



Office of Community of Development
**NOTICE OF A MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Planning Commission** of the City of Chickasha, Oklahoma, meeting on **Tuesday, December 12, 2023, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

AGENDA

1 Call to Order/Roll Call

2 Meeting Items

- a. Discussion, consideration and possible action to approve the minutes from the November 14, 2023, Meeting.
- b. Public Hearing to discuss and consider the final plat for Haven Point (Located near 22nd street and W. Nevada).
- c. Discussion, consideration and possible action to approve the final plat for Haven Pointe for applicant Remington properties.
- d. Public Hearing to discuss and consider the request to close the existing 20' Utility Easement containing a private water line located at 2001 S. 1st street.
- e. Discussion, consideration and possible action to approve the request to close the existing 20' Utility Easement containing a private water line located at 2001 S. 1st street.
- f. Commission Communications Onward Chickasha comprehensive plan update from Guernsey.

3 Motion to Adjourn.

Rachel Bernish, Community Development Director



City of
CHICKASHA

Meeting Type: Planning Commission Meeting

Meeting Date: 12/12/2023

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, consideration and possible action to approve the minutes from the November 14, 2023, Meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
December 12, 2023

V. ATTACHMENTS:

1. November 14, 2023 Minutes

**NOTICE OF MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

PLANNING COMMISSION MEETING

November 14, 2023

1. Call meeting to order:

Roll Call: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, And James Schoppa. Vaughn Wand (alternate), Joe Hutmacher (alternate)

Present: Mosley, Grote, Snedeker, and Wand

Absent: Smith and Schoppa

Staff Present: Rachel Bernish, Assistant City Manager, Kelly Deatherage, Permit Technician, Darren Martin, Chief Building Official, and Shae Mortimer

Citizens: Marcus Thompson, Address of Record 102 Saint James Place

2. Meeting Items:

- a. Discussion, Consideration and Possible action to approve the minutes from the October 10, 2023 meeting.

***Motion by:** Snedeker and second by Mosley to approve minutes from the October 10, 2023, meeting.

Roll Call: Mike Mosley, John Grote, Glenn Snedeker, And Wand.

Ayes: Mosley, Grote, Snedeker, and Wand

Nays:

Abstain:

b. Public hearing to discuss and consider the Oversized Building Request for 201 Saint James Place for applicants Charlie and Angie Burruss.

- Public Hearing Opened: 4:02Pm
- Public Hearing Closed: 4:04Pm

c. Discussion, Consideration and Possible action to approve the Oversized Building request for 201 Saint James Place for applicant Charlie and Angie Burruss.

***Motion by: Snedeker and second by Wand to approve**

Roll Call: Mike Mosley, John Grote, Glenn Snedeker, And Vaughn Wand.

Ayes: Mosley, Grote, Snedeker, and Wand

Nays:

Abstain:

3. Motion to adjourn meeting: 4:06 Pm.

***Motion: Mosley and seconded by Snedeker to adjourn meeting.**

Roll Call: Mike Mosley, John Grote, Glenn Snedeker, And Vaughn Wand

Ayes: Mosley, Grote, Snedeker, and Wand

Nays:

Abstain:



City of
CHICKASHA

Meeting Type: Planning Commission Meeting

Meeting Date: 12/12/2023

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss and consider the final plat for Haven Point (Located near 22nd street and W. Nevada).

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
December 12, 2023

V. ATTACHMENTS:

1. Haven Pointe Application Submittal
2. FINAL PLAT

CITY OF CHICKASHA
APPLICATION FOR FINAL SUBDIVISION PLAT APPROVAL

I (We), hereby make application for approval of the subdivision of land described below and on the accompanying plat under authority of the City of Chickasha's Subdivision Regulations. Supplementary materials are attached hereto and specifically made a part of this application for all purposes. I (We) accept responsibility for any errors or omissions on this form and accompanying supplementary materials even if such errors or omissions should result in the postponement of this plat review by the Planning Commission and/or City Council.

Applicant Name: Remington Properties, LLC. c/o Crafton Tull
Address: 300 Pointe Parkway Blvd., Yukon, OK 73099
Phone Number: 405-787-6270
Owner's Name: Remington Properties, LLC., Daniel Remington, Manager
Property Owners Address: PO Box 722217, Norman, OK 73070
Phone Number: 405-317-1362
Engineer/Surveyor: Crafton Tull, Kendall Dillon, PE Kendall.Dillon@craftontull.com
Address: 300 Pointe Parkway Blvd., Yukon, OK 73099
Phone Number: 405-787-6270

Subdivision Location: S. 22nd Street & W. Nevada
Total Acreage: 4.5 Total Lots: 7 (14 Units) Total To Be Developed: 7 (14 Units)

Describe existing/proposed easements or other restrictions on or effecting the property:

- There is a proposed Common Area/Utility/Drainage easement in the southwest corner of the site, Drainage and Utility easements across the west boundary of the site and a 15' utility easement across the east boundary of the site.

Describe vacations of plats, easements, etc. needed:

Proposed Land Uses:

Present Zoning: R-3 Multi-Family Proposed Zoning: R-3 Multi-Family
Proposed Land Use: Two-Family Residential



Applicant Signature: Jeffrey Dixon, P.E., VP Crafton Tull

Agent for Owner, (email: Jeffrey.dixon@craftontull.com)

10/18/2023

Date:

**Final Plats = \$537.00 and \$3.00/lot up to 50 lots.

** An Engineering Fee will be invoiced to the developer after plans are reviewed.

REMINGTON PROPERTIES, LLC.
PO BOX 722217
Norman, OK 73070

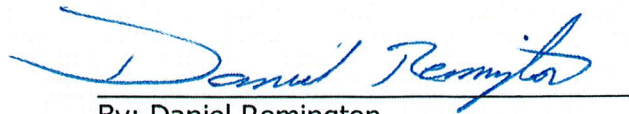
May 3, 2023

The City of Chickasha
Planning and Zoning Department
117 N. 4th Street
Chickasha, OK 73018

RE: Proposed Haven Pointe

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of platting and planning of proposed Haven Pointe. A tract of land situate within Block 11 and Block 12 of First National Bank Sub-Division being part of the SW/4 and the W/2 W/2 SE/4 lying West of Sparks 2nd Addition to the City of Chickasha in the Southwest Quarter (SW/4) of Section Thirty-Two (32), Township Seven North (T7N), Range Seven West (R7W) of the Indian Meridian (I.M.), Grading County, Oklahoma



By: Daniel Remington
Title: Manager

CTA Project #2613400



City of
CHICKASHA

Meeting Type: Planning Commission Meeting

Meeting Date: 12/12/2023

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, consideration and possible action to approve the final plat for Haven Pointe for applicant Remington properties.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted the Final plat for Haven Pointe Addition located at 22nd Street & W. Nevada. This plat is 4.5 acres divided into 7 lots with 1 common area in the northeast corner. The NE corner will also be the proposed detention pond for storm water drainage.

II. RECOMMENDED ACTION:

Approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
December 12, 2023

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission Meeting

Meeting Date: 12/12/2023

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public Hearing to discuss and consider the request to close the existing 20' Utility Easement containing a private water line located at 2001 S. 1st street.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
December 12, 2023

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission Meeting

Meeting Date: 12/12/2023

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, consideration and possible action to approve the request to close the existing 20' Utility Easement containing a private water line located at 2001 S. 1st street.

I. BACKGROUND/DESCRIPTION:

the City Council of the City of Chickasha, acting pursuant to 11 O.S. § 42-110, will consider the adoption of an Ordinance closing a public easement more particularly described as follows:

The Easement located in Tract One in the Walmart Addition of the City of Chickasha, Oklahoma, said Easements are located

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Seven (7), Range Seven (7) West of the Indian Base and Meridian, City of Chickasha, Grady County, State of Oklahoma, being more fully described as follows:

COMMENCING at the Southwest corner (SWC) of said SW/4) of Section 34, Township 7 North, Range 7 West of the Indian Base and Meridian, City of Chickasha, Grady County, State of Oklahoma;

THENCE North 89°8'47" East, a distance of 704.94 feet to a Point;

THENCE North 00°01'13" West, a distance of 190.96 feet to the POINT OF BEGINNING.

THENCE North 00°04'05" West, a distance of 545.71 feet to a Point;

THENCE North 82°48'21" West, a distance of 234.48 feet to a point of curvature;

THENCE along said curve to the Northeast having a radius of 360.00 feet

(curve sub-tended by a chord bearing of North 18°24'59" East and chord distance of 15.29 feet) and an arc length of 15.29 feet to a Point;

THENCE South 82°48'21" East, a distance of 244.72 feet to a Point;

THENCE South 00°04'05" East, a distance of 558.92 feet to a Point;

THENCE South 89°55'55" West, a distance of 15.00 feet to the POINT OF BEGINNING.

Said tract containing 11,879.61 square feet or 0.27 acres more or less, **and** A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township

Seven (7), Range Seven (7) West of the Indian Base and Meridian, City of Chickasha, Grady County, State of Oklahoma, being more fully described as follows:

COMMENCING at the Southwest corner (SWC) of said SW/4) of Section 34, Township 7

North, Range 7 West of the Indian Base and Meridian, City of Chickasha, Grady County, State of Oklahoma;

THENCE North 89°48'47" East, a distance of 902.53 feet to a Point;
 THENCE North 00°00'02" East, a distance of 40.00 feet to the POINT OF
 BEGINNING #1
 THENCE North 00°00'02" East, a distance of 127.68 feet to a Point;
 THENCE North 89°59'58" West, a distance of 210.42 feet to a Point;
 THENCE North 00°00'02" East, a distance of 20.00 feet to a Point;
 THENCE South 89°59'58" East, a distance of 210.42 feet to a Point;
 THENCE North 00°00'02" East, a distance of 277.75 feet to a Point;
 THENCE North 90°00'00" West, a distance of 10.00 feet to a Point;
 THENCE North 00°00'00" East, a distance of 20.00 feet to a Point;
 THENCE North 90°00'00" East, a distance of 10.00 feet to a Point;
 THENCE North 00°00'02" East, a distance of 450.19 feet to a Point;
 THENCE South 89°59'58" East, a distance of 20.00 feet to a Point;
 THENCE South 00°00'02" West, a distance of 88.00 feet to a Point;
 THENCE South 00°00'00" East, a distance of 13.91 feet to a Point;
 THENCE North 00°00'23" West, a distance of 21.14 feet to a Point; THENCE North 90°00'00"
 East, a distance of 20.00 feet to a Point;
 THENCE South 00°00'23" East, a distance of 21.13 feet to a Point;
 THENCE South 90°00'00" East, a distance of 306.88 feet to a Point;
 THENCE North 00°00'00" East, a distance of 7.71 feet to a Point;
 THENCE North 90°00'00" East, a distance of 20.00 feet to a Point;
 THENCE South 00°00'00" West, a distance of 7.71 feet to a Point;
 THENCE South 90°00'00" East, a distance of 131.43 feet to a Point;
 THENCE South 00°00'02" West, a distance of 183.04 feet to a Point;
 THENCE North 90°00'00" East, a distance of 16.76 feet to a Point;
 THENCE South 00°00'00" West, a distance of 20.00 feet to a Point;
 THENCE North 90°00'00" West, a distance of 16.76 feet to a Point;
 THENCE South 00°00'02" West, a distance of 240.04 feet to a Point;
 THENCE South 89°46'54" East, a distance of 11.61 feet to a Point;
 THENCE South 00°00'00" West, a distance of 20.00 feet to a Point;
 THENCE North 89°46'54" West, a distance of 11.61 feet to a Point;
 THENCE South 00°00'02" West, a distance of 344.37 feet to a Point;
 THENCE South 89°58'47" West, a distance of 20.00 feet to a Point;
 THENCE North 00°00'02" East, a distance of 71.42 feet to a Point;
 THENCE North 90°00'00" West, a distance of 472.22 feet to a Point;
 THENCE South 00°00'02" West, a distance of 71.59 feet to a Point;
 THENCE South 89°58'47" West, a distance of 20.00 feet to the POINT OF
 BEGINNING #1. **and** THENCE North 00°00'02" East, a distance of 91.59 feet to the POINT OF
 BEGINNING #2;
 THENCE North 00°00'02" East, a distance of 696.04 feet to a Point;
 THENCE North 90°00'00" East, a distance of 472.22 feet to a Point;
 THENCE South 00°00'02" West, a distance of 696.04 feet to a Point;
 THENCE North 90°00'00" West, a distance of 445.38 feet to a Point;
 THENCE North 00°00'00" East, a distance of 9.00 feet to a Point;
 THENCE North 90°00'00" West, a distance of 20.00 feet to a Point;
 THENCE South 00°00'00" West, a distance of 9.00 feet to a Point;
 THENCE North 90°00'00" West, a distance of 6.84 feet to the POINT OF
 BEGINNING #2

Said tract containing 58,806.00 square feet or 1.35 acres more or less. **City of Chickasha, Grady County, State of Oklahoma.**

Pursuant to 11 O.S. § 42-110 (B) notice is being given to all franchise holders and others determined to have a special right or privilege granted by ordinance or legislative enactment to use the above-described public way or easement.

II. RECOMMENDED ACTION:

Approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 12, 2023	(From)		

V. ATTACHMENTS:

1. Walmart Easement PDF
2. Agenda Packet Walmart

IN RE:)
)
THE CLOSING OF EASEMENT IN TRACT)
ONE OF THE WALMART ADDITION OF)
THE CITY OF CHICKASHA, GRADY)
COUNTY, OKLAHOMA)

NOTICE OF INTENT TO CONSIDER THE ADOPTION OF AN ORDINANCE
CLOSING THE EASMENT IN TRACT ONE OF THE WALMART ADDITION
CITY OF CHICKASHA,
GRADY COUNTY, OKLAHOMA

Notice is hereby given by the CITY OF CHICKASHA, Grady County, Oklahoma, a Municipal Corporation, that on the 12th day of, December 2023, at 4:00pm for planning commission and the following regular scheduled City Council meeting in the Council Chambers of Chickasha City Hall, 117 N. 4th Street, Chickasha, Oklahoma 73018, the City Council of the City of Chickasha, acting pursuant to 11 O.S. § 42-110, will consider the adoption of an Ordinance closing a public easement more particularly described as follows:

The Easement located in Tract One in the Walmart Addition of the City of Chickasha, Oklahoma, said Easements are located

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Said tract containing 58,806.00 square feet or 1.35 acres more or less. City of Chickasha, Grady County, State of Oklahoma.

Pursuant to 11 O.S. § 42-110 (B) notice is being given to all franchise holders and others determined to have a special right or privilege granted by ordinance or legislative enactment to use the above-described public way or easement.

CITY OF CHICKASHA
Rachel Bernish,
Assistant City Manager



Request to Vacate Real Property Owned by the City of Chickasha

Applicant: Wal-Mart

Address:

Email Address/Phone:

Location of property: (state lot and block or attach metes and bounds description of entire lot)

2001 S 1st St, Chickasha, OK 73018

State your ownership in this lot:

☐ Fee simple estate

☐ Leased fee

☒ Easement

☐ Renter or leaseholder

☐ Other: (describe) _____

This request is to vacate: (please check one)

☒ Easement: ☒ utility ☐ access ☐ landscape

☐ Paved Street

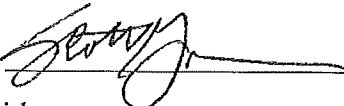
☐ Unpaved Right-of-Way

☐ Other (describe) _____

Reason for request: Requesting to close existing 20' utility easement containing a private water line.

To the best of your knowledge, are any utilities located in the easement, including drainage ditched or pipe? ☒ Yes ☐ No Existing 8" private water line

I hereby make application for vacation of the above cited property owned by the City of Chickasha. All the statements contained in this application are true to the best of my knowledge and belief. I have attached all required documents (as listed on the instruction sheet).

Signature & Date: 

Application fee paid: _____

Existing Walmart Store No. 5286
Easement Vacation Request Statement

Kimley-Horn
1100 Town and Country, Suite 700
Orange, CA 92868

October 12, 2023

City of Chickasha
117 N. 4th Street
Chickasha, OK 73018

Request to Vacate Existing Easement

Walmart is requesting to close the existing 20' Utility Easement granted to the City of Chickasha for public utilities recorded in Book 3658 on Page 305. The existing 20' easement contains only an 8" private water line that is maintained by Walmart. The easement is not used by the public.

Walmart is proposing a 7,545 sf building expansion that conflicts with this easement and would require a portion to be relocated. Since the easement contains only private utilities, Walmart is requesting to close the easement prior to the start of the project.

I:2004-014938 Book 3658 Pg. 305
09/22/2004 9:46 am Pg 0305-0314
Fee: \$ 31.00 Doc: \$ 0.00
Sharon Shoemaker - Grady County Clerk
State of Oklahoma

CHICKASHA
GRADY COUNTY, OK
STORE NO. 113-01

CITY OF CHICKASHA
PERMANENT UTILITY EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that WAL-MART STORES EAST, LP, a Delaware limited partnership (referred to herein as "Grantor"), for and in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto the CITY OF CHICKASHA, OKLAHOMA, a municipal corporation ("Grantee"), permanent easements and rights of way over and across the property and premises situated in Grady County, Oklahoma, more particularly described on Exhibits A and A-1 attached hereto and on Exhibits "B" and "B-1" (collectively the "Easement Areas"), for the use of the City of Chickasha, Oklahoma for any public utility or utilities, over, through and upon the same, together with the rights of ingress and egress.

For the consideration above recited and the mutual covenants and conditions herein contained, the parties further agree as follows:

1. Grantor and its successors and assigns shall have the right to use and fully enjoy the Easement Areas, subject to the easement rights hereby granted. Grantor shall have the right to construct and lay pavement over the surface of the Easement Areas but Grantor agrees that it will not construct nor permit to be constructed any lakes, ponds or buildings upon or over said Easement Areas without the written consent of Grantee, which consent shall not be unreasonably withheld. Notwithstanding anything contained herein to the contrary, the Easement Areas may be used by Grantor and Grantor's employees, customers, invitees, agents, successors and assigns for parking, driveways, streets, vehicular and pedestrian ingress and egress and landscaping.
2. Grantee agrees to provide Grantor with no less than ten (10) days written notice prior to Grantee's entry upon the Easement Areas to conduct any of the activities permitted hereunder; provided however, that Grantee may enter upon the Easement Areas without notice in the event of an emergency requiring immediate action by Grantee. Grantee covenants and agrees that it will use its best efforts to conduct its activities on the Easement Areas so as not to materially interfere with Grantor's normal business activity or inconvenience Grantor's employees, customers, invitees, agents, successors and assigns. In this connection, Grantee shall conduct its activities in such a manner as to insure that Grantor and its employees, customers, invitees, agents, successors and assigns always have at least one (1) open driveway or access lane to Grantor's property.
3. Grantee agrees and covenants that it will bury all underground conduits, wires, cables, lines, etc., no less than 24 inches below surface of the ground so that same will not interfere with Grantor's use of the Easement Areas.

K:\w\m\5588\chick 34\perm utility ease w-m to city.doc 8/16/04

4. Following completion of any work within the Easement Areas, if Grantee has removed or damaged improvements or landscaping within the Easement Areas or otherwise on Grantor's property, Grantee shall at its sole cost and expense restore the property injured by Grantee's activities to a similar condition as existed at the time of Grantee's entry upon the property.

5. Grantee shall be liable for, and shall indemnify and hold Grantor harmless from, any and all claims, actions, damages and liabilities in connection with loss of life, personal injury and/or damage to property arising directly from or out of Grantee's use of the Easement Areas, except to the extent that such claims, actions, damages and liabilities are the result of Grantor's acts or omissions, and except as limited by the Oklahoma Governmental Tort Claims Act.

6. The easements granted hereunder are nonexclusive easements and will continue in full force and effect so long as the easements are used by Grantee, its successors and assigns. Grantee agrees to place of record an appropriate release of such easements promptly following the permanent cessation of Grantee's use of the Easement Areas for the purposes herein granted.

7. This document contains all of the agreements and stipulations between Grantor and Grantee with respect to the granting of said easements, and the same shall inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.

Dated this 20th day of ^{September} ~~August~~, 2004.

I-2004-014938 Book 3658 Pg. 306
09/22/2004 9:46 am Pg 0305-0314
Fee: \$ 31.00 Doc: \$ 0.00
Sharon Shoemaker - Grady County Clerk
State of Oklahoma

Approved as to legal terms only
by BEJ
WAL-MART LEGAL DEPT.
Date: 09/18/2004

WAL-MART STORES EAST, LP,
a Delaware limited partnership

By: WSE Management, LLC, a Delaware
limited liability company, as General Partner

By: [Signature]
Name: Darryl Shannahan JOHN CLARKE
Title: Assistant Manager and
Assistant Vice President

CITY OF CHICKASHA, OKLAHOMA

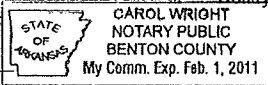
By: [Signature]
Mayor

ACKNOWLEDGMENTS

STATE OF ARKANSAS)
COUNTY OF BENTON) ss. Sharon Shoemaker - Grady County Clerk
State of Oklahoma

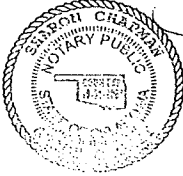
1-2004-014938 Book 3658 Pg: 307
09/22/2004 9:46 am Pg 0305-0314
Fee: \$ 31.00 Doc: \$ 0.00

This instrument was acknowledged before me on this 18 day of August, 2004, by John Clarke, as Assistant Manager and Assistant Vice-President of WSE Management, LLC, a Delaware limited liability company, as General Partner of Wal-Mart Stores East, LP, a Delaware limited partnership.

My commission expires: 02/01/2011 (SEAL)  Carol Wright Notary Public (Commission #)

STATE OF OKLAHOMA)
COUNTY OF GRADY) ss.

This instrument was acknowledged before me on this 1st day of September, 2004, by Joe E. Parker as Mayor of the City of Chickasha, Oklahoma.

My commission expires: 10-31-2004 (SEAL)  Sharon Chapman Notary Public (Commission #) 00015850

ACCEPTANCE

ACCEPTED by the Council of the City of Chickasha, Oklahoma, this 20th day of September, 2004.

I-2004-014938 Book 3658 Pg: 308
09/22/2004 9:46 am Pg 0305-0314
Fee: \$ 31.00 Doc: \$ 0.00
Sharon Shoemaker - Grady County Clerk
State of Oklahoma

Sharon Chapman
CITY CLERK

20th APPROVED as to form and legality on behalf of the City of Chickasha, Oklahoma, this
day of September, 2004.

[Signature]
CITY ATTORNEY

EXHIBIT "A"

PROPOSED 15' U/E
CHICKASHA, GRADY COUNTY, OKLAHOMA
SECTION 34, T7N, R7W

1-2004-014938 Book 3658 Pg. 309
09/22/2004 9:48 am Pg 0305-0314
Fee: \$ 31.00 Doc: \$ 0.00
Sharon Shoemaker - Grady County Clerk
State of Oklahoma

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Seven (7), Range Seven (7) West of the Indian Base and Meridian, City of Chickasha, Grady County, State of Oklahoma, being more fully described as follows:

COMMENCING at the Southwest corner (SWC) of said SW/4) of Section 34, Township 7 North, Range 7 West of the Indian Base and Meridian, City of Chickasha, Grady County, State of Oklahoma;

THENCE North 89°8'47" East, a distance of 704.94 feet to a Point;

THENCE North 00°01'13" West, a distance of 190.96 feet to the POINT OF BEGINNING;

THENCE North 00°04'05" West, a distance of 545.71 feet to a Point;

THENCE North 82°48'21" West, a distance of 234.48 feet to a point of curvature;

THENCE along said curve to the Northeast having a radius of 360.00 feet
(curve sub-tended by a chord bearing of North 18°24'59" East and chord distance of 15.29 feet)
and an arc length of 15.29 feet to a Point;

THENCE South 82°48'21" East, a distance of 244.72 feet to a Point;

THENCE South 00°04'05" East, a distance of 558.92 feet to a Point;

THENCE South 89°55'55" West, a distance of 15.00 feet to the POINT OF BEGINNING.

Said tract containing 11,879.61 square feet or 0.27 acres more or less.

I-2004-014938 Book 3658 Pg: 310
 09/22/2004 9:46 am Pg 0305-0314
 Fee: \$ 31.00 Doc: \$ 0.00
 Sharon Shoemaker - Grady County Clerk
 State of Oklahoma



K:\w\wM 5988\chick 34\perm utility ease w-m to city.doc 8/16/04

EXHIBIT "B"

I-2004-014938 Book 3658 Pg. 311
09/22/2004 9:46 am Pg 0305-0314
Fee: \$ 31.00 Doc: \$ 0.00
Sharon Shoemaker - Grady County Clerk
State of Oklahoma

PROPOSED 20' U/E
CHICKASHA, GRADY COUNTY, OKLAHOMA
SECTION 34, T7N, R7W

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Seven (7), Range Seven (7) West of the Indian Base and Meridian, City of Chickasha, Grady County, State of Oklahoma, being more fully described as follows:

COMMENCING at the Southwest corner (SWC) of said SW/4) of Section 34, Township 7 North, Range 7 West of the Indian Base and Meridian, City of Chickasha, Grady County, State of Oklahoma;

THENCE North 89°48'47" East, a distance of 902.53 feet to a Point;

THENCE North 00°00'02" East, a distance of 40.00 feet to the POINT OF BEGINNING #1

THENCE North 00°00'02" East, a distance of 127.68 feet to a Point;

THENCE North 89°59'58" West, a distance of 210.42 feet to a Point;

THENCE North 00°00'02" East, a distance of 20.00 feet to a Point;

THENCE South 89°59'58" East, a distance of 210.42 feet to a Point;

THENCE North 00°00'02" East, a distance of 277.75 feet to a Point;

THENCE North 90°00'00" West, a distance of 10.00 feet to a Point;

THENCE North 00°00'00" East, a distance of 20.00 feet to a Point;

THENCE North 90°00'00" East, a distance of 10.00 feet to a Point;

THENCE North 00°00'02" East, a distance of 450.19 feet to a Point;

THENCE South 89°59'58" East, a distance of 20.00 feet to a Point;

THENCE South 00°00'02" West, a distance of 88.00 feet to a Point;

THENCE South 00°00'00" East, a distance of 13.91 feet to a Point;

THENCE North 00°00'23" West, a distance of 21.14 feet to a Point;

7

K:\w\w\5988\chick 34\perm utility case w-m to city.doc 8/16/04

35

THENCE North 90°00'00" East, a distance of 20.00 feet to a Point;
THENCE South 00°00'23" East, a distance of 21.13 feet to a Point;
THENCE South 90°00'00" East, a distance of 306.88 feet to a Point;
THENCE North 00°00'00" East, a distance of 7.71 feet to a Point;
THENCE North 90°00'00" East, a distance of 20.00 feet to a Point;
THENCE South 00°00'00" West, a distance of 7.71 feet to a Point;
THENCE South 90°00'00" East, a distance of 131.43 feet to a Point;
THENCE South 00°00'02" West, a distance of 183.04 feet to a Point;
THENCE North 90°00'00" East, a distance of 16.76 feet to a Point;
THENCE South 00°00'00" West, a distance of 20.00 feet to a Point;
THENCE North 90°00'00" West, a distance of 16.76 feet to a Point;
THENCE South 00°00'02" West, a distance of 240.04 feet to a Point;
THENCE South 89°46'54" East, a distance of 11.61 feet to a Point;
THENCE South 00°00'00" West, a distance of 20.00 feet to a Point;
THENCE North 89°46'54" West, a distance of 11.61 feet to a Point;
THENCE South 00°00'02" West, a distance of 344.37 feet to a Point;
THENCE South 89°58'47" West, a distance of 20.00 feet to a Point;
THENCE North 00°00'02" East, a distance of 71.42 feet to a Point;
THENCE North 90°00'00" West, a distance of 472.22 feet to a Point;
THENCE South 00°00'02" West, a distance of 71.59 feet to a Point;
THENCE South 89°58'47" West, a distance of 20.00 feet to the POINT OF
BEGINNING #1.

I-2004-014938 Book 3858 Pg: 313
09/22/2004 9:46 am Pg 0305-0314
Fee: \$ 31.00 Doc: \$ 0.00
Sharon Shoemaker - Grady County Clerk
State of Oklahoma

AND

THENCE North 00°00'02" East, a distance of 91.59 feet to the POINT OF BEGINNING #2;

THENCE North 00°00'02" East, a distance of 696.04 feet to a Point;

THENCE North 90°00'00" East, a distance of 472.22 feet to a Point;

THENCE South 00°00'02" West, a distance of 696.04 feet to a Point;

THENCE North 90°00'00" West, a distance of 445.38 feet to a Point;

THENCE North 00°00'00" East, a distance of 9.00 feet to a Point;

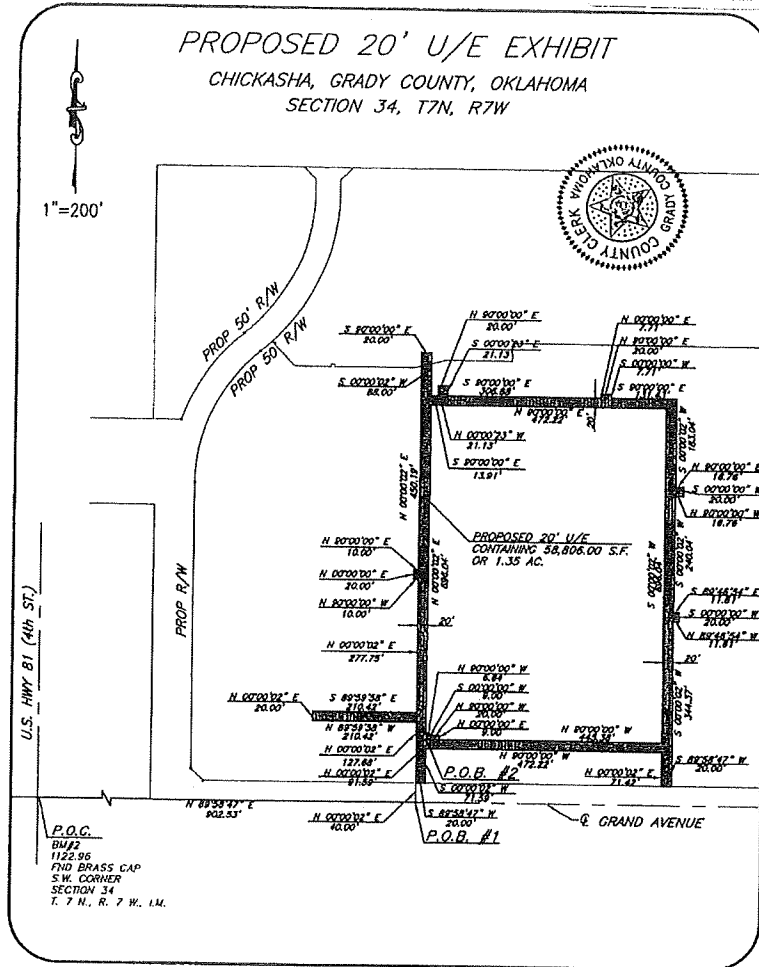
THENCE North 90°00'00" West, a distance of 20.00 feet to a Point;

THENCE South 00°00'00" West, a distance of 9.00 feet to a Point;

THENCE North 90°00'00" West, a distance of 6.84 feet to the POINT OF BEGINNING #2

Said tract containing 58,806.00 square feet or 1.35 acres more or less.

EXHIBIT "B-1"



E GRAND AVE

[illegible]

MILITARY REPORT

The following information was obtained from the report of the military police officer who was assigned to guard the prisoner during his flight.

The prisoner was seen running through the woods near the village of [redacted] at approximately 10:00 PM on [redacted]. He was wearing a dark jacket and light-colored pants. The prisoner was carrying a rifle and a bag containing personal belongings.

The prisoner was last seen running towards the north-east direction. The military police officer followed him for a short distance before losing sight of him in the dense forest.

The prisoner's flight was reported to the local authorities, who are currently conducting a search for him in the surrounding area.

Kimley-Horn

Walmart
CHICKASHA, OK
2001 S 1ST ST, CHICKASHA, OK 73015
SIGGEND 00113 249

NOT FOR
CONSTRUCTION

BASEMENT
EXHIBIT



City of
CHICKASHA

Meeting Type: Planning Commission Meeting

Meeting Date: 12/12/2023

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Commission Communications Onward Chickasha comprehensive plan update from Guernsey.

I. BACKGROUND/DESCRIPTION:

Guernsey will be coming to give an update on the comprehensive plan and future land use map.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 12, 2023	(From)		

V. ATTACHMENTS: