



City of Enid
401 W. Owen K. Garriott Road
Enid, Oklahoma 73701
580-234-0400

METROPOLITAN AREA PLANNING COMMISSION

NOTICE OF MEETING

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in regular session at 6:00 p.m. on the 21st day of August, 2017, in the Council Chambers of the City Administration Building, located at 401 W. Owen K. Garriott Road, Enid, Oklahoma, and the agenda for said meeting is as follows:

- AGENDA -

METROPOLITAN AREA PLANNING COMMISSION REGULAR MEETING

1. CALL TO ORDER/ROLL CALL.
2. CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF JULY 17, 2017.
3. ADMINISTRATION.
 1. NONE.
4. ZONING.
 1. NONE.
5. USE BY REVIEW.
 1. CONSIDER A USE BY REVIEW FOR A LARGE FAMILY CHILD CARE LOCATED AT 1716 EAST CHESTNUT, KNOW AS BEGINNING 75' WEST OF SE/C OF LOT 4, NORTH 150' WEST 75' SOUTH 150' EAST 75' TO BEGINNING, BLOCK 13, FAIRVIEW ADDITION.
 2. NONE.
6. PLATS.
 1. NONE.

7. SITE PLAN.

- 1. NONE.**

8. LOT SPLITS.

- 1. CONSIDER A LOT SPLIT FOR A TRACT OF LAND SITUATED IN BLOCKS 1 AND 2, NORTH ADAMS STREET BETWEEN BLOCKS 1 AND 2, A PART OF WEST CHESTNUT AVENUE ALL SITUATED IN THE KENWOOD ADDITION TO THE CITY OF ENID FOR JOHNSTON SEED COMPANY, INC. LOCATED AT 319 WEST CHESTNUT.**
- 2. CONSIDER A LOT SPLIT FOR PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN, LOCATED AT 921 AND 929 SOUTH OAKWOOD.**

- 3. NONE.**

9. TRAFFIC.

- 1. CONSIDER A REQUEST FOR INSET PARKING AT THE PARK AREA ALONG STONERIDGE LANE AND AT THE COMMUNITY BUILDING ALONG NORTHRIDGE LANE IN FORESTRIDGE FIRST ADDITION, BLOCKS 1-4.**

- 2. NONE.**

10. EASEMENTS.

- 1. NONE.**

11. VARIANCES.

- 1. CONSIDER A SIDEWALK VARIANCE FOR ADM AT 1301 NORTH 4 TH STREET DESCRIBED AS S/2 SECTION 5, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN.**

- 2. NONE.**

12. ADJOURN.

**Metropolitan Area Planning Commission
Meeting**

2.

Meeting Date: 08/21/2017

SUBJECT:

**CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING
COMMISSION MEETING OF JULY 17, 2017.**

Attachments

7 17 2017 MAPC Draft Minutes

DRAFT

MINUTES OF REGULAR MEETING OF THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, HELD ON THE 17TH DAY OF JULY 2017

The Metropolitan Area Planning Commission of the City of Enid, County of Garfield, State of Oklahoma, met in regular meeting in the Council Chambers of the Administration Building of the City of Enid, located at 401 West Owen K. Garriott Road in said city, at 6:00 P.M. on the 17th day of July 2017, pursuant to notice given by July 14, 2017 to the Clerk of the City of Enid, and pursuant to notice thereof displayed at the entrance to the Administration Building of said city, in prominent view and which notice was posted prior to 6:00 P.M. on the 14th day of July 2017.

Present: Mark Arnold; Whitney Hall; Cody Haney; Marvin Kusik; Eddie Mack; David Mason; Cole Ream; Don Roberts; Jonathan Waddell, City Commissioner Ex-Officio

Absent: James Simunek, County Commissioner Ex-Officio

Also Present: Jerald Gilbert, City Manager; Chris Bauer, Planning Administrator; Robert Hitt, City Engineer; Karla Ruther, Assistant City Planner

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF JUNE 19, 2017.

Motion was made by Cole Ream, seconded by Cody Haney to approve the minutes of the June 19, 2017 meeting.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

ADMINISTRATION.

CONSIDER THE APPROVAL OF AN APPLICATION FOR A CAPITAL RECOVERY FOR WATER LINE EXTENSION BY WARREN POWER & MACHINERY, INC. OF MIDLAND, TEXAS ON NORTH STATE HIGHWAY US 81, PROJECT NUMBER W-1713A.

Motion was made by Mark Arnold, seconded by Cody Haney to approve the application for a capital recovery water line extension by Warren Power and Machinery.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

NONE.

ZONING.

NONE.

USE BY REVIEW.

CONSIDER A USE BY REVIEW FOR A SUNPOWER SOLAR FARM LOCATED NORTH OF COVINGTON, OKLAHOMA ON THE EAST SIDE OF HWY 74 AND SOUTH OF LONGHORN TRAIL, WHICH IS ALSO KNOWN AS A TRACT OF LAND IN THE NW/4 SECTION 12, TOWNSHIP 21 NORTH, RANGE 4 WEST.

Motion was made by Cole Ream, seconded by Don Roberts to approve the Use by Review for SunPower Solar Farm.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

NONE.

PLATS.

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT FOR PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, LOCATED AT WEST CHESTNUT.

Motion was made by Whitney Hall, seconded by David Mason to approve the lot split.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

NONE.

TRAFFIC.

NONE.

EASEMENTS.

NONE.

VARIANCES.

**CONSIDER A SIDEWALK VARIANCE FOR TP&L AT 301 SOUTH 54 TH STREET
DESCRIBED AS SW/4 SECTION 12, TOWNSHIP 22N, RANGE 6W.**

Motion was made by Cole Ream, seconded by Whitney Hall to recommend approval of the sidewalk variance to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

NONE.

ADJOURN.

Motion was made by Cole Ream, seconded by Eddie Mack to adjourn.

The meeting adjourned at 6:13 PM.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

**Metropolitan Area Planning Commission
Meeting**

5.1.

Meeting Date: 08/21/2017

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A USE BY REVIEW FOR A LARGE FAMILY CHILD CARE LOCATED AT 1716 EAST CHESTNUT, KNOW AS BEGINNING 75' WEST OF SE/C OF LOT 4, NORTH 150' WEST 75' SOUTH 150' EAST 75' TO BEGINNING, BLOCK 13, FAIRVIEW ADDITION.

BACKGROUND:

The property located at 1716 East Chestnut is zoned R-4 Residential Duplex or Two Family Dwelling District. The properties surrounding the location are all zoned R-4. The existing residence is currently being utilized for a childcare establishment, which provides for the care of no more than seven children under the age of sixteen years of age. The owner is requesting a Use by Review to allow a large family child care for up to twelve children at this location.

The existing location consists of a double car driveway with a capacity of four vehicles on the driveway and two additional vehicles short term parking spaces along the curb for drop off and pick up. There are no change to the existing utilities and drainage.

The property has been posted and no protests have been received.

RECOMMENDATION:

Consider the Use by Review.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

1716 E Chestnut location map

UBR application & criteria answers

1716

N 18th St

E Chestnut Ave





Planning & Zoning Department
Chris Bauer, Planning Administrator
cbauer@enid.org
580-616-7217
PO Box 1768, 401 West Garriott
Enid OK 73702

Use By Review Petition

(DUE to Community Development 2 weeks prior to Planning Commission meeting)

For Planning Commission meeting dates visit <http://www.enid.org/index.aspx?page=374>.

1. The premises, if approved, will be used as follows: Family child care
Inhome Daycare (large up to 12
Children)

Additional reasons, if any, for desiring the approval of the Use By Review are as follows:

I have a two car garage parking
drive way. All parents do not show
up at the same time when dropping
off and picking up their children.

2. Address and/or general location of site: 1716 E. Chestnut ave Enid, OK
73701
3. Legal description or site: Lot 4 Block 13 sd-E57 Fairview
Addn SW/4 4-22-6 Beg 75' W OF SE/C OF L4, N
150' W 75' S 150' R 4 W 75' S 150' E 75' TO BEG
4. Zoning classification of property: R 4
5. Applicant's signature: Shanika Thompson

Printed Name: Shanika Thompson

Date: 7-27-2017

Address: 1716 E. Chestnut ave

Email: Shanika23@outlook.com Telephone: 580-297-3409

Cell phone: 580-977-4222

If you have any questions, please contact Community Development at (580) 616-7218

THANK YOU!

7-27-17
Shanika Thompson
Helping Hands
In home Daycare

To whom it may concern

A.) Helping Hands In home daycare expanding to a large family childcare home will not affect the properties when operated in accordance with all required conditions.

B.) Yes there is adequate utilities, drainage, parking, loading, access and other design criteria because there is a two car garage parkway for all parents to be able to come and go. Not all children are being dropped off or picked up at the same times.

C.) No there will not be any vehicular traffic that is hazardous to drop off and pick up times because Helping Hands Daycare has a parking two car garage driveway for parents to park in.

7-27-17

Handwritten notes at the top left, including "Handwritten notes" and "Handwritten notes".

D.) Yes there is adequate safeguards in place that limit noxious or offensive emissions, including noise, glare, smoke, dust and odor. This is a smoke free ~~the~~ home, and daycare home business.

B.) Yes there is adequate utilities, drainage, parking, loading, access and other specific criteria because there is a two car garage parking for all parents to be able to come and go. Not all children are being dropped off or picked up at the same times.

C.) No there will not be any additional traffic that is hazardous to drop off and pick up times because Handwritten Home Daycare has a parking two car garage drive way for parents to park in.

**Metropolitan Area Planning Commission
Meeting**

8.1.

Meeting Date: 08/21/2017

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER A LOT SPLIT FOR A TRACT OF LAND SITUATED IN BLOCKS 1 AND 2, NORTH ADAMS STREET BETWEEN BLOCKS 1 AND 2, A PART OF WEST CHESTNUT AVENUE ALL SITUATED IN THE KENWOOD ADDITION TO THE CITY OF ENID FOR JOHNSTON SEED COMPANY, INC. LOCATED AT 319 WEST CHESTNUT.

BACKGROUND:

The property is located at 319 West Chestnut Avenue on the Johnston Seed Company property. The property is zoned I-3 Industrial (Heavy) District. The applicant wants to split the 9,319 ± square foot building from the adjacent building.

Water and sewer exist in Chestnut Avenue and access is from Chestnut Avenue.

State statutes requires the approval of the local Planning Commission prior to the subdivision of any tract of land which, when subdivided, contains an area of less than 10 acres.

RECOMMENDATION:

Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location Map

Survey

Easement & ROW Agreement



N Madison St

N Jefferson St

N Adams St

N Washington St

W Locust Ave

W Chestnut Ave

Independence Ave

Site



Site

N Adams St

W Chestnut Ave

V03W-050

V03W-051

V03W-052

V03E-097

1G208
6.73

1G135
6.17

WWP 521

18

8

8

54

8

10

8

14

6

6

6

EASEMENT AND RIGHT OF WAY AGREEMENT

THIS EASEMENT AND RIGHT OF WAY AGREEMENT (this "Agreement") is made and entered this ____ day of _____, 2017, by and between **Johnston Seed Company, LLC**, an Oklahoma limited liability company ("JSC"), whose address is 411 W. Chestnut Avenue, Enid, Oklahoma 73701, and **Consolidated Grain and Barge Co.**, a Missouri corporation ("CGB"), whose address is 11895 East 590 Road, Catoosa, Oklahoma 74015, with reference to the following recitals:

Recitals

WHEREAS, CGB owns the real property located in Garfield County, Oklahoma, as legally described on Exhibit "A", attached hereto, as well as CGB's proportionate share of the public ways vacated by and described in Ordinance No. 2016-17, attached hereto as Exhibit "C" (all of which is referred to hereafter as the "CGB Property"); and

WHEREAS, JSC owns the real property located in Garfield County, Oklahoma, as legally described on Exhibit "B", attached hereto, as well as JSC's proportionate share of the public ways vacated by and described in Ordinance No. 2016-17, attached hereto as Exhibit "C," (all of which is referred to hereafter as the "JSC Property" and, together with the CGB Property, the "Properties"); and

WHEREAS, the parties to this Agreement intend for their respective Properties, as identified herein, to be separately developed and/or operated for commercial purposes, but are each of the opinion that because of the relative locations of the Properties, it is necessary to grant each other reciprocal easements and rights of way over and across the portion of the Properties described on Exhibit "D" attached hereto (the "Easement Property") (which is comprised of portions of W. Chestnut Ave. and N. Adams St. vacated by Ordinance No. 2016-17) as a means of ingress and egress in relation to the Properties to and from the public ways forming W. Chestnut Ave.

Agreement

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, JSC and CGB hereby agree as follows:

1. **Grant of Easement and Right of Way.** JSC and CGB hereby grant, bargain, sell, and convey to each other, and to their heirs, successors, and assigns, a private, non-exclusive

easement and right of way across the Easement Property for the use and benefit and as a means of ingress and egress for JSC and CGB and their successors and assigns, employees, agents, customers, licensees, invitees and lessees over the Easement Property for the purpose of accessing the Properties in a manner consistent with historical practice. This easement and right of way grants the full right and liberty for the parties, with or without vehicles of any description, for all purposes connected with the use and enjoyment of the Properties, to pass and repass to and from said property, provided, however, that CGB shall have no responsibility for construction or maintenance of the easement and right of way, with JSC having the obligation to maintain the same; provided, further, JSC may temporarily restrict pedestrian and vehicular ingress and egress across the Easement Property for the purpose of maintaining, repairing or replacing the paved rights of way or utility or drainage improvements located thereon and may promulgate reasonable rules from time to time regarding the use of the Easement Property, so long as such rules do not interfere with the use thereof by CGB. The parties acknowledge and agree that the foregoing easement shall not include any right to park on the Easement Property.

2. **Term of Easement and Right of Way.** This easement and right-of-way is granted to JSC and CGB, as set forth above, forever as appurtenant to the Properties. The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of JSC and CGB, their heirs, successors, and assigns. Furthermore, CGB shall have the option, but not the obligation, to construct and/or maintain the easement and right of way granted hereunder.

3. **Purposes of Easement and Right of Way.** As stated above, the easement and right of way granted hereby is for all purposes connected with the use and enjoyment of the Properties, including but not be limited to providing the parties, their successors, assigns, agents, vendors, invitees, etc. an unrestricted means of ingress and egress to and from the Properties, as well as to, from and between the separate tracts of the Properties.

4. **Reservation of Rights; Limitations.**JSC and CGB reserve and shall continue to enjoy their respective Properties (including, without limitation, the surface and subsurface thereof) for all purposes which do not interfere with the other party's use and enjoyment of its Property and the rights and privileges granted pursuant to this Agreement. The foregoing reservation shall include the right from time to time to use, develop, improve and modify their respective Properties as they desire for commercial purposes or otherwise in such party's sole discretion, and to operate, maintain, repair and replace any improvements constructed thereon.

5. **Indemnity.** Each party ("Indemnifying Party") shall indemnify and hold the other party ("Indemnified Party") and its grantees, heirs, successors and assigns harmless from and against any losses, damages, expenses and liabilities to the extent resulting from the Indemnifying Party's exercise of its rights, as granted hereunder, as to its respective Property, except to the extent caused by the negligence or misconduct of the Indemnified Party or its agents, employees, contractors, invitees or licensees.

6. **Assignment.** The easement and right of way granted hereunder shall constitute a covenant running with the land for the benefit of the parties, their heirs, successors, and assigns and nothing in this paragraph shall be interpreted to prevent the passing of the rights granted hereunder to any heir, successor, assign or transferee of either party.

7. **Not a Public Easement.** Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the Easement Property to the general public or for any public use or purpose whatsoever, it being the intention of JSC and CGB that this Agreement be for the exclusive benefit of the owners of the Properties and their lessees, agents, contractors, employees, licensees and invitees.

8. **No Oral Modification.** No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the party against whom the enforcement thereof is sought.

9. **Severability.** In the event that any term or provision hereof is held to be invalid, void or otherwise unenforceable by any court of competent jurisdiction, then the same shall not affect the validity or enforceability of any other term or provision hereof.

10. **Entire Agreement.** This Agreement, including any Exhibits attached hereto, contains the entire agreement between the parties hereto in connection with any matter mentioned or contemplated herein, and all prior or contemporaneous proposals, agreements, understandings and representations, whether oral or written, are merged herein and superseded hereby.

11. **Counterparts.** This Agreement may be executed in multiple counterparts, all of which shall constitute one and the same Agreement.

[SIGNATURES FOLLOW ON PAGES 4 AND 5]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the Effective Date.

JSC: JOHNSTON SEED CO. L.L.C.,
an Oklahoma limited liability company

By: *JL Meibergen III*
Joey Meibergen, Manager

STATE OF OKLAHOMA)
) ss:
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me on this 16th day of June, 2017, by J.L. Meibergen III, as Manager of Johnston Seed Co., L.L.C., an Oklahoma limited liability company.

(Seal)

Bonnie Dow
Notary Public

My Commission Expires: 1-18-18

CGB:

CONSOLIDATED GRAIN AND BARGE CO.,
a Missouri corporation

By: [Signature]

Name: Jonathan H. Sandoz

Title: Secretary

STATE OF Louisiana)
) ss:
COUNTY OF St. Tammany)

The foregoing instrument was acknowledged before me on this 16 day of June, 2017, by Jonathan H. Sandoz, as Secretary of Consolidated Grain and Barge Co., a Missouri corporation.

(Seal)

[Signature]
Notary Public

My Commission Expires: At Death

EXHIBIT A

CGB PROPERTY

ALL OF LOTS 17, 18 AND 19, BLOCK 9, DUNBARTON HEIGHTS ADDITION TO THE CITY OF ENID, OKLAHOMA, TO INCLUDE, WITHOUT LIMITATION, A TRACT OF LAND SITUATED IN PART OF LOTS 17 AND 18, BLOCK 9, DUNBARTON HEIGHTS ADDITION TO THE CITY OF ENID, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 17, OF SAID BLOCK 9, THENCE WEST (N88°32'40"W) ALONG THE SOUTH BOUNDARY OF SAID LOT 17, A DISTANCE OF 28.33 FEET; THENCE NORTH (N00°04'52"W) A DISTANCE OF 9.12 FEET TO THE POINT OF BEGINNING (SAID POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF METAL BUILDING), THENCE CONTINUING NORTH (N00°04'52"W) ALONG SAID BUILDING, A DISTANCE OF 39.97 FEET TO A CORNER OF SAID BUILDING; THENCE EAST (S89°53'44"E) ALONG SAID BUILDING, A DISTANCE OF 27.14 FEET TO A CORNER OF SAID BUILDING; THENCE SOUTH (S00°04'52"E) ALONG SAID BUILDING, A DISTANCE OF 39.97 FEET TO A CORNER OF SAID BUILDING; THENCE WEST (N89°53'44"W) ALONG SAID BUILDING, A DISTANCE OF 27.14 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 1084.76 SQUARE FEET.

AND

A TRACT OF LAND SITUATED IN BLOCK 1 AND 2, NORTH ADAMS STREET BETWEEN BLOCKS 1 AND 2, A PART OF WEST CHESTNUT AVENUE, ALL SITUATED IN THE KENWOOD ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 1, THENCE WEST (N88°33'00"W) ALONG THE NORTH BOUNDARY OF SAID BLOCK 1, A DISTANCE OF 321.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH (N01°38'18"E) A DISTANCE OF 25.58 FEET; THENCE WEST (N88°35'06"W) A DISTANCE OF 94.53 FEET; THENCE SOUTH (S01°32'53"W) A DISTANCE OF 142.64 FEET TO A POINT ON THE NORTH BOUNDARY OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY, THENCE EAST (S89°25'00"E) ALONG SAID NORTH BOUNDARY, A DISTANCE OF 117.07 FEET, THENCE NORTH (N00°20'40"E) ALONG THE EAST EDGE OF EXISTING BUILDING, A DISTANCE OF 102.11 FEET; THENCE WEST (N88°42'54"W) A DISTANCE OF 20.44 FEET; THENCE NORTH (N01°38'16"E) A DISTANCE OF 13.31 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.3584 ACRE.

EXHIBIT B

JSC PROPERTY

LOTS 3, 4, 5, 6, 7, 8, 11, 12, 17, 18, 19, 20, 21, 22, 23, 24, 29, 30, 31 AND 32, BLOCK 9; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32, BLOCK 10, LOTS 3 AND 4, BLOCK 11; ALL IN DUNBARTON HEIGHTS ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA.

AND

THOSE PORTIONS OF LOTS 1, 2 AND 3, INCLUSIVE, BLOCK 3 IN KENWOOD ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA, TOGETHER WITH A PORTION OF WEST CHESTNUT STREET VACATED BY ORDINANCE NO. 318, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 11 DUNBARTON HEIGHTS TO THE CITY OF ENID, SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF WEST CHESTNUT STREET AND THE WEST LINE OF NORTH JEFFERSON STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 16, AND ITS WESTERLY EXTENSION, 150 FEET TO THE CENTERLINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 11; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SAID ALLEY A DISTANCE OF 125 FEET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 3 DISTANCE 60 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 3; THENCE EASTERLY TO A POINT ON THE WEST LINE OF NORTH JEFFERSON STREET DISTANCE 130 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE OF NORTH JEFFERSON STREET 130 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, THAT PORTION, IF ANY, LYING WITHIN 8.5 FEET OF ANY SPUR TRACK CENTERLINE NOW LOCATED AND CONSTRUCTED.

ALSO,

THOSE PORTIONS OF LOTS 1, 2, 3, 4, 5 AND 6, INCLUSIVE, BLOCK 1, AND LOTS 1, 2, 3, 4, 5 AND 6, INCLUSIVE, BLOCK 2, ALL IN KENWOOD ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA, TOGETHER WITH A PORTION OF NORTH ADAMS STREET VACATED BY ORDINANCE DATED MARCH 5, 1901, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 2 IN KENWOOD ADDITION TO THE CITY OF ENID, SAID POINT BEING AT THE INTERSECTION OF THE SOUTH LINE OF WEST CHESTNUT STREET AND THE EAST LINE OF NORTH JEFFERSON STREET; THENCE EAST ALONG THE SOUTH LINE OF WEST CHESTNUT STREET 666 FEET TO THE NORTHEAST CORNER OF LOT 1,

BLOCK IN KENWOOD ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1 IN KENWOOD ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 114 FEET; THENCE WEST 150 FEET TO A POINT 8.5 FEET NORMALLY DISTANT NORTHERLY FROM THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S MOST NORTHERLY INDUSTRY TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS SAID BLOCKS; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 8.5 FEET NORMALLY DISTANT NORTHERLY FROM SAID MOST NORTHERLY INDUSTRY TRACK CENTERLINE A DISTANCE OF 517 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 6, BLOCK 2 IN KENWOOD ADDITION; THENCE NORTH ALONG SAID WEST LINE 110 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND SITUATED IN THE SE/4SW/4 OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 6 WEST OF THE INDIAN MERIDIAN, INCLUDING PORTIONS OF BLOCKS 11 AND 12 IN DUNBARTON HEIGHTS ADDITION TO THE CITY OF ENID, AND PORTIONS OF NORTH MADISON STREET, THE ALLEY IN SAID BLOCK 11 AND THE ALLEY WEST OF SAID BLOCK 12 VACATED BY ORDINANCE NO. 318, ALL IN THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK 11, ALSO BEING THE WEST LINE OF NORTH JEFFERSON STREET, 300.0 FEET NORTH OF THE NORTH LINE OF WEST CHESTNUT AVENUE; THENCE WEST PARALLEL WITH AND 300.0 FEET NORMALLY DISTANT NORTH LINE OF WEST CHESTNUT AVENUE A DISTANCE OF 530.0 FEET; THENCE SOUTH PARALLEL WITH AND 30.0 FEET WEST OF THE WEST LINE OF SAID BLOCK 12 A DISTANCE OF 55.0 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 258.0 FEET, AN ARC LENGTH OF 130.6 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 595.3 FEET AN ARC LENGTH OF 148.9 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF WEST CHESTNUT AVENUE; THENCE EAST ALONG SAID NORTH LINE OF WEST CHESTNUT AVENUE A DISTANCE OF 410 FEET, MORE OR LESS, TO THE WEST LINE OF NORTH JEFFERSON STREET; THENCE NORTH ALONG SAID WEST LINE 300.0 FEET TO THE POINT OF BEGINNING.

ALL LESS AND EXCEPT THE CGB PROPERTY AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT A.

EXHIBIT C

ORDINANCE NO. 2016-17

ATTACHED

ORDINANCE NO. 2016-17

AN ORDINANCE CLOSING TO THE PUBLIC PORTIONS OF WEST CHESTNUT AVENUE, NORTH MADISON STREET, ALLEY BETWEEN NORTH MADISON STREET AND NORTH JEFFERSON STREET, NORTH JEFFERSON STREET, ALLEY BETWEEN NORTH JEFFERSON STREET AND NORTH ADAMS STREET, AND NORTH ADAMS STREET, ALL LOCATED IN DUNBARTON HEIGHTS ADDITION AND KENWOOD ADDITION TO THE CITY OF ENID, SOUTHWEST QUARTER OF SECTION SIX, TOWNSHIP TWENTY-TWO NORTH, RANGE SIX WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.



ORDINANCE

SECTION I. PUBLIC WAY CLOSED. The required notices of hearing and passage of this Ordinance having been given, the public ways described as follows:

A portion of West Chestnut Avenue, being a tract of land lying in the southwest Quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: A 66-ft wide right of way beginning at the Southeast corner of Lot Seventeen (17), Block Nine (9), Dunbarton Heights Addition to the City of Enid, West to the Southwest corner of Lot Sixteen (16), Block Twelve (12), Dunbarton Heights Addition to the City of Enid and the Northeast corner of Lot One (1), Block Four (4), Kenwood Addition to the City of Enid. Said Tract containing 64,062 S.F. or 1.47 acres, more or less.

A portion of North Madison Street, being a tract of land lying in the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: A 60-ft wide right of way beginning at the Northeast corner of Lot Five (5), Block Twelve (12), Dunbarton Heights Addition to the City of Enid, and the Northwest corner of Lot Twenty-Eight (28), Block Eleven (11), Dunbarton Heights Addition to the City of Enid, South to the Southeast corner of Lot Sixteen (16), Block Twelve (12), Dunbarton Heights Addition to the City of Enid, and the Southwest corner of Lot Seventeen (17), Block Eleven (11), Dunbarton Height Addition to the City of Enid. Said Tract containing 17,994 S.F. or 0.41 acres, more or less.

207
5
7

Return To: City Clerk, City of Enid, P.O. Box 1768, Enid, OK 73702-1768

A portion of Alley between North Madison Street & North Jefferson Street, being a tract of land lying in the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: A 20-ft wide alley way beginning at the Northeast corner of Lot Twenty-Eight (28), Block Eleven (11), Dunbarton Heights Addition to the City of Enid, and the Northwest corner of Lot Five (5), Block Eleven (11), Dunbarton Heights Addition to the City of Enid, South to the Southeast corner of Lot Seventeen (17), Block Eleven (11), Dunbarton Heights Addition to the City of Enid, and the Southwest corner of Lot Sixteen (16), Block Eleven (11), Dunbarton Heights Addition to the City of Enid. Said Tract containing 5,998 S.F. or 0.14 acres, more or less.

A portion of North Jefferson Street, being a tract of land lying in the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: A 60-ft wide right of way beginning at the Northeast corner of Lot Three (3), Block Eleven (11), Dunbarton Heights Addition to the City of Enid, and the Northwest corner of Lot Thirty (30), Block Ten (10), Dunbarton Heights Addition to the City of Enid, South to the Southeast corner of Lot One (1), Block Three (3), Kenwood Addition to the City of Enid, and the Southwest corner of Lot Six (6), Block Two (2), Kenwood Addition to the City of Enid. Said Tract containing 31,514 S.F. or 0.72 acres, more or less.

A portion of Alley between North Jefferson Street & North Adams Street, being a tract of land lying in the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: A 20-ft wide alley beginning at the Northeast corner of Lot Thirty-Two (32), Block Ten (10), Dunbarton Heights Addition to the City of Enid, and the Northwest corner of Lot One (1), Block Ten (10), Dunbarton Heights Addition to the City of Enid, South to the Southeast corner of Lot Seventeen (17), Block Ten (10), Dunbarton Heights Addition to the City of Enid, and the Southwest corner of Lot Sixteen (16), Block Ten (10), Dunbarton Heights Addition. Said Tract containing 7,997 S.F. or 0.18 acres, more or less.

Bk:2302 Pg:714

LORIE LEGERE-GARFIELD COUNTY CLERK
State of Oklahoma

A portion of North Adams Street, being a tract of land lying in the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: A 60-ft wide right of way beginning at the Northeast corner of Lot Seven (7), Block Ten (10), Dunbarton Heights Addition to the City of Enid, and the Northwest corner of Lot Twenty-Six (26), Block Nine (9), Dunbarton Heights Addition to the City of Enid, South to the Southeast corner of Lot Sixteen (16), Block Ten (10), Dunbarton Heights Addition to the City of Enid, and the Southwest corner of Lot Seventeen (17), Block Nine (9), Dunbarton Heights Addition to the City of Enid. Said Tract containing 14,995 S.F. or 0.34 acres, more or less.

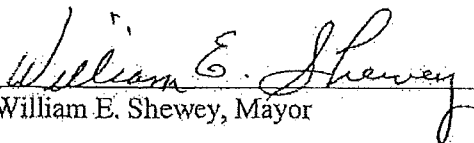
(See attached Exhibit A)

are hereby approved to be closed to public use, except the City of Enid shall retain the absolute right to reopen the public way without expense and that the closing shall not affect the right to maintain, repair, construct, operate a public easement access or facility, until such time as action is brought in the District Court pursuant to Title 11, Oklahoma Statutes, Section 42-101, *et seq.*

The City shall retain a utility easement with the absolute right to maintain, repair, construct, operate and/or remove utilities and public service corporation or transmission company facilities in or on the public ways closed herein.

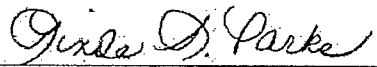
PASSED AND APPROVED this 16th day of August, 2016.

City of Enid, Oklahoma


William E. Shewey, Mayor



ATTEST:

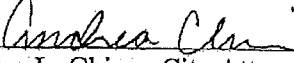

Linda S. Parks, City Clerk

2016 8/30/16 09:43AM 712-718 8801

Bk:2302 Pg:715

LORIE LEGERE-GARFIELD COUNTY CLERK
State of Oklahoma

Approved as to Form and Legality



Andrea L. Chism, City Attorney

AFFIDAVIT OF PUBLICATION

STATE OF OKLAHOMA]
] SS.
COUNTY OF GARFIELD]

2016 8/30/16 09:43AM 712-718 8801

Bk:2302 Pg:717

LORIE LEGERE-GARFIELD COUNTY CLERK
State of Oklahoma

Case No. ORD-2016-17

The undersigned, being duly sworn, deposes and says that he/she is an officer of CROMWELL PUBLISHING LLC, owner and publisher of THE GARFIELD COUNTY DAILY LEGAL NEWS, a daily newspaper printed and published in Garfield County, Oklahoma, having a general paid circulation therein and having an entrance into the United States mails as second class matter and published in said county where it is delivered to the United States mails. That said Garfield County Daily Legal News has been continuously and uninterruptedly published in said county during a period of 104 weeks consecutively prior to the first publication of notice of advertisement hereto attached without cessation. That the place of publication has not been moved, the name has not been changed and the continuity of its regular issues has not been broken. That said newspaper comes within all the prescription and requirement of Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said notice, a true copy of which is attached hereto, was published in the regular edition, and not in a supplement, of said newspaper for a period of 1 issue(s), being issue(s) between the dates herewithin stated inclusive.

That the first publication was on the
25th day of August 20 16

and the last publication was on the
day of 20

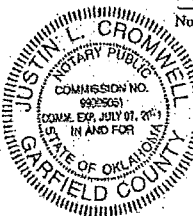
[Signature]

Subscribed and sworn to before me this
25th day of August 20 16

[Signature]

Notary Public

My commission expires July 7th, 2019
Commission number 99009061



Publisher's Control No. 20611

82516

ORDINANCE NO. 2016-17
AN ORDINANCE CLOSING TO THE PUBLIC PORTIONS OF WEST CHESTNUT AVENUE, NORTH MADISON STREET, ALLEY BETWEEN NORTH MADISON STREET AND NORTH JEFFERSON STREET, NORTH JEFFERSON STREET, ALLEY BETWEEN NORTH JEFFERSON STREET AND NORTH ADAMS STREET, AND NORTH ADAMS STREET, ALL LOCATED IN DUNBARTON HEIGHTS ADDITION AND KENWOOD ADDITION TO THE CITY OF ENID, SOUTHWEST QUARTER OF SECTION SIX, TOWNSHIP TWENTY-TWO NORTH, RANGE SIX WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.

ORDINANCE SECTION: PUBLIC WAY CLOSED. The required notices of hearing and passage of this Ordinance having been given, the public ways described as follows:

A portion of West Chestnut Avenue, being a tract of land lying in the southwest quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: A 66-ft wide right of way beginning at the Southeast corner of Lot Seventeen (17), Block Nine (9), Dunbarton Heights Addition to the City of Enid, West to the Southwest corner of Lot Sixteen (16), Block Twelve (12), Dunbarton Heights Addition to the City of Enid and the Northeast corner of Lot One (1), Block Four (4), Kenwood Addition to the City of Enid. Said Tract containing 64,062 S.F. or 1.47 acres, more or less.

A portion of North Madison Street, being a tract of land lying in the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: A 60-ft wide right of way beginning at the Northeast corner of Lot Five (5), Block Twelve (12), Dunbarton Heights Addition to the City of Enid, and the Northwest corner of Lot Twenty-Eight (28), Block Eleven (11), Dunbarton Heights Addition to the City of Enid, South to the Southeast corner of Lot

Sixteen (16), Block Twelve (12), Dunbarton Heights Addition to the City of Enid, and the Southwest corner of Lot Seventeen (17), Block Eleven (11), Dunbarton Heights Addition to the City of Enid. Said Tract containing 17,994 S.F. or 0.41 acres, more or less.

A portion of Alley between North Madison Street & North Jefferson Street, being a tract of land lying in the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: A 20-ft wide alley way beginning at the Northeast corner of Lot Twenty-Eight (28), Block Eleven (11), Dunbarton Heights Addition to the City of Enid, and the Northwest corner of Lot Five (5), Block Eleven (11), Dunbarton Heights Addition to the City of Enid; South to the Southeast corner of Lot Seventeen (17), Block Eleven (11), Dunbarton Heights Addition to the City of Enid, and the Southwest corner of Lot Sixteen (16), Block Eleven (11), Dunbarton Heights Addition to the City of Enid. Said Tract containing 5,998 S.F. or 0.14 acres, more or less.

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Legal description: A 60-ft wide right of way beginning at the Northeast corner of Lot Three (3), Block Eleven (11), Dunbarton Heights Addition to the City of Enid, and the Northwest corner of Lot Thirty (30), Block Ten (10), Dunbarton Heights Addition to the City of Enid, South to the Southeast corner of Lot One (1), Block Three (3), Kenwood Addition to the City of Enid, and the Southwest corner of Lot Six (6), Block Two (2), Kenwood Addition to the City of Enid. Said Tract containing 31,514 S.F. or 0.72 acres, more or less.

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Legal description: A 20-ft wide alley beginning at the Northeast corner of

Garfield County DAILY LEGAL NEWS
PO Box 1109, Enid, Oklahoma 73702
(580) 234-4739

Bk:2302 Pg:718

LORIE LEGERE-GARFIELD COUNTY CLERK
State of Oklahoma *

Lot Thirty-Two (32), Block Ten (10), Dunbarton Heights Addition to the City of Enid, and the Northwest corner of Lot One (1), Block Ten (10), Dunbarton Heights Addition to the City of Enid, South to the Southeast corner of Lot Seventeen (17), Block Ten (10), Dunbarton Heights Addition to the City of Enid, and the Southwest corner of Lot Sixteen (16), Block Ten (10), Dunbarton Heights Addition. Said Tract containing 7,997 S.F. or 0.18 acres, more or less.

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(See attached Exhibit A)

are hereby approved to be closed to public use, except the City of Enid shall retain the absolute right to reopen the public way without expense and that the closing shall not affect the right to maintain, repair, construct, operate a public easement access or facility, until such time as action is brought in the District Court pursuant to Title 11, Oklahoma Statutes, Section 42-101, et seq.

The City shall retain a utility easement with the absolute right to maintain, repair, construct, operate and/or remove utilities and public service corporation or transmission company facilities in or on the public ways closed herein.

PASSED AND APPROVED this 16th day of August, 2016.

City of Enid, Oklahoma
William E. Shewey,
Mayor

ATTEST:
Linda S. Parks,
City Clerk

EXHIBIT D

EASEMENT PROPERTY

A portion of West Chestnut Avenue, being a tract of land lying in the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range Six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

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A portion of North Adams Street, being a tract of land lying in the Southwest Quarter (SW/4) of Section Six (6), Township Twenty-Two (22) North, Range Six (6) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: A 60-ft. wide right of way beginning at the Northeast corner of Lot Fourteen (14), Block Ten (10), Dunbarton Heights Addition to the City of Enid, and the Northwest corner of Lot Nineteen (19), Block Nine (9), Dunbarton Heights Addition to the City of Enid, South to the Southeast corner of Lot Sixteen (16), Block Ten (10), Dunbarton Heights Addition to the City of Enid, and the Southwest Corner of Lot Seventeen (17), Block Nine, Dunbarton Heights Addition to the City of Enid.

**Metropolitan Area Planning Commission
Meeting**

8.2.

Meeting Date: 08/21/2017

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A LOT SPLIT FOR PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN, LOCATED AT 921 AND 929 SOUTH OAKWOOD.

BACKGROUND:

The property is located at 921 and 929 South Oakwood. The property is zoned C-2 Planned Business Center. The applicant wants to split the property, so each building occupies its own lot.

Both the lots will have direct access to an existing 6" water main and 12" sewer main located in Oakwood Road. Access to Oakwood Road is via an ingress/egress easement.

State statutes require the approval of the local Planning Commission prior to the subdivision of any tract of land which, when subdivided, contains an area of less than 10 acres.

RECOMMENDATION:

Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map

Survey

V23W-016

F2345
888 GPM

2769

12

Site

40E-047

2G103
10.75

6

8

2G004
13.50

12

F2336
757 GPM

S Oakwood Rd

WWP235

2769

6

8

282E

2

Western Trail

6

282E (Private)

2G447
5.80

6

2

Canada Trail

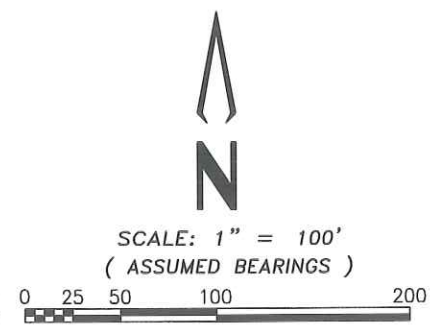
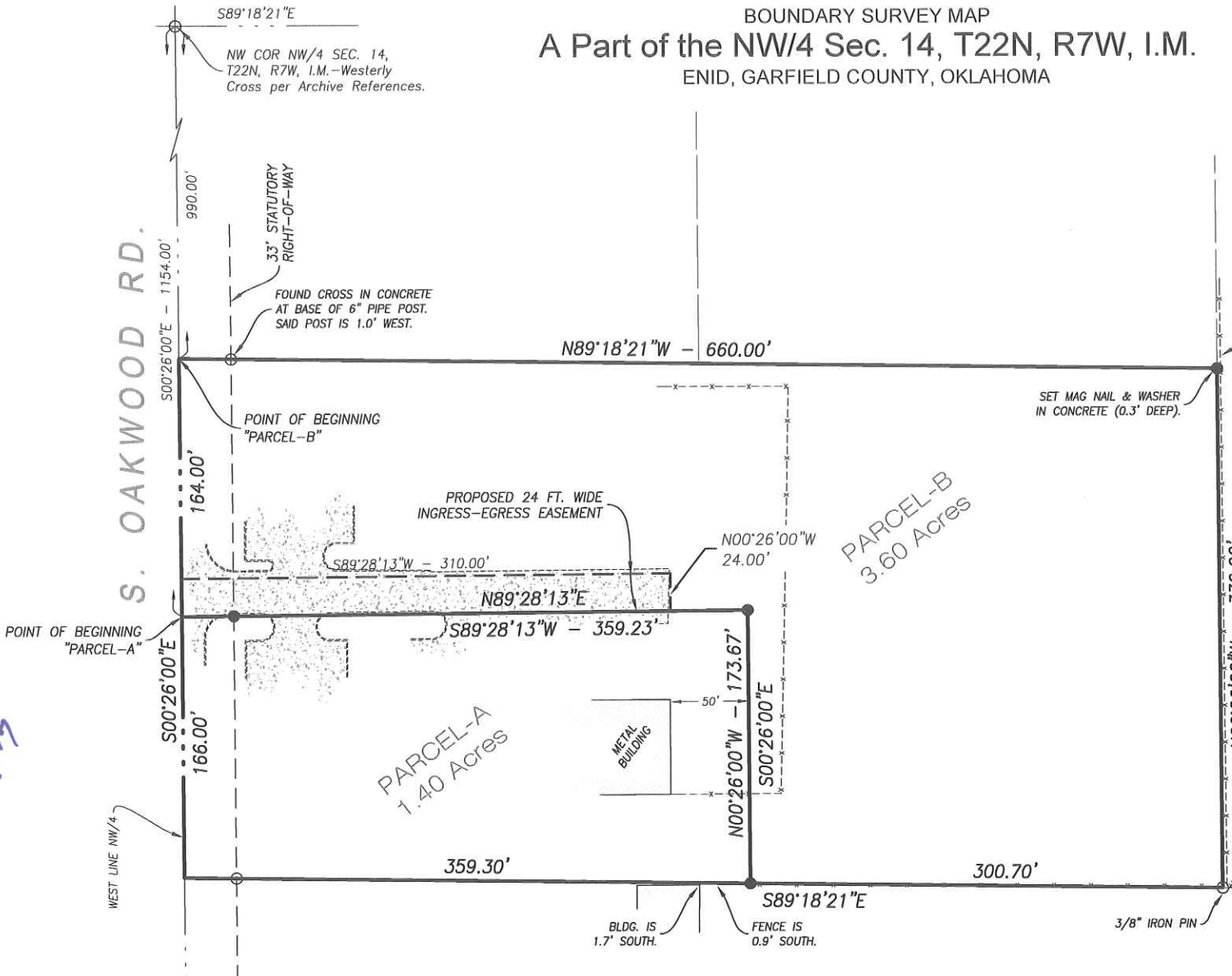
6

Field 282

2



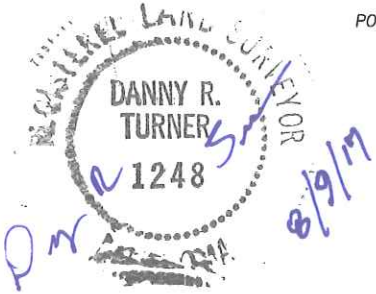
BOUNDARY SURVEY MAP
 A Part of the NW/4 Sec. 14, T22N, R7W, I.M.
 ENID, GARFIELD COUNTY, OKLAHOMA



- ~ Denotes found 3/8" Iron Pin with cap unless noted otherwise hereon.
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CA 828, unless otherwise noted hereon.

POSITIONAL ACCURACY
 Unless otherwise noted hereon all monuments established by this survey have a minimum positional accuracy of 0.07 feet.

NOTICE!
 No record title search was performed to determine if subject tract is affected by other easements and or rights-of-way not shown hereon.



DANNY R. TURNER
 R.L.S. NO. 1248

EXHIBIT-"C"

DATE OF SURVEY: August 8, 2017
 DATE SIGNED: August 9, 2017
 FIELD BOOK 76, PAGE 74
 CLIENT: Becky Booth

- Revision date Scope
- 1.
 - 2.
 - 3.

LAND DESCRIPTIONS

- Parcel A - See attached Exhibit-A, Sheet 1 of 3.
- Parcel B - See attached Exhibit-B, Sheet 2 of 3.

SURVEYOR'S OPINION

To the best of my knowledge, information and belief, a prudent survey was made under my supervision of the land shown hereon, which meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveys adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors on July 25, 2013.

FILE NO. \20170130\22492



SHEET 3 OF 3
PORTERFIELD SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 1610 N. Imo Rd., Enid, Oklahoma 73703
 Ph. 580-233-0572, Fax 580-233-0583 E-mail "rp@rp-us.com"
 C.A. No. 828, Expiration Date: June 30, 2019



PORTERFIELD SURVEYING, INC.

1610 N. IMO RD., ENID, OKLAHOMA 73703.
PH. 580-233-0572. FAX 580-233-0583 E-mail: "rp@rp-us.com"

August 9, 2017

LAND DESCRIPTION
Exhibit "A"
Parcel-A

A part of the Northwest Quarter of Section Fourteen (14), Township Twenty-two (22) North, Range Seven (7) West of the Indian Meridian, Enid, Garfield County, Oklahoma, as shown by attached "Exhibit C" and being more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter said Section 14;

Thence south along the west line of said Northwest Quarter on an assumed bearing of South 00 degrees 26 minutes 00 seconds East* a distance of 1154.00 feet to the Point of Beginning;

Thence continuing South 00 degrees 26 minutes 00 seconds East along the west line of said Northwest Quarter a distance of 166.00 feet;

Thence South 89 degrees 18 minutes 21 seconds East parallel with the north line of said Northwest Quarter a distance of 359.30 feet;

Thence North 00 degrees 26 minutes 00 seconds West parallel with the west line of said Northwest Quarter a distance of 173.67 feet;

Thence South 89 degrees 28 minutes 13 seconds West a distance of 359.23 feet to the Point of Beginning.

Above described parcel contains 1.40 Acres more or less.

-TOGETHER WITH-

The following described Ingress-Egress Easement

Commencing at the Northwest Corner of the Northwest Quarter said Section 14;

Thence South 00 degrees 26 minutes 00 seconds East along the west line of said Northwest Quarter a distance of 1154.00 feet to the Point of Beginning;

Thence North 89 degrees 28 minutes 13 seconds East a distance of 310.00 feet;

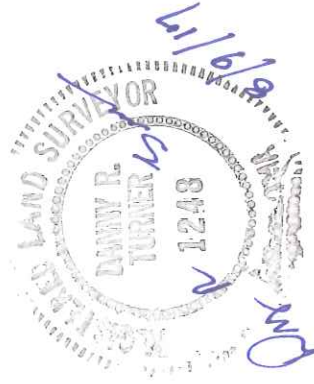
Thence North 00 degrees 26 minutes 00 seconds West parallel with the west line of said Northwest Quarter a distance of 24.00 feet;

Thence South 89 degrees 28 minutes 13 seconds West a distance of 310.00 feet;

Thence South 00 degrees 26 minutes 00 seconds East along the west line of said Northwest Quarter a distance of 24.00 feet to the Point of Beginning.

*All bearings shown hereon are relative to the assumed bearing of South 00 degrees 26 minutes 00 seconds East along the west line of said Northwest Quarter.

Above described tract may be subject to unwritten or written covenants which may or may not be of record.





PORTERFIELD SURVEYING, INC.

1610 N. IMO RD., ENID, OKLAHOMA 73703.
PH. 580-233-0572, FAX 580-233-0583 E-mail: "rp@rp-us.com"

August 9, 2017

**LAND DESCRIPTION
Exhibit "B"
Parcel-B**

A part of the Northwest Quarter of Section Fourteen (14), Township Twenty-two (22) North, Range Seven (7) West of the Indian Meridian, Enid, Garfield County, Oklahoma, as shown by attached "Exhibit C" and being more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter said Section 14;

Thence south along the west line of said Northwest Quarter on an assumed bearing of South 00 degrees 26 minutes 00 seconds East* a distance of 990.00 feet to the Point of Beginning;

Thence continuing South 00 degrees 26 minutes 00 seconds East along the west line of said Northwest Quarter a distance of 164.00 feet;

Thence North 89 degrees 28 minutes 13 seconds East a distance of 359.23 feet;

Thence South 00 degrees 26 minutes 00 seconds East parallel with the west line of said Northwest Quarter a distance of 173.67 feet;

Thence South 89 degrees 18 minutes 21 seconds East parallel with the north line of said Northwest Quarter a distance of 300.70 feet;

Thence North 00 degrees 26 minutes 00 seconds West parallel with the west line of said Northwest Quarter a distance of 330.00 feet;

Thence North 89 degrees 18 minutes 21 seconds West parallel with the north line of said Northwest Quarter a distance of 660.00 feet to the Point of Beginning.

Above described parcel contains 3.60 Acres more or less.

-SUBJECT TO-

The following described Ingress-Egress Easement

Commencing at the Northwest Corner of the Northwest Quarter said Section 14;

Thence South 00 degrees 26 minutes 00 seconds East along the west line of said Northwest Quarter a distance of 1154.00 feet to the Point of Beginning;

Thence North 89 degrees 28 minutes 13 seconds East a distance of 310.00 feet;

Thence North 00 degrees 26 minutes 00 seconds West parallel with the west line of said Northwest Quarter a distance of 24.00 feet;

Thence South 89 degrees 28 minutes 13 seconds West a distance of 310.00 feet;

Thence South 00 degrees 26 minutes 00 seconds East along the west line of said Northwest Quarter a distance of 24.00 feet to the Point of Beginning.

*All bearings shown hereon are relative to the assumed bearing of South 00 degrees 26 minutes 00 seconds East along the west line of said Northwest Quarter.

Above described tract may be subject to unwritten or written covenants which may or may not be of record.



**Metropolitan Area Planning Commission
Meeting**

9.1.

Meeting Date: 08/21/2017

Submitted By: Juanita Gates, Permit Technician

SUBJECT:

CONSIDER A REQUEST FOR INSET PARKING AT THE PARK AREA ALONG STONERIDGE LANE AND AT THE COMMUNITY BUILDING ALONG NORTHRIDGE LANE IN FORESTRIDGE FIRST ADDITION, BLOCKS 1-4.

BACKGROUND:

The Engineering Department has received a request from Carland Group, LLC to construct inset parking at the park area along Stoneridge Lane and at the community building along Northridge Lane in Forestridge First Addition, Blocks 1-4. The proposed inset parking areas will be maintained by the Homeowners Association.

It is the policy of the Traffic Committee that inset parking generally not be permitted in residentially-zoned areas. Inset parking may be considered in townhouse, condominium, or multi-family developments provided that off-street parking requirements have otherwise been met, and the requested inset parking is situated on cul-de-sacs or streets that serve no purpose in carrying through traffic.

The request for the inset parking at the park area along Stoneridge Lane is located on a cul-de-sac and as such could be construed to be supported by the Traffic Control Policies Manual.

The request for the inset parking at the community building along Northridge Lane is located on a street that is designed to carry through traffic, and is not supported by the Traffic Control Policies Manual.

RECOMMENDATION:

Approve request for inset parking at the park area along Stoneridge Lane and deny request for inset parking at the community building along Northridge Lane.

PRESENTER:

Robert Hitt, P.E., City Engineer

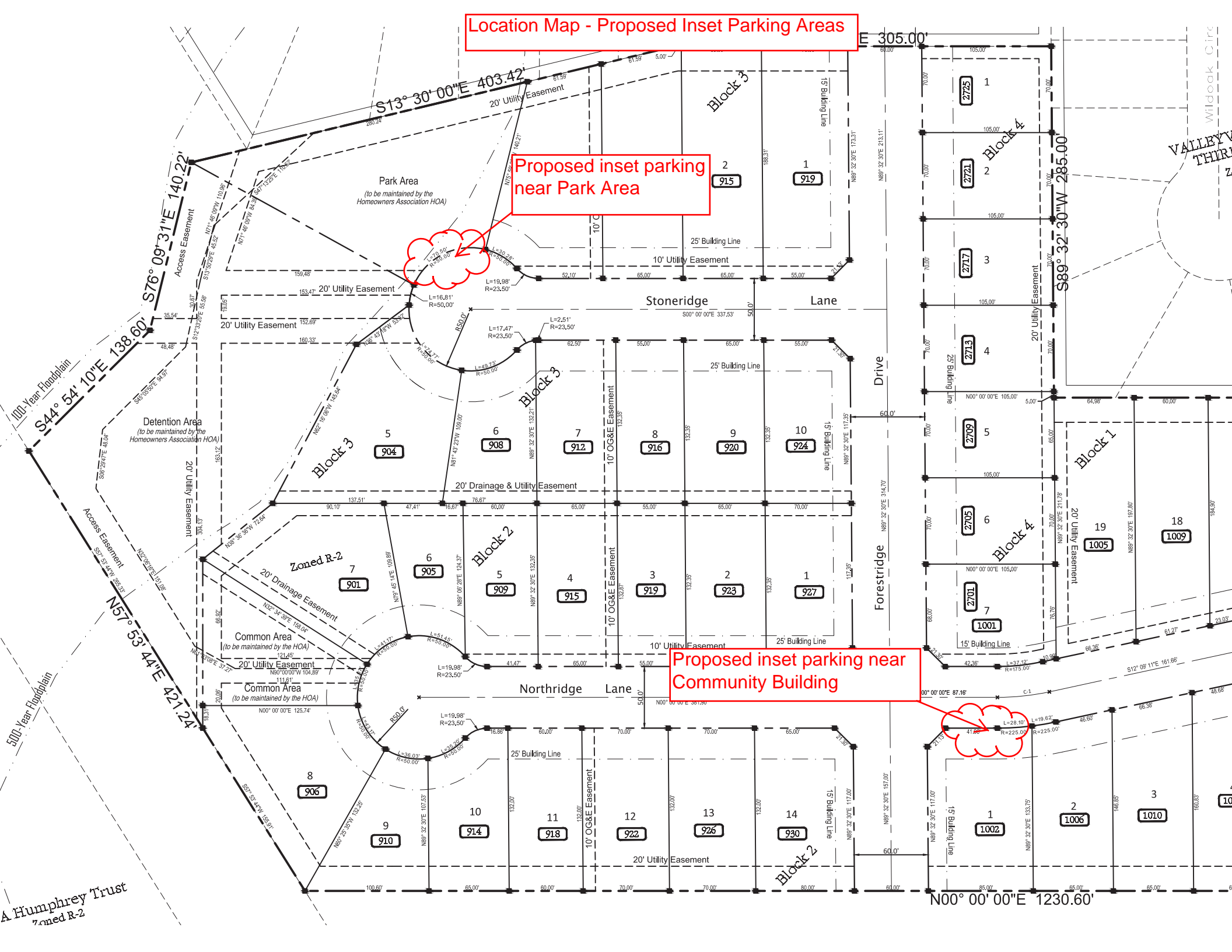
Attachments

Location Map

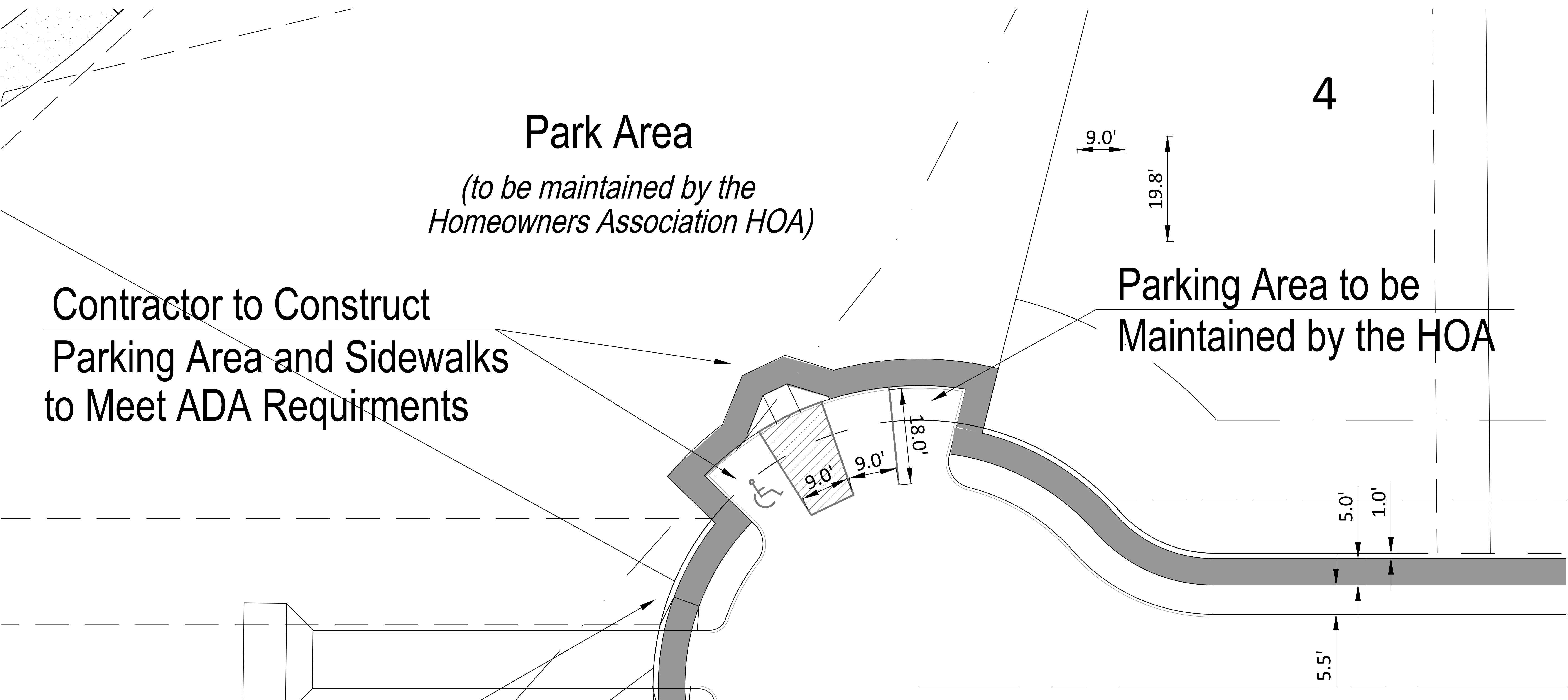
Park Area

Community Building

Location Map - Proposed Inset Parking Areas



A. Humphrey Trust
Zoned R-2



Park Area

(to be maintained by the Homeowners Association HOA)

**Contractor to Construct
Parking Area and Sidewalks
to Meet ADA Requirements**

**Parking Area to be
Maintained by the HOA**

4

9.0'

19.8'

9.0'

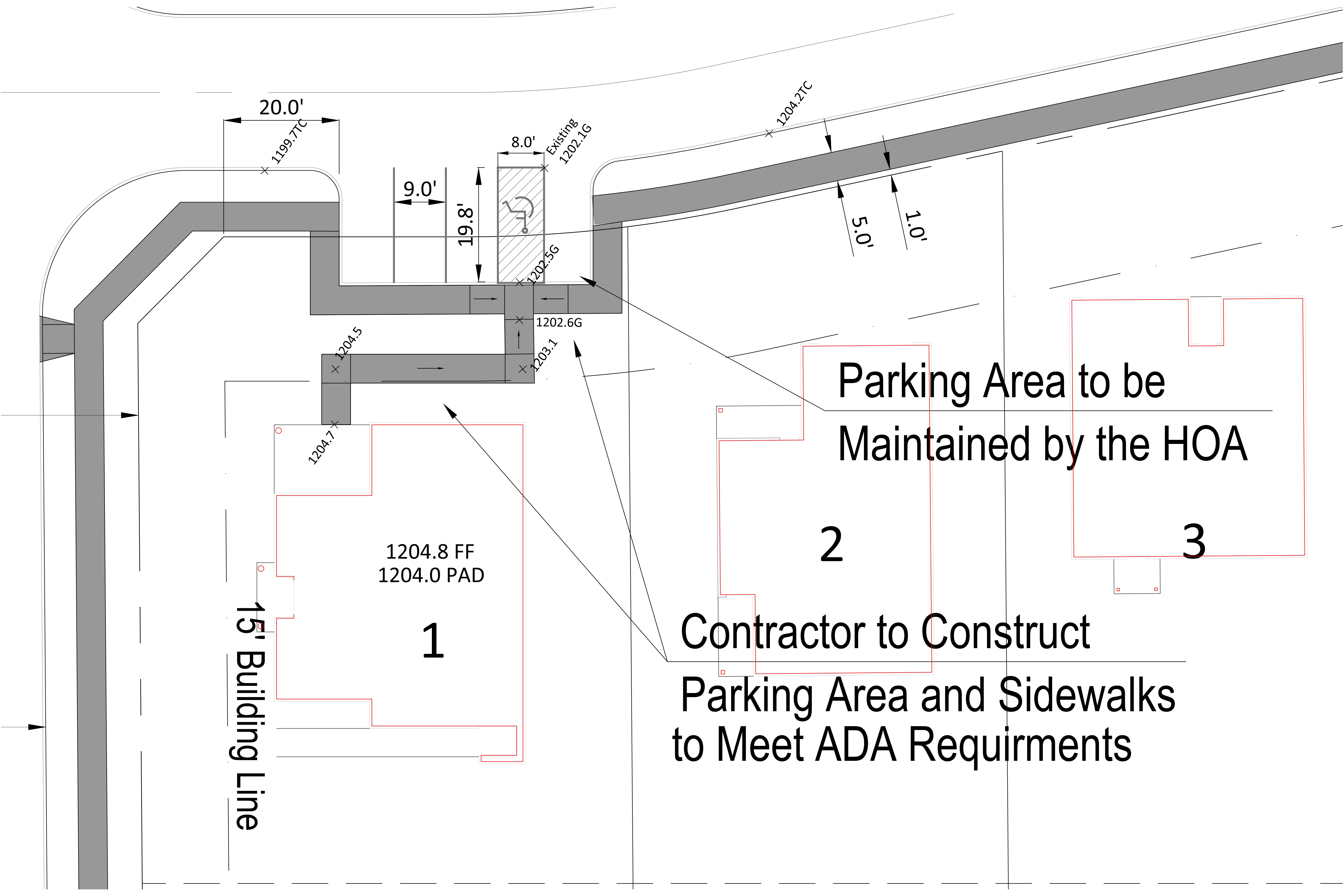
9.0'

18.0'

5.0'

1.0'

5.5'



15' Building Line

1204.8 FF
1204.0 PAD

1

2

3

Parking Area to be
Maintained by the HOA

Contractor to Construct
Parking Area and Sidewalks
to Meet ADA Requirments

**Metropolitan Area Planning Commission
Meeting**

11.1.

Meeting Date: 08/21/2017

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A SIDEWALK VARIANCE FOR ADM AT 1301 NORTH 4 TH STREET DESCRIBED AS S/2 SECTION 5, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN.

BACKGROUND:

Mr. Cody Curtis applied for a building permit to erect a electrical building located at 1301 N. 4 TH Street. Section 10-6-1 B: requires sidewalks that parallel abutting streets: Addition, redevelopment and infill development on property used as or zoned as industrial. See attachment for reasons desiring approval.

The Planning Commission must find all of the following before a variance can be granted:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the planning commission.

RECOMMENDATION:

Consider variance.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map

ADM Sidewalk Variance App



Kennedy St

E Spruce Ave

N 4th St

E Poplar Ave

N 6th St



Planning & Zoning Department
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Enid OK 73702

VARIANCE PETITION

(Due 20 days prior to Metropolitan Area Planning Commission meeting date)

Location: _____ (street address):

Legal description: _____

Current zoning of property: _____

Variance Request: _____

Section: 10-6-1: B. Sidewalks Required per Ordinance 2016-3

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) _____

_____ at an existing truck loop and railroad right-of-way.

I, or we, have attached a site plan of the proposed construction.

I, or We, hereby petition the **Metropolitan Area Planning Commission and Mayor and Board of Commissioners** for a variance to the following provision(s) of the City of Enid Ordinance, Section 12-1-8.

The Planning Commission may recommend a variance from the title when, in its opinion, undue hardship any result from strict compliance. In recommending any variance, the Planning Commission shall prescribe only conditions that it deems necessary to, or desirable for, the public interest. In making its findings, as required herein below, the Planning Commission shall take into account the nature of proposed land use and the existing use of land in the vicinity, the number of persons to reside or work in the property subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Commission finds:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the Planning Commission.

Dated this _____ day of _____, _____.

Applicant's signature: _____ Telephone: _____

Printed Name: _____ Email: _____

Address: _____

Date of Hearing set for the _____ day of _____, _____.
