



#### 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 March, 2016, 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 THE MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF FEBRUARY 22, 2016.
- 3. ADMINISTRATION.
  - 1. NONE.
- 4. ZONING.
  - 1. CONSIDER A REZONING FOR PROPERTY SITUATED IN THE SOUTHWEST OF SECTION SIX (6), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA LOCATED AT THE NORTHEAST CORNER OF 66TH STREET AND CHESTNUT AVENUE FROM "A" AGRICULTURE DISTRICT TO "I-3" INDUSTRIAL (HEAVY) DISTRICT.
- 5. USE BY REVIEW.
  - 1. NONE.
- 6. PLATS.

- 1. CONSIDER APPROVAL OF THE PRELIMINARY PLAT OF BLOCKS 29, 30, 31 AND 32 PHEASANT RUN GOLF COMMUNITY.
- 2. CONSIDER APPROVAL OF A FINAL PLAT FOR THE BYRD SUBDIVISION LOCATED AT THE SOUTHWEST CORNER OF RUPE AVENUE AND BOOMER ROAD.
- 7. LOT SPLITS.
  - 1. CONSIDER A LOT SPLIT FOR A TRACT OF LAND SITUATED IN BLOCKS 1 AND 2, JEFFERSON STREET BETWEEN BLOCKS 1 AND 2 AND 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.
- 8. TRAFFIC.
  - 1. NONE.
- 9. EASEMENTS.
  - 1. NONE.
- 10. VARIANCES.
- 11. ADJOURN.

# DRAFT

# MINUTES OF REGULAR MEETING OF THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, HELD ON THE 22ND DAY OF FEBRUARY 2016

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 22nd day of February 2016, pursuant to notice given 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 19th day of February, 2016.

Present: Mark Arnold; Cody Haney; Marvin Kusik; Eddie Mack; Cole Ream; Don Roberts; Don Rose;

David Vanhooser, City Commissioner Ex-Officio

Absent: Geoff Helm; Jim Strate, Jr.; James Simunek, County Commissioner Ex-Officio

Also Jerald Gilbert, City Manager; Chris Bauer, Planning Administrator; Robert Hitt, City

Present: Engineer; Karla Ruther, Assistant City Planner

## CALL TO ORDER/ROLL CALL.

# CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF JANUARY 25, 2016.

Motion was made by Don Rose, seconded by Don Roberts

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

#### ADMINISTRATION.

NONE.

ZONING.

CONSIDER A REZONING FOR PROPERTY SITUATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN LOCATED AT 2023 WEST CHESTNUT FROM C-2 PLANNED BUSINESS CENTER DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.

Motion was made by Cole Ream, seconded by Cody Haney

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

CONSIDER A REZONING FOR PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 6 WEST, OF THE INDIAN MERIDIAN LOCATED AT 615 WEST MOORE FROM "C-3" GENERAL COMMERCIAL DISTRICT TO "R-7" RESIDENTIAL MULTI-FAMILY DISTRICT.

A protest was received February 17, 2016 and the findings were presented at the meeting. There were 49 property owners within 1/4 of a mile that signed the protest petition. Fourteen of the protesting properties are within 300 feet of the rezoning. These 14 properties represent 39.28% of the area of lots within 300 feet.

Jeff Mills, 701 West Moore spoke in opposition to the rezoning. Mr. Mills stated the property was purchased in December and enjoys the calm and peaceful area.

Sean McMichael, 509 West Moore spoke in opposition to the rezoning. Mr. McMichael's concerns include access, services, bus stop and lack of playground areas.

Daniel Cerny, 806 West Thompson spoke in opposition to the rezoning stating concerns about the type of housing being developed.

Jeanette Bacon, 1501 South Adams spoke in opposition to the rezoning. Ms. Bacon has concerns about traffic congestion.

Larry Stephens, 1634 South Jefferson spoke in opposition to the rezoning. Mr. Stephens stated Moore is a very busy street.

C. M. Otipoby, 1629 South Jefferson spoke in opposition to the rezoning. Mr. Otipoby's main concern was how the property was going to be finance. He also stated this is a very busy area.

Motion was made by Don Rose, seconded by Cody Haney

AYE: Mark Arnold, Cody Haney, Cole Ream, Don Rose

NAY: Marvin Kusik, Eddie Mack, Don Roberts

Passed

USE	BY	REV	/IEW	Ι.

PLATS.

NONE.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT LOCATED AT 4810 SPRING RIDGE ROAD WHICH IS ALSO KNOW AS LOT 1, BLOCK 1 BOBSFARMS 2ND ADDITION.

Motion was made by Cole Ream, seconded by Don Roberts

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

TRAFFIC.

# CONSIDER A REQUEST TO REDUCE THE SPEED LIMIT ON WILLOW ROAD FROM WILLOW RUN TO JUST WEST OF AUTRY TECHNOLOGY CENTER FROM 40 MPH TO 30 MPH.

Brady McCullough, Superintendent of Autry Technology Center informed the Planning Commission of the student and adult numbers participating in the programs. Mr. McCullough wants a safer environment for the students, guests and faculty exiting the campus.

Motion was made by Don Roberts, seconded by Cody Haney

AYE: Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts

NAY: Mark Arnold, Don Rose

Passed

# CONSIDER THE APPROVAL OF A SECOND RESIDENTIAL DRIVE ACCESS AT 3002 W. CHESTNUT AVENUE, LOT 1, BLOCK 1, CHESTNUT VISTA SUBDIVISION.

Motion was made by Don Rose, seconded by Cole Ream

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

EASEMENTS.

NONE.

VARIANCES.

# CONSIDER A SIDEWALK VARIANCE FOR IRON WORKS, JEREMY DERSHEM LOCATED AT 1602 NORTH VAN BUREN, DESCRIBED AS LOTS 1-7 BLOCK 1, TREMAIN ACRES.

Motion was made by Cole Ream, seconded by Eddie Mack

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

#### ADJOURN.

Meeting adjourned at 6:45 PM.

Motion was made by Don Rose, seconded by Mark Arnold

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

Meeting

Meeting Date: 03/21/2016

**Submitted By:** Karla Ruther, Planning Assistant

## **SUBJECT:**

CONSIDER A REZONING FOR PROPERTY SITUATED IN THE SOUTHWEST OF SECTION SIX (6), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA LOCATED AT THE NORTHEAST CORNER OF 66TH STREET AND CHESTNUT AVENUE FROM "A" AGRICULTURE DISTRICT TO "I-3" INDUSTRIAL (HEAVY) DISTRICT.

#### **BACKGROUND:**

The request concerns property located at the northeast corner of 66th Street and Chestnut Avenue. The applicant is requesting to rezone the property from "A" Agriculture District to "I-3" Industrial (Heavy) District. The property will be utilized for a logistics center for wind turbine equipment. The utilities (water and sewer) on this site will be private.

The zoning around the existing property is I-3 to the north, and Agriculture to the south, east and west.

The City is currently studying various strategies to address the long term improvements to 66th Street.

#### **RECOMMENDATION:**

Review and make a recommendation to the Mayor and Board of Commissioners.

#### PRESENTER:

Chris Bauer, Planning Administrator.

**Attachments** 

66th & Chestnut location map

4. 1.



Meeting

Meeting Date: 03/21/2016

**Submitted By:** Karla Ruther, Planning Assistant

## **SUBJECT:**

CONSIDER APPROVAL OF THE PRELIMINARY PLAT OF BLOCKS 29, 30, 31 AND 32 PHEASANT RUN GOLF COMMUNITY.

## **BACKGROUND:**

This item involves the preliminary plat of Blocks 29, 30, 31 and 32 of Pheasant Run Golf Community. The plat consists of 55 single family residential lots.

The property is zoned R-1 Residential Estate District with a Planned Unit Development (PUD) Overlay.

# **RECOMMENDATION:**

Consider the preliminary plat.

## PRESENTER:

Chris Bauer, Planning Administrator.

# **Attachments**

**Preliminary Plat** 

6. 1.

# Owners Certificate and Dedication Pheasant Run Golf Community Bloc 29, 30,31 □ 32 An Addition to the City of Enid, Garfield County, O ☐ahoma.

S\_A\_E OF O\_LA\_OMA COUN□Y OF GARFŒLD

# □now all men by these presents

S CONS RUC ON, INC. hereby certifies that said corporation is the owner of, and the only party having any right title and interest in and to the real property situated in the City of Enid, Garfield County, O □ahoma and described as follows □

# POSSIBLE ENCROAC MEN S

A SEEL FENCE ENCROACES 2.4 FEED NORDED OF DEE SOUDD BOUNDARY OF DEE SUBJECT PROPERTY.

B A SEEL FENCE ENCROACES 1.0 FEED NORED OF THE SOUR BOUNDARY OF THE SUBTECT PROPERTY.

C A CONCRETE DRIVE ENCROACTES 33.0 FEET EAST OF THE WEST BOUNDARY OF THE SUBTECT PROPERTY.

# D A WOODEN FENCE ENCROACUES 1.2 FEED WESD OF DIE EASD BOUNDARY OF DIE SUBJECT PROPERTY.

# EASEMEN□S

(1) ASSIGNMEN□ IN FAVOR OF NORAM GAS □RANSMISSION COMPANY RECORDED IN BOO□ 1285, PAGE 329. DOES AFFEC SUBJEC PROPERTY, IS NO SOWN TEREON AND IS BLANDED IN NATURE.

(2) BLAN□E□ DRAINAGE EASEMEN□ IN FAVOR OF □□E C□□Y OF ENID, RECORDED IN BOO□ 1335, PAGE 329. DOES NO AFFEC SUBJECT PROPERTY AND IS NO SHOWN DEREON.

(3) BLANGE UCILIENY EASEMEN IN FAVOR OF CODE CODY OF ENID, RECORDED IN BOOC 1355, PAGE 494. DOES NO AFFEC SUBJECT PROPERTY AND IS NO SHOWN DEREON.

(4) GOLF CAR PAGE EASEMEND IN FAVOR OF PRGC5, LLC RECORDED IN WARRANDY DEED IN BOOD 2073, PAGE 122. DOES AFFEC SUB EC PROPER AND S SOWN EREON.

# LEGAL DESCR ₽□ON

A TRAC OF LAND STUATED IN THE SOUTHWEST QUARTER ISW14 OF SECTION THREE 13. TOWNS IP WENCY-WO NORD IN 22ND RANGE SEVEN WESDOF DOE INDIAN MERIDIAN IR7W. M.D. GARFIELD COUNDY, O LA OMA, MORE PAR CULARLY DESCRIBED AS FOLLOWS

BEGINNING ALLA POINLION LIE EASLI BOUNDARY OF SAID SWI 14, SAID POINLI BEING 1004.65 FEEL NORLIN N 01°01'02" W OF DE SOUDEASD CORNER OF SAID SW1/4. DENCE CONDINUING NORDD N 01°01'02" W ALONG □□E EAS□ BOUNDARY OF SAID SW1/4 A DIS□ANCE OF 685.47 FEE□, □□ENCE WES□ S 88°58'45" W PARALLEL W ... OE NOR BOUNDARY OF SAID SW1 4 A DISBANCE OF 119.35 FEED, DENCE NOR NO 8°21'30" W A DISDANCE OF 309.42 FEED, DIENCE SOUDWESDERLY S 66°22'46" W A DISDANCE OF 178.04 FEED, DIENCE SOUDD S 03°40'36" E A DISDANCE OF 731.80 FEED, DIENCE ALONG A NON-DANGEND CURVE DO DDE RIGDD □AVING A RADIUS OF 200.00 FEE□, A C□ORD DIREC□ION OF S 77°20'22" W, A C□ORD LENG□□ OF 82.13 AND AN ARC LENGO 82.72 FEED, ODENCE WESO S 89°11'19" W A DISDANCE OF 56.36 FEED, ODENCE NOROD N 14°26'06" W A DISCANCE OF 760.16 FEEC, COENCE WESC S 89°44'44" W A DISCANCE OF 151.78 FEEC, COENCE SOU DWES ERLY S 35°15'51" W A DISDANCE OF 72.37 FEED, DDENCE WESD S 86°46'39" W A DISDANCE OF 706.60 FEE, DENCE SOUD S 14°29'11" W A DISDANCE OF 387.14 FEED O A POIND ON DUE NORDD BOUNDARY OF POEASANO RUN GOLF COMMUNON, BLOCOS 22,23 AND 24 O END, OOLAOMA, OOENCE EASO S 75°30'51" E A DISIANCE OF 63.12 FEEII, INDENCE SOUNDEASTERLY S 61°48'31" E A DISIANCE OF 111.45 FEEII O DE NORDEASDERLY CORNER OF LOD 5, BLOCD 23 OF SAID POEASAND RUN GOLF COMMUNITY, DENCE SOUCCEASCERLY S 51°09'27" E A DISCANCE OF 186.90 FEEC O DIE NORCCEASCERLY CORNER OF LOCATION OF LOCATI BLOC 23 OF SAID PEASANERUN GOLF COMMUNEY, DENCE NOR DEAS ERLY IN 52°36'45" E A DISEANCE OF 138.63 FEE O OOE NOROOEASOERLY CORNER OF LOO 10, BLOCO 23 OF SAID POEASANO RUN GOLF COMMUNITY, DENCE NORDEASDERLY N 45°32'48" E ALONG DE NORDE BOUNDARY OF PDEASAND RUN GOLF COMMUNITY, BLOC S 27 AND 28 O ENID, O LAOMA A DISTANCE OF 166.43 FEED, DIENCE EASON 70°42'54" E A DISCANCE OF 197.07 FEEC CO COE NORCEASC CORNER OF LOC 4, BLOC 27 OF SAID PEASANE RUN GOLF COMMUNEY, DENCE SOUDEAS ERLY S 24°44'20" E A DISTANCE OF 171.65 FEED, □ ENCE SOU □ S 05°00'17" E A DIS□ANCE OF 199.51 FEE □ O □□E SOU □□EAS□ CORNER OF LO□ 7, BLOC□ 27 OF SAID POEASANO RUN GOLF COMMUNITY, DOENCE SOUDD S 00°52'07" E A DISCANCE OF 61.14 FEED DOEDE NOR | EAS | CORNER OF LO | 2, BLOC | 28 OF SAID P | EASAN | RUN GOLF COMMUN | Y, | ENCE SOU | S 09°29'34" E A DISTANCE OF 152.05 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 28 OF SAID PHEASANT RUN GOLF COMMUNITY, DENCE EAS N 75°58'46" E A DISTANCE OF 191.52 FEED, DENCE EAS N 89°11'19" E

S\_A\_E OF O\_LA\_OMA

# COUN Y OF GARFELD

□he above and foregoing instrument was ac□nowledged before me this□□□□day President and ac nowledged to me that he e ecuted 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.

A DISCANCE OF 593.67 FEEC O COE POINC OF BEGINNING. SAID CRACC CONCAINING 20.47 ACRES.

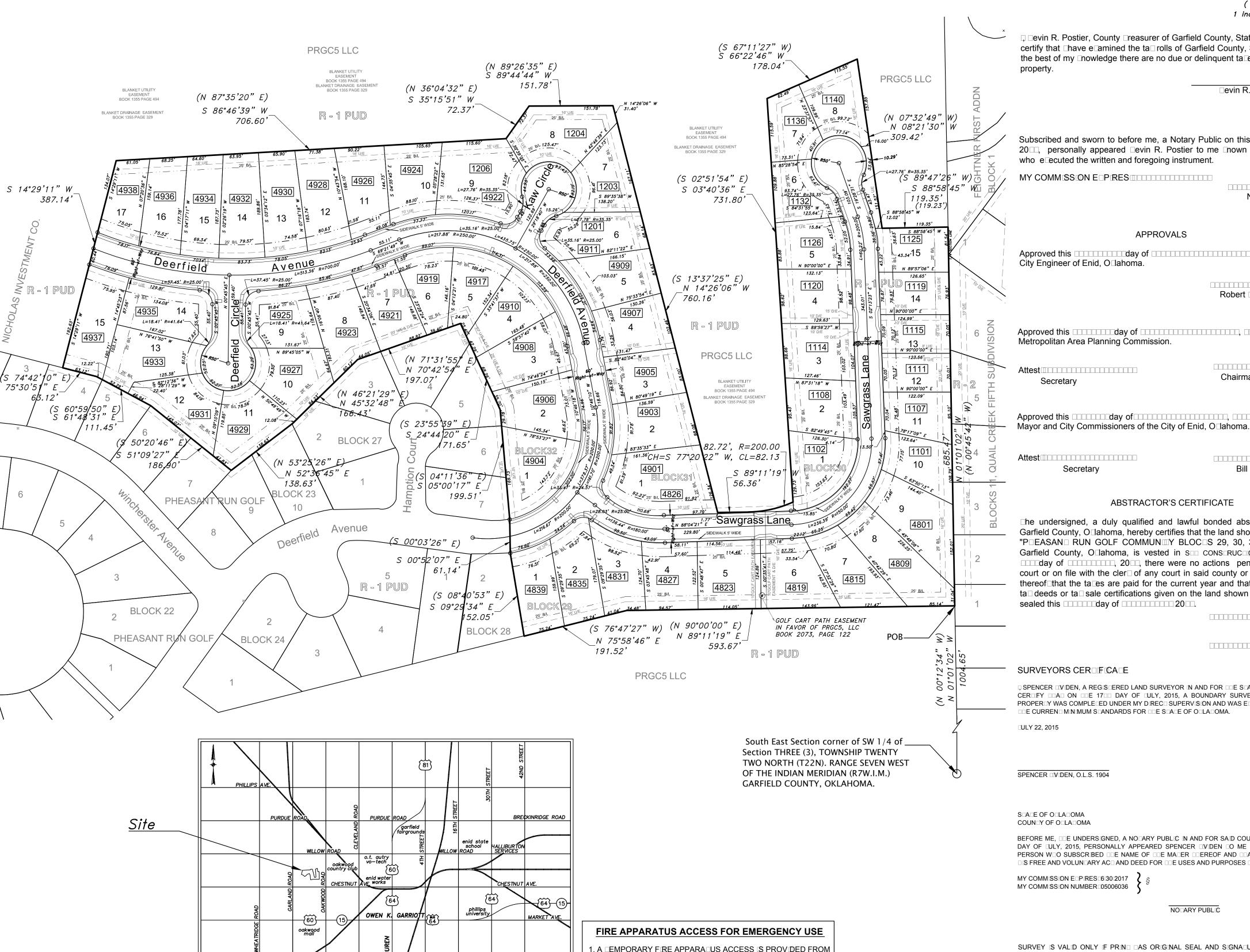
My Commission E pires □

Notary Public

# Preliminary Plat Plan Pheasant Run Golf Community

BLOC S 29, 30, 31 and 32 PAR OF DE SOUDWES 14, SECON 3, OWNS P 22 NORD, RANGE 7 WES , IND AN MERID AN. ENID, GARFIELD COUNDY, ODLADOMA

E ECU VE LOS



Location Map

WINCESER AVENUE O DEERFIELD AVENUE.

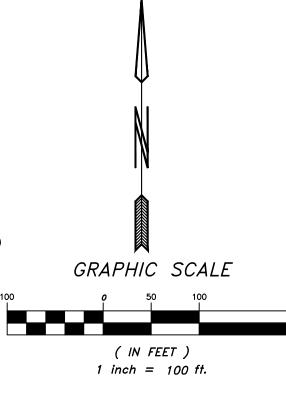
2. A CRAS GAGE AND FIRE APPARAGUS ACCESS IS PROVIDED FROM WES CES ER DRIVE O DEERFIELD AVENUE

DATUM INFORMATION

BEARINGS ARE ON OKLAHOMA STATE COORDINATE SYSTEM OKLAHOMA NORTH ZONE DATUM NAD 83, NAVD 88, U.S. FEET. CONTROL MONUMENT DESIGNATION

WDS MAPPING PLANE GRID NORTH IS (N 00°00'00"E).

NOTE: RECORD BEARINGS ARE IN ( OTHERS ARE ACTUAL BEARINGS.



□evin R. Postier, County □reasurer of Garfield County, State of O□ahoma, do hereby certify that □have e amined the ta rolls of Garfield County, State of O ahoma, and to the best of my nowledge there are no due or delinquent tares on the above described

Subscribed and sworn to before me, a Notary Public on this and day of and day of 20 □□, personally appeared □evin R. Postier to me □nown to be the identical person who elecuted the written and foregoing instrument.

MY COMMISSION E PIRES .....

NO ARY PUBLIC

# APPROVALS

Approved this and another day of ano City Engineer of Enid, O □ahoma.

> Robert □itt, P.E. City Engineer

Chairman

Approved this accommoday of accommodation, accommodation, by the Metropolitan Area Planning Commission

Approved this according of according to the

Secretary Bill Shewey, Mayor

# ABSTRACTOR'S CERTIFICATE

□he undersigned, a duly qualified and lawful bonded abstractor of title in and for Garfield County, O □ ahoma, hereby certifies that the land shown on the anne □ ed plat of "P□EASAN□ RUN GOLF COMMUN™Y BLOC□S 29, 30, 31 □ 32" being a part of Garfield County, O□ahoma, is vested in S□□ CONS□RUC□□ON, INC. and that on this and a compared and a court or on file with the cler of any court in said county or state against said owner thereof that the ta es are paid for the current year and that there are no outstanding ta deeds or ta sale certifications given on the land shown on this plat. Signed and 

# SURVEYORS CER FCA E

□ SPENCER □VÍDEN, A REGIS□ERED LAND SURVEYOR IN AND FOR □□E S□A□E OF O□LA□OMA, DO □EREBY CEROIFY OOAO ON OOE 1700 DAY OF OULY, 2015, A BOUNDARY SURVEY OF OOE ABOVE DESCRIBED PROPER Y WAS COMPLEDED UNDER MY DIRECT SUPERVISION AND WAS EDECUDED IN ACCORDANCE WITH □□E CURREN□ MINIMUM S□ANDARDS FOR □□E S□A□E OF O□LA□OMA.

ULY 22, 2015

SPENCER DVDEN, O.L.S. 1904

S\_A\_E OF O\_LA\_OMA COUNDY OF ODLADOMA

BEFORE ME, DE UNDERSIGNED, A NODARY PUBLIC IN AND FOR SAID COUNDY AND SDADE, ON DDS 22ND DAY OF JULY, 2015, PERSONALLY APPEARED SPENCER JUDEN JO ME JNOWN JO BE JE DENJICAL PERSON WIO SUBSCRIBED DIE NAME OF DIE MADER DIEREOF AND DIA DE EDECUDED DIE SAME AS □ IS FREE AND VOLUN□ARY AC□ AND DEED FOR □□E USES AND PURPOSES □□EREIN SE□ FOR□□

MY COMMISSION EIPIRES 630 2017 MY COMMISSION NUMBER 05006036

NO ARY PUBLIC

SURVEY IS VALID ONLY IF PRING GAS ORIGINAL SEAL AND SIGNAGURE OF SURVEYOR PRESENG SURVEYING IS AN INETACT SCIENCE AND IS SUBTECT TO CERTAIN DEGREE OF INACCURACY AND

Meeting

Meeting Date: 03/21/2016

**Submitted By:** Karla Ruther, Planning Assistant

## **SUBJECT:**

CONSIDER APPROVAL OF A FINAL PLAT FOR THE BYRD SUBDIVISION LOCATED AT THE SOUTHWEST CORNER OF RUPE AVENUE AND BOOMER ROAD.

## **BACKGROUND:**

The item involves the final plat of four tracts of land located at the southwest corner of Rupe Avenue and Boomer Road. Each tract contains more than two acres.

Currently the property is zoned "A-1" General Agriculture District according to the Garfield County Zoning regulations.

## **RECOMMENDATION:**

Consider a recommendation to the Garfield County Commissioners.

## **PRESENTER:**

Chris Bauer, Planning Administrator.

# **Attachments**

Byrd Subdivision

6. 2.

# FINAL PLAT

# BYRD SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 8 WEST, INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA

SE COR. NE/4 SEC. 24,

\_T22N, R8W, I.M.—Found 1" Rod per Archive

References.

OWNER'S CERTIFICATION AND DEDICATION W. RUPE AVE. NE COR. NE/4 SEC. 24, NW COR. NE/4 SEC. 24, \_T22N, R8W, I.M.-Found KNOW ALL MEN BY THESE PRESENTS: -T22N, R8W, I.M.-5/8" Iron LEGEND Mag Nail per Archive Pin per Archive References. NORTH LINE NE/4 THAT, KATHERINE L. BYRD AND JOSHUA G. BYRD, WIFE AND HUSBAND, DO HEREBY N89°57'46"E – 418.22' lacktriangle Denotes an existing monument lacktriangle  $\sim$  Denotes 3/8" iron pin set CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY ENTITY OR PERSONS found in place as noted with yellow plastic cap 418.22' HAVING ANY RIGHT, TITLE, OR INTEREST IN THE HEREIN PLATTED PROPERTY DESCRIBED AS: otherwise noted hereon. A part of the Northeast Quarter of Section Twenty—four (24), Township Denotes proposed house address. Twenty-two (22) North, Range Eight (8) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows: 25' BUILDING SETBACK LINE Addresses shown on this plat are accurate as of the time the plat was filed of record. Addresses are subject to Beginning at the Northeast Corner of the Northeast Quarter said Section 24; change and should never be relied upon in place of the Thence south along the east line of said Northeast Quarter on a grid bearing of South 00 degrees 02 minutes 32 seconds East\* a distance of 1295.32 (3.61 Acres) **9161** Thence South 89 degrees 57 minutes 46 seconds West along the north line of a parcel at book 2232 page 301 being parallel with the north line of said Northeast Quarter a distance of 402.15 feet; Thence North 00 degrees 45 minutes 11 seconds West along the west line of a parcel recorded at book 1816 page 4540 a distance of 1295.42 feet; Thence North 89 degrees 57 minutes 46 seconds East along the north line of said Northeast Quarter a distance of 418.22 feet to the Point of S89°57'46"W - 413.53' Above described parcel contains 12.20 Acres more or less. \*All bearings shown hereon are relative to the grid bearing of South 00 degrees 02 minutes 32 seconds East along the east line of said Northeast Quarter. THE RIGHT-OF-WAY TO UNION TEXAS PETROLEUM AND THAT THEY HAVE CAUSED THE SAME TO BE KNOWN AS BYRD SUBDIVISION. AT BOOK 302 PAGE 276 AFFECTS THE EAST 20 FEET OF THIS SUBDIVISION AND APPEARS TO BE CONTAINED WITHIN THE 33 FOOT STATUTORY ROAD (2.89 Acres) **80**  $\blacksquare$  RIGHT-OF-WAY. THEY HEREBY DEDICATE ALL EASEMENTS SHOWN WITHIN THE BOUNDARIES OF SAID PLAT FOR PUBLIC UTILITY ACCESS. THEY GUARANTEE A CLEAR TITLE BASIS OF BEARINGS IS TO THE LAND SO DEDICATED FOR THE PURPOSES HEREIN SET FORTH, FROM THEMSELVES, THEIR HEIRS AND ASSIGNS AND HAVE CAUSED THE SAME TO BE OKLAHOMA STATE PLANE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR. GRID (NAD83 NORTH ZONE) IN WITNESS WHEREOF, WE, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2016. GRAPHIC SCALE S89°57'46"W - 409.74" KATHERINE L. BYRD JOSHUA G. BYRD ( IN FEET ) 1 inch = 100 ft.POSITIONAL ACCURACY STATE OF OKLAHOMA Unless otherwise noted hereon all COUNTY OF GARFIELD: monuments established by this survey have a minimum positional accuracy of 0.10 feet. (2.86 Acres) BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE \_\_\_ DAY OF \_\_\_\_\_, \_\_\_, PERSONALLY APPEARED KATHERINE L. BYRD TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH. INSTALLATION AND MAINTENANCE OF DRIVEWAYS, CULVERTS AND THEIR DRAINAGE ISSUES, ALONG THE SECTION LINE WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE ROADS OF RUPE AND BOOMER, WILL BE THE S89°57'46"W - 405.95' RESPONSIBILITY OF THE LOT OWNER. MY COMMISSION EXPIRES: \_\_\_\_\_, WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN. COMMISSION NO.\_\_\_\_\_ NOTARY PUBLIC NOTICE: STATE OF OKLAHOMA All of the tracts within this subdivision COUNTY OF GARFIELD: shall meet the current regulations for installation of private water wells and BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY private septic systems. For installation AND STATE ON THE \_\_\_ DAY OF \_\_\_\_\_, \_\_\_, PERSONALLY APPEARED JOSHUA G. BYRD TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED 1/2" IRON PIN WITH \_ RED CAP. requirements see DEQ regulations THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE Article 252, Chapter 641. You can EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE call 1-580-234-0997 for additional USES AND PURPOSES THEREIN SET FORTH. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE assistance with these regulations. MY COMMISSION EXPIRES: \_\_\_\_\_, COMMISSION NO.\_\_\_\_\_ NOTARY PUBLIC

NOTARY

# 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 KNOWL-EDGE THERE ARE NO DUE OR DELINQUENT TAXES ON THE ABOVE DESCRIBED

COUNTY TREASURER

REASURER'S NOTARY

MAPC

NOTARY

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

MY COMMISSION EXPIRES:

COMMISSION NO.:

# GARFIELD COUNTY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_, B' BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, OKLAHOMA.

# METROPOLITAN AREA PLANNING COMMISSION

APPROVED THIS \_\_\_\_ DAY OF METROPOLITAN AREA PLANNING COMMISSION.

SECRETARY

I DO HEREBY CERTIFY THAT THIS PLAT FULFILLS THE PERMANENCY RE-QUIREMENTS OF OKLAHOMA STATUTES.

PERMANENCY CERTIFICATE

DANNY R TURNER

# SURVEYOR'S CERTIFICATE

I. DANNY R. TURNER. A REGISTERED LAND SURVEYOR. DO HEREB) CERTIFY THAT THE PLAT OF "BYRD SUBDIVISION", CORRECTLY REPRESENTS A PRUDENT SURVEY MADE UNDER MY SUPERVISION ON THE 26TH DAY OF AUGUST. 2015, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, 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 AND THAT ALL MONUMENTS SHOWN HEREON EITHER HAVE BEEN OR WILL BE PLACED PRIOR TO THE OFFICIAL RECORDING WITH THE GARFIELD COUNTY REGISTRAR OF DEEDS.

> DANNY R. TURNER REGISTERED LAND SURVEYOR STATE OF OKLAHOMA, NO. 1248

STATE OF OKLAHOMA COUNTY OF GARFIELD:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE \_\_\_ DAY OF \_\_\_\_\_ \_\_\_\_, PERSONALLY APPEARED DANNY R. TURNER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: \_\_\_\_\_,

COMMISSION NO.\_\_\_\_\_

NOTARY PUBLIC

# OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATE

THE GARFIELD COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL ON-SITE SEWER SYSTEMS ON THE \_\_\_\_ DAY OF

> ENVIRONMENTAL PROGRAM SPECIALIST DEPARTMENT OF ENVIRONMENTAL QUALITY

FILE NAME: \20160027\FinalPlat DRWG. NO. 1511



# 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, 2017

Meeting

Meeting Date: 03/21/2016

**Submitted By:** Karla Ruther, Planning Assistant

## **SUBJECT:**

CONSIDER A LOT SPLIT FOR A TRACT OF LAND SITUATED IN BLOCKS 1 AND 2, JEFFERSON STREET BETWEEN BLOCKS 1 AND 2 AND 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  $\pm$  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**

319 W Chestnut location map Survey

7. 1.



