In accordance with Senate bill 661, which temporarily modified the Open Meeting Act as approved by Governor Stitt on March 18, 2020, the Choctaw Planning Commission will host a virtual meeting option until the State of Emergency is lifted. Please join us using either option.

Teleconference dial in number: +1 301 715 8592
Conference ID: 852 1145 4784
Meeting Password: 214463
Join Meeting: https://us02web.zoom.us/j/85211454784?pwd=T1E4V3pESTZvSy9NQ2RIN2xFRTR1QT09

1. Call to Order.
2. Invocation and Pledge of Allegiance.
3. Roll Call.

4. Business Agenda: The following items are hereby designated for discussion and consideration which requires individual action.

4.1 Hold a Public Hearing on a Rezone application submitted by:
Applicant: Jim and Nancy Cox
Location: 616 S. Anderson Rd.
Current Zoning: General Agricultural District (AG)
Proposed Zoning: Rural Residential District (R-R)
Legal Description: A tract of land being a part of the South half (S/2) of the North half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Open Public Hearing.
Receive Comments.
Close Public Hearing.

4.1.1 Consideration and possible action on the “rezone” request of Jim and Nancy Cox, 616 S. Anderson Road.
A lot merge application submitted by:

**Applicant:** Jim and Nancy Cox  
**Location:** 610 & 616 S. Anderson Rd.  
**Current Zoning:** General Agricultural District (AG)  
**Legal Description:** UNPLTD PT SEC 04 11N 1W 000 000 N 1/2 OF S 1/2 OF N 1/2 OF SW4 OF NW4 OR TRACT 3 PT SEC 4 11N 1W

AND

A tract of land being a part of the South half (S/2) of the North half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

4.2.1 Consideration and possible action on the lot merge request of Jim and Nancy Cox, 610 & 616 S. Anderson Rd.

A lot split application submitted by:

**Applicant:** Jim and Nancy Cox  
**Location:** 610 & 616 S. Anderson Rd.  
**Current Zoning:** General Agricultural District (AG)  
**Legal Description:** UNPLTD PT SEC 04 11N 1W 000 000 N 1/2 OF S 1/2 OF N 1/2 OF SW4 OF NW4 OR TRACT 3 PT SEC 4 11N 1W

AND

A tract of land being a part of the South half (S/2) of the North half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

4.3.1 Consideration and possible action on the lot split request of Jim and Nancy Cox, 610 & 616 S. Anderson Rd.

A lot split application submitted by:

**Applicant:** Paul Maxwell  
**Location:** 15870 SE 29th Street  
**Current Zoning:** General Agricultural District (AG)  
**Proposed Zoning:** Rural Residential District (R-R)  
**Legal Description:** UNPLTD PT SEC 13 11N 1W PT NE4 SEC 13 11N 1W BEG 475.20FT W OF NE/C OF NE4 TH S412.50FT W52.80FT S247.50FT W132FT N660FT E184.80FT TO BEG CONT 2.50ACRS MORE OR LESS
4.4.1 Consideration and possible action on the lot split request of Paul Maxwell, 15870 SE 29th Street.

4.5 A Final Plat application submitted by:
Applicant: Stonetown Western Skies
Number of Lots: 101
Location: 12901 NE 10th Street
Proposed Addition: Western Skies Mobile Home Park
Legal Description: UNPLTD PT SEC 28 12N 1W 000 000 PT SE4 SEC 28
12N 1W BEG 652.59FT W & 337.10FT N OF SE/C SE4 TH N337.1FT W30FT
S337.1FT E30FT TO BEG PLUS A TR BEG AT SE/C SE4 TH N1011.13FT
W652.79FT S1011.13FT E652.79FT TO BEG

4.5.1 Consideration and possible action on the final plat of Western Skies Mobile Home Park, 12901 NE 10 Street.

*** 4.6 A lot split application submitted by:
Applicant: Kent and Karen Hadrava
Location: 4956 N Vargas Road
Current Zoning: Rural Residential District (R-R)
Legal Description: UNPLTD PT SEC 14 12N 1W BLK 000 LOT 000 PT
NW4 SEC 14 12N 1W BEG AT NW/C OF NW4 NE4 NW4 TH E322.09FT
S340.08FT SWLY353.66FT N479.83FT TO BEG CONT 3.03ACRS MORE OR
LESS SUBJ TO ESMTS OF RECORD

4.6.1 Consideration and possible action on the lot split request of Paul Maxwell, 15870 SE 29th Street.

4.7 Discussion and possible recommendation on a Home Occupation Ordinance.

4.8 Special meeting minutes for May 7, 2020.

5. Public Comments: This agenda item is for public comments on city related non-agenda items. In accordance with State law, the Planning Commission Board Members and City Staff are not allowed to respond to any comments made. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.

6. Commissioner/Staff Remarks: This item is listed to provide an opportunity for the commissioners and/or staff to make comments and/or request specific agenda items. No action will be taken.
6.1 Previously reviewed ordinances.
- Sign Ordinance
- Lighting Ordinance
- Landscaping Ordinance
- Screening Ordinance

7. Adjournment:

This agenda was posted in prominent public view at Choctaw City Hall on or prior to 5:00pm on May 29, 2020 in accordance with the Oklahoma Open Meeting Act.

______________________________
Amanda Valent, City Clerk

THE CITY OF CHOCTAW ENCOURAGES PARTICIPATION FROM ALL ITS CITIZENS. IF PARTICIPATION AT ANY PUBLIC MEETING IS NOT POSSIBLE DUE TO A DISABILITY, PLEASE NOTIFY THE CITY CLERK AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED MEETING SO THAT NECESSARY ACCOMMODATIONS CAN BE MADE. ACCESS TO RESTROOMS DURING THE MEETING WILL BE AVAILABLE UPON REQUEST TO CITY STAFF.

*** Addendum added June 2, 2020

Page 4
Regular Planning Commission
June 4, 2020
CITY OF CHOCTAW

STAFF REPORT

Planning Commission  Meeting of: 6/4/2020

Planning & Development
Department

Purvi Patel
Prepared By

Guy Henson
Department Head

City Clerk Approval

AGENDA TITLE: Rezoning Application for 616 S Anderson Road, submitted by Jim and Nancy Cox.

check box
**Public hearing required if this box is checked**

General Report: Jim and Nancy Cox are the owners of this 5 acre tract of land, located at 616 S Anderson Road. Request is to rezone from A-G “General Agricultural District” to R-R “Rural Residential” for only the 2 acre parcel that will be created by the lot split, not the entire 5 acres.

The current lot configuration does not meet the minimum frontage and area requirements for an A-G “General Agricultural District”, as the current frontage is only 165.23 feet and the current minimum lot area of 5 acres includes the right-of-way. Rights-of-ways cannot be included to meet minimum lot area. Therefore, the applicant will be doing a lot merge with the property to the north, followed by a lot split to divide the property into a 2 acre tract and a 7.92 acre tract (see Agenda Item #4.2 & #4.3).

Staff Comments: City Water & Sewer- there is an existing water main in the South Anderson Road right-of-way. Connection to City Water will be required with any future development or large improvements on the property. The residential property is served by a private septic system due to being out of the serviceable boundary for city sanitary sewer.

Comprehensive Plan: The subject site falls within the “Rural protection boundary” on the future density plan, which notes a development density of 0.5-1 dwelling unit per acre. This request is also consistent with the Future Land Use Plan which delineates this area as Low Density Residential, which is defined as single-family homes with lots that are typically one acre or larger excluding rights of way.

Transportation: The property has frontage along South Anderson Road, south of its intersection with East Reno Avenue. At the time of the subdivision of the lot, an additional seventeen (17) feet of public roadway and utility easement will be required along the western property lines to fulfill the minimum width for an arterial street; as indicated in the adopted Comprehensive Plan.
Applicant: Jim and Nancy Cox

Location: 616 S Anderson Road

Current Zoning: A-G “General Agricultural District”

Proposed Zoning: R-R “Rural Residential District”

REQUEST SUMMARY

Jim and Nance Cox are the owners of this current 5 acre tract of land, located at 616 S Anderson Road. The owners are requesting a change of rezoning from A-G “General Agricultural District” to R-R “Rural Residential District” in order to apply for a lot split for to allow for an application for a Specific Use Permit for a medical marijuana grow facility on the larger parcel.

The change to R-R “Rural Residential District” is only requested for the two (2) acre parcel that will be created by the lot split (shown in red below), not the entire 5 acres. The remaining 7.92 acres will remain as A-G “General Agricultural District”.

[Map showing the area of interest]
EXISTING ZONING, PROPOSED ZONING AND LAND USE

The current zoning for the subject site is A-G “General Agricultural District”. There is currently a single-family residence and several accessory buildings located on the site.

A single-family dwelling is a permitted use in the A-G “General Agricultural District”; however, the required minimum lot area is five (5) acres and minimum lot frontage is 330 feet. The current lot configuration does not meet the minimum frontage and area requirements for an A-G “General Agricultural District”, as the current frontage is only 165.23 feet and the current minimum lot area of 5 acres includes the right-of-way. Rights-of-ways cannot be included to meet minimum lot area. Therefore, the applicant will be doing a lot merge with the property to the north, followed by a lot split to divide the property into a 2 acre tract and a 7.92 acre tract (see Agenda Item #4.2 & #4.3).

The request is to rezone the newly created 2 acre Tract 1B to R-R “Rural Residential District”. Proposed Tract 1B will meet the R-R “Rural Residential District” requirements, which are listed below and any variances to these regulations would require a Board of Adjustment approval.

1. Minimum lot area 43,560 sf;
2. Minimum lot frontage 110 feet;
3. Maximum height 35 feet;
4. Minimum front yard setback 50 feet;
5. Minimum side yard setback 15 feet; and
6. Minimum rear yard setback 20% depth of lot

Any development of the property will require a submittal of a site development plan and appropriate permits. The development will have to comply with subdivision regulations, designated zoning classification, and all State of Oklahoma rules and regulations.

SURROUNDING LAND USE AND ZONING

The land use and zoning for the properties surrounding this are as follows:

North: The property to the north is zoned R-R “Rural Residential District” with single family home.
South: The property to the south is zoned A-G “General Agricultural District” with a single family home as well.
East: To the east are zoned R-R “Rural Residential District” properties with single family homes in the Quail Hollow subdivision.
West: To the west is Midwest City, but the uses are residential.

COMPREHENSIVE PLAN

- Future Development Density Plan: The subject property is within the “Rural Protection Boundary”. The development density of this area is 0.5 to 1 dwelling unit per acre. Their request for the rezoning and lot split for single-family homes are within the parameters set for the “Rural Protection Boundary” density.
• **Land Use:** Historically, the existing parcel has been used for a single-family residence.
  - *Future Land Use:* Low Density Residential – *(Single family homes with lots that are typically one are or larger excluding rights of way.)* The applicant’s proposal of two (2) lots resulting in lots at (1) acre or greater, meets the recommendations of the Comprehensive Future Land Use Plan.
  - *Physical Constraints* – There are no built or natural constraints present as listed in the Comprehensive plan, but if the property is developed, the developer will need to be aware of any stormwater drainage, stormwater quality, and all other environmental impacts.

• **Transportation** – The necessary right-of-way and easement dedications listed in the Comprehensive Plan will be reviewed with the lot split application. Please refer to the “Transportation” paragraph below to identify the required right of way dedication.

• **Infrastructure** – The property owner will have to meet all infrastructure requirements as discussed in the Comprehensive Plan and the City Code with any future development of this site. Please refer to paragraphs “Water and “Sewer” to see more details regarding mandatory connections and extensions.

• **Livable City** – The development of these properties will have to ensure that the livability standards within the comprehensive plan are being met and follow all required regulations within the City’s adopted ordinances and resolutions.

**WATER AND SEWER**

The subject property is served by private water at this time. There is an existing water main in the South Anderson Road right-of-way. City Code states the following regarding mandatory water/sewer connections and extensions:

• **§19-164.A Mandatory Connections** – The following properties must connect to Authority Water and Sanitary Sewer Main Lines:
  - New primary building development that abut existing public water and/or sanitary sewer mains;
  - Developed properties that abut existing water mains with failed water wells;
  - Developed properties that abut existing sewer main with a failed septic system;
  - In the event that a sanitary sewer extension or service is installed within twenty five (25) feet of a private water well, the well shall be abandoned and the property owner shall connect to the Authority’s water systems;
  - Lawn irrigation only is exempt from this rule. A backflow device must be installed and tested annually as required in the adopted International Plumbing Code.

Connection to City Water will be required with any future development or large improvements on the property, based on the Code’s Mandatory Connection requirement.

The subject site is likely served by a private sanitary system, such as a septic system, as is it outside of the City’s current service boundary. There are no public sanitary sewer mains located within five hundred (500) feet for the property owner to extend or connect to as required by §19-165. Therefore, a private sanitary system is required and the installation/maintenance will have to adhere to the requirements of the City of Choctaw and Oklahoma Department of Environmental Quality (ODEQ).
**TRANSPORTATION**

The property has frontage along South Anderson Road, south of its intersection with East Reno Avenue. At the time of the subdivision of the lot, an additional seventeen (17) feet of public roadway and utility easement will be required along the western property lines to fulfill the minimum width for an arterial street; as indicated in the adopted Comprehensive Plan. The Comprehensive Plan identifies arterials as roadways that are designed to convey longer trips and relatively heavy volumes of traffic; these roadways are primarily intended to provide mobility. These types of roadways may have four (4) to six (6) lanes of traffic requiring up to one hundred (100) feet of right-of-way. The statutory right-of-way requirement for arterials is thirty-three (33) feet on one half of the roadway and therefore an additional seventeen (17) feet of public roadway and utility easement will be dedicated with this lot split along South Anderson Road to allow for proper width for utility relocation and proper road widening.

**CITY OF CHOCTAW STAFF**

The City of Choctaw’s staff has reviewed the proposed zoning amendment by changing the zoning classification of the applicant’s property from A-G “General Agricultural District” to R-R “Rural Residential District”. This request is consistent with the Future Land Use Plan which delineates this area as Low Density Residential.
PLEASE NOTE:
This map was created solely as a representation use by the City of Choctaw, Oklahoma. The City of Choctaw, Oklahoma assumes no responsibility for the content or accuracy of this map.

Map Created:
May 22, 2020
Zoning Case No. 2005 012
Application Date: 5-4-2020
Application Fee: 400-
☐ Cash ☑ Check 2296 ☐ C/C
Receipt Number : 5Z

APPLICATION
ZONING CHANGE [REZONING]

We, the undersigned, ask the City Council of the City of Choctaw, Oklahoma, to approve a zoning change as requested in this application on the tract of land described below. We attest to the truth and correctness of all facts and information presented with this application and will observe and conform in all aspects of the Zoning Regulations, as amended, of the City of Choctaw and have received a copy of the Policies and Procedures regulating the Zoning Amendment application. We hereby agree to pay all advertising and mailing notification costs differences which are greater than the amount paid with this application for the public hearings as required by the Choctaw Zoning Regulations. The City of Choctaw is authorized to prepare and publish all required legal advertising and mail notifications, the cost difference of which is to be billed to the name listed below for payment.

Present Zoning Classification A-C Requested Zoning Classification R-R

Legal Description of Property Requested to be Rezoned [attach additional sheets if needed]
The South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of section 7,4, Township Eleven (11), North Range One (01) West of the Indian Meridian, Oklahoma (See Attached)

Street Address or Other Common Property Description: 318 S. Czech Hall Road, Choctaw, OK 73020

Property Owner's Name(s): Jim & Nancy Cox

If corporation, Corporate Official Name and Seal: 

Mailing Address: 318 S. Czech Hall Road

Mustang OK 73020

Email Address: coxjiml@cox.net

Telephone: (405) 615-0076 Fax:

PROPERTY OWNER'S SIGNATURE: Nancy Cox

[Not necessary if there is an authorized representative. Authorized representative must sign below]

AUTHORIZED REPRESENTATIVE: I hereby certify that I am authorized to represent all of the property owners of the above described tract in the application. A power of attorney is attached.

Name: 
Address: 
Signature: 
Telephone: 
Dec 2018
QUESTIONS ON REZONING APPLICATION
[Attach additional sheets if necessary]

1. What is the current use of the property? Residential

2. Why are you requesting a change in zoning? to comply with ordinance

3. Are there any deed restrictions of restrictive covenants that would affect the use of this property?
   If so, what are they and attach a copy to this applications? No

4. Has a rezoning ever been requested for this property in the past by the current owner?
   If so, what zoning classification was requested and when? No

5. If the rezoning is approved, does the applicant intend to develop the property? No
616 S. Anderson Road, Choctaw, OK Legal Description continued ...

County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 with metes and bounds as follows:

Commencing at the Northwest corner of said NW/4:

Thence South 00° 41’14” East as the Basis of Bearing on the West line of said NW/4 a distance of 1680.77 feet to the Point of Beginning:

Thence South 89° 30’38” East a distance of 580.92 feet.

Thence South 00° 41’14” East and parallel to the West line of said NW/4 a distance of 150.00 feet to a point on the South line of the S/2 N/2 SW/4 of said NW/4:

Thence North 89° 30’38” West on said South line a distance of 580.92 feet to the Southwest corner of the S/2 N/2 SW/4 of said NW/4;

Thence North 00° 41’14” West on the West line of said NW/4 a distance of 150.00 feet to the Point of Beginning.

This description contains 87,120 square feet or 2.00 acres, more or less.
That Wesley Gene Rutledge, Trustee and Nancy Alice Thompson, Trustee of The Granville Glenn Rutledge Trust dated April 8, 2004 and Wesley Gene Rutledge and Carol Rutledge, husband and wife, party(ies) of the first part, in consideration of the sum of TEN & NO/100------Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto Jim Cox and Nancy Cox, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, party(ies) of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

The South Half (S/2) of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, according to the Government Survey Thereof.

Property Address: 616 South Anderson Road, Choctaw, OK 73020

Less and except all of the oil, gas, and other minerals in and under the above property, which have heretofore been reserved or conveyed or which are reserved by the Grantor(s) herein. It is the intention of the Grantor(s) to convey to the Grantee(s) the surface and surface rights only in and to the above-described real property.

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

EXCEPT covenants, conditions, easements, restrictions and mineral reservations or conveyances of record.

DC1682842 mn 2/15 DOC-150.00
Signed and delivered this May 01, 2012.

The Granville Glenn Rutledge Trust dated April 8, 2004

By: Wesley Gene Rutledge, Trustee

By: Nancy Alice Thompson, Trustee

Wesley Gene Rutledge

Carol Rutledge

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on May 01, 2012, by Wesley Gene Rutledge, Trustee and Nancy Alice Thompson, Trustee of The Granville Glenn Rutledge Trust dated April 8, 2004.

My Commission Expires:

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on May 01, 2012 by Wesley Gene Rutledge and Carol Rutledge, husband and wife.

My Commission Expires:

ACKNOWLEDGMENT - OKLAHOMA FORM

Mail Tax Statement to:
Bank of Commerce
2500 South Cornwell Drive

Filing Fee: $15.00
Doc. Stamps: $150.00
05/07/2012 10:47:45 AM
DEED
Larry Stein
Oklahoma County Assessor's Office

Ownership Radius Report

This Report is for Account Number R194663020 and R194663030, and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office.
<p>| accountno | name1             | name2             | mailingaddress1 | mailingaddress2 | city    | state | zipcode | subtype | block | lct | legal                                                                 | location               |
|-----------|-------------------|-------------------|-----------------|-----------------|---------|-------|---------|---------|-------|---------------------------------------------------------------|------------------------|
| R194663010 | COBB HARVEY JAY |                   | 605 S ANDERSON RD |                 | CHOCTAW | OK    | 73020-7208 | UNPLTD PT SEC 04 11N 1W | 000 | 000 | UNPLTD PT SEC 04 11N 1W 000 000 PT NW4 SEC 4 11N 1W BEING N 1/2 OF N 1/2 OF SW4 OF NW4 OR TRACTS 1 &amp; 2 | 605 S ANDERSON RD CHOCTAW |
| R194663060 | JOHNSON DENNIS L &amp; SANDRA |             | 700 S ANDERSON RD |                 | CHOCTAW | OK    | 73020-7209 | UNPLTD PT SEC 04 11N 1W | 000 | 000 | UNPLTD PT SEC 04 11N 1W 000 000 PT OF NW4 SEC 4 11N 1W S 1/2 OF N 1/2 OF S 1/2 OF SW4 OF NW4 OR TR 6 | 700 S ANDERSON RD CHOCTAW |
| R194663030 | COX JIM &amp; NANCY |                   | 318 S CZECH HALL RD |                 | MUSTANG | OK    | 73064-2509 | UNPLTD PT SEC 04 11N 1W | 000 | 000 | UNPLTD PT SEC 04 11N 1W 000 000 S 1/2 OF S 1/2 OF N 1/2 OF SW4 OF NW4 OR TRACT 4 PT SEC 4 11N 1W | 616 S ANDERSON RD CHOCTAW |
| R194663020 | COX JIM &amp; NANCY |                   | 358 S CZECH HALL RD |                 | MUSTANG | OK    | 73064-2509 | UNPLTD PT SEC 04 11N 1W | 000 | 000 | UNPLTD PT SEC 04 11N 1W 000 000 N 1/2 OF S 1/2 OF N 1/2 OF SW4 OF NW4 OR TRACT 3 PT SEC 4 11N 1W | 616 S ANDERSON RD CHOCTAW |
| R194663040 | CALDWELL JERRY DALE |               | 650 S ANDERSON RD |                 | CHOCTAW | OK    | 73020-7208 | UNPLTD PT SEC 04 11N 1W | 000 | 000 | UNPLTD PT SEC 04 11N 1W 000 000 N 1/2 OF N 1/2 OF S 1/2 OF SW4 OF NW4 OR TRACT 5 PT SEC 4 11N 1W | 650 S ANDERSON RD CHOCTAW |
| R155851115 | BIGGS PRESTON D &amp; RENEE |             | 604 HELM DR |                 | MIDWEST CITY | OK | 73130 | UNPLTD PT SEC 05 11N 1W | 000 | 000 | UNPLTD PT SEC 05 11N 1W 000 000 PT OF NE4 SEC 5 11N 1W BEG 150.0FT S &amp; 262.0FT W OF NE4 OF NE4 TH W395.7FT N330FT E396.5FT N330FT TO BEG | 604 HELM DR MIDWEST CITY |</p>
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<td>615 S ANDERSON RD</td>
<td>CHOCTAW</td>
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<td>13101 VINEHAVEN BLVD</td>
<td>OKLAHOMA CITY</td>
<td>OK</td>
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Oklahoma County Assessor’s Office
300 Foot Radius Report
2/19/2020
AGENDA TITLE: Lot Merge and Lot Split application for 610 & 616 S Anderson Road, submitted by Jim and Nancy Cox.

**Public hearing required if this box is checked**

Jim and Nancy Cox are the owners of the two tracts of land located at 610 and 616 S Anderson Road. Both properties are currently zoned A-G “General Agricultural District”. The applicant is requesting a lot merge, followed by a lot split in order to reconfigure the existing lot lines allowing for two new tracts.

Requested Tract 1A will be 7.92 acres and will retain its A-G “General Agricultural District” zoning. Requested Tract 1B will be 2 acres and the applicant has requested to rezone this tract to R-R “Rural Residential District” as it will not meet the requirements for A-G “General Agricultural District”.

If these three requests: lot merge, lot split and rezone are approved; the applicant will submit a request for a Specific Use Permit for a medical marijuana grow facility for the 7.92 acre tract.

Staff Comments:

- Item #4.2 - Lot Merge: The new lot to be created will be 9.92 acres in size with a frontage of 330.46 feet along South Anderson Road. If the lot merge is approved, there will be a non-conformity created as there will be two single-family homes on one lot. This is the reason Staff is requesting action on the lot merge and lot split by the Planning Commission on the same agenda. The lot split following this lot merge will avoid this non-conformity. The lot merge will have to be approved first before allowing for the lot split. Therefore, if Planning Commission denies the lot merge request, the lot split application will not be reviewed.

- Item #4.3 - Lot Split: Tract 1A – The proposed lot area is 7.92 acres with a frontage of 180.46 feet along South Anderson Road. On April 16th, 2020 the Board of Adjustment approved the variance request to the minimum lot frontage requirement to allow for the lot frontage for Tract 1A to be 180.46 feet.
  Tract 1B – The proposed lot area is 2 acres with a frontage of 150 feet. If the zoning request is approved by Planning Commission and City Council, this lot will meet the requirements of the R-R “Rural Residential District”. Therefore if the Planning Commission chooses to approve this lot split application, a caveat would have to be added to make the approval contingent upon the rezoning request approval so not to create a non-conforming lot.
CITY OF CHOCTAW
Short Form Subdivision Report

Applicant: Jim and Nancy Cox
Location: 610 and 616 S Anderson Road
Current Zoning: A-G “General Agricultural District”
Request: 4.2. Merge two tracts of land into one tract
4.3. Subdivide the merged lot into two tract tracts

REQUEST SUMMARY
Jim and Nancy Cox are the owners of the two tracts of land located at 610 and 616 S Anderson Road. Both properties are currently zoned A-G “General Agricultural District”. The applicant is requesting a lot merge, followed by a lot split in order to reconfigure the existing lot lines allowing for two new tracts. Requested Tract 1A will be 7.92 acres and will retain its A-G “General Agricultural District” zoning. Requested Tract 1B will be 2 acres and the applicant has requested to rezone this tract to R-R “Rural Residential District”. If these three requests: lot merge, lot split and rezone are approved; the applicant will submit a request for a Specific Use Permit for a medical marijuana grow facility for the 7.92 acre tract.

EXISTING ZONING, PROPOSED ZONING AND LAND USE
The current zoning for the two properties is A-G “General Agricultural District”. There is a single-family residence and several accessory buildings located on each property. Additionally, there is a shared access drive between the two properties and the applicants plan on keeping the existing configuration.

Current Conditions
The current lots are identical in size and frontage. Both are 5 acres in size with 165.23 feet of frontage along South Anderson Road. These lots are zoned the A-G “General Agricultural District” which requires a minimum size of 5 acres (not including right-of-way) and 330 feet frontage. The current lot configurations do not meet the minimum frontage and area requirements for an A-G “General Agricultural District”, as the current frontages are only 165.23 feet and the current minimum lot area of 5 acres includes the right-of-way. And as discussed on Page 1, the applicants are requesting this reconfigurations of these lots in order to allow for an application for a Specific Use Permit for a marijuana grow facility.
Lot Merge (Agenda Item #4.2)
The current city code allows for staff level deed approval at staff level if:

- Deed approval is to allow adjustments to be made to lot lines of platted lots for the purpose of adjusting the size of a building site (extensive replatting shall not be accomplished);
- It is a pre-existing deed: the property conveyed by the deed submitted for review exited in its present configuration prior to its annexation to the city or prior to the October 18, 1971, adoption of the subdivision regulations;
- The dedication or abandonment of public-right-way or easements is not involved.

As this lot merge request does not meet the above criteria, staff is presenting it to the Planning Commission for review and approval or denial.

The new lot to be created will be 9.92 acres in size with a frontage of 330.46 feet along South Anderson Road. If the lot merge is approved, there will be a non-conformity created as there will be two single-family homes on one lot. This is the reason Staff is requesting action on the lot merge and lot split by the Planning Commission on the same agenda. The lot split following this lot merge will avoid this non-conformity.

The lot merge will have to be approved first before allowing for the lot split. Therefore, if Planning Commission denies the lot merge request, the lot split application will not be reviewed.

The proposed lot split is shown with the red outline and the existing shared property line is shown in blue in the image below.

Lot Split (Agenda Item #4.3)
The lot split request is to create two lots, Tract 1A and Tract 1B:

- Tract 1A – This parcel shall retain its A-G “General Agricultural District” which requires 5 acres and 330 feet of frontage. The proposed lot area is 7.92 acres with a frontage of 180.46 feet along South Anderson Road. On April 16th, 2020 the Board of Adjustment approved the variance request to the minimum lot frontage requirement to allow for the lot frontage for Tract 1A to be 180.46 feet.
- Tract 1B – The proposed lot area is 2 acres with a frontage of 150 feet. The applicant is also requesting to rezone this parcel to R-R “Rural Residential District” as it does not meet the requirements of the A-G “General Agricultural District”. The R-R “Rural Residential District” requirements are 1 acre or larger lot sizes and 110 feet of frontage. If the zoning request is approved
by Planning Commission and City Council, this lot will meet the requirements of the R-R “Rural Residential District”. **Therefore if the Planning Commission chooses to approve this lot split application, a caveat would have to be added to make the approval contingent upon the rezoning request approval so not to create a non-conforming lot.**

Any development of the property will require a submittal of a site development plan and appropriate permits. The development will have to comply with subdivision regulations, designated zoning classification, and all State of Oklahoma rules and regulations.

**COMPREHENSIVE PLAN**

- **Future Development Density Plan:** The subject property is within the “Rural Protection Boundary”. The development density of this area is 0.5 to 1 dwelling unit per acre. Their request for the rezoning and lot split for single-family homes are within the parameters set for the “Rural Protection Boundary” density.

- **Land Use:** Historically, the existing parcel has been used for a single-family residence.
  - **Future Land Use:** Low Density Residential – *(Single family homes with lots that are typically one are or larger excluding rights of way.)* The applicant’s proposal of two (2) lots resulting in lots at (1) acre or greater, meets the recommendations of the Comprehensive Future Land Use Plan.
  - **Physical Constraints** – There are no built or natural constraints present as listed in the Comprehensive plan, but if the property is developed, the developer will need to be aware of any stormwater drainage, stormwater quality, and all other environmental impacts.

- **Transportation** – Please refer to the “Transportation” paragraph below to identify the required right of way dedication.

- **Infrastructure** – The property owner will have to meet all infrastructure requirements as discussed in the Comprehensive Plan and the City Code with any future development of this site. Please refer to paragraphs “Water and “Sewer” to see more details regarding mandatory connections and extensions.

**WATER AND SEWER**

The subject property is served by private water at this time. There is an existing water main in the South Anderson Road right-of-way. City Code states the following regarding mandatory water/sewer connections and extensions:

- **§19-164.A Mandatory Connections** – The following properties must connect to Authority Water and Sanitary Sewer Main Lines:
  - New primary building development that abut existing public water and/or sanitary sewer mains;
  - Developed properties that abut existing water mains with failed water wells;
  - Developed properties that abut existing sewer main with a failed septic system;
  - In the event that a sanitary sewer extension or service is installed within twenty five (25) feet of a private water well, the well shall be abandoned and the property owner shall connect to the Authority’s water systems;
  - Lawn irrigation only is exempt from this rule. A backflow device must be installed and tested annually as required in the adopted International Plumbing Code.
Connection to City Water will be required with any future development or large improvements on the property, based on the Code’s Mandatory Connection requirement.

The subject site is likely served by a private sanitary system, such as a septic system, as it is outside of the City’s current service boundary. There are no public sanitary sewer mains located within five hundred (500) feet for the property owner to extend or connect to as required by §19-165. Therefore, a private sanitary system is required and the installation/maintenance will have to adhere to the requirements of the City of Choctaw and Oklahoma Department of Environmental Quality (ODEQ).

**TRANSPORTATION**

The property has frontage along South Anderson Road which is an arterial street. The Comprehensive Plan identifies arterials as roadways that are designed to convey longer trips and relatively heavy volumes of traffic; these roadways are primarily intended to provide mobility. These types of roadways may have four (4) to six (6) lanes of traffic requiring up to one hundred (100) feet of right-of-way. The statutory right-of-way requirement for arterials is thirty-three (33) feet on one half of the roadway and therefore an additional seventeen (17) feet of public roadway and utility easement will be dedicated with the lot split to allow for proper width for utility relocation and proper road widening.

**CITY OF CHOCTAW STAFF**

The City of Choctaw’s staff has reviewed the lot merge and lot split for Jim and Nancy Cox. Staff has completed its review of both the requests.
LOT MERGE APPLICATION

Applicant: Jim & Nancy Cox

Address: 318 S. Czech Hall Rd., Mustang, OK 73064

Cell Phone: (405) 615-0076  Cell: (405) 615-1762

E-mail address: coxjiml@cox.net

Property address (Lot 1): 610 S. Anderson Road, Choctaw, OK 73020

Property address (Lot 2): 616 S. Anderson Road, Choctaw, OK 73020

Legal Description (Lot 1): The North Half (N/2) of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11), North, Range One (1), West of the Indian Meridian.

Legal Description (Lot 2): The South Half (S/2) of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11), North, Range One (1), West of the Indian Meridian.

Number of Acres (Lot 1): 5  Number of Acres (Lot 2): 5

Total Combined Acres: 10

Number of tracts being merged: 2  Property zoning district: A-G

County Parcel Number (Lot 1): 19 - 466 - 3020 Lot Dimension: 

County Parcel Number (Lot 2): 19 - 466 - 3030 Lot Dimension: 

(If more than two (2) lots are being merged, list all other, property addresses, lot dimensions and County Parcel Numbers and dimensions on a separate page)

I hereby certify and attest that I am the current and legal owner of the above described properties located in the City of Choctaw and that I received a copy of the Policies and Procedures regulating this application.

Nancy L. Cox  03/04/20
Signature of owner, or authorized agent  Date

DO NOT WRITE BELOW THIS LINE, ADMINISTRATIVE USE ONLY

Permit #: 2005010  Receipt #: 1900

Total Amount Paid: $300  Date Paid: 5-4-2020

☐ Cash  ☑ Check # 2296  ☐ Credit Card

Feb 2020
Tract as Adjusted

Part of the Northwest Quarter
Section 4, Township 11 North
Range 1 West of the Indian Meridian
Choctaw, Oklahoma 73024

Lot Line Adjustment

Project No. 4816.13
Date: 02/24/2006
Sheet: 2 of 3

Land Surveying and Planning
1019 SW 26th Street, Suite C, Suite 200
Oklahoma City, Oklahoma 73139

(405) 848-9853 • Fax: (405) 848-4661
P.O. Box 50, Oklahoma City, OK 73101
www.bolanervey.com
Parent Tract Legal Description

Book 1914, Page 775

The North Half (N/2) of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, according to the Government Survey thereof,

and

The South Half (S/2) of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, according to the Government Survey thereof.

Proposed Legal Description

Tract 1

A tract of land being a part of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on February 12, 2020, with metes and bounds as follows:

Commencing at the Northwest corner of said NW1/4:

Thence South 00°41'14" East as the Basis of Bearing on the West line of said NW1/4 a distance of 1500.31 feet to the Point of Beginning, said point being the Northwest corner of the S/2 N/2 SW1/4 of said NW1/4:

Thence South 89°29'46" East a distance of 1308.70 feet to the Northeast corner of the S/2 N/2 SW1/4 of said NW1/4, said point being on the West line of Block One (1) of the recorded plat of Quail Hollow, to the City of Choctaw, Oklahoma County, Oklahoma:

Thence South 00°52'22" East on the West line of said Block 1 a distance of 330.10 feet to the Southeast corner of the S/2 N/2 SW1/4 of said NW1/4:

Thence North 89°30'38" West on the South line of the S/2 N/2 SW1/4 of said NW1/4 a distance of 1307.70 to the Southwest corner of the S/2 N/2 SW1/4 of said NW1/4:

Thence North 00°41'14" West on the West line of said NW1/4 a distance of 330.46 feet to the Point of Beginning.

This description contains 432,171 square feet or 9.62 acres, more or less.

Surveyor’s Notes

1. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors September 14, 2018.

2. Date of Field Work: January 6 & February 6, 2020

3. This Survey was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.

4. Fence lines shown on this Plat of Survey may be an indication of a possession lines and the land located between the fence (possession) line and the property line shown herein may possibly be subject to adverse possession by adjacent property owners. Clients should consult an attorney to get legal advice and should provide the adjacent owners with a copy of this Plat of Survey. Property owners may wish to get an additional Surveyor’s opinion.

5. The Basis of Bearing for this survey is North 00°41'14" West on the West line of the NW1/4 of Section 4, Township 11 North, Range 1 West, being monumented by a Found Mag Nail with Washer "Yager LS 1008" at the Northwest corner and a Found Mag Nail at the Southwest corner of the NW1/4.

Surveyor’s Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown herein. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 24th day of February, 2020.

Curtis Lee Hale, LS 1084

Z - 24 - 20

Date

Surveyors Certificate

Jim Cox
610 S. Anderson Road
Choctaw, Oklahoma 73024
(405) 613-1762

Part of the Northwest Quarter
Section 4, Township 11 North
Range 1 West of the Indian Meridian
Choctaw, Oklahoma
Lot Line Adjustment

Project No. 481612
Date: 02/24/2020
Sheet: 1 of 3
Short Form Subdivision (Lot Split) APPLICATION
(Please Print in Ink or Type)

Applicant: Jim & Nancy Cox

Address: 318 S. Czech Hall Road, Mustang, OK 73064

Phone: (405) 615-0676      Cell: (405) 615-1762

Email Address: coxjim1@cox.net

Property address: 610 S. Anderson Road, Choctaw, OK 73020

Legal Description: See Attached

Number of Acres: 10

Number of proposed tracts: 2

Property zoning district: A-1

I hereby certify and attest that I am the current and legal owner of the above described property located in the City of Choctaw and that I received a copy of the Policies and Procedures regulating this application.

Nancy L. Cox 05/14/20
Signature of Owner, or authorized agent * Date

*Owner or authorized agent must be present at public meeting.

Do Not Write Below This Line—Official Use Only

Permit #: 2005011  Receipt #: 1901
Total Amount Paid: $600  Date Paid: 5-4-2020

☐ Cash  ☑ Check # 2296  ☐ Credit Card

County Parcel Number: 1216-19466-3020
Parent Tract Legal Description

Tract 1

A tract of land being a part of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on February 24, 2020, with metes and bounds as follows:

Commencing at the Northwest corner of said NW1/4;
Thence South 00°00'11" East as the Basis of Bearing on the West line of said NW1/4 a distance of 1500.31 feet to the Point of Beginning, said point being the Northwest corner of the S/2 N/2 SW1/4 of said NW1/4;
Thence South 89°25'46" East a distance of 1399.70 feet to the Northeast corner of the S/2 N/2 SW1/4 of said NW1/4, said point being on the West line of Block One (1) of the recorded plat of Dual Hollow, to the City of Choctaw, Oklahoma County, Oklahoma;
Thence South 00°20'23" East on the West line of said Block One (1) a distance of 330.10 feet to the Southeast corner of the S/2 N/2 SW1/4 of said NW1/4;
Thence North 89°39'36" West on the South line of the S/2 N/2 SW1/4 of said NW1/4 a distance of 1397.70 to the Southwest corner of the S/2 N/2 SW1/4 of said NW1/4;
Thence North 00°00'11" West on the West line of said NW1/4 a distance of 330.46 feet to the Point of Beginning.
This description contains 432,171 square feet or 9.92 acres, more or less.

Proposed Legal Description

Tract 1A

A tract of land being a part of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on February 24, 2020, with metes and bounds as follows:

Commencing at the Northwest corner of said NW1/4;
Thence South 00°00'11" East as the Basis of Bearing on the West line of said NW1/4 a distance of 1500.31 feet to the Point of Beginning, said point being the Northwest corner of the S/2 N/2 SW1/4 of said NW1/4;
Thence South 89°25'46" East a distance of 1399.70 feet to the Northeast corner of the S/2 N/2 SW1/4 of said NW1/4, said point being on the West line of Block One (1) of the recorded plat of Dual Hollow, to the City of Choctaw, Oklahoma County, Oklahoma;
Thence South 00°20'23" East on the West line of said Block One (1) a distance of 330.10 feet to the Southeast corner of the S/2 N/2 SW1/4 of said NW1/4;
Thence North 89°39'36" West on the South line of the S/2 N/2 SW1/4 of said NW1/4 a distance of 1397.70 feet to the Southwest corner of the S/2 N/2 SW1/4 of said NW1/4;
Thence North 00°00'11" West on the West line of said NW1/4 a distance of 330.46 feet to the Point of Beginning.
This description contains 345,851 square feet or 7.92 acres, more or less.

Tract 1B

A tract of land being a part of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on February 24, 2020, with metes and bounds as follows:

Commencing at the Northwest corner of said NW1/4;
Thence South 00°00'11" East as the Basis of Bearing on the West line of said NW1/4 a distance of 1500.77 feet to the Point of Beginning;
Thence South 89°32'33" East a distance of 500.92 feet;
Thence South 00°00'11" East and parallel to the West line of said NW1/4 a distance of 150.00 feet to a point on the South line of the S/2 N/2 SW1/4 of said NW1/4;
Thence North 89°32'33" West on said South line a distance of 500.92 feet to the Southwest corner of the S/2 N/2 SW1/4 of said NW1/4;
Thence North 00°00'11" West on the West line of said NW1/4 a distance of 150.00 feet to the Point of Beginning.
This description contains 87,128 square feet or 2.00 acres, more or less.

Legal Descriptions

Part of the Northwest Quarter
Section 4, Township 11 North
Range 1 West of the Indian Meridian
Choctaw, Oklahoma
Lot Line Adjustment

Project No. 4016.17
Date: 02/24/2020
Sheet: 3 of 4
Exhibit “A”
17’ Roadway & Utility Easement
A Part of the NW/4 of Section 4
T 11 N, R 1 W IM,
Oklahoma County, Oklahoma,
Project No. 4616.12

A 17’ Roadway and Utility Easement in favor of the City of Choctaw, being a part of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4). Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale. LS 1084 on February 24, 2020, with metes and bounds as follows:

Commencing at the Northwest corner of said NW/4;
Thence South 00°41’14” East as the Basis of Bearing on the West line of said NW/4 a distance of 1500.31 feet to the Northwest corner of the N/2 S/2 N/2 SW/4 of said NW/4;
Thence South 89°29’46” East a distance of 33.00 feet to the Point of Beginning, said point being on the East Statutory Right-of-Way line of South Anderson Road:

Thence continuing South 89°29’46” East a distance of 17.00 feet;
Thence South 00°41’14” East and parallel to the West line of said NW/4 a distance of 330.45 feet to a point on the South line of the S/2 S/2 N/2 SW/4 of said NW/4;
Thence North 89°30’38” West on said South line a distance of 17.00 feet to the East Statutory Right-of-Way line of South Anderson Road;
Thence North 00°41’14” West on said East Statutory Right-of-Way line and parallel to the West line of said NW/4 a distance of 330.46 feet to the Point of Beginning.

This description contains 5,618 square feet or 0.13 acres, more or less.

Curtis Lee Hale, LS 1084
2-24-20
Date

Tel.: (405) 686-0174 • Fax: (405) 681-4881
www.halesurvey.com
Return To:
Jim Cox and Nancy Cox
318 S. Gael Hall
Mustang, OK 73064

File No.: 1691051-OK12 (DSW)
Doc Stamps: $67.50

That Wesley Gene Rutledge, Trustee and Nancy Alice Thompson, Trustee of The Granville Glenn Rutledge Trust dated April 8, 2004 and Wesley Gene Rutledge and Carol Rutledge, husband and wife, party(ies) of the first part, in consideration of the sum of TEN & NO/100——-Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto Jim Cox and Nancy Cox, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, party(ies) of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

The North Half (N/2) of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, according to the Government Survey Thereof.

Property Address: 610 S. Anderson Road, Choctaw, OK 73020

Less and except all of the oil, gas, and other minerals in and under the above property, which have heretofore been reserved or conveyed or which are reserved by the Grantor(s) herein. It is the intention of the Grantor(s) to convey to the Grantee(s) the surface and surface rights only in and to the above-described real property.

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

EXCEPT covenants, conditions, easements, restrictions and mineral reservations or conveyances of record.
Signed and delivered this May 01, 2012.

The Granville Glenn Rutledge Trust dated April 8, 2004

By: Wesley Gene Rutledge, Trustee

Train: Nancy Alice Thompson, Trustee

Wesley Gene Rutledge

Carol Rutledge

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on May 01, 2012, by Wesley Gene Rutledge, Trustee and Nancy Alice Thompson, Trustee of The Granville Glenn Rutledge Trust dated April 8, 2004.

My Commission Expires:

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on May 01, 2012 by Wesley Gene Rutledge and Carol Rutledge, husband and wife.

My Commission Expires:

Mail Tax Statements To:

SAME AS ABOVE
Return To:
Jim Cox and Nancy Cox
616 South Anderson Road
Choctaw, OK 73020

File No.: 1682842-OK12 (DSW)
Doc Stamps: $150.00

That Wesley Gene Rutledge, Trustee and Nancy Alice Thompson, Trustee of The Granville Glenn Rutledge Trust dated April 8, 2004 and Wesley Gene Rutledge and Carol Rutledge, husband and wife, party(ies) of the first part, in consideration of the sum of TEN & NO/100------Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto Jim Cox and Nancy Cox, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, party(ies) of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

The South Half (S/2) of the South Half (S/2) of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Eleven (11) North, Range One (1) West of the Indian Meridian, according to the Government Survey Thereof.

Property Address: 616 South Anderson Road, Choctaw, OK 73020

Less and except all of the oil, gas, and other minerals in and under the above property, which have heretofore been reserved or conveyed or which are reserved by the Grantor(s) herein. It is the intention of the Grantor(s) to convey to the Grantee(s) the surface and surface rights only in and to the above-described real property.

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

EXCEPT covenants, conditions, easements, restrictions and mineral reservations or conveyances of record.
Signed and delivered this May 01, 2012.

The Granville Glenn Rutledge Trust dated April 8, 2004

By: Wesley Gene Rutledge, Trustee

By: Nancy Alice Thompson, Trustee

Wesley Gene Rutledge

Carol Rutledge

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA

} ss.

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on May 01, 2012, by Wesley Gene Rutledge, Trustee and Nancy Alice Thompson, Trustee of The Granville Glenn Rutledge Trust dated April 8, 2004.

A. Cosby

NOTARY PUBLIC

My Commission Expires:

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA

} ss.

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on May 01, 2012 by Wesley Gene Rutledge and Carol Rutledge, husband and wife.

A. Cosby

NOTARY PUBLIC

My Commission Expires:

Mail Tax Statement to:
Bank of Commerce
2500 South Cornwell Drive
AGENDA TITLE: Lot Split Application for a property located at 15870 SE 29th Street submitted by Paul Maxwell.

- Paul Maxwell is the owner of this 2.5 acre tract of land at 15870 SE 29th Street.
  - Applicant is requesting a lot split to create two (2) lots. Proposed Tract A is 1.19 acres in size and will have 119.8 feet frontage along SE 29th Street. Proposed Tract B is 1.31 acres in size and will have 65 feet frontage along SE 29th Street.
  - Board of Adjustment granted a variance the minimum lot frontage requirement of 110 feet for the R-R "Rural Residential District".

City Water & Sewer: existing twelve (12) inch water line in the SE 29th Street right-of-way. Connection to City Water will be required with any future development or large improvements on Mr. Maxwell's property. The residential property is served by a private septic system due to being out of the serviceable boundary for city sanitary sewer.

Comprehensive Plan: The subject site falls within the "Rural protection boundary" on the future density plan, which notes a development density of 0.5-1 dwelling unit per acre. This request is also consistent with the Future Land Use Plan which delineates this area as Low Density Residential, which is defined as single-family homes with lots that are typically one acre or larger excluding rights of way.

The future land use designation for the property is Regional Business, which is described as: retail and professional office activities that aim to meet the needs of both local and regional residents.
REQUEST SUMMARY

Paul Maxwell is the owner of this 2.5 acre tract of land located at 15870 SE 29th Street. The property carries an R-R “Rural Residential District” zoning classification. Pursuant to §19-202 Short Form Subdivision, the applicant is requesting to subdivide the existing parcel into two (2) parcels; both lots will front along SE 29th Street.

Mr. Maxwell has recently applied for a change of rezoning from A-G “General Agricultural District” to R-R “Rural Residential District” in order to apply for this lot split for; which was approved by the Planning Commission and City Council in March with the condition that no home or primary structure be erected upon the narrow portion of land on proposed Tract B.

The request for the lot split will be followed by an application for a lot merge to combine proposed Tract B to the property to the south. The southern parcel is currently owned by Mr. Maxwell, however, it does not have access to any right-of-way; therefore, Mr. Maxwell is going through this process to allow for access to the four (4) acre southern piece he owns.
EXISTING ZONING AND BUILDING USE REGULATIONS

The current zoning for the property is R-R “Rural Residential District” which requires a minimum of 43,560 square foot lot size. The property is bound by C-G “General Commercial District” to the east and north and A-G “General Agricultural District” to the north, south and east. There is an existing 1,285 square foot single family residential structure that was constructed around 1950 on the property (Tract A). There are several storage buildings, a shop and a detach garage on the lots as well.

The current parcel is 2.5 acres in size and has 184.8 feet frontage along SE 29th Street. The applicant is requesting to subdivide the property in in a north-south manner. Proposed Tract A is 1.19 acres and proposed Tract 2 is 1.31 acres. Both Tract 1 and Tract 2 will front SE 29th Street.

The applicant did request a variance from the Board of Adjustment for relief from the minimum frontage requirement for the R-R “Rural Residential District”. Section §12-263 Area and Height Regulations requires a minimum lot frontage of 110 feet in this zoning district. The current lot width is 184.8 feet and the proposed lot widths are 119.8 feet for proposed Tract A and 65 feet for proposed Tract B. On April 16th, 2020 the Board of Adjustment did approve the variance request to the minimum lot frontage requirement as presented.

Any development submittal will have to be reviewed by the City of Choctaw and appropriate state departments. The development will have to comply with subdivision and zoning regulations, as well as all state requirements. All appropriate permits will have to be issued by the appropriate parties.

COMPREHENSIVE PLAN

- **Future Development Density Plan**: The subject property is within the “Rural Protection Boundary”. The development density of this area is 0.5 to 1 dwelling unit per acre. Mr. Maxwell’s request is to rezone is within the parameters set for the “Rural Protection Boundary” density.
- **Land Use**: The existing property is used as a single-family residence for the owner.
  - **Future Land Use**: The future land use designation for this property is Regional Business, which is described as: retail and professional office activities that aim to meet the needs of both local and regional residents. Development in this area should be unique and high-quality, creating a destination area to attract visitors to Choctaw. This land use category could also include a regional hospital or urgent care center. Mr. Maxwell’s request for R-R “Rural Residential District” is not consistent with what is shown on the Future Land Use Map; however, as seen in the surrounding land use and zoning section, there are properties zoned R-R “Rural Residential District” abutting his property and there are several properties not zoned residential, but are being used for residential purposes.
  - **Physical Constraints** – there are no natural or physical constraints on the property.
- **Transportation** – SE 29th Street is an arterial street with a 57.5 foot wide roadway and utility easement.
- **Infrastructure** – This area is currently not served by sanitary sewer; however there is public water available nearby. Please refer to paragraph below “Water and Sewer” to see more details regarding mandatory connections and extensions.
WATER AND SEWER
The subject property is served by private water at this time. There is an existing twelve (12) inch water line in the SE 29th Street right-of-way. However, this area of the City is not serviced by public sewer.

City Code states the following regarding mandatory water/sewer connections and extensions:

- **§19-164.A Mandatory Connections** – The following properties must connect to Authority Water and Sanitary Sewer Main Lines:
  - New primary building development that abut existing public water and/or sanitary sewer mains;
  - Developed properties that abut existing water mains with failed water wells;
  - Developed properties that abut existing sewer main with a failed septic system;
  - In the event that a sanitary sewer extension or service is installed within twenty five (25) feet of a private water well, the well shall be abandoned and the property owner shall connect to the Authority’s water systems;
  - Lawn irrigation only is exempt from this rule. A backflow device must be installed and tested annually as required in the adopted International Plumbing Code.

Connection to City Water will be required with any future development or large improvements on Mr. Maxwell’s property, based on the Code’s Mandatory Connection requirement.

The subject site is likely served by a private sanitary system, such as a septic system, as is it outside of the City’s current service boundary. There are no public sanitary sewer mains located within five hundred (500) feet for the property owner to extend or connect to as required by §19-165. Therefore, a private sanitary system is required and the installation/maintenance will have to adhere to the requirements of the City of Choctaw and Oklahoma Department of Environmental Quality (ODEQ).

TRANSPORTATION
The property has frontage along South SE 29th Street which is an arterial street. The Comprehensive Plan identifies arterials as roadways that are designed to convey longer trips and relatively heavy volumes of traffic; these roadways are primarily intended to provide mobility. These types of roadways may have four (4) to six (6) lanes of traffic requiring up to one hundred (100) feet of right-of-way. There currently is a 57.5 foot right-of-way easement along the north property line. Therefore, no additional easements will be required.

CITY OF CHOCTAW STAFF
The City of Choctaw’s staff has reviewed the lot split for Paul Maxwell. Staff has completed its review of the lot split request.
Applicant: Paul Richard & Susan Marie Maxwell
Address: 15870 SE 29th St, Choctaw, OK 73020
Phone: 405-642-2187
Email Address: PMaxwell16545@yahoo.com
Property address: 15870 SE 29th St, Choctaw, OK 73020
Legal Description: See Attachments
Number of Acres: 2.5 Acres
Number of proposed tracts: 2
Property zoning district: R.R

I hereby certify and attest that I am the current and legal owner of the above described property located in the City of Choctaw and that I received a copy of the Policies and Procedures regulating this application.

Signature of Owner, or authorized agent *

Date

*Owner or authorized agent must be present at public meeting.

Do Not Write Below This Line—Official Use Only

Permit #: 2004125
Receipt #: 1908
Total Amount Paid: $600.00
Date Paid: 5-18-2020
☐ Cash ☐ Check #  ☐ Credit Card USDA

County Parcel Number:

Dec 2018
PLAT OF SURVEY
15870 S.E. 29th St., Choctaw, OK., 73020
PART OF THE NE/4, SEC. 13, T11N,
R1W, I.M., OKLAHOMA COUNTY, OKLAHOMA

LEGAL DESCRIPTION

I, Allen E. Henry, a Registered Land Surveyor of the State of Oklahoma, do hereby certify that the hereon shown Legal Description was made under my supervision of a tract being a part of the Northeast Quarter (NE/4) of Section 13, Township 11 North (T11N), Range 1 West (R1W) of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

TRACT A

A tract of land being a part of the Northeast Quarter (NE/4) of Section 13, Township 11 North (T11N), Range 1 West (R1W) of the Indian Meridian, Oklahoma County, Oklahoma being described as follows: Commencing from the Northeast Corner of the Northeast Quarter (NE/4) of Section 13; thence North 89°51'40" West a distance of 540.20 feet to the Point of Beginning; thence South 00°00'00" East a distance of 57.50 feet to a point; thence South 32°00'08" West a distance of 47.17 feet to a point; thence South 00°09'10" East a distance of 275.00 feet to a point; thence North 90°00'00" West a distance of 144.80 feet to a point; thence North 00°00'00" West a distance of 372.82 feet to a point; thence South 89°51'40" East a distance of 119.80 feet to the Point of Beginning, containing 1.19 acres more or less and subject to all Easements and Right-of-Way records.

TRACT B

A tract of land being a part of the Northeast Quarter (NE/4) of Section 13, Township 11 North (T11N), Range 1 West (R1W) of the Indian Meridian, Oklahoma County, Oklahoma being described as follows: Commencing from the Northeast Corner of the Northeast Quarter (NE/4) of Section 13; thence North 89°51'40" West a distance of 475.20 feet to the Point of Beginning; thence South 00°09'10" East a distance of 412.50 feet to a point; thence South 90°00'00" West a distance of 52.80 feet to a point; thence South 00°09'10" East a distance of 247.50 feet to a point; thence North 89°51'40" West a distance of 132.00 feet to a point; thence North 00°00'00" West a distance of 287.18 feet to a point; thence North 90°00'00" East a distance of 144.80 feet to a point; thence North 00°09'10" West a distance of 275.00 feet to a point; thence North 32°00'08" East a distance of 47.17 feet to a point; thence North 00°00'00" West a distance of 65.00 feet to the Point of Beginning, containing 1.31 acres more or less and subject to all Easements and Right-of-Way records.

SUBSCRIBED TO AND SWORN BEFORE ME THIS 29th DAY OF APRIL, 2020.
MY COMMISSION EXPIRES: 01-29-2024

LARRY JAMES
STATE OF OKLAHOMA
PUBLIC COMMISSION #16000981
EXP. 01/29/24

PLAT OF SURVEY
TO SERVE
MAXWELL
S&H-4847

This Plat of Survey meets the minimum standards established State of Oklahoma 1874, Section 24, Title 25, Chapter 46, Article 2, Subsection 14 of the Board of Directors for Licensure of Professional Land Surveyors.

BASIS OF BEARING:
GRID NORTH
11/22/2019

STOUT & HENRY SURVEYING, INC.
502 S. BERRYMAN RD.
OKLAHOMA CITY, OKLAHOMA 73135
PHONE (405) 741-1177 FAX (405) 741-1857

DATE: 04-24-2020 SCALE: N/A
DRAWN BY: L.D.U. SHEET NO.
SURVEYOR: ALLEN E. HENRY I.S. #1335 1 OF 2
Oklahoma County Assessor's Public Access System
320 Robert S. Kerr #313
Oklahoma City, OK 73102
(405) 713-1200

All records are current as of close of previous working day.

Larry Stein-Oklahoma County Assessor Public Access System

Real Property Display - Screen Produced 4/20/2020 2:45:58 PM
Account: R194650785 Type: Residential
Location: 15870 SE 29TH ST

Building Name/Occupant:
Owner Name 1: MAXWELL PAUL R & SUSAN MARIE
Owner Name 2: 
Billing Address 1:
Billing Address 2:
City, State, Zip: CHOCTAW, OK 73020-6548
Land Value: 54,268

Full Legal Description:
UNPLTD PT SEC 13 11N 1W NE4 SEC 13 11N 1W BEG 475.20FT W OF NE/C OF NE4 TH S412.50FT W52 80FT S247.50FT W132FT N660FT 8184.80FT TO BEG CONT 2 50ACRS MORE OR LESS

Photo & Sketch (if available): No comparable sales returned.

Comp Sales Address/Date/Price (ordered by relevancy) Report Coming Soon

Valuation History (*2020 Valuations are subject to change until certified June 15th, 2020)

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Property Account Status/Adjustments/Exemptions

Account #: R194650785
Grant Year: 1999
5% Capped Account 0

Property Deed Transaction History (Recorded in the County Clerk's Office)

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Last Mailed Notice of Value (N.O.V.) Information/History

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### Property Building Permit History

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No Building Permit records returned.

Click button on building number to access detailed information:

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QUITCLAIM DEED
Under 16 O.S. § 41

KNOW ALL MEN BY THESE PRESENTS that,
PAUL RICHARD MAXWELL AND SUSAN MARIE MAXWELL, husband and wife

in consideration of the sum of $10.00
in hand paid, the receipt of which is hereby acknowledged, does hereby QUITCLAIM, GRANT,
BARGAIN, SELL, AND CONVEY unto,

PAUL RICHARD MAXWELL AND SUSAN MARIE MAXWELL, husband and wife

the following described real property and premises, situated in
OKLAHOMA County, State of Oklahoma, to-wit:

A tract of land being a part of the Northeast Quarter (NE/4) of Section 13, Township 11 North (T11N),
Range 1 West (R1W) of Indian Meridian, Oklahoma County, Oklahoma being described as follows:
Commencing from the Northeast Corner of the Northeast Quarter (NE/4) of Sec.13; thence North
89°51'40" West a distance of 475.20 feet to the Point of Beginning; thence South a distance of 412.50
feet to a point; thence South 90°00'00" West a distance of 52.80 feet to a point; thence South 00°09'10" East a distance of 247.50 feet to a point; thence North 89°51'40" West a distance of 132.00 feet to a point; thence North 00°00'00" West a distance of 660.00 feet to a point; thence 89°51'40" East a
distance of 184.80 feet to the Point of Beginning, containing 2.50 acres more or less and subject to all
Easements and Right-of-Way records.

Parcel TAX ID
Lot 1 - R194650777
Lot 2 - R194650785

Source of Title:
Being a combined property conveyed by

Warranty Deed from Donald J. and Priscilla Abbott, recorded 5/12/2003 in the records of Oklahoma
County Clerk, Oklahoma.
(Book 8859, Page 1121) Lot 1

AND

Warranty Deed from Robert E. and Janice L. Maxwell, recorded 9/20/1991 in the records of Oklahoma
County Clerk, Oklahoma,
(Book 6211, Page 51) Lot 2

CITY OF CHOCTAW
Lot Line Adjustment
Approved

31 JAN 2020

City Manager
Together with all the improvements thereon and the appurtenances there unto belonging.

TO HAVE AND TO HOLD

said described premises unto the said party of the second part, his 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, subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2020 and thereafter.

Signed and delivered on this 31 day of January, 2020.

GRANTORS

[Signatures and prints]

GRANTEES

[Signatures and prints]

STATE OF OKLAHOMA,
COUNTY OF OKLAHOMA,

Before me, the undersigned, a Notary Public, in and for this state, on this 31 day of January, 2020, personally appeared

PAUL RICHARD MAXWELL AND SUSAN MARIE MAXWELL, husband and wife,

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.

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

Signature: Amanda Valet
Print Name: Amanda Valet
My Commission Expires: 10/16/22
LEGAL DESCRIPTION
15870 S.E. 29th ST., CHOCTAW, OK., 73020
PART OF THE NE/4, SEC. 13, T11N,
R1W, I.M., OKLAHOMA COUNTY, OKLAHOMA

LEGAL DESCRIPTION

I, Allen E. Henry, a Registered Land Surveyor of the State of Oklahoma, do hereby certify that the hereon shown Legal Description was made under my supervision of a tract of being a part of the Northeast Quarter (NE/4) of Section 13, Township 11 North (T11N), Range 1 West (R1W) of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

A tract of land being a part of the Northeast Quarter (NE/4) of Section 13, Township 11 North (T11N), Range 1 West (R1W) of the Indian Meridian, Oklahoma County, Oklahoma being described as follows: Commencing from the Northeast Corner of the Northeast Quarter (NE/4) of Section 13; thence North 89°51'40" West a distance of 475.20 feet to the Point of Beginning; thence South 00°09'10" East a distance of 412.50 feet to a point; thence South 90°00'00" West a distance of 52.80 feet to a point; thence South 00°09'10" East a distance of 247.50 feet to a point; thence North 89°51'40" West a distance of 132.00 feet to a point; thence North 00°00'00" West a distance of 660.00 feet to a point; thence South 89°51'40" East a distance of 184.80 feet to the Point of Beginning, containing 2.50 acres more or less and subject to all Easements and Right-of-Way records.

SUBSCRIBED TO AND SWORN BEFORE ME THIS 23 DAY OF JANUARY, 2020.
MY COMMISSION EXPIRES: 01-29-2024

LARRY JAMES
NOTARY PUBLIC
STATE OF OKLAHOMA
# 16000981
EXP. 01/31/2024
LARRY JAMES

LEGAL DESCRIPTION ONLY
TO SERVE
MAXWELL
S&H-4847

This Plot of Survey meets the minimum standards established by the Oklahoma State Board of Judges, Sections 36 and 37 of the Oklahoma Surveyor's Regulations, and the rules of the Board of License for Professional Engineers and Land Surveyors.

BASIS OF BEARINGS:
GRID NORTH

LAST SITE VISIT: 11/22/2019

STOUT & HENRY SURVEYING, INC. C.A. 47798191
5001 S. BERRYMAN RD. PHONE (405) 741-1575
OKLAHOMA CITY, OKLAHOMA 73150 FAX (405) 741-1557
DATE: 01-16-2020 SCALE: N/A
DRAWN BY: LDJ SHEET NO.
SURVEYOR: ALLEN E. HENRY 1 OF 2
AGENDA TITLE: A Final Plat application from Western Skies Mobile Home Park at 12901 N.E. 10th Street, submitted by Stonetown Western Skies, LLC.

Stonetown Western Skies is the owner of this 15.36 acre tract of residential land. The current zoning is R-G "General Residential"

Stonetown Western Skies, LLC has submitted an application for the approval of their final plat based on the required improvements for their development.

The Specific Use Permit and Preliminary Plat were reviewed by the Planning Commission on August 1st, 2019 and subsequently approved by the City Council on August 6th, 2019.

Staff Comments:

The Specific Use Permit approval allowed for a 101 unit manufactured home park with a manager’s residence with private streets serving the park accessed from NE 10th Street and N Hiwassee Road.

The developer has connected to the existing public water and sanitary sewer mains located within the NE 10th Street and N Hiwassee Road rights-of-way. Water and sanitary sewer lines will be privately owned within the mobile home park.

The resolution approving the Preliminary Plat had several conditions which have been addressed by the developer. The attached Staff Report details how each of these conditions have been resolved or will be resolved.
Stonetown Western Skies, LLC has submitted an application for the approval of their final plat based on the required improvements for their development.

The Specific Use Permit and Preliminary Plat were reviewed by the Planning Commission on August 1st, 2019 and subsequently approved by the City Council on August 6th, 2019. The approval permitted for a 101 unit manufactured home park with a manager’s residence with private streets serving the park accessed from NE 10th Street and N Hiwassee Road. The developer has connected to the existing public water and sanitary sewer mains located within the NE 10th Street and N Hiwassee Road rights-of-way. Water and sanitary sewer lines will be privately owned within the mobile home park.

The resolution approving the Preliminary Plat had several conditions which have been addressed by the developer. The conditions and their resolutions are listed below:

- **The developer will construct a privately owned and maintained storm water drainage system in accordance with City specifications and safety requirements.** The developer has provided a storm water drainage system designed by an Engineer and approved by the City’s Engineer.
- **The developer will construct a private water systems by connecting to the newly constructed public water mains located within the North Hiwassee Road and NE 10th Street rights-of-way. The private water system is to serve each individual dwelling with domestic consumption and fire protections within the final plat, in accordance with City regulations.** Connection to City water has been made and a private water connection will be provided for each dwelling unit. Additionally, fire hydrants have been installed.
- **The developer will construct a private sanitary sewer system by connecting to the newly constructed public sanitary sewer mains located within the North Hiwassee Road right-of-way and dedicated utility easements. The private sanitary sewer system is to serve each individual dwelling within the final plat, in accordance with City regulations.** Connection to City sanitary sewer has been made and a private sewer connection will be provided for each dwelling unit within the park.
• The developer will construct twenty foot wide private roads within the boundaries of the said final plat. The private roads will be accessed from two locations. One is located within the North Hiwassee Road right-of-way and the other is accessed from NE 10th Street right-of-way. The two access points and twenty foot internal private roads have been installed.

• Install fire lanes and “No Parking” signs along all of the private roads. Signs have been ordered and will be placed throughout the development.

• Add to the notes that “No Parking” will be permitted along the private roads and North Hiwassee Road and NE 10th Street. The note has been added to the final plat.

• A private road access and maintenance agreement must be filed and recorded with the Oklahoma County Clerk. Please provide the City with a copy. A copy of the agreement has been submitted and will be recorded with the final plat.

• A maintenance agreement must be filed and recorded with the Oklahoma County Clerk to allow the fire department to perform the regular schedule for checking flow pressure. A copy of the agreement has been submitted and will be recorded with the final plat.

• Provide a name for the private road on the north and south sides of the property. These streets have been named North Drive and South Drive; and have been labelled on the final plat.

• Provide a limits of no access (L.N.A) along NE 10th Street and North Hiwassee Road. The L.N.A. has been marked on the final plat.

• The water and sewer system within the mobile home park will be private mains and hydrants. This is understood by the developer and a note has been added to the Preliminary Plat noting this.

• A backflow device will be installed on the private side of the master meter. A backflow device has been installed.

• Identify the location of electrical and gas main, easement, electrical, and gas. The easements have been noted on the final plat.

• Identify the location and detail of the fire and safety signage to be posted throughout the park. No Parking and Fire Lane signs will be provided throughout the mobile home park. Additionally, a Fire and Safety sign will be provided by the developer within the park.

• Retain note on the final plat of updated and approved storm water drainage design and calculations. Note has been added to the final plat.

• Storm shelter big enough to accommodate residents of Mobile Home Park. Two storm shelters have been provided. One is complete and has been built per the engineer’s plan, the other is still under construction. Staff has notified the developer that no more than 50 dwelling units can be brought in until the second shelter is complete and has passed inspection.

• Adhere to parkland dedications as shown on final plat. The developer had agreed to dedicate 44,775 sqft of park land at the time of the Preliminary Plat, which is more than the required .92 acres or 40,400 Square feet for parkland dedication required for this site. The Final Plat designates and dedicates 101,083 sqft of parkland; these areas are identified as Common Areas on the final plat. They include the playground, common building, office, storm shelters, landscape buffers and common open space. The developer has provided a note on the final plat ensuring these areas will be solely and exclusively for parks and recreational purposed and cannot be utilized for other development requirements except as
shown on the plat. The developer has also provided a Parkland Development Plan, which is attached to the report and provides dates for when the amenities will be in place.

- **Commit to correcting damage to neighboring property directly to the North.** The developer has corrected the damage to the property to the north. They have provided a document labeled “Letter of Understanding with Askew Property” which includes to repair and/or replacement of damaged chain link fence and replacing the gate at the drive off Hiwassee. These repairs and replacements have been made.

- **Sidewalks to be shown on final plat.** Sidewalks have been installed along NE 10th Street and North Hiwassee Road. Both are shown on the final plat.

Staff continues to work with the developer on a sidewalk erosion issue along North Hiwassee Road. The developer is meeting with an erosion control company to work out a plan to stabilize the soil. Additionally, Staff will work with the developer to come to an agreement on a set time period for which the developer will be responsible for to maintenance of the sidewalk or provide a bond for the sidewalk. This item will be resolved prior to the final plat being placed on the City Council agenda for approval.

**CITY OF CHOCTAW STAFF**

The City of Choctaw’s staff has reviewed the final plat for “Western Skies Mobile Home Park”. Staff has completed its final plat review.
City of Choctaw
PO Box 567
2500 N.Choctaw Rd
Ph. (405) 390-8198
Fax: (405) 390-3332

PLEASE NOTE:
This map was created solely as a representation use by the City of Choctaw, Oklahoma. The City of Choctaw, Oklahoma assumes no responsibility for the content or accuracy of this map.

Map Created:
May 27, 2020
APPLICATION
for
FINAL PLAT OF SUBDIVISION
(Please Print (black ink) or Type)

Applicant: STONETOWN WESTERN SKIES, LLC
Address: 720 S. COLORADO BLVD, STE 1150N, GLENDALE, CO 80246
Phone: 303.407.3000

Property address: 12901 NE 10th ST, CHOTOAW, OK 73020

Legal Description: UNPLTD PT SEC 28 12N 1W 000 000 PT SEC 4 SEC 29 12N 1W
BEG 652.59 PT W & 337.10 PT N OF SEC SEC 4 TH N 337.1 FT W 80 PT S 337.1 FT
E 80 FT TO BEG PLUS ALL BKG AT SEC SEC 4 TH N 101.13 FT W 652.7 FT S 101.13 FT E 652.7 FT TO BEG

Zoning Classification: PLANNED UNIT DEVELOPMENT/SPECIFIC USE

Number of Acres: 15.36 # of Lots: 101 # of Blocks: 1

Proposed Name of Subdivision: WESTERN SKIES

Proposed Use: MANUFACTURED HOME COMMUNITY

Developer: STONETOWN WESTERN SKIES, LLC
Address: 720 S. COLORADO BLVD, STE 1150N, GLENDALE, CO 80246
Phone: 303.407.3000

Engineer: JOHN W BAXTER, PLLC
Address: 808 E. BROOKS ST, NORMAN, OK 73069
Phone: 405.919.6682

I hereby certify and attest that I am the current and legal owner of the above described property located in the City of Choctaw and that I received a copy of the Policies and Procedures regulating this application and received a copy of the Subdivision Regulations. We attest to the truth and correctness of all facts and information presented with this application and agree to pay all fees as required.

Signature of Applicant

(For Official Use Only)

County Parcel Number:

4/8/780

Dec 2019
FINAL PLAT CHECKLIST
(MUST BE SUBMITTED WITH THE APPLICATION)

Subdivision Name: **WESTERN SKIES**

**Preliminary Approval Date**: **AUGUST 1, 2019**

**Dimensions**

**Conditions of Preliminary Approval complied with**

**Title, Scale, North Point, Date, Key Map**

- 2 original and 3 original mylar of final plat
- 5 ORIGINAL PER PURVI (FOR NOW)

**Standard Sheet Size (24x36)**

- Engineer's or Surveyor's Certificate - ON DOC
  - SIGNATURES TO FOLLOW

**Subdiv. Boundary Lines (heavy)**

- Certificates of Approval - ON DOC
  - SIGNATURES TO FOLLOW

**Lot/Block Designation**

- Building Setback Line

**Tax Seals on DOCUMENT**

- Signature to follow

**Location/Description of Monuments**

- Fees Paid $100 Filing Fee 4/28/20

**Park Dedication/Fees in Lieu of**

- Ref: to Adjacent Subdivisions

**Detention Plans submitted/approved**

- Engineering Approval

**Construction Plans submitted/approved**

- NA
- 2 copies of Covenants/Restrictions

**Comments**: SUPPORTING DOCUMENTATION HAVE BEEN EMAILED. COPIES AVAILABLE UPON REQUEST.

Signature: [Signature]

Date: 4/27/20
CITY OF CHOTCAW, OKLAHOMA COUNTY, OKLAHOMA

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA

Company Representative

LEGAL DESCRIPTION

This Plat of the Western Skies Mobile Home Park was recorded in the Office of the County Clerk of Oklahoma County, Oklahoma, being more particularly described with metes and bounds as follows:

Beginning at the Southeast Corner of said SE/4;
Thence South 89°23'25" West on the South line of said SE/4 a distance of 651.84 feet;
Thence North 00°33'05" West and parallel to the East line of said SE/4 a distance of 337.10 feet;
Thence South 89°23'25" West on the South line of said SE/4 a distance of 651.84 feet;
Thence North 00°33'05" West and parallel to the East line of said SE/4 a distance of 337.10 feet;

and that on the ____ day of _________, 2020 there are no actions pending or judgments of any nature against said land or the owner thereof:

The undersigned, a duly qualified and lawfully Bonded Abstracter of titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records for said property have been examined and that I am satisfied that the said property is clear of liens, mortgages, or other encumbrances of any kind.

In witness whereof, the undersigned have caused this instrument to be executed this ____ day of ____., 2020. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

My Commission Expires Notary Public

This Plat is prepared by John W. Baxter, PLLC, CA # 7494

FINAL PLAT OF:
WESTERN SKIES MOBILE HOME PARK
A SUBDIVISION IN THE SOUTHEAST QUARTER, SECTION 28
TOWNSHIP 12 NORTH, RANGE 1 WEST OF THE INDIAN MERIDIAN
CITY OF CHOTCAW, OKLAHOMA COUNTY, OKLAHOMA

OWNERS CERTIFICATE AND DECLARATION

Known only by these presents:

A. Western Skies, LLC

B. The undersigned, a duly qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, hereby certify that the Planning Commission approved the final plat of the said Addition, and that on the ____ day of _________, 2020 there are no liens, mortgages, or other encumbrances of any kind against said property.

Signed by the City Clerk on this______ day of ______________, 2020

City Clerk

COUNTY TREASURER'S CERTIFICATE

To the City of Choctaw, Oklahoma:

I, ________________, do hereby certify that I am a Licensed Land Surveyor, well qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, that the said Addition of a subdivision of land shown on the said plat of the said Addition, is in accordance with the provisions of Title 65, Section 160, et seq., of the Oklahoma Revised Statutes of 1941, that the said plat is true to the best of my knowledge and belief, and that there are no liens, mortgages, or other encumbrances of any kind against said Addition or the owner thereof:

State of Oklahoma

County of Oklahoma

My Commission Expires

Notary Public

This Plat is prepared by John W. Baxter, PLLC, CA # 7494

PRIVATE ROAD AND FIRE LINE - CENTERLINE TABLE

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PRIVATE COMMON AREA TABLE

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CERTIFICATION OF CITY CLERK

I, ________________, certify that I have examined and do hereby certify that the said plat of the said Addition, is in accordance with the provisions of Title 65, Section 160, et seq., of the Oklahoma Revised Statutes of 1941, that the said Addition is true to the best of my knowledge and belief, and that there are no liens, mortgages, or other encumbrances of any kind against said Addition or the owner thereof:

Signed by the City Clerk on this______ day of ______________, 2020

City Clerk

COUNTY TREASURER'S CERTIFICATE

To the City of Choctaw, Oklahoma:

I, ________________, do hereby certify that I am a Licensed Land Surveyor, well qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, that the said Addition of a subdivision of land shown on the said plat of the said Addition, is in accordance with the provisions of Title 65, Section 160, et seq., of the Oklahoma Revised Statutes of 1941, that the said plat is true to the best of my knowledge and belief, and that there are no liens, mortgages, or other encumbrances of any kind against said Addition or the owner thereof:

State of Oklahoma

County of Oklahoma

My Commission Expires

Notary Public

This Plat is prepared by John W. Baxter, PLLC, CA # 7494

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CERTIFICATION OF CITY CLERK

I, ________________, certify that I have examined and do hereby certify that the said plat of the said Addition, is in accordance with the provisions of Title 65, Section 160, et seq., of the Oklahoma Revised Statutes of 1941, that the said Addition is true to the best of my knowledge and belief, and that there are no liens, mortgages, or other encumbrances of any kind against said Addition or the owner thereof:

Signed by the City Clerk on this______ day of ______________, 2020

City Clerk

COUNTY TREASURER'S CERTIFICATE

To the City of Choctaw, Oklahoma:

I, ________________, do hereby certify that I am a Licensed Land Surveyor, well qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, that the said Addition of a subdivision of land shown on the said plat of the said Addition, is in accordance with the provisions of Title 65, Section 160, et seq., of the Oklahoma Revised Statutes of 1941, that the said plat is true to the best of my knowledge and belief, and that there are no liens, mortgages, or other encumbrances of any kind against said Addition or the owner thereof:

State of Oklahoma

County of Oklahoma

My Commission Expires

Notary Public

This Plat is prepared by John W. Baxter, PLLC, CA # 7494

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Western Skies
12901 NE 10th St, Choctaw, OK 73020
Parkland Development Plan
April 23, 2020

The focus of Stonetown Western Skies Parkland Development Plan is to provide common area for the residents to gather, relax and enjoy the community.

The primary area will be the common space in and around the office.

➢ The office will be available for event rental (on or before July 31st, 2020).
➢ The large deck will provide picnic tables and chairs for community use (on or before July 31st, 2020).
➢ Playground with slides and climbing equipment designed for children 5 – 12 including bench and trash receptacle (on or before July 31st, 2020).
➢ Play equipment for children 2 – 5 including bench and trash receptacle (on or before July 31st, 2020)
➢ A designated area for volleyball and/or other outdoor games. Equipment provided by Stonetown on a check out basis (on or before July 31st, 2020).
➢ Gazebo with picnic table (on or before July 31st, 2020).
➢ A basketball court area with benches (on or before July 31st, 2020).

Stonetown will provide common areas throughout the park for residents to enjoy such as benches around the perimeter of the park in the wooded areas (on or before July 31st, 2020).

Stonetown will provide garden space for residents to have community gardens in various spots within the park (to be provided based on home development).

Please see attached Exhibits A – F for locations. Locations may be subject to change slightly based on space and landscaping.

Stonetown Western Skies, LLC will be responsible for all up keep of equipment and maintaining the landscaping throughout the Parkland area.
A fence will be provided around the playground area for any place with a 2ft plus drop off.

Designated area for volleyball net or other "game"
LAND OWNER’S PRIVATE ROAD AND MAINTENANCE AGREEMENT

THIS IS AN AGREEMENT BETWEEN PROPERTY HOLDERS OF THE FOLLOWING:

Stonetown Western Skies, LLC, “Grantors”, does hereby establish a permanent private roadway easement for means of ingress and egress within the Western Skies Manufactured Home Community with the provision of the applicable ordinance and regulations of the City of Choctaw, Oklahoma, and the State Statutes of the State of Oklahoma, on designated roads within the described property in Choctaw, Oklahoma County, Oklahoma, to-wit:

A Portion of Lot 1 Block 1 – Western Skies Mobile Home Park Addition, more specifically 10ft either side of the center line of the fire lane as described on the Final Plat.

It is understood that this easement shall not be accepted or maintained by the County of Oklahoma or the City of Choctaw. Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to insure the provision of safe access by emergency vehicles. It is further expressly understood that police, fire inspection, code compliance officer, building safety inspector, health department and all official personnel and their vehicles who are in the process of performing their normal responsibility as city, county, state or federal employees shall have the right of access over and across said easement and that same shall be kept open and free from obstructions at all times. It is understood for the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the private roads.

It is understood that upon filing of this easement that the said private roads shall be known as, “Silver City Drive”, “Elko Drive”, “Hawthorne Drive”, “Tonopah Drive”, “Nevada Way”, “North Drive” and “South Drive”, private roads.

___________________________ DATED this ____ day of ___________, 2020
(Signature)

___________________________________   ____________________________
(Printed Name)  Notary  Commission Expiration Date

Before me, the undersigned, a Notary Public, in and for the State of Colorado aforesaid, on this ___ day of __________, 2020, personally ________________________ to me know to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as the 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.

DATED this ________ day of ________________, 2020.
WESTERN SKIES MANUFACTURED HOME COMMUNITY

FLOW PRESSURE MAINTENANCE AGREEMENT

This MAINTENANCE AGREEMENT ("Agreement") is made and entered into as of ______________ by and between Stonetown Western Skies, LLC ("Owner"), and the City of Choctaw Fire Department in Oklahoma County ("Operator") for the property at 12901 NE 10th St, Choctaw, OK 73020.

The "Owner" grants the City of Choctaw Fire Department access to the property on designated roads (Silver City Drive, Elko Drive, Hawthorne Drive, Tonopah Drive, Nevada Way, North Drive and South Drive) in Choctaw, Oklahoma County, Oklahoma, to perform required flow pressure checks on the private hydrants.

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

Fire hydrant systems shall be subject to periodic tests as required by the fire marshal. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective.

It is understood for the safety of the Residents and to allow the Fire Department to perform their duties that no machinery, trailers, vehicles or other property may be stored or parked upon the private roads (detailed above).

It is understood that upon filing of this “Agreement” that the Original and any amended copies will be recorded with the Oklahoma County Clerk and a copy provided to the City of Choctaw.

___________________________________   DATED this ____ day of ___________, 2020
(Signature)
___________________________________
(Printed Name)

___________________________________ ____________________________
Notary      Commission Expiration Date

Before me, the undersigned, a Notary Public, in and for the State of Colorado aforesaid, on this ___ day of ___________, 2020, personally ________________________ to me know to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as the 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.

DATED this _______ day of ________________, 2020.
February 20, 2020

Merlin & Marty Askew
North Hiwassee Rd
Choctaw, OK 73020

RE: Understanding for Repairs to Fence

Merlin and Marty,

After our meeting in December, it is my understanding that your primary concern is the damage to the chain link fence between the north side of the Western Skies park and the south side of your property.

We believe that the fence to the south of the orchard is in good condition, but will review with you and our contractor to confirm.

Stonetown Western Skies, LLC will:

- Replace approximately 400 ft of chain link fence between the north and south property line.
- Repair approximately as needed ft of chain link fence between the north and south property line.
- Repair/Replace the gate at the drive off Hiwassee.

Merlin Askew

Elizabeth Erlenbeck
AGENDA TITLE: Lot Split Application for a property located at 4956 N Vargas Road submitted by Kent and Karen Hadrava.

**Public hearing required if this box is checked**

General Report:
Kent and Karen Hadrava are the owners of this 3 acre un-platted tract of land, located at 4956 N Vargas Road. The property carries an R-R "Rural Residential District" zoning classification.

The applicant is requesting to subdivide the property in an east-west manner; so that both lots will front NE 50th Street. Proposed Tract 2A is 1.59 acres (1.37 acres without right-of-way) and Track 2B is 1.44 acres (1 acre without right-of-way) in size. Tract 2A will have 325.40 feet frontage on North Vargas Road and Tract 2B will have 154.43 feet frontage on North Vargas Road and 322.09 feet frontage on NE 50th Street.

Staff Comments:
City Water and Sewer- The subject property will have to be served by a private well and sanitary septic system as it is outside of the City’s current serviceable boundary.

Comprehensive Plan: The subject site falls within the "Rural protection boundary" on the future density plan, which notes a development density of 0.5-1 dwelling unit per acre. TFH Inc.’s request is within the parameters set for the “Rural Protection Boundary” density.

This request is also consistent with the Future Land Use Plan which delineates this area as Low Density Residential, which is defined as single-family homes with lots that are typically one acre or larger excluding rights of way.
CITY OF CHOCTAW
Short Form Subdivision Report

Applicant: Kent and Karen Hadrava
Location: 4956 N Vargas Road
Current Zoning: R-R “Rural Residential District”
Request: Subdivide a 3 acre tract of land into two (2) tracts

Kent and Karen Hadrava are the owners of this 3 acre un-platted tract of land, located at 4956 N Vargas Road. The property carries an R-R “Rural Residential District” zoning classification. Pursuant to §19-202 Short Form Subdivision, the applicant is requesting to subdivide the existing parcel into two (2) equal parcels; Tract 2A will front on North Vargas Road and Tract 2B will have frontage on NE 50th Street and North Vargas Road.

EXISTING ZONING AND BUILDING USE REGULATIONS
The current zoning for the property is R-R “Rural Residential District” which requires a minimum of 43,560 square feet lot area and a minimum lot frontage of 110 feet. The current parcel is 3.03 acres in size (including right-of-way) and has 322.09 feet frontage along NE 50th Street and 479.83 feet frontage along North Vargas Road. The applicant is requesting to subdivide the property in an east-west manner; so that both lots will front NE 50th Street. Proposed Tract 2A is 1.59 acres (1.37 acres without right-of-way) and Track 2B is 1.44 acres (1 acre without right-of-way) in size. Tract 2A will have 325.40 feet frontage on North Vargas Road and Tract 2B will have 154.43 feet frontage on North Vargas Road and 322.09 feet frontage on NE 50th Street.

The lot sizes and lot frontages both meet the minimum requirements of the R-R “Rural Residential District”. In addition to meeting these to minimum requirements, the applicant will have to meet all other zoning regulations at the time they develop the lots. The next page includes the sketch of the proposed lot split.

Mr. Hadrava is currently building his home on proposed Tract 2A. Proposed Tract 2B will be sold to his daughter, for her to build her home on. Any development submittal will have to be reviewed by the City of Choctaw and appropriate state departments. The development will have to comply with subdivision and zoning regulations, as well as all state requirements. All appropriate permits will have to be issued by the appropriate parties.

COMPREHENSIVE PLAN
- Future Development Density Plan: The subject property is within the “Rural Protection Boundary”. The development density of this area is 0.5 to 1 dwelling unit per acre. The Kents request is to lot split to allow for two future single-family residences; therefore their request is within the parameters set for the “Rural Protection Boundary” density.
- **Land Use** – At this time the property is vacant. Historically, it has been used for a single-family residence.
  - **Future Land Use** – Low Density Residential – *Single family homes with lots that are typically one are or larger excluding rights of way.* The applicant’s proposal of two (2) lots resulting in lots at (1) acre or greater, meets the recommendations of the Comprehensive Future Land Use Plans.
  - **Physical Constraints** – There is a pond along the eastern and southern boundaries on the existing lot. However, there are no existing improvements nor any proposed improvements within this area.
- **Transportation** – North Vargas Road is a local street accessed from NE 50th Street which is an arterial street. Please refer to the “Transportation” paragraph to identify the required road easement dedication.
- **Infrastructure** – The property owner will have to meet all infrastructure requirements as discussed in the Comprehensive Plan and the City Code with any future development of these sites. Please refer to paragraphs “Water and Sewer” to see more details regarding mandatory connections and extensions.
WATER AND SEWER
The subject property is served by a private well and sanitary septic system as it is outside of the City’s current serviceable boundary.

The City Code does require mandatory connections and extensions of water and sewer if the property is within five hundred (500) feet of an existing City water or sewer main. Additionally, extensions are required if any portion of a subdivision, multi-family development, non-residential development, or illegal lot split is within one thousand two hundred (1,200) feet of an existing water main.

Installation of any additional well and septic systems will require all appropriate permits and installation as required by the City of Choctaw, Oklahoma Water Resource Board (OWRB), and Oklahoma Department of Environmental Quality (ODEQ).

TRANSPORTATION
The property has frontage along NE 50th Street which is an arterial street. The Comprehensive Plan identifies arterials as roadways that are designed to convey longer trips and relatively heavy volumes of traffic; these roadways are primarily intended to provide mobility. These types of roadways may have four (4) to six (6) lanes of traffic requiring up to one hundred (100) feet of right-of-way. The statutory right-of-way requirement for arterials is thirty-three (33) feet on one half of the roadway and therefore an additional seventeen (17) feet of public roadway and utility easement will be dedicated with this lot split on Tract 2B along NE 50th Street to allow for proper width for utility relocation and proper road widening. The total right-of-way on the southern half of NE 50th Street will be fifty (50) feet along the Kents’ property.

CITY OF CHOCTAW STAFF
The City of Choctaw’s staff has reviewed the lot split for Kent and Karen Hadrava. Staff has completed its review of the lot split request.
Applicant: Kent + Karen Hadrava

Address: 4956 N Vargas Rd Choctaw, OK 73020

Phone: 580-471-0409  Cell: 580-471-0409

Email Address: hadravak@email.com

Property address: 4956 N Vargas Rd Choctaw, OK 73020

Legal Description: Please see Exhibit A of original warranty deed.

Number of Acres: 3.03 ± gross

Number of proposed tracts: 2

Property zoning district: ____________________________

I hereby certify and attest that I am the current and legal owner of the above described property located in the City of Choctaw and that I received a copy of the Policies and Procedures regulating this application.

Signature of Owner, or authorized agent: ____________________________  Date: 05/06/2020

*Owner or authorized agent must be present at public meeting.

Do Not Write Below This Line—Official Use Only

Permit #: 2005030  Receipt #: 1920

Total Amount Paid: $600-  Date Paid: 5-6-2020

☐ Cash  ☑ Check #: 8903  ☐ Credit Card

County Parcel Number: 2256-19469-2503

Dec 2018
I, Michael A. Dawson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the field work was completed as of the date set forth above and that an on the ground survey was made under my supervision of a tract of land described as follows:

LEGAL DESCRIPTION
A part of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), thence S00°28'23"W along the West line of the NW/4, NE/4, NW/4 a distance of 134.43 feet to the POINT OF BEGINNING; thence N89°30'29"E a distance of 113.29 feet; thence S00°28'23"W a distance of 62.40 feet; thence N89°30'29"E a distance of 209.88 feet; thence S09°33'56"W a distance of 122.95 feet; thence S66°14'17"W a distance of 353.66 feet to a point on the West line of the NW/4, NE/4, NW/4; thence N00°28'23"E along said West line a distance of 125.40 feet to the point of beginning.

Note: Only the improvements as shown herein were located as per client's request. Any alteration of this property boundary survey or legal description by any party other than the author, stated below, voids this property boundary survey and legal description and the plat of survey to which it relates.

Surveyor has made no investigation or independent search for exactions of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

No documents provided for 30' R/W on Vargas Rd.

BASIS OF BEARING IS BASED ON THE NORTH LINE OF NW/4
NORTH 89°30'30"E (AST)

BOUNDARY SURVEY TRACT 2A

PATHFINDER SURVEYING
CA # 8003
P.O. Box 7433
Moore, Oklahoma 73163
Phone (405) 478-1469
Mike@Pathfindersurveying.com

SURVEYOR'S CERTIFICATE
July 24, 2019

I, Michael A. Dawson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the field work was completed as of the date set forth above and that an on the ground survey was made under my supervision of a tract of land described as follows:

LEGAL DESCRIPTION
A part of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), thence S00°28'23"W along the West line of the NW/4, NE/4, NW/4 a distance of 134.43 feet to the POINT OF BEGINNING; thence N89°30'29"E a distance of 113.29 feet; thence S00°28'23"W a distance of 62.40 feet; thence N89°30'29"E a distance of 209.88 feet; thence S09°33'56"W a distance of 122.95 feet; thence S66°14'17"W a distance of 353.66 feet to a point on the West line of the NW/4, NE/4, NW/4; thence N00°28'23"E along said West line a distance of 125.40 feet to the point of beginning.

Note: Only the improvements as shown herein were located as per client's request. Any alteration of this property boundary survey or legal description by any party other than the author, stated below, voids this property boundary survey and legal description and the plat of survey to which it relates.

Surveyor has made no investigation or independent search for exactions of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

No documents provided for 30' R/W on Vargas Rd.

BASIS OF BEARING IS BASED ON THE NORTH LINE OF NW/4
NORTH 89°30'30"E (AST)

BOUNDARY SURVEY TRACT 2A

PATHFINDER SURVEYING
CA # 8003
P.O. Box 7433
Moore, Oklahoma 73163
Phone (405) 478-1469
Mike@Pathfindersurveying.com

SURVEYOR'S CERTIFICATE
July 24, 2019

I, Michael A. Dawson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the field work was completed as of the date set forth above and that an on the ground survey was made under my supervision of a tract of land described as follows:

LEGAL DESCRIPTION
A part of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), thence S00°28'23"W along the West line of the NW/4, NE/4, NW/4 a distance of 134.43 feet to the POINT OF BEGINNING; thence N89°30'29"E a distance of 113.29 feet; thence S00°28'23"W a distance of 62.40 feet; thence N89°30'29"E a distance of 209.88 feet; thence S09°33'56"W a distance of 122.95 feet; thence S66°14'17"W a distance of 353.66 feet to a point on the West line of the NW/4, NE/4, NW/4; thence N00°28'23"E along said West line a distance of 125.40 feet to the point of beginning.

Note: Only the improvements as shown herein were located as per client's request. Any alteration of this property boundary survey or legal description by any party other than the author, stated below, voids this property boundary survey and legal description and the plat of survey to which it relates.

Surveyor has made no investigation or independent search for exactions of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

No documents provided for 30' R/W on Vargas Rd.
LEGAL DESCRIPTION

A part of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), thence S00°28'25"W along the West line of the NW/4, NE/4, NW/4 a distance of 154.43 feet to the POINT OF BEGINNING; thence N89°30'30"E a distance of 113.29 feet; thence S00°28'25"W a distance of 62.60 feet; thence N89°30'30"E a distance of 209.08 feet; thence S00°23'56"W a distance of 122.95 feet; thence S66°14'17"W a distance of 353.66 feet to a point on the West line of the NW/4, NE/4, NW/4; thence N00°28'25"E along said West line a distance of 325.40 feet to the point of beginning.

Said tract contains ±69282.3 square feet, or 1.59 acres more or less.

The Basis of Bearing for this description is the North line of the Northwest Quarter, North 89°30'30" East. Description created by Mike Dawson, Oklahoma PLS No. 1816 on July 2, 2019

Michael Dawson, PLS 1816
Pathfinder Surveying CA 8003
7/2/2019
Job 19.264_Tract 2a
PUBLIC ROAD 33' STATUTORY R/W NE 50TH
N 89° 30' 30" E 322.09'

TRACT 2B
1.44± ACRES GROSS
1.00± ACRES NET
(Net excludes 30' & 50' R/W)

I, Michael A. Dawson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the field work was completed as of the date set forth above and that an on the ground survey was made under my supervision of a tract of land described as follows:

LEGAL DESCRIPTION
A part of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), Thence N89°30'30"E along the North line of said NW/4 a distance of 322.09 feet; thence S60°23'56"W a distance of 217.13 feet; thence S89°30'30"W a distance of 209.08 feet; thence N40°28'35"E a distance of 62.60 feet; thence S19°00'34"W a distance of 113.29 feet to a point on the West line of the NW/4, NE/4, NW4; thence N6°28'25"E along said West line a distance of 154.43 feet to the point of beginning.

Note: Only the improvements as shown hereon were located as per client's request. Any alteration of this property boundary survey or legal description by any party other than the author, stated below, voids this property boundary survey and legal description and the plat of survey to which it relates.

Surveyor has made no investigation or independent search for easements of record, circumstances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

No documents provided for 30 R/W on Vargas Rd., or additional 17 R/W on NE 50th.

BASIS OF BEARING IS BASED ON THE NORTH LINE OF NW/4
NORTH 89°30'30"E EAST

BOUNDARY SURVEY TRACT 2B
PATHFINDER SURVEYING
CA # 6003
P.O. Box 7433
Moore, Oklahoma 73163
Phone (405) 476-1469
Micheal@Pathfindersurveying.com

4655 N. VARGAS RD.
CHOCTAW, OKLAHOMA

PART OF THE NORTHWEST QUARTER
SECTION 14, T12N, R1W, I.M.
OKLAHOMA COUNTY, OKLAHOMA

1/26/2019
1/24/19
1/18/19
1/18/19
LEGAL DESCRIPTION

A part of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), Thence N89°30′30″E along the North line of said NW/4 a distance of 322.09 feet; thence S00°23′56″W a distance of 217.13 feet; thence S89°30′30″W a distance of 209.08 feet; thence N00°28′25″E a distance of 62.60 feet; thence S89°30′30″W a distance of 113.29 feet to a point on the West line of the NW/4, NE/4, NW/4; thence N00°28′25″E along said West line a distance of 154.43 feet to the point of beginning.

Said tract contains ±62849.3 square feet, or 1.44 acres more or less.

The Basis of Bearing for this description is the North line of the Northwest Quarter, North 89°30′30″ East. Description created by Mike Dawson, Oklahoma PLS No. 1816 on July 2, 2019
JOINT TENANCY
WARRANTY DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 01043-70561
Stewart Title Guaranty Company

Know All Men by These Presents:

Le^X

THAT, Derek A Clanton and Laci Clanton, husband and wife, parties of the first part, in consideration of the sum of TEN and No/100 ($10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto Kent Hadrava and Karen Hadrava, husband and wife as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Tax ID No.: 194892503
Graylee's Mailing Address: 4956 N Vargas Rd., Choctaw, OK 73020

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, as joint tenants, and to the heirs and assigns of the survivor forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and delivered this ___ day of March, 2019

Derek A. Clanton
Laci Clanton

01043-70561
Doc Stamp: $105.00
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this ___ day of March, 2019, personally appeared, Derek A Clanton and Laci Clanton, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

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

Commission Expires:

RETURN TO:
Stewart Title of Oklahoma, Inc.
785 N. Broadway, Suite 300
Oklahoma City, OK 73102
EXHIBIT "A"
LEGAL DESCRIPTION

Tract #2
A part of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest corner of said Northwest Quarter (NW/4) of Northeast Quarter (NE/4) of Northwest Quarter (NW/4) of Section Fourteen (14), Thence North 89°30'30" East along the North line of said Section Fourteen (14) a distance of 322.09 feet; Thence South 0°23'56" West a distance of 340.08 feet; Thence South 66°14'17" West a distance of 353.60 feet to a point on the West line of said Northwest Quarter (NW/4) of Northeast Quarter (NE/4) of Northwest Quarter (NW/4); Thence North 0°28'25" East along said West line a distance of 479.83 feet to the Point or Place of Beginning.
LEGAL DESCRIPTION:

TRACT 2

A part of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 14, T-12-N, R-1-W, T.M., Oklahoma County, Oklahoma, said part being more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter (NW/4) of Northeast Quarter (NE/4) of Northwest Quarter (NW/4) of Section 14, Thence N89°30'30"E along the North line of said Section 14 a distance of 322.09 feet; Thence S0°23'56"W a distance of 340.08 feet; Thence S66°14'17"W a distance of 353.66 feet to a point on the West line of said Northwest Quarter (NW/4) of Northeast Quarter (NE/4) of Northwest Quarter (NW/4); Thence N0°28'25"E along said West line a distance of 479.83 feet to the Point or Place of Beginning.

CERTIFICATE OF SURVEY

I, the undersigned, a Registered Land Surveyor, State of Oklahoma, do hereby certify that a careful survey was made under my supervision meeting Oklahoma Minimum Standards, adopted September 17, 1993, of the property as shown by the above annexed plot.

E.D. Hill Surveying & ENG., L.L.C.
CAG# 2688 (Expires 8/30/2003)

By: Charles F. Cahill
Professional Land Surveyor for the Company
Date: 11-15-01
AGENDA TITLE: AMENDMENT TO THE DEFINITIONS AND ADDITION OF A HOME OCCUPATION SECTION TO THE CITY OF CHOCTAW PART 12 PLANNING, ZONING, AND DEVELOPMENT CODE

**Public hearing required if this box is checked**

General Report: Remove the Home Occupation language from Part 12 - Planning, Zoning and Development; Chapters 2 & 3 - Zoning Regulations; Article C - Definitions; Section 12-215.

Add the Home Occupation Section to Part 12 - Planning, Zoning and Development; Chapter 2 & 3 - Zoning Regulations; Article D - General Provisions applying to all or several districts; Section 12-242 - Home Occupation.

Per Planning Commission's direction, Staff has proposed the attached amendments to the home occupation regulations.

Staff Comments: Below is a summary of some of the changes recommended by staff:

- not allowing any customers to enter the premise for a Home Occ Type I, as it is not in keeping with the intent of a Home Occ Type I;

- providing clarification that Home Occ Type II are only permitted in residential zoning districts with a Specific Use Permit;

- requiring outdoor identification and safety signage when chemicals and explosives are used in association with the Home Occ Type II;

- not allowing outdoor storage of materials, equipment or debris with Home Occ Type II;

- any noise created shall adhere to §10-308 of the City code, unless otherwise specified;
ARTICLE D

GENERAL PROVISIONS APPLYING TO ALL OR TO SEVERAL DISTRICTS

§ 12-242 Home Occupation.

§ 12-242 HOME OCCUPATION

The standards for home occupations in this chapter are intended to insure compatibility with other permitted uses and with the residential character of a neighborhood, plus a clearly secondary or incidental status in relation to the residential use of the main building as the criteria for determining whether a proposed accessory use qualifies as a home occupation.

There will be two types of Home Occupations permitted: Minor Home Occupation (Type I) and Major Home Occupation (Type II):

A. Minor home occupation (Type I) means a home occupation in which no persons other than members of the family residing on the premises are engaged in the occupation, which has no visible exterior evidence of the conduct of the occupation, which does not create need for off-street parking beyond normal dwelling needs, which does not generate additional traffic, and in which no equipment is used other than that normally used in household, domestic, or general office use. A Type I Home Occupation shall:

1. Require the applicant to obtain a home occupation permit, which shall be renewed annually;

2. Be operated entirely within the applicant’s dwelling;

3. Use not more than twenty-five percent (25%) of the floor area used for human occupancy (includes the basement and garage);

4. Not display any external evidence of an occupation outside the structure except as permitted in the residential district;

5. Not involve the use or storage of tractor trailers, semi-trucks, or heavy equipment such as construction equipment used in a business;

6. Include no retail selling of stocks or merchandise, supplies, or products, provided that orders previously made by telephone or at a sales party may be filled on the premises;

7. Produce no disturbing or offensive noise or obnoxious odors, vibrations, glare, fumes, or electric interference detectable to normal sensory perception outside the structure. No outside burning associated with the home occupation is permitted; and

8. Not require any additional parking.
The administrative procedure for a minor home occupation is as follows:

a. Application;

b. Decision by city manager or his designee;

c. Notice of decision; and

d. An appeal to the board of adjustment may be filed in accordance with § 12-123 of the city code of ordinances;

B. Major home occupation (Type II) means a home occupation in which not more than one person other than members of the family residing on the premises is employed on the premises, which has not more than one unilluminated sign as visible exterior evidence of conduct of the occupation, and which accommodates both dwelling and home occupation parking needs off the street.

A Type II Home Occupation shall:

1. Type II Home Occupations are only permitted with a Specific Use Permit when located in the following residential districts: R-R, R-S, R-G and R-75;

2. Require the applicant to obtain a home occupation permit, which shall be renewed annually;

3. Be operated entirely within a residential structure or permitted accessory structure. Where a garage is used, additional off-street parking shall be provided in a manner not detracting from the character of the surrounding area;

4. Area allowed for a home occupation:

   a. Platted areas:

      i. Use no more than twenty-five percent (25%) of the floor area used for human occupancy (includes the basement and garage); and

      ii. Use no more than four hundred (400) square feet of an allowed accessory structure;

   b. Unplatted areas:

      i. Use no more than twenty-five percent (25%) of the floor area used for human occupancy (includes the basement and garage); and

      ii. Where an accessory building is used, other than for the storage of farm equipment or vehicles, the home occupation shall be limited to one thousand (1,000) square feet;

5. Require no remodeling of the exterior of the dwelling or the accessory
structure that changes the residential character;

6. Limit any external evidence of an occupation to one identification sign not to exceed two (2) square feet in area;

7. Outdoor building identification and safety signage is required when chemicals and explosives are used in association with the home occupation;

8. Not involve the use or storage of heavy vehicles, gross or heavy equipment in accordance with § 12-226 of the code or involve warehousing or distribution;

9. Not involve the outdoor storage of materials, equipment or debris associated with the home occupation;

10. Include no retail selling of stocks of merchandise, supplies, or products, provided that orders previously made by telephone or at a sales party may be filled on the premises;

11. Produce no disturbing or offensive noise or obnoxious odors, vibrations, glare, fumes, or electric interference detectable to normal sensory perception outside the structure. No outside burning associated with the home occupation is permitted;

12. Outdoor noise shall adhere to §10-308 of the City code, unless otherwise specified;

13. Involve fewer than ten (10) customers daily entering the premises;

14. Employ no more than one person in addition to those who are permanent residents of the dwelling; and

15. Provide a plan for any additional parking required, which shall be approved if:

   a. The residential character of the parcel is not changed; and
   b. The parking area does not detract from the visual appearance of the residence.

The administrative procedure with notice for a major home occupation is as follows:

   a. Pre-application consultation; and
   b. Specific Use Permit application.

C. Nonconforming home occupation means one which was lawfully established and maintained prior to the effective date of this chapter but is no longer allowed because of the application of this chapter or any amendment hereto, and shall be in accordance with Article E of § 2-248 and 12-249 of this code;
D. Fees for minor or major home occupation shall be established by motion or resolution adopted by the city council; and

E. Violations of this chapter of shall be deemed a misdemeanor and shall by punishable by fine in accordance with §12-701 of this code.
City of Choctaw
Special Planning Commission Meeting
May 7, 2020 @ 6:00pm
Choctaw City Hall, 2500 N Choctaw Road
Choctaw, Oklahoma 73020

MINUTES

In accordance with Senate bill 661, which temporarily modified the Open Meeting Act as approved by Governor Stitt on March 18, 2020, the Choctaw Planning Commission hosted a virtual meeting option for the Regular Planning Commission meeting on May 7, 2020 at 7:00pm using the following options:

Teleconference dial in number: +1 301 715 8592
Conference ID: 879 8690 0092
Meeting Password: 024283
Join Meeting: https://us02web.zoom.us/j/87986900092?pwd=bjFKZmdPNjdwS2x0RE4rVytJLzFNQT09

1. Call to Order by Chair Chris Jordan @ 7:00 p.m.
2. Invocation and Pledge of Allegiance given by Chris Jordan.
3. Roll Call:
   4. Present: Phillip Bradshaw @ 6:50pm; Chris Jordan;
      Larry Morgan (teleconference); Jeff Wyatt (teleconference);
   2. Absent: Jared Kobyluk; Bobby Pearce

Staff: Guy Henson, Development Services Director
      Purvi Patel, City Planner

4. Business Agenda: The following items are hereby designated for discussion and consideration which requires individual action.

   4.1 Discussion and possible recommendation on an amendment to the mandatory water extension requirements.

   Presentation and general discussion on the proposed amendments to the mandatory water extension requirements.

   MOTION BY Larry Morgan and SECOND BY Phillip Bradshaw to update measurement language.
MOTION CARRIED:
4 Ayes: Bradshaw, Jordan, Morgan, Wyatt
0 Nays: None
2 Absent: Pearce, Kobyluk

4.2 Discussion and possible recommendation on metal building regulations.

Presentation and general discussion on the proposed recommendations to the metal building regulations.

MOTION BY Larry Morgan and SECOND BY Phillip Bradshaw to approve the recommendations as presented by staff.

MOTION CARRIED:
4 Ayes: Bradshaw, Jordan, Morgan, Wyatt
0 Nays: None
2 Absent: Pearce, Kobyluk

4.3 Discussion and possible recommendation on an R-75 District.

Presentation and general discussion on the proposed recommendation of an R-75 District as discussed in the joint meeting with City Council on March 5, 2020.

MOTION BY Larry Morgan and SECOND BY Phillip Bradshaw to update the maximum lot coverage to 40% and 45% for interior and corner lots respectively and have a joint City Council and Planning Commission meeting to discuss/determine the area in which the R-75 District will be permitted.

MOTION CARRIED:
4 Ayes: Bradshaw, Jordan, Morgan, Wyatt
0 Nays: None
2 Absent: Pearce, Kobyluk

4.4 Discussion and possible recommendation on a proposed sign ordinance.

Presentation and general discussion on the recommendation of a proposed sign ordinance. Staff will present the ordinance with the updates discussed at a future Planning Commission meeting.
4.5 Discussion and possible recommendation on other ordinances – Home Occupation, Lighting, Landscaping, and Screening.

Discussion of the Home Occupation, Lighting, Landscaping, and Screening ordinances will be at a future Planning Commission meeting.

4.6 Regular meeting minutes for April 2, 2020 and Joint meeting minutes for March 5, 2020.

MOTION BY Jeff Wyatt and SECOND BY Phillip Bradshaw to approve the minutes as presented.

MOTION CARRIED:
4 Ayes: Bradshaw, Jordan, Morgan, Wyatt
0 Nays: None
2 Absent: Pearce, Kobyluk

5. Public Comments: This agenda item is for public comments on city related non-agenda items. In accordance with State law, the Planning Commission Board Members and City Staff are not allowed to respond to any comments made. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.

None.

6. Commissioner/Staff Remarks: This item is listed to provide an opportunity for the commissioners and/or staff to make comments and/or request specific agenda items. No action will be taken.

7. Adjournment:
Called @ 8:20pm.

PLANNING COMMISSION

ATTEST: ____________________________________________

Dr. Chris Jordan, Chairman

Amanda Valent, City Clerk