



Site Location :
A tract of land in the W/2, NW, NE, of Sec 25,
T4S, R1E containing 7.5 acres m.o.l.

Case # PP03-25

**Preliminary plat of Elmbrook Addition for 7.5 acres into
 3 lots located on the south side of 12th Ave. NW, between
 Rockford Pl. and N. Commerce.**



0 150 300 450 600 Feet

1" = 300'

Mapbook Page : F14

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October 14, 2003

RESOLUTION NO. 2991

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR ELMBROOK ADDITION OF 7.5 ACRES INTO 3 LOTS FOR PROPERTY LOCATED ON THE SOUTH SIDE OF 12TH AVE. NW, BETWEEN ROCKFORD PL. AND N. COMMERCE

WHEREAS, the City Commission of the City of Ardmore, Oklahoma, held a public hearing to consider an application submitted by Elmbrook Properties for a preliminary plat within the (CN) Neighborhood Commercial zoning district for 7.5 acres into 3 lots, the legal description of said property being:

A tract of land lying within the W/2 NW/4 NE/4 of Section 25, Township 4 South, Range 1 East, Carter County, Oklahoma, more particularly described as follows: Beginning at a point on the north line of said W/2 NW/4 NE/4, N89°54'01"E, 208.70 feet; thence N89°54'01"E along said north line, 344.04 feet, thence S00°02'34"W, 660.94 feet to a point on the south line of NW/4 NW/4 NE/4 of Section 25; thence S89°54'31"W along said south line 343.71 feet; thence N89°54'01"E parallel with the North line of said W/2 NW/4 NE/4, 208.70 feet; thence N00°00'52"E, 302.00 feet to the point of beginning, containing 7.05 acres.

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. That any covenants, conditions, and restrictions to be applied to the plat shall be submitted to the City for review prior to being recorded with the County.
2. That the preliminary plat be amended to show proposed sanitary sewer extensions to serve lots in Block 1.
3. That final engineering details be submitted to the City Engineer for review and approval, including stormwater management.
4. That the applicant submit a letter indicating the manner of satisfying future assurances of performance and maintenance of streets and related infrastructure.

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 G...
MAYOR



ATTENT:
[Signature]
CITY CLERK

Case#:PP03-25