



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 20th day of August, 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 JULY 16, 2018.
3. ADMINISTRATION.
 1. NONE.
4. ZONING.
 1. CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 1 AND 2, BLOCK 13, ROCK ISLAND HEIGHTS ADDITION AND LOTS 6-10, BLOCK 17, SOUTHERN HEIGHTS 2ND ADDITION LOCATED AT 301 EAST IOWA FROM R-2 RESIDENTIAL SINGLE FAMILY DISTRICT TO R-7 RESIDENTIAL MULTI-FAMILY DISTRICT.
 2. NONE.
5. USE BY REVIEW.
 1. CONDUCT A HEARING AND CONSIDER A USE BY REVIEW FOR A MODULAR HOME FOR A RESIDENCE LOCATED AT 4302 EAST MARKET AVENUE WHICH IS ALSO KNOWN AS LOTS 21-22, BLOCK 1, ROCKDALE SUBDIVISION, SW/4 11-22-6.

2. NONE.
6. PLATS.
 1. NONE.
7. SITE PLAN.
 1. NONE.
8. LOT SPLITS.
 1. CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED AT 1306 ST. ANDREW COURT, WHICH IS ALSO KNOWN AS LOT 4, BLOCK 4, PHEASANT RUN GOLF COMMUNITY.
 2. CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED AT 1304 ST. ANDREW COURT, WHICH IS ALSO KNOWN AS LOT 5, BLOCK 4, PHEASANT RUN GOLF COMMUNITY.
 3. CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED AT 1304 ST. ANDREW COURT, WHICH IS ALSO KNOWN AS LOT 4 AND 5, BLOCK 4, PHEASANT RUN GOLF COMMUNITY.
 4. NONE.
9. TRAFFIC.
 1. NONE.
10. EASEMENTS.
 1. CONSIDER A REQUEST TO CLOSE A PORTION OF A STORMWATER DETENTION EASEMENT, LOT 4, BLOCK 13, PLAT OF BLOCKS TWELVE & THIRTEEN, WILLOW WEST FOURTH ADDITION.
 2. 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 16 DAY OF JULY 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 16 day of July 2018, pursuant to notice given by July 13, 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 13 day of July 2018.

Present: Mark Arnold; Whitney Hall; David Mason; Don Roberts; David Trojan; Jonathan Waddell, City Commissioner, Ex-Officio

Absent: Marvin Kusik; Eddie Mack; Cole Ream; James Simunek, County Commissioner Ex-Officio

Also Present: Chris Bauer, Planning Administrator; Karla Ruther, Assistant City Planner

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF JUNE 18, 2018.

Motion was made by City Commissioner, Ex-Officio Jonathan Waddell, seconded by David Trojan to approve minutes.

AYE: Mark Arnold, Whitney Hall, David Mason, Don Roberts, David Trojan, City Commissioner, Ex-Officio Jonathan Waddell

Passed

ADMINISTRATION.

NONE.

ZONING.

NONE.

USE BY REVIEW.

NONE.

PLATS.

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT FOR JOSHUA LOTSPEICH LOCATED AT 10611 NORTH 90TH STREET DESCRIBED AS A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN.

Motion was made by Don Roberts, seconded by David Trojan to approve the lot split.

AYE: Mark Arnold, Whitney Hall, David Mason, Don Roberts, David Trojan, City Commissioner,
Ex-Officio Jonathan Waddell

Passed

NONE.

TRAFFIC.

NONE.

EASEMENTS.

NONE.

VARIANCES.

NONE.

ADJOURN.

Motion was made by City Commissioner, Ex-Officio Jonathan Waddell, seconded by David Mason to adjourn.

Meeting adjourned at 6:02 P.M.

AYE: Mark Arnold, Whitney Hall, David Mason, Don Roberts, David Trojan, City Commissioner,
Ex-Officio Jonathan Waddell

Passed

Metropolitan Area Planning Commission Meeting

4.1.

Meeting Date: 08/20/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 1 AND 2, BLOCK 13, ROCK ISLAND HEIGHTS ADDITION AND LOTS 6-10, BLOCK 17, SOUTHERN HEIGHTS 2ND ADDITION LOCATED AT 301 EAST IOWA FROM R-2 RESIDENTIAL SINGLE FAMILY DISTRICT TO R-7 RESIDENTIAL MULTI-FAMILY DISTRICT.

BACKGROUND:

This item concerns property located at the southeast corner of South 3rd Street and East Iowa Avenue. The applicant, Forgotten Ministries, is requesting to rezone the property from R-2 Residential Single Family District to R-7 Residential Multi-Family District. The applicant is providing a program for women's transitional housing which assist women out of prison and instruct them on how to be successful in society.

Envision Enid Comprehensive Plan classifies the land use as Redeveloping Neighborhoods. The Engineering Department evaluated the water, sanitary sewer and roadway systems and determined they are adequate for the proposed rezoning.

The surrounding zoning is R-2 to the east, north and south with R-4 to the west.

Since this is a transitional living facility notice was mailed to all property owners within 300 feet by the City of Enid and to all property owners within 1/4 mile by the applicant.

RECOMMENDATION:

Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map



R-4

R-2

R-4

East Iowa Ave

E Iowa Ave

Site



Phillips Southern Heights Park

South 3rd St

S 4th St

Ohio Ave

East Iowa Ave

E Iowa Ave

South 3rd St

S 4th St





East Iowa Ave

South 3rd St

F1835
650 GPM

VB-24

201

V18E-024

V18E-023

WWP 431

E Iowa Ave

V18E-025

452

8

South 3rd St

1F039
1625

201

8

VB-430

F1860
692 GP

**Metropolitan Area Planning Commission
Meeting**

5.1.

Meeting Date: 08/20/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONDUCT A HEARING AND CONSIDER A USE BY REVIEW FOR A MODULAR HOME FOR A RESIDENCE LOCATED AT 4302 EAST MARKET AVENUE WHICH IS ALSO KNOWN AS LOTS 21-22, BLOCK 1, ROCKDALE SUBDIVISION, SW/4 11-22-6.

BACKGROUND:

Jade Clements is requesting to place a modular home on the property for a residence located at 4302 East Market.

The property is zoned I-3 Industrial (Heavy) District which does not allow residential uses except in accordance with the Use by Review conditions and would be consistent with the character of the surrounding property. There are several residences in the area. Conditions for authorization are: 1. Effect on Adjacent Properties; 2. Utility, Drainage, Parking Design Criteria; Adequate utility, drainage, parking, loading, access; 3. Traffic Impact; 4. Noxious or Offensive Emmissions.

Staff has reviewed the considtions for authorization and recommends approval.

RECOMMENDATION:

Conduct hearing and consider the Use by Review.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map

UBR application

I-2

R-1

I-3

I-2

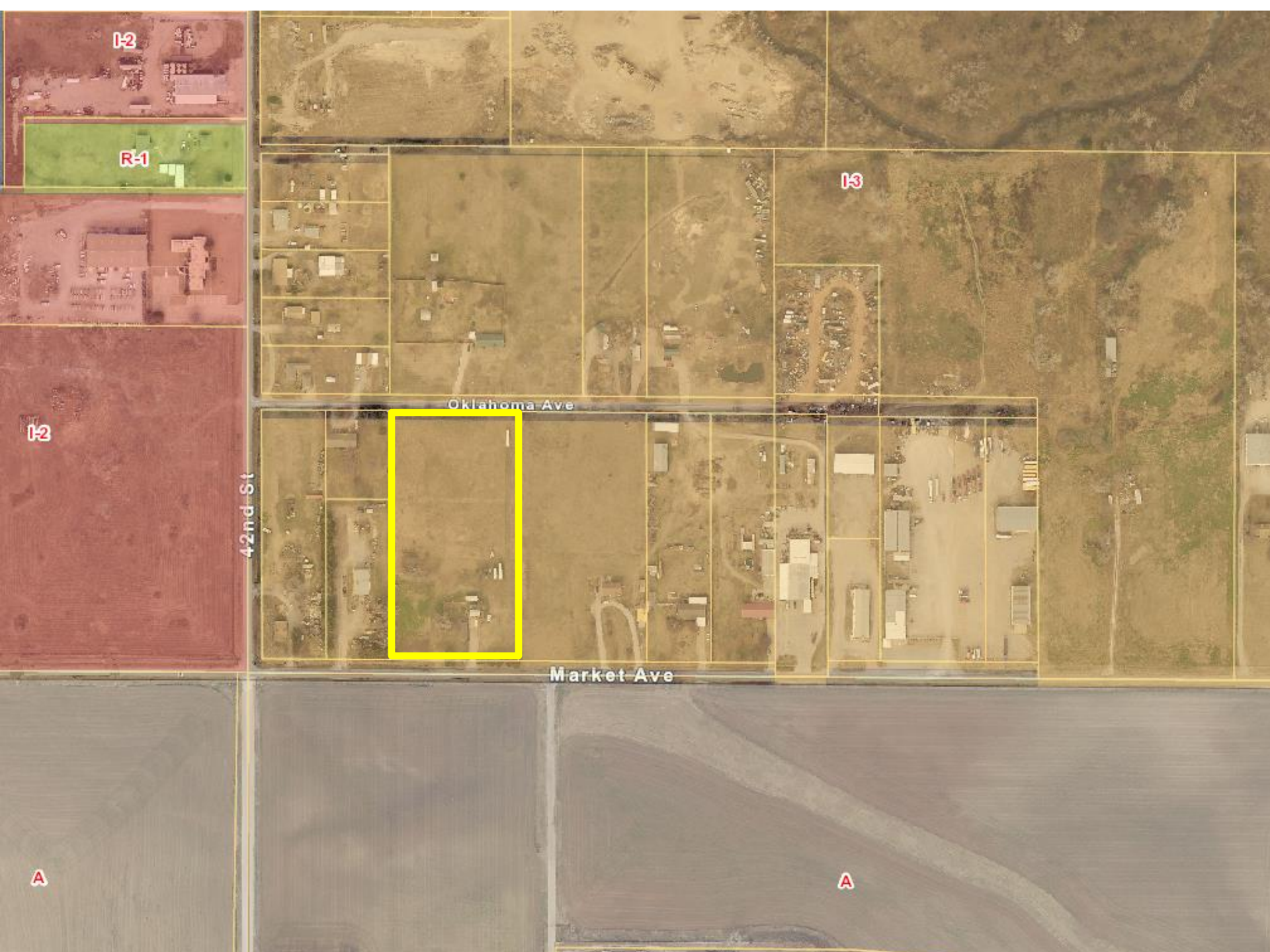
42nd St

Oklahoma Ave

Market Ave

A

A





Oklahoma Ave

42nd St



4302

Market Ave

1-2

1-3





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: Placing a
modular home on property to live in

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

Home will be on north end of
property outside of the Flood Plain.

2. Address and/or general location of site: 4302 E Market St
3. Legal description or site: Lot 21-22 Block 1sd-ES6
Rockdale Sub-Div SW/4 11-22-6
4. Zoning classification of property: I-3
5. Applicant's signature: Jade Clements

Printed Name: Jade Clements

Date: 8-6-18 Address: 4414 E Market St

Email: jade@clementsfirearms.com Telephone: 580-747-9702

Cell phone: Same

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

THANK YOU!



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 Checklist

(DUE to Community Development 14 days prior to Planning Commission meeting)

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

- 1. Applicant name, address, email, and phone number.
- 2. Use requested and reason for desired approval.
- 3. Address and legal description of property.
- 4. Recommended meeting with applicant and staff.
- 5. Zoning classification of property.
- 6. Conditions for authorization:

Section 11-14-1

- NO A. Will the proposed use adversely affect the use of adjoining or adjacent properties when operated in accordance with all required conditions?
- B. Are there adequate utilities, drainage, parking, loading, access, and other design criteria? Yes
- NO C. Will the proposed use generate vehicular traffic that is hazardous to, in conflict with, or exceeds the existing anticipated traffic capacity of the transportation system serving the area?
- Yes D. Are there adequate safeguards in place that will limit noxious or offensive emissions, including noise, glare, smoke, dust and odor?

For Industrial Use:

- E. Has the use, manufacture, or storage of potentially combustible, explosive, or hazardous materials been reviewed and approved by the fire marshal and other officials for compliance with applicable city, state, and federal regulations?

- F. Has the method of pretreatment, handling, storage, and discharge of wastewater, storm water, and any other effluent been reviewed for compliance with applicable city, state, and federal regulations?
- G. Is the emission of air contaminants in compliance with applicable city, state, and federal regulations?
- H. Is the use in compliance with acceptable noise pressure levels, be it continual, intermittent, or at a steady or random beat, at any pitch or frequency, within the limits of levels commonly associated with this type of use?
- I. Will the use create heat, glare, or vibration which shall be detected from the location beyond the property lines of the lot upon which the use is located?
- J. What safeguards are in place which will limit odors so as not to adversely impact the use of adjacent properties?

If the applicant or any other person wishes to appeal the recommendation of the planning commission, he shall file a written application to appear before the mayor and board of commissioners. Said appeal shall be made to the director of community development no later than seven (7) days after the date of the planning commission hearing. The mayor and board of commissioners shall then conduct a public hearing to consider the site plan. Section 11-14-1F

If you have any questions, please contact Chris Bauer at cbauer@enid.org or (580) 616-7217

THANK YOU!

**Metropolitan Area Planning Commission
Meeting**

8.1.

Meeting Date: 08/20/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED AT 1306 ST. ANDREW COURT, WHICH IS ALSO KNOWN AS LOT 4, BLOCK 4, PHEASANT RUN GOLF COMMUNITY.

BACKGROUND:

The property is located at 1306 St. Andrew Court in the Pheasant Run Golf Community and zoned R-1 with a Planned Unit Development (PUD) Overlay. The applicant is splitting a portion of Lot 4 to be added to Lot 3. Public water and sewer exists at the site and the property will have access from St. Andrew Court.

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

RECOMMENDATION:

Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map & survey



F5910

V59E-010 872 GPM

8

314V

314V

8

F5911
856 GPM

V59E-007
V59E-008

St Andrew Cir

V59E-022

St Andrew Cir

V59E-023

0609A

0609A

0609A

0609A

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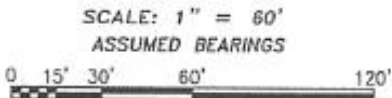
8

8

8

8

8



TITLE TO THIS PARCEL SHOULD NOT BE TRANSFERRED UNLESS EITHER ATTACHED TO LOT 6, BLOCK 4, OR REVIEWED AND APPROVED BY MAPC.

TITLE TO THIS PARCEL SHOULD NOT BE TRANSFERRED UNLESS EITHER ATTACHED TO LOT 3, BLOCK 4, OR REVIEWED AND APPROVED BY MAPC.

L=41.73'
R=150.00'
CH=41.60'
CHBRG=N36°05'35"E

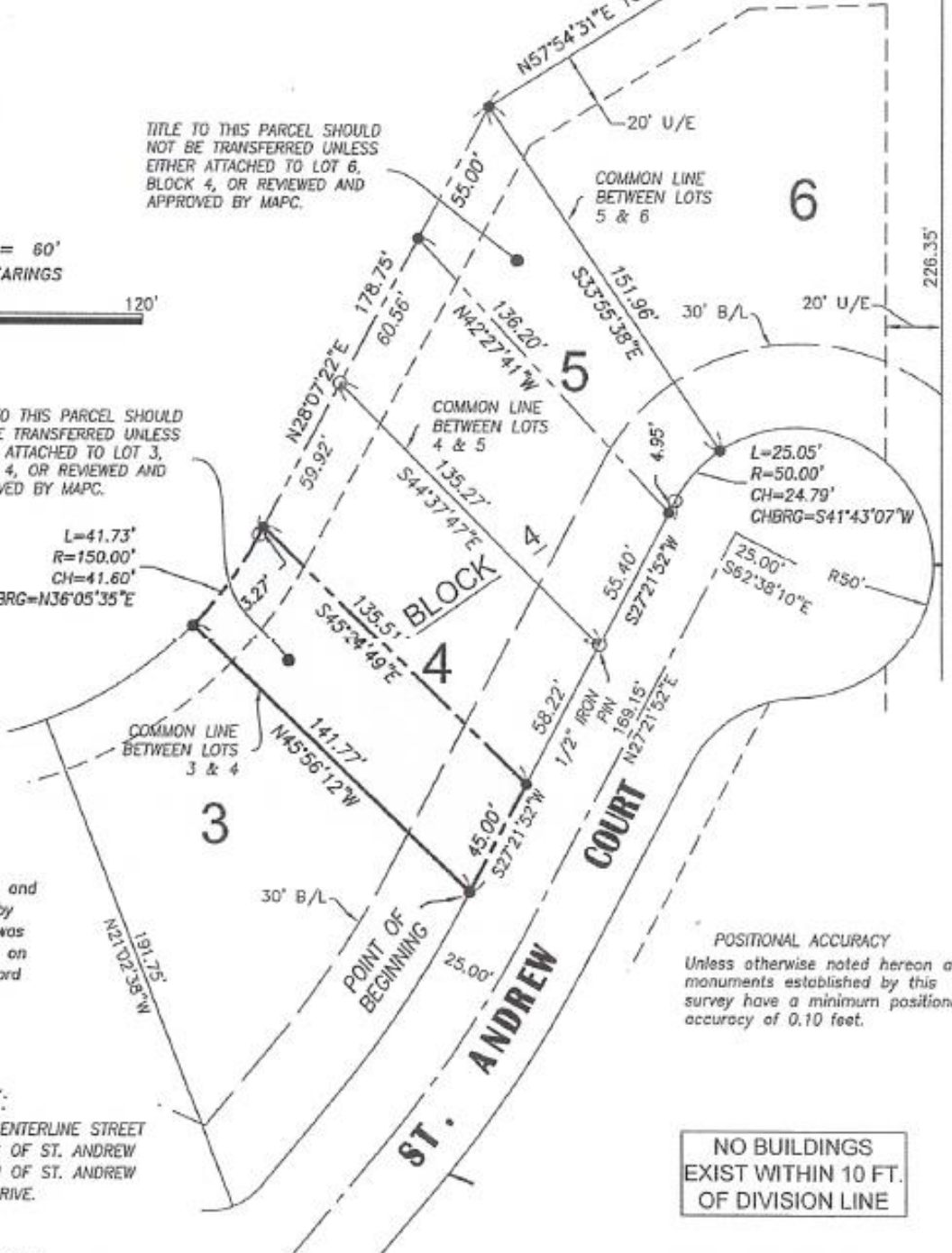
NOTICE:

Only the R/W Easements and Building Lines furnished by the client after the job was authorized and or shown on the recorded plat of record are shown hereon.

SURVEY SUMMARY:

ED CROSSES FOUND FOR CENTERLINE STREET CONTROL AT THE CUL DE SAC OF ST. ANDREW STREET AND THE INTERSECTION OF ST. ANDREW STREET AND PHEASANT RUN DRIVE.

SURVEYOR'S OPINION



POSITIONAL ACCURACY
Unless otherwise noted hereon all monuments established by this survey have a minimum positional accuracy of 0.10 feet.

NO BUILDINGS EXIST WITHIN 10 FT. OF DIVISION LINE

LAND DESCRIPTION

**Metropolitan Area Planning Commission
Meeting**

8.2.

Meeting Date: 08/20/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED AT 1304 ST. ANDREW COURT, WHICH IS ALSO KNOWN AS LOT 5, BLOCK 4, PHEASANT RUN GOLF COMMUNITY.

BACKGROUND:

The property is located at 1304 St. Andrew Court in the Pheasant Run Golf Community and zoned R-1 with a Planned Unit Development (PUD) Overlay. The applicant is splitting a portion of Lot 5 to be added to Lot 6. Public water and sewer exists at the site and the property will have access from St. Andrew Court.

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

RECOMMENDATION:

Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map & survey



CHESTNUT AVE.

stamped CAB28, unless otherwise noted hereon.



SCALE: 1" = 60'
ASSUMED BEARINGS



TITLE TO THIS PARCEL SHOULD NOT BE TRANSFERRED UNLESS EITHER ATTACHED TO LOT 6, BLOCK 4, OR REVIEWED AND APPROVED BY MAPC.

TITLE TO THIS PARCEL SHOULD NOT BE TRANSFERRED UNLESS EITHER ATTACHED TO LOT 3, BLOCK 4, OR REVIEWED AND APPROVED BY MAPC.

L=41.73'
R=150.00'
CH=41.60'
CHBRG=N36°05'35"E

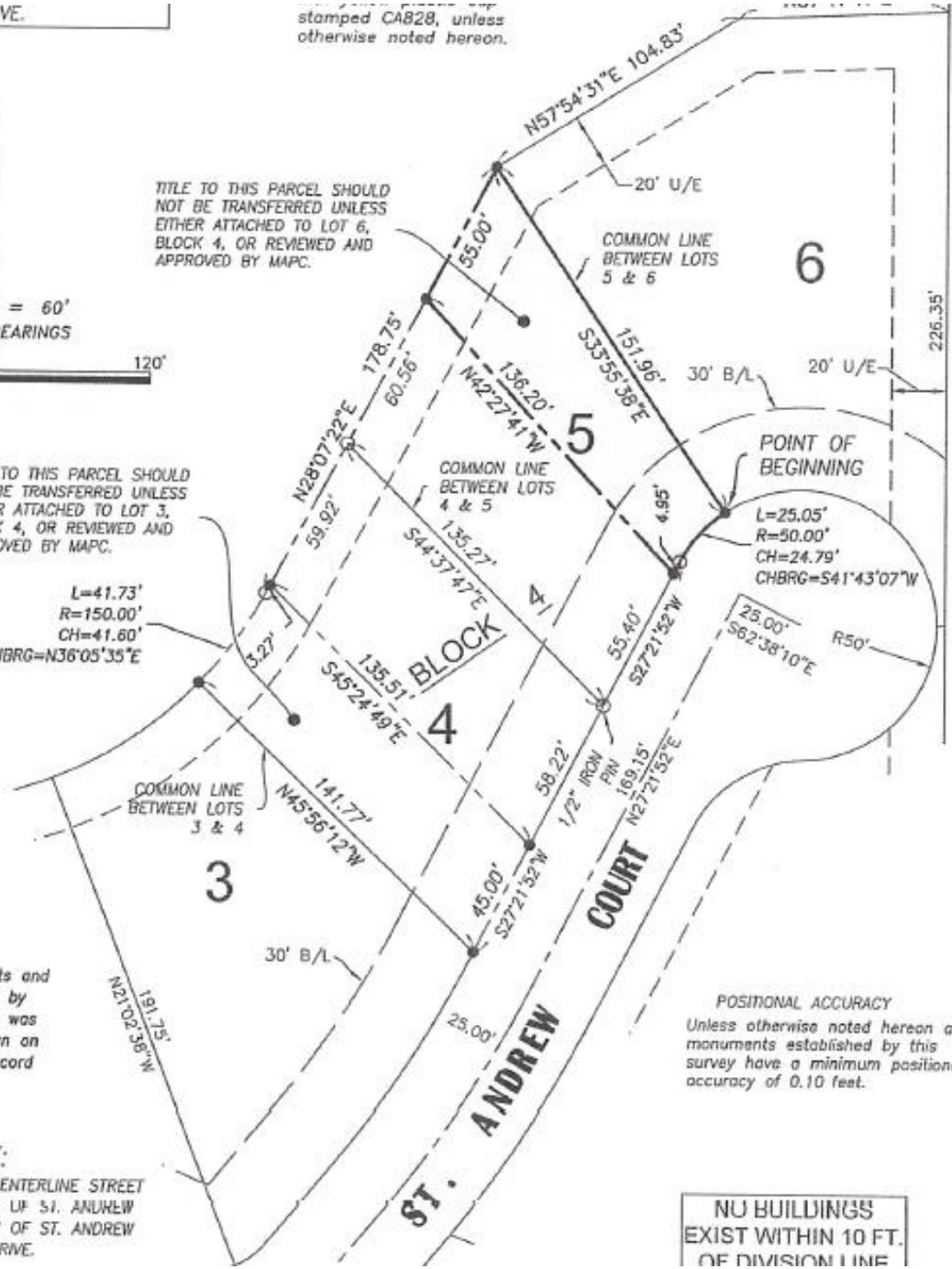
POINT OF BEGINNING
L=25.05'
R=50.00'
CH=24.79'
CHBRG=S41°43'07"W

NOTICE:

Only the R/W Easements and Building Lines furnished by the client after the job was authorized and or shown on the recorded plat of record are shown hereon.

SURVEY SUMMARY:

THE DEDICATED CROSSING FOR CENTERLINE STREET (R/W) AT THE CUL DE SAC UP ST. ANDREW STREET AND THE INTERSECTION OF ST. ANDREW STREET AND PHEASANT RUN DRIVE.



POSITIONAL ACCURACY
Unless otherwise noted hereon all monuments established by this survey have a minimum positional accuracy of 0.10 feet.

NO BUILDINGS EXIST WITHIN 10 FT. OF DIVISION LINE

**Metropolitan Area Planning Commission
Meeting**

8.3.

Meeting Date: 08/20/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED AT 1304 ST. ANDREW COURT, WHICH IS ALSO KNOWN AS LOT 4 AND 5, BLOCK 4, PHEASANT RUN GOLF COMMUNITY.

BACKGROUND:

This item combines the lot splits created in Item to 8.1 and 8.2 into one lot.

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

RECOMMENDATION:

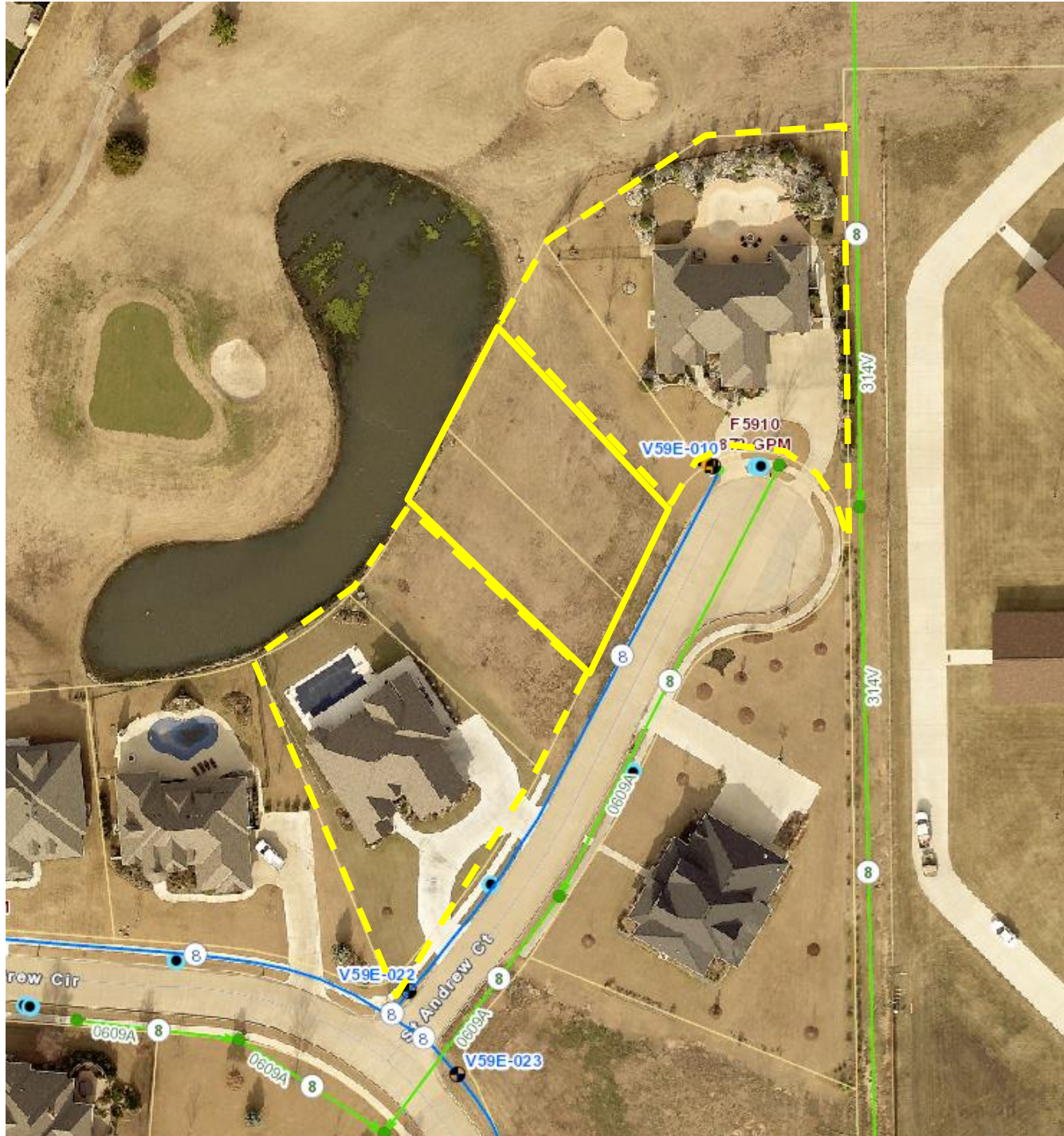
Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map & survey





SCALE: 1" = 60'
ASSUMED BEARINGS



notes an existing 3/8" iron pin with yellow plastic cap tamped CAB28 found in place, unless otherwise noted hereon.

notes 3/8" iron pin set with yellow plastic cap tamped CAB28, unless otherwise noted hereon.

L=41.73'
R=150.00'
CH=41.60'
CHBRG=N36°05'35"E

COMMON LINE BETWEEN LOTS 3 & 4

N21°02'38"W
191.75'

3

30' B/L

141.77'
N45°56'12"W

4

4

5

6

ST. ANDREW COURT

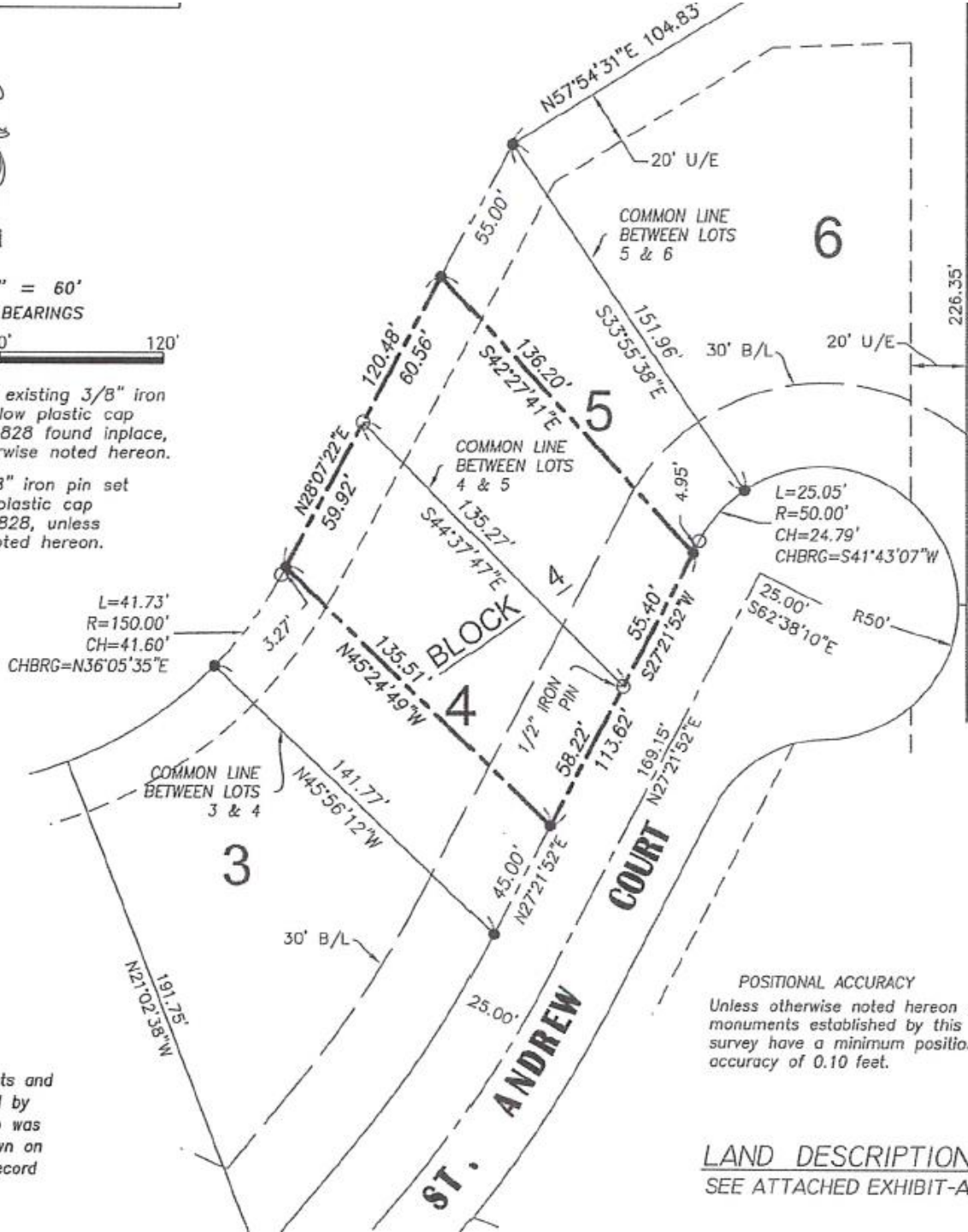
COURT

COMMON LINE BETWEEN LOTS 4 & 5

COMMON LINE BETWEEN LOTS 5 & 6

POSITIONAL ACCURACY
Unless otherwise noted hereon all monuments established by this survey have a minimum positional accuracy of 0.10 feet.

LAND DESCRIPTION
SEE ATTACHED EXHIBIT-A



N57°54'31"E 104.83'

20' U/E

55.00'

120.48'
60.56'

N28°07'22"E
59.92'

135.27'
S44°37'47"E

136.20'
S42°27'41"E

151.96'
S33°55'38"E

30' B/L

20' U/E

226.35'

4.95'

L=25.05'
R=50.00'
CH=24.79'
CHBRG=S41°43'07"W

25.00'
S62°38'10"E
R50'

55.40'
S27°21'52"W

113.62'
169.15'
N27°21'52"E

45.00'
N27°21'52"E

25.00'

58.22'
1/2" IRON PIN

**Metropolitan Area Planning Commission
Meeting**

10.1.

Meeting Date: 08/20/2018

Submitted By: Juanita Gates, Permit Technician

SUBJECT:

CONSIDER A REQUEST TO CLOSE A PORTION OF A STORMWATER DETENTION EASEMENT, LOT 4, BLOCK 13, PLAT OF BLOCKS TWELVE & THIRTEEN, WILLOW WEST FOURTH ADDITION.

BACKGROUND:

BACKGROUND: The Engineering Department has received a request from Bradly Classen to close a portion of a Stormwater Detention Easement located at Lot 4, Block 13, Plat of Blocks Twelve & Thirteen, Willow West Fourth Addition lying in the Northeast Quarter (NE/4) of Section Thirty-Five (35), Township Twenty-three (23) North, Range Seven (7) West of the Indian Meridian, Garfield County, Oklahoma.

Being more particularly described as:

Commencing at the common front corner between Lot 3 and Lot 4, said Block 13;

Thence Southwest along the common line between said Lot 3 and Lot 4 on a plat bearing of South 43 degrees 54 minutes 03 seconds West* a distance of 134.00 feet;

Thence South 48 degrees 34 minutes 16 seconds East along the northeasterly line of the existing Stormwater Detention Easement a distance of 8.01 feet to the Point of Beginning;

Thence South 43 degrees 54 minutes 03 seconds West parallel with the common line between said Lot 3 and Lot 4 a distance of 14.04 feet;

Thence South 46 degrees 17 minutes 54 seconds East a distance of 44.50 feet; Thence South 81 degrees 33 minutes 52 seconds East a distance of 9.70 feet; Thence South 46 degrees 09 minutes 44 seconds East a distance of 57.51 feet;

Thence North 38 degrees 06 minutes 06 seconds East parallel with the common line between Lot 4 and Lot 5 a distance of 12.95 feet;

Thence North 48 degrees 34 minutes 16 seconds West along the northeasterly line of the existing Stormwater Detention Easement a distance of 108.70 feet to the Point of Beginning;

Above described parcel contains 0.40 Acres more or less.

*All bearings shown hereon are relative to the Plat bearing of South 43 degrees 54 minutes 03 seconds West along the common line between said Lot 3 and Lot 4, Block 13, Willow West Fourth Addition.

Reason for closing: To construct pool house on portion of Stormwater Detention Easement. A portion of the pool house structure has already been placed and is an encroachment on the easement.

A Drainage Study was completed by Brueggemann Holtzen Engineering, P.C. to determine if the existing storage and outlet were adequate with the encroachment. Per their analysis, the newly calculated flows remain lower than allowable flows and the new water surface elevation is below the allowable. The current Stormwater Detention facility design and operation is adequate under the new encroachment conditions.

All utility companies, City of Enid operating departments, and property owners within 300 feet have been notified of this proposed closing.

MAPC's review is the first step in the process and this closing request is presented for your consideration.

RECOMMENDATION:

Approve

PRESENTER:

Robert Hitt, P.E., City Engineer

Attachments

Closing Application

Location Map

APPLICATION FOR PROPOSED CLOSING OF PUBLIC WAY OR EASEMENT

Applicant must submit this form and the filing fee of \$150.00 made payable to the City of Enid. A certified Ownership List from an abstract company for all property owners within 300 feet of the exterior boundary of the proposed closing must be provided before the proposed closing will be considered for submittal to the city commission. The city commission meets on the first and third Tuesdays of every month, and this proposal must be submitted at least forty-four (44) days prior to the date that the city commission can set hearing to be placed on the agenda. Any discrepancies in the application will be noted and the application will be returned to the applicant's address along with the filing fee and a new application.

Applicant: Name Bradly Classen
Address 2915 Chelsea Ct ENID OK 73703
Contact Person Bradly
Telephone Number (505) 541-2528

A portion of easement [Street/Avenue/Easement], being a tract of land lying in the Northeast Quarter (NE /4) of Section 35 (), Township Twenty-three (23) North, Range Seven (7) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows: See attached description and plat

Legal description: _____

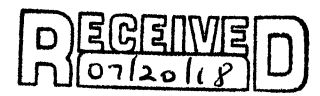
Reason for closing: (Please be specific)
To construct Pool house on drainage easement.
(Storm water detention easement)

The City of Enid shall retain the absolute right to reopen the public way or street without expense and that the closing shall not affect the right to maintain, repair, construct, operate or remove utility, public service corporation, or transmission company facilities of service therein, until such time as action is brought in the District Court pursuant to Title 11, Oklahoma Statutes, Section 42-101 et seq.

Send this form to:

Juanita Gates
Permit Technician
401 West Garriott Road
Enid, Oklahoma 73701
580.616.7232

Or bring it by the Engineering office on the second floor.



Waiting on Certified
ownership list and
check. QAA



PORTERFIELD SURVEYING, INC.

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

July 11, 2018

**LAND DESCRIPTION
Exhibit "A"
Portion of Detention Easement to be Closed**

A part of Lot Four (4), Block Thirteen (13), Willow West Fourth Addition to the City Enid, Garfield County, Oklahoma, as shown by attached "Exhibit B" and being more particularly described as follows:

Commencing at the common front corner between Lot 3 and Lot 4, said Block 13;

Thence Southwest along the common line between said Lot 3 and Lot Four on a plat bearing of South 43 degrees 54 minutes 03 seconds West* a distance of 134.00 feet;

Thence South 48 degrees 34 minutes 16 seconds East along the northeasterly line of the existing Storm Water Detention Easement a distance of 8.01 feet to the Point of Beginning;

Thence South 43 degrees 54 minutes 03 seconds West parallel with the common line between said Lot 3 and Lot 4 a distance of 14.04 feet;

Thence South 46 degrees 17 minutes 54 seconds East a distance of 44.50 feet;

Thence South 81 degrees 33 minutes 52 seconds East a distance of 9.70 feet;

Thence South 46 degrees 09 minutes 44 seconds East a distance of 57.51 feet;

Thence North 38 degrees 06 minutes 06 seconds East parallel with the common line between Lot 4 and Lot 5 a distance of 12.95 feet;

Thence North 48 degrees 34 minutes 16 seconds West along the northeasterly line of the existing Storm Water Detention Easement a distance of 108.70 feet to the Point of Beginning;

Above described parcel contains 0.40 Acres more or less.

*All bearings shown hereon are relative to the Plat bearing of South 43 degrees 54 minutes 03 seconds West along the common line between said Lot 3 and Lot 4, Block 13, Willow West Fourth Addition.

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



BOUNDARY SURVEY MAP
 Lot 4, Block 13, Willow West Fourth Addition
 ENID, GARFIELD COUNTY, OKLAHOMA

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.

- ~ Denotes found 3/8" Iron Pin with yellow cap unless noted otherwise hereon.
- ~ Denotes set mag nail with washer stamped CA 828, unless otherwise noted hereon.

U/E ~ Denotes Utility Easement
 D/E ~ Denotes Drainage Easement

POSITIONAL ACCURACY
 Unless otherwise noted hereon all monuments established by this survey have a minimum positional accuracy of 0.05 feet.

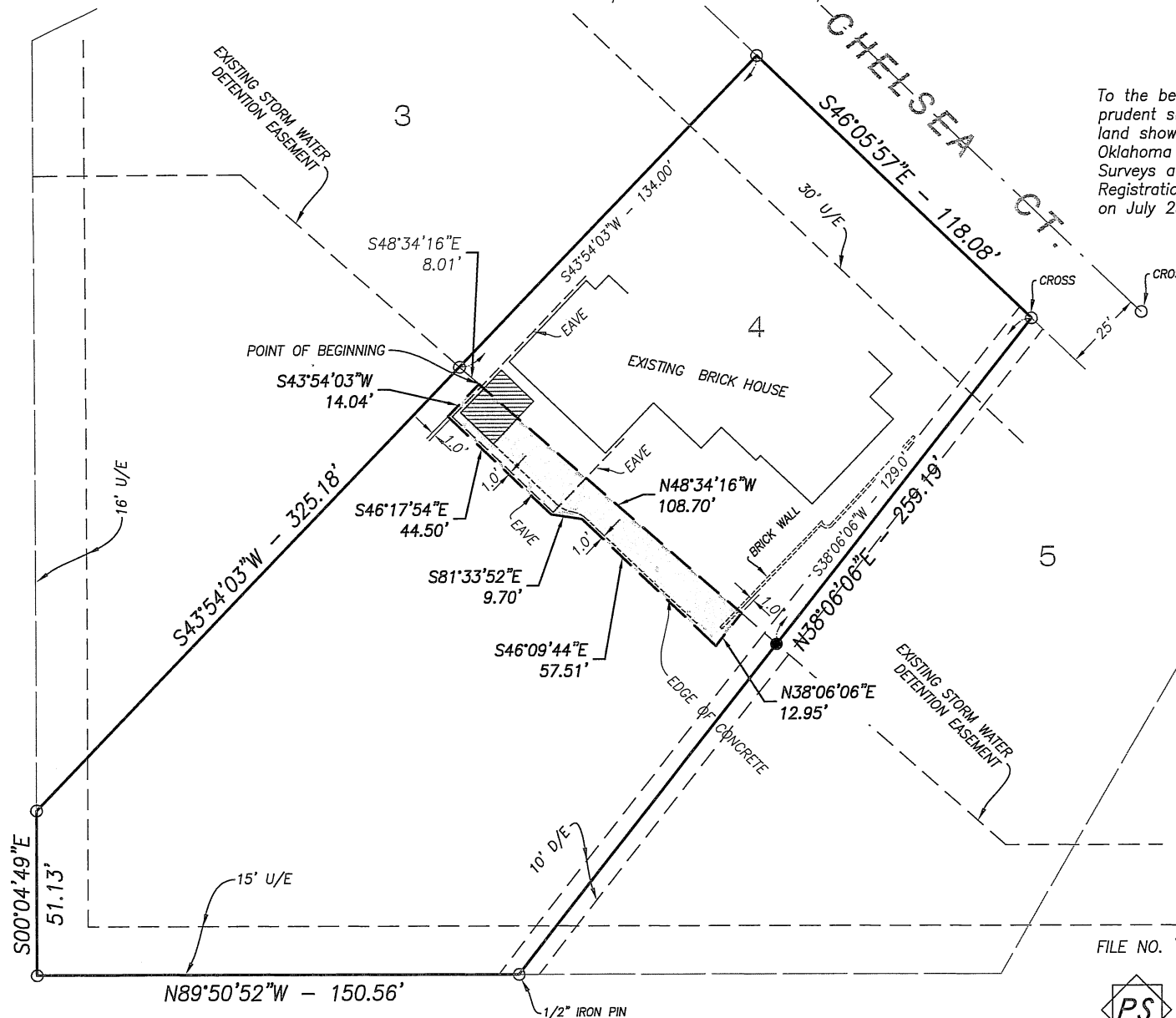
NOTICE:

Only the R/W Easements and Building Lines furnished by the client after the job was authorized and or shown on the recorded plat of record are shown hereon.

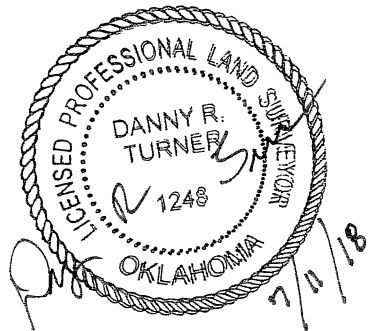
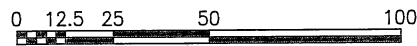
FILE NO. \20180084\22672



SHEET 2 OF 2
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



SCALE: 1" = 50'
 (PLAT BEARINGS)



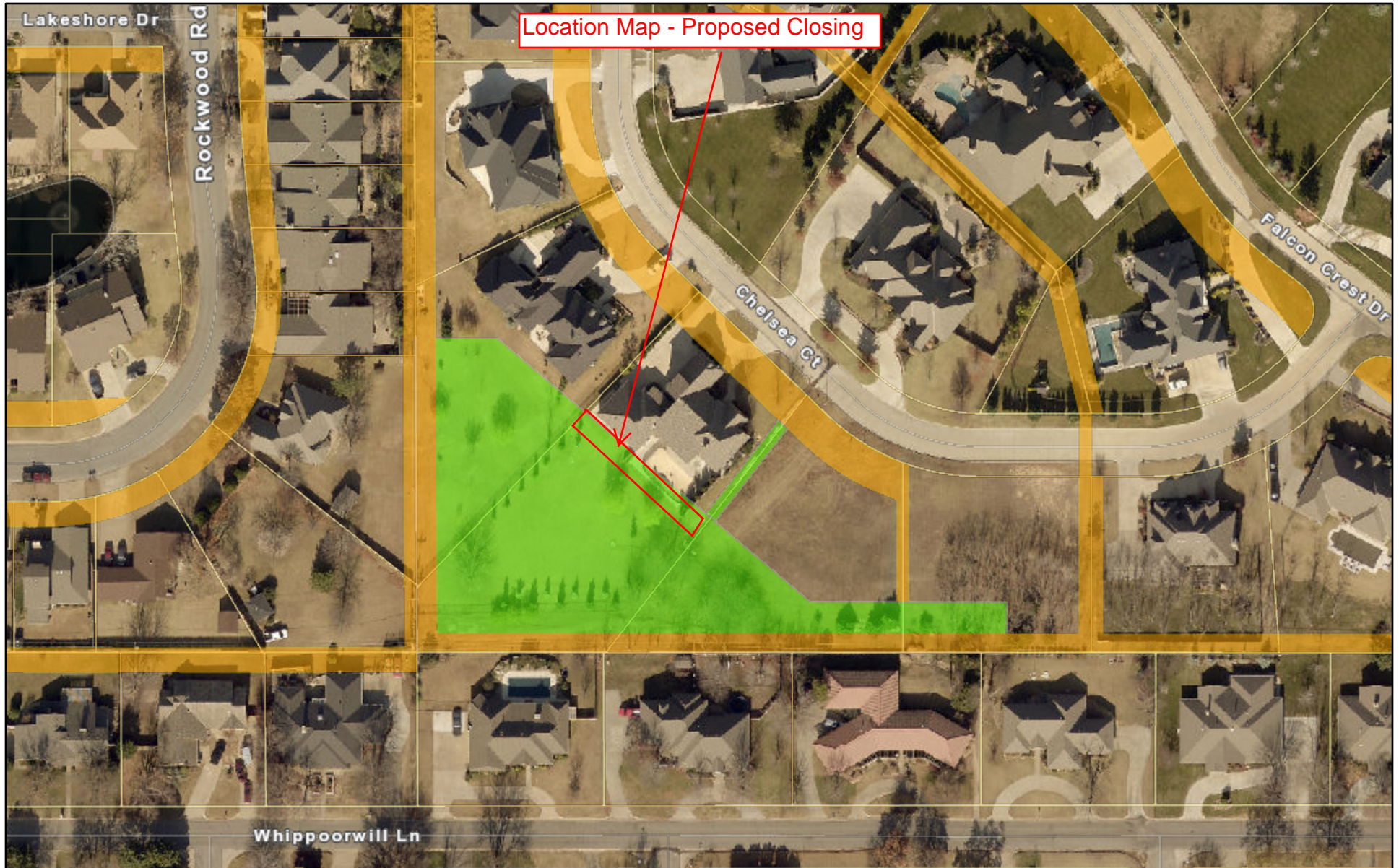
DANNY R. TURNER
 R.L.S. NO. 1248

EXHIBIT-"B"

DATE OF SURVEY: July 10, 2018
 DATE SIGNED: July 11, 2018
 FIELD BOOK 77, PAGE 40
 CLIENT: Bradly Classen

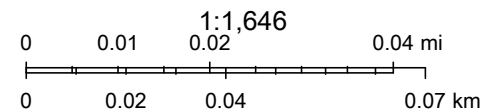
Revision date	Scope
1.	
2.	
3.	

2915 Chelsea Court



August 6, 2018

Easements	Sign and Fence	Gas Pipeline	Ingress Egress	Planting and Utility	Walk
Drainage	Trail	Highway	Sewer	Utility Drainage and Foot Traffic	Water
Utility	Pipeline	State of Oklahoma	Park	Utility and Drainage	



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community