



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 19th day of March, 2018, 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 FEBRUARY 26, 2018.
3. ADMINISTRATION.
 1. HOLD A PUBLIC HEARING ON AN ORDINANCE AMENDING THE ENID MUNICIPAL CODE, 2014, TITLE 11, "ZONING," CHAPTER 3, "BOARD OF ADJUSTMENT" TO AMEND SECTION 11-3-10, "APPEALS FROM THE BOARD OF ADJUSTMENT" TO PROVIDE THAT NO STAY OF THE BOARD OF ADJUSTMENT'S DECISION SHALL OCCUR UNLESS A STAY IS GRANTED BY THE DISTRICT COURT; AMENDING CHAPTER 13 "SIGN REGULATIONS" TO AMEND SECTION 11-13-9 "REVIEW AND APPEAL" TO CONFORM LANGUAGE WITH STATE LAW; PROVIDING FOR REPEALER, SAVINGS CLAUSE, SEVERABILITY AND CODIFICATION.
 2. DISCUSS MEMO ON EX OFFICIO MEMBERS OF METROPOLITAN AREA PLANNING COMMISSION (MAPC).
 3. NONE.
4. ZONING.
 1. NONE.

5. USE BY REVIEW.

- 1. NONE.**

6. PLATS.

- 1. CONSIDER MAKING A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE RE-PLAT OF OAKWOOD SQUARE SECTION 4, BLOCK 2.**
- 2. CONSIDER MAKING A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE RE-PLAT OF FORESTRIDGE 1ST ADDITION, BLOCKS 1-4**
- 3. NONE.**

7. SITE PLAN.

- 1. NONE.**

8. LOT SPLITS.

- 1. CONSIDER A LOT SPLIT FOR TIM AND KARYL KNOPPS LOCATED WEST OF 2819 WEST RANDOLPH, WHICH IS ALSO KNOWN AS PART OF THE SE/4 SECTION 11, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.**
- 2. NONE.**

9. TRAFFIC.

- 1. NONE.**

10. EASEMENTS.

- 1. NONE.**

11. VARIANCES.

- 1. NONE.**

12. ADJOURN.

DRAFT

MINUTES OF REGULAR MEETING OF
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 26TH DAY OF FEBRUARY 2018

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 26th day of February 2018, pursuant to notice given by February 23, 2018 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 23rd day of February 2018.

Present: Mark Arnold; Cody Haney; Marvin Kusik; Eddie Mack; Don Roberts; Jonathan Waddell, City Commissioner Ex-Officio

Absent: Whitney Hall; David Mason; Cole Ream; 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 DECEMBER 18, 2017.

Motion was made by Cody Haney, seconded by Mark Arnold to approve the minutes.

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Don Roberts
Passed

ADMINISTRATION.

NONE.

ZONING.

CONSIDER A REZONING REQUEST FOR A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SEVEN (7) WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION THIRTY-FOUR (34), THENCE S00°04'56"E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1472.18 FEET TO THE POINT OF BEGINNING, THENCE S89°47'50"W PARALLEL THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 602.00 FEET, THENCE S00°04'56"E PARALLEL THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 256.93 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF THE A.T. & S.F. RAILROAD, THENCE S32°42'51"E ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 493.20 FEET, THENCE N89°47'50"E A DISTANCE OF 336.05 FEET, THENCE, N00°04'56"W A DISTANCE OF 672.84 FEET TO THE POINT OF BEGINNING WHICH IS IN THE 3400 BLOCK OF

NORTH OAKWOOD, WEST SIDE.

Motion was made by Cody Haney, seconded by Eddie Mack to recommend approval to the Mayor and Board of Commissioners.

Don Batson, President and CEO of Oklahoma United Methodist Circle of Care stated they would be building a 3000 square foot home with four bedrooms and four bathrooms.

David McCreary, 4011 Philadelphia, owner of property to the south was concerned about drainage issues. Chris Bauer indicated the drainage would be resolved during the building permit process.

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Don Roberts
Passed

NONE.

USE BY REVIEW.

CONSIDER A USE BY REVIEW FOR NEXTERA ENERGY FOR AN ELECTRICAL SUBSTATION FOR THE ARMADILLO FLATS WIND PROJECT LOCATED AT THE SOUTHWEST CORNER OF LONGHORN TRAIL AND HIGHWAY 74, NORTH OF COVINGTON WHICH IS ALSO KNOWN AS THE NORTH 466.69 FEET OF THE EAST 466.69 FEET OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 4 WEST, OF THE INDIAN MERIDIAN, GARFIELD COUNTY.

Motion was made by Don Roberts, seconded by Mark Arnold to approve the Use by Review.

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Don Roberts
Passed

NONE.

PLATS.

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT FOR BOBSFARM INC. LOCATED AT THE NORTHWEST CORNER OF SPRING RIDGE ROAD AND MILL RUN, WHICH IS A PART OF THE NW/4 SECTION 15, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.

Motion was made by Mark Arnold, seconded by Cody Haney to approve the lot split.

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Don Roberts
Passed

CONSIDER A LOT SPLIT FOR HAMMER-WILLIAMS COMPANY LOCATED AT THE NORTHEAST CORNER OF GARLAND ROAD AND OWEN K GARRIOTT, WHICH IS PART OF A SUBDIVISION OF THE SW/4 OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 7 W.I.M.

Motion was made by Mark Arnold, seconded by Don Roberts to approve the lot split.

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Don Roberts

Passed

NONE.

TRAFFIC.

NONE.

EASEMENTS.

NONE.

VARIANCES.

NONE.

ADJOURN.

Motion was made by Eddie Mack, seconded by Cody Haney to adjourn.

The meeting adjourned at 6:12 PM.

AYE: Mark Arnold, Cody Haney, Marvin Kusik, Eddie Mack, Don Roberts

Passed

Metropolitan Area Planning Commission Meeting

3.1.

Meeting Date: 03/19/2018

Submitted By: Korina Crawford, Executive Assistant

SUBJECT:

HOLD A PUBLIC HEARING ON AN ORDINANCE AMENDING THE ENID MUNICIPAL CODE, 2014, TITLE 11, "ZONING," CHAPTER 3, "BOARD OF ADJUSTMENT" TO AMEND SECTION 11-3-10, "APPEALS FROM THE BOARD OF ADJUSTMENT" TO PROVIDE THAT NO STAY OF THE BOARD OF ADJUSTMENT'S DECISION SHALL OCCUR UNLESS A STAY IS GRANTED BY THE DISTRICT COURT; AMENDING CHAPTER 13 "SIGN REGULATIONS" TO AMEND SECTION 11-13-9 "REVIEW AND APPEAL" TO CONFORM LANGUAGE WITH STATE LAW; PROVIDING FOR REPEALER, SAVINGS CLAUSE, SEVERABILITY AND CODIFICATION.

BACKGROUND:

Before modifying zoning regulations, a hearing must be held by the Metropolitan Area Planning Commission to receive comment from the public on the proposed changes. The changes involve the Board of Adjustment. Prior to April, 2016, state law provided that decisions of the Board of Adjustment, which were appealed to District Court, were stayed unless the Chairman of the Board of Adjustment certified that a stay would cause imminent peril to life or property. In 2016, the law was changed to provide that decisions of the Board of Adjustment would not be stayed during appeal unless a party seeks a stay from the District Court.

The other change involves the City's sign regulation. The changes clarify the authority of the Board of Adjustment and specifically addresses the statutory findings that are required for granting variances.

RECOMMENDATION:

Hold a public hearing and receive comments from the public.

PRESENTER:

Carol Lahman, City Attorney.

Attachments

Board of Adjustment Ordinance

ORDINANCE NO. 2018-

AN ORDINANCE AMENDING THE ENID MUNICIPAL CODE, 2014, TITLE 11, "ZONING," CHAPTER 3, "BOARD OF ADJUSTMENT" TO AMEND SECTION 11-3-10, "APPEALS FROM THE BOARD ADJUSTMENT" TO PROVIDE THAT NO STAY OF THE BOARD OF ADJUSTMENT'S DECISION SHALL OCCUR UNLESS A STAY IS GRANTED BY THE DISTRICT COURT; AMENDING CHAPTER 13 "SIGN REGULATIONS" TO AMEND SECTION 11-13-9 "REVIEW AND APPEAL" TO CONFORM LANGUAGE WITH STATE LAW; PROVIDING FOR REPEALER, SAVINGS CLAUSE, SEVERABILITY AND CODIFICATION.

ORDINANCE

BE IT ORDAINED BY THE MAYOR AND BOARD OF COMMISSIONERS OF THE CITY OF ENID, OKLAHOMA:

Section I: That Title 11, Chapter 3, Section 11-3-10 of the Enid Municipal Code, 2014, is hereby amended to read as follows:

11-3-10: APPEALS FROM BOARD OF ADJUSTMENT:

- A. Right To Appeal: An appeal from any action, decision, ruling, judgment or order of the board of adjustment may be taken by any person or persons, jointly or severally aggrieved, or any taxpayer or any officer, department, or board of the city to the Garfield County district court.
- B. Filing Notice Of Appeal: The appeal shall be taken by filing a notice of appeal with the city clerk and with the secretary of the board of adjustment, within ten (10) days of the decision or order of the board of adjustment. The notice shall specify the grounds for the appeal. No bond or deposit for costs shall be required for such appeal.
- C. Records Provided To Court Clerk: Upon filing the notice of appeal, the board of adjustment shall forthwith transmit to the court clerk the original, or certified copies, of all papers constituting the record in the case, together with the order, decision or ruling of the board.
- D. Appeal Tried In District Court: The appeal shall be heard and tried de novo in the district court. All issues in any proceedings under this section shall have preference over all other civil actions and proceedings.
- E. Stay Of Proceedings: ~~An appeal to the district court from the board of adjustment stays all proceedings in furtherance of the action appealed from, unless the chairman of the board of adjustment certifies to the court clerk, after the notice of appeal has been filed,~~

~~that by reason or facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the district court upon application or notice to the building official in charge of the enforcement of the terms and provisions of this title and upon notice to the chairman of the board of adjustment and upon due cause being shown.~~

During the pendency of such an appeal, the effectiveness of a decision of the board of adjustment shall not be suspended unless a party applies to the district court for a stay pending the district court's determination of the merits of the appeal pursuant to 11 O.S. §44-110. Notice of such application shall be given by first class mail to all parties, to the district court appeal and to any applicant before the board of adjustment. Upon filing of an application for stay in the district court, all proceedings in furtherance of the action appealed from shall be temporarily stayed pending the outcome of a hearing regarding the stay, which shall be conducted within thirty (30) days of application.

- F. Actions Of Court: The district court may reverse or affirm, wholly or partly, or modify the decision brought up for review. Costs shall not be allowed against the board of adjustment unless it shall appear to the district court that the board acted with gross negligence or in bad faith or with malice in making the decision appealed from. An appeal shall lie from the action of the district court as in all other civil actions. (Ord. 80-29, 12-16-1980 as amended).

Section II: That Title 11, Chapter 13, Section 11-13-9 of the Enid Municipal Code, 2014, is hereby amended to read as follows:

11-13-9: REVIEW AND APPEAL:

- A. Sign Permit Review: The code official of the city shall be authorized to grant approval of sign permits. Approval shall be granted only after appropriate reviews have occurred as provided in this chapter.
- B. Appeal Of Sign Regulation Determination: ~~4. Interpretation Of Sign Regulations:~~ When it is alleged that an error in an order, requirement, decision or determination was made by an administrative official in the enforcement of any provision of this chapter, an appeal may be taken by any person aggrieved ~~the interpretation shall be made by to~~ the board of adjustment in accordance with chapter 3 of this title. ~~The interpretation shall be deemed as final unless appealed to Garfield County district court.~~
- C. ~~2. Variance To~~ From Sign Regulations: When a variance is requested to the provisions of this chapter, the appeal for a variance shall be heard by the board of adjustment. A variance may be granted only under the provisions specified in subsection 11-3-7B of this title. ~~and as provided below:~~

- ~~a. The application of any provision of this chapter to the subject property or building would create an unnecessary hardship on the applicant.~~
- ~~b. The condition of the property or building is peculiar in comparison to surrounding properties or buildings.~~
- ~~c. The granting of variance will not cause harm to the public or impair the purpose and intent of this chapter.~~
- ~~d. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.~~
- ~~e. Any hardship caused by the applicant's own actions shall not be considered by the board of adjustment. Nonconforming (grandfathered) signs in the area of the applicant's property shall not be considered by the board of adjustment.~~
- ~~C. Board Decision: The decision by the board of adjustment shall be deemed as final unless appealed to Garfield County district court.~~

D. Review Of Sign Regulations For Specific Economic Development Opportunities:

- 1. If the sign ordinance is perceived as an impediment to economic development, specific cases may be brought before the mayor and board of commissioners for review and approval.
 - a. The request for review must be submitted to the community development department fifteen (15) days prior to a meeting of the mayor and board of commissioners. (Ord. 2016-14, 6-7-2016)

Section III: Repealer. All ordinances or parts thereof, which are inconsistent with this ordinance, are hereby repealed.

Section IV: Savings Clause. Nothing in this ordinance hereby adopted shall be construed to affect any suit or proceedings now pending in any court, or any rights acquired or liability incurred, nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired or affected by this ordinance.

Section V: Severability. If any one or more of the sections, sentences, clauses or parts of this ordinance, chapter or section shall, for any reason, be held invalid, the invalidity of such section, clause or part shall not affect or prejudice in any way the applicability and validity of any other provision of this ordinance. It is hereby declared to be the intention of the City Commission of the City of Enid that this section of the Enid Municipal Code would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part not been included.

Section VI: Codification. This ordinance shall be codified as Title 11, Chapter 3, Section 11-3-10 and Chapter 13, Section 11-13-9 of the Enid Municipal Code, 2014.

PASSED AND APPROVED by the Mayor and Board of Commissioners of the City of Enid, Oklahoma, on this __ day of March, 2018.

CITY OF ENID, OKLAHOMA

William E. Shewey, Mayor

(SEAL)

ATTEST:

Alissa Lack, City Clerk

Approved as to Form and Legality:

Carol Lahman, City Attorney

**Metropolitan Area Planning Commission
Meeting**

3.2.

Meeting Date: 03/19/2018

Submitted By: Korina Crawford, Executive Assistant

SUBJECT:

DISCUSS MEMO ON EX OFFICIO MEMBERS OF METROPOLITAN AREA PLANNING COMMISSION (MAPC).

BACKGROUND:

Carol Lahman will be present to answer any questions concerning her memo that provides that ex officio members of the MAPC have the right to vote and make motions.

RECOMMENDATION:

Discuss Memo.

PRESENTER:

Carol Lahman, City Attorney.

Attachments

Memo Ex Officio



MEMO

To: Jerald Gilbert, Chris Bauer
From: Carol Lahman, Legal
Re: Ex Officio Members of Boards
Date: February 28, 2018

In December, 2017 I was asked about ex officio members and whether they count for quorum purpose and whether they may vote. The original question involved the Public Access Television Advisory Board which is a creature of ordinance not state law.

In researching ex officio members and their status, I reviewed the ex officio status of certain members of the MAPC. Moreover, Commissioner Waddell has questioned why he is not a voting member of the MAPC and if there is the possibility that he could vote he would like to do so.

I remember many years ago looking at a similar question concerning how many members our MAPC should have. In that opinion I may have determined that the ex officio members do not have a vote, if so, I was wrong.¹ The statute provides four members appointed by the Mayor and confirmed by the Council; four members appointed by the Board of County Commissioners and one member appointed by each incorporated city or town. 19 O.S. §866.7. That section also provides for two ex officio members from the governing body of the City and the governing body of the County.

State law is silent as to whether these two ex officio members count as to quorum or have voting privileges.

For counties that have a City over 180,000 in population, state law also provides ex officio members; and expressly provides they have voting privileges. 19 O.S. §863.53

In 1983, the Oklahoma Attorney General² considered whether ex officio members of a regional planning commission had voting privileges. In 1983, the applicable state statute, 11

¹The volumes of the city attorney opinions were not saved after the office was reorganized so I cannot be sure.

² Attorney General opinions have the force of law until overruled by the court.

O.S. §46-101, was silent as to whether the members had voting privileges. The statute was later amended to explicitly state that the ex officio members may vote but don't count for quorum purposes.

The 1983 Attorney General opinion determined that "ex officio" refers to the fact that the person serves by virtue of an office they hold. Generally, unless restricted by statute an ex officio member is empowered to do all things necessary to carry out the purpose of the board to which he has been appointed. 1983 OK AG 293, ¶5. This same determination concerning ex officio members was confirmed more recently in 2009. 2009 OK AG 26, ¶2.

As to our MAPC, the statute is silent and therefore based upon the Attorney General opinions, ex officio members function just like the other members which would mean they can vote, make motions, and they count when determining whether there is a quorum. This would mean that six need to be present for a quorum and for a variance to be recommended there would need to be 9 affirmative votes.

**Metropolitan Area Planning Commission
Meeting**

6.1.

Meeting Date: 03/19/2018

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER MAKING A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE RE-PLAT OF OAKWOOD SQUARE SECTION 4, BLOCK 2.

BACKGROUND:

This item involves the re-plat of Oakwood Square Section 4, Block 2. The plat is located west of Oakwood Road along La Mesa Drive. The re-plat of Block 2 reconfigures the plat into four lots.

The Envision Enid Comprehensive Plan designates this area as part of the West Garriott Regional Destination Center. This big idea encourages retail areas to implement multiple uses including apartments, offices, cultural and recreational uses.

The property is zoned C-O Commercial Office District. The plat confirms to the submitted preliminary plat and includes all of the subdivision requirements for road, water and sewer.

RECOMMENDATION:

Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map & plat

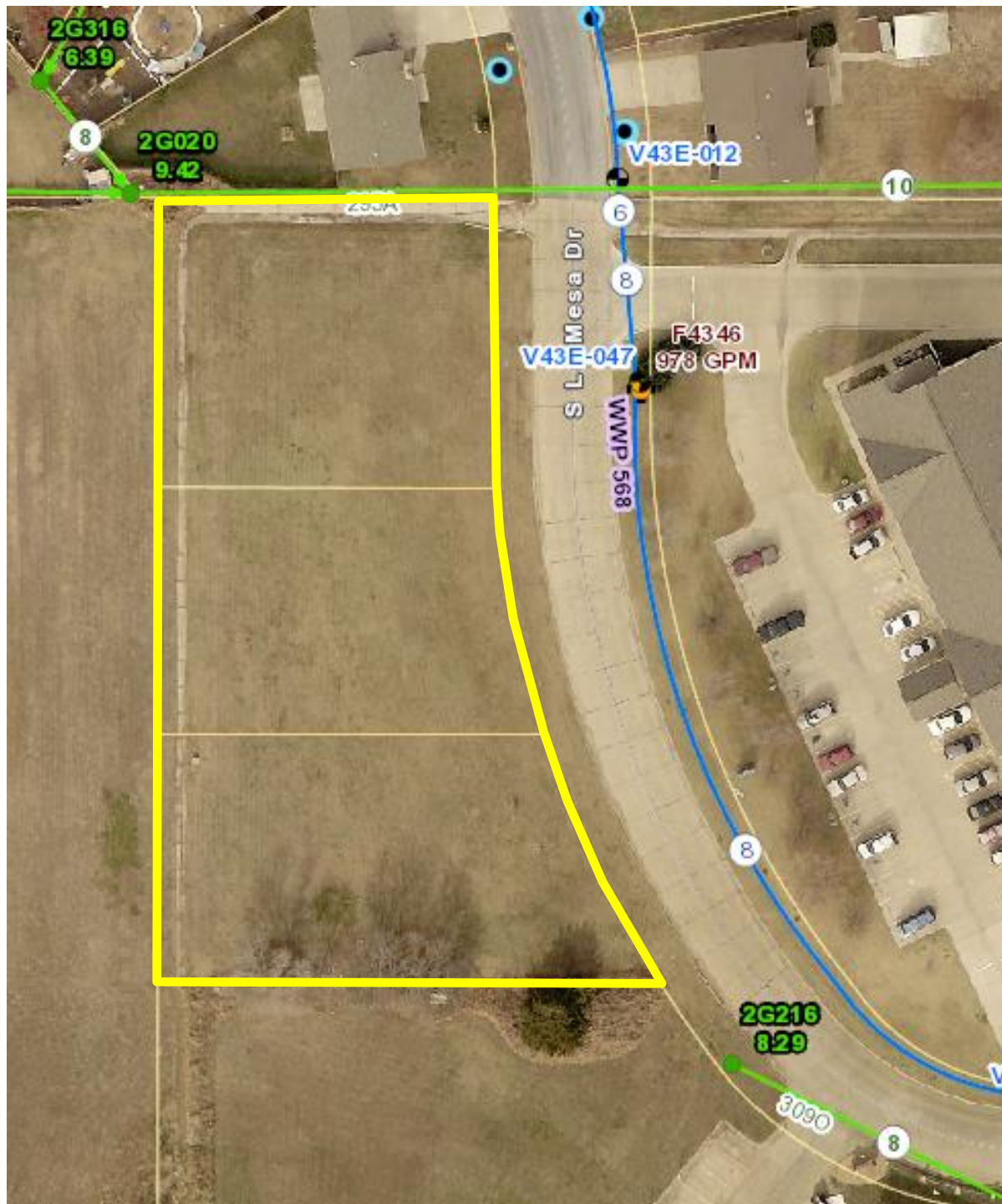


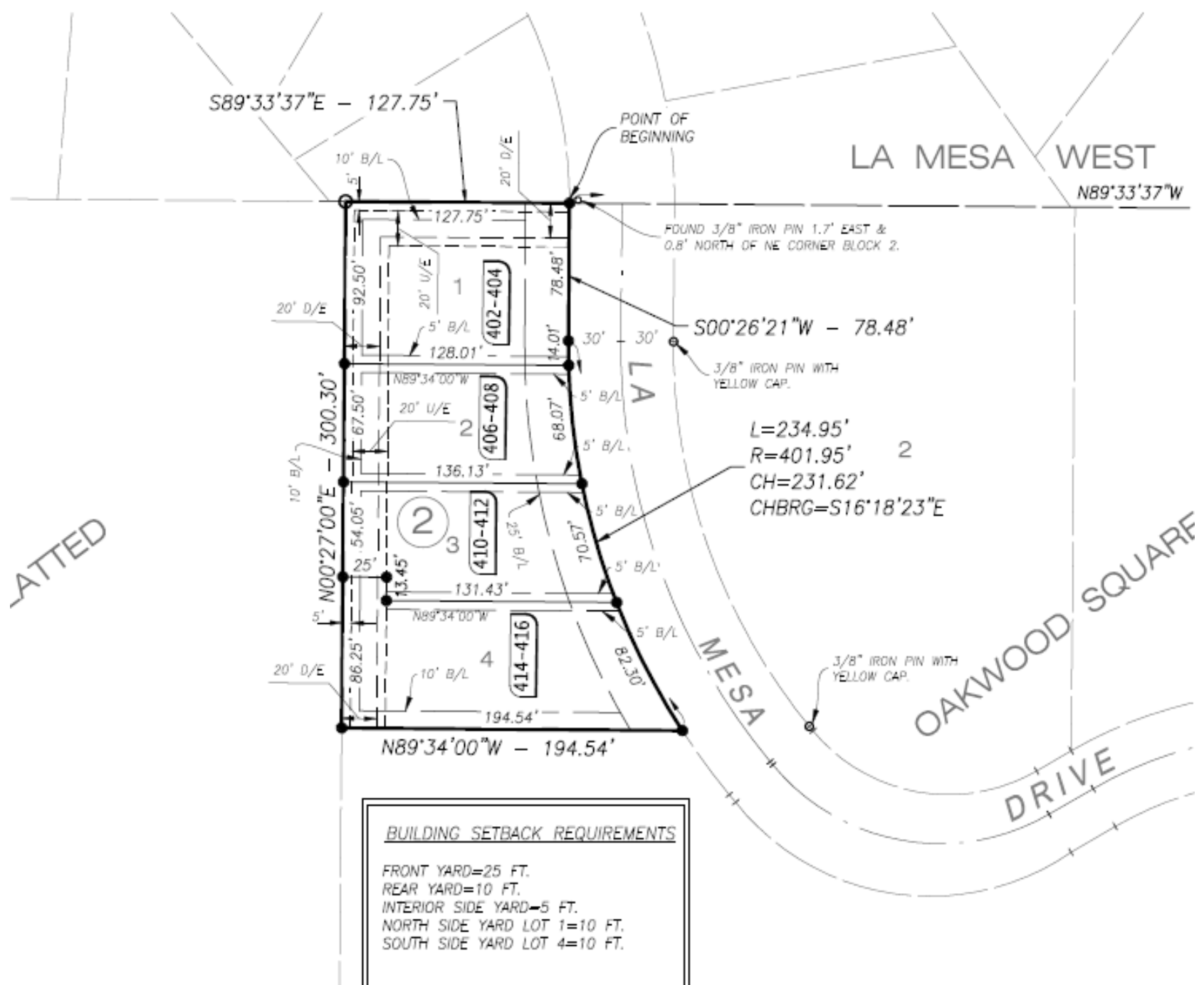
Ranch

S

S Oakwood R

S La Mesa Dr





BUILDING SETBACK REQUIREMENTS

FRONT YARD=25 FT.
 REAR YARD=10 FT.
 INTERIOR SIDE YARD=5 FT.
 NORTH SIDE YARD LOT 1=10 FT.
 SOUTH SIDE YARD LOT 4=10 FT.

**Metropolitan Area Planning Commission
Meeting**

6.2.

Meeting Date: 03/19/2018

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

**CONSIDER MAKING A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS
FOR THE RE-PLAT OF FORESTRIDGE 1ST ADDITION, BLOCKS 1-4**

BACKGROUND:

Forestridge LLC has decided to re-plat in order to privatize the streets as public access easements in the Forestridge 1st Addition, Blocks 1-4. The Homeowners Association (HOA) will be responsible for the maintenance of the streets.

RECOMMENDATION:

Consider making a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map
Original Filed Plat
Re-plat



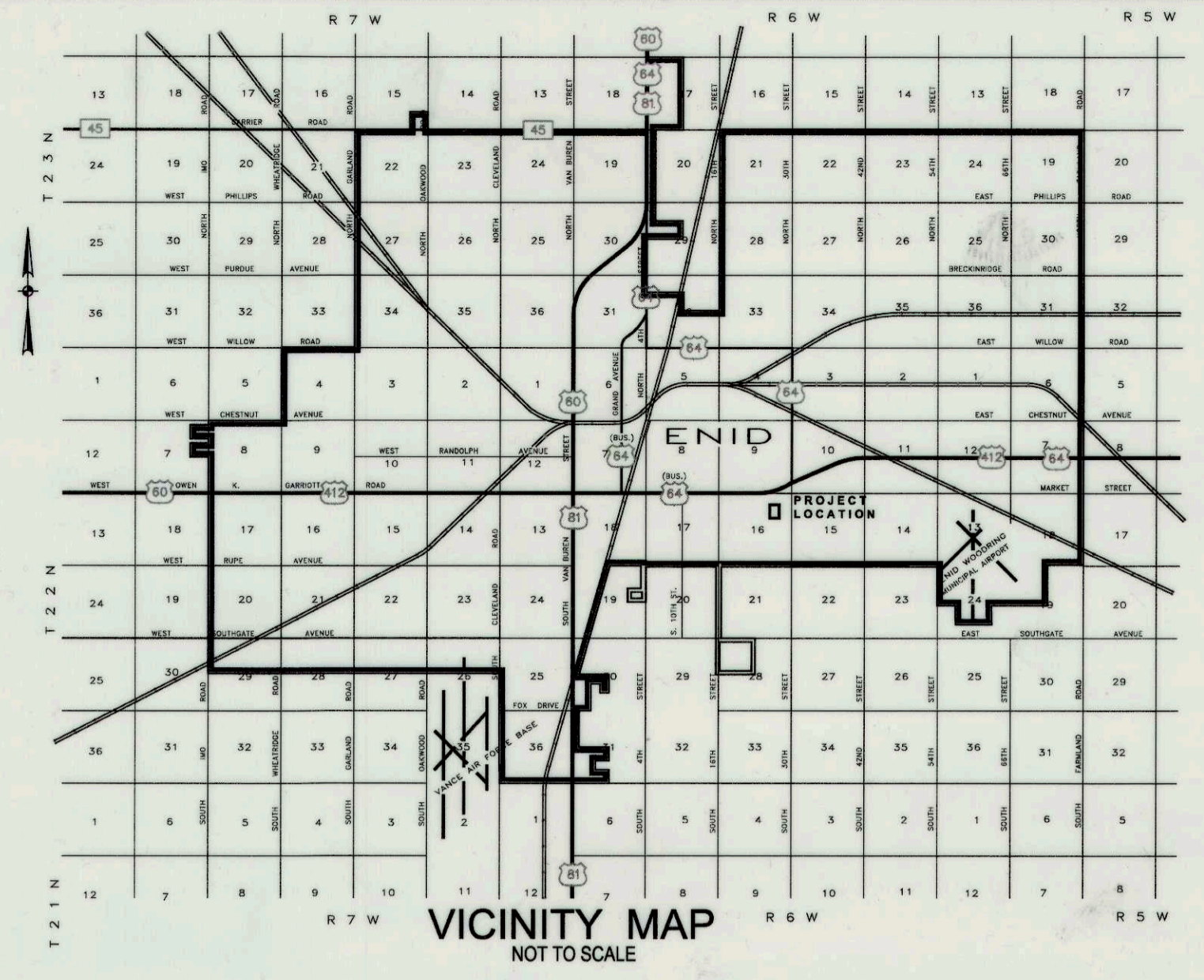
**Forestridge
Heights**



2017 Book 2332 Page 90 3237
3/30/17 10:37AM Pg 90-90
Fee: \$30.00 Doc: \$0.00
LORIE LESGÈRE-GARFIELD COUNTY CLERK
State of Oklahoma

PC3 SLUBA

North East Corner
Northeast Quarter Section 16,
T22N, R6W, W4



COUNTY TREASURER'S CERTIFICATE

I, KEVIN R. POSTIER, COUNTY TREASURER OF GARFIELD COUNTY, STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX ROLLS OF GARFIELD COUNTY, STATE OF OKLAHOMA, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO DUE OR DELINQUENT TAXES ON THE ABOVE DESCRIBED PROPERTY.

Kevin R. Postier
KEVIN R. POSTIER
County Treasurer

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC ON THIS 27th DAY OF March 2017, PERSONALLY APPEARED KEVIN R. POSTIER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WRITTEN AND FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES: 1-16-2017

Notary Public

APPROVALS

APPROVED THIS 2nd DAY OF March 2017, BY THE CITY ENGINEER OF ENID, OKLAHOMA.

Robert Hitt
ROBERT HITT
CITY ENGINEER

APPROVED THIS 25th DAY OF Jan 2016, BY THE METROPOLITAN AREA PLANNING COMMISSION.

Chairman

APPROVED THIS 2nd DAY OF Feb 2016, BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF ENID, OKLAHOMA.

Secretary

Bill Shewey
BILL SHEWEY
MAYOR

ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFUL BONDED ABSTRACTOR OF TITLE IN AND FOR GARFIELD COUNTY, OKLAHOMA, HEREBY CERTIFIES THAT THE LAND SHOWN ON THE ANNEXED PLAT OF "FORESTRIDGE FIRST ADDITION" BEING A PART OF GARFIELD COUNTY, OKLAHOMA, IS VESTED IN Forestridge LLC AND THAT ON THIS 20 DAY OF May 2017 THERE WERE NO ACTIONS PENDING OR JUDGEMENTS OF ANY COURT OR ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY OR STATE AGAINST SAID OWNER THEREOF; THAT THE TAXES ARE PAID FOR THE CURRENT YEAR AND THAT THERE ARE NO OUTSTANDING TAX DEEDS OR TAX SALE CERTIFICATES GIVEN ON THE LAND SHOWN ON THIS PLAT.

SIGNED AND SEALED THIS 20 DAY OF May 2017

Todd Ferguson
TODD FERGUSON
Abstractor

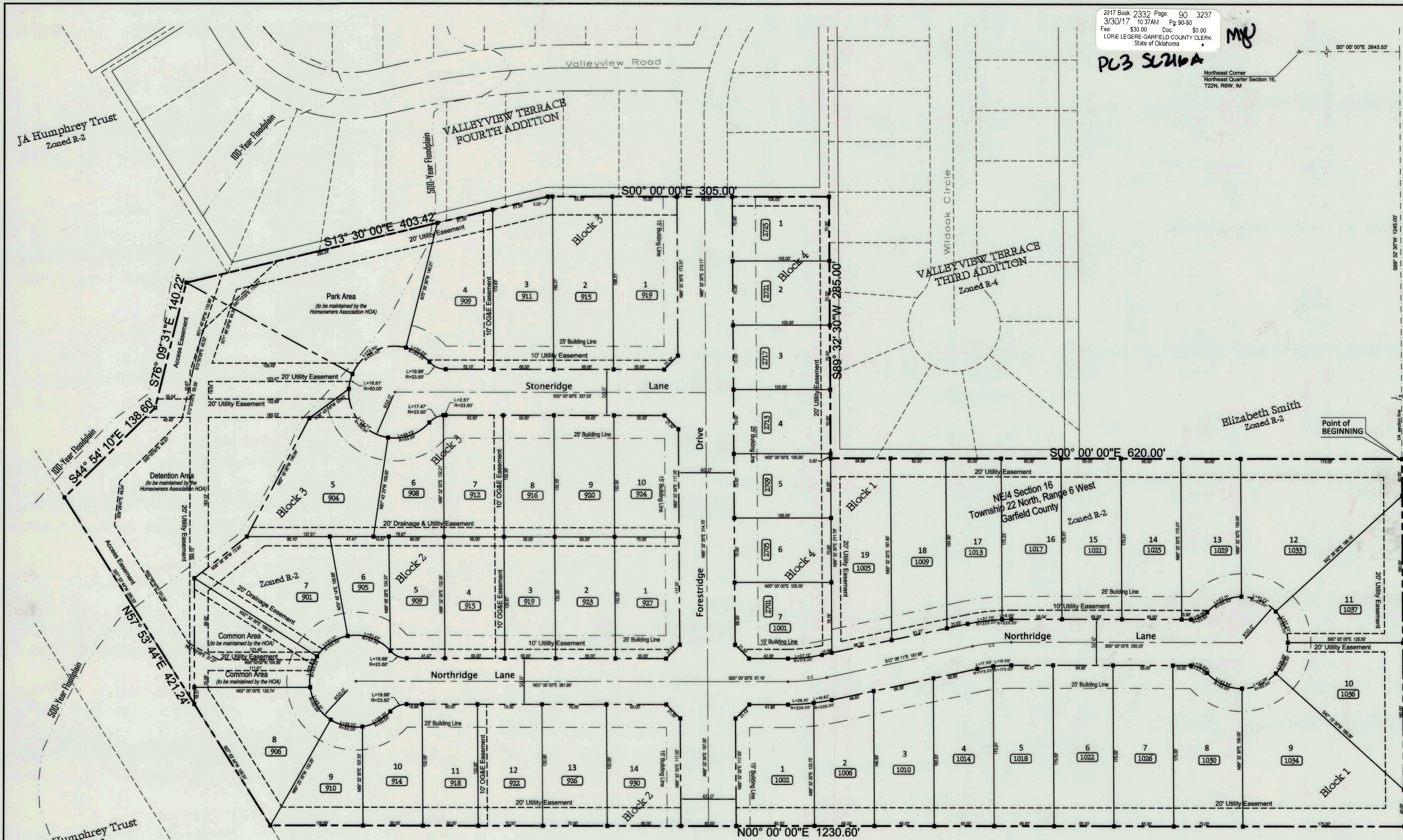
SURVEYOR'S CERTIFICATE

I, GARY K. HODSON JR., THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM BY PROFESSION A LAND SURVEYOR AND THAT THE ANNEXED PLAT OF "FORESTRIDGE FIRST ADDITION", CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 23RD DAY OF FEBRUARY, 2017, AND THAT ALL MONUMENTS SHOWN HEREIN WERE SET AND THEIR POSITIONS ARE CORRECTLY SHOWN.

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC ON THIS 23 DAY OF Feb 2017, PERSONALLY APPEARED GARY K. HODSON JR. TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WRITTEN AND FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES: 1-16-19

Notary Public



Curve Table with columns: Curve No., Radius, Length, Chord Length, Chord Bearing

FINAL PLAT PLAN FORESTRIDGE FIRST ADDITION, BLOCKS 1-4

PART OF THE NORTHEAST QUARTER, SECTION 16, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN, ENID, GARFIELD COUNTY, OKLAHOMA.

Owner's Certificate and Dedication

FORESTRIDGE FIRST ADDITION An addition to the City of Enid, Garfield County, Oklahoma.

STATE OF OKLAHOMA)) SS
COUNTY OF GARFIELD))

Known all men by these presents:

That Forestridge LLC, hereby certifies that said corporation is the owner of, and the party having any right, title and interest in and to the real property situated in the City of Enid, Garfield County, Oklahoma and described as follows:

LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER, SECTION SIXTEEN (16), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SIX (6) WEST, INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of the Northeast Quarter of said Section 16; Thence South (S00°00'00"E) along the east line of said Northeast Quarter, a distance of 2,643.53 feet to the southeast corner of the said Northeast Quarter; Thence West (S89°32'30"W) along the south line of said Northeast Quarter, a distance of 1,245.00 feet, to the Point of Beginning;

THENCE continuing West (S89°32'33"W) along the south line of said northeast quarter, a distance of 400.00 feet;

THENCE North (N00°00'00"E) a distance of 1,230.60 feet;

THENCE North (N57°53'44" E) a distance of 421.24 feet;

THENCE South (S44°54'10"E) a distance of 138.60 feet;

THENCE East (S76°09'31"E) a distance of 140.22 feet;

THENCE South (S13°30'00"E) along the west line of Valleyview Terrace Fourth Addition, a distance of 403.42 feet;

THENCE Continuing along said Valleyview Terrace Fourth Addition South (S00°00'00"E) to a point on the north line of Valleyview Terrace Third Addition, a distance of 305.00 feet;

THENCE West (S89°32'30"W) along the north line of said Valleyview Terrace Third Addition, a distance of 285.00 feet;

Thence South (S00°00'00"E) along the west line of said Valleyview Terrace Third Addition, a distance of 620.00 feet, to the POINT OF BEGINNING.

Above described tract contains 726,457.74 square feet or 16.677 acres, more or less.

Said Forestridge LLC further does certify that it has caused the above described real estate to be surveyed, staked and plated into blocks, lots, streets and easements and has caused the same to be named and designated as Forestridge First Addition, to the City of Enid, Garfield County, Oklahoma, and the said Forestridge LLC hereby dedicates all right-of-way and easements as drainage, utility & access easements as shown on the plat.

Further, for the purpose of providing an orderly development of the entire tract, and for the purpose of providing adequate restrictive covenants for the mutual benefit of itself and its successors in title to the subdivisions of said tract of real estate, hereafter referred to as lots, said Forestridge LLC does hereby impose the restrictions and create the easements set forth in a separate instrument entitled Restrictive Covenants of Forestridge First Addition to the City of Enid which said separate instrument is recorded in Book _____ of Miscellaneous Records at Page _____, in the office of the County Clerk of Garfield County, Oklahoma, but which said separate instrument hereby is made a part of this plat for all intents and purposes as if set forth in full here in; and to which said restrictions and easements it shall be incumbent upon the individual and upon its successors to adhere.

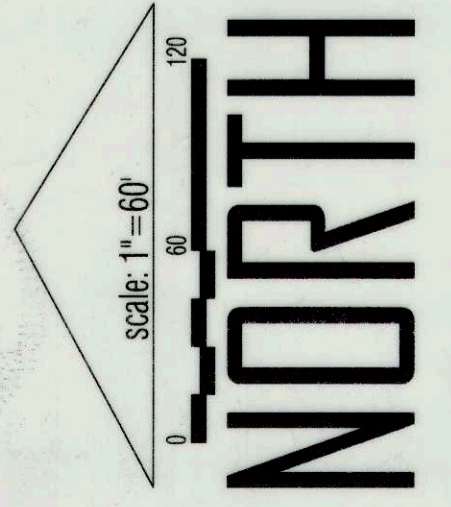
STATE OF OKLAHOMA)) SS
COUNTY OF GARFIELD))

The above and foregoing instrument was acknowledged before me this 15 day of March 2017, by Terry Casey on behalf of Forestridge LLC, as its Owner and acknowledge to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

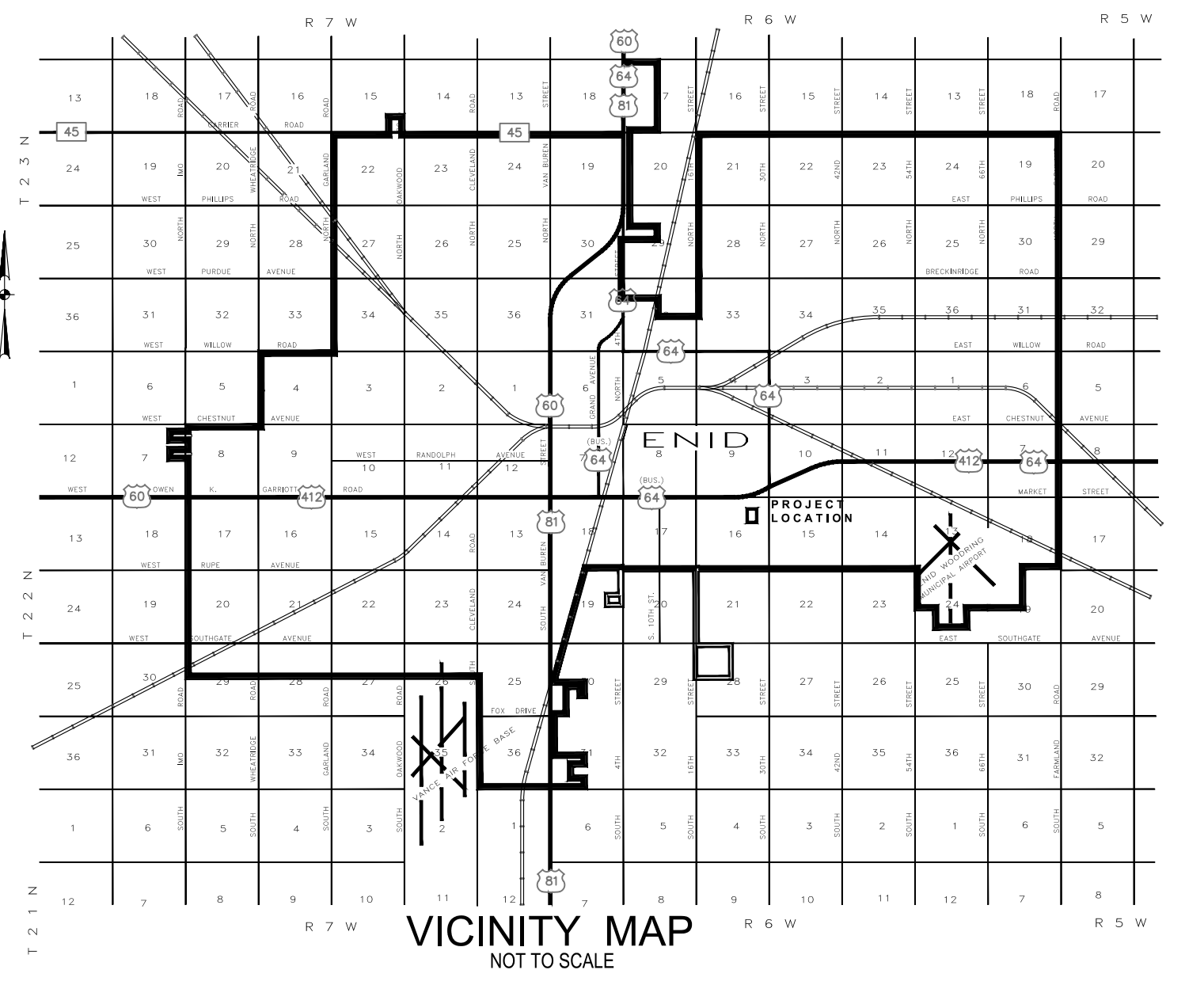
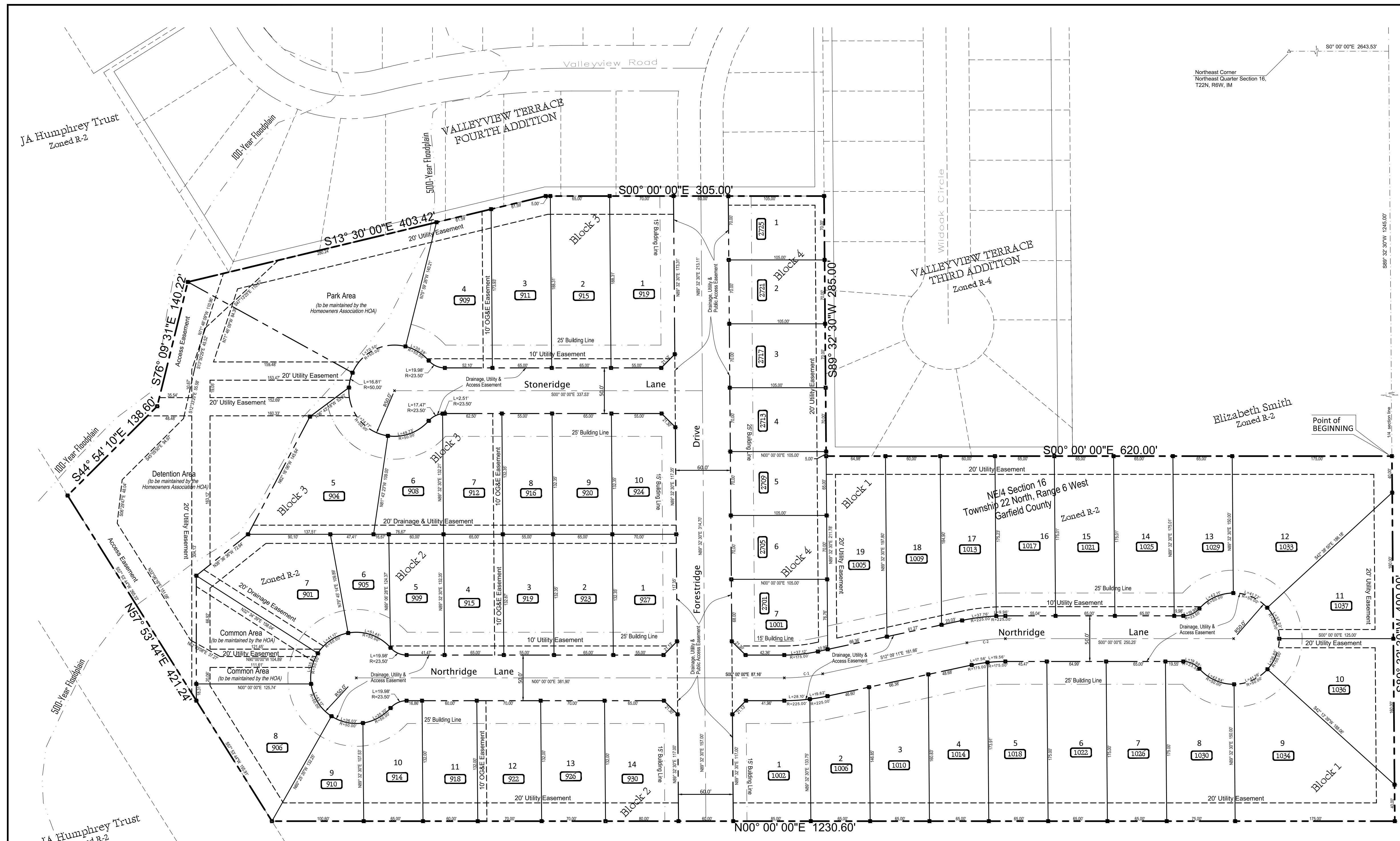
My Commission Expires: 1-16-19

Notary Public

- Legend: Denotes 3/8" Iron Pin Set at Property Corner, Denotes Found 1/2" Iron Pin, Denotes Set 'X' in Concrete



*Bearings tied to Valleyview Terrace Additions



COUNTY TREASURER'S CERTIFICATE

I, KEVIN R. POSTIER, COUNTY TREASURER OF GARFIELD COUNTY, STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX ROLLS OF GARFIELD COUNTY, STATE OF OKLAHOMA, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO DUE OR DELINQUENT TAXES ON THE ABOVE DESCRIBED PROPERTY.

KEVIN R. POSTIER

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED KEVIN R. POSTIER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WRITTEN AND FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

APPROVALS

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY ENGINEER OF ENID, OKLAHOMA.

ROBERT HITT
CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____, BY THE METROPOLITAN AREA PLANNING COMMISSION.

ATTEST: _____ CHAIRMAN

APPROVED THIS _____ DAY OF _____, 20____, BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF ENID, OKLAHOMA.

ATTEST: _____ SECRETARY
BILL SHEWEY
MAYOR

ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFUL BONDED ABSTRACTOR OF TITLE IN AND FOR GARFIELD COUNTY, OKLAHOMA, HEREBY CERTIFIES THAT THE LAND SHOWN ON THE ANNEXED REPLAT OF "FORESTRIDGE FIRST ADDITION, BLOCKS 1-4" BEING A PART OF GARFIELD COUNTY, OKLAHOMA, IS VESTED IN FORESTRIDGE L.L.C. AND THAT ON THIS _____ DAY OF _____, 20____, THERE WERE NO ACTIONS PENDING OR JUDGEMENTS OF ANY COURT OR ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY OR STATE AGAINST SAID OWNER THEREOF; THAT THE TAXES ARE PAID FOR THE CURRENT YEAR AND THAT THERE ARE NO OUTSTANDING TAX DEEDS OR TAX SALE CERTIFICATES GIVEN ON THE LAND SHOWN ON THIS PLAT.

SIGNED AND SEALED THIS _____ DAY OF _____, 20____.

SURVEYOR'S CERTIFICATE

I, GARY K. HODSON JR., THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM BY PROFESSION A LAND SURVEYOR AND THAT THE ANNEXED REPLAT OF "FORESTRIDGE FIRST ADDITION, BLOCKS 1-4", CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 23RD DAY OF FEBRUARY, 2017, AND THAT ALL MONUMENTS SHOWN HEREIN WERE SET AND THEIR POSITIONS ARE CORRECTLY SHOWN.

GARY K. HODSON JR., O.L.S. # 1381

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED GARY K. HODSON JR. TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WRITTEN AND FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

Curve Table

Curve No.	Radius	Length	Chord Length	Chord Bearing
C-1	200.00'	42.42'	42.34'	S06°04'36"E
C-2	200.00'	42.42'	42.34'	S06°04'36"E

RE-PLAT FORESTRIDGE FIRST ADDITION, BLOCKS 1- 4

PART OF THE NORTHEAST QUARTER, SECTION 16, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN, ENID, GARFIELD COUNTY, OKLAHOMA.

STATE OF OKLAHOMA)
COUNTY OF GARFIELD) SS

The above and foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ on behalf of Forestridge L.L.C., as its Owner and acknowledgement to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

My Commission Expires: _____
Notary Public

THENCE South (S 13° 30' 00" E) along the west line of Valleyview Terrace Fourth Addition, a distance of 403.42 feet;
THENCE Continuing along said Valleyview Terrace Fourth Addition, South (S 00° 00' 00" E) to a point on the north line of Valleyview Terrace Third Addition, a distance of 305.00 feet;
THENCE West (S 89° 32' 30" W) along the north line of said Valleyview Terrace Third Addition, a distance of 285.00 feet;
THENCE South (S 00° 00' 00" E) along the west line of said Valleyview Terrace Third Addition, a distance of 620.00 feet, to the POINT OF BEGINNING.

Above described tract contains 726,457.74 square feet or 16.677 acres, more or less.
Said Forestridge L.L.C. further does certify that it has caused the above described real estate to be surveyed, staked and platted into blocks, lots, private streets and easements and has caused the same to be named and designated as Replat Forestridge First Addition, Blocks 1-4, to the City of Enid, Garfield County, Oklahoma, and the said Forestridge L.L.C. hereby dedicates all right-of-way and easements as drainage, utility and Public Access Easements as shown on the above replat, and that Forestridge L.L.C. will provide maintenance and repair of all Private Streets. Further, for the purpose of providing an orderly development of the entire tract, and for the purpose of providing adequate restrictive covenants for the mutual benefit of itself and its successors in title to the subdivisions of said tract of real estate, hereafter referred up as lots, said Forestridge L.L.C. does hereby impose the restrictions and create the easements set forth in a separate instrument entitled Restrictive Covenants of Replat of Forestridge First Addition, Blocks 1-4, to the City of Enid which said separate instrument is recorded in Book _____ of miscellaneous Records at Page _____, in the office of the County Clerk of Garfield County, Oklahoma, but which said separate instrument hereby is made a part of this plat for all intents and purposes as if set forth in full here in; and to which said restrictions and easements it shall be incumbent upon the individual and upon its successors to adhere.

Forestridge L.L.C.
Owner

Owner's Certificate and Dedication
REPLAT OF FORESTRIDGE FIRST ADDITION, BLOCKS 1-4
An Addition to the City of Enid
Garfield County, Oklahoma.

STATE OF OKLAHOMA)
COUNTY OF GARFIELD)
Known all men by these presents:

That Forestridge L.L.C., hereby certifies that said corporation is the owner of, and the party having any right, title and interest in and to the real property situated in the City of Enid, Garfield County, Oklahoma and described as follows:

LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER SECTION SIXTEEN (16), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SIX (6) WEST, INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of the Northeast Quarter of said Section 16; Thence (S 00° 00' 00" E), along the east line of said Northeast Quarter, a distance of 2,643.53 feet to the southeast corner of the said Northeast Quarter; Thence West (S 89° 32' 30" W) along the south line of said Northeast Quarter, a distance of 1,245.00 feet, POINT OF BEGINNING;

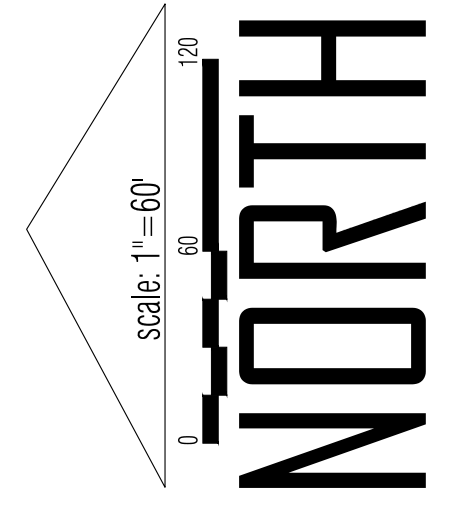
THENCE Continuing West (S89° 32' 33" W) along the south line of said Northeast Quarter, a distance of 400.00 feet;

THENCE North (N 00° 00' 00" E) a distance of 1,230.60 feet;

THENCE North (N 57° 53' 44" E) a distance of 421.24 feet;

THENCE South (S 44° 54' 10" E) a distance of 138.60 feet;

THENCE East (S 76° 09' 31" E) a distance of 140.22 feet;



*Bearings tied to Valleyview Terrace Additions

**Metropolitan Area Planning Commission
Meeting**

8.1.

Meeting Date: 03/19/2018

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A LOT SPLIT FOR TIM AND KARYL KNOPPS LOCATED WEST OF 2819 WEST RANDOLPH, WHICH IS ALSO KNOWN AS PART OF THE SE/4 SECTION 11, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.

BACKGROUND:

The property is west of 2819 West Randolph and zoned R-2 Residential Single Family District. The applicant is splitting 0.40 in order to construct a new residence. Public utilities exist at the site and the property will have access from Randolph Avenue.

The Engineering Department evaluated the proposed lot split stating it meets the criteria for a lot split.

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:

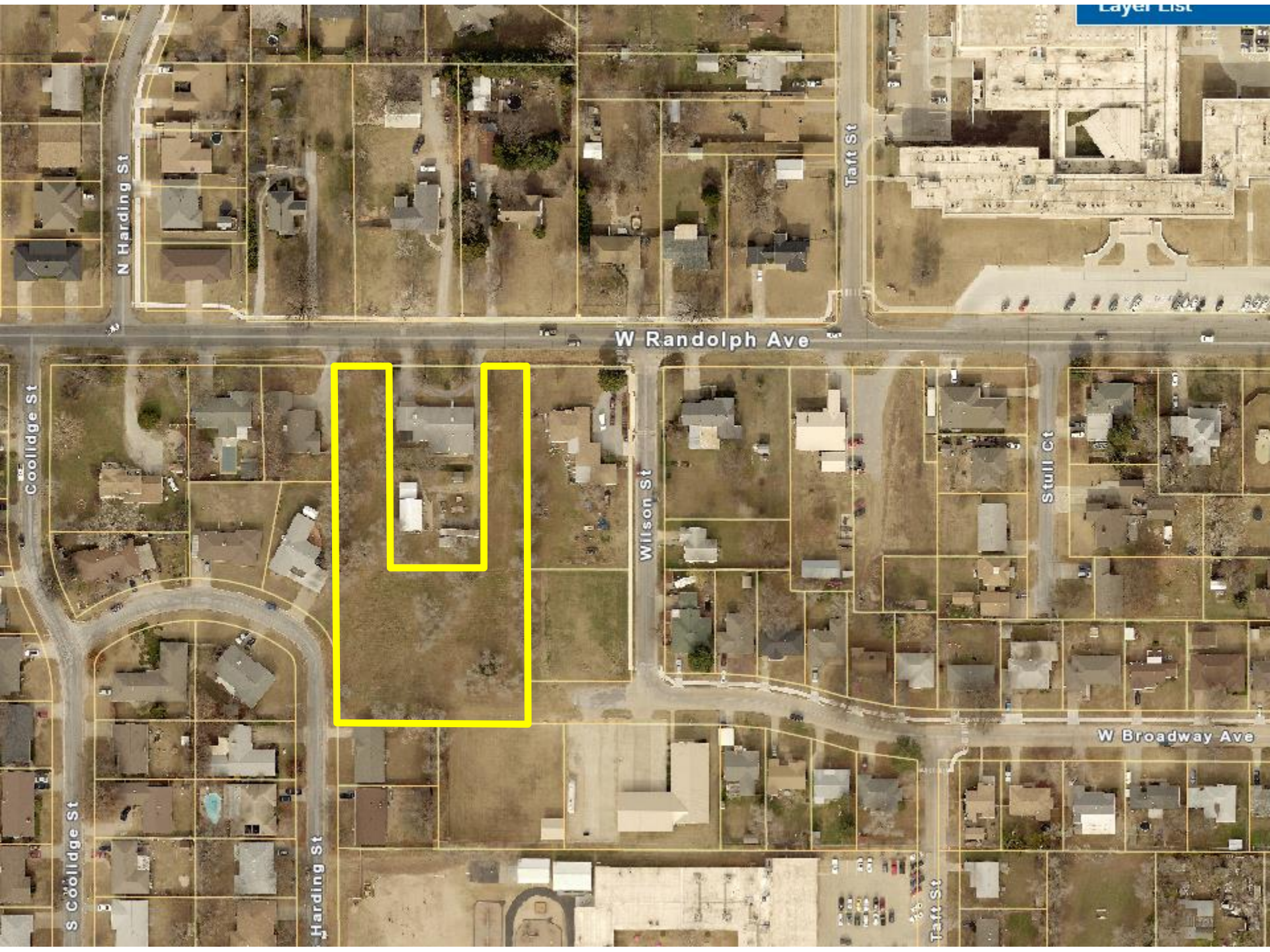
Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map



W Randolph Ave

W Broadway Ave

Wilson St

Stull Ct

Taft St

N Harding St

Coolidge St

S Coolidge St

Harding St

Taft St

