

Site Location:
Part of the S/2,S/2,SW/4
of Sec. 27, T4S, R1E

AG

AG

RR

KINGS RD

CC

RR

US HWY 70 W

RR

AG

new Est. Add.

Case # C02-3



**Proposed conditional use permit for a church located on
US Highway 70W and East of Kings Road in a (RR) District.**

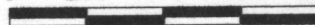


G.I.S. Department
City of Ardmore

February 6, 2002

1" = 500'

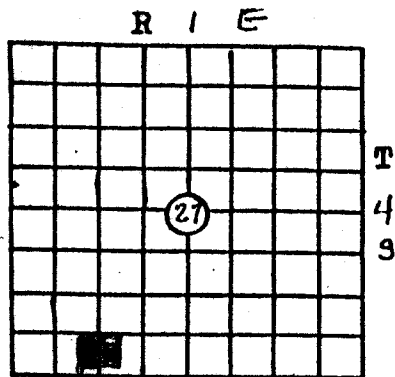
0 200 400 600 800 Feet



Mapbook Page : D15

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WARREN G. SULLIVAN SURVEYOR, INC.



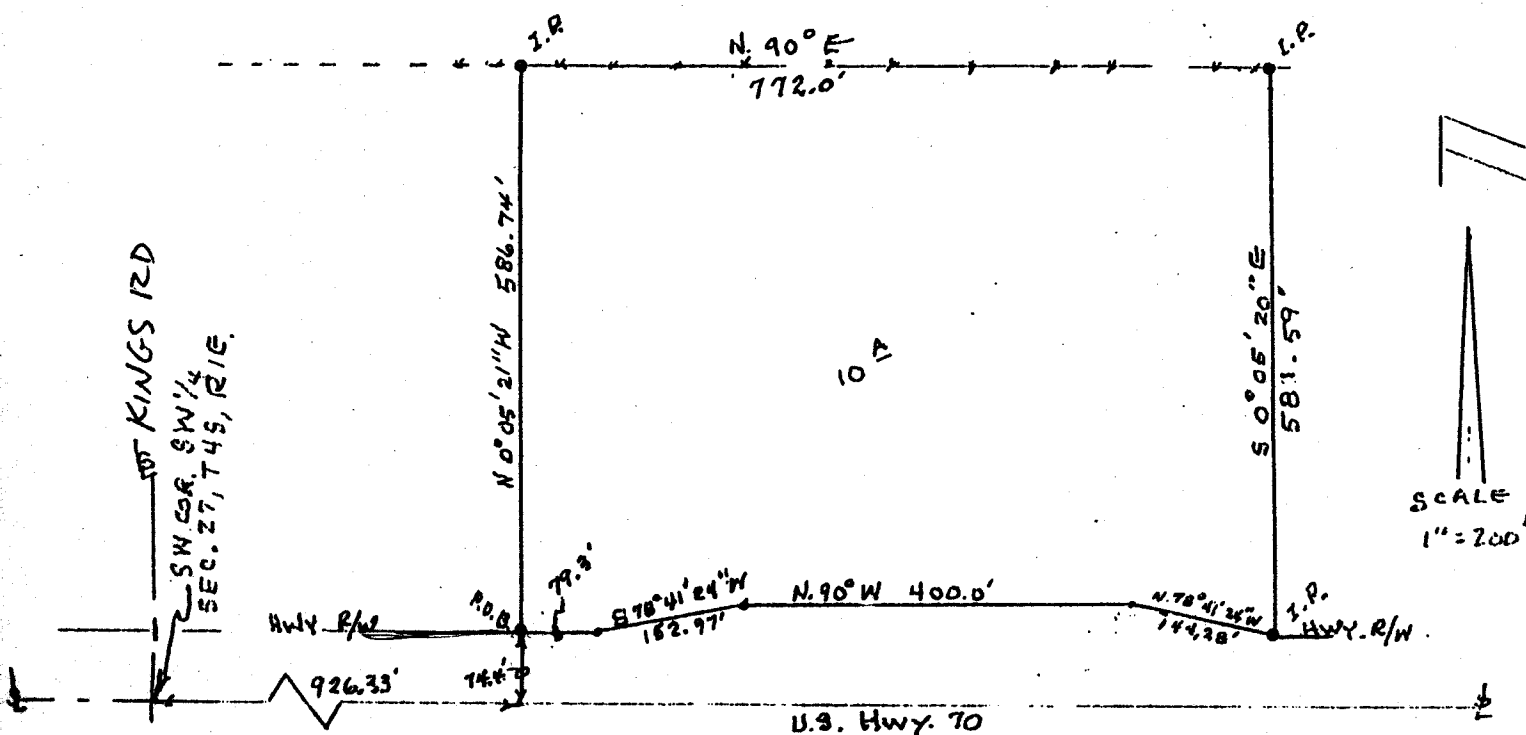
Location Map
1" = 3000'

SURVEYED FOR Ken McCaskill
4527 W. Broadway
Ardmore, Okla. 73401

WARREN G. SULLIVAN, LS
3923 Jay Norman Road
Ardmore, Oklahoma 73401
405-657-3998

LEGAL DESCRIPTION

A part of the S $\frac{1}{2}$ of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 27, Township 4 South, Range 1 East, I.M. Carter County, Oklahoma, more particularly described as follows: Beginning at a point on the North line of U.S. Highway # 70 which is 926.33 feet East and 74.4 feet North of the SW corner of the SW $\frac{1}{4}$ of Section 27; thence continuing N0°05'21"W 586.74 feet; thence N90°E 772.0 feet; thence S0°05'21"E 581.59 feet to the North line of U.S. Highway #70; thence N78°41'24"W 144.28 feet; thence N90°W 400.0 feet; thence S78°41'24" W 152.97 feet; thence N90°W 79.3 feet to the point of beginning. containing 10 acres more or less.



SURVEYOR'S CERTIFICATION

I, Warren G. Sullivan, a registered land surveyor in the State of Oklahoma, do hereby certify that I have made a careful and accurate survey of the above described property and verified corners as shown. This survey was made in accordance with the official survey of the area. I further certify that the above described property is not in a flood area per Comm.-Panel #400031 0015B dated 1/6/82.

RESOLUTION NO. 2872 2872

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CHURCH LOCATED ON US HIGHWAY 70W AND EAST OF KINGS ROAD IN A (RR) RURAL RESIDENTIAL DISTRICT UNDER PROVISIONS OF SECTION 501 & 502 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ARDMORE, CARTER COUNTY, OKLAHOMA

WHEREAS, the City Commission of the City of Ardmore, Oklahoma, held a public hearing to consider an application submitted by First Free Will Baptist Church for a conditional use permit within the (RR) zoning district for a church on property located at US Highway 70W east of Kings Road, the legal description of said property being:

Part of the S/2 of the S/2 of the SW/4 of Section 27, T4S, R1E, more particularly described as: beginning at a point on the North line of US Highway #70, which is 926.33' East and 74.4' North of the SW corner of the SW/4 of Section 27; thence continuing N00°05'21"W 586.74'; thence N90°E 772.0'; thence S00°05'21"E 581.59' to the North line of US Highway #70; thence N78°41'24"W 144.28 feet; thence N90°W 400.0'; thence S78°41'24"W 152.97'; thence N90°W 79.3' to the point of beginning and containing 10 acres more or less

and

WHEREAS, the City Commission heard and considered all of the facts presented at said public hearing, and

WHEREAS, the City Commission have determined that the proposed land use is compatible with the surrounding land uses, consistent with the Comprehensive Plan, and beneficial to the City of Ardmore, provided certain conditions are set forth.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Ardmore, Oklahoma, a municipal corporation, that said conditional use permit is hereby approved subject to the following conditions:

1. That a subdivision be processed to create the proposed lot identified in the application.
2. That the applicant provide plans and obtain a building permit within 12 months after approval of the conditional use permit.
3. That the Planning Commission review proposed development plans, per the C.U.P. application requirements, prior to a building permit being issued.
4. That the driveway and parking area shall be paved in accordance with UDC standards.
5. That a fire hydrant shall be placed within 600 feet from the church building.

PASSED by the Commission and SIGNED by the Mayor on this 18th day of March, 2002.

CITY OF ARDMORE, OKLAHOMA
A MUNICIPAL CORPORATION

BY David G. Moody
MAYOR

ATTEST:

Jenny Long
CITY CLERK

Case#: C02-3