

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**

October 1, 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. Consideration and Approval for Planning Commission Meeting Minutes on 09/03/2024

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Consideration and Approval for a Preliminary Plat Request for Property Located at Linden Woods and more particularly described as:

A tract of land located in the N/2 SW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, being more particularly described as follows: Commencing at the Southwest Corner of said N/2 SW/4; thence N00°19'48"E along the West line of said N/2 SW/4, a distance of 969.00 feet; thence N89°49'57"E, a distance of 50.00 feet to the True Point of Beginning, said point being in the East Right-of-Way line of U.S. 69 Business Route; thence N00°19'48"E along said East

Right-of-Way line, a distance of 45.00 feet to a point in the North line of the 45 foot wide Road and Utility Easement as recorded in the Office of the Bryan County Clerk in Book 1286, Page 729; thence N89°49'57"E along said North line, a distance of 592.68 feet; thence N00°19'48"E, a distance of 303.41 feet to a point in the North line of said N/2 SW/4; thence N89°49'49"E along said North line, a distance of 1994.46 feet to the Northeast Corner of said N/2 SW/4; thence S00°15'29"W along the East line of said N/2 SW/4, a distance of 423.56 feet to a point in the West Right-of-Way line of the Union Pacific Railway; thence S13°42'22"W along said West Right-of-Way line, a distance of 900.14 feet; thence S89°49'57"W parallel with and 20 feet North of the South line of said N/2 SW/4, a distance of 850.47 feet to a point in the East Right-of-Way line of the Kansas, Oklahoma & Gulf Railway; thence S18°46'36"W along said East Right-of-Way line, a distance of 21.15 feet to a point in the South line of said N/2 SW/4; thence S89°49'57"W along said South line, a distance of 61.43 feet; thence N00°19'48"E, a distance of 969.00 feet; thence S89°49'57"W, a distance of 1460.82 feet to the True Point of Beginning.

- b. Consideration and Approval for a Rezone Request for Property Located and more particularly described as:

A part of the North 19.23 acres of Lot 4 (Sometimes described as the NW/4 NW/4) in Section 1, Township 7 South, Range 8 East of the Indian Base and Meridian in Bryan County, Oklahoma, described as beginning at the Northwest Corner of said Lot 4 in Section 1; Thence East 165 feet; Thence South 322.96 feet; Thence North 89 degrees 55 minutes West 165 feet; Thence North to the Point of Beginning; LESS AND EXCEPT a parcel of land lying in part of Lot 4 in Section 1, Township 7 South, Range 8 East in Bryan County, Oklahoma, said parcel of land being more particularly described as follows: Beginning at Northwest corner of said Lot 4 (NW/4 NW/4); Thence North 89 degrees 05 minutes 13 seconds East along the North line of said Lot 4 (NW/4 NW/4), a distance of 165.00 feet; Thence South 00 degrees 52 minutes 39 seconds East a distance of 59.98 feet; Thence South 89 degrees 04 minutes 37 seconds West a distance of 165.00 feet to a point on the West line of said Lot 4 (NW/4 NW/4); Thence North 00 degrees 52 minutes 39 seconds West along said West line a distance of 60.01 feet to the Point of Beginning.

6. New Business

ADJOURNMENT

CERTIFICATE

The agenda was posted at 300 W. Evergreen St. at 5:00 p.m. on the 27th day of September 2024.



Melody Mealor, City of Durant



The City of Durant

Memorandum

Date: 10/1/2024
To: Mayor and City Council
From:
Re: Consideration and Approval for Planning Commission Meeting Minutes on 09/03/2024

Council Information / Action Requested

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

ATTACHMENTS:

1. Durant Planning Commission Minutes 09032024 MNM

The agenda was posted at 300 W. Evergreen St. at 5:00 p.m. on the 30th day of August 2024.

Melody Mealor

Melody Mealor, City of Durant

**MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
September 3, 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 5:30 pm.

INVOCATION/FLAG SALUTE

Chairman Jackson provided the invocation. Commissioner Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Thomas Newsom

Planning Commissioner Whitney Kerr

Planning Commission Vice Chairman Shane Knight

Planning Commission Chairman Drew Jackson

Absent:

Planning Commissioner Clent Horner

ORDER OF BUSINESS

1. Consent Items

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

- a. Consideration and Approval for Planning Commission Meeting Minutes on 08/02/2024

A motion was made by Commission Member Knight and seconded by Commission Member Newsom to approve the Planning Commission Meeting Minutes on 08/02/2024.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Knight, Jackson

Nays: None

Abstain: None

- b. Consideration and Approval for Planning Commission Special Called Meeting Minutes on 08/27/2024

A motion was made by Commission Member Knight and seconded by Commission Member Newsom to approve the Special Called Meeting Minutes on 08/26/2024.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

5. Public Hearings

- a. Consideration and Approval for a Rezone Request at 501 Lee Ave

A motion was made by Commission Member Knight and seconded by Commission Member Jackson to deny the rezoning request at 501 Lee Ave.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Knight, Jackson

Nays: None

Abstain: None

- b. Consideration and Approval for a Conditional Use Permit for Property located at 2101 W. Main St Suite 102

A motion was made by Commission Member Knight and seconded by Commission Member Newsom to approve the conditional use permit for the property located at 2101 W. Main Ste. 102.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Knight, Jackson

Nays: None

Abstain: None

c. Consideration and Approval for a Rezone Request located on Rodeo Rd
A motion was made by Commission Member Kerr and seconded by Commission Member Knight to deny the rezoning request for property located on Rodeo Rd.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Knight, Jackson

Nays: None

Abstain: None

d. Consideration and Approval for a Re-plat Request for Property Located at Linden Woods

Tabled until the October 1st Meeting until another means of egress can be added to the plans.

e. Consideration and Approval for a Parking Variance for Property Located on Wilson Street

The applicant asked for this to be pulled from the Agenda.

f. Consideration and Approval for a Variance for More than One Structure on a Lot Located at 1321 N. 5th Ave

The commission takes no action and recommends going to BOA.

6. New Business

ADJOURNMENT

A motion was made by Commission Member Knight and seconded by Commission Member Jackson to adjourn.

Motion Passed with the following vote:

Ayes: Newsom, Kerr, Knight, Jackson

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 10/1/2024
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: 10/1/2024
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: 10/1/2024
To: Planning Commission
Case: PC-2024-30
From: Paul Cottrell
Re: Plat.

Request: Consider a request to plat property located at the end of Lindenwoods Dr. in order to build 25 single family homes.

Current Zoning: R-3 General Residential.

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Unused
West	R-3	Single/Multi Family
South	R-3	Unused
East	R-3	Railroad

Applicant: HPH Investors LP.

Background: Applicants approached staff seeking to plat the current property to build single family structures.

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

Analysis: Very large un-platted residential land. Recent concern of means of egress. Okie Safety reviewed and approved plans. Informed us that anything less than 30 habitable units does not require a second means of egress and the current site plan is ok.

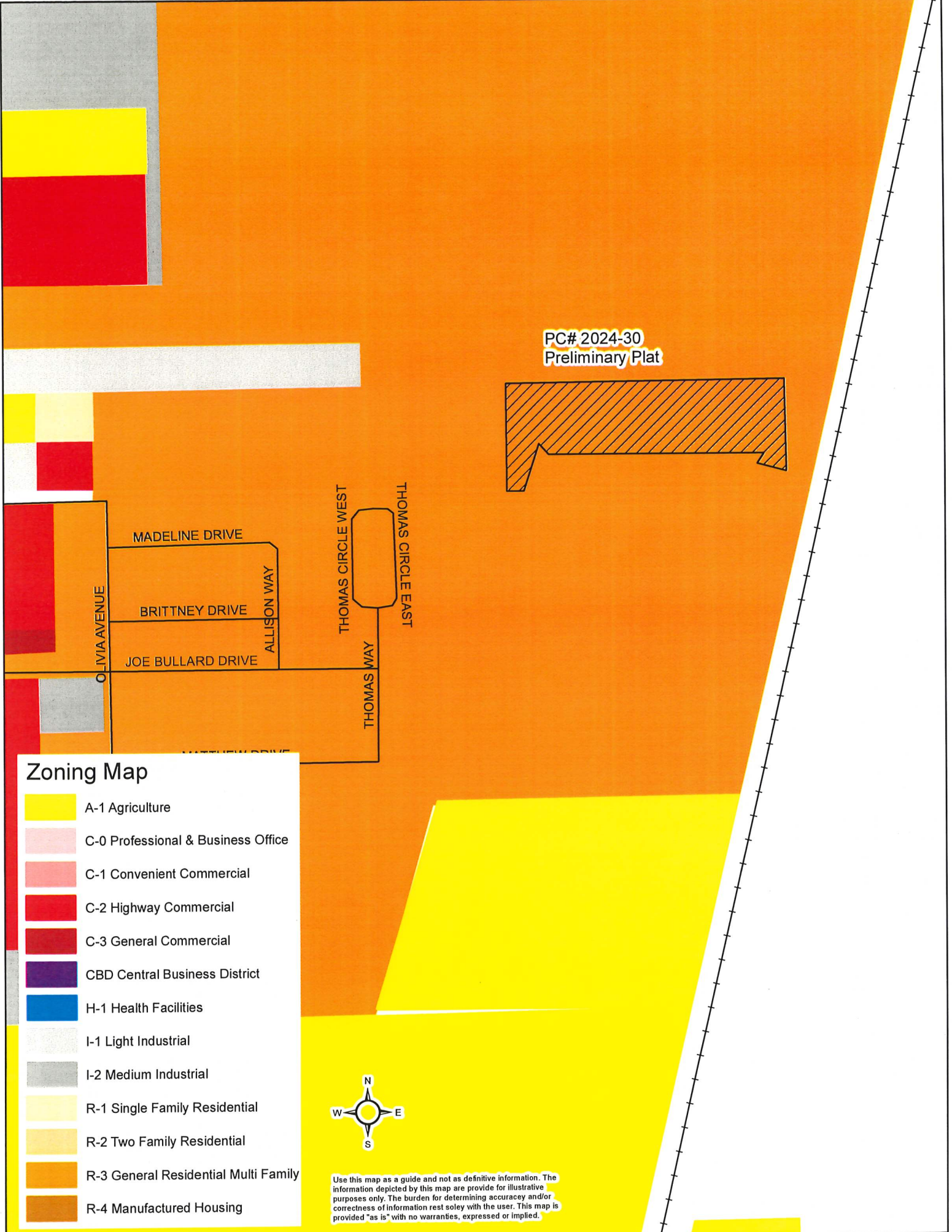
The current Future Land Use map shows this area as mixed use of commercial and residential.

Staff Recommendation: Current site plans have been reviewed by both the city and Okie Safety and meet all codes. Staff recommends approval of the plat

Required Action: Hold a public hearing and recommend approval or denial of the plat of land located at the end of Lindenwood Dr. Any specific conditions imposed by the Commission should be read into any approval motion.



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PC# 2024-30
Preliminary Plat

MADELINE DRIVE

BRITTNEY DRIVE

JOE BULLARD DRIVE

OLIVIA AVENUE

ALLISON WAY

THOMAS CIRCLE WEST

THOMAS CIRCLE EAST

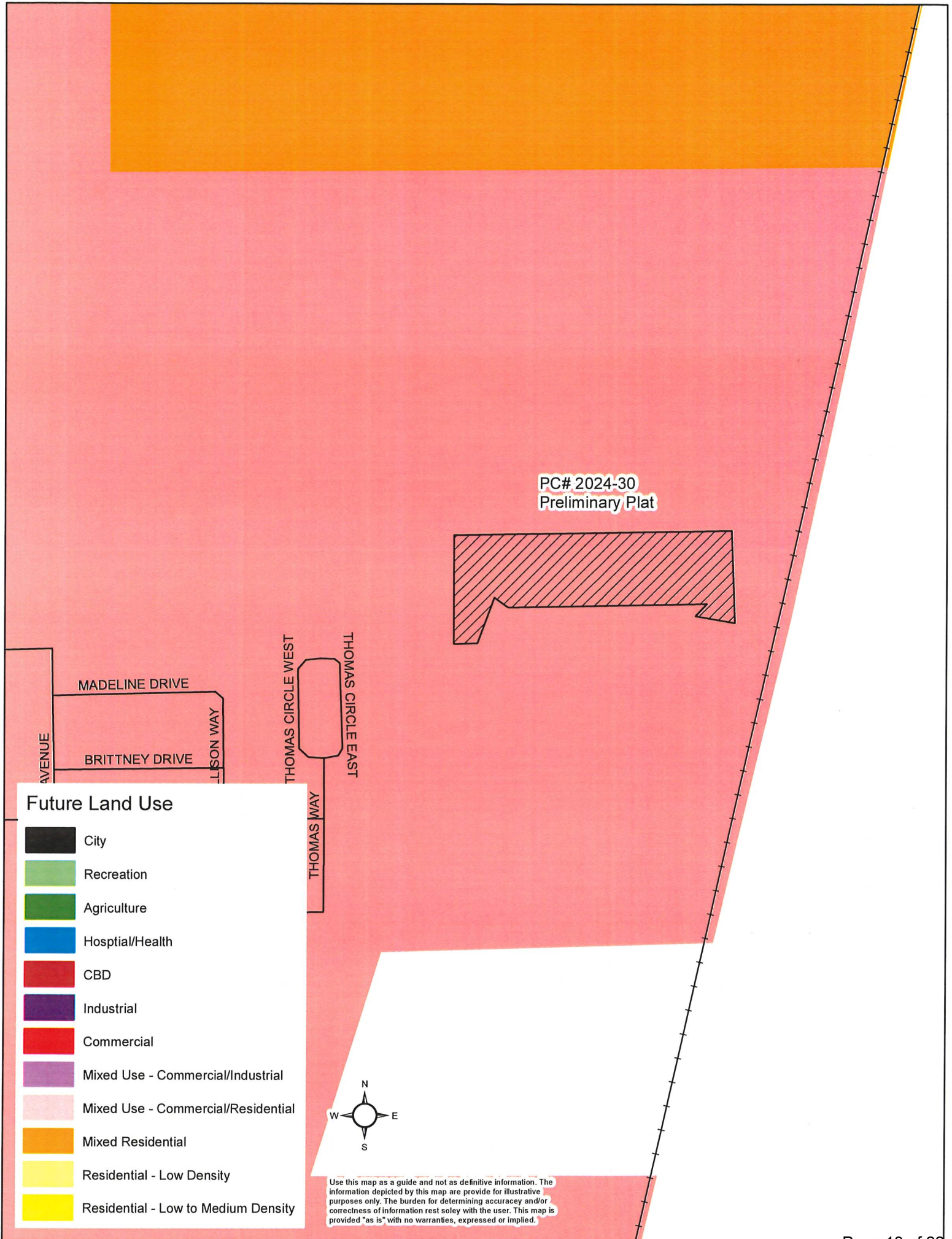
THOMAS WAY

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

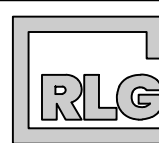
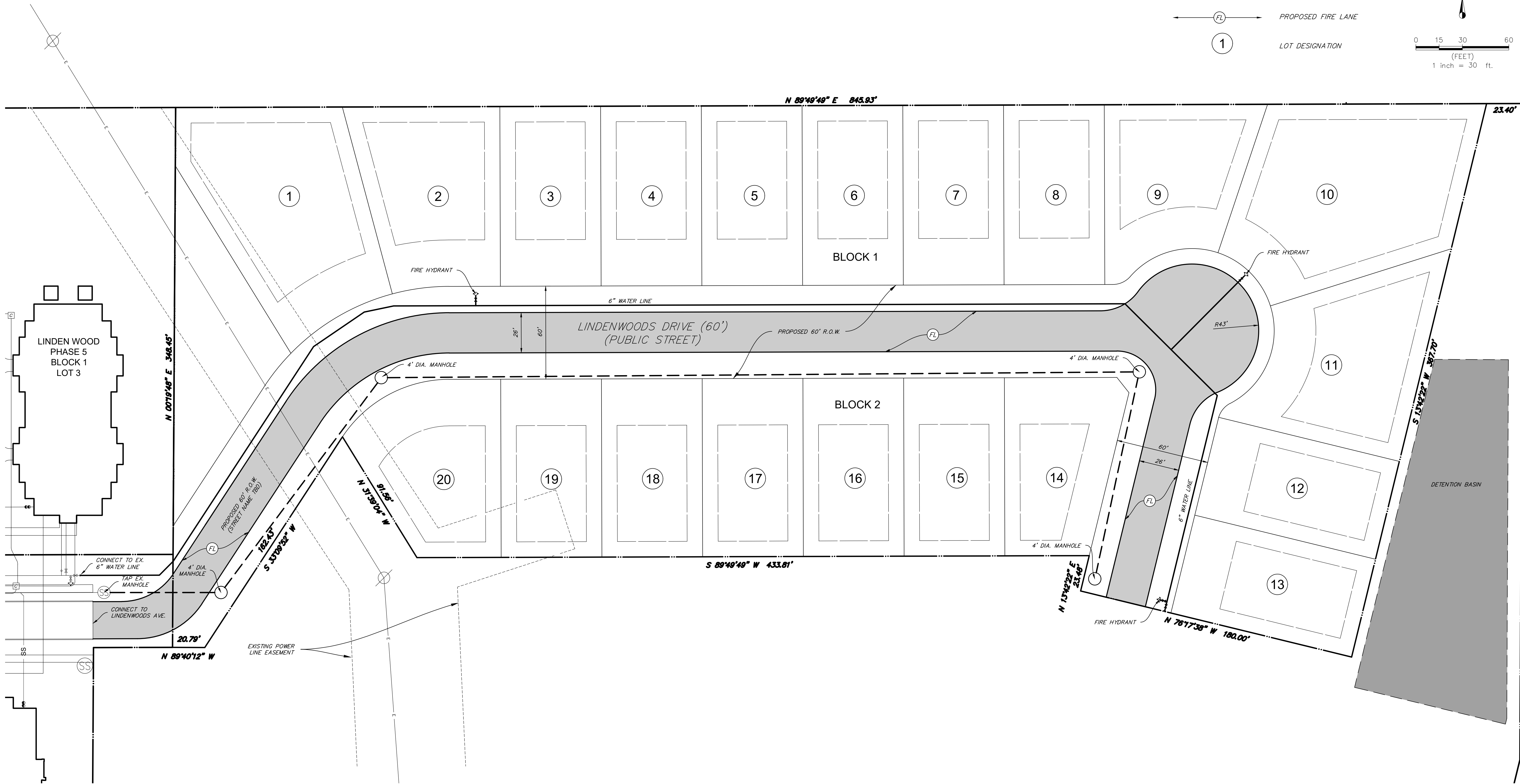
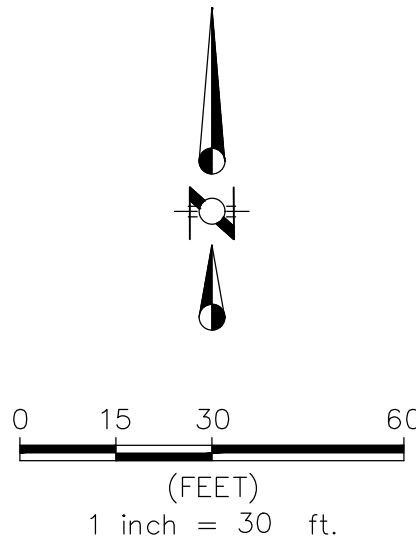


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LEGEND

- PROPOSED CURB
PROPOSED WATER
PROPOSED SANITARY SEWER
PROPOSED FIRE LANE
LOT DESIGNATION



RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

PROGRESS SET
FOR REVIEW ONLY

ISSUED 07/29/2024

THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES. THEY WERE PREPARED BY
OR UNDER THE SUPERVISION OF:

NEAL R. STEWART
OKLAHOMA PE #33408

SITE PLAN

LINDENWOODS NORTH EAST

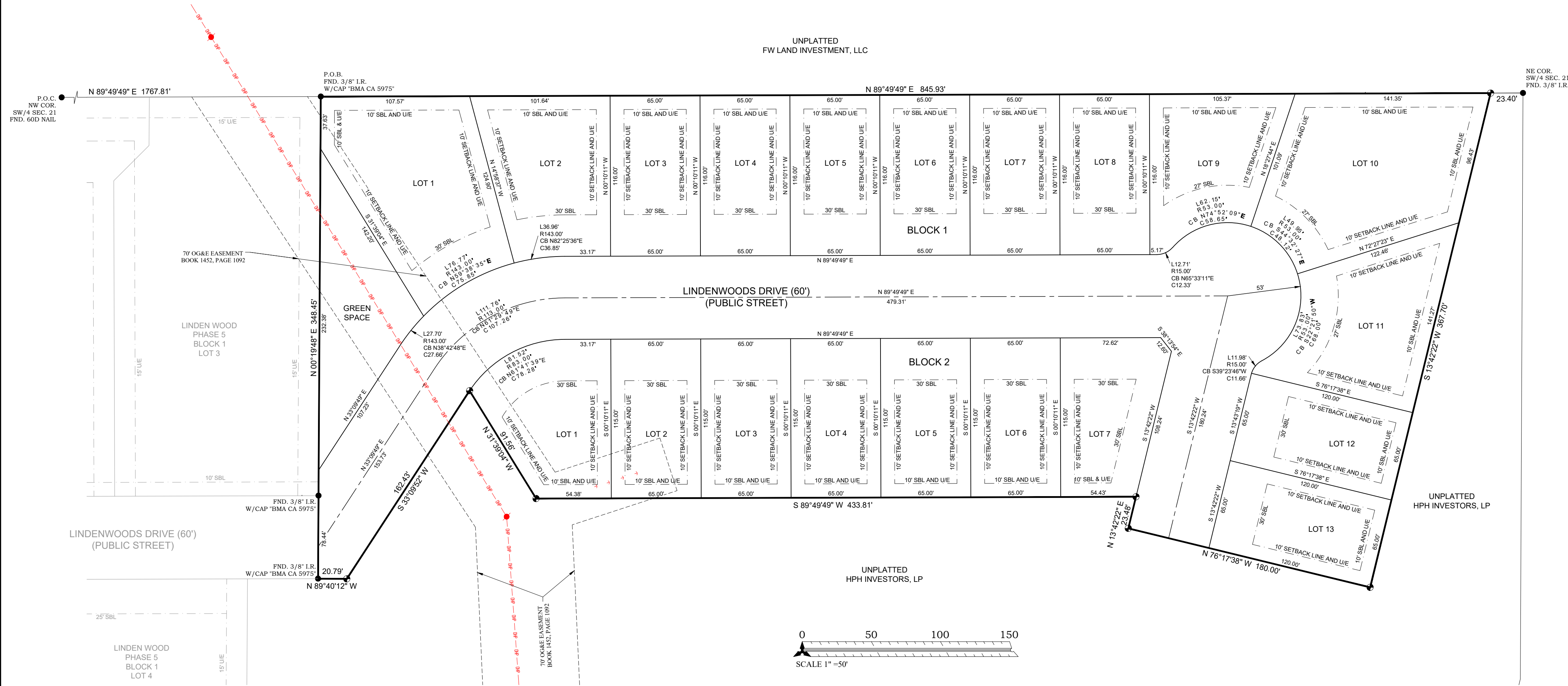
LINDENWOODS DRIVE

DEVELOPMENT SERVICES

CITY OF DURANT, BRYAN COUNTY, OKLAHOMA

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	07/29/2024	2443	010	C01.00

LINDEN WOOD NORTHEAST
PART OF SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
OF THE INDIAN MERIDIAN,
DURANT BRYAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION:

A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-One (21), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, being more particularly described as follows;

COMMENCING at the Northwest Corner of said N/2 SW/4,
THENCE N89°49'49"E, along the North line of said N/2 SW/4, a distance of 1767.81 feet to the TRUE POINT OF BEGINNING, said point being the Northeast corner of Linden Wood Phase 5;
THENCE continuing N89°49'49"E, along said North line a distance of 845.93 feet; THENCE S13°42'22"W, a distance of 367.70 feet; THENCE N76°17'38"W, a distance of 180.00 feet; THENCE N13°42'22"E, a distance of 23.48 feet;
THENCE S89°49'49"W, parallel with said North line, a distance of 433.81 feet; THENCE N31°39'04"W, a distance of 91.56 feet; THENCE S33°09'52"W, a distance of 162.43 feet; THENCE N89°40'12"W, a distance of 20.79 feet; THENCE N00°19'48"E, along the East line of Linden Wood Phase 5, a distance of 348.45 feet to the TRUE POINT OF BEGINNING.
Containing 5.57 acres, more or less.

Basis of Bearings are Geodetic North.
Said being described by Robby L. Johnson, RPLS No. 1539 on July 23, 2024.

LICENSED LAND SURVEYOR'S CERTIFICATE

I, ROBBY L. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

Robby L. Johnson, R.P.L.S. No. 1539
Bennett-Morris & Associates, Land Surveying, P.C.
C.A. No. 5975 (LS)
P.O. Box 2618, Ada, Oklahoma 74821
PH. 580-279-1795 Fax 888-662-7778

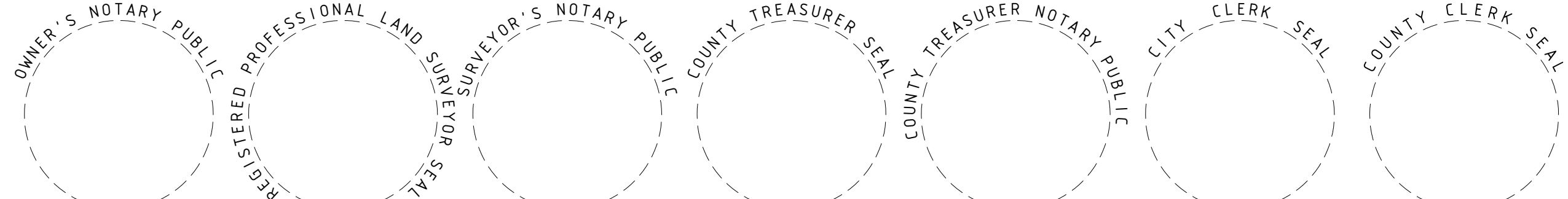
COUNTY OF BRYAN
STATE OF OKLAHOMA

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, ON THIS
DAY OF _____, 2024.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC NO

FLOOD ZONE

SUBJECT PROPERTY DOES LIE WITHIN DESIGNATED FLOOD ZONE (X) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY: F.E.M.A. MAP NO. 40013C0190E MAP REVISED JUNE 2, 2011. LOW LYING AND CREEK AREAS MAY BE SUBJECT TO FLOODING.



DURANT CITY PLANNING
COMMISSION APPROVAL

I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE PLAT OF LINDEN WOOD NORTHEAST TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ON THIS ____ DAY OF _____, 2024.

CHAIRMAN SECRETARY

COUNTY TREASURER'S 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 20____ ON THE ABOVE DESCRIBED PROPERTY KNOWN AS LINDEN WOOD NORTHEAST, BEING A PART OF THE SW/4 OF SECTION 21, T6S, R9E, 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 _____, 2024 A.D.

COUNTY TREASURER

COUNTY OF BRYAN
STATE OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS ____ DAY OF _____, 2024, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS/HER 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.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACCEPTANCE of DEDICATION
BY CITY COUNCIL

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 LINDEN WOOD NORTHEAST TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ARE HEREBY ACCEPTED. ADOPTED BY THE CITY COUNCIL OF THE CITY OF DURANT, BRYAN COUNTY OKLAHOMA, THIS ____ DAY OF _____, 2024.

SIGNED: _____ SIGNED: _____
MAYOR CITY CLERK

CERTIFICATE FOR CITY
OF DURANT ACCEPTANCE
COUNTY OF BRYAN

I, _____, CITY CLERK OF THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, DO HEREBY VERIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL PAYMENTS OF UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT OF LINDEN WOOD NORTHEAST TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA ON THIS ____ DAY OF _____, 2024.

SIGNED: _____
CITY CLERK

COUNTY CLERK CERTIFICATE
STATE OF OKLAHOMA
COUNTY OF BRYAN

THIS INSTRUMENT WAS FILED ON THE ____ DAY OF _____, 2024 A.D. AT _____ AND DULY RECORDED IN BOOK _____, PAGE _____.

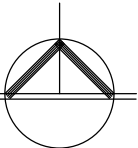
COUNTY CLERK

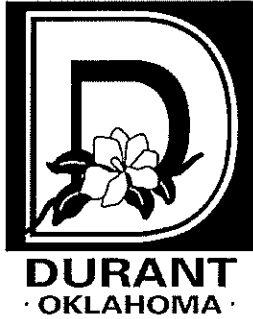
BRYAN COUNTY, OKLAHOMA	<table><tr><td>SCALE: 1in = 50ft</td><td>DATE: 07/25/2024</td></tr><tr><td>PROJECT NUMBER: 2024-0001</td><td>FIELD BOOK: 1001</td></tr><tr><td>SHEET: 1 OF 1</td><td></td></tr></table>	SCALE: 1in = 50ft	DATE: 07/25/2024	PROJECT NUMBER: 2024-0001	FIELD BOOK: 1001	SHEET: 1 OF 1		<table><tr><td colspan="2">© COPYRIGHT 2024 Bennett-Morris And Associates Land Surveying, P.C. - C.A. No. 5975 (LS)</td></tr><tr><td>PREPARED BY: Robby L. Johnson</td><td>DATE: 07/25/2024</td></tr><tr><td>CHECKED BY: Robby L. Johnson</td><td>DATE: 07/25/2024</td></tr><tr><td>APPROVED BY: Robby L. Johnson</td><td>DATE: 07/25/2024</td></tr></table>	© COPYRIGHT 2024 Bennett-Morris And Associates Land Surveying, P.C. - C.A. No. 5975 (LS)		PREPARED BY: Robby L. Johnson	DATE: 07/25/2024	CHECKED BY: Robby L. Johnson	DATE: 07/25/2024	APPROVED BY: Robby L. Johnson	DATE: 07/25/2024	<table><tr><td colspan="2">PRELIMINARY PLAT OF LINDEN WOOD NORTHEAST DURANT, BRYAN COUNTY</td></tr><tr><td colspan="2">SURVEYING AND MAPPING BY Bennett-Morris And Associates Land Surveying, P.C. ADA, OKLAHOMA</td></tr></table>	PRELIMINARY PLAT OF LINDEN WOOD NORTHEAST DURANT, BRYAN COUNTY		SURVEYING AND MAPPING BY Bennett-Morris And Associates Land Surveying, P.C. ADA, OKLAHOMA		
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MASTER SITE PLAN

SCALE: 1" = 40'-0"





THE CITY OF DURANT

Office of Community Development

Date: 09/26/2024
To: Planning Commission
Case: PC 2024-34
From: Paul Cottrell
Re: Rezone

Request: Consider a request to rezone property located at the SE corner of Cale Switch Rd & Sunnyside Rd from the current zoning A-1 to R-2.

Current Zoning: A-1 Agriculture.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Agriculture
West	A-1	Single Family Residential
South	A-1	Empty Was Single Family
East	A-1	Single Family Residential

Applicant: George Breeden

Background: Applicant desires to have the property rezoned to re-plat and has proposed constructing duplexes.

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

Analysis: The subject property is currently zoned Ag and the future land use map shows the zoning as residential low density. This location is on rural water and would not have sewer.

Staff Recommendation: Although there is a large portion of land zoned R-2 a block to the south and is used for duplexes staff concern is current zoning and future land use does not align with R-2.

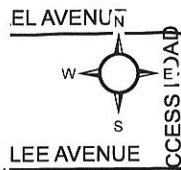
Required Action: Hold a public hearing and recommend approval or denial of the rezone for the property located at the SE corner of Cale Switch and Sunnyside Rd. Any specific conditions imposed by the Commission should be read into any approval motion.



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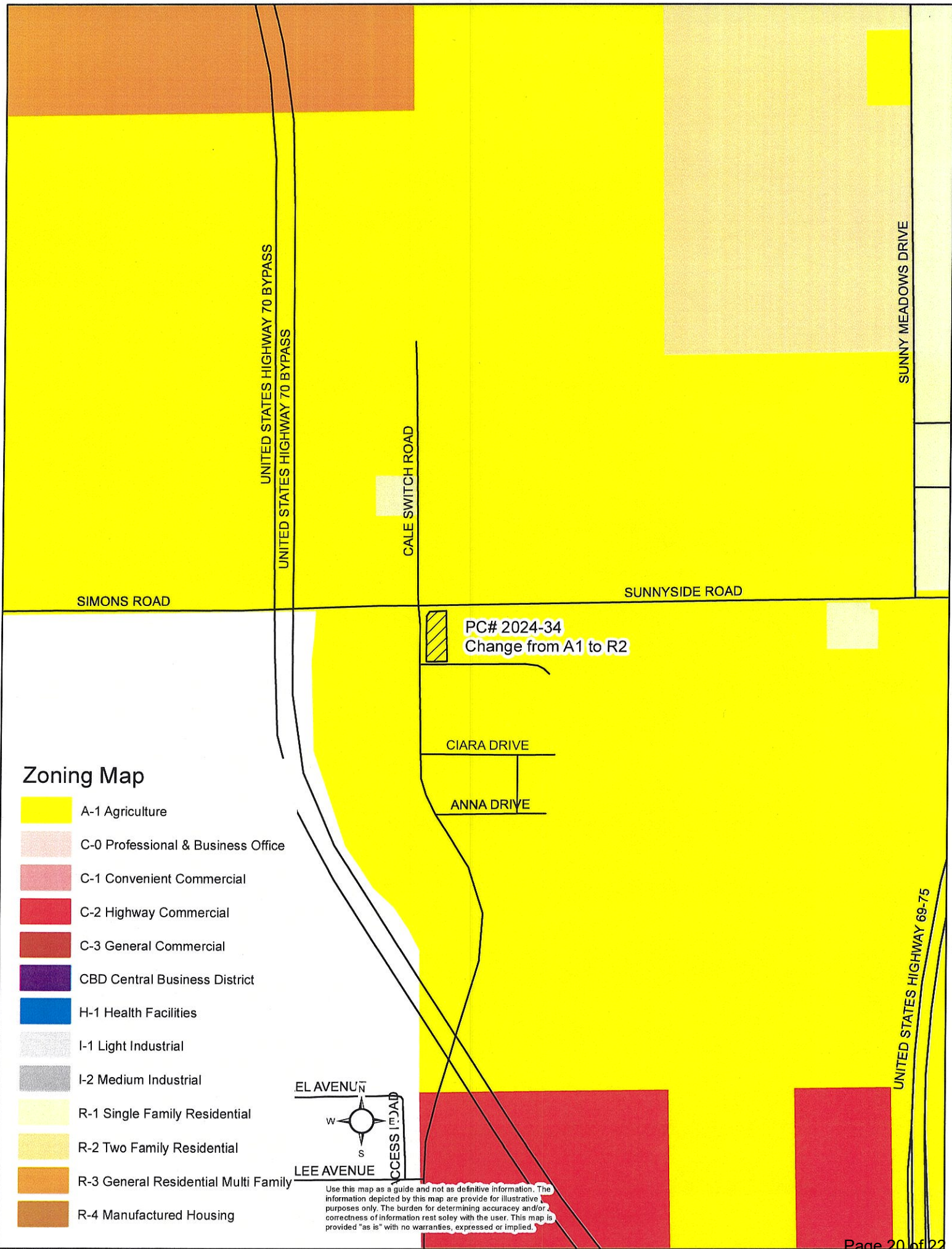
Zoning Map

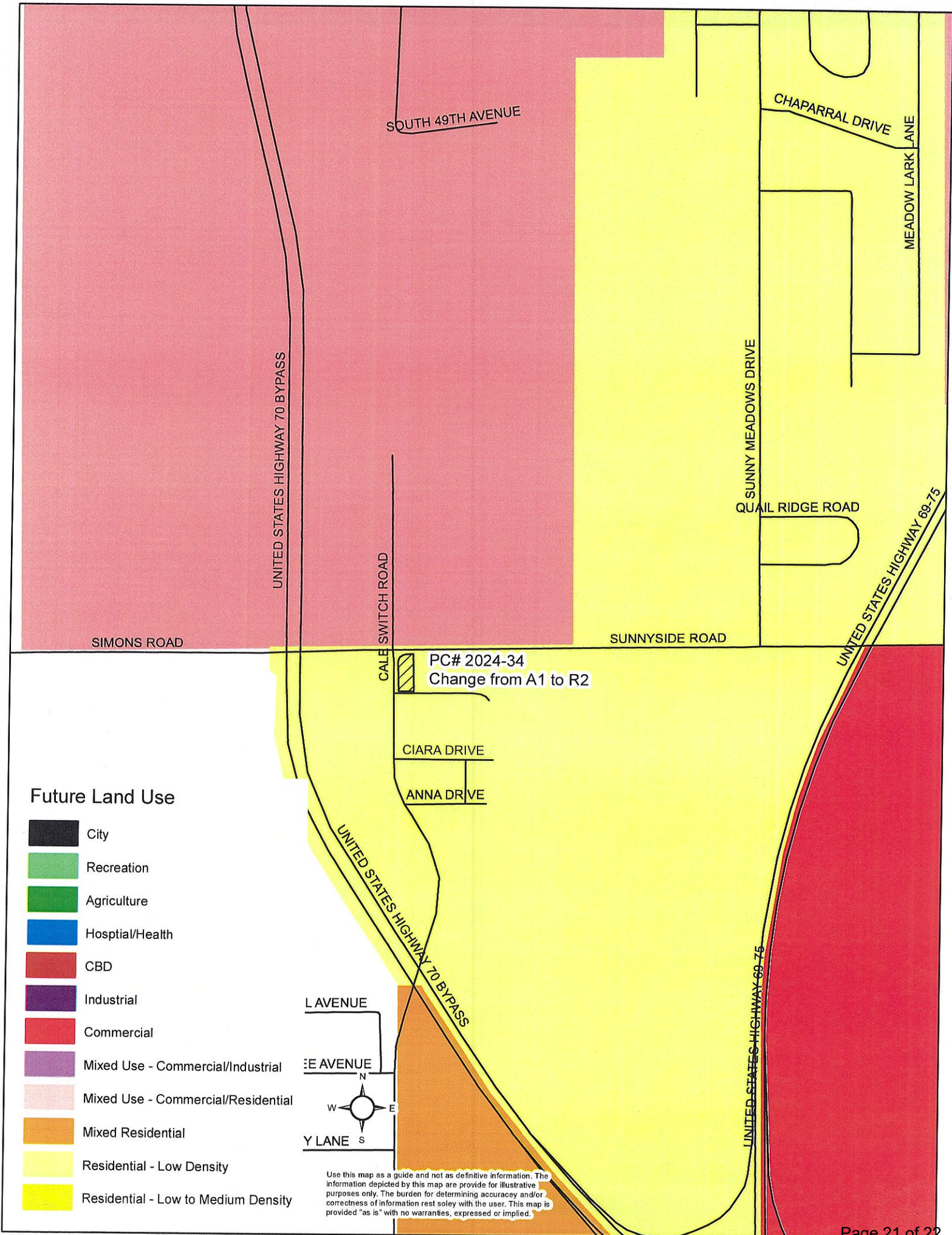
- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3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



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PC# 2024-34
Change from A1 to R2

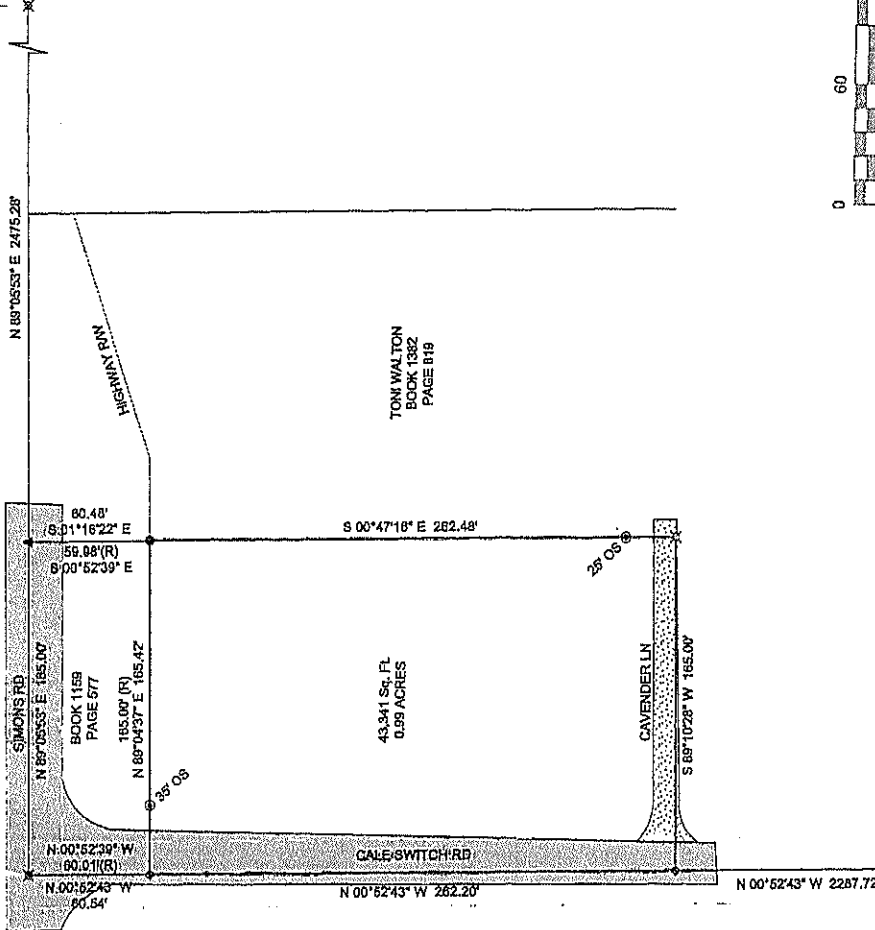




LAND BOUNDARY SURVEY PLAT
PART OF SECTION 1 T7S R8E
BRYAN COUNTY, OK

NW1/4 NW1/4
1 T7S R8E
BRYAN COUNTY
MAG NAIL 1 S 1666'

NW1/4 NW1/4
1 T7S R8E
BRYAN COUNTY
MAG NAIL 1 S 1666'

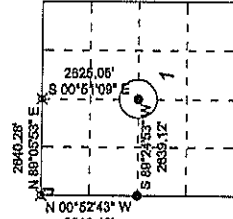


LEGEND

These standard symbols will
be found in the drawing.

- MAG NAIL SET
- × MAG NAIL FOUND
- 1/2\" IRON PIN SET
- IRON PIN FOUND
- ⊖ 1000 NAIL SET
- △ CALCULATED CORNER
- BARS WIRE FENCE
- BOUNDARY LINE
- 162' STATUTORY R/W

LOCATION & SURVEY CONTROL MAP
SECTION 1 T7S R8E



COLE CRAIG, A LICENSED PROFESSIONAL LAND SURVEYOR NO. 1780 IN THE STATE
OF OKLAHOMA, TO BEHOLD, CERTIFY THAT THIS SURVEY PLAT, PREPARED UNDER MY
DIRECT SUPERVISION, ACCURATELY
REPRESENTS A PARCEL OF LAND DESCRIBED AS BEING

A PART OF THE NORTH 1/2 OF LOT 4 IN SECTION 1, TOWNSHIP 7 SOUTH RANGE 8
EAST OF THE INDIAN BASE AND MERIDIAN IN BRYAN COUNTY, OKLAHOMA, BEING
AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 IN SECTION 1, THENCE
S 00°47'16\" E 282.48' FEET, THENCE SOUTH 82.80' FEET, THENCE NORTH 80 DEGREES 05 MINUTES
WEST 162.00' FEET TO THE POINT OF BEGINNING, LESS THAT PART
DESCRIBED IN BOOK 1128 PAGE 871.

GENERAL SURVEY NOTES:

SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS,
RECORDED, OR IMPLIED, THEREOF,
THIS SURVEY WAS PERFORMED FOR THE BENEFIT
OF GEORGE BREEDER, ANY OTHER USE OF
THIS PLAT IS PROHIBITED.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE
USE OF GEORGE BREEDER, AND NOT EXTENDED TO
ANY UNNAMED PERSONS OR OTHERS.
CERTIFICATION BY SURVEYOR NEEDED AND PERSON(S)
THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYORS
HAND WRITTEN SIGNATURE AND DATE.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN
ABSTRACTOR TITLE OPINION.

THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM
STANDARD OF ACCURACY FOR SURVEYS OF THIS TYPE
ADOPTED BY THE OKLAHOMA STATE BOARD OF SURVEYORS
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

CRAIG SURVEYING, L.L.C. COPYRIGHT 2004

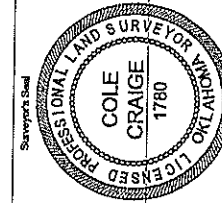


7/22/24
DATE
COLE CRAIG
COLE CRAIG, L.L.C. # 1780

CRAIG SURVEYING, L.L.C.

P.O. BOX 383 BOKCHITO, OK 74726
(580) 265-2804
OKLAHOMA, U.S.A. # 1780
craigsurveyingllc@gmail.com

GEORGE BREEDER
CALE SWITCH RD.
DURANT, OKLAHOMA
775-3940
PART OF SE2 SE4
SECTION 1 T7S R8E
BRYAN COUNTY, OKLAHOMA



SURVEY INFO.	REVISION/ISSUE
SURVEY ORDERED- 6-25-24	1.
FIELDWORK DATES- 7-11-24 & 7-12-24	2.
SURVEY PLAT COMPLETE- 7-12-24	3.
DATE OF LAST REVISION- 7-12-24	4.
SCALE 1\" = 60'	SHEET 1 OF 1
CSD FILE: 07-11-24 T7S R8E SECTION 1 T7S R8E DWG FILE: 07-11-24 T7S R8E SECTION 1 T7S R8E	

SPC (NAD 83) OK SOME SOUTH
WEST LINE NW1/4
N 00°52'43\" W

SPC (NAD 83) OK SOME SOUTH
WEST LINE NW1/4
N 00°52'43\" W

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