

TOWN OF CARLTON LANDING  
SPECIAL MEETING OF THE PLANNING COMMISSION

Location: 10B Boulevard, Carlton Landing, Oklahoma, also known as  
the Carlton Landing Academy Cafeteria  
Saturday; July 16, 2022, at 10:00 am

NOTICE AND AGENDA

**NOTICE AND AGENDA**

1. Call to Order
2. Roll Call
3. Workshop and Training on role, responsibilities, duties of the Planning Commission and Board members.
4. [Review and discuss draft of Preliminary Plat of Carlton Landing Phase 8.](#)
5. [Review and discuss draft of Concept Plan for Carlton Landing West Estates.  
WestEstatesPlatModel](#)
6. Adjournment

I certify that the foregoing Notice and Agenda was posted in prominent view at 10 Boulevard, Carlton Landing, Oklahoma, also known as “the High School Classroom”

at \_\_\_\_\_ M on the \_\_\_th day of July 2022, being at least 48 hours prior to the Special Meeting described above.

\_\_\_\_\_  
Signature of Person Posting the Agenda  
Agenda

**Greg Buckley**  
Printed Name of Person Posting the  
Agenda

FINAL PLAT  
of  
**CARLTON LANDING PHASE 8**

BEING A PART OF SE/4, SEC. 31, T9N, R17E, I.M.  
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That HUMPHREYS PARTNERS 2009, LLC (the "Town Founder"), hereby certifies that it is the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of CARLTON LANDING PHASE 8, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma (the "Phase 8 Plat"). The Town Founder has caused the same to be surveyed and platted into lots, as shown herein, which represents a correct survey of all property included therein under this Final Plat of CARLTON LANDING PHASE 8, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, being a part of the Southeast Quarter (SE/4), Section Thirty-one (31), Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, Pittsburg County, Oklahoma.

All private lots included in this Phase 8 Plat are located within Increment District Number One as created by Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 26 on September 5, 2015.

Each lot included in this Phase 8 Plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing which was recorded on November 8, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").

All roadways and common areas defined in this Phase 8 Plat are private and shall be maintained by Carlton Landing Association Inc.

Signed by the Manager this \_\_\_\_ day of \_\_\_\_\_, 2022.

HUMPHREYS PARTNERS 2009, LLC

By: \_\_\_\_\_  
Grant Humphreys, Manager

STATE OF OKLAHOMA                      SS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned, a notary public in and for said county and state on this \_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared Grant Humphreys, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2022.

My Commission Expires: \_\_\_\_\_  
Notary Public

My Commission No.: \_\_\_\_\_

COUNTY TREASURER'S CERTIFICATE

I, \_\_\_\_\_, do hereby certify that I am the duly qualified and acting County Treasurer of Pittsburg County and that the tax records of said county show that all taxes for the year 2021 and prior years are paid on the Final Plat of CARLTON LANDING PHASE 8, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, \_\_\_\_\_, Planning Director for the Town of Carlton Landing, hereby certify that the Town of Carlton Landing Planning Commission duly approved the Final Plat of CARLTON LANDING PHASE 8, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma at a meeting the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Planning Director

ACCEPTANCE OF FINAL PLAT BY MAYOR OF CARLTON LANDING

Be it resolved by the Mayor of the Town of Carlton Landing that the Final Plat of **CARLTON LANDING PHASE 8** an addition to Pittsburg County, Oklahoma is hereby accepted.

Accepted by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of CARLTON LANDING PHASE 8, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the \_\_\_\_ day of \_\_\_\_\_, 2022, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that 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.

Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA                      SS  
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2022.

My Commission Expires: \_\_\_\_\_  
Notary Public

My Commission No.: \_\_\_\_\_

PROPERTY DESCRIPTION

This property description was prepared on the \_\_\_\_ day of \_\_\_\_\_, 2022, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT  
of  
**CARLTON LANDING PHASE 8**



**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075    FAX: (405) 235-8078    www.jaokc.com  
Certificate of Authorization #1484    Exp. Date: 06-30-2023  
• ENGINEERS • SURVEYORS • PLANNERS •

OWNER'S NOTARY	COUNTY TREASURER	SURVEYOR	SURVEYOR'S NOTARY

FINAL PLAT

of

# CARLTON LANDING PHASE 8

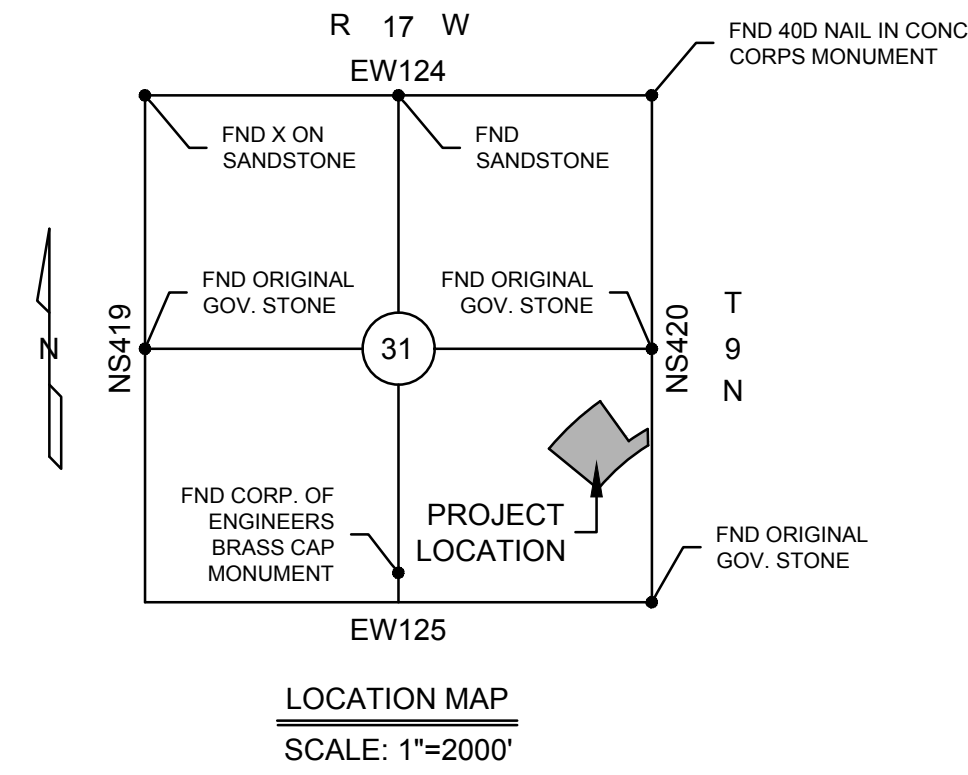
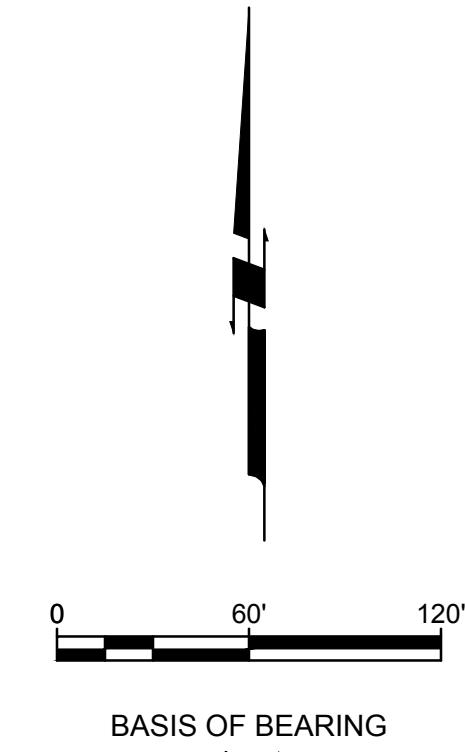
BEING A PART OF SE/4, SEC. 31, T9N, R17E, I.M.

AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	691.26'	2127.00'	348.70'	688.22'	S48°56'55"W	018°37'15"
C2	730.33'	2810.00'	367.24'	728.28'	N47°10'51"E	014°53'29"
C3	232.17'	2297.00'	116.18'	232.07'	N57°36'17"E	005°47'28"
C4	815.56'	2285.00'	412.16'	811.24'	S50°06'51"W	020°27'00"
C5	670.67'	2585.00'	337.23'	668.79'	S47°13'34"W	014°51'55"
C6	717.08'	2760.00'	360.57'	715.06'	S47°11'25"W	014°53'10"

Line Table		
Line #	Length	Direction
L1	30.00'	S42°18'31"E
L2	30.00'	N42°18'31"W
L3	30.00'	N42°18'31"W
L4	30.00'	N42°18'31"W
L5	30.00'	N42°18'31"W
L6	30.00'	S42°18'31"E
L7	17.64'	N51°31'07"E
L8	35.76'	N38°28'53"W
L9	17.64'	S51°31'07"W
L10	35.76'	N38°28'53"W
L11	22.00'	S38°22'03"E
L12	31.00'	S51°37'57"W
L13	21.23'	N38°23'14"W
L14	22.08'	N51°37'57"E
L15	8.96'	S46°42'54"W
L16	13.07'	N51°37'57"E
L17	22.00'	S51°37'57"W
L18	30.23'	S38°21'52"E
L19	22.00'	N51°37'57"E
L20	22.00'	N51°37'57"E
L21	21.00'	S51°37'57"W
L22	31.00'	S51°37'57"W
L23	22.00'	N38°22'03"W
L24	31.00'	N51°37'57"E
L25	22.00'	S38°22'03"W
L26	22.00'	N38°22'03"W
L27	31.00'	N51°37'57"E
L28	13.88'	S38°22'03"E
L29	8.13'	N34°50'35"W
L30	30.50'	S51°37'57"W
L31	22.94'	N42°18'31"W
L32	31.00'	S42°18'31"E
L33	22.00'	S47°41'13"W
L34	22.00'	N47°41'29"E
L35	22.00'	N47°41'29"E
L36	27.89'	N51°37'57"E
L37	2.43'	S81°13'13"W
L38	20.80'	S38°21'16"E
L39	29.95'	S51°38'44"W

BLOCK 32 TABLE		
LOT #	ADDRESS	AREA
18	43 A	900 SF
19	43 B	900 SF
20	43 N	870 SF
21	43 O	900 SF
22	43 F	631 SF
23	43 G	679 SF
24	43 H	679 SF
25	43 I	671 SF
26	43 J	663 SF
27	43 K	682 SF
28	43 L	680 SF
29	43 M	678 SF
30	43 C	671 SF
31	43 D	670 SF
32	43 E	658 SF



**\*\*\*\*\* NOTE \*\*\*\*\***

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; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

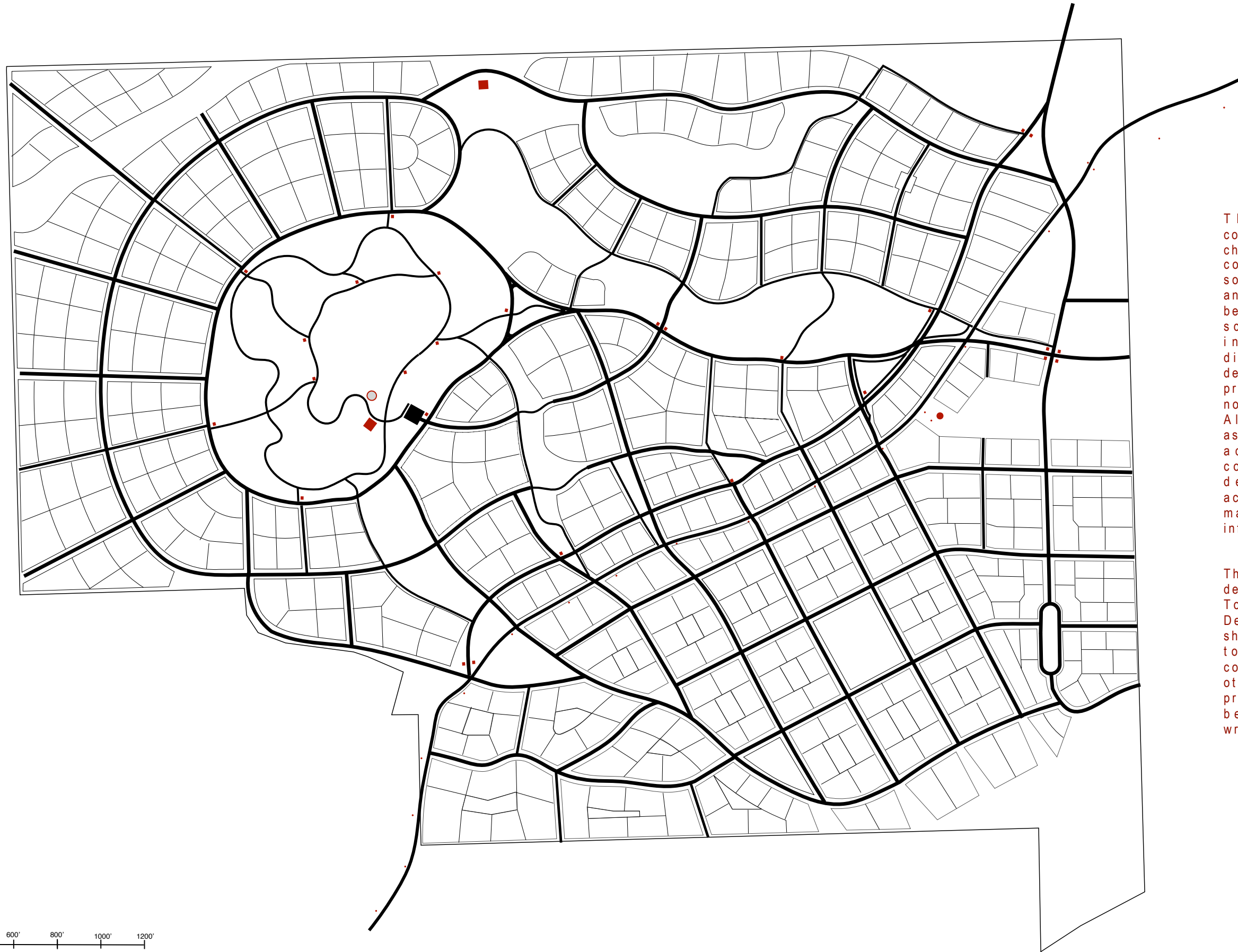
- NOTES:**
- This plat is submitted by HUMPHREYS PARTNERS 2009, LLC. The plat consists of private lots, common areas and private roadways (collectively, the "Platted Property").
  - All private lots included in this plat are located within Increment District Number One as created by Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 26 on September 5, 2015.
  - Each lot included in this plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing which was recorded on November 8, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").
  - All roadways and common areas defined in this plat are private and shall be maintained by Carlton Landing Association Inc.

- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

- LEGEND:**
- P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - R/W = RIGHT OF WAY
  - = LIMITS OF NO ACCESS
  - NR = NOT RADIAL
  - B/L = BUILDING LIMIT LINE
  - U/E = UTILITY EASEMENT
  - D/E = DRAINAGE EASEMENT

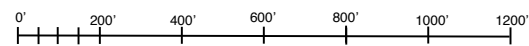
FINAL PLAT  
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**CARLTON LANDING PHASE 8**

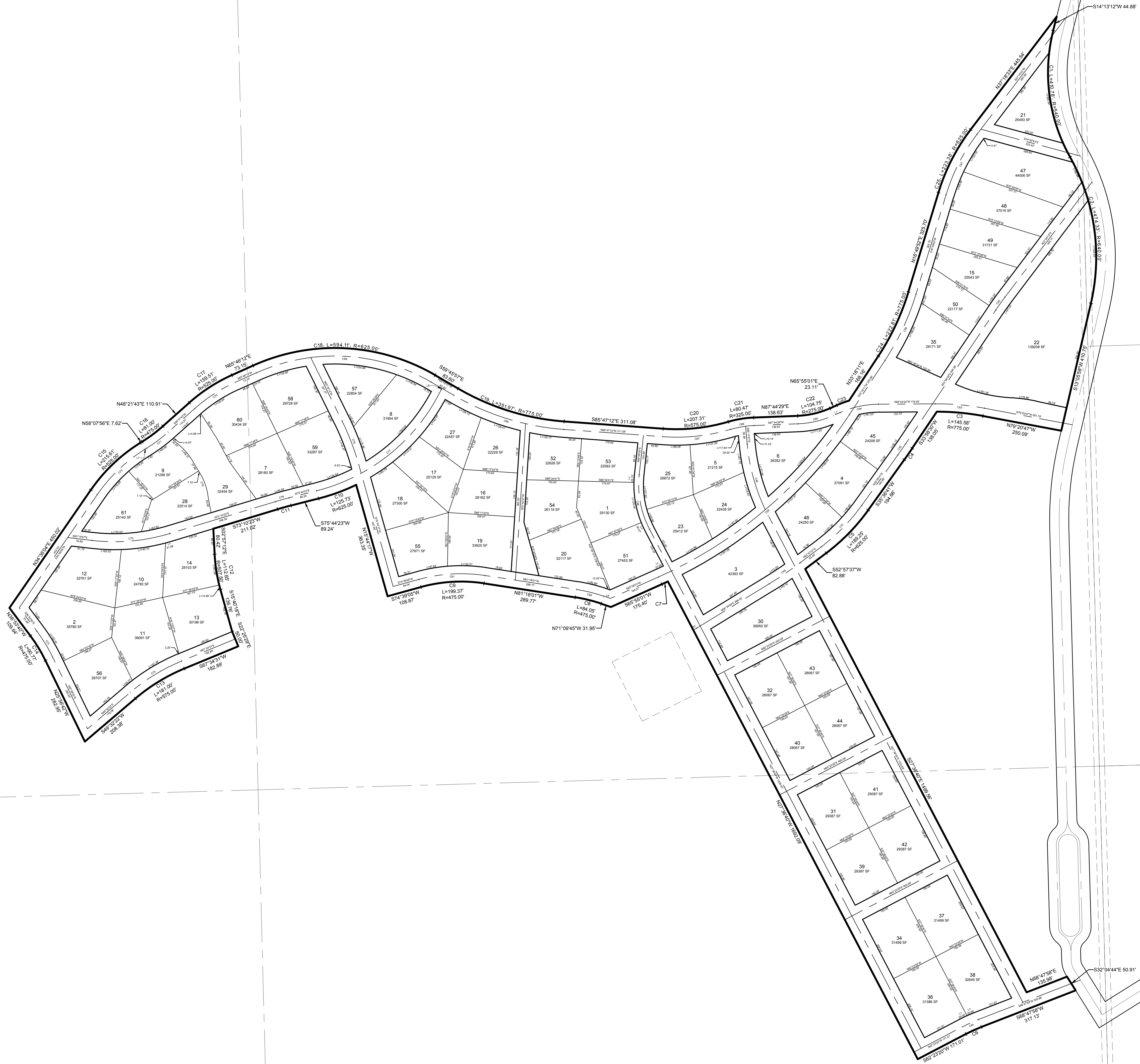
**J&A**  
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Certificate of Authorization #1484 Exp. Date: 06-30-2023  
• ENGINEERS • SURVEYORS • PLANNERS •



This information is conceptual and subject to change. All information was compiled from unverified sources at various times and as such is intended to be used only as a guide. All scale and dimensional information, charts, diagrams, and narrative descriptions are for graphic presentation only, and are not legal representations. All referenced parties assume no liability for its accuracy or state of completion, or for any decisions (requiring accuracy) which the user may make based on this information.

These drawings, ideas and designs are the property of Tom Low and Civic By Design. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without written consent.





S14°13'12"W 44.88'

S32°04'44"E 50.91'