BILLY BOB BRYANT PATRICIA JEAN BRYANT

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Bryan County, ss.
Before me the undersigned, Notary Public in and for said County and State, on this 29th day of October, 1976, personally appeared
BILLY BOB BRYANT and PATRICIA JEAN BRYANT
to me 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.
WITNESS my hand and Seal the day and year last above written.
My Commission Expires Oct 28 78 C. Brown Notary Public



P-547

STATE OF OKLAHOMA
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 12 day of Oct, 1976
Billie Ruth Roberts County Clerk
Viola Carr Deputy

RETURN TO: MICAH KNIGHT, P.C.
123 N. 7TH AVENUE
DURANT, OK 74701

I-2023-757433 Book 1639 Pg 1044
08/23/2023 2:54pm Pg 1044-1046
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

TRUSTEE'S DEED

Know All Men by These Presents: That

Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 ("the Grantor"), in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto David L. Lilley and Marty Lilley, husband and wife, as joint tenant, with right of survivorship and not as tenants in common, of PO Box 275, Durant, OK 74701 ("the Grantee"), all of Parcel 3 as shown on the attached plat and as specifically described on **Exhibit A**, attached hereto and incorporated herein, together with all the improvements thereon and appurtenances thereunto belonging, and warrant title to the same.

To have and to hold said described premises unto the Grantee, and Grantee's successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances.

Executed and delivered this 23rd day of August 2023.

Vickie L. Stachowski

Vickie L. Stachowski, Successor Co-Trustee of
the Lilley Family Revocable Trust

David L. Lilley

David L. Lilley, Successor Co-Trustee of the
Lilley Family Revocable Trust

No Documentary Stamps Required Family Transfer.

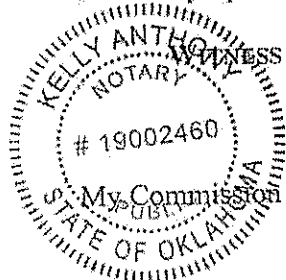
STATE OF OKLAHOMA)

ACKNOWLEDGMENT

) ss.

COUNTY OF BRYAN)

23rd Before me the undersigned, a Notary Public in and for said County and State, on this August day of August 2023, personally appeared Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012, to me known to be the identical person who executed the within and forgoing 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, on behalf of the trust.



Witness my hand and seal the day and year last above written

Kelly Anthony
Notary Public

EXHIBIT A

A PARCEL OF LAND BEING A PART OF THE SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NW/C SW/4 OF SAID SECTION 17; THENCE S 00°55'13" E ALONG WEST LINE SW/4 A DISTANCE OF 659.97 FEET TO THE NW/C N/2 S/2 NW/4 SW/4; THENCE N 89°27'51" E ALONG NORTH LINE THEREOF A DISTANCE OF 442.00 FEET; THENCE S 00°55'13" E A DISTANCE OF 196.80 FEET TO THE POINT OF BEGINNING; THENCE S 84°09'30" E A DISTANCE OF 168.93 FEET; THENCE N 00°55'13" W A DISTANCE OF 215.56 FEET TO A POINT ON THE NORTH LINE N/2 S/2 NW/4 SW/4; THENCE N 89°27'51" E ALONG SAID NORTH LINE A DISTANCE OF 327.96 FEET; THENCE S 00°58'26" E A DISTANCE OF 330.16 FEET TO A POINT ON THE SOUTH LINE N/2 S/2 NW/4 SW/4; THENCE S 89°28'28" W ALONG SAID SOUTH LINE A DISTANCE OF 496.02 FEET; THENCE N 00°55'13" W A DISTANCE OF 133.27 FEET; BACK TO THE TRUE POINT OF BEGINNING, CONTAINING 2.96 ACRES, MORE OR LESS, AS THE CASE MAY BE.

ALL TOGETHER WITH A 30' ACCESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA AS SHOWN ON THE ATTACHED PLAT, AND SUBJECT TO A 30' ACCESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 IN FAVOR OF TRISTEN LILLEY.

THIS CONVEYANCE INCLUDES A 30' ACCESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACROSS THE REAL PROPERTY CONVEYED TO VICKIE STACHWOSKI AND TIMOTHY STACHOWSKI, AS SHOWN ON THE ATTACHED PLAT

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY COLE CRAIGE, P.L.S. #1780, ON JUNE 6, 2023. ALL BEARINGS ARE GRID BEARINGS (NAD 83 OK ZONE SOUTH) DERIVED BY DIFFERENTIAL G.P.S. THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS S 00°55'13" E ALONG THE WEST LINE OF THE SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA.

I-2023-757433 Book 1639 Pg 1045
08/23/2023 2:54pm Pg 1044-1046
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

NW1/4 SW1/4
17 T6S R9E
BRYAN COUNTY
RAILROAD SPIKE

S 00°55'13" E
659.97'

179.98

2.32 ACRES

STACHOWSKI
BOOK 897 PAGE 152
NOT A PART

SW/C SW/4
17 T6S R9E
BRYAN COUNTY
60D NAIL FOUND

Timothy Stachowski
Parcel 2

-BASIS OF BEARINGS--
SPC (NAD 83)/ OK ZONE SOUTH
WEST LINE SW/4
S 00°55'13" E

David Lilley
Parcel 3

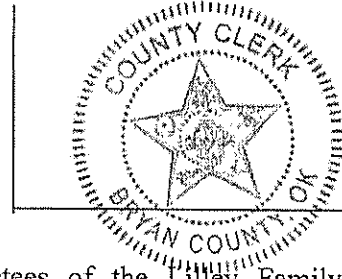
Tristen Lilley
Parcel 4

1-2023-757433 Book 1638 Pg 1046
08/23/2023 2:54pm Pg 1044-1046
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

REDBUD ESTATES

RETURN TO: MICAH KNIGHT, P.C.
123 N. 7TH AVENUE
DURANT, OK 74701

I-2023-757430 Book 1639 Pg 1036
08/23/2023 2:54pm Pg 1036-1038
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK



TRUSTEE'S DEED

Know All Men by These Presents: That

Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 (*"the Grantor"*), in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Timothy Stachowski, a married person, of 4332 N. Washington, Oklahoma 74701 (*"the Grantee"*), Parcel 2 as shown on the attached plat and as more specifically described on **Exhibit A**, attached hereto and incorporated herein, together with all the improvements thereon and appurtenances thereunto belonging, and warrant title to the same.

To have and to hold said described premises unto the Grantee, and Grantee's successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances.

Executed and delivered this 23rd day of August 2023.

Vickie L. Stachowski

Vickie L. Stachowski, Successor Co-Trustee of
the Lilley Family Revocable Trust

David L. Lilley

David L. Lilley, Successor Co-Trustee of the
Lilley Family Revocable Trust

No Documentary Stamps Required Family Transfer.

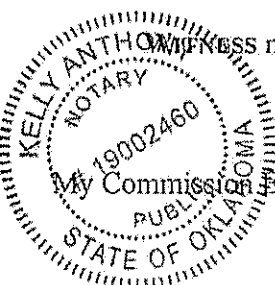
STATE OF OKLAHOMA)

ACKNOWLEDGMENT

COUNTY OF BRYAN)

ss.

23rd Before me the undersigned, a Notary Public in and for said County and State, on this day of August 2023, personally appeared Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 to me known to be the identical person who executed the within and forgoing 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, on behalf of the trust.



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

Kelly Anthony
Notary Public

EXHIBIT A

A PARCEL OF LAND BEING A PART OF THE SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NW/C SW/4 OF SAID SECTION 17; THENCE S 00°55'13" E ALONG WEST LINE SW/4 A DISTANCE OF 659.97 FEET TO THE NW/C N/2 S/2 NW/4 SW/4; THENCE N 89°27'51" E ALONG NORTH LINE THEREOF A DISTANCE OF 442.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°55'13" E A DISTANCE OF 196.80 FEET; THENCE S 84°09'30" E A DISTANCE OF 168.93 FEET; THENCE N 00°55'13" W A DISTANCE OF 215.56 FEET TO A POINT ON THE NORTH LINE OF THEN/2 S/2 NW/4 SW/4; THENCE S 89°27'51" W ALONG SAID NORTH LINE A DISTANCE OF 167.75 FEET; BACK TO THE TRUE POINT OF BEGINNING, CONTAINING 0.79 ACRES, MORE OR LESS, AS THE CASE MAY BE.

THIS CONVEYANCE IS SUBJECT TO A 30' ACCESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, IN FAVOR OF DAVID LILLEY AND TRISTEN LILLEY, AS SHOWN ON THE ATTACHED PLAT.

THIS CONVEYANCE INCLUDES A 30' ACCESS EASEMENT ACROSS THE NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACROSS THE REAL PROPERTY CONVEYED TO VICKIE STACHWOSKI, AS SHOWN ON THE ATTACHED PLAT

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY COLE CRAIGE, P.L.S. #1780, ON JUNE 6, 2023. ALL BEARINGS ARE GRID BEARINGS (NAD 83 OK ZONE SOUTH) DERIVED BY DIFFERENTIAL G.P.S. THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS S 00°55'13" E ALONG THE WEST LINE OF THE SW/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA.

I-2023-757430 Book 1639 Pg 1037
08/23/2023 2:54pm Pg 1038-1038
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

NW1/4 SW1/4
17T6S R9E
BRYAN COUNTY
RAILROAD SPIKE

S 00°55'13"E 659.97'

STACHOWSKI
BOOK 997 PAGE 152Z
NOT A PART

2.32 ACRES

0 79 ACRES

2.96 ACRES

PARCEL 4
2.96 ACRES

Vickie Stachowski
Parcel 1

Timothy Stachowski
Parcel 2

David Lilley
Parcel 3

Tristen Lilley
Parcel 4

~BASIS OF BEARINGS~
SPC (NAD 83)/ OK ZONE SOUTH
WEST LINE SW/4
S 00°55'13" E

1-2023-757430 Book 1639 Pg 1038
08/23/2023 2:54pm Pg 1036-1038
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

GENERAL SURVEY NOTES:
SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS
EITHER RECORDED, OR IMPLIED, THEREOF.

RETURN TO: MICAH KNIGHT, P.C.
123 N. 7TH AVENUE
DURANT, OK 74701

I-2023-757432 Book 1639 Pg 1041
08/23/2023 2:54pm Pg 1041-1043
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

TRUSTEE'S DEED

Know All Men by These Presents: That

Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 ("the Grantor"), in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Tristen Lilley of 1530 Rowena Lane, Norman, OK 73069 ("the Grantee"), all of Parcel 4 as shown on the attached plat and as specifically described on **Exhibit A**, attached hereto and incorporated herein, together with all the improvements thereon and appurtenances thereunto belonging, and warrant title to the same.

To have and to hold said described premises unto the Grantee, and Grantee's successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances.

Executed and delivered this 23rd day of August 2023,

Vickie L. Stachowski

Vickie L. Stachowski, Successor Co-Trustee of
the Lilley Family Revocable Trust

David L. Lilley

David L. Lilley, Successor Co-Trustee of the
Lilley Family Revocable Trust

No Documentary Stamps Required Family Transfer.

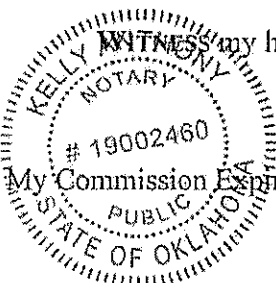
STATE OF OKLAHOMA)

ACKNOWLEDGMENT

) ss.

COUNTY OF BRYAN)

23rd Before me the undersigned, a Notary Public in and for said County and State, on this day of August 2023, personally appeared Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 to me known to be the identical person who executed the within and forgoing 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, on behalf of the trust.



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

Kelly Anthony
Notary Public

EXHIBIT A

THE EAST 390.92 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND
MERIDIAN, BRYAN COUNTY, OKLAHOMA.

30' ACCESS EASEMENT:

ALL TOGETHER WITH A 30' ACCESS EASEMENT ACROSS THE
NORTH 30.00 FEET OF THE N/2 S/2 NW/4 SW/4 OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN BASE AND
MERIDIAN, BRYAN COUNTY, OKLAHOMA.

I-2023-757432 Book 1639 Pg 1042
08/23/2023 2:54pm Pg 1041-1043
Fee: \$22.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

LAND BOUNDARY SURVEY PLAT
PART OF SECTION 17 T6S R9E
BRYAN COUNTY, OK

NW/4 SW/4
17 T6S R9E
BRYAN COUNTY
RAILROAD SPIKE

SW/4 SW/4
17 T6S R9E
BRYAN COUNTY
GODDINAIL FOUND

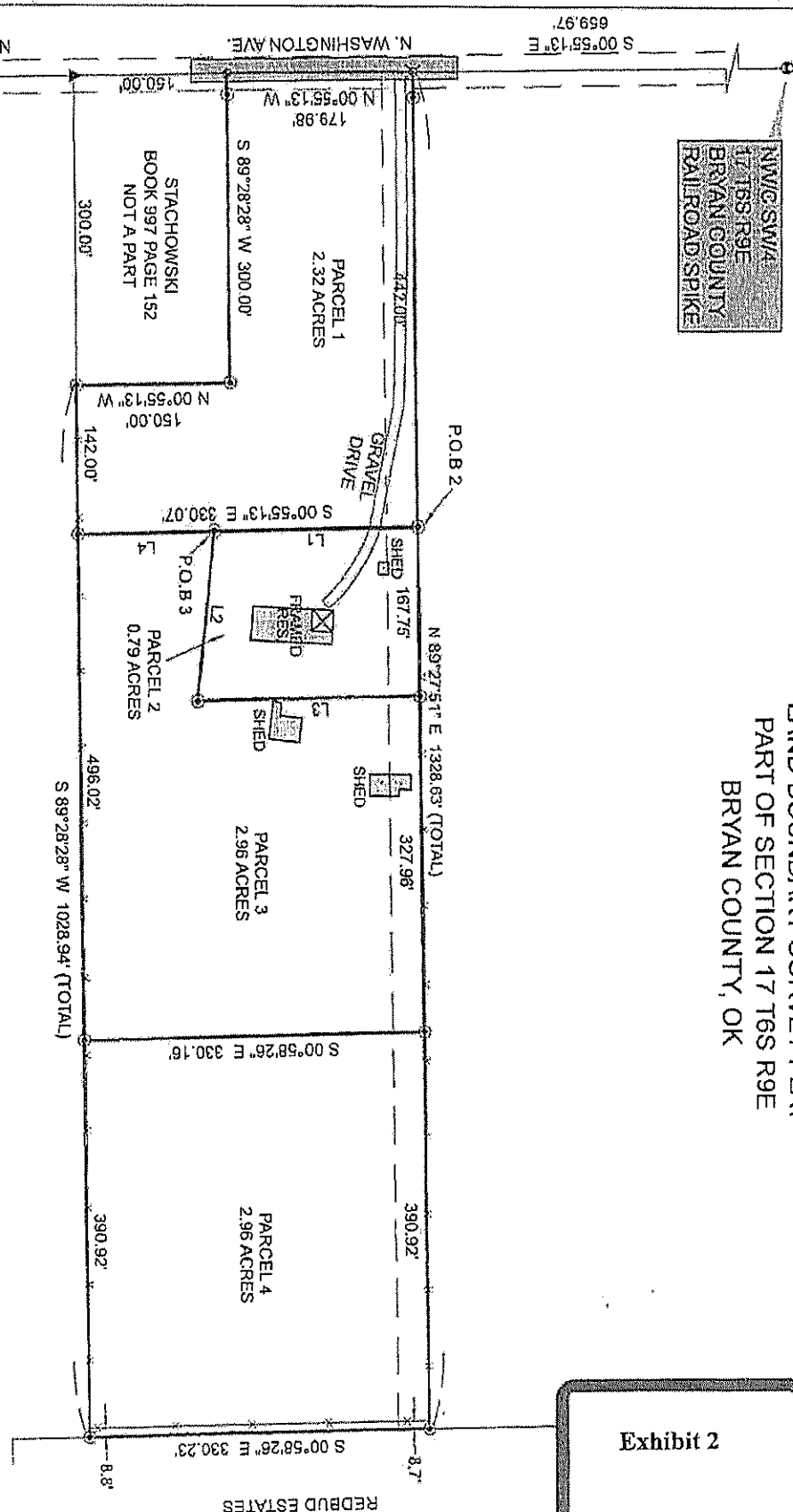


Exhibit 2

Vickie Stachowski
Parcel 1

Timothy Stachowski
Parcel 2

David Lilley
Parcel 3

Tristen Lilley
Parcel 4

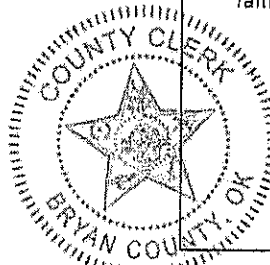
1-2023-757432 Book 1638 Pg 1043
08/23/2023 2:54pm Pg 1041-1043
Fee \$22.00 Doc: 50.00
Tammy Reynolds - Bryan County Clerk
State of OK

-BASIS OF BEARINGS-
SPC (NAD 83) OK ZONE SOUTH
WEST LINE SW/4
S 00°55'13" E

GENERAL SURVEY NOTES:
SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS,
EITHER RECORDED, OR IMPLIED, THEREOF.

RETURN TO: MICAH KNIGHT, P.C.
123 N. 7TH AVENUE
DURANT, OK 74701

I-2023-757431 Book 1639 Pg 1039
08/23/2023 2:54pm Pg 1039-1040
Fee: \$20.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK



TRUSTEE'S DEED

Know All Men by These Presents: That

Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012 ("the Grantor"), in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Vickie Stachowski of 4302 N. Washington, Durant, OK 74701 ("the Grantee"), the following described real property and premises situated in Bryan County, State of Oklahoma, and more specifically described, to-wit:

THE WEST 442.00 FEET OF THE N/2 S/2 NW/4 SW/4 LESS AND EXCEPT
THE SOUTH 150.00 FEET OF THE WEST 300.00 FEET THEREOF, IN
SECTION 17, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN
BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA,

together with all the improvements thereon and appurtenances thereunto belonging, and warrant title to the same, subject to a 30' access easement across the North 30.00 feet of the N/2 S/2 NW/4 SW/4 of Section 17, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma in favor of Tim Stachowski, David Lilley, and Tristen Lilley.

To have and to hold said described premises unto the Grantee, and Grantee's successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances.

Vickie L. Stachowski

Vickie L. Stachowski, Successor Co-Trustee of
the Lilley Family Revocable Trust

David L. Lilley

David L. Lilley, Successor Co-Trustee of the
Lilley Family Revocable Trust

No Documentary Stamps Required Family Transfer.

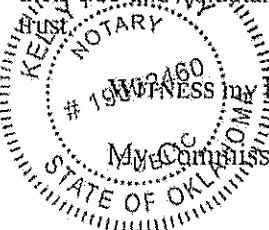
STATE OF OKLAHOMA)

ACKNOWLEDGMENT

) ss.

COUNTY OF BRYAN)

Before me the undersigned, a Notary Public in and for said County and State, on this 23rd day of August 2023, personally appeared Vickie L. Stachowski and David L. Lilley, Successor Co-Trustees of the Lilley Family Revocable Trust dated January 27, 2012, to me known to be the identical person who executed the forgoing 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 herein on behalf of the



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

My Commission Expires: 3/18/27

Deed Anthony
Notary Public

LAND BOUNDARY SURVEY PLAT
PART OF SECTION 17 T6S R9E
BRYAN COUNTY, OK

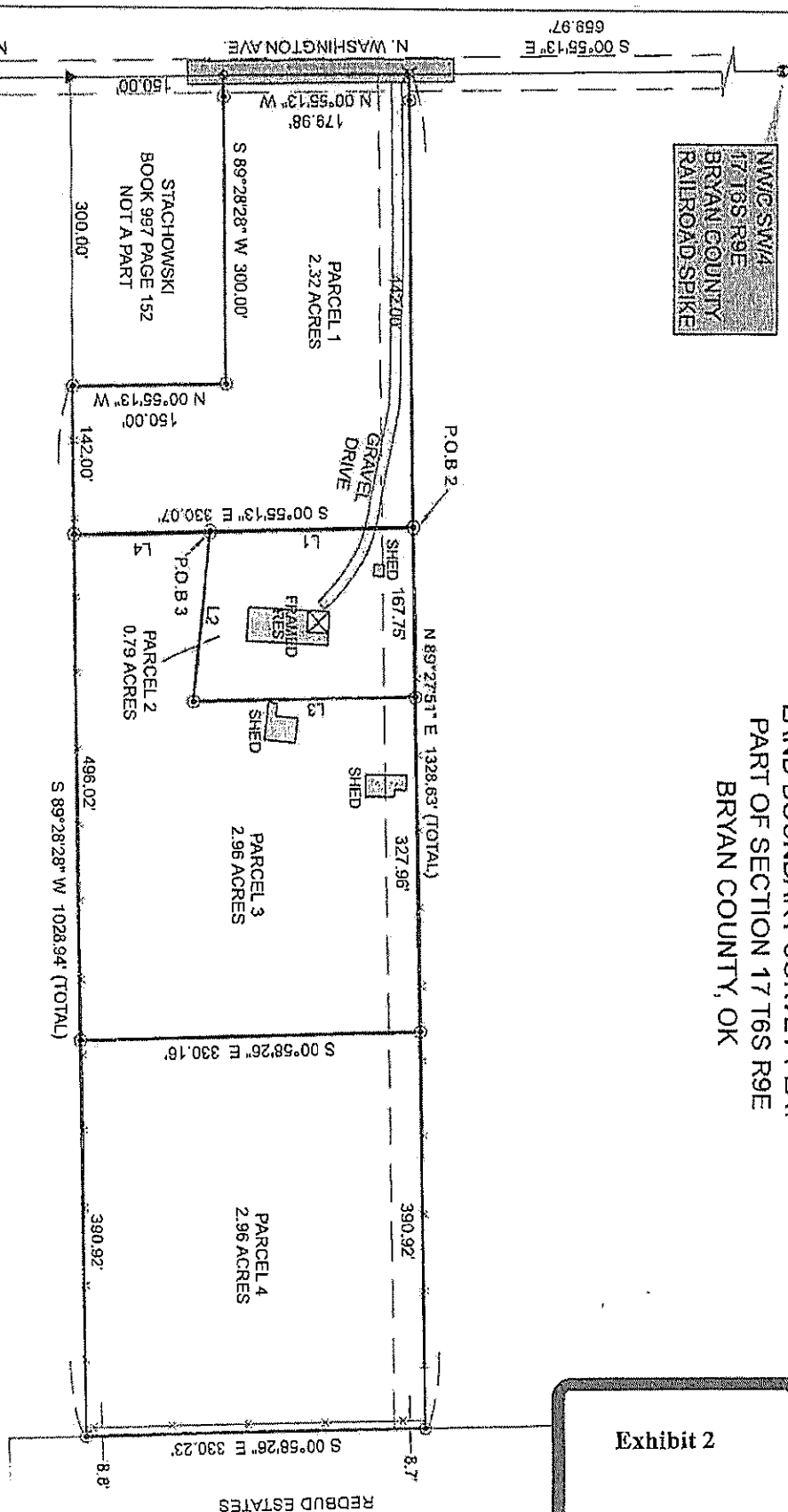


Exhibit 2

GENERAL SURVEY NOTES:

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS,
EITHER RECORDED, OR IMPLIED, THEREOF

Vickie Stachowski
Parcel 1

Timothy Stachowski
Parcel 2

David Lilley
Parcel 3

Tristen Lilley
Parcel 4

I-2023-757431 Book 1639 Pg 1040
08/23/2023 2:54pm Pg 1039-1040
Fee: \$20.00 Doc: \$0.00
Tammy Reynolds - Bryan County Clerk
State of OK

-BASIS OF BEARINGS-
SPC (NAD 83) OK ZONE SOUTH
WEST LINE SW/4
S 00°55'13" E

SW/4 SW/4
17 T6S R9E
BRYAN COUNTY
600 NAIL FOUND

NW/4 SW/4
17 T6S R9E
BRYAN COUNTY
RAILROAD SPIKE

Page 49 of 49



COUNTY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS
 1200 N. GARDEN STREET
 LOS ANGELES, CALIF. 90012
 TEL. 213-215-1000

(Seal of the County of Los Angeles)
 OFFICE OF THE
 COUNTY CLERK
 1700
 100 N. GARDEN STREET
 LOS ANGELES, CALIF. 90012

TO: THE COUNTY CLERK
 FROM: THE COUNTY CLERK
 SUBJECT: THE COUNTY CLERK

I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE.

COUNTY CLERK
 LOS ANGELES, CALIF.