

PLANNING COMMISSION MEETING AGENDA

OCTOBER 17, 2023



723 S. Lewis Street, Room 1122 B

Stillwater, OK 74074

5:30 PM

Chair Jana Phillips, Vice-Chair Mark Prather, Commissioner Mike Shanahan, Commissioner Riley Williams, and Commissioner Andrew Van Leuven.

NOTE: Members of the Planning Commission and City Staff will gather prior to the regular meeting in Room 1121 beginning at 5:00 PM. No Planning Commission business will be discussed or otherwise acted upon at this time. This is not a closed session, and members of the public and press are welcome to attend.

1. Call Meeting to Order

2. Public Hearing

The Planning Commission will hear public comments, discuss, and take action including a vote or series of votes on each item unless otherwise indicated.

- a. Gose & Associates on behalf of Mike & Kim Loftis and Larry & Carolyn Caldwell, **REPLAT/PRELIMINARY PLAT (SUB23-11)**, consideration, discussion and possible action, including recommending approval or denial of an application for a replat of a portion of property referred to as Block 4 of the existing subdivision named BC West and currently addressed as 3316, 3319, 3322 and 3325 W. Cypress Mill Avenue.

3. General Orders

The board/committee/commission will hear a staff presentation and take action including a vote or series of votes on each item listed as presented or as amended or revised by members of the board/committee/commission unless the agenda entry specifically states no action will be taken. The requested action is indicated in each agenda entry but may be amended or revised prior to action by the board/committee/commission.

- a. Gose & Associates on behalf of Mike & Kim Loftis and Larry & Carolyn Caldwell, **REPLAT/FINAL PLAT (SUB23-13)**, consideration, discussion and possible action, including recommending approval or denial of an application for a replat of a portion of property referred to as Block 4 of the existing subdivision named BC West and currently addressed as 3316, 3319, 3322 and 3325 W. Cypress Mill Avenue.

4. Miscellaneous Items from Staff, Planning Commissioners or City Attorney for Discussion and Possible Action:

- a. Next Planning Commission Meeting is November 7, 2023.

5. Adjourn

On _____ at _____, a true and correct copy of this agenda was

posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

The Planning Commission may take action, including a vote or series of votes on all items listed on the agenda, unless the item specifically indicates that no action will be taken. The City of Stillwater encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, please notify the Community Development Desk at least 48 hours prior to the meeting by calling 405.742.8220.

- Meetings are televised on AT&T U-verse channel 99 and Optimum channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the Office of Community Development.

Date of Meeting: October 17, 2023

Subject: Preliminary Plat: Replat of Block 4 BC West

Purpose of Report: The applicant requests review and approval of a preliminary plat of a replat to Block 4 in the BC West subdivision currently addressed as 3316, 3319, 3322, and 3325 W Cypress Mill Avenue.

Background: The final plat for BC West was brought to the Planning Commission on May 17, 2022. The approved plat has thirteen (13) single-family residential lots, two (2) out lots, and three commercial lots on 12.39 acres. The replat for Block 4 contains 4 residential lots on the west end of West Cypress Mill Avenue. These are lot line adjustments to the lots due to the location of the floodplain allowing for the "B" lots to contain the floodplain. The notes on the replat state "'B" lots are within the floodplain and are to be sold with the corresponding "A" lot as a complete lot. There is also a change in the access easement location. The original plat did not dedicate access easements allowing for the access easement to be changed. The replat access easement is being dedicated to the City allow access for waste management and emergency vehicles.

Application Processing Information:

Applicant/Owner(s) – Mike & Kim Loftis and Larry & Carolyn Caldwell

Notice – Letters mailed to property owners within 300 feet

Processing Track:

Submittal Date – August 24, 2023

Planning Commission – October 17, 2023

Project/Site Design Data/Details:

Zoning –Small Lot Single-Family Residential District, Sec. 23-137

Existing Use –Vacant

Lot – 1.9 acres

Adequate Public Facilities Findings/Improvements:

- Streets/Traffic: The property has street connectivity to West Cypress Mill Avenue.
- Transit Facilities/Bike Lanes: The nearest OSU Transit Services location is where brown route runs along 19th Avenue.
- Trails/Sidewalks: Sidewalks are currently located on the north side of West Cypress Mill Avenue.
- Water Service: City water service is available.
- Sanitary Sewer Service: City water service is available.
- Electric: City electric is available.
- Drainage: There is no impact to the drainage from the original BC West Plat.

Applicable City Plans/Policies:

The C³ Plan: Commercial (10-8).

Discussion: The proposed replat will have 4 lots and only 2 lots ("A" lots) will be buildable for single-family structures. Buildable Lot 1A is 0.78 acres and Lot 2A is 0.75 acres.

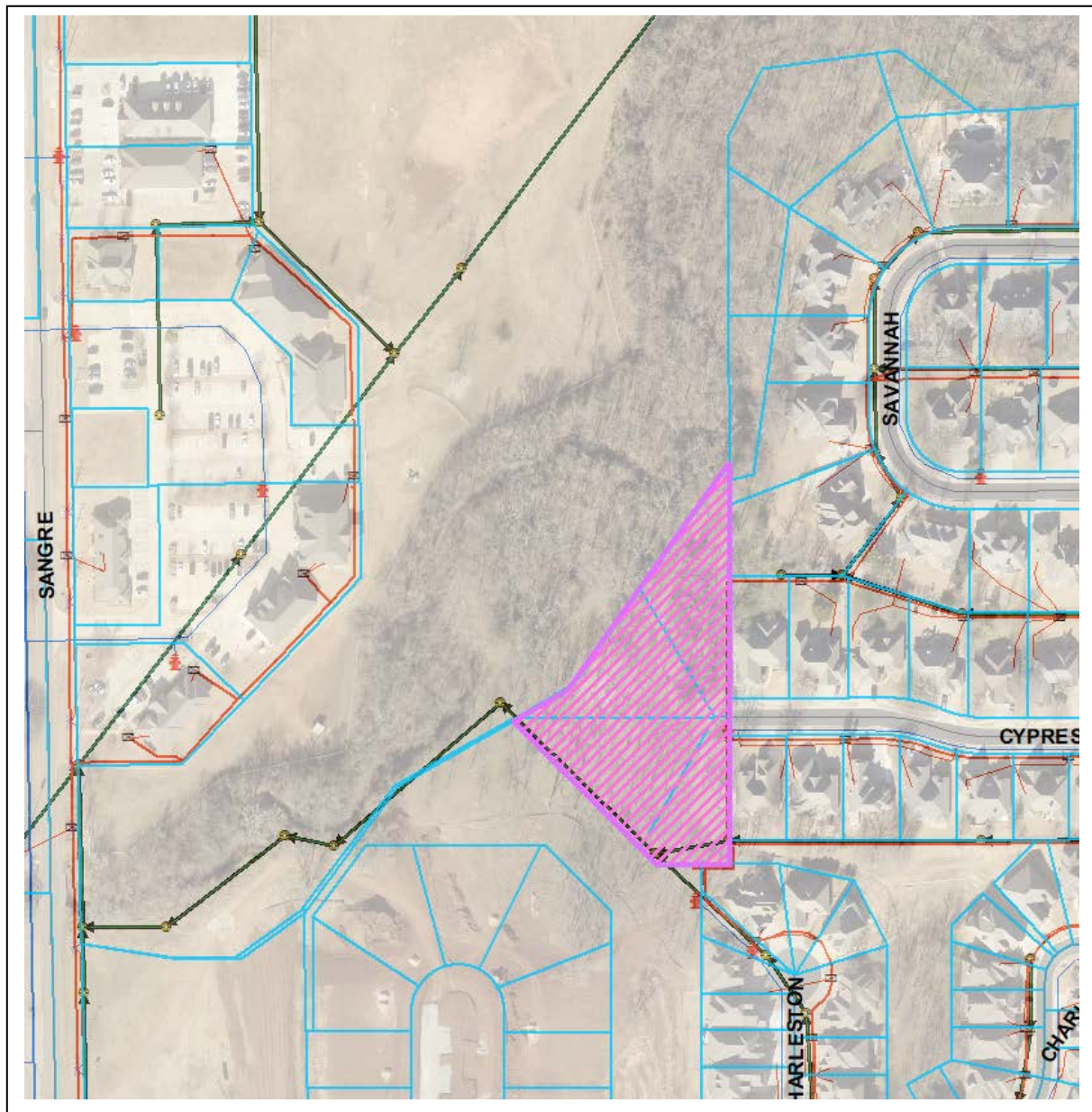
Findings:

1. The proposed preliminary plat meets the subdivision and zoning requirements.
2. The C3 Plan recommends low residential uses at this location.

Alternatives:

1. Accept findings and approve the proposed preliminary plat as presented.
2. Approve the proposed preliminary plat with conditions, noting what conditions should be met for the approval of the final plat.
3. Reject findings and deny the proposed preliminary plat as presented.
4. Find that additional information or discussion is needed prior to making a decision and table the request to a certain date noting that action must be taken within 60 days of the public hearing.

Prepared by:	Jacquelyn Porter, City Planner
Reviewed by:	Joshua Brown, Project Manager Diana Hood, Associate Planner Jeff Mathews, Community Development Director
Date of Preparation:	October 11, 2023
Attachments:	Area Map, Preliminary Plat
Map Designation:	SW



The City of
Stillwater
 OKLAHOMA

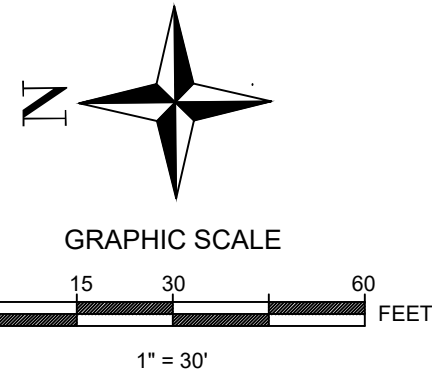
Project Type: Preliminary Plat
Request: Re-plat of Block 4 of BC West
Address: 3316, 3322, 3325, and 3319 W Cypress Mill
Applicant: Gose & Associates on behalf of Mike & Kim Loftis and
 Larry & Carolyn Caldwell

F:\006\Gore\1229-02\CA05\Sheets\C-PRE-PLAT - Block4.dwg	PRELIMINARY PLAT	9/28/2023 5:38 PM	STEPHEN GOSE
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AREA TABLE		
	AREA (SF)	AREA (AC)
BLOCK 4		
LOT 1A	33,779	0.78
LOT 1B	5,545	0.13
LOT 2A	32,595	0.75
LOT 2B	10,716	0.25
TOTAL	82,635	1.90

EXISTING PLAT BOOK: 2701 PAGE: 138
N.T.S.

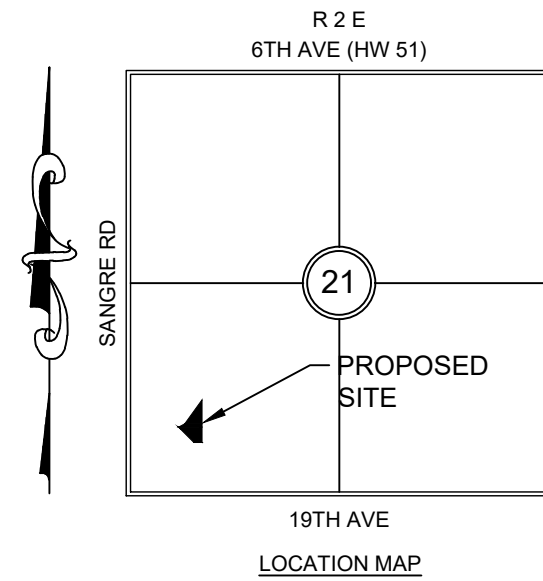


ABBREVIATIONS

ROW	RIGHT OF WAY
U/E	UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
D/E	DRAINAGE EASEMENT
W/E	WATER EASEMENT
FH	FIRE HYDRANT
PSE	PRIVATE SANITARY SEWER EASEMENT
P/E	PEDESTRIAN EASEMENT

DEVELOPER / OWNER
MIKE LOFTIS
115 W BLACKWELL AVE
BLACKWELL, OK 74361

ENGINEER
GOSE & ASSOCIATES
113 E 8TH AVE.
STILLWATER, OK 74074
PHONE: (405) 743-4907



NOTES

1. ACCESS EASEMENT AT WEST END OF CYPRESS MILL AVENUE WITHIN BLOCK 4 TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS IN COMPLIANCE WITH THE REQUIREMENTS OF THE FIRE CODE.
2. THE PROPOSED STREETS ARE ACCESS EASEMENTS 26' EDGE TO EDGE.
3. "B" LOTS ARE WITHIN THE FLOODPLAIN AND ARE TO BE SOLD WITH THE CORRESPONDING "A" LOT AS A COMPLETE LOT.
4. NOTE FOR THE FINAL PLAT: THE UNDERSIGNED, BEING THE SOLE OWNER(S) OF ALL LOTS WITH THE PLATTED BLOCK 4 OF BC WEST, PURSUANT TO THE PROVISION OF TITLE 11 SECTION 42-166 OF THE OKLAHOMA STATE STATUTES, HEREBY VACATES BLOCK 4 OF THE PLAT OF BC WEST, AND ALL LOT LINES, EASEMENTS AND RIGHTS OF WAY; AND WHICH VACATION SHALL OPERATE TO DESTROY THE FORCE AND EFFECT OF THE RECORDING OF THE PLAT SO VACATED, AND TO DIVEST ALL PUBLIC RIGHTS IN THE PUBLIC WAYS SO DESCRIBED IN THE PLAT. CONVEYED WITHIN THIS REPLAT OF BLOCK 4 OF BC WEST, BY THE JOINT AND SEVERAL CONSENT BY THE CITY OF STILWATER TO THE VACATION OF THE PLAT OF BLOCK 4, BC WEST AND THE REPLAT OF BLOCK 4 BC WEST ADDITION.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK 4, BC WEST, AN ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, AS RECORDED IN THE PLAT THEREOF, BOOK 2701, PAGE 138.

PREPARER'S CERTIFICATE

I, STEPHEN C. GOSE, A LICENSED PROFESSIONAL ENGINEER, CERTIFY THAT I AM FAMILIAR WITH THE COMPREHENSIVE PLAN FROM THE CITY OF STILLWATER AND THIS PRELIMINARY PLAT, AND THAT I HAVE PREPARED THIS PLAT TO THE BEST OF MY ABILITY IN ACCORDANCE WITH SAID COMPREHENSIVE PLAN AND THE ORDINANCES GOVERNING THE SUBDIVISION OF LAND WITHIN THE CITY OF STILLWATER.

PLANNING COMMISSION APPROVAL

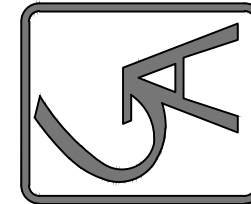
I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF STILLWATER, COUNTY OF PAYNE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE ABOVE PRELIMINARY PLAT AT A MEETING OF THE COMMISSION ON THE 17th DAY OF OCTOBER, 2023.

CHAIRPERSON	DATE
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FLOOD STATEMENT:
SUBJECT PROPERTY LIES WITHIN
ZONE X & ZONE AE AS IDENTIFIED BY F.E.M.A. MAPS
#40119C0226F DATED: 05/16/2007

[illegible]

Gose & Associates



**THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT.**

PREPARED UNDER THE
SUPERVISION OF:
STEPHEN C. GOSE
OK P.E.#: 22808
DATE: 09/28/2023

JOB NUMBER 1229-03	DATE 09/28/2023	SCALE: AS SHOWN	CREATED BY: CB	DRAWN BY: KRP	CHECKED BY: SCG
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PRELIMINARY REPLAT
OF BLOCK 4 BC WEST
ADDITION

BC WEST

STILLWATER, OKLAHOMA

SHEET NUMBER
C2.0

Date of Meeting: October 17, 2023

Subject: Final Plat: Replat of Block 4 BC West

Purpose of Report: The applicant requests review and approval of a final plat of a replat to Block 4 in the BC West subdivision currently addressed as 3316, 3319, 3322, and 3325 W Cypress Mill Avenue.

Background: The final plat for BC West was brought to the Planning Commission on May 17, 2022. The approved plat has thirteen (13) single-family residential lots, two (2) out lots, and three commercial lots on 12.39 acres. The replat for Block 4 contains 4 residential lots on the west end of West Cypress Mill Avenue. These are lot line adjustments to the lots due to the location of the floodplain allowing for the "B" lots to contain the floodplain. The notes on the replat state "'B" lots are within the floodplain and are to be sold with the corresponding "A" lot as a complete lot. There is also a change in the access easement location. The original plat did not dedicate access easements allowing for the access easement to be changed. The replat access easement is being dedicated to the City allow access for waste management and emergency vehicles.

Application Processing Information:

Applicant/Owner(s) – Mike & Kim Loftis and Larry & Carolyn Caldwell

Notice – Letters mailed to property owners within 300 feet

Processing Track:

Submittal Date – August 24, 2023

Planning Commission – October 17, 2023

City Council

Project/Site Design Data/Details:

Zoning –Small Lot Single-Family Residential District, Sec. 23-137

Existing Use –Vacant

Lot – 1.9 acres

Adequate Public Facilities Findings/Improvements:

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- Transit Facilities/Bike Lanes: The nearest OSU Transit Services location is where brown route runs along 19th Avenue.
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- Water Service: City water service is available.
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Applicable City Plans/Policies:

The C³ Plan: Commercial (10-8).

Discussion: The proposed replat will have 4 lots and only 2 lots ("A" lots) will be buildable for single-family structures. Buildable Lot 1A is 0.78 acres and Lot 2A is 0.75 acres.

Findings:

1. The proposed final plat meets the subdivision and zoning requirements.
2. The C3 Plan recommends low residential uses at this location.

Alternatives:

1. Accept findings and approve the proposed final plat as presented.
2. Approve the proposed final plat with conditions.
3. Reject findings and deny the proposed final plat as presented.
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Prepared by:

Jacquelyn Porter, City Planner

Reviewed by:

Joshua Brown, Project Manager

Diana Hood, Associate Planner

Jeff Mathews, Community Development Director

Date of Preparation:

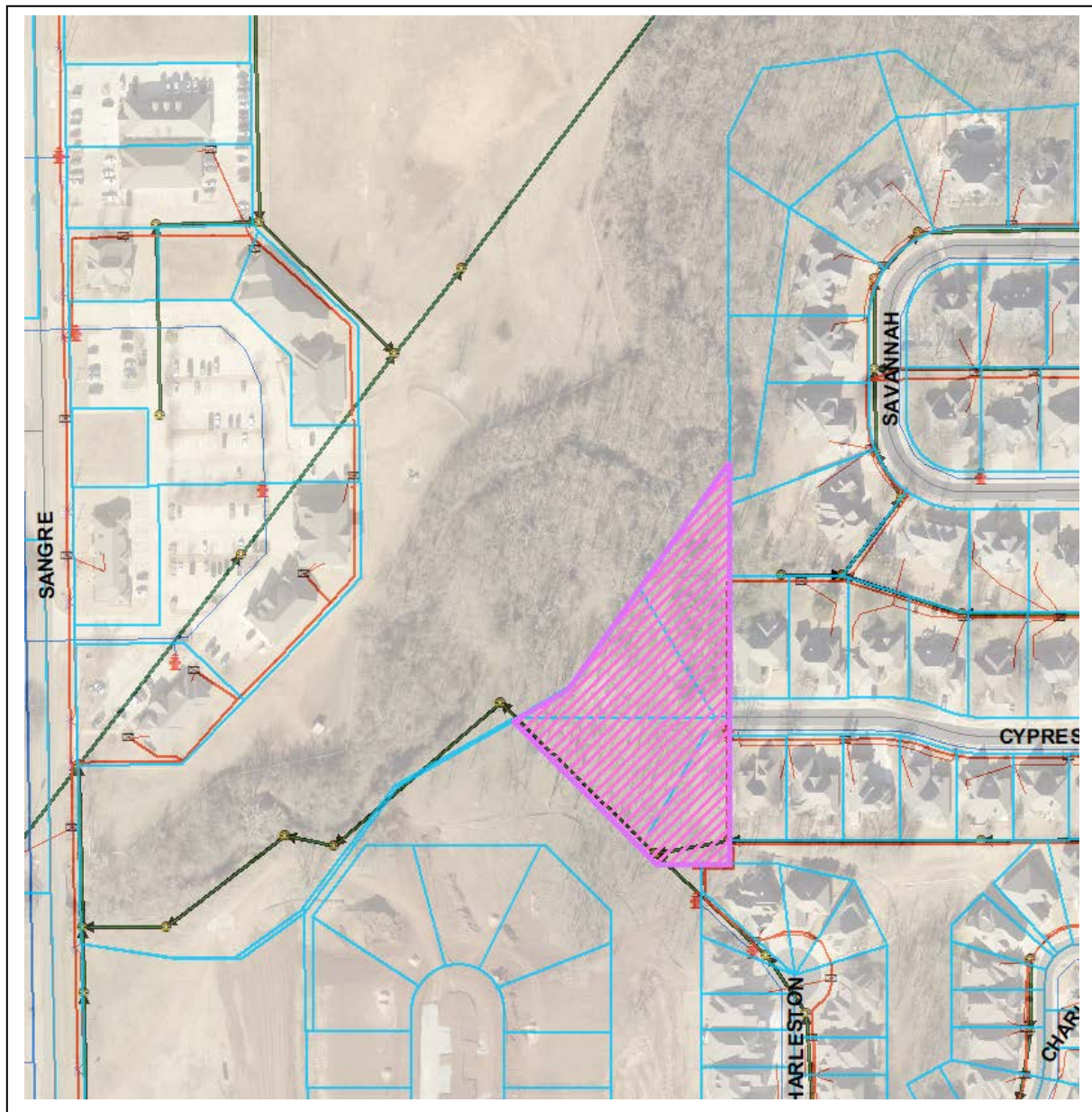
October 11, 2023

Attachments:

Area Map, Final Plat

Map Designation:

SW



The City of
Stillwater
 OKLAHOMA

Project Type: Final Plat (SUB23-13)
Request: Re-plat of Block 4 of BC West
Address: 3316, 3322, 3325, and 3319 W Cypress Mill
Applicant: Gose & Associates on behalf of Mike & Kim Loftis and
 Larry & Carolyn Caldwell

OWNER'S CERTIFICATE (TRACT 1)

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

KNOW ALL MEN BY THESE PRESENTS, LARRY W. CALDWELL, AND CAROLYN R. CALDWELL, HEREBY CERTIFIES THAT THEY ARE THE OWNERS AND HAVE ALL RIGHTS, TITLE AND INTEREST IN AND TO A TRACT OF LAND DESCRIBED AS FOLLOWS:
LOTS THREE (3) AND FOUR (4), IN BLOCK FOUR (4), BC WEST, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY--ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST, I.M., CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

HAS BEEN SURVEYED, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, UNDER THE NAME OF REPLAT OF BLOCK 4, BC WEST, AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF STILLWATER, OKLAHOMA, PERPETUAL PUBLIC UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS, ELECTRIC DISTRIBUTION SYSTEMS AND ANY OTHER MUNICIPAL UTILITY SERVICE PROVIDED BY THE CITY OR OTHER UTILITY COMPANIES THAT HAVE THE LEGAL RIGHT TO PROVIDE SUCH SERVICE, WITH THE CITY OF STILLWATER, WITH THE RIGHT OF INGRESS AND EGRESS TO THE EASEMENTS FOR THE USES AND PURPOSES AFORESAID AS DISPLAYED AND REFLECTED ON THE ATTACHED PLAT.

AND HEREBY GRANT AND CONVEY TO THE OWNERS OF THE REPLAT OF BLOCK 4, BC WEST, AND THE CITY OF STILLWATER, OKLAHOMA, THE ACCESS EASEMENT AS DISPLAYED AND REFLECTED ON THE ATTACHED PLAT. THE AFORESAID ACCESS EASEMENT IS TO BE MAINTAINED BY THE ADJACENT OWNERS WITHIN THE REPLAT OF BLOCK 4, BC WEST IN COMPLIANCE WITH THE REQUIREMENTS OF THE FIRE CODE. THE OWNERS OF THE REPLAT OF BLOCK 4, BC WEST MUST MAINTAIN PERPETUAL ACCESS TO AND FROM THE WEST END OF CYPRESS MILL AVENUE BEING PREVIOUSLY DEDICATED PUBLIC RIGHT-OF-WAY.

(RESTRICTIVE COVENANTS ARE FILED SEPARATELY)

THE UNDERSIGNED, BEING THE SOLE OWNER OF LOTS THREE (3) AND FOUR (4) WITH THE PLATTED BLOCK 4, BC WEST, PURSUANT TO THE PROVISION OF TITLE 11 SECTION 42-106 OF THE OKLAHOMA STATE STATUTES, HEREBY VACATES THEIR PART OF THE PLAT OF BLOCK 4, BC WEST, AND ALL LOT LINES, EASEMENTS AND RIGHTS OF WAYS, AND WHICH VACATION SHALL OPERATE TO DESTROY THE FORCE AND EFFECT OF THE RECORDING OF THE PLAT SO VACATED, AND TO DIVEST ALL PUBLIC RIGHTS IN THE PUBLIC WAYS SO DESCRIBED IN THE PLAT.

CONVEYED WITHIN THIS REPLAT OF BLOCK 4, BC WEST IS THE CONSENT BY THE CITY OF STILLWATER TO THE VACATION OF THE PLAT OF BLOCK 4, BC WEST AND THE REPLAT OF BLOCK 4, BC WEST.

SUBSCRIBED THIS ____ DAY OF OCTOBER, 2023.

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

ON THIS ____ DAY OF OCTOBER, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED LARRY W. CALDWELL AND CAROLYN R. CALDWELL, TO ME KNOWN TO BE THE IDENTICAL PERSON(S) WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

My COMMISSION NO. _____

NOTARY PUBLIC

OWNER'S CERTIFICATE (TRACT 2)

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

KNOW ALL MEN BY THESE PRESENTS, KIM KRITER LOFTIS AND WILLIAM MICHAEL LOFTIS, TRUSTEES OF THE KIM AND MIKE LOFTIS REVOCABLE JOINT TRUST, HEREBY CERTIFIES THAT THEY ARE THE OWNERS AND HAVE ALL RIGHTS, TITLE AND INTEREST IN AND TO A TRACT OF LAND DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2), IN BLOCK FOUR (4), BC WEST, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY--ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST, I.M., CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

HAS BEEN SURVEYED, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, UNDER THE NAME OF REPLAT OF BLOCK 4, BC WEST, AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF STILLWATER, OKLAHOMA, PERPETUAL PUBLIC UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS, ELECTRIC DISTRIBUTION SYSTEMS AND ANY OTHER MUNICIPAL UTILITY SERVICE PROVIDED BY THE CITY OR OTHER UTILITY COMPANIES THAT HAVE THE LEGAL RIGHT TO PROVIDE SUCH SERVICE WITH THE CITY OF STILLWATER, WITH THE RIGHT OF INGRESS AND EGRESS TO THE EASEMENTS FOR THE USES AND PURPOSES AFORESAID AS DISPLAYED AND REFLECTED ON THE ATTACHED PLAT.

AND HEREBY GRANT AND CONVEY TO THE OWNERS OF THE REPLAT OF BLOCK 4, BC WEST, AND THE CITY OF STILLWATER, OKLAHOMA, THE ACCESS EASEMENT AS DISPLAYED AND REFLECTED ON THE ATTACHED PLAT. THE AFORESAID ACCESS EASEMENT IS TO BE MAINTAINED BY THE ADJACENT OWNERS WITHIN THE REPLAT OF BLOCK 4, BC WEST IN COMPLIANCE WITH THE REQUIREMENTS OF THE FIRE CODE. THE OWNERS OF THE REPLAT OF BLOCK 4, BC WEST MUST MAINTAIN PERPETUAL ACCESS TO AND FROM THE WEST END OF CYPRESS MILL AVENUE BEING PREVIOUSLY DEDICATED PUBLIC RIGHT-OF-WAY.

(RESTRICTIVE COVENANTS ARE FILED SEPARATELY)

THE UNDERSIGNED, BEING THE SOLE OWNER OF LOTS ONE (1) AND TWO (2) WITH THE PLATTED BLOCK 4, BC WEST, PURSUANT TO THE PROVISION OF TITLE 11 SECTION 42-106 OF THE OKLAHOMA STATE STATUTES, HEREBY VACATES THEIR PART OF THE PLAT OF BLOCK 4, BC WEST, AND ALL LOT LINES, EASEMENTS AND RIGHTS OF WAYS, AND WHICH VACATION SHALL OPERATE TO DESTROY THE FORCE AND EFFECT OF THE RECORDING OF THE PLAT SO VACATED, AND TO DIVEST ALL PUBLIC RIGHTS IN THE PUBLIC WAYS SO DESCRIBED IN THE PLAT.

CONVEYED WITHIN THIS REPLAT OF BLOCK 4, BC WEST IS THE CONSENT BY THE CITY OF STILLWATER TO THE VACATION OF THE PLAT OF BLOCK 4, BC WEST AND THE REPLAT OF BLOCK 4, BC WEST.

SUBSCRIBED THIS ____ DAY OF OCTOBER, 2023.

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

ON THIS ____ DAY OF OCTOBER, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED KIM KRITER LOFTIS AND WILLIAM MICHAEL LOFTIS, TO ME KNOWN TO BE THE IDENTICAL PERSON(S) WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

MY COMMISSION NO. _____

NOTARY PUBLIC

REGISTERED ENGINEER

GOSE & ASSOCIATES
113 E. 8TH AVE
STILLWATER, OK 74074
STEPHEN C. GOSE, P.E.
PHONE : (405) 743-4907

REGISTERED LAND SURVEYOR

Crossroads Survey Company, LLC

PO BOX 1772
CUSHING, OK 74023
CLAYTON CANTRELL
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1802
CA 1802 EXPIRES 6/30/2024
PHONE : (918) 225-0345

OWNER/DEVELOPER

TRACT 1

LARRY W. CALDWELL AND CAROLYN R. CALDWELL
3312 W. CYPRESS MILL AVE.,
STILLWATER, OK 74074
LOTS 2A AND 2B

OWNER/DEVELOPER

TRACT 2

KIM KRITER LOFTIS AND WILLIAM MICHAEL LOFTIS, TRUSTEES OF THE KIM AND MIKE LOFTIS REVOCABLE JOINT TRUST
3341 W CHARLESTON CT.,
STILLWATER, OK 74074
LOTS 1A AND 1B

Replat of Block 4, BC West
All of Block 4, BC West, being a
part of the SW/4, Section 21, T-19-N, R-2-E, I.M.
City Of Stillwater, Payne County, Oklahoma

Line Table

LINE	BEARING	DISTANCE
L1	N 00°12'55" W	10.00'
L2	S 00°12'55" E	10.00'
L3	S 00°12'55" E	10.00'
L4	N 89°47'08" E	24.00'
L5	S 00°12'55" E	22.00'
L6	N 89°47'09" E	20.00'
L7	N 00°12'55" W	22.00'
L8	N 00°12'55" W	10.00'

Legend

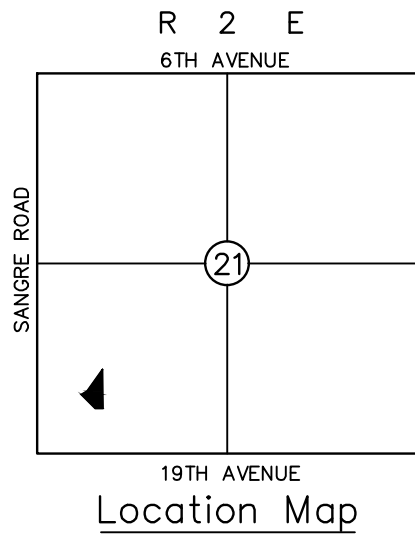
U/E UTILITY EASEMENT
BSL BUILDING SETBACK LINE
R/W RIGHT-OF-WAY
SS/E SANITARY SEWER EASEMENT
FND FOUND
IP IRON PIN

Curve Table

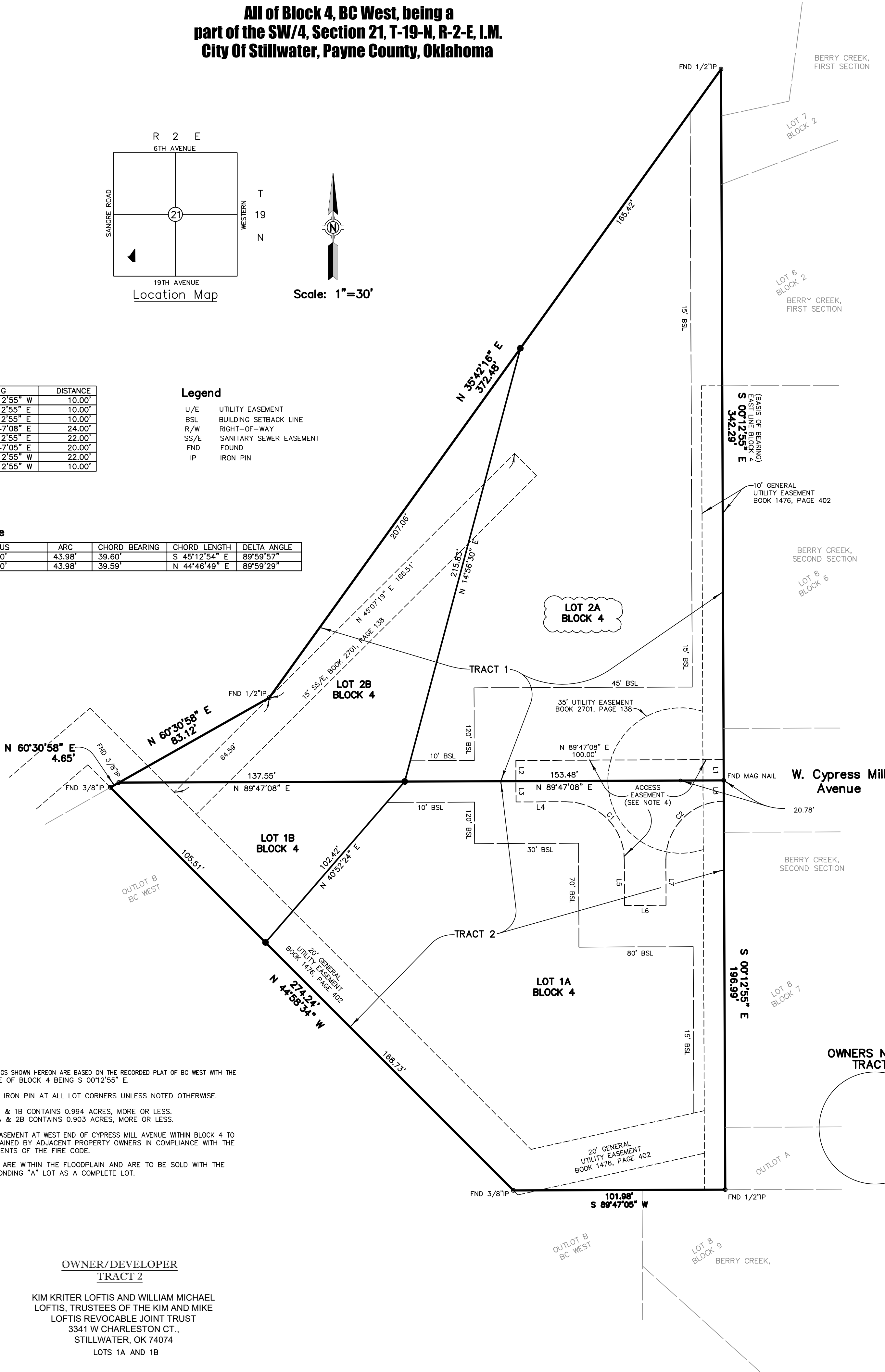
CURVE	RADIUS	ARC	CHORD	BEARING	CHORD LENGTH	DELTA ANGLE
C1	28.00'	43.98'	39.60'	S 45°12'54" E	89°59'57"	
C2	28.00'	43.98'	39.59'	N 44°46'49" E	89°59'29"	

Notes

- THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF BC WEST WITH THE EAST LINE OF BLOCK 4 BEING S 00°12'55" E.
- SET 3/8" IRON PIN AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- TRACT 1A & 1B CONTAINS 0.994 ACRES, MORE OR LESS.
TRACT 2A & 2B CONTAINS 0.903 ACRES, MORE OR LESS.
- ACCESS EASEMENT AT WEST END OF CYPRESS MILL AVENUE WITHIN BLOCK 4 TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS IN COMPLIANCE WITH THE REQUIREMENTS OF THE FIRE CODE.
- "B" LOTS ARE WITHIN THE FLOODPLAIN AND ARE TO BE SOLD WITH THE CORRESPONDING "A" LOT AS A COMPLETE LOT.



Scale: 1"=30'



SURVEYORS'S NOTARY

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

I, CLAYTON CANTRELL, A LICENSED PROFESSIONAL LAND SURVEYOR NO. 1802, IN THE STATE OF OKLAHOMA HEREBY CERTIFY THAT THE PLAT OF REPLAT OF BLOCK 4, BC WEST, CORRECTLY REPRESENTS A CAREFUL SURVEY THEREOF MADE UNDER MY SUPERVISION AND ANY MONUMENTS SHOWN THEREON ACTUALLY EXIST AND RESPECTIVE POSITIONS ARE CORRECTLY SHOWN, THAT THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE OF LAST SITE VISIT: AUGUST 29, 2023.

WITNESS MY HAND AND SEAL THIS ____ DAY OF OCTOBER, 2023.

CLAYTON CANTRELL
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1802

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

ON THIS ____ DAY OF OCTOBER, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED CLAYTON CANTRELL, TO ME KNOWN TO BE THE IDENTICAL PERSON (S) WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

MY COMMISSION NO. _____

NOTARY PUBLIC

CERTIFICATE OF PLANNING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF STILLWATER, OKLAHOMA, HEREBY CERTIFY THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF REPLAT OF BLOCK 4, BC WEST, CITY OF STILLWATER, OKLAHOMA, THIS ____ DAY OF OCTOBER, 2023.

CHAIRMAN

CERTIFICATE OF CITY CLERK

OKLAHOMA HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FND THAT ALL DEFERRED PAYMENTS ON UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF REPLAT OF BLOCK 4, BC WEST, CITY OF STILLWATER, OKLAHOMA, THIS ____ DAY OF NOVEMBER, 2023.

CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA, THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF REPLAT OF BLOCK 4, BC WEST, AN ADDITION TO THE CITY OF STILLWATER, OKLAHOMA IS HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF STILLWATER, THIS ____ DAY OF NOVEMBER, 2023.

ATTEST:

CITY CLERK MAYOR

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER OF PAYNE COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORD OF SAID COUNTY SHOWS ALL TAXES ARE PAID FOR THE YEAR 2022 AND ALL PRIOR YEARS ON THE LAND SHOWN AS REPLAT OF BLOCK 4, BC WEST, IN PAYNE COUNTY, OKLAHOMA, AND THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT STILLWATER, OKLAHOMA, ON THIS ____ DAY OF NOVEMBER, 2023.

COUNTY TREASURER

OWNERS NOTARY
TRACT 1

OWNERS NOTARY
TRACT 2

SURVEYOR'S SEAL

SURVEYOR'S NOTARY

PAYNE COUNTY
TREASURER

PAYNE COUNTY
REGISTER OF DEEDS

CITY CLERK