

Andrew Ungerecht - Member
Samuel Walker - Vice-Chairman
Steven Cholity - Member
Cecilia Taft - Member
Patrice Christy - Member
Cindy Taylor - Board Liaison

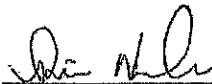
AGENDA

PLANNING COMMISSION FOR THE TOWN OF LUTHER
MONDAY, APRIL 13, 2026, 7:00 PM
TOWN HALL, 108 S MAIN, LUTHER, OK 73054

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Determination of a Quorum.
5. Approval of Minutes of meeting of March 9, 2026.
6. Consideration, discussion and possible action to select a new Chairman of the Planning Commission due to the resignation of Tyler Slawson. - **Tabled from March 9, 2026.**
7. Consideration, discussion and possible action to select a Vice-Chairman of the Planning Commission in the event the Vice-Chairman is permanently selected as Chairman. - **Tabled from March 9, 2026.**
8. PUBLIC HEARING - To consider an application and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for rezoning from A-1 Agricultural to I-Industrial and Manufacturing for a property located on the southeast corner of 164th Street and N. Luther Road, Luther, OK 73054. The applicant has indicated the rezoning request is being made for the purpose of relocating an existing structural steel fabrication business. 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: DEWEY TOWNSHIP PT NW4 SEC 3 13N 1E BEG 100.01FT S OF NW/C OF NW4 TH E356.52FT SE462.15FT S506FT S486.75FT SWLY485.55FT SE587.99FT SWLY579.10FT W184.74FT N300FT NW203.82FT N199.99FT NW205.30FT W33FT N1727.15 TO BEG
9. Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for a lot split of 23.64 acres from a tract of land containing 103.54 acres with the legal description as follows: LUTHER TOWNSHIP PT SE4 & NE4 SEC 22 14N 1E BEING SE/4 LYING S OF RR R/W & EX A TR ON S BEG SE/C SE/4 TH W2639.65FT TO SW/C TH N114.83FT ELY60.57FT SELY303.79FT E448.68FT NELY227.71FT E625FT SELY150.75FT E400FT ELY149.47FT E286.77FT S56.49FT TO BEG & EX TR BEG 1987.78FT N OF SE/C SE4 TH W660FT N

TO RR R/W TH N ALONG R/W TO SECTION LINE TH S TO BEG SUBJ TO ESMTS OF RECORD & EX BEG 660FT S OF SE/C SE4 TH S330FT W660FT N330FT E660FT TO BEG & EX A TR BEG SE/C SE4 TH W659.97FT N51.52FT N1599.46FT E626.99FT E33FT S1649.74FT TO BEG

10. Consideration, discussion and possible action on review of a proposed RV Park zoning ordinance, including scheduling a public hearing.
11. New Business.
12. Citizen participation.
13. Adjourn.



Rian Harkins, Town Clerk

*Agenda Posted on Friday, April 10, 2026, 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.



Vacant - Chairman
Steven Cholity – Member
Cecilia Taft – Member
Patrice Christy – Member
Samuel Walker – Vice-Chairman
Cindy Taylor – Board Liaison

MINUTES

PLANNING COMMISSION FOR THE TOWN OF LUTHER MONDAY, MARCH 9, 2026, 7:00 PM TOWN HALL, 108 S MAIN, LUTHER, OK 73054

1. Call to Order by **Samuel Walker**.
2. Pledge of Allegiance was led by **Samuel Walker**.
3. Roll Call by **Stephanie Mason**. Present were **Samuel Walker, Steven Cholity, and Patrice Christy**. **Cecilia Taft** was absent.
4. Determination of a Quorum was made by **Samuel Walker**.
5. Approval of Minutes of meeting of January 12, 2026. – **Steven Cholity** made a motion to approve the minutes, 2nd by **Samuel Walker**. The Vote: All (3) Yes.
6. Consideration, discussion and possible action to select a new Chairman of the Planning Commission due to the resignation of Tyler Slawson. – **Patrice Christy** made a motion to table the item until 4.13.2026, 2nd by **Steven Cholity**. The Vote: All (3) Yes.
7. Consideration, discussion and possible action to select a new Vice-Chairman of the Planning Commission in the event the Vice-Chairman is permanently selected as Chairman. – **Samuel Walker** made a motion to table this item until 4.13.2026, 2nd by **Patrice Christy**. The Vote: All (3) Yes.
8. Discussion of potential pollution concerns in the Town of Luther – **Terry Arps** addressed water and pollution concerns from citizens in the area. **Kenneth Corn** with OG&E and **Torrie Wale** spoke on the issue and gathered questions to address concerns. No action.
9. General review and discussion of the draft of a proposed RV Park zoning ordinance. – **Discussion was held by members regarding the proposed ordinance**. No Action.
10. New Business. – **None**.
11. Citizen participation. – **None**.
12. Adjourn – **Patrice Christy** made a motion to adjourn, 2nd by **Steven Cholity**. The Vote: All (3) Yes.



ORDINANCE NO. 2026-01

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA, AMENDING CHAPTER 12, "PLANNING, ZONING AND DEVELOPMENT," CHAPTER 2, "ZONING REGULATIONS," ARTICLE B, "SPECIFIC DISTRICT REGULATIONS," OF THE CODE OF ORDINANCES OF THE TOWN OF LUTHER, AND SPECIFICALLY AMENDING SECTION 12-214, "R-4 DISTRICT – RECREATIONAL VEHICLE PARKS," ELIMINATING MANUFACTURING OR MOBILE HOME COMMUNITIES AND PARKS, PROVIDING FOR RECREATIONAL VEHICLE PARKS, AND ESTABLISHING CRITERIA; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT

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

SECTION I: Section 12-214 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-214 R-4 DISTRICT - RECREATIONAL VEHICLE PARKS

A. Purpose: The purpose of this Section is to provide regulations for Recreational Vehicles in the corporate boundaries of the Town of Luther, Oklahoma, and for the location, development, and maintenance of Recreational Vehicle Parks. The regulations set forth in this Section are designed to promote stable neighborhoods, avoid traffic congestion, and encourage the proper flow of traffic, to prevent health and safety hazards, and to encourage the economical and orderly development and operation of Recreational Vehicle Parks.

B. Definitions: For purposes of this Section, the following terms, words, and phrases shall have the meanings indicated below:

Haulers with Living Quarters means any vehicle or portable structure built on a chassis and designed or used to transport cargo, cars, motorcycles or other property and which contains an area suitable for use as living quarters.

Recreational Vehicle means all vehicles and portable structures built on a chassis, designed as a temporary or permanent dwelling for travel, recreational, and vacation use including, but not limited to recreational vehicles, travel trailers, fifth wheels, tent camper trailers, pop-up campers, haulers with living quarters and motor homes.

RV Park means any tract of land that provides fewer than 2.5 acres per dwelling unit upon which three or more Recreational Vehicles are located, regardless of whether or not a charge is made for such accommodations.

RV Space means the plot of ground within an RV Park, designated and designed for the accommodation of one Recreational Vehicle.

C. Size and Dimensions of RV Parks: The minimum size of RV Parks shall be five (5) acres. Intensity of development shall be limited to each RV space being no less than 30 feet by 50 feet in dimension and located in such a manner that a Recreational Vehicle will not impede or obstruct the normal flow of traffic in the park and streets. The area used for sewerage treatment, public water, open space, or other amenities and utilities shall not be included in the available acreage for the purpose of density computations.

D. Permitted units and structures: The following are permitted in RV Parks:

1. Currently existing Recreational Vehicles;
2. New Recreational Vehicles;
3. Haulers with living quarters;
4. Livestock trailers with living quarters, so long as the conditions set forth herein are fully met;
5. An office building, either of conventional construction or a non-residential mobile trailer allowed as a use permitted on review;
6. One or more service buildings to provide community amenities;
7. One storage unit in good repair, per space;
8. Storm shelters in good repair centrally located to accommodate residents and visitors and approved by the Town Administrator; and/or
9. Such other buildings which are necessary for operation and maintenance of the RV park and which are approved by the Town.

E. Utilities and Connections within RV Parks: Utilities and connections must be installed in accordance with all federal, state, and county rules and regulations. Utilities and connections must be completed by licensed technicians.

F. Sewage Disposal within RV Parks: Wastewater shall be discharged into the RV Park's sanitary sewage disposal system of such construction and in such manner as approved by federal, state, and county agencies, and in accordance with the applicable ordinances of the Town. Design of sanitary sewer system shall be based on the maximum capacity of the RV Park. All disposal facilities shall be located in an area where they will not create a nuisance or health hazard to the owner, occupant, or adjacent property owner. All connections to the Town sanitary sewer system shall be maintained in good connection. Any dump sites shall be constructed in such a way as to provide sufficient capacity for wastewater collection and shall be properly maintained and kept sanitary at all times.

G. Water Supply within RV Parks: All water supply lines and piping shall meet all federal, state, and county rules and regulations with regard to design, construction, and maintenance. The water system shall be connected by pipes to all RV Spaces. All connections shall be made to potable water sources, shall be protected from backflows, and be weather tight, constructed of impervious materials.

H. Refuse Disposal within RV Parks: The storage, collection, and disposal of refuse shall be managed to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, air pollution, water pollution, or any other public safety hazard. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers. All refuse shall be collected at least once weekly.

I. Fuel Piping within RV Parks: All piping from outside fuel storage tanks to Recreational Vehicles shall be of acceptable material and shall be permanently installed and securely fastened in place. No piping shall be located inside or beneath a Recreational Vehicle.

J. Fire Protection within RV Parks: All areas shall be kept free of tall grass and weeds, litter, rubbish, and other flammable materials. Fires shall be made only in stoves and other cooking and/or heating equipment intended for such purposes.

K. Registration of Owners and Occupants in RV Parks: Each park owner and operator shall keep a register, which shall be made available upon request of the Town, containing a record of all Recreational Vehicle owners and occupants located within the RV Park. The register shall contain the name and address and contact information of the owner and occupant of each Recreational Vehicle, the RV Space, and the date of arrival and departure.

L. Buffer Planting Strip and Open Space: All RV Parks shall have and maintain a buffer planting strip, not less than three (3) feet in width, along all park boundaries not bordering a street. Such strip shall consist of not less than one row of shrubs, spaced not more than eight feet apart and which will eventually grow to a height of not less than 12 feet. Each and every RV Park shall set aside no less than 10% of each park for purpose of open space.

M. Location and layout: All RV Parks shall comply with the following location and layout requirements:

1. All RV Parks shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
2. All RV Parks shall be surveyed and platted. Each space shall be assigned an address in accordance with the Town's annexing scheme and said address shall be posted in a manner that is consistent with the Code of Ordinances. Each street within the RV Park shall have appropriate street signs.
3. Every RV space shall be clearly defined. Recreational Vehicles shall be parked at least ten (10) feet from the curb of any road within the RV Park and at least twenty (20) feet from any other unit.
4. No Recreational Vehicle may be located closer than 35 feet from any public street or highway. No Recreational Vehicle may obstruct any roadway.
5. All RV spaces must abut a driveway of not less than twenty (20) feet in width.
6. RV Parks shall have at least one (1) clearly defined parking area for each RV space either on or adjacent to the RV space.
7. Haulers with living quarters, livestock trailers with living quarters shall be allowed so long as appropriate and adequate accommodations are made for any animals or other special requirements.

N. Compliance with Federal, State, and County Regulations or Laws: In addition to the other requirements set forth in this Section, every owner, manager, or operator of an RV Park shall comply with any other rule, regulation or law of applicable federal, state or county governments and agencies, including, but not limited to those pertaining to water, stormwater, and wastewater.

O. RV Parks in existence as of the effective date of this Section may continue to operate; provided that any modification of spaces, hookups, and/or land expanded in any way must fully comply with the provisions of this Section.

SECTION II. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

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

SECTION IV. This ordinance shall be in full force and effect thirty (30) days from and after its publication.

PASSED AND APPROVED this xxxxx day of xxxxxx, 2026.

MAYOR WILLIAM T. ARPS

ATTEST:

TOWN CLERK

Approved as to form and legality:

Town Attorney



Rezoning Application Procedures

Any applicant who wishes to apply for rezoning OR a zoning variance of a property must follow these procedures:

1. Applications are available at Luther Town Hall. Applications must be received by the Town a minimum of 30 days prior to the meeting at which you wish to be heard to allow for appropriate and lawful public notice. A completed application includes all of the items below. Incomplete applications cannot be processed in order to maintain the legal meeting notice schedules.

Return the following materials to the Town as soon as possible.

- a. Completed application form.
 - b. List of names and addresses of all property owners within a 300' radius beyond the subject property, obtained from a licensed bonded abstract company or the Oklahoma County Assessor.
 - c. Application filing fee of \$100.00, \$45.00 publication and mailing fee of \$2.00 per letter.
 - d. Drawing, site plan or survey.
2. Notices will be mailed to all the property owners within 300' by the Town staff, and a notice will be placed in a newspaper of general circulation to satisfy legal requirements.
 3. You must attend or send a representative to the public hearing and Planning Commission meeting in which your application will be heard. At the hearing, you will be given time to present your reasons for rezoning. Any protestors present will be given equal time. The Planning Commission will then table, or vote to make a recommendation to the Town Board to accept or deny your request. The matter will be brought to vote by the Town Board at their next scheduled meeting. It is recommended you also attend that meeting.
 4. If your rezoning is approved, you may proceed in accordance with the Town Board's conditions. If your case is denied, you may appeal to the Board of Adjustment within 10 days.

The above information is for general guidance only. For further details and/or information, please call the Town of Luther at (405) 277-3833.

Your public hearing date will be set once the application is received.



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

Application for Rezoning

Address or General Location: SE Corner of 164th and Luther Rd.

Present Zoning: Agricultural Recorded Owner: Finn Kelly William

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

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

To what zoning classification are you requesting the property be changed?
I District - Industrial and Manufacturing

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

Signature: Tyler Kauk Digitally signed by Tyler Kauk
DN: cn=Tyler Kauk, o=Black Iron Metalwork, c=US Date: 3/5/2026

Print Name: Tyler Kauk Phone: 405-760-5190

Address: 1901 NE 10th St. City: OKC State: OK Zip: 73117

Email: tyler@blackironmetalwork.com



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

Signature: Tyler Kauk  Date: 3/5/2026

Print Name: Tyler Kauk Phone: 405-760-5190

Address: 1901 NE 10th St. City: OKC State: OK Zip: 73117

Email: tyler@blackironmetalwork.com

General Description of Property

Size in acres or square feet: 36.44 acres, only wanting to rezone 2 acres

Current Use: agricultural

Topography (flat, rolling hills, levee, etc.): flat with rolling hills and 2 ponds

Frontage Road: 164th and Luther Rd.

Identify structures and improvements on the property:

water well

Town water? YES / NO

Town Sewer? YES / NO

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

2 acres to be used for structural steel fabrication, the remainder to be ag property to raise beef

.489 acres owned by D&D residential at very south end.

General Description of Adjoining Property

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

church - 115', house - 670', house - 422', house - 270'

house - 450'. The closest building to where I want to put the shop

is the church, around 900' away, and the next closest is the first

house on the south side of 161st, at 1200' away.

Explain surrounding land uses: residential, agricultural, religious

Rezoning Request

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

Tax revenue, local jobs, new students for Luther Schools, local spending, new residents

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:

This location has been for sale for a long time, nobody wants to build a home here due to the proximity to the turnpike. It would be an ideal location for my business because of that, as well as being completely land locked from others and would not be an eyesore to the community.

Explain how the proposed change in zoning will affect the road system serving your area:

There would be minimal disruption, only a few semi's coming and going for deliveries.

Is the proposed rezoning compatible to surrounding permitted uses and the existing development pattern? Explain:

I believe that this is the best piece of property within Luther City Limits to build on, its at the far south end of town, and rather than being turned into tract houses it will remain mostly ag land.

NOTICE: APPLICATION FEE IS \$100.00 + ANY COSTS INCURRED BY THE TOWN FOR THE PROCESSING OF THE APPLICATION

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Application received by: _____ Date: _____

Tract Acreage: _____ Public Hearing Date: _____

Application Number: _____ Section: _____ Township: _____

Range: _____ Present Zoning: _____ Fee Receipt Number: _____

Rezoning Request

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

Tax revenue, local jobs, new students for Luther Schools, local spending, new residents

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:

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There would be minimal disruption, only a few semi's coming and going for deliveries.

Is the proposed rezoning compatible to surrounding permitted uses and the existing development pattern? Explain:

I believe that this is the best piece of property within Luther City Limits to build on, its at the far south end of town, and rather than being turned into tract houses it will remain mostly ag land.

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Application received by: _____ Date: _____

Tract Acreage: _____ Public Hearing Date: _____

Application Number: _____ Section: _____ Township: _____

Range: _____ Present Zoning: _____ Fee Receipt Number: _____

Planning Commission Action

Town Board Action

Action: _____

Action: _____

Vote: _____

Vote: _____

Date: _____

Date: _____

Provisions: _____

Provisions: _____

Staff Recommendation

Recommendation: _____

Date: _____ Subdivision Name: _____ Ordinance Number: _____

About Me:

I am wanting to buy this property for a number of reasons. I have shopped for around a full year for property in Luther, and this one seems the least intrusive location. My family is from Leedey, which is a very small town so I understand what it means to be a part of a small town. The shop I currently have is just east of downtown Oklahoma City, and I'm tired of the noise, as well as having to deal with a larger government when we want to do anything. I would prefer my tax money go towards a town where it will actually do some good rather than being lost in the giant bucket that is Oklahoma City. My dream for this location is to have our shop to be able to grow the business, to be able to raise beef for our employees, and a place where people come to work and feel happy that they work somewhere beautiful. I want our people to be able to live locally and have a good school to put their kids in, and a local community to grow up in. My core values insist that anyone that falls under the umbrella of my business should be taken care of as family.

About the business:

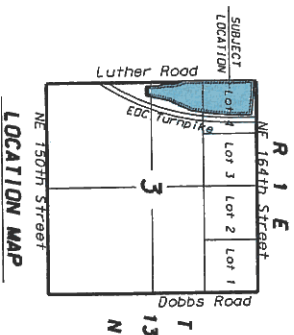
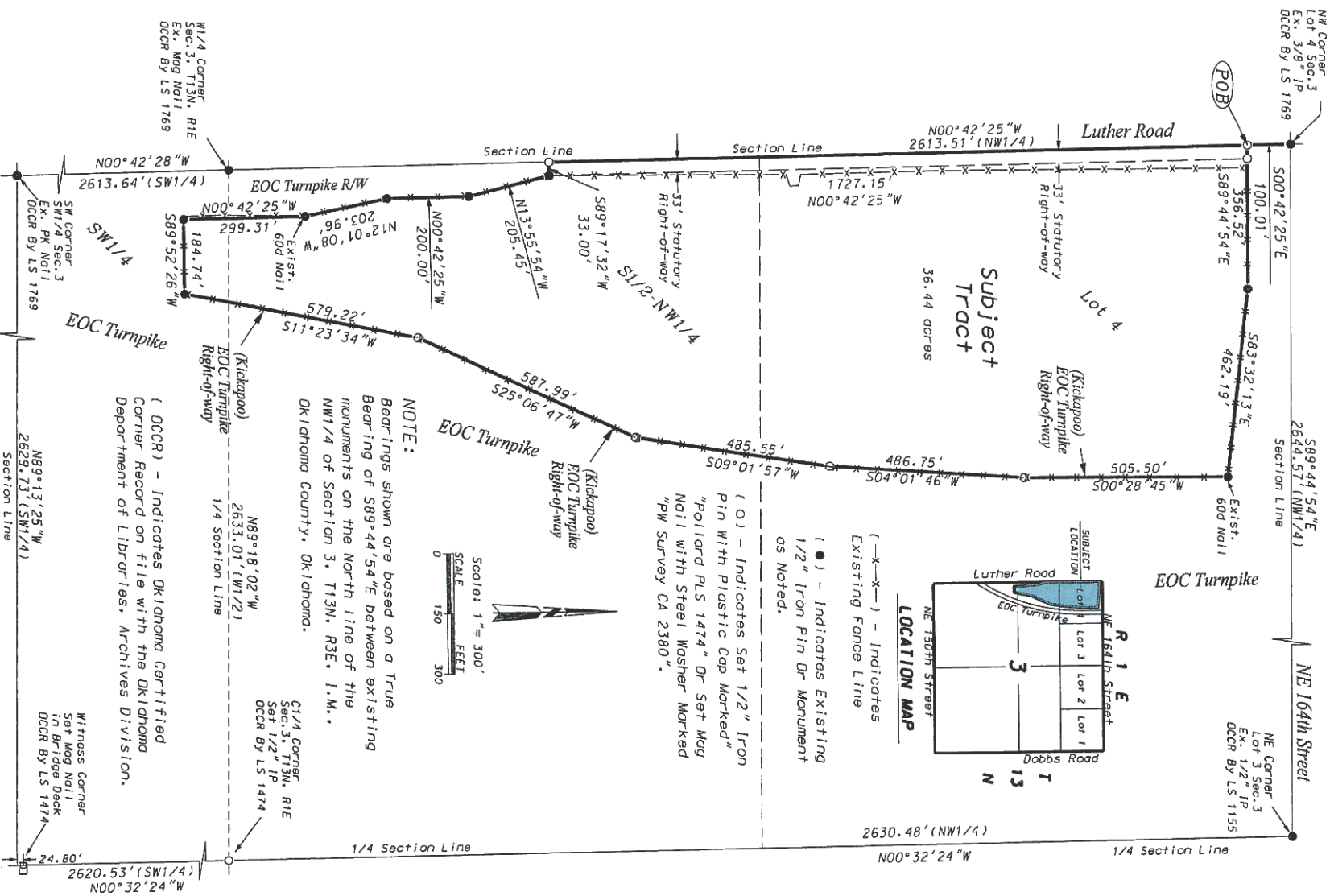
Black Iron does structural steel fabrication, and currently employs 10 people, not including myself. We order I beams, tubing, angle iron, C channel, etc. and cut them up to turn them into commercial buildings, schools, day cares, and government buildings. 99% of what we do will happen within the walls of the shop. Nothing we do is loud unless you're in the shop, but the closest building to where I want to put the shop is the church, at around 900' away, with the next being a house that is nearly 1200' away. Our material is delivered and shipped out via semi's, we average about 2 per week. We are so out of room at our current location its not even funny. In order to grow the business and have an efficient shop, we need to build a new shop, but we also need outside space to be able to store our material until it is shipped to the end user.

About the building:

The building will be pretty simple, 70' wide, 100' long, and 20' tall. Right now I am leaning towards a grey color.

CERTIFICATE OF SURVEY

PART OF THE W1/2 OF SECTION 3, T13N, R1E, I.M., OKLAHOMA COUNTY, OKLAHOMA



(-x-x-) - Indicates Existing Fence Line
 (●) - Indicates Existing 1/2" Iron Pin Or Monument as Noted.

(O) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" Or Set Mag Nail With Steel Washer Marked "PW Survey CA 2380".

Scale: 1" = 300'
 SCALE
 FEET
 0 150 300



NOTE:
 Bearings shown are based on a True Bearing of S89°44'54"E between existing monuments on the North line of the NW1/4 of Section 3, T13N, R3E, I.M., Oklahoma County, Oklahoma.

(DCCR) - Indicates Oklahoma Certified Corner Record on file with the Oklahoma Department of Libraries, Archives Division.

Witness Corner
 Set Mag Nail
 In Bridge Deck
 DCCR By LS 1474

POLLARD & WHITED SURVEYING, INC.	
2514 Tee Drive Norman, OK 73069	405-366-0001 Office tinfo@surveying.com
Blaise Betchel Certificate of Survey Part of W1/2 Section 3, T13N, R1E, I.M. Oklahoma County, Oklahoma November 29, 2021 3-13n1e.dgn	Drawn By: T. Pollard Sheet 1 of 2

CERTIFICATE OF SURVEY

I, Timothy G. Pollard, a Professional Land Surveyor hereby certify that the attached drawing is a true and accurate representation of a survey of the described property.
I further certify that this survey meets or exceeds the current "Oklahoma Minimum Standards For The Practice Of Land Surveying" as adopted by the Oklahoma State Board Of Licensure For Professional Engineers and Land Surveyors.

LEGAL DESCRIPTION

A parcel of land in part of Lot Four (4), the South Half of the Northwest Quarter (S1/2-NW1/4) and the North 88.89 acres of the Southwest Quarter (SW1/4) of Section Three (3) Township Thirteen (13) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated November 22, 2021 using a True (Geodetic) Bearing of S89°44'54"E between existing monuments on the North line of the NW1/4 of said Section 3, as a Basis of Bearing, said tract further described as:

COMMENCING at the Northwest Corner of said Lot 4;

Thence S00°42'25"E, on the West line of said Lot 4, for a distance of 100.01 feet to the **POINT OF BEGINNING**;

Thence S89°44'54"E and parallel to the North line of said Lot 4, being on the South right-of-way line to NE 164th Street of the EOC Turnpike right-of-way, for a distance of 356.52 feet;

Thence S83°32'13"E, on said right-of-way, for a distance of 462.19 feet to the West right-of-way line of the EOC Turnpike;

Thence S00°28'45"W, on said West right-of-way, for a distance of 505.50 feet;

Thence S04°01'46"W, on said West right-of-way, for a distance of 486.76 feet;

Thence S09°01'57"W, on said West right-of-way, for a distance of 485.55 feet;

Thence S25°06'47"E, on said West right-of-way, for a distance of 587.99 feet;

Thence S11°23'34"W, on said West right-of-way, for a distance of 579.22 feet;

Thence S89°52'26"W, on said West right-of-way, for a distance of 184.74 feet to the East right-of-way to Luther road;

Thence N00°42'25"W, on said East right-of-way, for a distance of 299.31 feet;

Thence N12°01'08"W, on said East right-of-way, for a distance of 203.96 feet;

Thence N00°42'25"W, on said East right-of-way, for a distance of 200.00 feet;

Thence N13°55'54"W, on said East right-of-way, for a distance of 205.45 feet;

Thence S89°17'32"W for a distance of 33.00 feet to the West line of said NW1/4;

Thence N00°42'25"W, on the West line of said NW1/4, for a distance of 1727.15 feet to the **POINT OF BEGINNING**, containing 36.444 acres more or less and subject to easements, rights-of-way, encumbrances and other land use regulations of record.

SURVEYOR'S REPORT & NOTES

(1) This Boundary Survey is based on the Original Government Survey done by the General Land Office (GLO) approved on March 30, 1872. The GLO Township Plat and field notes were reviewed as a part of this Boundary Survey.

(2) This Boundary Survey is also based on a review of existing Oklahoma Turnpike Authority Plans for "EOC Turnpike" by Olsson Associates Engineers, Contract No. EOC-24354 which shows Rights-of-way and Plan sheets Details. This Turnpike is now believed to be the Kickapoo Turnpike.

(3) This Boundary Survey is also based on a review of existing "Oklahoma Certified Corner Records" (OCCR) on file with the Oklahoma Department Of Libraries, Archives & Records Division in Oklahoma City, OK. All OCCR's on file were reviewed and there were none that contradicted others that directly affect the subject property. Additional filings of OCCR's, by the undersigned, will be made subsequent to the completion of this Boundary Survey. Other controlling monuments, which are not corners of the subject property, has or will have OCCR's filed on them by others and/or the undersigned.

(4) This drawing has been prepared to illustrate the Boundary Survey of the subject property. Monuments were found and/or set as shown on the attached drawing. The monuments set are based on the controlling monuments as shown herein and on the OCCR's as noted and as on file. A complete review of this Boundary Survey can not be made without also reviewing the OCCR's on file and those to be filed with the Oklahoma Department Of Libraries, Archives & Records Division. Additional information is shown on the OCCR's that is not shown on this Boundary Survey documentation.

(5) All surface and subsurface improvements on or adjacent to the subject property are not necessarily shown. This "Boundary Survey" was made to locate the boundary of said property and not to locate improvements.

(6) Fences have been graphically shown on the attached survey drawing but distances are not shown due to scale constraints.

(7) This Boundary Survey was made to establish the boundary of the described property only. This does not represent a complete search of the County Clerk's records, by the undersigned, to determine if any easements, rights-of-way or other encumbrances affect the property except as noted.

(8) Except as specifically stated or shown this Boundary Survey does not reflect any easements, rights-of-way, building lines, restrictive covenants, subdivision restrictions, encumbrances, zoning or other land use regulations.

(9) This Boundary Survey does not necessarily show all improvements. No excavations were made, as a part of this Boundary Survey, to locate underground utilities and facilities. Call 1-800-522-6543 or the owners of underground facilities to have them marked before any excavation or construction.

(10) This Boundary Survey has used True (Geodetic) Meridian bearings. Bearings are Based on A True (Geodetic) Bearing of S89°44'54"E between existing monuments at the Northwest and Northeast corners of the NW1/4 of Section 3, T13N, R1E, I.M., Oklahoma County, Oklahoma. Previous Boundary Surveys in this area may have used a different basis of bearing. The "OKLAHOMA MINIMUM STANDARDS FOR THE OF LAND SURVEYING" allow for the use of any basis of bearing as long as it is clearly stated, defined and retraceable by subsequent Land Surveyors.

(11) The subject property is located in a Zone "X" area according to FEMA's FIRM Map/Panel Number 40109C0116H with an effective date of 12/18/2009. Zone "X" is defined as "Areas of Minimal Flood Hazards".

attached. This survey should be referred to by any filing of deeds, conveyances or other instruments made in connection with the subject property.

(13) **IT IS ADVISED**, by the undersigned, that all adjoining property owners be contacted prior to building any fences or other structures or improvements along or on the property lines. Certain legal rights may exist with existing fences that have been used for particular periods of time for lines of possession. An agreement, preferably in writing, should be reached between the owners on the location of any improvement along or on the property lines prior to the commencement of any such activities.



Timothy G. Pollard

Timothy G. Pollard, PLS 1474

NOTARY

State Of Oklahoma)

County Of Oklahoma) SS

Before me, a Notary Public, in and for said County and State, on this 30th day of November 2021, personally appeared, Timothy G. Pollard, 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.



Josh Thomas

Notary Public









National Flood Hazard Layer FIRMette



97°11'56"W 35°38'17"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone J</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
	Area of Undetermined Flood Hazard <i>Zone</i>
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

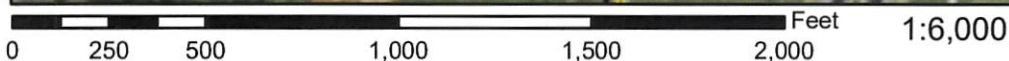
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

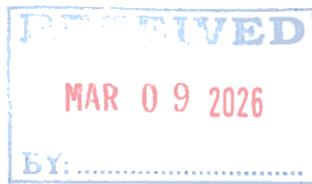
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/6/2026 at 10:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



97°11'19"W 35°37'48"N

4-13-26



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: 4-13/4-14 CASE NUMBER # _____
[] RESIDENTIAL [] NON-RESIDENTIAL [] COMBINATION BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 19871 East Hwy 66
LEGAL DESCRIPTION: ATTACHED

PRESENT USE OF PROPERTY: PASTURE LAND PRESENT ZONING: AGRICULTURE

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:
SPLIT OFF 23.4 ACRES FROM A 103 ACRE PROPERTY

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>William ARTHUR DR.</u>	NAME	<u>Same</u>
ADDRESS	<u>19871 East Hwy 66</u>	ADDRESS	
CITY, ST, ZIP	<u>LUTHER OKIA 73054</u>	CITY, ST, ZIP	
DAYTIME PHONE	<u>405-406-1870</u>	DAYTIME PHONE	
EMAIL	<u>William 61379@GMAIL.COM</u>	EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:		<u>William Arthur Jr. 3-6-26</u>	

APPLICATION FEES			
NONREFUNDABLE APPLICATION FEE	<u>\$100.00</u>	RECEIPT NUMBER / DATE PAID	
PUBLICATION FEES (IF APPLICABLE)	\$	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.

PROPERTY DESCRIPTION:

A tract of land containing 23.64 acres, more or less, in a part of the SE/4 Section 22, Township 14 North, Range 1 East of the Indian Base and Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at a Set Mag Nail w/Arkoma CA5348 Washer at the Southeast Corner of said SE/4; Thence S89°52'58"W, along the South line said SE/4, a distance of 660.00 feet to a Found Mag Nail and being the Point of Beginning; Thence continuing S89°52'58"W, along said South line, a dist. of 255.32 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence N00°21'59"W a dist. of 329.64 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence S89°51'38"W a dist. of 530.07 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence N00°21'59"W a dist. of 591.80 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence N30°18'26"E a dist. of 199.96 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence N09°19'58"E a dist. of 565.48 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence N89°55'52"E a dist. of 587.92 feet to a Found 1/2" Iron Rod; Thence S00°22'23"E, parallel to the East line of the SE/4, a dist. of 1650.98 feet to the Point of Beginning, said tract contains 23.64 acres, more or less.

The above description is composed under the supervision of Josh Kelly, L.P.L.S. #2098, on this 9th day of March, 2026, and has a Basis of Bearings of Grid North - NAD 28 - State Plane - OK South Zone.

