




Anna Campbell - Chairman
Jason Roach – Vice-Chair
David Threatt - Member
Brian Wilson – Member
Tyler Slawson - Member
Joshua Rowton – Board Liaison

**PLANNING COMMISSION FOR THE TOWN OF LUTHER
MONDAY, MARCH 13, 2023, 7:00 PM
TOWN HALL, 108 S MAIN, LUTHER, OK 73054**

REGULAR MEETING AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Determination of a quorum
5. Approval of January 9, 2023, minutes (no meeting in February 2023).
6. Public Hearing - To consider and make a recommendation to the Town Board of Trustees to approve or deny an application for a lighted sign at the Luther Middle School campus, located at 320 SE 2nd Street, Luther, Oklahoma, for purposes of granting a sign permit. The property is currently zoned R-1 Residential, and the legal description is as follows: SCHOOL LAND ADD LUTHER BLOCK 010 LOT 000
7. Public Hearing - To consider and make a recommendation to the Town Board of Trustees to approve or deny an application for a Specific Use Permit (SUP) for property generally located at 18210 N Sagebrush Cir, aka 18176 N Sagebrush Cir, Luther, Oklahoma, for purposes of placing a tiny home type structure on a temporary basis, to be used as a second residence on a 5.87 acre tract of land. The property is currently zoned A-1, Agricultural, and the legal description is as follows: Sect 26–T14N–R1E Qtr SE Tumblewood Estates Block 000 Lot 016
8. Presentation and discussion of proposed development by 724 properties, formerly Country Home Estates, 18044 North Hogback Road.
9. Consideration, discussion, and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny a lot split for a new development, Honeycomb Crossing, for ten 5.517 acre tracts. The property is generally located on Dobbs 1/3 mile north of Highway 66 and Covell, on the east side of the road.
10. Presentation by Larry Curtis, Mid-America Planning, proposed revisions to the Town of Luther Zoning Code and Best Practices for the Planning and Zoning process

11. Adjourn.



Scherrie Pidcock, Town Clerk



*Agenda Posted on Friday, March 10, 2023, at Luther Town Hall, via MailChimp, on the website at www.townoflutherok.com and on Facebook at The Town of Luther, prior to 7:00 pm.



Anna Campbell - Chairman
Jason Roach - Vice-Chair
David Threatt - Member
Brian Wilson - Member
Tyler Slawson - Member
Joshua Rowton - Board Liaison

**PLANNING COMMISSION FOR THE TOWN OF LUTHER
MONDAY, JANUARY 9, 2023, 7:00 PM
TOWN HALL, 108 S MAIN, LUTHER, OK 73054**

REGULAR MEETING MINUTES

1. Call to order by Anna Campbell.
2. Pledge of Allegiance was led by Anna Campbell.
3. Roll Call by Anna Campbell. Present were Anna Campbell, Jason Roach, Brian Wilson and Tyler Slawson. David Threatt was absent.
4. Determination of a quorum was made by Anna Campbell.
5. Approval of December 12, 2022, minutes – Brian Wilson made a motion to accept the minutes as presented, 2nd by Jason Roach. The Vote: All (4) Yes.
6. Discussion of tiny homes related to zoning, size requirements and other specifications. – Discussion was had regarding ideas and parameters for tiny homes. Scherrie Pidcock mentioned that the Town may be hiring a planner to update our building and zoning codes. No action.
7. Discussion related to agritourism zoning. – Discussion was had, including the suggestion to allow through a Specific Use Permit on a case by case basis. Discussion also related to the definition of Agritourism. No action.
8. Discussion of general planning and zoning related to future growth of the Town of Luther. – General discussion. No action.
9. Adjourn. – Jason Roach made a motion to adjourn, 2nd by Brian Wilson. The Vote: All (4) Yes.



Minutes transcribed by Scherrie Pidcock, Town Clerk



TOWN OF LUTHER
108 S MAIN, PO BOX 56
LUTHER, OK 73054
405-277-3833
www.townoflutherok.com
office@townoflutherok.com

February 6, 2023

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Monday, March 13, 2023, at 7:00 pm, at Luther Town Hall, 108 South Main Street, Luther, Oklahoma, the Planning Commission of the Town of Luther will conduct a public hearing to consider an application for a lighted sign at the Luther Middle School campus, located at 320 SE 2nd Street, Luther, Oklahoma, for purposes of granting a sign permit. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned R-1 Residential, and the legal description is as follows:

SCHOOL LAND ADD LUTHER BLOCK 010 LOT 000

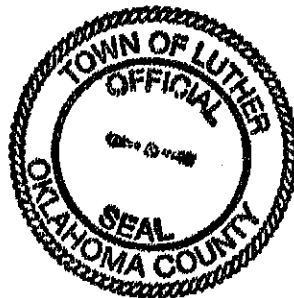
After the public hearing by the Planning Commission, the Town of Luther Board of Trustees will likewise review this application, consider the recommendation of the Planning Commission, and make a decision on whether or not to grant the sign permit, on Tuesday, March 14, 2023, at Luther Town Hall, 108 South Main Street, Luther, Oklahoma, at 7:00 pm.

Interested persons are urged to attend and express their views on this amendment to the zoning ordinance.

Dated this 3 day of February, 2023.



Scherrie Pidcock, Town Clerk



RECEIVED
JAN 13 2023
BY: CS



TOWN OF LUTHER
119 South Main Street
PO Box 56, Luther, OK 73054
405-277-3833 | www.townoflutherok.com
office@townoflutherok.com

SIGN PERMIT APPLICATION

BUSINESS NAME LUTHER MIDDLE SCHOOL
BUSINESS PHYSICAL ADDRESS 320 SE 2ND ST.
MAILING ADDRESS 320 SE 2ND ST.
BUSINESS PHONE/WEBSITE/EMAIL (405) 277-3264 /

APPLICANT NAME SUPERIOR NEON SIGNS
APPLICANT ADDRESS 2515 N. OKLAHOMA AVE.
APPLICANT PHONE/EMAIL (405) 528-5515 / CONNIE@SUPERIORNEON.COM

PLEASE ATTACH A SITE DRAWING OF WHERE YOU PROPOSE TO PLACE THE SIGN.
PLEASE SEE SEC 12-231 OUTDOOR ADVERTISING DESIGN RESTRICTIONS, ATTACHED.

DIMENSIONS OF SIGN: 8' WIDE TOP / 7' 7" WIDE TOP / 13' 8" HEIGHT

CONSTRUCTION MATERIAL FOR SIGN: EXISTING POLE, COLOR DISPLAY, PEDESTAL CUSTOM STEEL

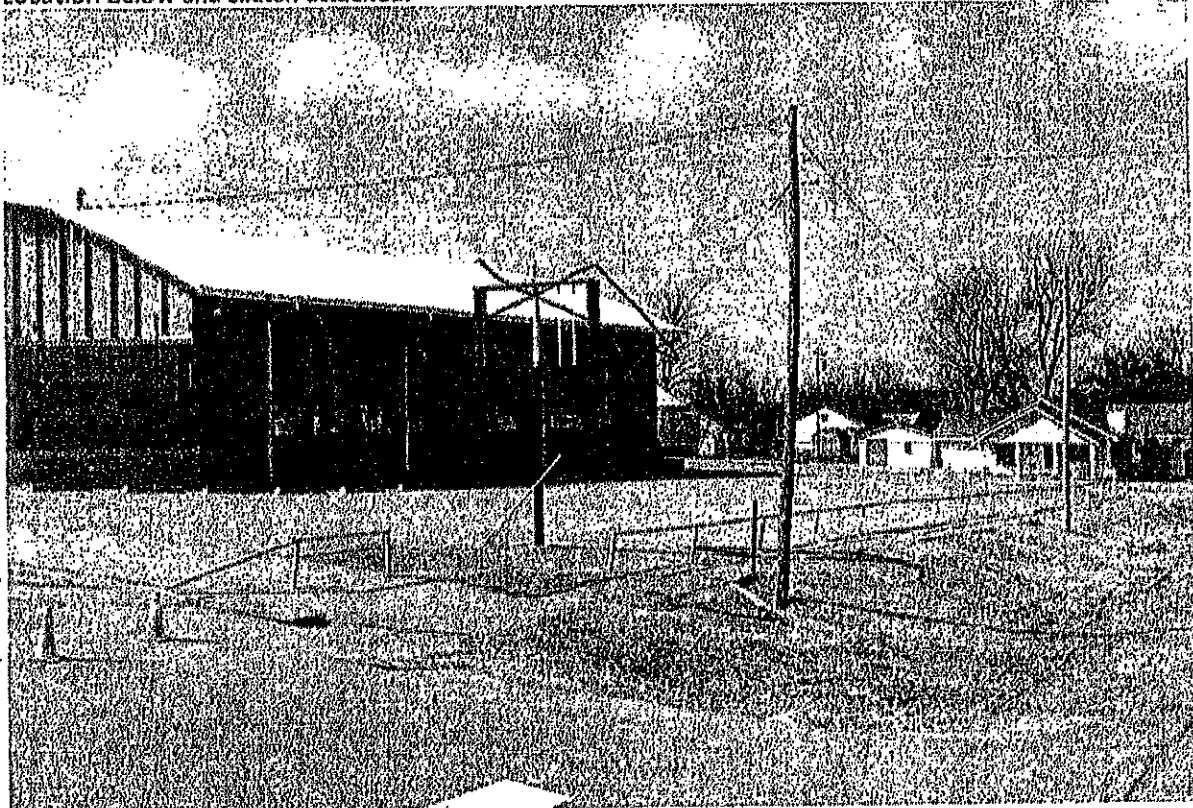
SINGLE OR DOUBLE SIDED DOUBLE

FREE STANDING IN CONCRETE ENGINEER'S CERTIFICATION MUST BE ATTACHED
ATTACHED TO BUILDING _____

DOES SIGN HAVE LIGHTS? YES
DOES THE SIGN HAVE MOVING PARTS? NO
IF YES, TO EITHER QUESTION, PLEASE ATTACH ENGINEER'S DRAWINGS FOR THE SIGN

ARE YOU THE LEGAL OWNER OF PROPERTY WHERE SIGN IS TO BE PLACED? NO
IF NO, PLEASE PROVIDE DOCUMENTATION/PERMISSIONS FROM LEGAL OWNER

- Cut pole/weld provided plate
 - Install new LED via match plates
 - Final connects to existing electrical
 - Hang building antenna
- Location below and sketch attached:



Let me know if you need anything else.

Thanks!
Ashley



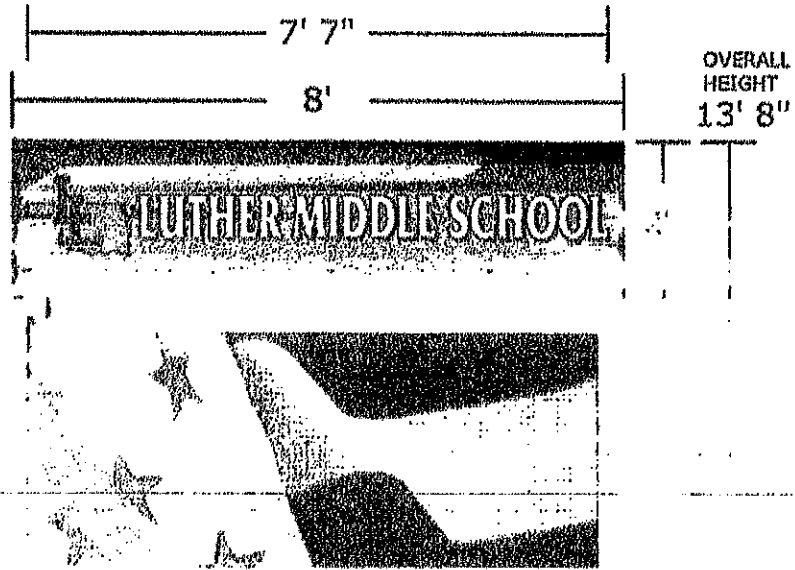
Ashley Hall
 Regional Sales Manager
 O: 888.237.3928 x2140
 C: 941.504.6006
 F: 800.485.4280

StewartSigns.com | [About Us](#) |   

BuyBoard Contract # 592-19

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1 TO 6

5.5' TO 37.8'

APPROVED AND SHOWN

DATE 1.

APPROVED WITH LISTED CHANGES

DATE 2.

DATE 3.



TOWN OF LUTHER
108 S MAIN, PO BOX 56
LUTHER, OK 73054
405-277-3833
www.townoflutherok.com
office@townoflutherok.com

NOTICE OF PUBLIC HEARING

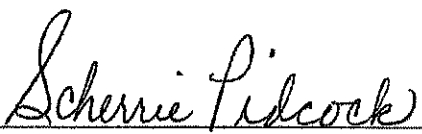
Notice is hereby given that on Monday, March 13, 2023, at 7:00 p.m., at Luther Town Hall, 108 South Main Street, Luther, Oklahoma, the Planning Commission of the Town of Luther will conduct a public hearing to consider an application for a Specific Use Permit (SUP) for property generally located at 18210 N Sagebrush Cir, aka 18176 N Sagebrush Cir, Luther, Oklahoma, for purposes of placing a tiny home type structure on a temporary basis, to be used as a second residence on a 5.87 acre tract of land. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:

Sect 26--T14N--R1E Qtr SE Tumblewood Estates Block 000 Lot 016

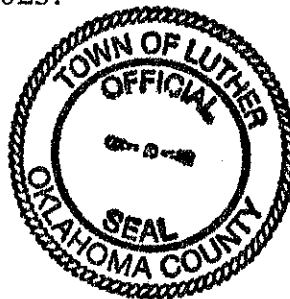
After the public hearing by the Planning Commission, the Town of Luther Board of Trustees will likewise review this application, consider the recommendation of the Planning Commission, and make a decision on whether or not to approve the Specific Use Permit, on Tuesday, March 14, 2023, at Luther Town Hall, 108 South Main Street, Luther, Oklahoma, at 7:00 p.m.

Interested persons are urged to attend and express their views on this amendment to the zoning ordinance.

Dated this 7 day of February, 2023.



Scherrie Pidcock, Town Clerk





PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 - www.townoflutherok.com

Application for Specific Use Permit

Address or General Location: 18210 N. Sagebrush Cir (AKA 18176 N. Sagebrush Cir)

Present Zoning: Residential Record Owner: Neal Kiann Co Trust

Legal description of tract under application (If described by metes and bounds, attach plat of survey):

Sect. 26-T14N-R1E Qtr SE
Tumblewood Estates Block 000 Lot 06

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other):

purchaser

Are there any private or deed restrictions controlling use of tract? If yes, explain:

No

Bill advertising and sign charges to: Jennifer Davenport

Address: 18210 N. Sagebrush Cir City: Luther State: OK Zip: 73054

Phone: 405-740-2292

I do hereby certify that the information herein submitted is complete, true and accurate.

Signature: Jennifer Davenport Date: 1-24-2023

Print Name: Jennifer Davenport Phone: 405-740-2292

Address: 18210 N. Sagebrush Cir City: Luther State: OK Zip: 73054

Email: jennifer.mitchell99@icloud.com

General Description of Property

Size in acres or square feet: 5.87 acres

Current Use: Residential use

Topography (flat, rolling hills, levee, etc.): flat for the most part

Frontage Road: Sagebrush Circle

Identify structures and improvements on the property:

The main house is approx 1624 ft². I am hoping to add onto this part. I also have a 14' x 28' shed and a greenhouse that is 20' x 48'.

Town water? YES / NO

Town Sewer? YES / NO

Identify the use(s) intended for the subject property:

I intend to use my property for residential use. My intention is to use the specific use permit to house my disabled dad and his blind wife while I add to my property.

General Description of Adjoining Property

Identify any buildings and give their approximate distances from your property lines:

The south end of my property is approx 300 feet from my house. The north end of my property is approx 500 feet from my house and 1500 feet from the west end of my property.

Explain surrounding land uses:

Surrounding land is all residential use.

Specific Use is an activity which is basically similar to the uses permitted in a zone, but which may not be entirely compatible with the permitted uses. As a consequence, an application for Specific Use requires review to ensure that the specific use may be made compatible with the permitted uses in the zone or other adjacent permitted uses which may be affected.

Describe the Specific Use as it pertains to your property: I am requesting to be able to use a tiny house as a temporary structure to house my disabled veteran dad (that is not in good health) and my blind step mom as I build onto my house so that I can take care of my Dad as his health worsens.

Describe the benefits, if any, of your proposed use to the adjacent properties and/or to the Town of Luther:
N/A

Identify how well suited the subject property is for your proposed use. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain:
Since I have almost 12 acres of land, there should be plenty of space for a temporary structure while I add onto my house

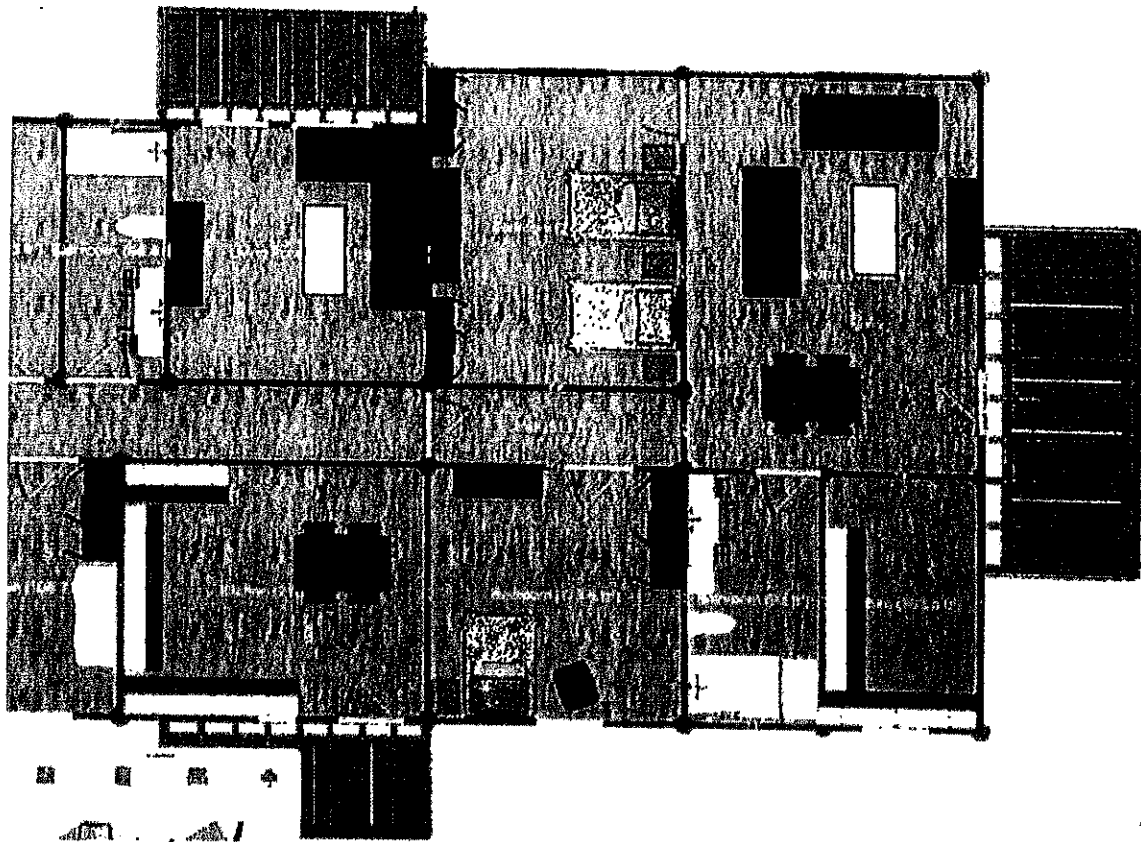
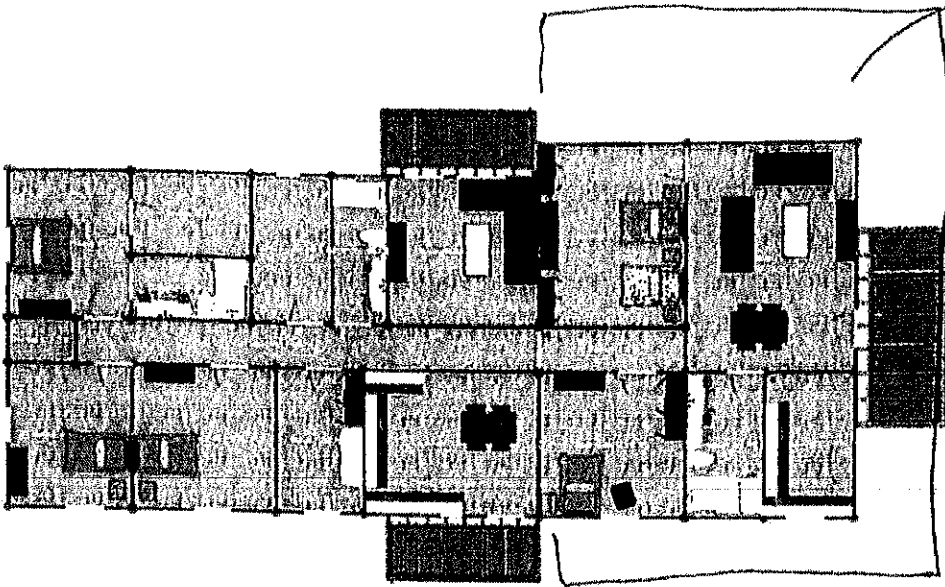
Explain how the proposed change in use will affect the road system serving your area:
This should not affect the road system serving my area.

Give an estimated traffic count (average daily trips) for the proposed use. How will the potential traffic resulting from the increased use or activity be controlled?
Once there will only be one trip back and forth work daily. The only thing that will change are the occasional trips to the doctor.

Is the proposed use compatible to surrounding permitted uses and the existing development pattern? Explain:
Yes, it is still for residential use but temporary in nature.

How will the proposed use be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects.) Explain:
The temporary structure will go away after the removal so there should be no detrimental effects.

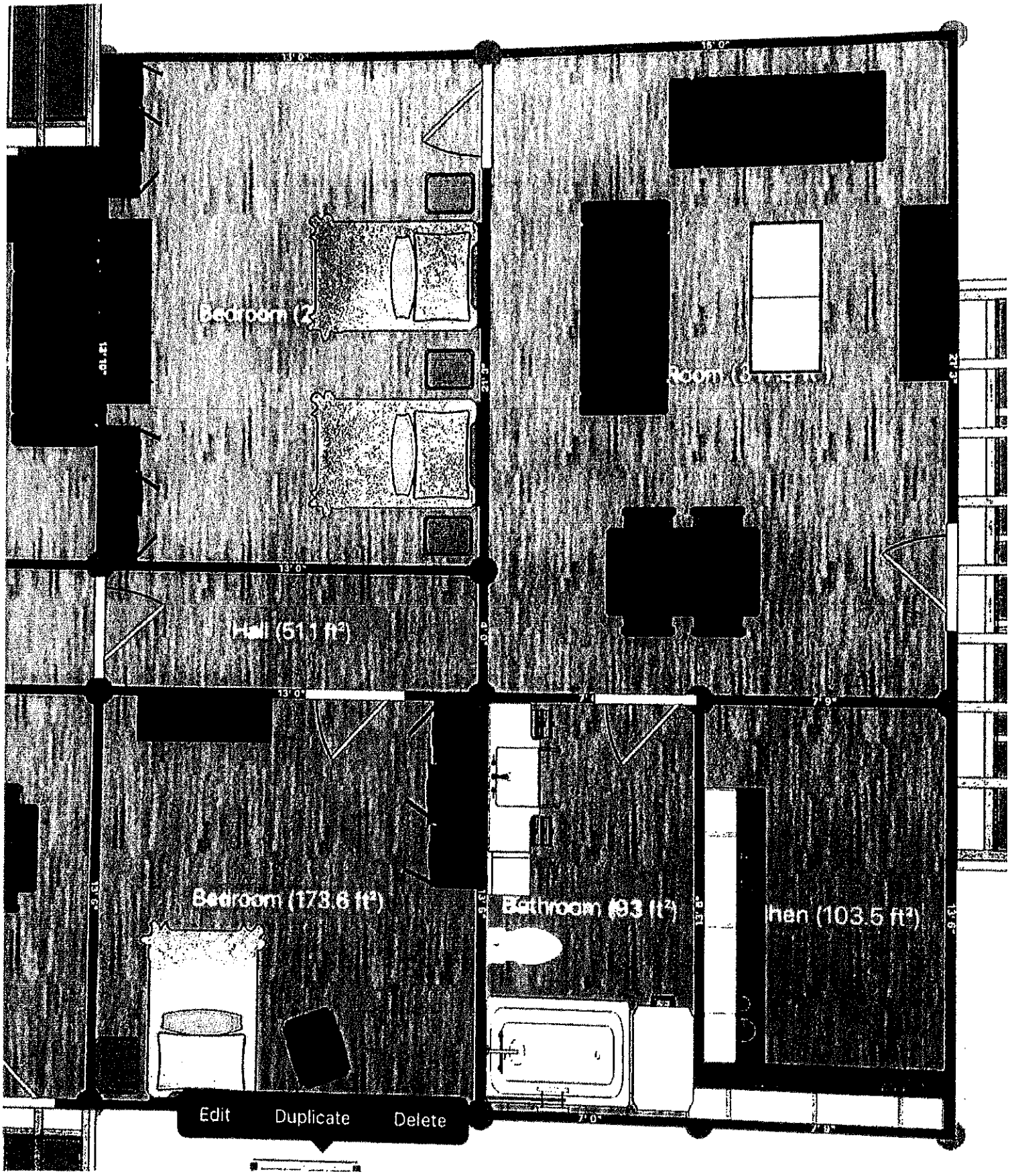
recommended
addition
to current
structure



10

11

20



Bedroom (2)

Room (6)

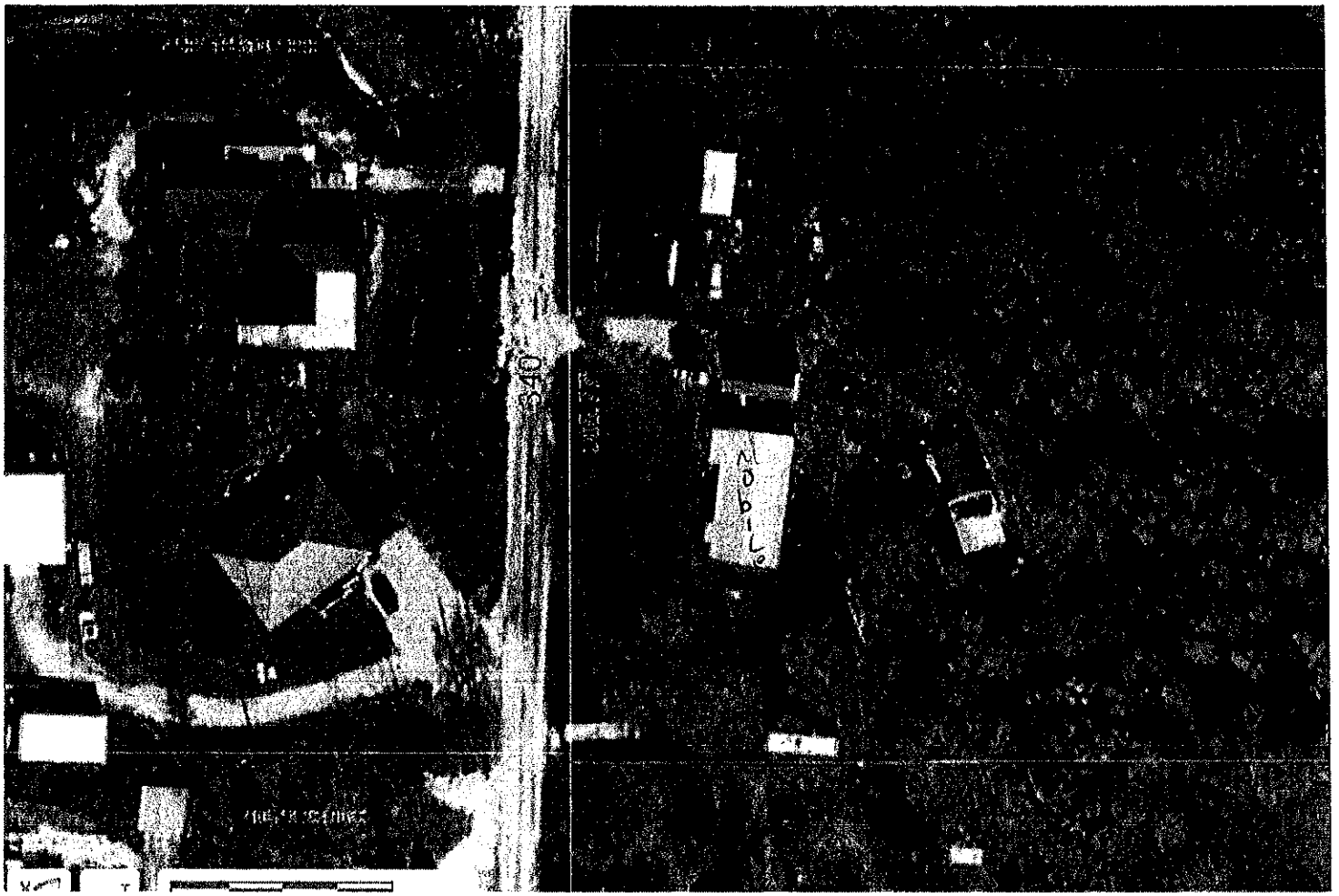
Hall (51.1 ft²)

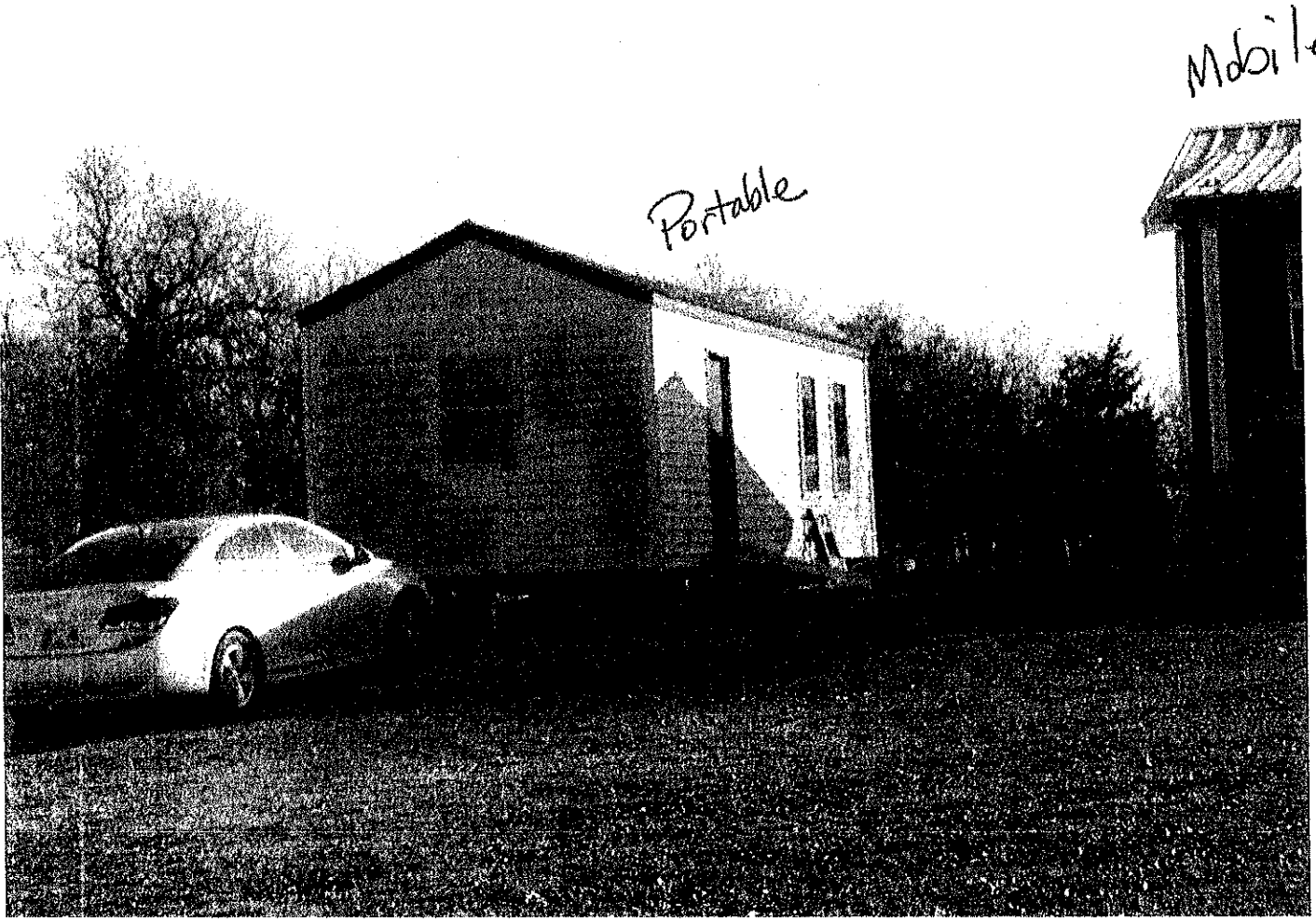
Bedroom (173.6 ft²)

Bathroom (93 ft²)

Kitchen (103.5 ft²)

Edit Duplicate Delete





Taken by Daniel McClure, ~~DOT~~ Code Enf., ~~FE~~ ¹⁻⁹⁻²³

ORDINANCE NO. 2019-08

AN ORDINANCE OF THE TOWN OF LUTHER, OKLAHOMA, ADDING ARTICLE F. "SPECIFIC USE PERMITS," AND SPECIFICALLY ADDING SECTION 12-250, "PURPOSE," WHICH SETS FORTH THE PURPOSE OF THE SPECIFIC USE PERMIT PROCESS; ADDING SECTION 12-251 "CONDITIONS FOR APPROVAL," WHICH ESTABLISHES THE REQUIREMENTS TO OBTAIN A SPECIFIC USE PERMIT; ADDING SECTION 12-252 "SPECIFIC USE LIST," WHICH ESTABLISHES A LIST OF ALLOWABLE USES; ADDING SECTION 12-253 "USE CONDITIONS," WHICH PROVIDES THAT PARKING, YARD AND HEIGHT RESTRICTIONS, AND OTHER REQUIREMENTS OF THE ZONING CODE MUST BE ADHERED TO IN SPECIFIC USE PERMITS; ADDING SECTION 12-254 "ADMINISTRATION," WHICH ESTABLISHES THE PROCESS FOR ADMINISTRATION OF SPECIFIC USE PERMITS INCLUDING PERMITS, FEES, NOTICE, AND APPEALS; PROVIDING FOR REPEALER OF SECTION 12-241 "USES PERMISSIBLE ON REVIEW; REPEALING ALL PRIOR ORDINANCES TO THE CONTRARY; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

RECITALS

WHEREAS, effective November 1, 2003, the Legislature of the State of Oklahoma approved Title 11, Section 43-113 of the Oklahoma Statutes, allowing municipalities the authority to regulate land use by the issuance of "Specific Use Permits," and established guidelines for the issuance of said permits; and

WHEREAS, the Oklahoma Legislature has authorized cities to determine those uses which, because of the size of the land they require or the specialized nature of the use, may more intensely dominate the area in which they are located and their effects on the general public are broader in scope than other uses permitted in the district; and

WHEREAS, each specific use permit application shall be viewed as to its probable effect on the adjacent properties and community welfare and may be approved or denied as the findings indicate appropriate; and

WHEREAS, approval of this ordinance is in the best interest of the residents of the Town of Luther.

THEREFORE, BE IT ORDAINED BY THE TRUSTEES OF THE TOWN OF LUTHER, AS FOLLOWS:

SECTION I. Section 12-250 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-250 PURPOSE

The Town Board may, after a public hearing and recommendation by the Planning Commission and after conducting a public hearing as is required in accordance with the provisions of this section, authorize for specific parcels of land, the issuance of a Specific Use Permit.

The uses listed in the Specific Use List are so clarified because of the size of the land they require or the specialized nature of the use, or they may more intensely dominate the area in which they are located or their effects on the general public are broader in scope than other types of uses permitted in the district.

The designation of a Specific Use Permit as possible on the Specific Use List does not constitute an authorization or an assurance that such use will be permitted. Rather, each Specific Use Permit application shall be valued as to its probable effect on the adjacent property and community welfare and may be approved or denied as the findings indicate appropriate.

SECTION II. Section 12-251 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-251 CONDITIONS FOR APPROVAL

A. Plans and Data to be Submitted

Prior to submission of a request for a Specific Use Permit, the Town Office Manager may require one or more pre-application conferences with the potential applicant. In considering and determining its recommendation to the Town Board relative to any application for a Specific Use Permit, the Planning Commission will establish the requirements necessary for consideration of the application. The Commission shall also set a deposit amount from the applicant sufficient for payment of the application and permit expenses. The requirements and amount of deposit may be adjusted by the Planning Commission as necessary during the application process. The Planning Commission may require that the applicant furnish preliminary site plans and data concerning the operation, location, function and characteristics of any use of land or building proposed. For uses in which the land use has possible environmental impact, the Commission may require those engineering and/or environmental impact studies necessary for evaluation of the proposed use.

B. Planning Commission Requirements

The Planning Commission may recommend to the Town Board that certain safeguards and conditions concerning bonding, insurance, setbacks, ingress and egress, off-street parking and loading arrangements and location or construction of buildings and uses and operation be required. If the Planning Commission fails to review and make a

recommendation within 45 days from the date the application is accepted for processing, the Town Board may take action on the application.

C. Town Board Requirements

The Town Board may, in the interest of the public welfare and to assure compliance with the intent of this ordinance and the Luther Comprehensive Plan, require such development standards and operational conditions and safeguards as are indicated to be important to the welfare and protection of adjacent property and the community as a whole and be compatible with the natural environment and the planned capacities of public services and facilities affected by the land use. This may include the requirement of having the property platted and/or the requirement of the dedication of sufficient right-of-way or easement as necessary to further the public good. The Town Board may impose conditions including, but not limited to, bonding, insurance, permitted uses, lot sizes, setbacks, height limits, required facilities, buffers, open space areas, lighting, noise levels, signage, landscaping, parking and loading, compatibility, and land use density as may be indicated depending upon the proposed use and its potential effect on adjacent areas or the community.

D. Site Plans

A Site Plan setting forth the conditions specified may be required of the applicant and such plan when accepted shall be made a part of the permit issued for the specific use.

E. Designation of Zoning Map

A Specific Use Permit approved under the provisions of this ordinance shall not be considered as an amendment to the zoning ordinance. However, the Specific Use Permit shall be noted on the zoning map as follows: SUP - (the number of the request for a Specific Use Permit). Any of the conditions contained in a Specific Use Permit approval shall be considered as conditions precedent to the granting of a building permit for the specific use provided for.

F. Time Limits for Implementation

If for any reason the approved specific use ceases operation for a period of two years, then the approval of said specific use shall be considered void and will require another public hearing review by the Planning Commission and Town Board. This shall also apply to any approved specific use that does not begin operation within two years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place. Uses existing before the adoption of the Specific Use Permit ordinance, including non-conforming uses and their incidental and accessory uses, must receive a Specific Use Permit before any expansion of the use is permitted.

SECTION III. Section 12-252 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-252

SPECIFIC USE LIST

The following uses are allowed in all zoning districts by Specific Use permit as granted by the Town Board:

Adult Entertainment Establishments
Airport - Heliport
Bus Station
Apartment Units of 9 Units or More
Bed and Breakfast -- Short-term Rentals
Cemetery
Churches
Commercial Marijuana Growth Facilities
Commercial Resort Facilities
Commercial Theme Parks
Convalescent Homes
Convict Pre-Release Centers
Crematories
Cultural or Heritage Centers
Detention Centers -- Juvenile and Adult
Driving Ranges
Electric Generation Plants and/or Substations
Fire Stations
Golf Courses
Governmental Services
Gun Clubs
Gun Shooting Ranges
Halfway Houses
Hospitals
Industrial Uses in Excess of 40 Acres
Kennels
Landfills
Libraries
Marijuana Storage Facilities
Mausoleums
Mini-Storages
Mining and Mineral Processing
Museums
Nursing Homes
Private Schools
Public Schools
Recycling Centers
Refuse Transfer Stations
Telecommunication Towers
Trade Schools

Water Treatment Facilities
Wholesale Marijuana Facilities

SECTION IV. Section 12-253 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-253 **USE CONDITIONS**

Specific uses permitted shall comply with the most restrictive yard and height requirements of the district in which located and in addition shall comply with the requirements, especially for parking and loading, as required per the related use unit in the Luther Zoning Code, except as may be modified by Town Board in accordance with the Code of Ordinances or state law.

SECTION V. Section 12-254 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-254 **ADMINISTRATION**

A. Filing of an Application for a Specific Use Permit

An Application for a Specific Use Permit may be filed with the Planning Commission by the owner(s) of the property concerned, by the duly authorized representative thereof, by the holder of an option to purchase the affected real estate or by the purchaser in a contract to purchase realty. Such Application shall be on a standard form furnished by the Town. All Applications for a Specific Use Permit shall be accompanied by a site plan of the proposed area showing the location of buildings, parking, and other pertinent data concerning the operation of the proposed use.

B. Fee for Application

A one-hundred dollar (\$100.00) fee shall be required with the Specific Use Permit Application, and such other fee as the Town Board may from time to time specify by resolution.

C. Notice of Hearing

Notice of the public hearing to consider a Specific Use Permit shall be mailed at least twenty (20) days before the public hearing held by the Planning Commission by mailing written notice to all owners of property within a three hundred foot (300') radius of the exterior boundary of the subject property, or such additional notice deemed necessary by the Planning Commission. Notice will be mailed by the Town Office Manager.

The notice shall contain:

1. The date, time and place of the public hearing.

2. The present zoning classification of the property and the nature of the Specific Use Permit.
3. The legal description of the property and street address or approximate location in the municipality.

D. Appeals and Confirmation by Town Board

An applicant, or any adversely affected person, may appeal a recommendation of denial by the Planning Commission to the Town Board within 10 days of the Planning Commission decision, by (a) completing a Notice of Appeal form that shall be available from the Town Office Manager; and (b) paying an appeal fee in the amount of \$100.00, or such fee as set by Board of Trustee by resolution or motion.

If an appeal is not timely filed, the recommendation of the Planning Commission shall be included on a Board of Trustees agenda for consideration, whereupon the Board may either accept the recommendation of the Planning Commission, reverse the recommendation of the Planning Commission, modify the decision of the Planning Commission, or remand the matter for further consideration by the Planning Commission.

If an appeal is timely filed, the Town Board shall establish a date specific for its decision and may affirm, reverse or remand the decision of the Planning Commission.

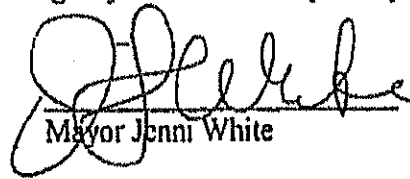
SECTION VI. Section 12-241 of the Luther Code of Ordinances pertaining to Uses Permissible on Review is hereby repealed in its entirety.

SECTION VII. If any part or parts of this ordinance are deemed unconstitutional, invalid, or ineffective, the remaining portion shall not be affected, but shall remain in full force and effect.

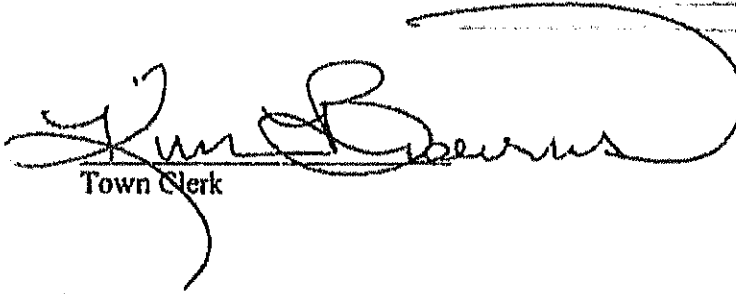
SECTION VIII. All ordinances in conflict herewith are hereby repealed.

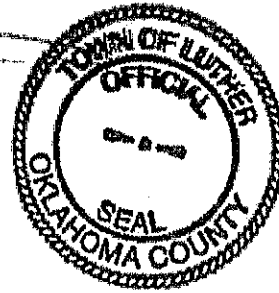
SECTION IX. It being immediately necessary for the preservation of the public peace, health, safety, and welfare of the Town of Luther and the inhabitants thereof that this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED and the Emergency Clause ruled upon separately
this 26th day of September, 2019.



Mayor Jenni White

ATTEST:


Town Clerk



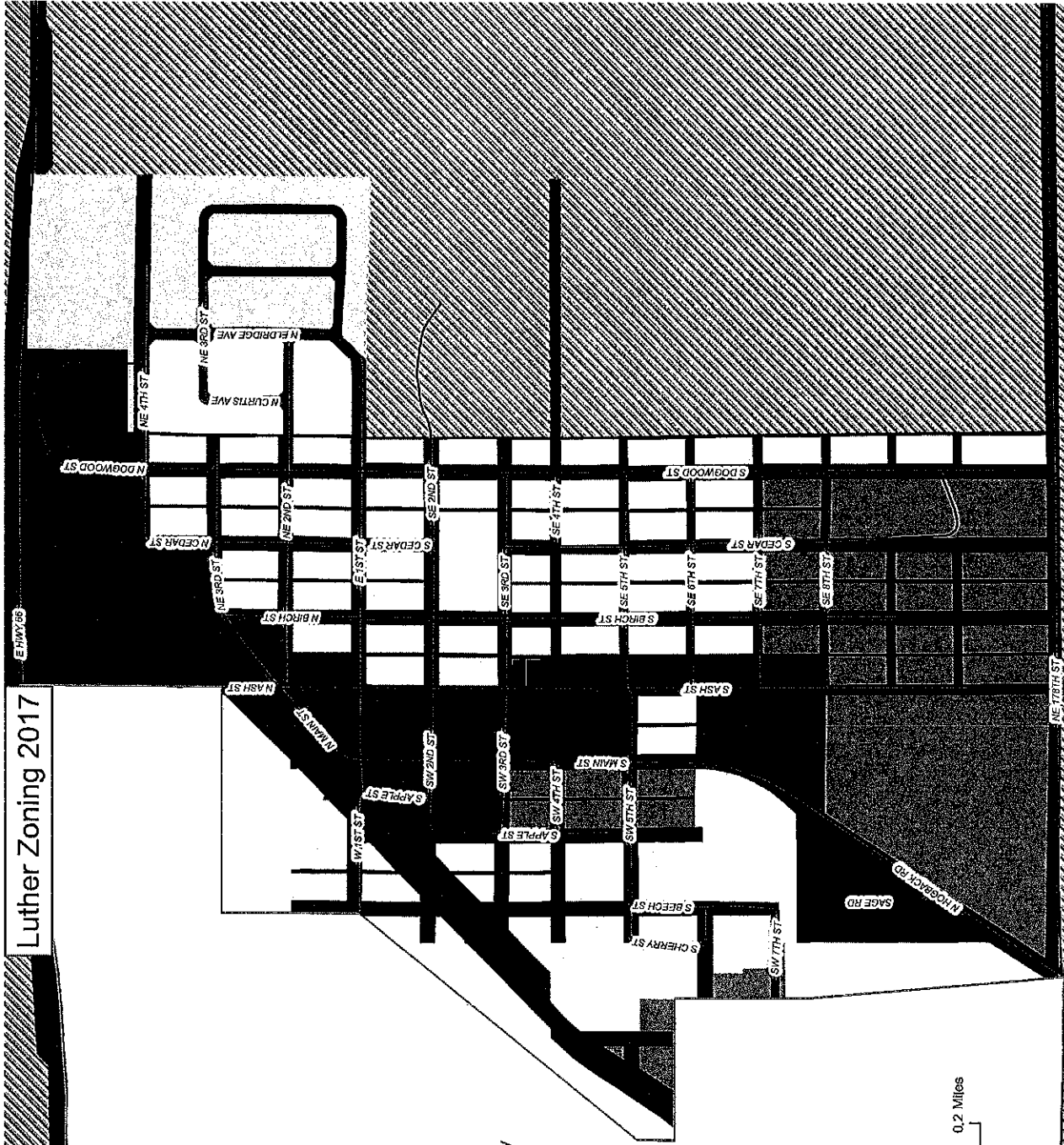
Approved as to form and legality


Town Attorney

Luther Zoning 2017



- Legend**
- Luther Boundary
 - LutherLU
 - Other
 - Transportation
 - Ag 1
 - Businesses
 - Park
 - Res 1
 - Res 2
 - Res 4



d. Minimum Lot Width.

- (1) No building shall be erected on a lot having a frontage of less than seventy-five (75) feet on a public or private maintained road/street unless such lot was designated on a recorded plat or separately owned at the time this ordinance took effect and cannot practicably be enlarged to comply with this requirement.

5. MAXIMUM HEIGHT OF BUILDINGS.

In the R-3 District there shall be no limit on height of structures, provided that any portion of a structure exceeding thirty-five (35) feet in height is set back from side and rear lot lines abutting other property in residential districts at least one foot for each additional foot of height in addition to the minimum set-back.

SECTION 12-214R-4 DISTRICT (MANUFACTURED OR MOBILE HOME COMMUNITY/PARK)

1. GENERAL DESCRIPTION. This district is designed to encourage the developing of properly planned manufactured or mobile home communities or parks in residential environments, as well as to protect existing mobile home parks.
2. USES PERMITTED. All development in the R-4 District shall be on a case-by-case uses permissible on review by the Town Planning Commission in accordance with provisions contained in Section 12-241 of this ordinance.
3. AREA REGULATIONS AND SITE CRITERIA.

See See Chapter 8, Article B, Sections 5-820 to Section 5-825 of these ordinances.

SECTION 12-215B DISTRICT (BUSINESS AND COMMERCIAL)

1. GENERAL DESCRIPTION. This district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.
2. USES PERMITTED. Property and buildings in an B District shall be used only for the following purposes:
 - (a) Any use permitted in R-1, R-2, R-3, or R-4 Districts.
 - (b) Hotel, motel, rooming house, living quarters over business establishment, restaurant, lunchroom or garage.
 - (c) Retail store or shop, repair shop, beauty parlor, funeral home, mercantile establishment, bank, office or office building, or studio.
 - (d) Lodge hall
 - (e) Gasoline filling and service station providing storage tanks are underground.

ARTICLE B

MANUFACTURED OR MOBILE HOME COMMUNITY (PARK)

SECTION 5-820 LICENSE AND FEES REQUIRED.

It is unlawful for any person to establish, operate or maintain or permit to be established, operated or maintained upon any property controlled or owned by him, a manufactured or mobile home community as defined in this chapter without having first secured a license therefor and having paid the proper fee for inspection of the construction of such park. The annual license fee to operate and maintain a mobile home park in the corporate limits of the town shall be as set by the town board. Inspection fees shall be as set by the town board. If new sites are added to an existing park, only the initial inspection fee shall be enforced.

SECTION 5-821 PLANS AND BONDS REQUIRED.

Any person desiring to construct or operate a mobile home community in the town shall file with the town clerk his application for a license together with one complete set of plans and specifications for all improvements to be placed upon the property. The plans for the area shall show the entire area to be used together with improvements on adjoining property, if any, roads and driveways within the park, location or sites or lots, and abutting streets and alleys, location of water lines, sewer lines, gas lines, electrical lines and any other utilities and plans for electrical street lighting, and any other necessary information that the board of trustees may require. No construction may begin upon the park area until license is issued. Prior to the issuance of any such license, the applicant shall file within the town clerk a corporate surety bond conditioned to guarantee improvement of such are according to the plans and specifications, within a time specified by the board of trustees.

SECTION 5-822 SITE REQUIREMENTS (UNPLATTED LAND).

A. No occupied manufactured or mobile home within a manufactured or mobile home community shall be located within the town limits nearer to the roads or streets than a minimum of fifteen (15) feet from the applicable set back line.

B. Every manufactured or mobile home community shall be located on an area having good drainage of surface waters.

C. Fire hydrants shall be installed every five hundred (500) feet or less along the street therein and connected to a holding tank with a minimum capacity of fifteen thousand (15,000) gallons.

D. All sites or lots shall be clearly designated and the park so arranged that all sites abut on a driveway or street giving access to all units from a public street. All driveways and roads within the park shall be constructed and paved so as to meet county standards and have adequate drainage and shall be well lighted at night and unobstructed. Each lot must be posted with a lot number corresponding with a map which shall be maintained in the park office.

E. All sites shall have at least two (2) paved off street parking spaces.

F. Connections for sanitary sewer facilities, water, gas and electricity shall be provided in a common location at each home site. Electrical connections must be in accordance with the town's electrical code.

Building Regulations and Codes

Sec. 5-822

Sec. 5-824

G. Every home site shall be provided with garbage disposal facilities by the owner of the community (park).

H. Every occupied home or building of any nature shall be blocked up, skirted, and tied down. (See Sections 5-803 - 5-805)

I. Size of homes allowed in the community (park) will be determined by the park owners and subject to approval of the board of trustees. A sample copy of the lease agreement and restrictions will be presented with the application of a license.

SECTION 5-823 SITE REQUIREMENTS (PLATTED LAND).

A. No occupied manufactured or mobile home within a manufactured or mobile home community shall be located within the town limits nearer to the roads or streets than fifteen (15) feet from the applicable set back line.

B. Every manufactured or mobile home community shall be located on an area having good drainage of surface waters.

C. Fire hydrants shall be installed every five hundred (500) feet or less along the street therein and connected to the town's water system.

D. All sites or lots shall be clearly designated and the park so arranged that all sites abut on a driveway or street giving access to all units from a public street. All driveways and roads within the park shall be constructed and paved so as to meet county standards and have adequate drainage and shall be well lighted at night and unobstructed. Each lot must be posted with a lot number corresponding with a map which shall be maintained in the park office.

E. All sites shall have at least two (2) paved off street parking spaces.

F. Connections for sanitary sewer, water, gas and electricity shall be provided in a common location at each home site. Water and sewer connections shall be made in accordance with current town codes. Electrical connections must be in accordance with the town's electrical code.

G. Every occupied home or building of any nature shall be blocked up, skirted, and tied down in accordance with current town codes. (See Sections 5-803 - 5-805)

H. Size of homes allowed in the community (park) will be determined by the park owners and subject to approval of the board of trustees. a sample copy of the lease agreement and restrictions will be presented with the application of a license.

SECTION 5-824 OWNER, ATTENDANT.

A. In every manufactured or mobile home community (park) there shall be a building in which shall be located the office of the person in charge of the park who can be reached at all times. A copy of the town license issued by the town with a copy of this article pertaining thereto, and a plan of the area involved, shall be posted for public view. The park register shall be kept at all times in the office and subject to inspection by town authorities at all times.

Building Regulations and Codes

Sec. 5-824

Sec. 5-830

B. It is hereby made the duty of the owner or attendant or person in charge, and licenses, to any manufactured or mobile home park to:

1. Keep a register at all times of all guests showing;
 - a. Name of the person owning the home;
 - b. A license number of home and the owner's car license number together with the name of the state where such license was issued;
 - c. Date of entrance into the park; and
 - d. Number of people residing in the home and their names;
2. Maintain the park in a clean, orderly and sanitary condition at all times;
3. Assure that the provisions of this article are complied with by the occupants of the park and report promptly to town authorities violations of this or other ordinances; and
4. Report to the town authorities all cases of persons or animals suspected of being infected with any communicable disease.

SECTION 5-825

ORDINANCES AND CODES APPLICABLE.

A. All plumbing, electrical, building, and other work on any park licensed under this chapter shall be performed in accordance with the ordinances of the town regulating the same unless the ordinances are specifically made inapplicable under the terms thereof or under the terms of this chapter.

B. Sewer and water connection inspection fees for dwellings in a manufactured or mobile home community shall be those applicable to single family dwellings and each site within the park shall be deemed a family living unit. The monthly sewer and water service charge for each site in home parks shall be that applicable to single family dwellings.

C. All ordinances enacted by the town pertaining to traffic and vehicles, the control of pets or animals, shall be fully as effective within the park as though streets and driveways were dedicated to public use, and the consent and agreement of the owner of the park, streets, and highways thereto shall be a condition precedent to the issuance of the license.

D. All ordinances enacted by the town pertaining to zoning shall be applicable to this chapter.

ARTICLE C

ENFORCEMENT AND PENALTY

SECTION 5-830

ENFORCEMENT.

A. It is unlawful to construct, reconstruct, enlarge, change, maintain or use any building or to use any land in violation of any regulation or any provision of this

ORDINANCE NO. 2021-07

AN ORDINANCE OF THE TOWN OF LUTHER, OKLAHOMA, AMENDING ARTICLE F. "SPECIFIC USE PERMITS," SECTION 12-252 "SPECIFIC USE LIST," WHICH ESTABLISHES A LIST OF ALLOWABLE USES BY ADDING MULTIPLE SINGLE-FAMILY RESIDENCES ON AGRICULTURAL TRACTS TO THE LIST OF ALLOWABLE USES; REPEALING ALL PRIOR ORDINANCES TO THE CONTRARY; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE TRUSTEES OF THE TOWN OF LUTHER, AS FOLLOWS:

SECTION I. Section 12-252 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-252 SPECIFIC USE LIST

The following uses are allowed in all zoning districts by Specific Use permit as granted by the Town Board:

- Adult Entertainment Establishments
- Airport - Heliport
- Bus Station
- Apartment Units of 9 Units or More
- Bed and Breakfast -- Short-term Rentals
- Cemetery
- Churches
- Commercial Marijuana Growth Facilities
- Commercial Resort Facilities
- Commercial Theme Parks
- Convalescent Homes
- Convict Pre-Release Centers
- Crematories
- Cultural or Heritage Centers
- Detention Centers -- Juvenile and Adult
- Driving Ranges
- Electric Generation Plants and/or Substations
- Fire Stations
- Golf Courses
- Governmental Services
- Gun Clubs
- Gun Shooting Ranges
- Halfway Houses
- Hospitals
- Industrial Uses in Excess of 40 Acres

Kennels
Landfills
Libraries
Marijuana Storage Facilities
Mausoleums
Mini-Storages
Mining and Mineral Processing
Multiple Single-Family Residences on Tracts Zoned Agricultural
Museums
Nursing Homes
Private Schools
Public Schools
Recycling Centers
Refuse Transfer Stations
Telecommunication Towers
Trade Schools
Water Treatment Facilities
Wholesale Marijuana Facilities

SECTION II. If any part or parts of this ordinance are deemed unconstitutional, invalid, or ineffective, the remaining portion shall not be affected, but shall remain in full force and effect.

SECTION III. All ordinances in conflict herewith are hereby repealed.

SECTION IV. It being immediately necessary for the preservation of the public peace, health, safety, and welfare of the Town of Luther and the inhabitants thereof that this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED and the Emergency Clause ruled upon separately this 13th day of April, 2021.



Mayor Jenni White

ATTEST:



Acting Town Clerk

Approved as to form and legality

Beth Dumechills
Town Attorney

ORDINANCE NO. 2020-07

AN ORDINANCE OF THE TOWN OF LUTHER, OKLAHOMA, AMENDING PART 12, "PLANNING, ZONING, AND DEVELOPMENT," OF THE TOWN OF LUTHER CODE OF ORDINANCES, AMENDING SECTION 12-203 "DEFINITIONS," PROVIDING FOR THE DEFINITION OF A MOBILE HOME; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA:

SECTION 1. Section 12-203 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-203 DEFINITIONS.

For the purpose of these regulations, words used in the present tense include the future tense, the singular number includes the plural number, and the plural number includes the singular number; the term "building" includes the term "structure"; the term "occupied" includes the term "designated or intended to be occupied"; the term "used" includes the term "arranged, designed or intended to be used." The term "shall" is mandatory and not directory.

1. "Accessory Building" means a building, located on the same lot with the main building, the use of which is accessory thereto.
2. "Accessory Use" means a use or building customarily incident to and located on the same lot with another use or building.
3. "Alley" means a right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.
4. "Alterations, Structural" means any change in the supporting members of a building, such as bearing walls, columns, beams or gliders.
5. "Apartment" means a room or suite of rooms in an apartment house which room or suite or rooms is arranged, intended, designed and constructed or reconstructed to be occupied as a residence of single family, individual, or group of individuals.
6. "Apartment House" means a building or portion thereof used as a residence for three or more families living in separate complete housekeeping units.
7. "Bathroom" means a room within the structure containing at least a washbasin and water closet, and a permanently installed tub or shower bath.
8. "Block" means a parcel of land, intended to be used for urban purposes, which is entirely surrounded by public streets (active and/or vacant), highways, railroad right-of-way, public walks, parks or greenstrips, rural land or drainage channels or a combination thereof.
9. "Building" means any structure built for the support, shelter, or enclosure of persons, animal, mechanical devices or chattels, and when separated by division walls without openings from the ground up, each portion of such structure shall be deemed a separate building.

10. "Building Area" means the maximum horizontal projected area of a building and its accessory buildings, excluding open steps, buttresses, terraces, cornices and other minor, ornamental features projecting from the walls of the building, not otherwise supported by the ground.
11. "Building, Height of" means the vertical distance measured from the average elevation of the finished grade along the front of the building to the highest point on the roof.
12. "Building Line or Setback Line" means a line or lines designating the area outside of which buildings may not be erected.
13. "Construction" Construction shall be deemed begun when ground is broken for the purpose of the erection of any building falling under the jurisdiction of this ordinance.
14. "Courtyard" means that part of a lot which is unoccupied from the ground to the sky or from an intermediate floor to the sky; and in relation to a story of a building it shall mean the part of a lot which is unoccupied above a horizontal plane passing through such story at the level of the sill of the lowest window transmitting light from the courtyard to such story.
15. "Easement" means a grant by the property owner to the public, a corporation, or persons, of the use of a strip of land for specific purposes.
16. "Family" means a number of individuals related by blood, marriage or adoption living and cooking together on the premises as a single housekeeping unit and including domestic employees.
17. "Front Lot Line" means the line of a lot coincident with the principal road line thereof, synonymous with front property line or property frontage. If there is not established right-of-way side line from a road or street, such line shall be deemed to be thirty (30) feet from the center of the road.
18. "Garage" means a building or space used as an accessory to a main building permitted in any residential district and providing for the storage of motor vehicles and in which no business, occupation or service for profit motive is in any way conducted.
19. "Grandfather Clause" See "Nonconforming Use."
20. "Higher Use" means a more restricted use.
21. "Intersection" means the junction of any two or more dedicated and accepted public streets and that area common to both.
22. "Lot" means a subdivision of a block or other parcel intended as a unit for the transfer of ownership or for development.
23. "Lot, corner" means a lot located at the intersection of and abutting on two (2) or more streets.
24. "Lot, double frontage" means a lot which runs through a block from street to street and which has two (2) non-intersecting sides abutting on two (2) or more streets.
25. "Lot, reverse frontage" means a double frontage lot which is to be developed with the rear yard abutting a major street and with the primary means of ingress and egress provided on a minor street.
26. "Lot, Width of" means the mean horizontal distance between the sides of the lot, measured at the center of the building.
27. "Lower Use" means a less restricted use.

28. "Master Plan" means the comprehensive development plan for the town which has been officially adopted to provide long-range development policies for the areas subject to urbanization in the foreseeable future and which includes, among other things, the plan for land use, land subdivision, circulation and community facilities.
29. "Manufactured home" means a dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Code.
30. "Mobile home" means a single-family dwelling designed for transportation on streets and highways on its own wheels or on flatbeds or other trailers, both highway and rail, and arriving at the place where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundations, connection to utilities and similar operations. Unless otherwise indicated, "mobile home" shall refer to an independent mobile home.
31. "Nonconforming Use" means any lawful use of land, building or structure existing at the time of adoption of the Zoning Map, which does not conform with the regulations of the district in which it is situated.
32. "Parking Space" means a permanently surfaced area, enclosed or unenclosed, sufficient in size to store one (1) automobile together with a permanently surfaced driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile.
33. "Percentage of Lot Occupancy" means that percentage of the area of a lot, as herein defined, which is occupied as a building area.
34. "Planning Commission" means the Luther Planning Commission.
35. "Porch" means a roofed open structure projecting from the front, side or rear wall of a building.
36. "Principal use" means the predominant or main use to which a property is or may be devoted and to which all other uses on the premises are accessory.
37. "Rear Lot Line" means the property line opposite the front lot line. If a lot is not in the form of a rectangle, but is irregular in shape, there shall be no rear lot line unless the principal building on the lot races an angle thereof, the one side of the angle shall be front lot line and line opposite the angle shall be the rear lot line.
38. "Repair Garage" means a building or space for the storage of motor vehicles at which repairs on any kind of motor vehicle are permitted or at which the sale of accessories and filling station service is permitted.
39. "Rest Home" means a structure designed and operated for the care of aged or infirm persons.
40. "Service Station" means a building where gasoline, oil and greases are supplied and dispensed to the motor vehicle trade.
41. "Setback Line" See "Building Line."
42. "Sign, Advertising (or Structure)" means any cloth, card, paper, metal, painted, glass, wooden, plastic, plaster, stone or other sign, device or structure of any character

whatsoever, including statuary, placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building or structure. The term "placed" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing or making visible in any manner whatsoever. The area of an advertising structure other than a sign shall be determined as the area of the largest cross-section of such structure. Neither directional, warning nor other signs posted by public officials in the course of their public duties shall be construed as advertising signs for the purpose of this definition.

43. "Single-Family Dwelling" means a dwelling entirely detached and independent from any other principal structure, arranged, intended, designed and constructed or reconstructed to be occupied by a single family.
44. "Street" means any public or private right-of-way which affords the primary means of access to abutting property.
45. "Structure" means anything erected, constructed or reconstructed on a foundation, posts, piles, blocks, skids, sills, or other support which is or is not permanently located in, or attached to, the soil.
46. "Structural Change or Alteration" means any change in supporting members of a building such as bearing walls or partitions, columns, beams, or girders, exempting such structural change as may be required for the safety of the building.
47. "Town" means the Town of Luther, Oklahoma.
48. "Town Board" means the Luther Town Board.
49. "Town House" See "Apartment House"
50. "Yard" means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the building or setback line shall be used.

SECTION 3. REPEALER. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.


SECTION 5. EMERGENCY. Is being immediately necessary for the preservation of the public health, peace and safety of the Town of Luther and the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage as provided by law.

PASSED AND APPROVED and the Emergency Clause voted upon separately and passed and approved this 10th day of March, 2020.




Mayor Jenni White

ATTEST:



Town Clerk

APPROVED as to form and legality.



Town Attorney



LUTHER PLANNING COMMISSION – LOT SPLIT APPLICATION

PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 – www.townoflutherok.com

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER # _____
 RESIDENTIAL NON-RESIDENTIAL COMBINATION BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 1/2 MILE NORTH HWY 66 ON EAST SIDE OF DOBBS RD
 LEGAL DESCRIPTION: SEE ATTACHED

PRESENT USE OF PROPERTY: _____ PRESENT ZONING: _____

INFORMATION REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

- SIGNED COPIES OF THE DEEDS TO BE FILED ARE REQUIRED
- COPIES OF DEEDS DEMONSTRATING OWNERSHIP OF THE APPLICANT ARE REQUIRED
- A SITE PLAN, TO SCALE, IS REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

ACTION(S) REQUESTED BY OWNER:

LOT SPLITS - PLOT MAP

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>MARTIN JEAN, DERRICK & MAEGIE PATTON</u>	NAME <u>MARTIN JEAN/DERRICK & MAEGIE PATTON</u>
ADDRESS <u>P.O. 84283</u>	ADDRESS <u>same</u>
CITY, ST, ZIP <u>COALDALE, CO 81222</u>	CITY, ST, ZIP
DAYTIME PHONE <u>405-627-5913</u>	DAYTIME PHONE
EMAIL <u>MARTINRJ@GMAIL.COM</u>	EMAIL
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>M.A.P. / 02-29-2023</u>	

APPLICATION FEES			
NONREFUNDABLE APPLICATION FEE	\$ N/A	RECEIPT NUMBER / DATE PAID	
PUBLICATION FEES (IF APPLICABLE)	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
TOTAL AMOUNT PAID			\$

DISPOSITION AFTER HEARING
 PLANNING COMMISSION RECOMMENDATION _____ VOTE: _____

TOWN BOARD MEETING DATE: _____ VOTE: _____

ORDINANCE NUMBER 2020-06 REGARDING LOT SPLITS IS ATTACHED TO THIS APPLICATION FOR YOUR REFERENCE. PLEASE REVIEW.

**QUIT CLAIM DEED
(INDIVIDUAL)**

KNOW ALL MEN BY THESE PRESENTS:

That Derrick & Maggie Payton, parties of the first part, being husband and wife, in consideration of the sum of ten dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby quit claim, grant, bargain, sell and convey unto Martin R Jean Design & Construction LLC, party of the second part, all right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described and real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

A track of land being part of the Northwest Quarter (NW/4) of Section 23, Township 14 North, Range 1 East of the Indian Meridian, Oklahoma County, State of Oklahoma being more particularly described as Tracts 1-7 of attached map and legal descriptions for "Honey Comb Crossing" in Oklahoma County, State of Oklahoma.

SEE ATTACHED EXHIBIT A.

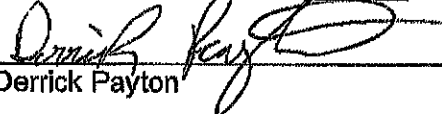
Return to: PO BX 283, Coaldale Co 81222

Subject to easements, restrictions, and mineral conveyances of record.

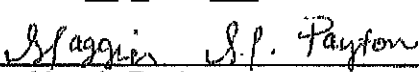
Together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above-described premises unto the said party of the second part, His/hers heirs and assigns forever.

Signed and delivered this 29 day of November, 2022



Derrick Payton



Maggie Payton

LEGAL DESCRIPTION FOR TRACT 1 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 444.23 FEET, THENCE N0°22'34"W A DISTANCE OF 674.46 FEET TO A POINT ON THE NORTH LINE OF THE S/2 OF SAID NW/4, THENCE S89°55'05"W ALONG SAID NORTH LINE A DISTANCE OF 123.48 FEET TO A FOUND 1/2" IRON BAR WITH A CAP, BEING ON THE EASTERLY RAILROAD RIGHT OF WAY LINE, THENCE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A LENGTH OF 480.51 FEET (480.40 FEET RECORD), A RADIUS OF 3922.85 FEET, A CHORD LENGTH OF 480.21 FEET, AND A CHORD BEARING OF S41°31'50"W TO A POINT ON THE WEST LINE OF SAID NW/4, THENCE S0°22'34"E A DISTANCE OF 318.27 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 2 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 444.23 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 356.92 FEET, THENCE N0°22'34"W A DISTANCE OF 672.17 FEET TO A POINT ON THE NORTH LINE OF THE S/2 OF SAID NW/4, THENCE S89°55'05"W ALONG SAID NORTH LINE A DISTANCE OF 356.92 FEET, THENCE S0°22'34"E A DISTANCE OF 674.46 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 3 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE

PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 801.15 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 358.14 FEET, THENCE N0°22'34"W A DISTANCE OF 669.87 FEET TO A POINT ON THE NORTH LINE OF THE S/2 OF SAID NW/4, THENCE S89°55'05"W ALONG SAID NORTH LINE A DISTANCE OF 358.14 FEET, THENCE S0°22'34"E A DISTANCE OF 672.17 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 4 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 1159.29 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 359.37 FEET, THENCE N0°22'34"W A DISTANCE OF 667.57 FEET TO A POINT ON THE NORTH LINE OF THE S/2 OF SAID NW/4, THENCE S89°55'05"W ALONG SAID NORTH LINE A DISTANCE OF 359.37 FEET, THENCE S0°22'34"E A DISTANCE OF 669.87 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 5 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 1518.66 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 360.61 FEET, THENCE N0°22'34"W A DISTANCE OF 665.25 FEET TO A POINT ON THE NORTH LINE OF THE S/2 OF SAID NW/4, THENCE S89°55'05"W ALONG SAID NORTH LINE A DISTANCE OF 360.61 FEET, THENCE S0°22'34"E A DISTANCE OF 667.57 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 6 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 1879.27 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 361.87 FEET, THENCE N0°22'34"W A DISTANCE OF 662.93 FEET TO A POINT ON THE NORTH LINE OF THE S/2 OF SAID NW/4, THENCE S89°55'05"W ALONG SAID NORTH LINE A DISTANCE OF 361.88 FEET, THENCE S0°22'34"E A DISTANCE OF 665.25 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 7 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 2241.14 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 364.58 FEET TO A POINT ON THE EAST LINE OF SAID NW/4, THENCE N0°37'28"W A DISTANCE OF 660.61 FEET TO THE NORTHEAST CORNER OF THE S/2 OF SAID NW/4, THENCE S89°55'05"W ALONG THE NORTH LINE OF THE S/2 OF SAID NW/4 A DISTANCE OF 361.72 FEET, THENCE S0°22'34"E A DISTANCE OF 662.93 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 8 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A

DISTANCE OF 2211.64 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 364.07 FEET TO A POINT 30.00 FEET WEST OF THE EAST LINE OF SAID NW/4, THENCE S0°37'28"E PARALLEL WITH THE EAST LINE OF SAID NW/4 A DISTANCE OF 658.31 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4, THENCE S89°47'50"W ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 366.92 FEET, THENCE N0°22'34"W A DISTANCE OF 656.72 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 9 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 1845.27 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 366.37 FEET, THENCE S0°22'34"E A DISTANCE OF 656.72 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4, THENCE S89°47'50"W ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 366.37 FEET, THENCE N0°22'34"W A DISTANCE OF 655.15 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 10 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 1478.01 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 367.26 FEET, THENCE S0°22'34"E A DISTANCE OF 655.15 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4, THENCE S89°47'50"W ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 367.26 FEET, THENCE N0°22'34"W A DISTANCE OF 653.56 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 11 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 1109.86 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 368.15 FEET, THENCE S0°22'34"E A DISTANCE OF 653.56 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4, THENCE S89°47'50"W ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 368.15 FEET, THENCE N0°22'34"W A DISTANCE OF 651.98 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 12 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 740.81 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 369.05 FEET, THENCE S0°22'34"E A DISTANCE OF 651.98 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4, THENCE S89°47'50"W ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 369.05 FEET, THENCE N0°22'34"W A DISTANCE OF 650.39 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 13 - (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 370.86 FEET TO THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 369.95 FEET, THENCE S0°22'34"E A DISTANCE OF 650.39 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4,

THENCE S89°47'50"W ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 369.95 FEET, THENCE N0°22'34"W A DISTANCE OF 648.79 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR TRACT 14- (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING WHOLLY CONTAINED WITHIN THE PARENT TRACT OF LAND DESCRIBED IN BOOK 15117, PAGE 80, RECORDS OF THE OKLAHOMA COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 647.20 FEET, THENCE N89°33'02"E A DISTANCE OF 370.86 FEET, THENCE S0°22'34"E A DISTANCE OF 648.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4, THENCE S89°47'50"W ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 370.86 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.517 ACRES.

LEGAL DESCRIPTION FOR THE ACCESS AND UTILITY EASEMENT- (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC) -

AN ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2, NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FOURTEEN NORTH (T14N), RANGE ONE EAST OF THE INDIAN MERIDIAN (R1E I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4, BEING A FOUND 2" BLM CAP, THENCE N0°22'34"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 627.20 FEET, THENCE N89°33'02"E A DISTANCE OF 33.00 FEET TO A POINT ON THE STATUTORY RIGHT-OF-WAY LINE, SAID POINT BEING THE POINT OF BEGINNING, THENCE N89°33'02"E A DISTANCE OF 2162.32 FEET, THENCE ON A NON-TANGENT CURVE TO THE LEFT HAVING A LENGTH OF 273.01 FEET, A RADIUS OF 50.00 FEET, A CHORD LENGTH OF 40.00 FEET, AND A CHORD BEARING OF N0°26'58"W, THENCE S89°33'02"W A DISTANCE OF 2162.27 FEET TO A POINT ON THE STATUTORY RIGHT-OF-WAY LINE, THENCE S0°22'34"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

QUIT CLAIM DEED
(INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That Martin R Jean Design & Construction LLC , parties of the first part, in consideration of the sum of ten dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby quit claim, grant, bargain, sell and convey unto Derrick and Maggie Payton, Husband and wife, party of the second part, all right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described and real property and premises situate in Oklahoma

County, State of Oklahoma, to-wit:

A track of land being part of the Northwest Quarter (NW/4) of Section 23, Township 14 North, Range 1 East of the Indian Meridian, Oklahoma County, State of Oklahoma being more particularly described as Tracts 8-14 of attached map and legal descriptions for " Honey Comb Crossing" in Oklahoma County, State of Oklahoma.

SEE ATTACHED EXHIBIT A.

Return to: PO BX 283, Coaldale Co 81222

Subject to easements, restrictions, and mineral conveyances of record.

Together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above-described premises unto the said party of the second part, His/hers heirs and assigns forever.

Signed and delivered this 29 day of November , 2022



Martin R Jean - Manager

WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2201547
American Security Title Insurance Company

Know All Men by These Presents:

THAT, Mark Eulberg and Becky Eulberg, as husband and wife, parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Derrick Payton and Maggie Payton, husband and wife as joint tenants with right of survivorship an undivided 1/2 interest and Martin R Jean Design and Construction, LLC an undivided 1/2 interest parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 168643060

Grantee's Mailing Address: _____

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 5th day of April, 2022

Mark Eulberg

Becky Eulberg

2201547
Doc Stamps \$*

INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 5th day of April, 2022, personally appeared, Mark Eulberg and Becky Eulberg, husband and wife to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person(s) for the use and purposes therein set forth.

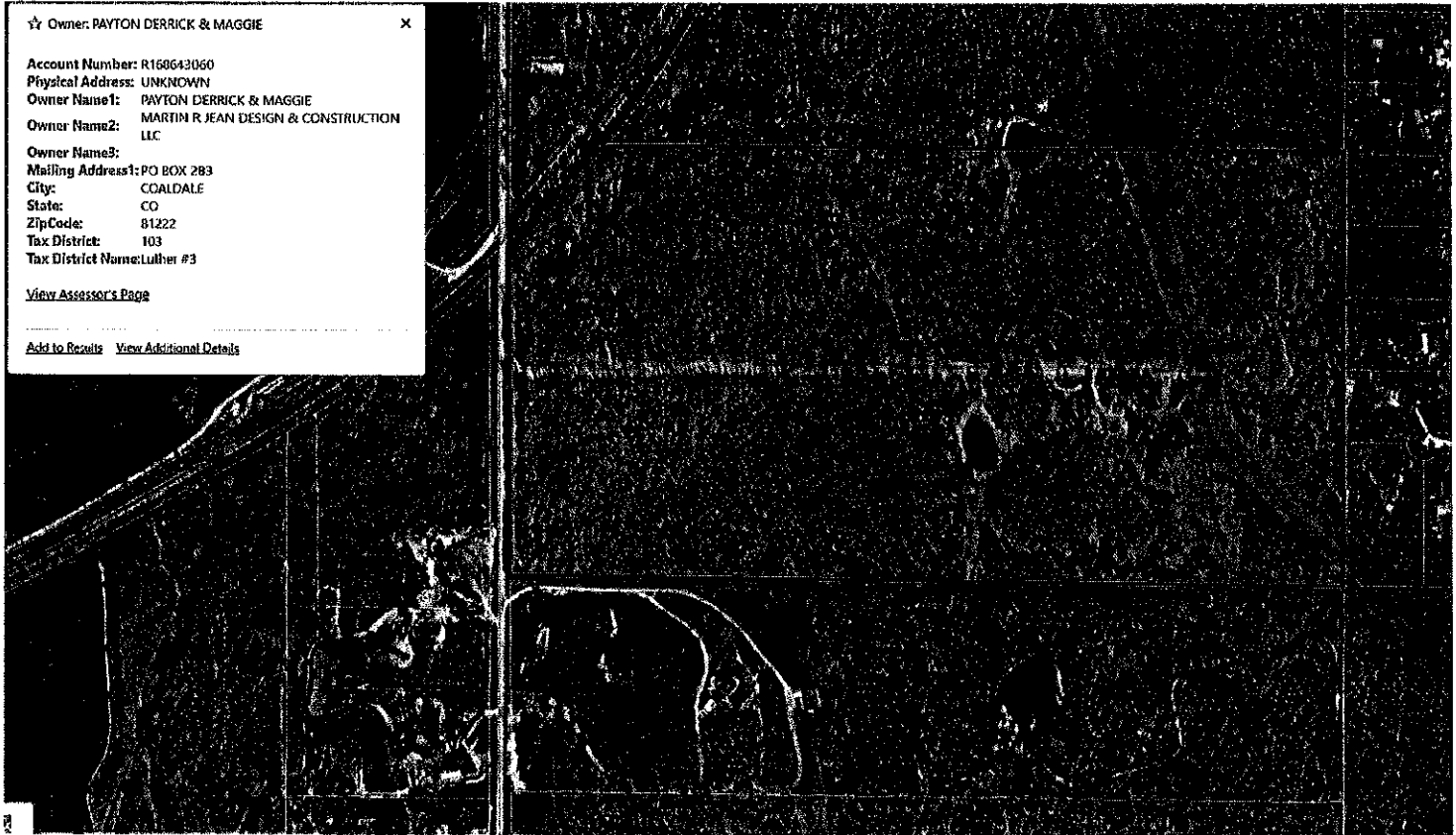
Given under my hand and seal the day and year last above written.

Tori Allen

Commission Expires: 4/1/23



RETURN TO:
Oklahoma City Abstract & Title Co.
13230 Pawnee Drive, Suite 106
Oklahoma City, OK 73114



☆ Owner: PAYTON DERRICK & MAGGIE X

Account Number: R160643060
Physical Address: UNKNOWN
Owner Name1: PAYTON DERRICK & MAGGIE
Owner Name2: MARTIN R JEAN DESIGN & CONSTRUCTION LLC
Owner Name3:
Mailing Address1: PO BOX 283
City: COALDALE
State: CO
Zip Code: 81222
Tax District: 103
Tax District Name: Luther #3

[View Assessor's Page](#)

[Add to Results](#) [View Additional Details](#)

ORDINANCE 2020-06

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA, AMENDING PART 12, "PLANNING, ZONING, AND DEVELOPMENT," OF THE TOWN OF LUTHER CODE OF ORDINANCES, ADDING SECTION 12-305, "DEED APPROVALS, LOT SPLITS OR SUBDIVISION OF LAND;" AND SPECIFICALLY SETTING FORTH THE CRITERIA FOR DEED APPROVALS AND LOTS SPLITS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

BE IS ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA:

SECTION 1. Section 12-305 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby added to read as follows:

SECTION 12-305. DEED APPROVALS, LOT SPLITS OR SUBDIVISION OF LAND.

1. No deed for the transfer or subdivision of a lot or land shall be valid and recordable except for that regarding a platted lot or otherwise approved as provided within this section. The Town Board, after recommendation from the Planning Commission, may approve deeds for the transfer of land by metes and bounds description less than five (5) acres, lot splits or subdivisions of land, when the following requirements have been met and documents provided:

- a. When a survey of all the property described is submitted for review;
- b. Verification of adequate provision for utilities;
- c. Verification of access to the property by means of a public or private street and compliance with all other driveway and access ordinances.
- d. Compliance with the zoning district regulations where the property is situated;
- e. Compliance with building regulations;
- f. Signed copies of the deeds to be filed; and
- g. Copy of the deeds demonstrating ownership of the applicant to lot split.

2. Manufactured housing (R-3), Multi-family (R-4), Business/Commercial (B); or industrial (I) lot splits or subdivisions shall be not be approved until there is a plat submitted for review. Deed approvals or lot splits can be considered at the time of transfer as a first step to the platting process.


3. Any fee for the lot split application, process, and hearing is non-refundable, is payable at the time of application for lot split, and shall be as set out and as periodically modified by the Board of Trustees.

SECTION 2. REPEALER. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.


SECTION 4. EMERGENCY. It being immediately necessary for the preservation of the public health, peace and safety of the Town of Luther and the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage as provided by law.

PASSED AND APPROVED and the Emergency Clause voted upon separately and passed and approved this 9th day of June, 2020.

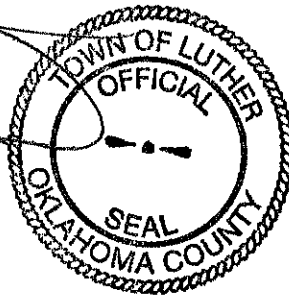


Mayor Jenni White

ATTEST:



Town Clerk



Approved as to form and legality:



Town Attorney