



COMMUNITY 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 30, 2025, at 9:00 AM.**

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. Public hearing to discuss and consider the application by Ferguson Funeral Home for a Use On Review for a human crematorium at 804 W Utah Ave.
- b. Discussion, Consideration, and Possible action to approve the application by Ferguson Funeral Home for a Use On Review for a human crematorium at 804 W Utah Ave.
- c. Public hearing to discuss and consider the application by Enclave Estates at Chickasha, LP c/o Agent for Owner, Kendall W Dillion, P.E. VP Crafton Tull for a final plat for Enclave Estates Section 2.
- d. Discussion, Consideration, and Possible action to approve the application by Enclave Estates at Chickasha, LP c/o Agent for Owner, Kendall W Dillion, P.E. VP Crafton Tull for a final plat for Enclave Estates Section 2.
- e. Public hearing to discuss and consider the application by Bordwine Development Inc. for the final plat for Country Manor Estates.
- f. Discussion, Consideration, and Possible action to approve the application by Bordwine Development Inc. for the final plat for Country Manor Estates.

3 Motion to Adjourn.

CHICKASHA

Meeting Type: Special Planning Commission
12/30/25

Meeting Date: 12/30/2025

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Public hearing to discuss and consider the application by Ferguson Funeral Home for a Use On Review for a human crematorium at 804 W Utah Ave.

I. BACKGROUND/DESCRIPTION:

The applicant owns Ferguson Funeral Home and is wanting to open a human crematorium in the same building as the funeral home at 804 W Utah Ave.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
Jessica Green

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: 12/30/25	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Special Planning Commission
12/30/25

Meeting Date: 12/30/2025

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Discussion, Consideration, and Possible action to approve the application by Ferguson Funeral Home for a Use On Review for a human crematorium at 804 W Utah Ave.

I. BACKGROUND/DESCRIPTION:

The applicant owns Ferguson Funeral Home and is wanting to open a human crematorium in the same building as the funeral home at 804 W Utah Ave.

II. RECOMMENDED ACTION:

recommend approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
Jessica Green

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

Meeting Date:
12/30/25

V. ATTACHMENTS:

1. Ferguson Application & Letter
2. Ferguson Funeral Home in favor email 1
3. Ferguson Funeral Home in favor email 2
4. Ferguson Funeral Home in favor email 3
5. Ferguson Funeral Home in favor email 4
6. Ferguson in favor attachment
7. Ferguson signed

8. Property Owners-Ferguson
9. Proof of publication

Due On: Nov 3rd
Meeting Date: ~~12/19/25~~
12/30/25

APPLICATION FOR PLANNING COMMISSION

Request: ☐ Variance ☒ Use on Review ☐ Appeal
☒ Special Exception

Applicant(s) Name: Ferguson Funeral Home

Address: 804 West Utah Ave

Legal Description: 33-07-04SSD Lot 11 Block 12

Address of subject property: 804 West Utah Ave

Phone #: 405-224-1344

Present zoning classification of subject property: C-2

Type of Variance/Special Exception being sought: Crematory under C-2 zoning

Reason for requesting variance/special exception: Install Crematory C-2 zoning

Owner of Record: Ferguson Funeral Home

The following is a checklist of all other requirements of the application:

- ☐ A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- ☐ A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested) Not needed per Danielle Charles
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: Chad B. Fegan Date: 10/15/25



Ferguson Funeral Home

804 Utah - P.O. Box 1187 - Chickasha, OK 73023 - Phone (405) 224-1344
www.ferguson-funeralhome.com

October 21, 2025

City of Chickasha
Attn: Planning Commission
117 North 4th Street
Chickasha, Oklahoma 73018

RE: Use on review application regarding a new crematory in C-2 Zoning

Dear Planning Commission Members,

I respectfully request that the Planning Commission review and approve the Ferguson Funeral Home application regarding the use of a human crematory that we anticipate placing within our current building location at 804 W Utah Ave in Chickasha.

I am requesting a variance and special exception to place a human crematory within C-2 zoning. Our location complies with a recently approved amendment to the City ordinances that the setback requirements of the crematory must not be located closer than 20 feet from a public street right. Our building is located approximately 60 feet from 9th street and approximately 55 feet from Utah Ave.

Please contact me if you have any questions.

Kind Regards,

Charles Ferguson

405-222-6906

From: [Linda Buchanan](#)
To: [Danielle Charles](#)
Subject: Ferguson Funeral Home petition
Date: Saturday, December 13, 2025 12:39:04 PM

I support the petition submitted to Chickasha Community Development and approve Ferguson Funeral Home's request to construct a crematorium.

We have several cremation policies with Ferguson and it would be beneficial for Chickasha.

Thanks
Darrell & Linda Buchanan

From: [Steve Burks](#)
To: [Danielle Charles](#)
Subject: Crematorium
Date: Tuesday, December 9, 2025 12:33:18 PM

In regards to the request of Ferguson Funeral Home to open a human crematorium at his funeral home location.

I am in favor of his request. Having this facility in Chickasha would keep Chickasha money in Chickasha. It could even bring down the cost of cremation by not having to outsource that service.

Thank you

Steven Burks
1217 S 29th
Chickasha

Get [Outlook for iOS](#)

From: [Sharon Shoemake](#)
To: [Danielle Charles](#)
Date: Friday, December 12, 2025 8:36:32 AM

City of Chickasha
Chickasha Planning Commission
Attn: Jessica Green, Community Development Director

RE: Ferguson Funeral Home-Human Crematorium

Dear Ms. Green:

I am sending this letter in full and total support of the request by Ferguson Funeral Home for a Human Crematorium to be located at 804 W. Utah, Chickasha, OK. In all honesty, I thought the Human Crematorium already existed until recently of the passing of my husband, Gary Shoemake. The Ferguson Family are outstanding folks-Charles and Chris Ferguson have made contacts with the surrounding home residents as well as the local business in that area of which the crematorium would be located. The response was 100% approval by both entities.

It is very important and necessary to have a Human Crematorium-think about it-no more third parties involved and can be done locally. Another factor, it will be a timely matter since it would be local.

Please consider and approve this Human Crematorium- it will be an asset to Chickasha and surrounding areas.

Thank you for your time and consideration.

Respectfully submitted,
Sharon Shoemake
Chickasha Citizen

Sent to email:

jessica.green@chickasha.org

Cc: danielle.charles@chickasha.org

From: [JOY LAVIGNE](#)
To: [Danielle Charles](#)
Subject: Comment on Use Request from Ferguson Funeral Home
Date: Wednesday, December 17, 2025 5:56:32 AM

Dear Ms. Charles and Planning Committee Members,

I am writing regarding a request by Ferguson Funeral Home to add a crematory to their existing building in Chickasha. I am in favor of the request. Ferguson Funeral Home has long been a trusted provider for my family, and they handled arrangements for my grandmother and parents with professionalism and care. While Ferguson managed nearly all aspects of those services, the cremations themselves had to be performed in Oklahoma City. Having this capability on site would allow future services to be handled entirely by a local provider we know and trust, ensuring the same dignity and careful oversight throughout the entire process.

Joy Lavigne
2105 Lakewood Drive
Chickasha, OK 73018

City of Chickasha
Chickasha Planning Commission
Attn: Jessica Green, Community Development Director

RE: Ferguson Funeral Home-Human Crematorium

Dear Ms. Green:

I am sending this letter in full and total support of the request by Ferguson Funeral Home for a Human Crematorium to be located at 804 W. Utah, Chickasha, OK. In all honestly, I thought the Human Crematorium already existed until recently of the passing of my husband, Gary Shoemake. The Ferguson Family are outstanding folks-Charles and Chris Ferguson have made contacts with the surrounding home residents as well as the local business in that area of which the crematorium would be located. The response was 100% approval by both entities.

It is very important and necessary to have a Human Crematorium-think about it-no more third parties involved and can be done locally. Another factor, it will be a timely matter since it would be local.

Please consider and approve this Human Crematorium- it will be an asset to Chickasha and surrounding areas.

Thank you for your time and consideration.

Respectfully submitted,
Sharon Shoemake
Chickasha Citizen

Sent to email:

Jessica.green@chickasha.org

Cc: danielle.charles@chickasha.org



NOTICE OF SPECIAL PUBLIC HEARING
PLANNING COMMISSION
REQUEST FOR A USE ON REVIEW FOR A HUMAN CREMATORIUM

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 9:00 a.m. on Tuesday, December 30th, 2025, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Ferguson Funeral Home Requesting a use on review for a human crematorium on the following described property:

804 W Utah Ave: 33-07-07-04550 ALL LOTS 11 THRU 20 BLK 12 HIGHLAND PARK ADDN

BRIEF DESCRIPTION OF REQUEST: The applicant owns Ferguson Funeral Home and is wanting to open a human crematorium in the same building as the funeral home.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to danielle.charles@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.



There will also be a public hearing on this petition at the January 5th, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Please call the Community Development Department at 405-222-6010 or email Jessica.green@chickasha.org should you have any questions regarding this petition.

Sincerely,

Jessica Green

Jesssica Green,

Community Development Director

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY } SS:

The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property within a 300 foot radius of the following described premises, to wit:

Lots 11 through 20, both inclusive, Block 12, HIGHLAND PARK ADDITION to the City of Chickasha, Grady County, Oklahoma.

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 20th day of October, A.D. 2025
at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By *Denise Null*

ORDER #72912

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Hal M. Lee, Manager

[illegible]

10/20/2025

Grady County Assessor

Page 1 of 4

C380-00-011-019-0-000-00 EASTWOOD, WYATT PAUL	33-07-07-04250 11	ALL LOTS 19-20 HIGHLAND PARK ADDN	BLK
720 UTAH AVE			
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK	73018-	Acres Book-Page Situs
0			
C380-00-011-017-0-000-00 THOMPSON, MARY LOUISE	33-07-07-04200 11	ALL LOTS 17-18 HIGHLAND PARK ADDN	BLK 11
724 UTAH AVE.			
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK	73018-0000	Acres Book-Page Situs
0			
C380-00-011-015-0-000-00 DAVIS, KASSI NICOLE	33-07-07-04150 11	ALL LOTS 15-16 HIGHLAND PARK ADDN	BLK
728 W UTAH AVE			
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK	73018-0000	Acres Book-Page Situs
0			
C380-00-013-001-0-000-00 AARON WARREN ENTERPRISES, INC	33-07-07-04600 THRU 20 ADDN	ALL LOTS 1-2-3-4-5 & LOTS 16 BLK 13 HIGHLAND PARK	
802 WEST GRAND AVE			
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK	73018-0000	Acres Book-Page Situs
0			
C380-00-013-011-0-000-00 GOODWILL INDUSTRIES OF SOUTHW ST OKALHOMA & NORTH TEXAS, IN 1210 SW SUMMIT AVE	33-07-07-04700 LOTS 11 THRU 15 PARK ADDN	ALL LOTS 6-7-8-9-10 AND ALL BLK 13 HIGHLAND	
School: 9001 CHICK CITY - 1 CHICKASHA			
LAWTON	OK	73501-0	Acres Book-Page Situs
0			
C380-00-011-007-0-000-00 GLASS, EDDIE WAYNE REV TRUST	33-07-07-04050 BLK 11	ALL LOTS 7 THRU 12 HIGHLAND PARK ADDN	
P.O. BOX 2516			
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK	73023-0000	Acres Book-Page Situs
0			

C380-00-012-011-0-000-00 33-07-07-04550 ALL LOTS 11 THRU 20 BLK
 FERGUSON & SON FUNERAL HOME, 12 HIGHLAND PARK ADDN
 LC
 804 UTAH AVE

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 CHICKASHA OK 73018- 0

C380-00-012-001-0-000-00 33-07-07-04450 ALL LOTS 1 THRU 8 BLK
 FERGUSON & SON FUNERAL HOME, 12 HIGHLAND PARK ADDN
 LC
 804 UTAH AVE

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 CHICKASHA OK 73018- 0

C380-00-014-009-0-000-00 33-07-07-05000 ALL LOTS 9-10 BLK 14
 SCOTT, SHARRON F. HIGHLAND PARK ADDN
 719 WEST UTAH

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 CHICKASHA OK 73018-0 0

C380-00-006-013-0-000-00 33-07-07-02150 ALL LOTS 13 THRU 17
 NEWTON, GARRY & KAREN BLK 6 HIGHLAND PARK ADDN
 728 WISCONSIN CHALFANT'S SUB-DIV

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 CHICKASHA OK 73018-0000 0

C380-00-012-009-0-000-00 33-07-07-04500 ALL LOTS 9-10 BLK 12
 FERGUSON & SON FUNERAL HOME, HIGHLAND PARK ADDN
 LC
 804 UTAH AVE

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 CHICKASHA OK 73018- 0

C380-00-011-013-0-000-00 33-07-07-04100 ALL LOTS 13-14 BLK
 GLASS, EDDIE WAYNE REV TRUST 11 HIGHLAND PARK ADDN
 P.O. BOX 2516

School: 9001 CHICK CITY - 1 CHICKASHA
 Acres Book-Page Situs
 CHICKASHA OK 73023-0000 0

C380-00-005-011-0-000-00 FERGUSON FUNERAL HOME, INC. P.O. BOX 1187	33-07-07-01900 5	ALL LOTS 11 THRU 13 HIGHLAND PARK ADDN	BLK
CHICKASHA OK 73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C380-00-014-005-0-000-00 BURNS, ZACH 1729 W PARK PLACE	33-07-07-04900 0	ALL LOTS 5-6 HIGHLAND PARK ADDN	BLK 14
OKLAHOMA CITY OK 73106-	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C380-00-011-021-0-000-00 ADAIR, BOYCE WILBURN JR. 710 W UTAH AVE.	33-07-07-04300 11	ALL LOTS 21-22-23-24 HIGHLAND PARK ADDN	BLK
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C380-00-011-005-0-000-00 BYERS, CHARLES ELLIOTT 1900 VICTORIA PLACE	33-07-07-04000 0	ALL LOTS 5-6 HIGHLAND PARK ADDN	BLK 11
EDMOND OK 73003-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C380-00-014-007-0-000-00 C. W. JOHNS, LLC 1602 S. 20TH STREET	33-07-07-04950 0	ALL LOTS 7-8 HIGHLAND PARK ADDN	BLK 14
CHICKASHA OK 73018-	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C380-00-014-015-0-000-00 DILLON & REVELS PROPERTIES, L C 720 W. GRAND AVENUE	33-07-07-05150 BLOCK 14	ALL LOTS 15 THRU 20 HIGHLAND PARK ADDN	
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		

10/20/2025

Grady County Assessor

Page 4 of 4

C001-00-307-000-0-000-00 CHICKASHA, CITY OF	33-07-07-74900 473' BLK 307 ROSEHILL CEMETARY	ENTIRE BLOCK, CHICKASHA-OT	E
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK	73018-0000	Acres Book-Page Situs 0
C380-00-014-013-0-000-00 LUDWELL CHIROPRACTIC & SPORTS REHAB PC 105 N 8TH STREET	33-07-07-05100 BLK 14	ALL LOTS 11 THRU 14 HIGHLAND PARK ADDN	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK	73018-1408	Acres Book-Page Situs 0
C380-00-005-017-0-000-00 FERGUSON FUNERAL HOME, INC P.O. BOX 1187	33-07-07 LOT 17 THRU 20	BLK 5 HIGHLAND PARK ADDN	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK	73023	Acres Book-Page Situs 0
C380-00-005-014-0-000-00 FERGUSON FUNERAL HOME, INC P.O. BOX 1187	33-07-07 ALL LOTS 14 THRU 16	BLK 5 HIGHLAND PARK ADDN	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA	OK	73023	Acres Book-Page Situs 0

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

804 W UTAH AVE

Affidavit of Publication

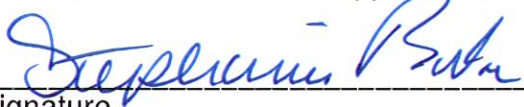
State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

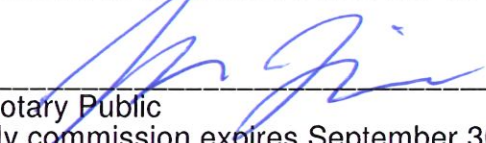
12/04/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.


Signature

Subscribed and sworn before me on this 5th day of December, 2025


Notary Public
My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 58.46

Ad # 151379 Acct # 44095 Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published In
The Express-Star
December 4, 2025
1 time
LPXLP

NOTICE OF SPECIAL PUBLIC
HEARING PC PETITION
REQUEST FOR A USE ON
REVIEW FOR A HUMAN
CREMATORIUM

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a special public hearing beginning at 9:00 a.m. on Tuesday, December 30th, 2025, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Ferguson Funeral Home Requesting a use on review for a human crematorium on the following described property:

804 W Utah Ave: 33-07-07-04550
ALL LOTS 11 THRU 20 BLK 12
HIGHLAND PARK ADDN

BRIEF DESCRIPTION OF REQUEST: The applicant owns Ferguson Funeral Home and is wanting to open a human crematorium in the same building as their existing funeral home.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email Jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the January 5th, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,
Jessica Green,
Community Development Director

CHICKASHA

Meeting Type: Special Planning Commission
12/30/25

Meeting Date: 12/30/2025

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Public hearing to discuss and consider the application by Enclave Estates at Chickasha, LP c/o Agent for Owner, Kendall W Dillion, P.E. VP Crafton Tull for a final plat for Enclave Estates Section 2.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted the Final Plat for Enclave Estates Section 2. This is 7.30+ acre lot divided into 32 lots.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

Meeting Date:

12/30/25

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

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Special Planning Commission
12/30/25

Meeting Date: 12/30/2025

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Discussion, Consideration, and Possible action to approve the application by Enclave Estates at Chickasha, LP c/o Agent for Owner, Kendall W Dillion, P.E. VP Crafton Tull for a final plat for Enclave Estates Section 2.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted the Final Plat for Enclave Estates Section 2. This is 7.30+ acre lot divided into 32 lots.

II. RECOMMENDED ACTION:

Recommendation for approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

Meeting Date:

12/30/25

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

V. ATTACHMENTS:

1. Plat application
2. Legal description
3. Proof of publication
4. Final Plat 10.16.2025

CITY OF CHICKASHA
APPLICATION FOR 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: Enclave Estates at Chickasha, LP c/o Agent for Owner, Kendall W. Dillon, P.E. VP Crafton Tull

Address: 300 Pointe Parkway Blvd Yukon, OK 73099

Phone Number: 405-787-6270

Owner's Name: Christopher Tritsis

Property Owners Address: 619 7th Street Wilmette, IL 60091

Phone Number: _____

Engineer/Surveyor: Crafton Tull, Kendall W. Dillon P.E. Email: Kendall.Dillon@craftontull.com

Address: 300 Pointe Parkway Blvd Yukon, OK 73099

Phone Number: 405-787-6270

Subdivision Location: Enclave Estates at Chickasha Sec 2: A tract of land situated within the Northeast Quarter (NE/4) of Section Six (6), Township Six North (T6N), Range Seven West (R7W) of the Indian Meridian (I.M.), Chickasha, Grady County, Oklahoma

Total Acreage: 7.30± Total Lots: 32 Total To Be Developed: 32

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

Necessary Easements for utilities will be provided.

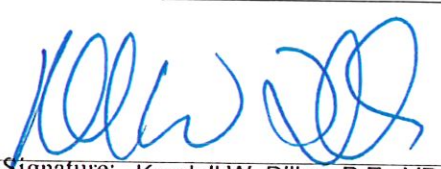
Describe vacations of plats, easements, etc. needed:

Proposed Land Uses:

Present Zoning: R-1 Single-Family

Proposed Zoning: R-1 Single-Family

Proposed Land Use: Single Family Residential


Applicant Signature: Kendall W. Dillon, P.E., VP Crafton Tull
Agent for Owner, (email: Kendall.Dillon@craftontull.com)

08/01/2025
Date:

**ENCLAVE ESTATES AT CHICKASHA, LP.
619 7TH STREET
WILMETTE, IL 60091-1919**

July 24, 2025

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

RE: Proposed Enclave Estates at Chickasha

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 Enclave Estates at Chickasha. A tract of land situated within the Northeast Quarter (NE/4) of Section Six (6), in Township Six North (T6N), Range Seven West (R7W) of the Indian Meridian (I.M.), Grady County, Oklahoma



Signature: Christopher Tritsis
Title: Manager

CTA Project # 25607300

**ENCLAVE ESTATES AT CHICKASHA SECTION 2
LEGAL DESCRIPTION**

A tract of land situated within the Northeast Quarter (NE/4) of Section Six (6), Township Six North (T6N), Range Seven West (R7W) of the Indian Meridian (I.M.), Chickasha, Grady County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

COMMENCING at Northwest corner of said NE/4; thence
S00°01'25"W with the West line of said NE/4 a distance of 1336.23 feet (Warranty Deed, Book 6380,
Page 202 = 1337.31 feet) to the POINT OF BEGINNING; thence

S 89° 48' 24" E for a distance of 281.05 feet; thence
S 00° 01' 50" E for a distance of 206.98 feet; thence
N 89° 58' 10" E for a distance of 9.04 feet; thence
S 00° 01' 50" E for a distance of 110.00 feet; thence
N 89° 58' 10" E for a distance of 290.00 feet; thence
S 00° 01' 50" E for a distance of 40.00 feet; thence
N 89° 58' 10" E for a distance of 92.37 feet; thence
S 13° 24' 47" E for a distance of 123.35 feet; thence
S 00° 01' 50" E for a distance of 50.00 feet; thence
N 89° 58' 10" E for a distance of 11.90 feet; thence
S 13° 24' 47" E for a distance of 123.35 feet; thence
S 89° 58' 10" W for a distance of 741.40 feet; thence
N 00° 02' 03" W for a distance of 648.07 feet; thence

Said tract contains 318,142 Sq Ft or 7.30 Acres, more or less.

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

ENCLAVE ESTATES

Affidavit of Publication

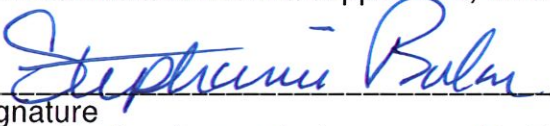
State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

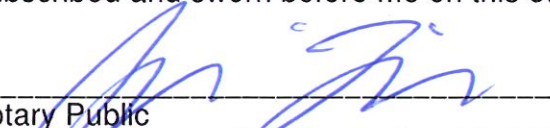
12/04/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.


Signature

Subscribed and sworn before me on this 5th day of December, 2025


Notary Public

My commission expires September 30, 2026.

Commission # 22013298

Cost of Publication \$ 92.34

Ad # 151377

Acct # 44095

Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published In
The Express-Star
December 4, 2025
1 time
LPXL

NOTICE OF SPECIAL PUBLIC HEARING

PLANNING COMMISSION

REQUEST FOR A FINAL PLAT

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a special public hearing beginning at 9:00 a.m. on Tuesday December 30th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Enclave Estates at Chickasha, LP c/o Agent for owner, Kendall W. Dillon, P.E. VP Crafton Tull for the Final Plat.

COMMENCING at Northwest corner of said NE/4; thence S00° 01'25"W with the West line of said NE/4 a distance of 1336.23 feet (Warranty Deed, Book 6380, Page 202 = 1337.31 feet) to the POINT OF BEGINNING; thence S 89° 48' 24" E for a distance of 281.05 feet; thence S 00° 01' 50" E for a distance of 206.98 feet; thence N 89° 58' 10" E for a distance of 9.04 feet; thence S 00° 01' 50" E for a distance of 110.00 feet; thence N 89° 58' 10" E for a distance of 290.00 feet; thence S 00° 01' 50" E for a distance of 40.00 feet; thence N 89° 58' 10" E for a distance of 92.37 feet; thence S 13° 24' 47" E for a distance of 123.35 feet; thence S 00° 01' 50" E for a distance of 50.00 feet; thence N 89° 58' 10" E for a distance of 11.90 feet; thence S 13° 24' 47" E for a distance of 123.35 feet; thence S 89° 58' 10" W for a distance of 741.40 feet; thence N 00° 02' 03" W for a distance of 648.07 feet; thence

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted the Final Plat for Enclave Estates Section 2. This is 7.30+ acre lot divided into 32 lots. There will also be a public hearing on this petition at the January 5th, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Any person supporting or having any objections to this petition may appear at the meeting.

Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

Sincerely,
Jessica Green,
Community Development Director

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That ENCLAVE ESTATES AT CHICKASHA, LIMITED PARTNERSHIP, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all street rights-of-way and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this _____ day of _____, _____. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

ENCLAVE ESTATES AT CHICKASHA, LIMITED PARTNERSHIP

NATHAN JOSEPH, MANAGING MEMBER

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, personally appeared Nathan Joseph, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
February 06, 2027

NOTARY PUBLIC, #23001735

LEGAL DESCRIPTION

A tract of land situated within the Northeast Quarter (NE/4) of Section Six (6), Township Six North (T6N), Range Seven West (R7W) of the Indian Meridian (I.M.), Chickasha, Grady County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

COMMENCING at Northwest corner of said NE/4; thence S00°01'25"W with the West line of said NE/4 a distance of 1336.23 feet (Warranty Deed, Book 6380, Page 202 = 1337.31 feet) to the POINT OF BEGINNING; thence

S89°48'24"E for a distance of 281.05 feet; thence
S00°01'50"E for a distance of 206.98 feet; thence
N89°58'10"E for a distance of 9.04 feet; thence
S00°01'50"E for a distance of 110.00 feet; thence
N89°58'10"E for a distance of 290.00 feet; thence
S00°01'50"E for a distance of 40.00 feet; thence
N89°58'10"E for a distance of 92.37 feet; thence
S13°24'47"E for a distance of 123.35 feet; thence
S00°01'50"E for a distance of 50.00 feet; thence
N89°58'10"E for a distance of 11.90 feet; thence
S13°24'47"E for a distance of 123.35 feet; thence
S89°58'10"W for a distance of 741.40 feet; thence
N00°02'03"W for a distance of 648.07 feet; thence

Said tract contains 318,142 Sq Ft or 7.30 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, LEE ALLEN SCHROEDER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

LEE ALLEN SCHROEDER, LPLS 1502

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, personally appeared LEE ALLEN SCHROEDER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
March 28, 2027

NOTARY PUBLIC, #03005138

CITY PLANNING COMMISSION APPROVAL

I, _____, Planning Director of the City of Chickasha, do certify that the Chickasha Planning Commission duly approved this plat on the _____ day of _____.

PLANNING DIRECTOR

FINAL PLAT
OF

ENCLAVE ESTATES AT CHICKASHA
SECTION 2

A PART OF THE NE/4 OF SECTION 6, T6N, R7W, I.M.
CHICKASHA, GRADY COUNTY, OKLAHOMA

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of GRADY, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in ENCLAVE ESTATES AT CHICKASHA, LIMITED PARTNERSHIP, that on the _____ day of _____, _____ there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____, _____.

Washita Valley Abstract & Title, LLC

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of GRADY COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year _____, and prior years on the land shown on the annexed plat, 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 County Treasurer has caused this instrument to be executed at the CITY of _____, OKLAHOMA, this _____ day of _____, _____.

COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of CHICKASHA, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of CHICKASHA, OKLAHOMA, this _____ day of _____, _____.

CITY CLERK MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the CITY of CHICKASHA, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____, _____.

CITY CLERK

NOTES

- This plot of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
- Monuments shall be as follows:
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or 3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
- Two 1½ inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.
- Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

FINAL PLAT
ENCLAVE ESTATES AT CHICKASHA SECTION 2



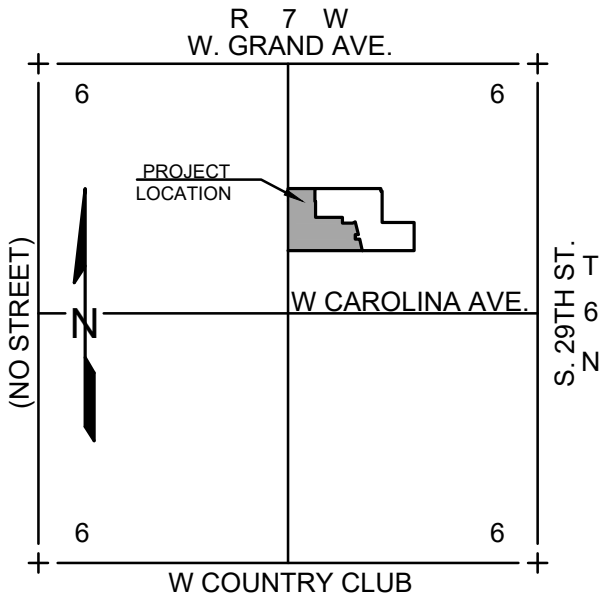
Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PESS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 2
DATE: 10/16/25
PROJECT NO.: 24604600



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	22.25'	35.00'	036°25'43"	57'1	45° 19'W	21.88'
C2	147.80'	52.00'	162°51'26"	545' 01	50°E	102.84'
C3	22.25'	35.00'	036°25'43"	N18° 11'	02°E	21.88'
C4	22.25'	35.00'	036°25'43"	N18° 14'	41°W	21.88'
C5	106.93'	52.00'	117°49'16"	567' 29	15°W	89.06'
C6	22.25'	35.00'	036°25'43"	N71° 48'	58°W	21.88'

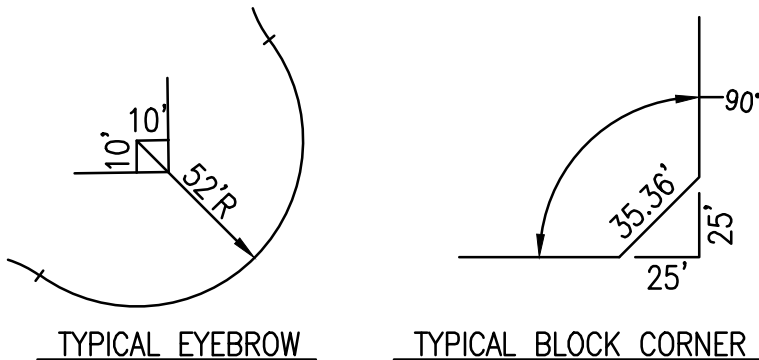


LOCATION MAP
SCALE: 1" = 2000'

Parcel Table			Parcel Table		
LOT #	BLOCK #	Area	LOT #	BLOCK #	Area
1	10	6,999 S.F.	6	09	6,000 S.F.
1	09	6,000 S.F.	7	10	6,000 S.F.
1	08	6,197 S.F.	7	09	6,000 S.F.
2	10	6,000 S.F.	8	10	6,000 S.F.
2	09	6,000 S.F.	8	09	6,888 S.F.
2	08	6,600 S.F.	9	10	6,000 S.F.
3	10	6,000 S.F.	10	10	6,000 S.F.
3	09	6,887 S.F.	11	10	6,794 S.F.
3	08	6,887 S.F.	12	10	8,508 S.F.
4	10	6,000 S.F.	13	10	11,380 S.F.
4	09	6,887 S.F.	14	10	7,077 S.F.
4	08	6,000 S.F.	15	10	6,599 S.F.
5	10	6,000 S.F.	16	10	6,002 S.F.
5	09	6,000 S.F.	17	10	6,002 S.F.
5	08	6,000 S.F.	18	10	6,002 S.F.
6	10	6,000 S.F.	19	10	6,602 S.F.

P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
EJ	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
(NR)	NONRADIAL LINE

1. This plot of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plot complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
2. Monuments shall be as follows:
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
4. A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
5. Two 1½ inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.
6. Any addresses shown on this plot were accurate at the time this plot was filed. Addresses are subject to change and should never be relied upon in place of legal description.



FINAL PLAT ENCLAVE ESTATES AT CHICKASHA SECTION 2	
 Crafton Tull architectural / engineering / surveying 405.787.6270 405.787.6276 www.craftontull.com	300 Pointe Parkway Blvd. Yukon, Oklahoma 73099 SHEET NO.: 2 OF 2 DATE: 10/16/25 PROJECT NO.: 24604600
CERTIFICATE OF AUTHORIZATION CJA 973 (P&E) EXPIRES 6/30/2024	

CHICKASHA

Meeting Type: Special Planning Commission
12/30/25

Meeting Date: 12/30/2025

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Public hearing to discuss and consider the application by Bordwine Development Inc. for the final plat for Country Manor Estates.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted the Final Plat for Replat Block 6, Country Manor Estates 2nd Addition. This is 1.087-acre lot divided into 6 lots.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

Meeting Date:
12/30/25

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

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Special Planning Commission
12/30/25

Meeting Date: 12/30/2025

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Discussion, Consideration, and Possible action to approve the application by Bordwine Development Inc. for the final plat for Country Manor Estates.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted the Final Plat for Replat Block 6, Country Manor Estates 2nd Addition. This is 1.087-acre lot divided into 6 lots.

II. RECOMMENDED ACTION:

Recommend approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

Meeting Date:
12/30/25

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

V. ATTACHMENTS:

1. Country Manor application
2. Country Manor Final signed
3. 117677 Country Manor Plat-Final Plat for Printing
4. Proof of publication

CITY OF CHICKASHA
APPLICATION FOR 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: BOROWINE DEVELOPMENT, INC.
Address: P.O. Box 327, Chickasha, OK 73023
Phone Number: 405 2246311
Owner's Name: BRANNAN BOROWINE
Property Owners Address: 1102 Pikes Peak Rd., Chickasha, OK 73018
Phone Number: 405 2228820
Engineer/Surveyor: Justin Smith, PLS #7983
Address: 2500 M^c Gee Drive, Norman, OK 73072
Phone Number: 405 418 2288

Subdivision Location: Block 6, Country Manor Estates, 2nd Addition, Chickasha
Total Acreage: 1.087 Total Lots: 6 Total To Be Developed: 6

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

Existing easements are utilities as defined in the plat.

Describe vacations of plats, easements, etc. needed:

N/A

Proposed Land Uses:

Present Zoning: R-3 Multi-Family Proposed Zoning: R-3 Multi-Family
Proposed Land Use: _____


Applicant Signature: _____

1-22-2025
Date: _____



NOTICE OF SPECIAL PUBLIC HEARING
PLANNING COMMISSION
REQUEST FOR A FINAL PLAT

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a special public hearing beginning at 9:00 a.m. on Tuesday December 30th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Bordwine Development for the Final Plat for Replat Block 6, Country Manor Estates 2nd Addition

***Located at block 6 Country Manor Estates (along 23rd Street off Country Club Road)
Chickasha, OK 73018***

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted the Final Plat for Replat Block 6, Country Manor Estates 2nd Addition. This is 1.087-acre lot divided into 6 lots.

There will also be a public hearing on this petition at the January 5th, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Any person supporting or having any objections to this petition may appear at the meeting.

Written comments regarding this petition should be emailed to Jessica.green@chickahsa.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018.



Please call the Community Development Department at 405-222-6010 or email Jessica.green@chickahsa.org should you have any questions regarding this petition.

Sincerely,

Jessica Green

Jessica Green,

Community Development Director

FINAL PLAT
REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION

BEING ALL OF BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION
AN ADDITION TO CHICKASHA, GRADY COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Bordwine Development, Inc., does hereby certify that they are the owners of and the only persons, firms or corporation or entity having any rights, title, or interest in and to the land shown on the annexed plat of REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION, an Addition to the CITY of CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this _____ day of _____, 20____. Covenants, reservations, and restrictions for this addition may be filed under separate instrument.

_____, Manager
STATE OF OKLAHOMA)
COUNTY OF GRADY) SS:
Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, 20____, personally appeared _____, MANAGER of Bordwine Development, Inc., to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY OF CHICKASHA PLANNING COMMISSION APPROVAL

I, _____, Chairman of the Planning Commission for the CITY of CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, hereby certify that said Commission duly approved the annexed plat of REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION, an Addition to the CITY OF CHICKASHA on this _____ day of _____, 20____.

CHAIRMAN

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the CITY of CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, that the dedications shown on the annexed plat of REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION, an Addition to the CITY of CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, are hereby accepted. ADOPTED by the Council of the CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA this _____ day of _____, 20____.

ATTEST:

MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the CITY of CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____, 20____.

CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of GRADY COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year _____ and prior years on the land shown on the annexed plat, 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 County Treasurer has caused this instrument to be executed this _____ day of _____, 20____.

COUNTY TREASURER

LEGEND

P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING
FND. FOUND
I.P. IRON PIN
REC. RECORD
U/E UTILITY EASEMENT
• SET 1/2" I.P. W/CA 3949 CAP OR MAG. NAIL WITH 3949 SHINER UNLESS OTHERWISE NOTED

ZONING - R-3 MULTI- FAMILY RESIDENTIAL
GROSS AREA=1.087
STREET R-O-W=0.0000
NET AREA=1.087
TOTAL LOTS=6
GROSS DWELLING UNITS PER AC.=0.20
NET DWELLING UNITS PER AC.=0.20
PUBLIC LOCAL STREET= 0 L.F.

COUNTRY MANOR ESTATES 2ND ADDITION
R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT

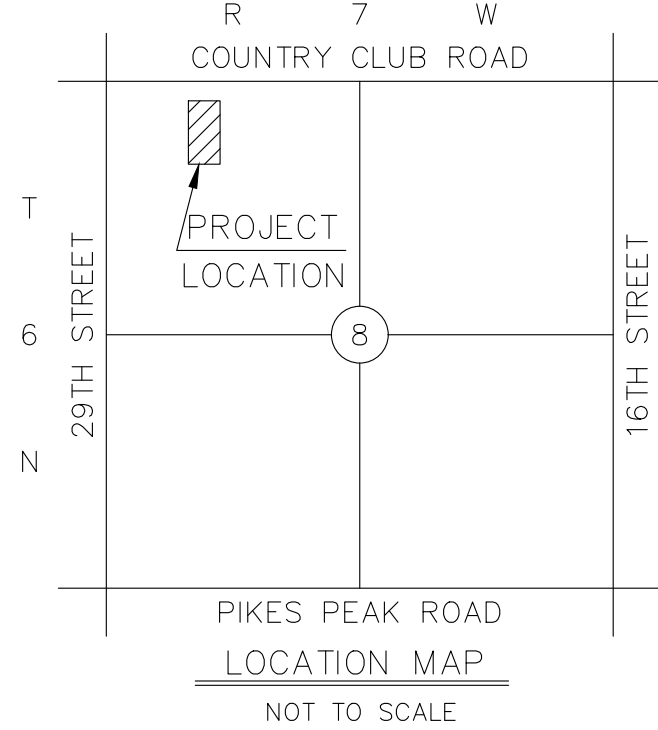
N.E. COR. LOT 5, BLOCK 1, COUNTRY MANOR ESTATES 2ND ADDITION

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

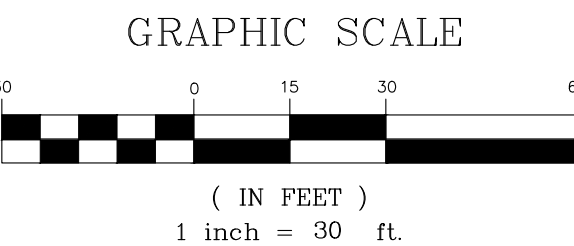
CURVE TABLE		
CURVE NUMBER	CURVE NO. 1	CURVE NO. 2
DEGREE OF CURVE	0.34°46'14"	0.34°46'14"
TANGENT DISTANCE	77.31'	61.66'
RADIUS	246.92'	196.92'
ARC LENGTH	149.85'	119.50'
CHORD BEARING	S 17°38'47" E	S 17°38'47" E
CHORD DISTANCE	147.56'	117.68'

CURVE NO. 1
D=0.34°46'14"
T=77.31'
R=246.92'
L=149.85'
CHD.=S 17°38'47" E
C.D.=147.56'

CURVE NO. 2
D=0.34°46'14"
T=61.66'
R=196.92'
L=119.50'
CHD.=S 17°38'47" E
C.D.=117.68'



LOT AREAS	
LOT NUMBER	LOT AREA (SQ. FT.)
1	6,009
2	6,007
3	7,247
4	8,878
5	9,579
6	9,643



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for GRADY COUNTY, STATE OF OKLAHOMA, hereby certifies that the records of said County show that the title to the land on the annexed plat is vested in Bordwine Development, Inc., that on the _____ day of _____, 20____, there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said County and State against said land, or the owners thereof, and that the taxes are paid for the year _____ and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____, 20____.

ABSTRACT & TITLE COMPANY

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, JUSTIN SMITH, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Oklahoma; and that the annexed plat of REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION, an Addition to the CITY of CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, consisting of one (1) sheet, represents a survey made under my direct supervision, and that the monuments noted hereon actually exist and their positions are correctly shown; and this original survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and that said final plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

SMITH ROBERTS BALDISCHWILER, LLC
100 N.E. 5TH STREET
OKLAHOMA CITY, OK 73104
CERTIFICATE OF AUTHORIZATION C.A. #3949 JUSTIN SMITH, PLS No. 1868

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS:
Before me, the undersigned Notary Public, in and for said County and State personally appeared JUSTIN SMITH, to me known to be the identical person who executed the above instrument and acknowledge to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this _____ day of _____, 20____.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LEGAL DESCRIPTION

All that part of Block Six (6) in COUNTRY MANOR ESTATES 2nd ADDITION, an addition to the City of Chickasha, Grady County, Oklahoma, being more particularly described as follows:

BEGINNING at a point 20 feet north of the Northeast Corner of Lot Five (5), Block One (1), COUNTRY MANOR ESTATES 2nd ADDITION,

THENCE South 89°58'28" West, a distance of 174.25 feet;

THENCE North 00°15'40" West, a distance of 340.80 feet;

THENCE North 89°58'28" East, a distance of 95.00 feet;

THENCE South 00°15'40" East, a distance of 20.10 feet;

THENCE along a curve to the left having a radius of 246.92 feet (said curve subtended by a chord which bears South 17°38'47" East a distance of 147.56 feet) an arc length of 149.85 feet;

THENCE along a curve to the right having a radius of 196.92 feet (said curve subtended South 17°38'47" East a distance of 117.68 feet) an arc length of 119.50 feet;

THENCE South 00°15'40" East, a distance of 67.90 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 47,368 square feet or 1.087 acres, more or less.

REPLAT BLOCK 6, COUNTRY MANOR ESTATES 2ND ADDITION
SHEET 1 OF 1
(SRB #117677) OCTOBER 31, 2025

SMITH ROBERTS
BALDISCHWILER, LLC

ENGINEERING
SURVEYING
PLANNING

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City,
Oklahoma 73104
T: 405.840.7094
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www.srbok.com

NORMAN
2500 McGee Drive,
Suite 100
Norman, OK 73072
T: 405.418.2288
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CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

6 COUNTRY MANOR ESTATES

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

12/04/2025

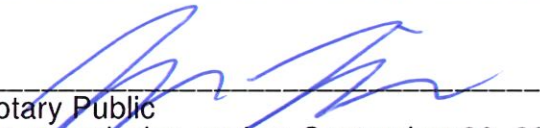
That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.



Signature

Subscribed and sworn before me on this 5th day of December, 2025



Notary Public

My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 53.40

Ad # 151370

Acct # 44095

Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published In
The Express-Star
December 4, 2025
1 time
LPXLP

NOTICE OF SPECIAL PUBLIC HEARING

PLANNING COMMISSION

REQUEST FOR A FINAL PLAT

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a special public hearing beginning at 9:00 a.m. on Tuesday December 30th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Bordwine Development for the Final Plat for Replat Block 6, Country Manor Estates 2nd Addition.

Located at block 6 Country Manor Estates (along 23rd Street off Country Club Road) Chickasha, OK 73018

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted the Final Plat for Replat Block 6, Country Manor Estates 2nd Addition. This is 1.087-acre lot divided into 6 lots.

There will also be a public hearing on this petition at the January 5th, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Any person supporting or having any objections to this petition may appear at the meeting.

Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email Jessica.green@chickasha.org should you have any questions regarding this petition.

Sincerely,
Jessica Green,
Community Development Director