



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

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METROPOLITAN AREA PLANNING COMMISSION

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**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 September, 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 MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF AUGUST 15, 2016.**
3. **ADMINISTRATION.**
  1. **CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THE CITY OF ENID, OKLAHOMA THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS TERMINATE THE TAX INCREMENT DISTRICT NO. 2, CITY OF ENID (OKLAHOMA ETHANOL ECONOMIC DEVELOPMENT PROJECT PLAN).**
  2. **CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THE CITY OF ENID, OKLAHOMA THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS TERMINATE THE TAX INCREMENT DISTRICT NO. 3, CITY OF ENID (ORION ETHANOL ECONOMIC DEVELOPMENT PROJECT PLAN).**
  3. **CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THE CITY OF ENID, OKLAHOMA THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS TERMINATE THE TAX INCREMENT DISTRICT NO. 6 CITY OF ENID (NORTHSTAR CANOLA PROJECT).**

4. **CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THAT THE CITY OF ENID THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS CREATE A TAX INCREMENT DISTRICT AND APPROVE THE 66TH STREET IMPROVEMENT PROJECT.**
  
4. **ZONING.**
  1. **CONSIDER A REZONING FOR LOTS 1 - 12, REPLAT OF BLOCK 3, MURPHY'S AND BEGINNING AT A POINT 850 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 6 WEST, I.M., THENCE EAST 420 FEET, THENCE SOUTH 140.9 FEET, THENCE WEST 420 FEET, THENCE NORTH 140.9 FEET TO THE POINT OF BEGINNING WHICH IS LOCATED AT 212 WEST BIRCH FOR ENID PUBLIC SCHOOLS FROM SU SPECIAL USE DISTRICT TO R-7 RESIDENTIAL MULTI FAMILY DISTRICT.**
  
5. **USE BY REVIEW.**
  1. **NONE.**
  
6. **PLATS.**
  1. **CONSIDER A RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS FOR THE FINAL PLAT OF BRIDGE CREEK ADDITION BLOCKS 9 AND 10 LOCATED IN PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER, SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY.**
  2. **CONSIDER A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF BELLE CROSSING SECOND ADDITION, BLOCKS, ONE, TWO, THREE AND FOUR LOCATED IN PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER, SECTION 35, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN.**
  
7. **SITE PLAN.**
  
8. **LOT SPLITS.**
  1. **CONSIDER A LOT SPLIT FOR J HERZOG AND SONS, INC. LOCATED IN PART OF THE NORTHEAST QUARTER SECTION 15, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.**
  2. **CONSIDER A LOT SPLIT FOR J HERZOG AND SONS, INC. LOCATED IN PART OF THE NORTHEAST QUARTER SECTION 15, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.**
  3. **CONSIDER A LOT SPLIT FOR MIKE LONG LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 8 WEST, I.M.**
  
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 15TH DAY OF AUGUST 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 15TH day of August 2016, pursuant to notice given by August 12, 2016 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 12th day of August 2016.

Present: John Arend; Mark Arnold; Whitney Hall; Cody Haney; Marvin Kusik; Cole Ream; Don Roberts; David Vanhooser, City Commissioner Ex-Officio

Absent: Eddie Mack; 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 JULY 18, 2016.

Motion was made by Cole Ream, seconded by Whitney Hall to approve the July 18, 2016 minutes.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Cole Ream, Don Roberts

Passed

## ADMINISTRATION.

NONE.

ZONING.

NONE.

USE BY REVIEW.

NONE.

PLATS.

## CONSIDER A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF LAND RUN TOWN CENTER.

Motion was made by Whitney Hall, seconded by Cody Haney to recommend approval of the Land Run Town Center final plat to the Mayor and Board of Commissioners.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Cole Ream, Don Roberts

Passed

**LOT SPLITS.**

**NONE.**

**TRAFFIC.**

**NONE.**

**EASEMENTS.**

**NONE.**

**VARIANCES.**

**CONSIDER A SIDEWALK VARIANCE FOR CHISHOLM SCHOOL LOCATED AT 4202 WEST CARRIER ROAD, DESCRIBED AS UNPLATTED REAL ESTATE SE/4 OF SE/4 SECTION 15 TOWNSHIP 23 NORTH RANGE 7 WEST.**

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

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Cole Ream, Don Roberts

Passed

**CONSIDER A SIDEWALK VARIANCE FOR SETH SLATER LOCATED AT 1502 MASON DRIVE, DESCRIBED AS LOT 7, BLOCK 14, SKYVIEW ESTATES.**

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

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Cole Ream, Don Roberts

Passed

**ADJOURN.**

Motion was made by Cole Ream, seconded by Don Roberts to adjourn.  
Meeting adjourned at 6:09 PM.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Cole Ream, Don Roberts

Passed

**Metropolitan Area Planning Commission  
Meeting**

3. 1.

**Meeting Date:** 09/19/2016

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

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**SUBJECT:**

**CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THE CITY OF ENID, OKLAHOMA THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS TERMINATE THE TAX INCREMENT DISTRICT NO. 2, CITY OF ENID (OKLAHOMA ETHANOL ECONOMIC DEVELOPMENT PROJECT PLAN).**

**BACKGROUND:**

Due to unforeseen economic factors beyond the control of the City, the economic development project proposed in connection with the Oklahoma Ethanol TIF has not occurred and will not occur in a manner consistent with the Project Plan adopted by the City.

**RECOMMENDATION:**

Make a recommendation of approval to the Mayor and Board of Commissioners.

**PRESENTER:**

Nate Ellis, Public Law Finance Group LLC Attorney.

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**Attachments**

Resolution TIF No. 2

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PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, MET IN REGULAR SESSION AT THE CITY ADMINISTRATION BUILDING, 401 W. OWEN GARRIOTT ROAD, IN SAID CITY ON THE 19<sup>TH</sup> DAY OF SEPTEMBER, 2016, AT 6:00 O’CLOCK P.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by the City Clerk. Commissioner \_\_\_\_\_ moved passage of the Resolution and Commissioner \_\_\_\_\_ seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE:

NAY:

The Resolution so approved is as follows:

**RESOLUTION**

**A RESOLUTION RECOMMENDING THAT THE CITY OF ENID, OKLAHOMA, THROUGH ITS BOARD OF COMMISSIONERS TERMINATE INCREMENT DISTRICT NO. 2, CITY OF ENID (OKLAHOMA ETHANOL ECONOMIC DEVELOPMENT PROJECT PLAN).**

WHEREAS, pursuant to the provisions of the Local Development Act, 62 O.S. 2011, Section 851 *et seq.* (the “Local Development Act”), as amended, the Board of Commissioners of The City of Enid, Oklahoma (the “City”) heretofore created Increment District No. 2, City of Enid (referred to herein as the “Oklahoma Ethanol TIF” or the “Increment District”) pursuant to Ordinance No. 2006-7 dated March 21, 2006, in connection with the adoption of the Oklahoma Ethanol Economic Development Project Plan dated March 21, 2006 (the “Project Plan”); and

WHEREAS, due to unforeseen economic factors beyond the control of the City, the economic development project proposed in connection with the Oklahoma Ethanol TIF has not

occurred and will not occur in a manner consistent with the Project Plan heretofore adopted by the City; and

WHEREAS, the City in its Resolution dated April 19, 2016, appointed the Metropolitan Area Planning Commission (the "MAPC") to review and make recommendations concerning the termination of the Oklahoma Ethanol TIF; and

WHEREAS, the Local Development Act provides that the Project Plan may be amended by the City upon recommendation of the MAPC.

NOW, THEREFORE, BE IT RESOLVED BY THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA:

SECTION 1. TERMINATION OF INCREMENT DISTRICT NO. 2, CITY OF ENID, OKLAHOMA. The MAPC hereby recommends that the Oklahoma Ethanol TIF be terminated at the earliest possible time by the City, based on the information that the economic development project contemplated in the Project Plan will not be undertaken in the foreseeable future. The termination of the Oklahoma Ethanol TIF will permit any increased valuation (above the baseline value established for the Increment District) to accrue to the benefit of the taxing jurisdictions within the Increment District, and will facilitate the provision of other economic development incentives (where appropriate), including the creation of future tax increment districts.

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 2016.

(SEAL)  
ATTEST:

By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
City Clerk



STATE OF OKLAHOMA        )  
  )SS  
COUNTY OF GARFIELD     )

I, the undersigned, City Clerk of The City of Enid, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the Metropolitan Area Planning Commission of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 2016.

(SEAL)

\_\_\_\_\_  
City Clerk

**Metropolitan Area Planning Commission  
Meeting**

**3. 2.**

**Meeting Date:** 09/19/2016

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

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**SUBJECT:**

**CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THE CITY OF ENID, OKLAHOMA THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS TERMINATE THE TAX INCREMENT DISTRICT NO. 3, CITY OF ENID (ORION ETHANOL ECONOMIC DEVELOPMENT PROJECT PLAN).**

**BACKGROUND:**

Due to unforeseen economic factors beyond the control of the City, the economic development project proposed in connection with the Orion Ethanol TIF has not occurred and will not occur in a manner consistent with the Project Plan adopted by the City.

**RECOMMENDATION:**

Make a recommendation of approval to the Mayor and Board of Commissioners.

**PRESENTER:**

Nate Ellis, Public Law Finance Group LLC, Attorney.

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**Attachments**

Resolution TIF No. 3

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PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, MET IN REGULAR SESSION AT THE CITY ADMINISTRATION BUILDING, 401 W. OWEN GARRIOTT ROAD, IN SAID CITY ON THE 19<sup>TH</sup> DAY OF SEPTEMBER, 2016, AT 6:00 O’CLOCK P.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by the City Clerk. Commissioner \_\_\_\_\_ moved passage of the Resolution and Commissioner \_\_\_\_\_ seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE:

NAY:

The Resolution so approved is as follows:

**RESOLUTION**

**A RESOLUTION RECOMMENDING THAT THE CITY OF ENID, OKLAHOMA, THROUGH ITS BOARD OF COMMISSIONERS TERMINATE INCREMENT DISTRICT NO. 3, CITY OF ENID (ORION ETHANOL ECONOMIC DEVELOPMENT PROJECT PLAN).**

WHEREAS, pursuant to the provisions of the Local Development Act, 62 O.S. 2011, Section 851 *et seq.* (the “Local Development Act”), as amended, the Board of Commissioners of The City of Enid, Oklahoma (the “City”) heretofore created Increment District No. 3, City of Enid (referred to herein as the “Orion Ethanol TIF” or the “Increment District”) pursuant to Ordinance No. 2006-16 dated September 19, 2006, in connection with the adoption of the Orion Ethanol Economic Development Project Plan dated September 19, 2006 (the “Project Plan”); and

WHEREAS, due to unforeseen economic factors beyond the control of the City, the economic development project proposed in connection with the Orion Ethanol TIF has not occurred and will not occur in a manner consistent with the Project Plan heretofore adopted by

the City; and

WHEREAS, the City in its Resolution dated April 19, 2016, appointed the Metropolitan Area Planning Commission (the "MAPC") to review and make recommendations concerning the termination of the Orion Ethanol TIF; and

WHEREAS, the Local Development Act provides that the Project Plan may be amended by the City upon recommendation of the MAPC.

NOW, THEREFORE, BE IT RESOLVED BY THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA:

SECTION 1. TERMINATION OF INCREMENT DISTRICT NO. 3, CITY OF ENID, OKLAHOMA. The MAPC hereby recommends that the Orion Ethanol TIF be terminated at the earliest possible time by the City, based on the information that the economic development project contemplated in the Project Plan will not be undertaken in the foreseeable future. The termination of the Orion Ethanol TIF will permit any increased valuation (above the baseline value established for the Increment District) to accrue to the benefit of the taxing jurisdictions within the Increment District, and will facilitate the provision of other economic development incentives (where appropriate), including the creation of future tax increment districts.

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 2016.

(SEAL)  
ATTEST:

By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
City Clerk

STATE OF OKLAHOMA        )  
  )SS  
COUNTY OF GARFIELD     )

I, the undersigned, City Clerk of The City of Enid, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the Metropolitan Area Planning Commission of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 2016.

(SEAL)

\_\_\_\_\_  
City Clerk

**Metropolitan Area Planning Commission  
Meeting**

**3. 3.**

**Meeting Date:** 09/19/2016

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

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**SUBJECT:**

**CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THE CITY OF ENID, OKLAHOMA THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS TERMINATE THE TAX INCREMENT DISTRICT NO. 6 CITY OF ENID (NORTHSTAR CANOLA PROJECT).**

**BACKGROUND:**

Due to unforeseen economic factors beyond the control of the City, the economic development projects proposed in connection with the Northstar Canola TIF has not occurred and will not occur in a manner consistent with the Project Plan adopted by the City.

**RECOMMENDATION:**

Make a recommendation of approval to the Mayor and Board of Commissioners.

**PRESENTER:**

Nate Ellis, Public Law Finance Group, LLC, Attorney.

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**Attachments**

Resolution No. 6

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PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, MET IN REGULAR SESSION AT THE CITY ADMINISTRATION BUILDING, 401 W. OWEN GARRIOTT ROAD, IN SAID CITY ON THE 19<sup>TH</sup> DAY OF SEPTEMBER, 2016, AT 6:00 O’CLOCK P.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by the City Clerk. Commissioner \_\_\_\_\_ moved passage of the Resolution and Commissioner \_\_\_\_\_ seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE:

NAY:

The Resolution so approved is as follows:

**RESOLUTION**

**A RESOLUTION RECOMMENDING THAT THE CITY OF ENID, OKLAHOMA, THROUGH ITS BOARD OF COMMISSIONERS TERMINATE INCREMENT DISTRICT NO. 6, CITY OF ENID (NORTHSTAR ECONOMIC DEVELOPMENT PROJECT PLAN).**

WHEREAS, pursuant to the provisions of the Local Development Act, 62 O.S. 2011, Section 851 *et seq.* (the “Local Development Act”), as amended, the Board of Commissioners of The City of Enid, Oklahoma (the “City”) heretofore created Increment District No. 6, City of Enid (referred to herein as the “Northstar Canola TIF” or the “Increment District”) pursuant to Ordinance No. 2013-3 dated January 15, 2013, in connection with the adoption of the Northstar Economic Development Project Plan dated December 21, 2012 (the “Project Plan”); and

WHEREAS, due to unforeseen economic factors beyond the control of the City, the economic development project proposed in connection with the Northstar Canola TIF has not occurred and will not occur in a manner consistent with the Project Plan heretofore adopted by the City; and

WHEREAS, the City in its Resolution dated April 19, 2016, appointed the Metropolitan Area Planning Commission (the "MAPC") to review and make recommendations concerning the termination of the Northstar Canola TIF; and

WHEREAS, the Local Development Act provides that the Project Plan may be amended by the City upon recommendation of the MAPC.

NOW, THEREFORE, BE IT RESOLVED BY THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA:

SECTION 1. TERMINATION OF INCREMENT DISTRICT NO. 6, CITY OF ENID, OKLAHOMA. The MAPC hereby recommends that the Northstar Canola TIF be terminated at the earliest possible time by the City, based on the information that the economic development project contemplated in the Project Plan will not be undertaken in the foreseeable future. The termination of the Northstar Canola TIF will permit any increased valuation (above the baseline value established for the Increment District) to accrue to the benefit of the taxing jurisdictions within the Increment District, and will facilitate the provision of other economic development incentives (where appropriate), including the creation of future tax increment districts.

PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 2016.

(SEAL)  
ATTEST:

By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
City Clerk



STATE OF OKLAHOMA        )  
  )SS  
COUNTY OF GARFIELD     )

I, the undersigned, City Clerk of The City of Enid, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the Metropolitan Area Planning Commission of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 2016.

(SEAL)

\_\_\_\_\_  
City Clerk

**Metropolitan Area Planning Commission  
Meeting**

**3. 4.**

**Meeting Date:** 09/19/2016

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

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**SUBJECT:**

**CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THAT THE CITY OF ENID THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS CREATE A TAX INCREMENT DISTRICT AND APPROVE THE 66TH STREET IMPROVEMENT PROJECT.**

**BACKGROUND:**

The proposed project is located between 66th Street and 78th Street, south of Burlington Northern Santa Fe Railroad mainline and north of US Highway 412. Specific infrastructure improvements to 66th Street will make the area viable for additional industrial development and improve bus access to Pioneer Pleasant-Vale Elementary School. The improvements will be to reconstruct 66th Street from US 412 north to Willow Road to industrial standards to withstand anticipated loads associated with industries such as trans-shipment handling, manufacturing, oil and gas support and heavy maintenance industries.

**RECOMMENDATION:**

Make a recommendation of approval to the Mayor and Board of Commissioners.

**PRESENTER:**

Nate Ellis, Public Law Finance Group LLC Attorney.

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**Attachments**

TIF Location Map  
Project Plan

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NOTE: Increment District Boundary outlined in Red

**TP&L  
ECONOMIC DEVELOPMENT PROJECT PLAN**

**Prepared by:**

**THE CITY OF ENID, OKLAHOMA**

**MAYOR AND BOARD OF COMMISSIONERS**

**WILLIAM E. SHEWEY, MAYOR**

**RON JANZEN, WARD 1**

**AARON BROWNLEE, WARD 2**

**BEN EZZELL, WARD 3**

**RODNEY TIMM, WARD 4**

**TAMMY WILSON, WARD 5**

**DAVID VANHOOSER, WARD 6**

**JERALD GILBERT, CITY MANAGER**

**ANDREA CHISM, CITY ATTORNEY**

**THE PUBLIC FINANCE LAW GROUP PLLC**

**5657 N. CLASSEN BOULEVARD, SUITE 100**

**OKLAHOMA CITY, OKLAHOMA 73118**

**(405) 235-3413**

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**TP&L**

**ECONOMIC DEVELOPMENT PROJECT PLAN**

**I. DESCRIPTION OF PROJECT**

This TP&L Economic Development Project Plan (the “**Project Plan**”) describes an economic development project that contemplates a prospective industrial development project by Transportation Partners and Logistics LLC (together with any successors or assigns, referred to herein as the “**Company**” or “**TP&L**”) within The City of Enid, Oklahoma (the “**City**”). The purpose of the Increment District (as defined herein) is to promote economic development in the City by facilitating the payment of certain infrastructure costs necessary to make certain property viable for industrial development.

TP&L proposes to construct and operate a transload facility in the City to accommodate the logistic requirements of large industrial developments, including but not limited to proposed wind energy projects in the south central part of the United States, which will encourage commerce and generate a corresponding growth in the local tax base (collectively, the “**Project**”). TP&L’s corporate headquarters are located in Casper, Wyoming, and the Company provides logistics management services for all steps of the supply chain, including on-loading, off-loading, and storage, within all sectors, including port, truck, rail, and distribution services. TP&L operates several transload facilities within the United States, and has identified the City as a desirable location in order to situate itself to be part of the projected expansive growth of the wind farm industry. The proposed Project is located between 66<sup>th</sup> Street and 78<sup>th</sup> Street, south of the Burlington Northern Santa Fe Railroad mainline, and north of US Highway 412. The initial property acquired by TP&L for the Project comprises approximately 160 total acres, but TP&L contemplates expansion to accommodate increased levels of success.

In the time since beginning initial discussions with City economic development officials, the Company has already completed an initial 50 acre lay-down yard, a rail-road spur for rail loading and off-loading, and begun storing initial inventory in support of proposed wind-farm projects. However, the laws of the State of Oklahoma require ad valorem taxation of inventory that is stored for longer terms. Within the wind industry, wind farm projects require significant manufacturing lead time, and components may be ordered and delivered months and even years in advance of their deployment at the project site. This tax structure places Oklahoma at a competitive disadvantage that, without the economic incentives proposed in this Project Plan, result in the storage of inventory, along with the significant economic activity associated therewith, to be located in other states.

The City has long recognized the difficulty in development of the area for industrial purposes due to the significant costs associated with upgrading traffic infrastructure to a level sufficient to support significant industrial development in the area. The City proposes to encourage the Project by providing a mechanism for the payment of certain costs associated with the Project. The City has identified specific infrastructure improvements to 66<sup>th</sup> Street that will not only make the area viable for additional industrial development, but will also provide improved bus access to

Pioneer Pleasant-Vale Elementary School. Certain Project Costs have been identified that will improve publicly owned traffic facilities and infrastructure (referred to herein as the “**Traffic Improvements**”), and these improvements are estimated to cost approximately \$2.5 million, and will be funded from proceeds of an economic development grant in the amount of \$1.2 million, a contribution of \$500,000 from TP&L, and the balance of \$800,000 derived from the incremental revenues described herein. The purpose of the Traffic Improvements is to provide a critical part of the infrastructure needed to incentivize development in this industrial corridor, similar to the development along 54<sup>th</sup> Street. The scope of the Traffic Improvements is to reconstruct 66<sup>th</sup> Street from U.S. 412 north to Willow Road to industrial standards in order to withstand the anticipated loads associated with industries such as trans-shipment handling, manufacturing, and oil & gas support and heavy maintenance industries. Additionally, economic incentives are proposed in the amount of 65% of the total ad valorem taxes generated by long-term inventory storage (referred to herein as the “**Inventory Incentives**”). The goal of the Inventory Incentives is to maximize the amount of industrial project inventory locating to Enid in order to maximize tax receipts. The 35% not utilized for incentives will directly benefit the affected taxing jurisdictions. The Traffic Improvements and the Inventory Incentives are collectively referred to herein as the “**TIF Projects**,” and the costs associated therewith are referred to herein as the “**Project Costs**”.

The City will recoup the costs of the Traffic Improvements, along with upfront Organizational Costs, from the TIF Revenues (as defined herein) derived from the Increment District (as defined herein). The Project Plan provides that pursuant to the terms of a development agreement between the City and the Company (as required by the Local Development Act defined herein), an amount equal to not more than 65% of the TIF Revenues derived from ad valorem taxes on inventory shall be utilized as an incentive to facilitate the procurement of logistics contracts based in Enid for a period of 10 years. The TIF Revenues will be used to pay the costs of the Inventory Incentives, reimburse the costs of the Traffic Improvements, and/or pay debt service on obligations issued to pay the costs of the Traffic Improvements. All costs related to the Traffic Improvements will be expended and the related improvements completed by approximately March 2018.

The Company has indicated that construction of their facilities has already resulted in a taxable capital investment of approximately \$6.2 million, with the potential for expansion in the future.

## II. PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES

The project area is an area within which project activities, including construction of the supporting publicly financed improvements, will take place (referred to herein as the “**Project Area**”). The Increment District is the specific area located within the Project Area within which the tax increment will be generated (referred to herein as the “**Increment District**”). A map showing the Increment District is attached as Exhibit “A”. The legal description of the Increment District is set forth in Exhibit “B”. A map showing the Project Area is attached as Exhibit “C”. The legal description of the Project Area is set forth in Exhibit “D”.

### III. ELIGIBILITY OF PROJECT

The Project Area (including the Increment District) is undeveloped and/or underdeveloped within the meaning of Article 10, §6C of the Oklahoma Constitution and the Local Development Act, 62 O.S. §850, *et seq* (the “Local Development Act”). The Project Area (including the Increment District) is located in an enterprise area (as defined in Section 853(5) of the Local Development Act) and is therefore eligible for assistance under the Local Development Act.

The Increment District comprises an area where investment, development and economic growth have not occurred, and which requires significant public infrastructure improvements to serve as a catalyst to expand employment opportunities, to attract major investment in the area, and to enhance the tax base.

### IV. OBJECTIVES

The purpose of the Increment District is to support the achievement of the economic development objectives of the City in order to:

- A. Create a competitive industrial development opportunity within the City that will act as a catalyst for additional development within the community;
- B. Attract major investment in the area;
- C. Serve as a catalyst for retaining and expanding employment in the area;
- D. Promote economic development to increase tax revenues, raise property values, and improve economic stability;
- E. Preserve and enhance the tax base; and
- F. Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes from within the Increment District.

### V. FINANCIAL IMPACTS

The proposed private development will generate tax increments necessary to pay all or a portion of the authorized costs of the Project. The proposed development project does not create a significant increase in demand for services or costs to the affected taxing entities other than the City, whose public sector costs will be offset by apportioned tax increments as provided in this Project Plan.



The affected ad valorem taxing jurisdictions are Garfield County, the Garfield County Health Department, the City, Astry Technology Center Vo-Tech District No. 15, and Pioneer-Pleasant Vale Independent School District No. 56 (referred to herein as the “**School District**”). The general and intangible impacts on the affected taxing jurisdictions from implementation of this Project Plan are positive and include the achievement of the objectives set forth in Section IV of this Project Plan.

The creation of the Increment District will allow the City to apportion the incremental increase in ad valorem tax revenues generated through construction and operation of the industrial developments within the Increment District for the purpose of paying Project Costs, either through direct payment and/or reimbursement and/or paying debt service on tax apportionment bonds or notes (collectively, the “**TIF Bonds**”), which may be issued in one or more series by a public trust created under Title 60, Oklahoma Statutes 2011, Section 176 *et seq.*, for the benefit of the City and including any interest, capitalized interest and other related financing costs. The proceeds of any such TIF Bonds shall be utilized for the Project Costs.

It is anticipated that a successful development will result in significant long term benefits to the affected ad valorem taxing jurisdictions without causing significant (if any) negative impact on the existing tax base during the term of the Increment District. The formation of an Increment District should result in no net loss in existing ad valorem tax revenue to each of the affected ad valorem taxing jurisdictions. The formation of the Increment District will cause the affected ad valorem taxing jurisdictions to forgo the majority of any new incremental ad valorem tax revenue generated from real and personal property values (excluding taxes on inventory) during the term of the Increment District, but will not affect the existing ad valorem tax base within the Increment District. Upon expiration of the Increment District, the affected ad valorem taxing jurisdictions could see an aggregate net gain in annual ad valorem tax revenues of approximately \$66,500 (based on an initial total capital investment of approximately \$6.2 million, and not including future revenues derived from ad valorem tax on inventory). More significantly, projected taxes generated from inventory are estimated to be approximately \$1.73 million per year (based on average inventory levels of \$650 million), of which 35% will be apportioned directly to the affected taxing jurisdictions, resulting in a net increase of approximately \$549,000 per year over the existing tax receipts.

Anticipated impacts on the ad valorem taxing jurisdictions include population growth and the demand for services created thereby. The direct impact on each ad valorem taxing jurisdiction is the loss of a portion of the new ad valorem tax increment revenues during the period of apportionment. An additional impact on the school district is that the valuation of the Increment District will not count for, and will therefore limit, the bonding capacity of the school district. However, the school district does realize additional revenue from other sources on a per pupil basis and will also receive an allocation of a portion of the TIF Revenues (as defined in Section VII herein) for the purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the school district. These impacts may be mitigated by any increase in valuation of property outside the Increment District (for example, successful development enhances the property values surrounding the Increment District), and by any increase in new housing outside the Increment District (for example, successful development results in net population gain to the City creating demand for new housing).

The proposed development project does not create a significant increase in demand for utility services from the City, and any public sector costs should be more than offset by apportioned tax increments as provided in this Project Plan. The proposed development within the Increment District should generate modest increases in annual water and sewer utility revenues.

## VI. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the project, including all necessary, appropriate and supportive steps, will consist of the following:

A. Site preparation, planning and construction of public improvements necessary to support the development project;

B. Acquisition by private developers of any additional properties necessary for the development project including connecting public easements;

C. Negotiation, preparation, execution, and implementation of development agreements, including agreements for financing and construction by private developers, as authorized by the Local Development Act. Such agreements may include the granting of incentives for private developers to complete certain improvements within the project area;

D. Issuance of tax apportionment bonds or other debt issuance necessary to provide funds for Project Costs;

E. All other actions necessary and appropriate to carry out the development project as authorized by the Local Development Act.

## VII. ESTABLISHMENT OF INCREMENT DISTRICT NO. 7, CITY OF ENID

Increment District No. 7, City of Enid shall be created upon adoption of an Ordinance of the Board of Commissioners of The City of Enid, Oklahoma (the “**Board**”), approving this Project Plan. The Increment District shall comprise one hundred percent (100.0%) of the total equalized assessed value of real and personal property within the boundaries of the Increment District. The base assessed value (as described in Section 862 of the Local Development Act) of the Increment District shall be calculated as an amount equal to one hundred percent (100.0%) of the initial equalized assessed value of real and personal property within the boundaries of the Increment District. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the increments of real and personal property ad valorem taxes generated within the Increment District, in excess of the real and personal property ad valorem taxes generated from the base assessed value of the Increment District, as such increments are determined and defined pursuant to the Local Development Act (collectively, the “**TIF Revenues**”, and said amount representing one hundred percent (100.0%) of the total new ad valorem tax revenues generated within the boundaries of the Increment District), shall be apportioned as follows: (i) an amount

equal to the greater of \$100,000 or all of the TIF Revenues generated by real and personal property ad valorem taxes, excluding taxes on inventory, shall be apportioned annually to the City for payment and/or reimbursement of the costs of the Traffic Improvements (in an amount not to exceed \$800,000), plus the Organizational Costs of the Increment District (estimated at \$50,000), plus any interest and/or other financing costs incurred by the City or a public trust issuing TIF Bonds on its behalf; (ii) sixty-five percent (65%) of the TIF Revenues derived from the taxation of inventory sourced to the Increment District (as determined annually by the Garfield County Assessor) shall be apportioned to the Company to pay (or reimburse the payment of) the costs of the Inventory Incentive; and (iii) all remaining amounts of TIF Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District, excluding sinking fund levies (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District. The apportionment of the TIF Revenues shall continue for that period required for the payment of the Project Costs (including any interest, capitalized interest, and other related financing costs), or a period not to exceed approximately ten (10) calendar years (ending December 31, 2026, and referred to as the “**Expiration Date**”), whichever is less.

## VIII. TIF PROJECTS AND INCREMENT DISTRICT AUTHORIZATIONS

A. Upon adoption of an Ordinance of the City approving this Project Plan, the Board is hereby designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto, including, without limitation, those powers described in Section 854 of the Local Development Act.

B. The Board may create a new public trust with the City named as its beneficiary, and/or designate an existing public trust with the City named as its beneficiary (said public trust referred to herein as the “**Authority**”), and said Authority shall be the public entity designated by the City to assist in carrying out and administering the provisions of this Project Plan and authorized to exercise all powers necessary or appropriate thereto pursuant to Title 62, Section 854 of the Local Development Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 4, 7, and 16 of that section, which powers shall be reserved to the Board.

C. The person in charge of implementation of this Project Plan in accordance with the provisions, authorizations and respective delegations of responsibilities contained herein is Mr. Jerald Gilbert, City Manager of the City. Mr. Gilbert, or his successor as City Manager, is authorized to empower one or more designees to exercise responsibilities in connection with project implementation.

**IX. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED FROM INCREMENT DISTRICT NO. 7**

Project Costs to be financed by the apportionment of TIF Revenues from the Increment District include: (i) the planning, design, acquisition (including connecting public easements), site preparation and construction of the Traffic Improvements in an amount not to exceed \$800,000; (ii) the Inventory Incentive in the amount equal to sixty-five percent (65%) of the TIF Revenues derived from the taxation of inventory sourced to the Increment District (based on preliminary estimates, approximately \$10.4 million); (iii) the payment of assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to a third party as reimbursement for the payment of Project Costs; and (iv) the costs incurred or to be incurred by or on behalf of the City or the Authority in implementing and administering this Project Plan, including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of this Project Plan, administrative costs, organizational costs, professional service costs, financing costs and fees, and principal, interest (including capitalized interest), and prepayment premium paid on debt service and/or any reimbursement obligation. The Organizational Costs associated with the creation and implementation of the Increment District are preliminarily estimated at \$50,000.

The total estimate of Project Costs that may be made available for improvements from apportioned tax revenues shall be \$11,250,000 (including all engineering, construction, and planning costs). Apportioned tax revenues in excess of the amounts needed for Project Costs may be utilized if necessary (x) to pay interest and other financing costs, as well as to fund any capitalized interest and reasonably required reserves associated with obligations issued to fund said improvements; (y) to pay the direct administrative costs incurred or to be incurred by or on behalf of the City or the Authority in implementing and administering this Project Plan (as contemplated in Title 62, Section 853(14)(e) of the Local Development Act); and/or (z) pay additional accrued amounts of the Inventory Incentive.

The total cost of the Traffic Improvements is estimated at \$2.5 million. The portion of the Project Costs of the Traffic Improvements to be paid from the TIF Revenues is a fixed, not to exceed amount (plus any amounts necessary to pay interest, capitalized interest, costs of issuance, and establish reserve funds in connection with the issuance of TIF Bonds and any amounts necessary to pay or reimburse the costs incurred or to be incurred by or on behalf of the City or the Authority in implementing and administering this Project Plan, including any interest component pursuant to a reimbursement obligation). The Traffic Improvements represent Project Costs that will improve publicly owned facilities and infrastructure. The Inventory Incentive is based on a percentage of total tax receipts, based on preliminary projections provided by TP&L. Deviations from these projections will result in a larger or smaller incentive. The Organizational Costs are an estimated total amount of preliminary costs incurred by the City in connection with the establishment of the Increment District.

**X. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED**

**A. Methods of Financing.** It is expected that the Project Costs will be directly paid by the Company or the City and reimbursed from the TIF Revenues. Alternatively, certain Project Costs may be paid from the proceeds of any TIF Bonds and payment of principal and interest due on such TIF Bonds will be paid from available TIF Revenues. Certain other costs of the TIF Projects may be paid from such other funds of the City as may be lawfully used for the purposes hereinabove stated.

**B. Expected Sources of Revenues.** The payment or reimbursement of Project Costs, including any interest component on reimbursed funds and any principal, interest, and premium on any TIF Bonds, will be made from TIF Revenues. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the TIF Revenues, are to be apportioned and set aside from all other ad valorem taxes levied within the Increment District, to be used exclusively for:

- (i) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects;
- (ii) the reimbursement of the Company (pursuant to a development agreement with the City or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of the Company, constitute an interest component on sums that were actually paid;
- (iii) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (iv) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds; and
- (v) the establishment and payment of a specific revenue source for affected taxing entities pursuant to Sections 853(9), 853(14)(i), and 854(4) of the Local Development Act.

Pursuant to the Local Development Act, the TIF Revenues apportioned hereunder shall be transferred by the Garfield County Treasurer to a special fund to be known as the “Increment District No. 7 - Apportionment Fund” (hereinafter, the “**Apportionment Fund**”), which fund will be held by and be the property of the City (except that such fund may also be held by the Authority or a trustee acting on behalf of the Authority). No portion of the TIF Revenues and no portion of the Apportionment Fund shall constitute a

part of the general fund of the City. TIF Revenues shall be apportioned as follows: (a) an amount equal to the greater of \$100,000 or all of the TIF Revenues generated by real and personal property ad valorem taxes, excluding taxes on inventory, shall be apportioned annually to the City for payment and/or reimbursement of the costs of the Traffic Improvements (in an amount not to exceed \$800,000), plus the Organizational Costs of the Increment District (estimated at \$50,000), plus any interest and/or other financing costs incurred by the City or a public trust issuing TIF Bonds on its behalf; (ii) sixty-five percent (65%) of the TIF Revenues derived from the taxation of inventory sourced to the Increment District (as determined annually by the Garfield County Assessor) shall be apportioned to the Company to pay (or reimburse the payment of) the costs of the Inventory Incentive; and (iii) all remaining amounts of TIF Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District, excluding sinking fund levies (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District.

The apportionment of ad valorem taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the TIF Projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for payment or reimbursement under a development agreement entered into by the City, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

**C. Time When Costs Or Monetary Obligations Are To Be Incurred.** It is estimated that the time frame for incurring the costs of the Traffic Improvements and the Organizational Costs will be within approximately one and a half years from the date of approval of this Project Plan. The costs of the Inventory Incentive will be paid over the duration of the Increment District, based upon actual TIF Revenues derived from the ad valorem tax on inventory. It is anticipated that all Project Costs will be directly paid or reimbursed from apportioned TIF Revenues, provided, however, certain Project Costs may be paid from proceeds of TIF Bonds.

**D. Flow of Funds; Excess Revenues.**

During the term of the Increment District, TIF Revenues (excluding such portions allocated to affected taxing entities) shall be utilized as follows:

- FIRST:** The payment of principal, accrued interest, and premium, if any, due on the TIF Bonds;
- SECOND:** If applicable, transfers to any debt service reserve established in connection with the TIF Bonds in such amounts as may be necessary to restore the reserve to its prescribed levels;
- THIRD:** The payment and/or reimbursement of authorized Project Costs (including any interest component pursuant to a development agreement);
- FOURTH:** If applicable, the prepayment of principal on any TIF Bonds until such time as all TIF Bonds are retired; and
- FIFTH:** Upon retirement of all TIF Bonds (if any) and payment of all Project Costs (including any interest component pursuant to a development agreement), any remaining TIF Revenues shall be transferred to the various ad valorem taxing jurisdictions, in the same percentages as originally collected, as determined by reference to the millage levied by each of the various ad valorem taxing jurisdictions for the related tax year, excluding sinking fund levies, consistent with the provisions of the Local Development Act.

## **XI. FINANCING REVENUE SOURCES**

The TIF Revenues are expected to finance all or a portion of the Project Costs authorized by Section IX. Based on the initial projections of incremental ad valorem tax revenue, it is estimated that approximately \$16.67 million could be generated by the incremental increase in ad valorem tax revenue during the term of the Increment District, with approximately \$11.41 million available for allocation to Project Costs (including any interest, capitalized interest and other related financing costs) and approximately \$5.26 million retained by the respective ad valorem taxing entities. The initial projections of TIF Revenues are based upon an estimated \$6.2 million initial taxable capital investment, average taxable inventory levels of \$650 million, a 12.5% assessment rate for real property and a 15.0% assessment rate for personal property, and an approximately 0.08541% millage levy within the Increment District.

The calculation of projected TIF Revenues will be refined based upon (i) the actual effective ad valorem tax rate and base assessed valuation, as determined from time to time by the Garfield County Assessor and subject to change by voters of the applicable taxing jurisdictions at an election(s) held for such purpose, (ii) the total taxable capital investment and taxable inventory levels resulting from development within the Increment District, and (iii) the timing of the development.

The realization of the TIF Revenues is directly dependent on the Company's ability to construct, operate, and maintain the transload facilities contemplated by this Project Plan within the Increment District during the term of the Increment District. The Authority and/or the City

may enter into economic development agreements with the Company or any other parties as required by the Local Development Act.

Certain TIF Projects may be designed and/or constructed by the City. Authorized Project Costs, or the payment of debt service on TIF Bonds issued to pay Project Costs, will be paid from TIF Revenues by the City or the Authority, and may include (i) reimbursement of the City or the Authority for certain public improvements constructed from other available funds, and (ii) assistance in development financing (as authorized by the Local Development Act) to the Company for certain public infrastructure and/or other site improvements constructed on behalf of the City in furtherance of the purposes of this Project Plan. The financing of the projected private development in the area may be provided by private equity and private mortgage financing, secured by the private developments.

## **XII. PUBLIC REVENUE ESTIMATED TO ACCRUE FROM THE PROJECT AND OTHER ECONOMIC IMPACTS**

The increase in ad valorem tax revenues, of which portions will serve as the revenue source for financing the Project Costs authorized by Section IX of this Project Plan, are the public revenues directly attributable to the project defined by establishment of the Increment District. Over the approximately ten (10) year duration of the Increment District, the incremental ad valorem tax revenue is expected to total approximately \$16.67 million, with approximately \$11.41 allocated to Project Costs and approximately \$5.26 million allocated to affected taxing entities. Additionally, the various taxing jurisdictions may realize additional ad valorem tax revenues from any additional development outside the boundaries of the Increment District.

Construction of the improvements and subsequent development should have a considerable impact on total employment in the Enid metropolitan area, including temporary construction jobs and permanent positions at the Company's facilities. The Company projects that their operations will directly create approximately 50 permanent full time positions with a total annual payroll of approximately \$2 million. Indirect impacts (associated with the employment and income which result from the provision of inputs in support of the primary activity), and induced impacts (associated with the wages and jobs resulting from changes in household expenditures which come about through direct and indirect employment) will also result in additional growth in the Enid metropolitan area.

This Project Plan includes certain projections and estimates, which are based on the Company's current expectations or beliefs and are subject to uncertainty and changes in circumstances. Actual results may vary materially from the expectations contained herein due to changes in economic conditions, market demand and other factors affecting the development of the Project.



### **XIII. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT**

The publicly financed Project Costs (including costs of the Traffic Improvements and Organizational Costs, but excluding the Inventory Incentive) in the estimated aggregate total amount of \$850,000, as authorized by this Project Plan, represent approximately 12.14% of the projected total public and private investment for the Project, which including anticipated expenditures by or on behalf of commercial, industrial, or governmental entities locating within the Increment District, is expected to exceed \$7 million. Additionally, estimated average inventory levels of \$650 million during the term of the Increment District will generate an Inventory Incentive of approximately \$10.4 million to the Company, and increased tax revenues to the affected taxing jurisdictions of \$5.26 million during the term of the Increment District, or approximately \$549,000 per year.

### **XIV. MISCELLANEOUS PROVISIONS**

The property within the Increment District is currently undeveloped and utilized for agricultural purposes. Development is anticipated to occur in accordance with current zoning requirements. The proposed project conforms to the comprehensive plan for the City, as amended. No changes in the ordinances (other than minor zoning adjustments, if any) of the City are contemplated under this Project Plan.

**EXHIBIT "A"**

**MAP OF INCREMENT DISTRICT NO. 7**

The boundaries of Increment District No. 7, City of Enid contain an area generally described as an area bordered on the north by the Burlington Northern Railroad mainline, on the east by 78<sup>th</sup> Street, on the west by 66<sup>th</sup> Street, and on the south by E. Owen K. Garriott Road (U.S. Highway 64/412). Please see Exhibit "B" for a legal boundary description of Increment District No. 7.



NOTE: Increment District Boundary outlined in Red

**EXHIBIT "B"**

**INCREMENT DISTRICT LEGAL DESCRIPTION**

**INCREMENT DISTRICT NO. 7**

An area located entirely in Garfield County, Oklahoma, more particularly described as follows:

Tax ID: 33760

06-22N-05W Acres-53.823 sd-E56 UNPLATTED REAL ESTATE SW/4 6-22 -5 UNDIV 1/3 INT  
(EX .42A COUNTY) PRIMARY PARCEL

Tax ID: 33759

06-22N-05W Acres-65.81 sd-E56 UNPLATTED REAL ESTATE ALL S OF R RWY IN SE/4 6-  
22-5

Tax ID: 24717

07-22N-05W Acres-155.997 sd-R56 UNPLATTED REAL ESTATE NE/4 7-2 2-5 (EX HWY)

Tax ID: 33762

07-22N-05W Acres-79.2 sd-E56 UNPLATTED REAL ESTATE E/2 OF NW/4 7-22-5 (EX STRIP  
FOR HWY)

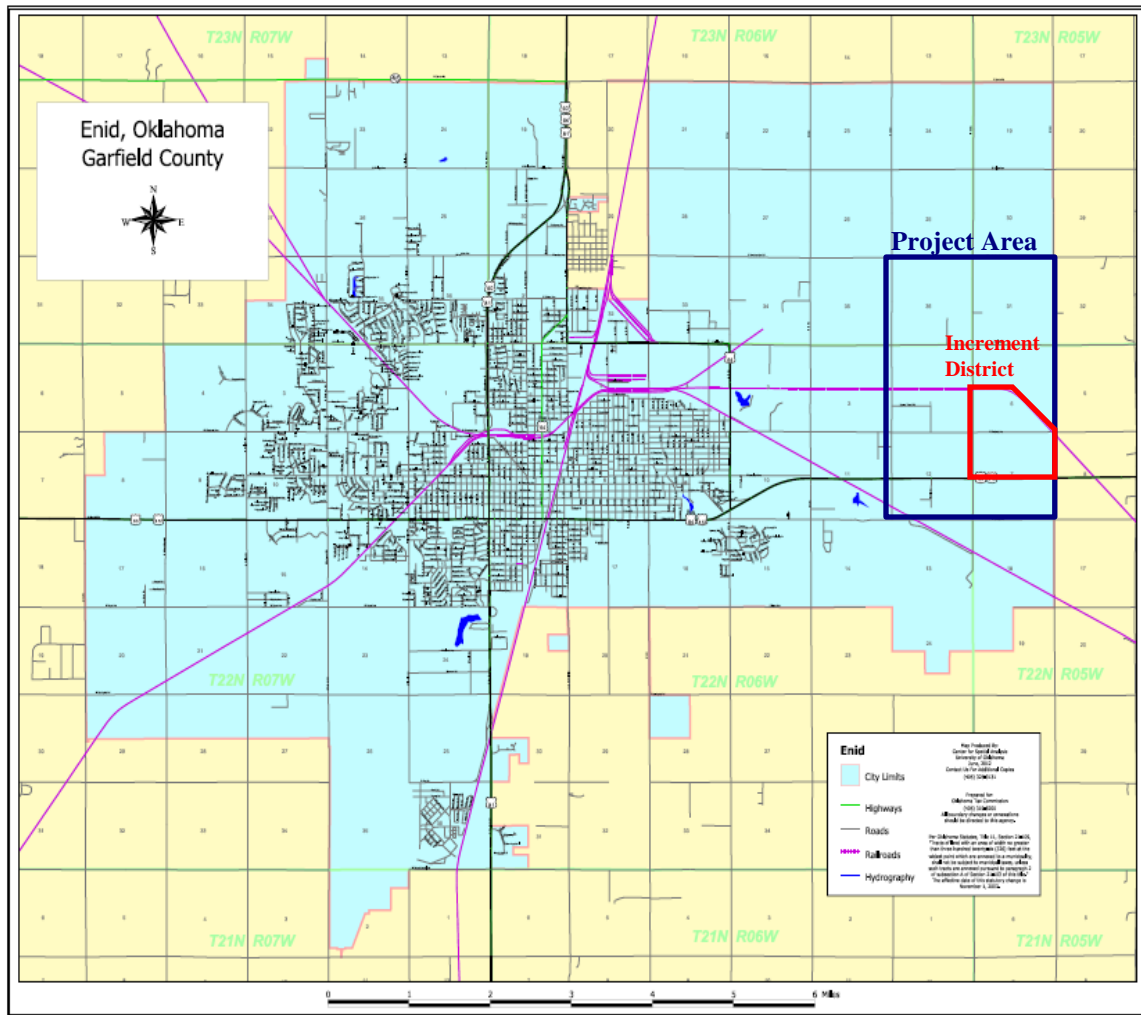
Tax ID: 33763

07-22N-05W Acres-79.2 sd-E56 UNPLATTED REAL ESTATE W/2 OF NW/4 7-22-5 (EX  
EASEMENT TO COUNTY & STRIP FOR HWY)

EXHIBIT "C"

MAP OF ECONOMIC DEVELOPMENT PROJECT AREA

The boundaries of the Project Area associated with Increment District No. 7, City of Enid contain a nine square mile area bordered on the north by Breckinridge Drive, on the east by 78<sup>th</sup> Street, on the west by 54<sup>th</sup> Street, and on the south by Market Street.



Note: Project Area Boundary outlined in dark blue; Increment District Boundary outlined in red.

**EXHIBIT “D”**

**PROJECT AREA LEGAL DESCRIPTION**

**INCREMENT DISTRICT NO. 7 PROJECT AREA**

An area located entirely in Garfield County, Oklahoma, more particularly described as follows:

SECTION 6 AND SECTION 7, ALL IN TOWNSHIP 22 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA; AND

SECTION 31, IN TOWNSHIP 23 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA; AND

SECTION 36, IN TOWNSHIP 23 NORTH, RANGE 6 WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA; AND

SECTION 1 AND SECTION 12, ALL IN TOWNSHIP 22 NORTH, RANGE 6 WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.

**Metropolitan Area Planning Commission  
Meeting**

4. 1.

**Meeting Date:** 09/19/2016

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

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**SUBJECT:**

**CONSIDER A REZONING FOR LOTS 1 - 12, REPLAT OF BLOCK 3, MURPHY'S AND BEGINNING AT A POINT 850 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 6 WEST, I.M., THENCE EAST 420 FEET, THENCE SOUTH 140.9 FEET, THENCE WEST 420 FEET, THENCE NORTH 140.9 FEET TO THE POINT OF BEGINNING WHICH IS LOCATED AT 212 WEST BIRCH FOR ENID PUBLIC SCHOOLS FROM SU SPECIAL USE DISTRICT TO R-7 RESIDENTIAL MULTI FAMILY DISTRICT.**

**BACKGROUND:**

The applicant is proposing to rezone the property located at 212 West Birch, which is the former Harrison School, from SU Special Use District to R-7 Residential Multi Family District. The proposal is to develop the property for affordable housing (income restricted) multi family senior housing.

The property across the street to the north, south, east and west are zoned R-7.

**RECOMMENDATION:**

Consider a recommendation to the Mayor and Board of Commissioners.

**PRESENTER:**

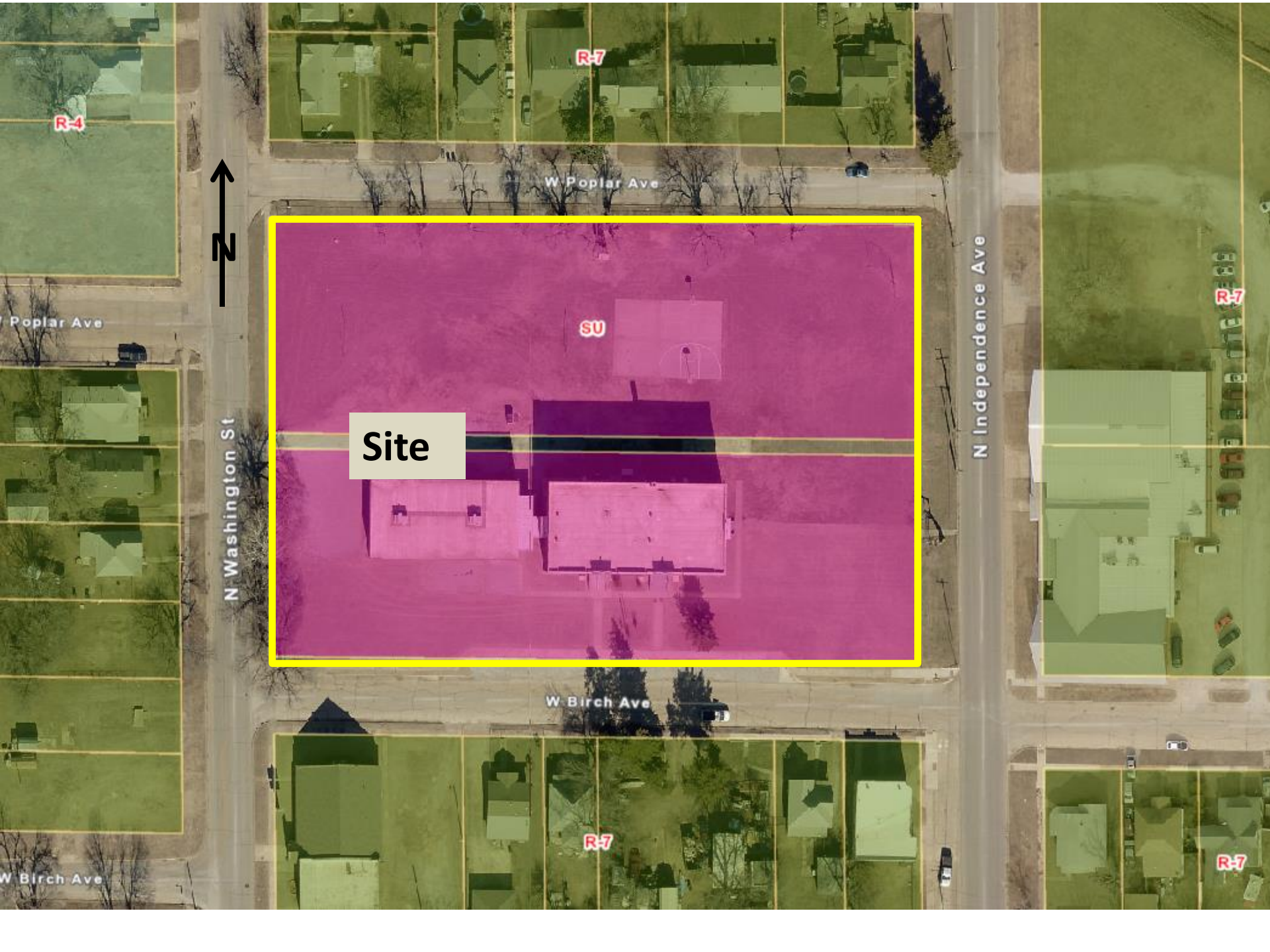
Chris Bauer, Planning Administrator.

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**Attachments**

Location map

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R-4

R-7



W Poplar Ave

N Independence Ave

R-7

SU

Site

Poplar Ave

N Washington St

W Birch Ave

R-7

W Birch Ave

R-7



Site

1M276  
5.92

F331  
964 GPM

WWP-161-1

V03E-096  
F346  
0 GPM

V03E-066

V03W-001

V03W-020

N Washington St

N Independence Ave

V03E-046

V03E-093

V03E-047

WWP-413

W Birch Ave

WWP-516

F352  
336 GPM

V03E-045

WWP-306

F324  
787 GPM

6

12

12

8

12

8

4

12

4



**Metropolitan Area Planning Commission  
Meeting**

6. 1.

**Meeting Date:** 09/19/2016

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

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**SUBJECT:**

**CONSIDER A RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS FOR THE FINAL PLAT OF BRIDGE CREEK ADDITION BLOCKS 9 AND 10 LOCATED IN PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER, SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY.**

**BACKGROUND:**

The Bridge Creek Addition Blocks 9 and 10 is located on the east side of the existing Bridge Creek Addition in the County. This is the final plat for Block 9 and Block 10 containing four lots. Lots will have access to Elm Bridge Lane. Both water and sewer will be private to each lot. The property is zoned R-1 Single-Family Dwelling District according to the Garfield County Zoning Regulations.

The plat is currently being reviewed by the Engineering Department. Their findings will be presented at the meeting.

**RECOMMENDATION:**

Consider a recommendation to the Board of County Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Bridge Creek location map

Bridge Creek Final Plat

---



45

N Garland Rd

**OWNER'S CERTIFICATION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WILDOAK DEVELOPMENT CORPORATION, AN OKLAHOMA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY ENTITY HAVING ANY RIGHT, TITLE, OR INTEREST IN THE HEREIN PLATTED PROPERTY SITUATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SEVEN (7) WEST, INDIAN MERIDIAN, IN GARFIELD COUNTY, OKLAHOMA. THE BOUNDARIES OF SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the most easterly corner of Lot 2, Block 8, Bridge Creek Addition;  
 Thence S 32° 24' 07" E along the southerly line of the abandoned railroad right-of-way a distance of 300.27 feet to the Point of Beginning;  
 Thence continuing S 32° 24' 07" E along the southerly line of the abandoned railroad right-of-way a distance of 290.02 feet;  
 Thence S 48° 34' 52" W for a distance of 373.34 feet;  
 Thence N 41° 25' 08" W for a distance of 23.81 feet;  
 Thence S 48° 34' 52" W for a distance of 205.45 feet;  
 Thence N 41° 25' 08" W for a distance of 55.78 feet;  
 Thence N 55° 29' 55" W for a distance of 290.51 feet;  
 Thence N 31° 52' 47" E (meas.) along the southeasterly limits of Lot 2, Block 7, Bridge Creek Addition, for a distance of 280.72 feet (meas.); - (N31° 53' 12"E-218.48' record);  
 Thence southeasterly along a non-tangent curve to the right having a radius of 422.00 feet, a chord of 17.59 feet, a chord bearing of S 50° 51' 19" E, for an arc distance of 17.59 feet;  
 Thence N 40° 20' 21" E for a distance of 50.00 feet;  
 Thence southeasterly along a non-tangent curve to the right having a radius of 472.00 feet, a chord of 50.00 feet, a chord bearing of S 46° 37' 29" E, for an arc distance of 50.02 feet;  
 Thence N 45° 22' 21" E along the easterly line of a parcel recorded at book 2274 page 151 for a distance of 187.67 feet;  
 Thence N 80° 18' 20" E continuing along the easterly line of a parcel recorded at book 2274 page 151 for a distance of 214.24 feet to the Point of Beginning.

Above described tract contains 5.53 acres, more or less and may be subject to written or unwritten rights of way agreements.

THE ABOVE NAMED OWNER FURTHER CERTIFIES THAT IT HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND HAS CAUSED THE ACCOMPANYING PLAT TO BE MADE, WHICH IT HEREBY ADOPTS AS THE "BLOCKS 9 & 10, BRIDGE CREEK ADDITION" PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER, SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.

IT HEREBY DEDICATES ALL STREETS AND EASEMENTS SHOWN WITHIN THE BOUNDARIES OF SAID PLAT TO THE PUBLIC FOR PUBLIC STREETS AND EASEMENTS. STREETS WILL BE BUILT AND MAINTAINED BY THE OWNERS OF SUBDIVISION LOTS AND WILL NOT BE THE RESPONSIBILITY OF THE GARFIELD COUNTY GOVERNMENT. IT GUARANTEES A CLEAR TITLE TO THE LAND SO DEDICATED FOR THE PURPOSES HEREIN SET FORTH, FROM ITSELF, ITS HEIRS AND ASSIGNS AND HAS CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR. THE RESTRICTIONS AND COVENANTS GOVERNING THE USE OF LAND HEREIN PLATTED WERE FILED IN BOOK 1533 ON PAGE 809, ON MAY 18, 2001, 10:55 A.M. AND ARE MADE A PART HEREOF. IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_ DAY OF \_\_\_\_\_

WILDOAK DEVELOPMENT CORPORATION, INC.  
 AN OKLAHOMA CORPORATION  
 ATTEST:

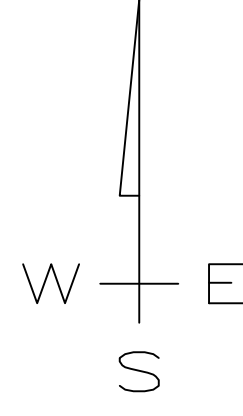
BY: \_\_\_\_\_  
 MARY E. HENDERSON, SECRETARY & TREASURER  
 J. G. HENDERSON, PRESIDENT

STATE OF OKLAHOMA )  
 JSS  
 COUNTY OF GARFIELD )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_  
 BY J. G. HENDERSON, PRESIDENT OF WILDOAK DEVELOPMENT CORPORATION, INC., AN OKLAHOMA CORPORATION.

MY COMMISSION EXPIRES: \_\_\_\_\_  
 COMMISSION NO. \_\_\_\_\_  
 NOTARY PUBLIC

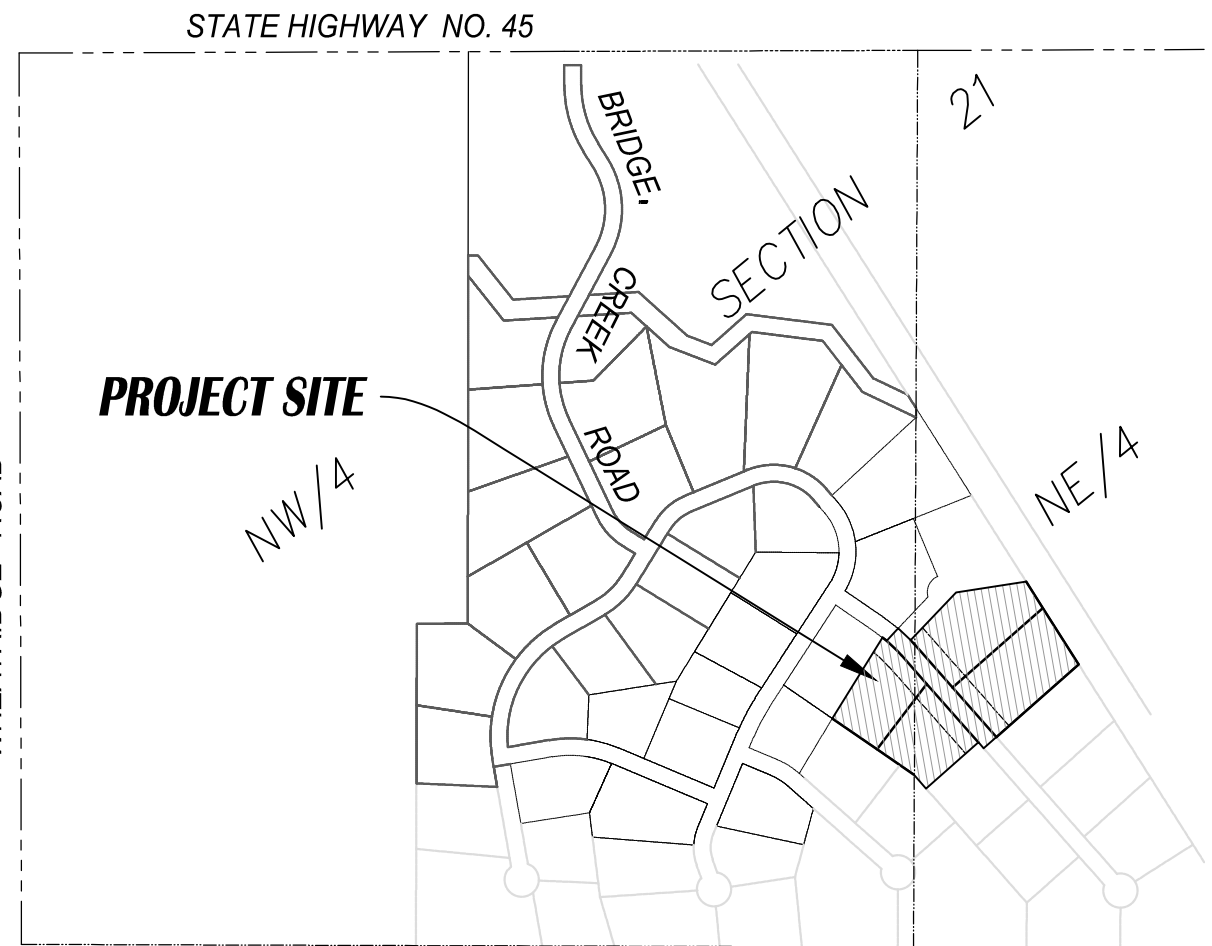
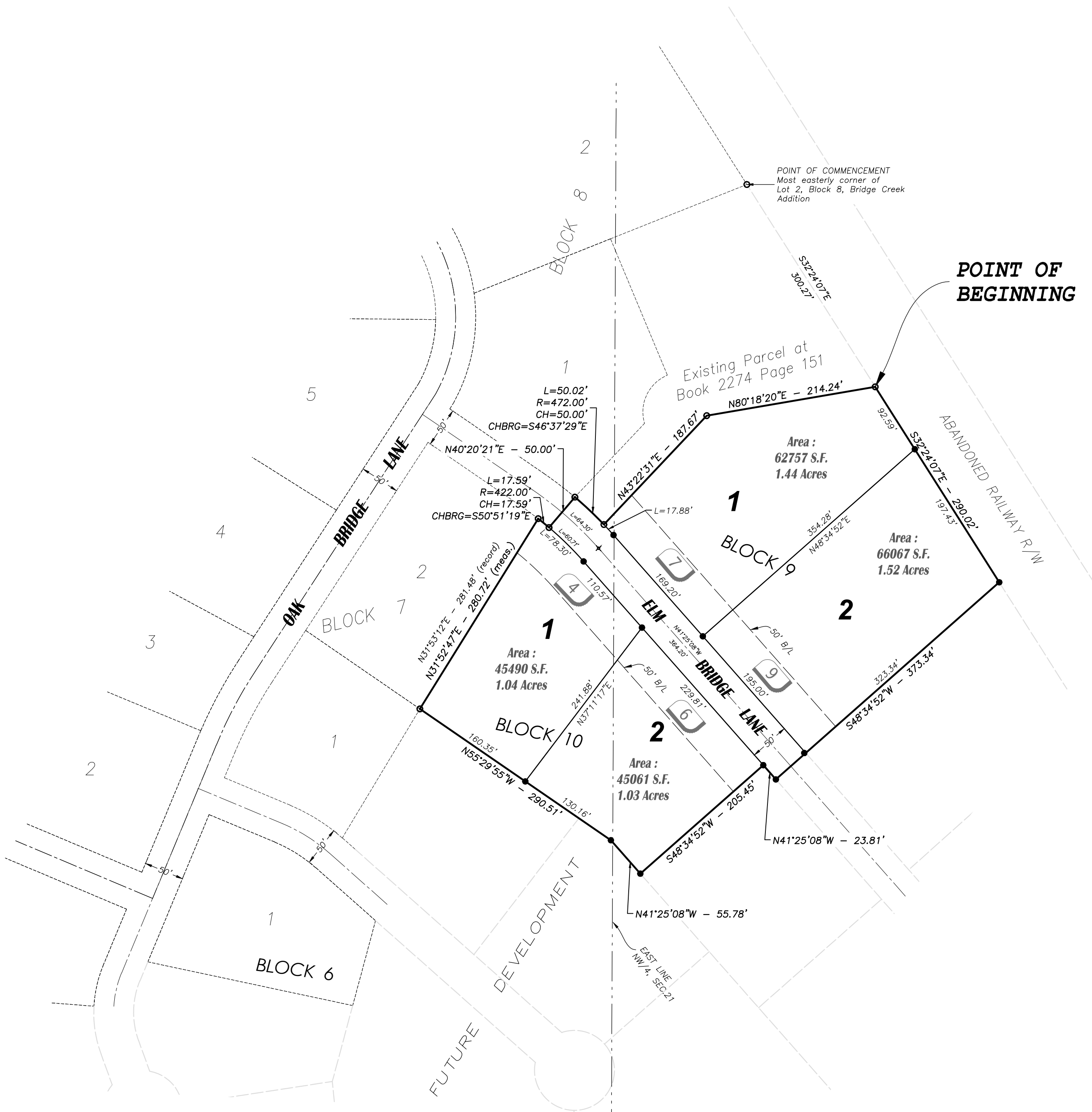
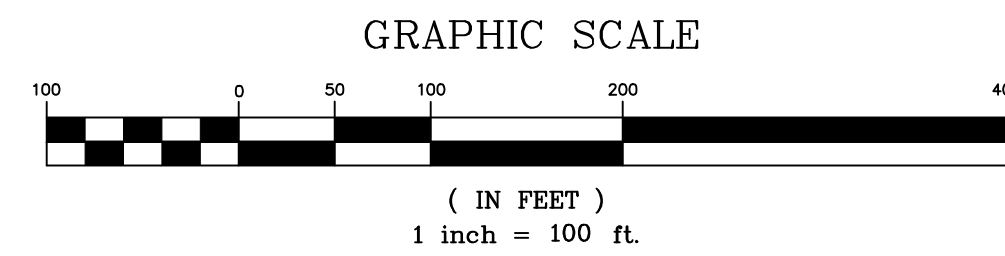
**LEGEND**

- ~ Denotes an existing monument found in place (3/8" iron pin with yellow or red plastic cap stamped CA 828 OR CA 33507) unless otherwise noted hereon.
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CA 828, unless otherwise noted hereon.
- ~ Denotes proposed house address.



BEARINGS HEREON ARE RELATIVE TO THE RECORD PLAT OF BLOCKS 1, 2 & 3, BRIDGE CREEK ADDITION PLAT.

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



**VICINITY MAP**  
 SCALE: NONE

**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.

\_\_\_\_\_  
 COUNTY TREASURER  
 SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC ON THIS \_\_\_ DAY OF \_\_\_\_\_, 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. \_\_\_\_\_  
 NOTARY PUBLIC

**MAPC APPROVAL**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, BY THE METROPOLITAN AREA PLANNING COMMISSION.  
 \_\_\_\_\_  
 CHAIRMAN  
 ATTEST: \_\_\_\_\_  
 SECRETARY

**COUNTY APPROVAL**

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, BY THE BOARD OF COMMISSIONERS OF GARFIELD COUNTY, OKLAHOMA.  
 \_\_\_\_\_  
 CHAIRMAN  
 ATTEST: \_\_\_\_\_  
 COUNTY CLERK

**PERMANENCY CERTIFICATE**

I DO HEREBY CERTIFY THAT THIS PLAT FULFILLS THE PERMANENCY REQUIREMENTS OF OKLAHOMA STATUTES.

\_\_\_\_\_  
 FINLEY D. PORTERFIELD

**SURVEYOR'S CERTIFICATE**

I, FINLEY D. PORTERFIELD, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "BLOCKS 9 & 10 BRIDGE CREEK ADDITION", CORRECTLY REPRESENTS A PRUDENT SURVEY MADE UNDER MY SUPERVISION ON THE \_\_\_ DAY OF \_\_\_\_\_, 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 WILL BE PLACED PRIOR TO THE OFFICIAL RECORDING WITH THE GARFIELD COUNTY REGISTRAR OF DEEDS.

\_\_\_\_\_  
 FINLEY D. PORTERFIELD  
 REGISTERED LAND SURVEYOR  
 STATE OF OKLAHOMA, NO. 887

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 FINLEY D. PORTERFIELD 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. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

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 \_\_\_\_\_, 2016

\_\_\_\_\_  
 ENVIRONMENTAL PROGRAM SPECIALIST  
 DEPARTMENT OF ENVIRONMENTAL QUALITY

**PLAT OF  
 BLOCKS 9 & 10  
 BRIDGE CREEK ADDITION**

PART OF THE NORTHWEST QUARTER & NORTHEAST QUARTER, SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA

**PS PORTERFIELD SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 1610 N. WAO ROAD, Enid, Oklahoma 73703  
 Ph. 580-233-0572, Fax 580-233-0583, E-mail 'tp@rp-us.com'  
 C.A. #828, Expiration Date: June 30, 2017

**Metropolitan Area Planning Commission  
Meeting**

6. 2.

**Meeting Date:** 09/19/2016

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

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**SUBJECT:**

**CONSIDER A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF BELLE CROSSING SECOND ADDITION, BLOCKS, ONE, TWO, THREE AND FOUR LOCATED IN PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER, SECTION 35, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN.**

**BACKGROUND:**

The Belle Crossing Second Addition contains four blocks with 33 lots. Twenty-six lots are zoned R-5 Townhouse District and seven lots are zoned R-2 Single Family District. The lots will have access to Belle Court, and Anna Belle Lane. Both public sewer and water will be available to each lot.

The plat is currently being reviewed by the Engineering Department. Their findings will be presented at the meeting.

**RECOMMENDATION:**

Consider a recommendation to the Mayor and Board of Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Belle Crossing location map

Belle Crossing 2nd final plat

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Purdue Ave

Belle Crossing 2<sup>nd</sup>  
Blocks 1-4

Belle Crossing Dr

N Cleveland St



**OWNER'S CERTIFICATION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT, STK FINANCIALS, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY ENTITY HAVING ANY RIGHT, TITLE, OR INTEREST IN THE FOLLOWING TRACT DESCRIBED AS PART OF THE NORTHEAST QUARTER SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SEVEN (7) WEST, INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the northeast corner of said Northeast Quarter Section 35; Thence, S 00° 02' 09" W along the east line of said Northeast Quarter Section 35, for a distance of 544.53 feet; Thence, N 89° 57' 51" W along the north line of Belle Crossing Addition being perpendicular to the said east line Northeast Quarter Section 35, for a distance of 50.00 feet; Thence, N 89° 24' 00" W continuing along the north line of Belle Crossing Addition, for a distance of 352.35 feet; Thence, N 08° 28' 03" W continuing along the north line of Belle Crossing Addition, for a distance of 7.98 feet; Thence, S 81° 31' 57" W continuing along the north line of Belle Crossing Addition, for a distance of 50.00 feet; Thence, N 89° 24' 00" W continuing along the north line of Belle Crossing Addition, for a distance of 97.18 feet; Thence, N 86° 12' 18" W continuing along the north line of Belle Crossing Addition, for a distance of 132.89 feet to the beginning of a non-tangential curve, Thence continuing along the north line of Belle Crossing Addition being a non-tangential curve to the left having a radius of 1538.46 feet, a chord bearing of N 04° 19' 48" E, a chord distance of 46.95 feet for an arc distance of 46.95 feet; Thence, N 86° 32' 40" W continuing along the north line of Belle Crossing Addition, for a distance of 50.00 feet; Thence, N 77° 11' 10" W continuing along the north line of Belle Crossing Addition, for a distance of 89.83 feet; Thence, N 62° 26' 55" W continuing along the north line of Belle Crossing Addition, for a distance of 50.36 feet; Thence, N 19° 27' 02" W continuing along the north line of Belle Crossing Addition, for a distance of 50.13 feet; Thence, N 49° 36' 21" E for a distance of 57.96 feet; Thence, N 06° 46' 29" E for a distance of 127.04 feet; Thence, N 03° 29' 55" W for a distance of 50.00 feet; Thence, N 86° 30' 05" E for a distance of 62.33 feet; Thence, N 00° 02' 09" E parallel with the east line of said Northeast Quarter for a distance of 120.89 feet; Thence, N 89° 24' 00" W parallel with the north line of said Northeast Quarter for a distance of 214.27 feet; Thence, N 00° 00' 00" E for a distance of 60.00 feet; Thence, S 89° 24' 00" E along the north line of said Northeast Quarter for a distance of 974.31 feet to the Point of Beginning.

Above described tract contains 10.20 acres, more or less.

\*--BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF BELLE CROSSING ADDITION.

THE ABOVE NAMED OWNER FURTHER CERTIFIES THAT IT HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND HAS CAUSED THE ACCOMPANYING PLAT TO BE MADE, WHICH IT HEREBY ADOPTS AS THE PLAT OF "BLOCKS ONE, TWO, THREE AND FOUR, BELLE CROSSING SECOND ADDITION" IN ENID, GARFIELD COUNTY, OKLAHOMA. IT HEREBY DEDICATES ALL EASEMENTS AND STREETS SHOWN WITHIN THE BOUNDARIES OF SAID PLAT TO THE PUBLIC FOR PUBLIC EASEMENTS AND STREETS. IT GUARANTEES A CLEAR TITLE TO THE LAND SO DEDICATED FOR THE PURPOSES HEREIN SET FORTH, FROM ITSELF, ITS HEIRS AND ASSIGNS AND HAS CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR. THE RESTRICTIONS AND COVENANTS GOVERNING THE USE OF LAND HEREIN PLATED ARE FILED SIMULTANEOUSLY HERewith IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_ AND ARE MADE A PART HEREOF.

IN WITNESS WHEREOF, THE UNDERSIGNED MANAGING MEMBER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

STK FINANCIALS, LLC

BY: \_\_\_\_\_  
MANAGING MEMBER

STATE OF OKLAHOMA )  
                                  )SS  
COUNTY OF GARFIELD)

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BY \_\_\_\_\_, MANAGING MEMBER OF STK FINANCIALS, LLC.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

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

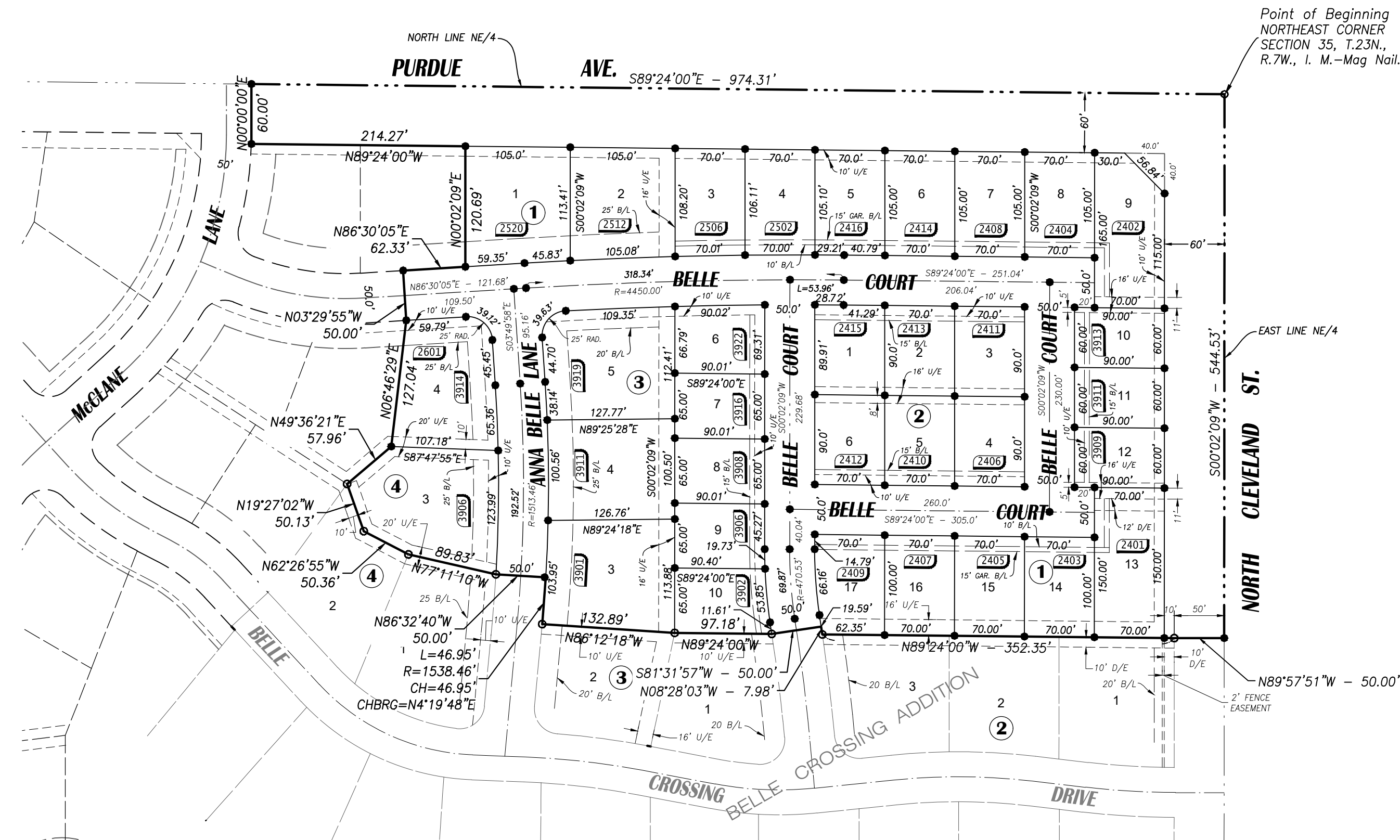
PLAT OF

BLOCKS ONE, TWO, THREE AND FOUR,

**BELLE CROSSING SECOND ADDITION**

PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER, SECTION 35, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN.

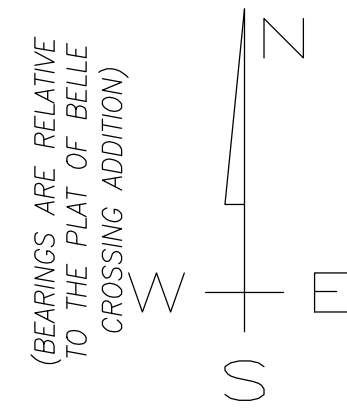
ENID, GARFIELD COUNTY, OKLAHOMA



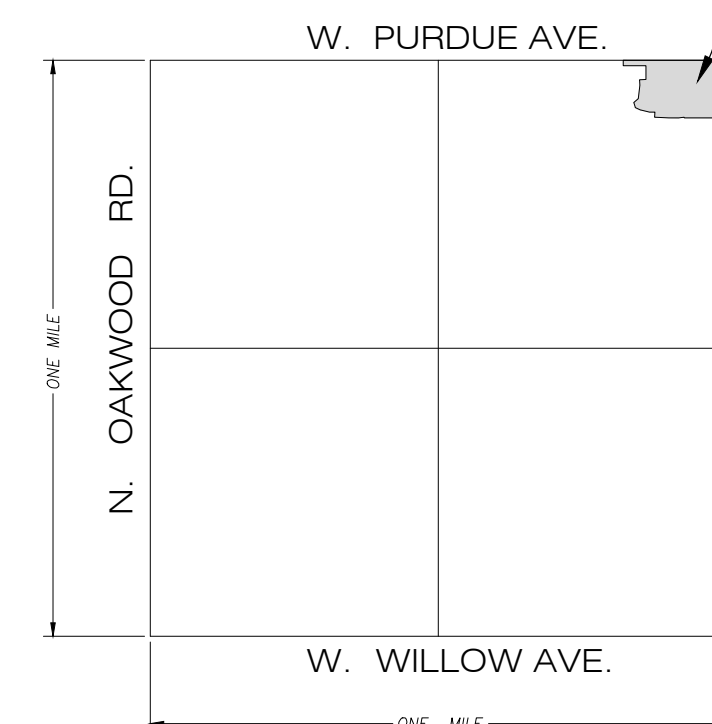
**LEGEND**

- ~ Denotes an existing monument found in place (3/8" iron pin with yellow cap, stamped CA 828) unless otherwise noted hereon.
- ~ Denotes set Mag Nail with washer stamped CA-828 or 3/8" iron pin with yellow plastic cap stamped CA 828 unless otherwise noted hereon.
- B/L ~ Denotes building setback line.
- U/E ~ Denotes utility easement.
- D/E ~ Denotes drainage easement.
- 1320 ~ Denotes proposed house address.

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



**PROJECT LOCATION**



VICINITY MAP  
(NOT TO SCALE)

COUNTY TREASURER'S CERTIFICATE

I, KEVIN 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.

\_\_\_\_\_  
COUNTY TREASURER

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

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

APPROVALS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BY THE CITY ENGINEER OF ENID, OKLAHOMA.

\_\_\_\_\_  
CHRIS GDANSKI  
CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BY THE METROPOLITAN AREA PLANNING COMMISSION.

\_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_  
SECRETARY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF ENID, OKLAHOMA.

\_\_\_\_\_  
BILL SHEWEY  
MAYOR

ATTEST: \_\_\_\_\_  
SECRETARY

PERMANENCY CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT FULFILLS THE PERMANENCY REQUIREMENTS OF OKLAHOMA STATUTES.

\_\_\_\_\_  
DANNY R. TURNER

SURVEYOR'S CERTIFICATE

I, DANNY R. TURNER, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "BLOCKS ONE, TWO, THREE AND FOUR, BELLE CROSSING SECOND ADDITION", CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 23rd DAY OF JUNE, 2016 AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A PRUDENT SURVEY WAS MADE 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 AND THAT ALL MONUMENTS SHOWN HEREON 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. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

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

FILE NAME: \20160087\FINAL PLAT-Bell Crossing Phase 2

**PS 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

DRWG. NO. 1518

**Metropolitan Area Planning Commission  
Meeting**

8. 1.

**Meeting Date:** 09/19/2016

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

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**SUBJECT:**

**CONSIDER A LOT SPLIT FOR J HERZOG AND SONS, INC. LOCATED IN PART OF THE  
NORTHEAST QUARTER SECTION 15, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.**

**BACKGROUND:**

The property is located at 4029 West Owen K Garriott Road, an out parcel on the Oakwood Mall property which is the McDonald's restaurant. The property is zoned C-3 General Commercial District.

Water and sewer exist in Owen K Garriott Road on the north side of the property and access is from the Oakwood Mall ring road.

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.

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**Attachments**

Location map

Survey

---

en K Garriott Rd

412

8

2G130  
6.17

F4001  
1034 GPM

WWP-249

2G129  
7.54

8

313W

8

WWP-212

V40E-043

V40E-045

313W

818Q

V40E-044

12

12

6



Site







**PORTERFIELD SURVEYING, INC**

1670 N. IMO RD., ENID, OKLAHOMA 73703.  
PH. 580-233-0572, FAX 580-233-0583 E-mail: "rp@rp-us.com"

July 28, 2016

**LAND DESCRIPTION**  
**Exhibit "A"**  
**(McDonalds)**

A part of the Northeast Quarter of Section Fifteen (15), Township Two (22) North, Range Seven (7) West of the Indian Meridian, Enid, Garfield County, Oklahoma, as shown by attached "Exhibit B" and being more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter said Section 15;

Thence west along the north line of said Northeast Quarter on a bearing of North 89 degrees 21 minutes 25 seconds West\* a distance of 745.29 feet;

Thence South 00 degrees 38 minutes 35 seconds West perpendicular to the north line of said Northeast Quarter a distance of 135.00 feet to the Point of Beginning;

Thence continuing South 00 degrees 38 minutes 35 seconds West perpendicular to the north line of said Northeast Quarter a distance of 201.94 feet;

Thence southwesterly along a curve to the right having a radius of 25.00 feet, a chord of 35.36 feet, a chord bearing of South 45 degrees 38 minutes 35 seconds West for an arc distance of 39.27 feet;

Thence North 89 degrees 21 minutes 25 seconds West parallel with the north line of said Northeast Quarter a distance of 149.00 feet;

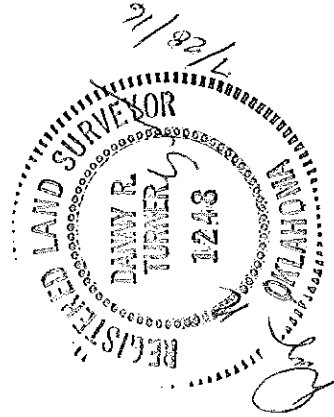
Thence North 00 degrees 38 minutes 35 seconds East along the east line of a parcel at book 2120 page 940, being perpendicular to the north line of said Northeast Quarter a distance of 226.94 feet;

Thence South 89 degrees 21 minutes 25 seconds East parallel with the north line of said Northeast Quarter a distance of 174.00 feet to the Point of Beginning.

Above described parcel contains 0.90 Acres more or less.

\*All bearings shown hereon are relative to the bearing of North 89 degrees 21 minutes 25 seconds West along the north line of said Northeast Quarter per ODOT Highway Plans, FAP-U-180(8).

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



BOUNDARY SURVEY MAP for Lot-Split  
A Part of the NE/4 Sec. 15, T22N, R7W, I.M.  
ENID, GARFIELD COUNTY, OKLAHOMA



SCALE: 1" = 60'  
(Bearings relative to ODOT bearing of  
N89°21'25"W along north line NE/4)

NOTE  
THERE ARE NO BUILDINGS WITHIN FIVE  
FEET OF THE PROPOSED NEW  
BOUNDARY LINES.

LAND DESCRIPTION  
See attached Exhibit-A, Sheet 1 of 2.

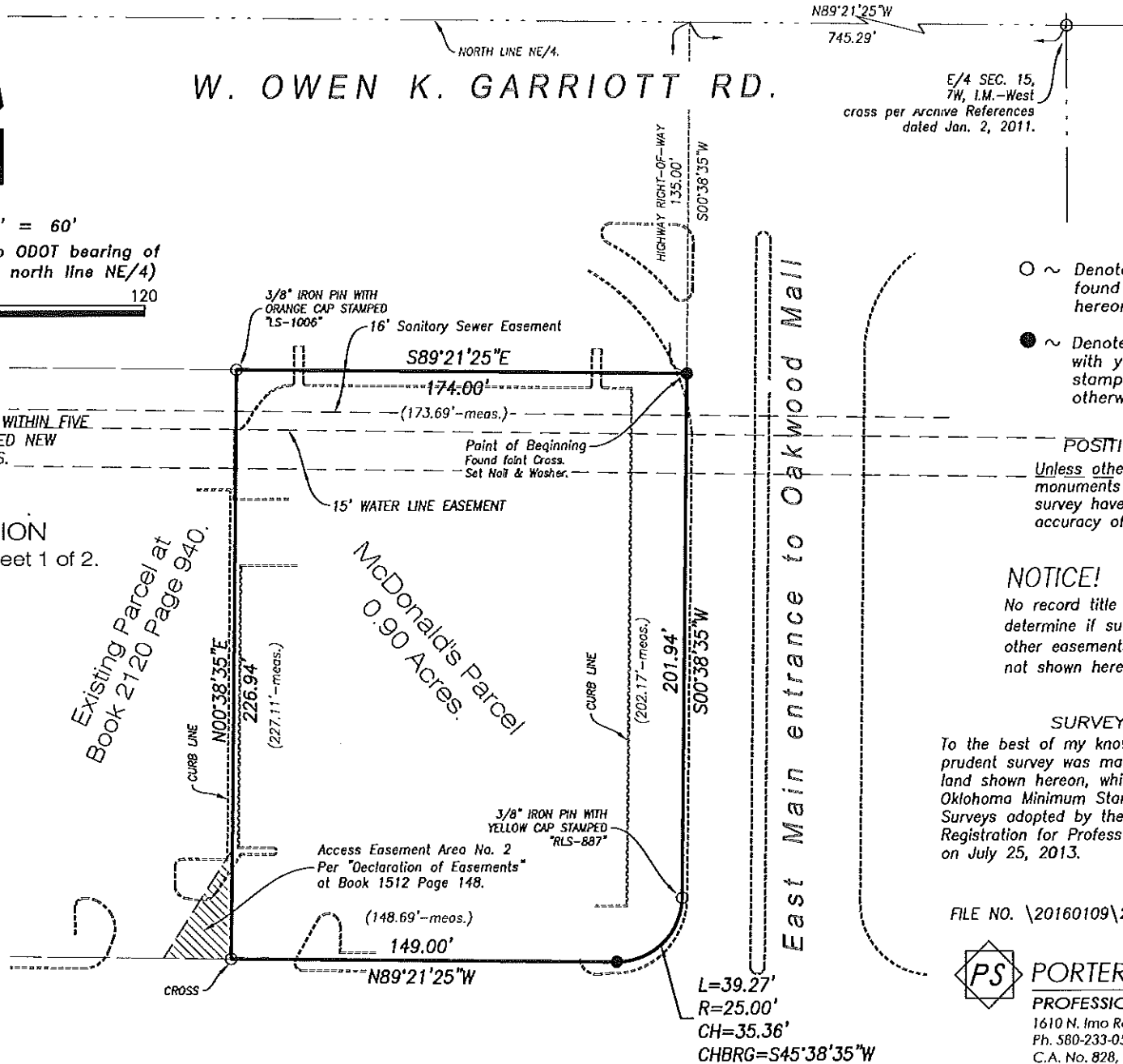


DANNY R. TURNER  
R.L.S. NO. 1248

**EXHIBIT-"B"**

DATE OF SURVEY: July 26, 2016  
DATE SIGNED: Aug. 18, 2016  
FIELD BOOK 76, PAGE 53  
CLIENT: Oakwood Mall 2001, LLC

Revision date Scope  
1. Aug. 17, 2016 - Added Access Esm't.  
2.  
3.



N89°21'25"W  
745.29'  
E/4 SEC. 15,  
7W, I.M.—West  
cross per Archive References  
dated Jan. 2, 2011.

- ~ Denotes existing monument found in place as noted 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 0.10 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.

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. \20160109\22278



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, 2017

L=39.27'  
R=25.00'  
CH=35.36'  
CHBRG=S45°38'35"W

**Metropolitan Area Planning Commission  
Meeting**

8. 2.

**Meeting Date:** 09/19/2016

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

---

**SUBJECT:**

**CONSIDER A LOT SPLIT FOR J HERZOG AND SONS, INC. LOCATED IN PART OF THE  
NORTHEAST QUARTER SECTION 15, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.**

**BACKGROUND:**

The property is located at 4209 West Owen K Garriott Road, an out parcel on the Oakwood Mall property which was the Pizza Hut restaurant. The property is zoned C-3 General Commercial District.

Water and sewer exist in Owen K Garriott Road on the north side of the property and access is from the Oakwood Mall ring road.

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.

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**Attachments**

Location map  
Survey

---

en K Garriott Rd

412

8

2G130  
6.67

1034 GPM

2G129  
7.54

8

313W

12

8

WWP-212

V40E-043

V40E-045

313W

12

818Q

8

V40E-044



Site



8





**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 27, 2016

**LAND DESCRIPTION**  
**Exhibit "A"**  
**(Pizza Hut)**

A part of the Northeast Quarter of Section Fifteen (15), Township Two (22) North, Range Seven (7) West of the Indian Meridian, Enid, Garfield County, Oklahoma, as shown by attached "Exhibit B" and being more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter said Section 15;

Thence west along the north line of said Northeast Quarter on a bearing of North 89 degrees 21 minutes 25 seconds West\* a distance of 1127.29 feet;

Thence South 00 degrees 38 minutes 35 seconds West perpendicular to the north line of said Northeast Quarter a distance of 135.00 feet to the Point of Beginning;

Thence continuing South 00 degrees 38 minutes 35 seconds West along the west line of a parcel at book 2120 page 940, being perpendicular to the north line of said Northeast Quarter a distance of 226.94 feet;

Thence North 89 degrees 21 minutes 25 seconds West parallel with the north line of said Northeast Quarter a distance of 135.00 feet;

Thence northwesterly along a curve to the right having a radius of 25.00 feet, a chord of 35.36 feet, a chord bearing of North 44 degrees 21 minutes 25 seconds West for an arc distance of 39.27 feet;

Thence North 00 degrees 38 minutes 35 seconds East perpendicular to the north line of said Northeast Quarter a distance of 201.94 feet;

Thence South 89 degrees 21 minutes 25 seconds East parallel with the north line of said Northeast Quarter a distance of 160.00 feet to the Point of Beginning.

Above described parcel contains 0.83 Acres more or less.

\*All bearings shown hereon are relative to the bearing of North 89 degrees 21 minutes 25 seconds West along the north line of said Northeast Quarter per ODOT Highway Plans, FAP-U-180(8).

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



BOUNDARY SURVEY MAP for Lot-Split  
A Part of the NE/4 Sec. 15, T22N, R7W, I.M.  
ENID, GARFIELD COUNTY, OKLAHOMA



SCALE: 1" = 60'  
(Bearings relative to ODOT bearing of  
N89°21'25"W along north line NE/4)

- ~ Denotes existing monument found in place as noted 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 0.10 feet.

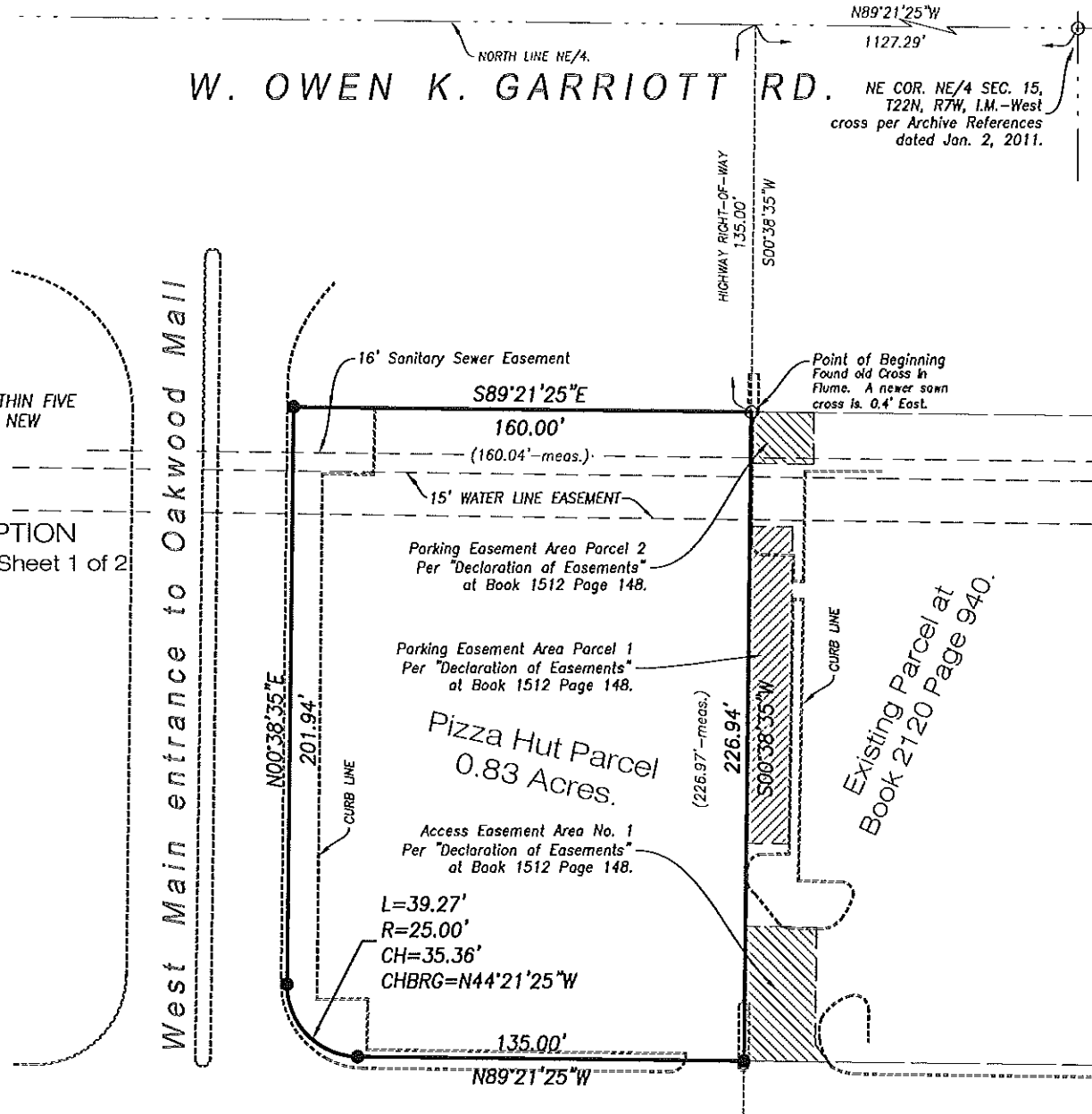
NOTICE!  
No record title search was performed to determine if subject tract is affected by other easements and or rights-of-way not shown hereon.

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.



SHEET 2 OF 2  
**PORTERFIELD SURVEYING, INC.**  
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1610 N. Imo Rd., Enid, Oklahoma 73703  
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C.A. No. 828, Expiration Date: June 30, 2017

FILE NO. \20160109\22278



NOTE  
THERE ARE NO BUILDINGS WITHIN FIVE FEET OF THE PROPOSED NEW BOUNDARY LINES.

LAND DESCRIPTION  
See attached Exhibit-A, Sheet 1 of 2



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

**EXHIBIT-"B"**

DATE OF SURVEY: July 26, 2016  
DATE SIGNED: Aug. 18, 2016  
FIELD BOOK 76, PAGE 53  
CLIENT: Oakwood Mall 2001, LLC

- Revision date Scope
1. Aug. 17, 2016 - Added Parking & Access Esm'ts.
  - 2.
  - 3.

**Metropolitan Area Planning Commission  
Meeting**

**8. 3.**

**Meeting Date:** 09/19/2016

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

---

**SUBJECT:**

**CONSIDER A LOT SPLIT FOR MIKE LONG LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 8 WEST, I.M.**

**BACKGROUND:**

The property is located on Hobart Road, north of Chestnut Avenue in Garfield County. The property is zoned A-1 General Agriculture District according to the Garfield County Zoning Map. The applicant wants to split 10 acres to sell.

Water and sewer will be private and access will be from Hobart Road.

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

**RECOMMENDATION:**

Consider the lot split.

**PRESENTER:**

Chris Bauer, Planning Administrator.

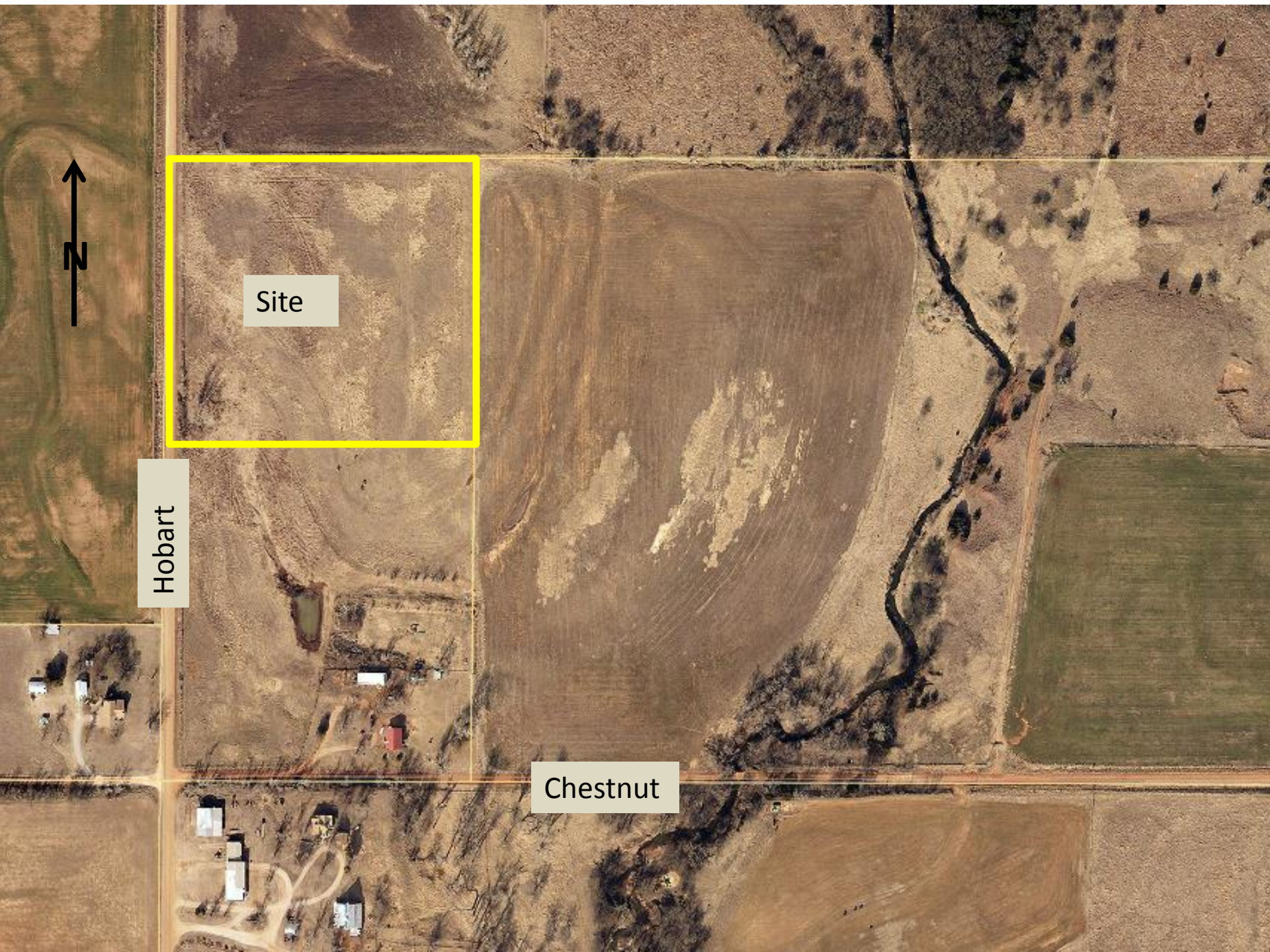
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**Attachments**

Location map

Survey

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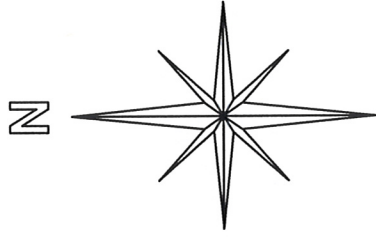
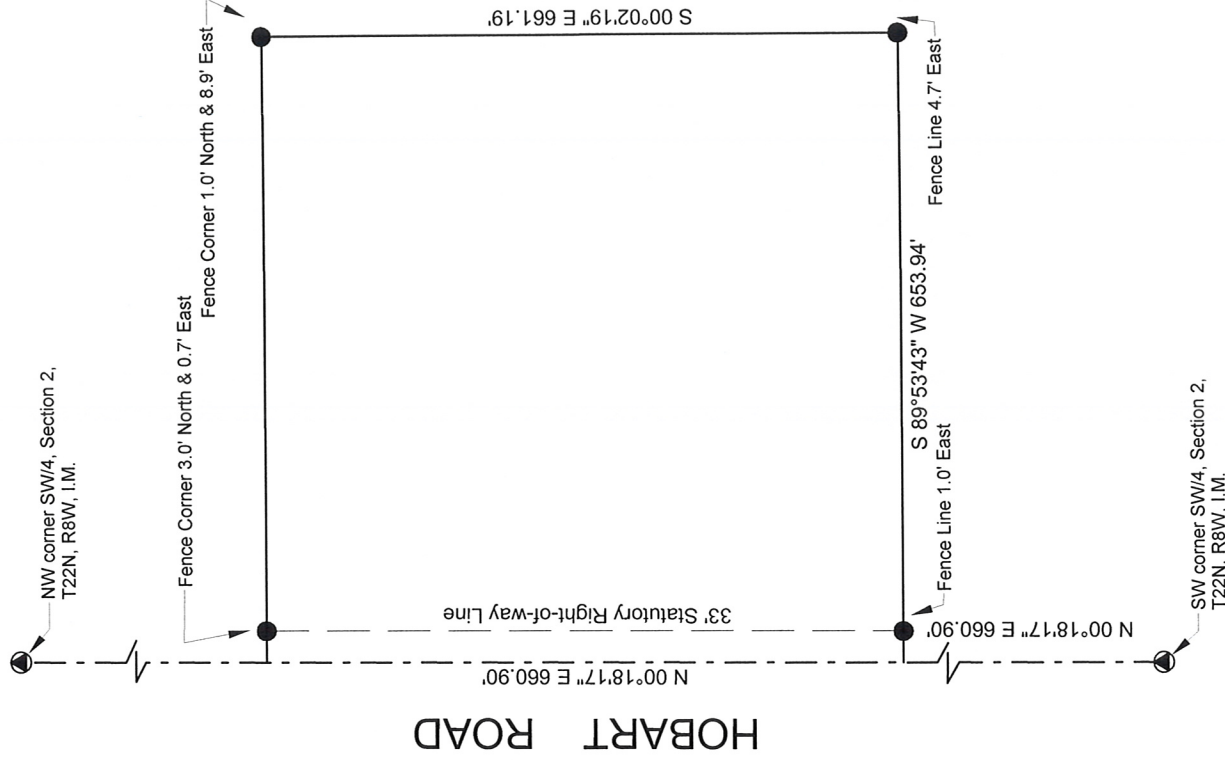


Site

Hobart

Chestnut





**LEGEND**

- ▲ Indicates Controlling Monument for this Survey.
- Indicates corner found in place
- Indicates #4 x 18" rebar & Plastic Cap set stamped David L. COX PLS 1109



**BASIS OF BEARINGS:** The Bearings shown hereon are based on the Oklahoma State Plane Coordinate System, North Zone, and are not astronomical bearings.

This Plat of Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

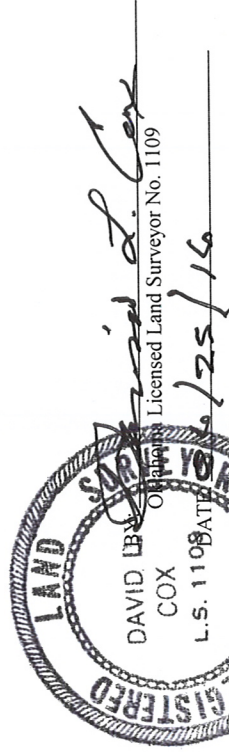
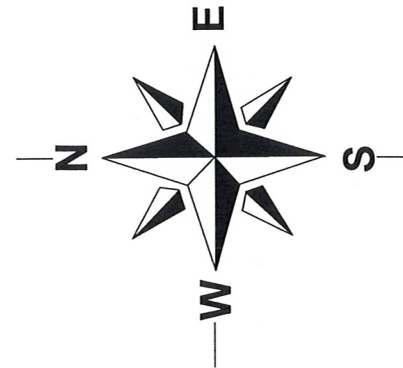
**PLAT OF SURVEY**

I, David L. Cox, Professional Land Surveyor, hereby state that I have made a survey of the following described property:

The North 10.0 acres of the West 20 acres of the South Half of the Southwest Quarter (S/2 SW/4) of Section 2, Township 22 North, Range 8 West of the Indian Meridian, Garfield County, Oklahoma.

The above described tract contains 10.0 acres of land more or less and is subject to easements and rights-of-way of record.

Surveyed: 22 June 2016



**DAVID L. COX**

LICENSED PROFESSIONAL LAND SURVEYOR  
 116 LOCUST STREET, ALVA, OKLAHOMA 73717  
 PHONE: (580) 748-2626 EMAIL: surveyor\_44@yahoo.com