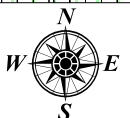


Case # PP03-23

Preliminary Plat of Sparks Addition for 7.3 acres into 2 lots
 located near the SE Corner of Hwy. 142& N. Commerce.



G.I.S. Department
 City of Ardmore

0 150 300 450 600 Feet

1" = 300'

Mapbook Page : G12

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October 13, 2003



RESOLUTION NO. 2999

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR SPARKS ADDITION OF 7.3 ACRES INTO 2 LOTS FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF HWY. 142 AND N. COMMERCE

WHEREAS, the City Commission of the City of Ardmore, Oklahoma, held a public hearing to consider an application submitted by Greenway Enterprises for a preliminary plat within the (CC) Commercial Corridor zoning district for 7.3 acres into 2 lots, the legal description of said property being:

BEING a tract of land situated in the Northwest Quarter of the Northwest Quarter of Section Nineteen (19), Township 4- South, Range 2 East, Indian Meridian, Carter County, Oklahoma, and the Southwest Quarter of the Southwest Quarter of Section Eighteen (18), Township 4- South, Range 2 East, Indian Meridian, Carter County, Oklahoma, and being more particularly described as follows:

COMMENCING at a chiseled .x. set in concrete found for the northwest corner of said Section Nineteen (19), same being the southwest corner of said Section Eighteen (18), from which a chiseled .x. set in concrete found for the northwest corner of said Section Eighteen (18) bears North 00 degrees 26 minutes 54 seconds West, a distance of 5288.77 feet; the southwest corner of said Section Nineteen (19) bears South 00 degrees 26 minutes 52 seconds East, a distance of 5281.92 feet; and a chiseled .x set in concrete found for the northeast corner of said Section Nineteen (19), same being the southeast corner of said Section Eighteen (18) bears North 89 degrees 47 minutes 18 seconds East, a distance of 5297.92 feet;

THENCE along the north line of said Section Nineteen (19), same being the south line of said Section Eighteen (18), North 89 degrees 47 minutes 18 seconds East, a distance of 56.90 feet to the POINT OF BEGINNING hereof, same being on the east right-of-way line of North Commerce Street (U.S.

Highway No. 77 - 150' right-of-way at this point);

THENCE along the east right-of-way line of North Commerce Street (U.S. Highway No. 77), North 00 degrees 28 minutes 50 seconds West, a distance of 73.35 feet to a Point, same being the beginning of a corner clip for State Highway No. 142;

THENCE along said corner clip, North 38 degrees 44 minutes 07 seconds East, a distance of 201.19 feet to a Point, same being on the south right-of-way line of State Highway No. 142;

THENCE along the south right-of-way line of State Highway No. 142, the following two (2) courses: North 84 degrees 57 minutes 51 seconds East. a distance of 411.49 feet to a Point;

North 89 degrees 50 minutes 36 seconds East, a distance of 112.76 feet to a Point, same being the intersection of the south right-of-way line of State Highway No. 142 with the west right-at-way line of Chickasaw Boulevard (100' right-of-way);

THENCE along the west right-of-way line of Chickasaw Boulevard, South 00 degrees 26 minutes 52 seconds East. a distance of 588.00 feet to a Point, same being the intersection of the west right-of-way line of Chickasaw Boulevard with the north right-of-way line of Maple Street (60' right-of-way);

THENCE along the north right-of-way line of Maple Street, South 89 degrees 4-3 minutes 09 seconds West, a distance of 373.58 feet to a ½" iron rod found far the southeast corner of that certain tract of land conveyed to Carl Atwood and Martha Atwood by General Warranty Deed dated March 16, 1998, and recorded in Book 3244-, Page 195, Deed Records, Carter County, Oklahoma;

THENCE along the easterly and northerly lines of said Atwood tract the following two (2) courses: North 00 degrees 34- minutes 50 seconds West, a distance of 150.12 feet to a ½" iron rod found;

THENCE South 89 degrees 4-3 minutes 09 seconds West, passing at a distance of 250.00 feet the northwest corner of said Atwood tract and continuing for a total distance of 275.97 feet to a Point, same being an the east right-of-way line of North Commerce street (U.S. Highway No. 77);

THENCE along the east right-of-way line of North Commerce Street (U.S. Highway No. 77), North 00 degrees 28 minutes 50 seconds West, a distance of 174.35 feet to the POINT OF BEGINNING hereof and containing 7.3373 acres or 319611 square feet of land 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 plat 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 plat is hereby approved subject to the following conditions:

1. Any covenants and restrictions shall be reviewed by the City prior to being recorded.
2. That the City Engineer review and approve the stormwater management plan.
3. That sidewalks be installed on Commerce, but deferment on Chickasaw, and waiver on Maple be approved.

PASSED by the Commission and SIGNED by the Mayor on this 17th day of November, 2003.

CITY OF ARDMORE, OKLAHOMA
A MUNICIPAL CORPORATION

BY Bob Ge...
MAYOR

ATTEST:

[Signature]
CITY CLERK



Case#: PP03-23