

**TOWN OF CARLTON LANDING  
REGULAR MEETING OF THE BOARD OF TRUSTEES**

Location: 10B Boulevard, Carlton Landing, Oklahoma, also known as  
the Carlton Landing Academy Cafeteria

Saturday; **May 20, 2023**

Immediately following the Regular Meeting of the Carlton Landing Economic Development Trust

**NOTICE AND AGENDA**

1. Call to Order

2. Roll Call

Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information *on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.*

3. Approval of Minutes:

a. [Regular Meeting of the CL Board of Trustees on April 15, 2023](#)

4. [Acknowledge receipt of Claims and Purchase Orders Report](#)

5. Items Removed from Consent Agenda

6. Consider, discuss, and possibly vote to elect Mayor for a two-year term, ending April 2025.

7. Consider, discuss, and possibly vote to elect Vice-Mayor for a two-year term, ending April 2025.

8. [Consider, discuss, and possibly vote to amend, revise, approve or deny, a Re-Plat of Carlton Landing Phase 6 Lots 6, 7, and 8 to Steele Park as recommended by the Planning Commission, or take any other appropriate action.](#)

[Exhibit:Steele Park Covenants - Updated 5.16.23; Paste 6 Plat - Full - Filed](#)

9. [Consider, discuss, and possibly vote to amend, revise, approve or deny, Resolution 2023-05-01 repealing Town of Carlton Landing Resolution No. 12 \(Parking Policy\) and setting forth new standards relative to parking in the Town of Carlton Landing including Residential and Commercial Parking of vehicles private and within the Town, or take any other appropriate action.](#)

[Exhibit:Resolution 2023-05-01 Parking Revised v2](#)

10. Reports

- a. [Sales Tax Revenue](#) and other Financial Reports:[Statement of Revenue and Expenditures - BOT April 2023](#);[Income Statement - April 2023](#); [Bank Register - BOT April 2023](#)
- b. [Town Administrator Freese and Nichols Report](#)
- c. Legal Reports, Comments, and Recommendations to the Governing Body

11. Recognize Citizens wishing to comment on non-Agenda Items

Under Oklahoma Law, the Board of Trustees are prohibited from discussing or taking any action on items not on today's agenda. Citizens wishing to address the Board on items not on the agenda are required to sign-up no later than five (5) minutes prior to the scheduled start time of the meeting. The sign-in sheet will contain space for citizens name, address, phone number, and topic to discuss. In this way, staff will be able to follow-up on any issues presented, if necessary. Citizens will be provided three (3) minutes.

12. 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 4:00 PM on the \_\_\_\_th day of May 2023, being at least 24 hours prior to the Regular Meeting described above.**

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**Signature of Person Posting the Agenda**

**Jan Summers**  
**Printed Name of Person Posting the Agenda**

**TOWN OF CARLTON LANDING  
REGULAR MEETING OF THE BOARD OF TRUSTEES**

Location: 10B Boulevard, Carlton Landing, Oklahoma, also known as  
the Carlton Landing Academy Cafeteria

Saturday; **April 15, 2023**

Immediately following the Regular Meeting of the Carlton Landing Economic Development  
Trust

**MINUTES**

1. Call to Order

The meeting was called to order at 8:47 a.m. with Mayor Chinnici presiding.

2. Roll Call

PRESENT: Joanne Chinnici  
Mary Myrick  
Kris Brule'  
Chuck Mai  
Clay Chapman

ABSENT: None

Consent Items

3. Approval of Minutes:

- a. Regular Meeting of the CL Board of Trustees on March 18, 2023
- b. Biennial Election Meeting of the CL Board of Trustees April 4, 2023

4. Acknowledge receipt of Claims and Purchase Orders Report

MOTION: A Motion was made by Mai and seconded by Brule' to accept the consent agenda as presented.

AYE: Mary Myrick  
Joanne Chinnici  
Kris Brule'  
Chuck Mai  
Clay Chapman

NAY: None

5. Consider, discuss and possible vote to amend, revise, approve or deny the engagement letter with **Crawford and Associates** for financial services, or take any other appropriate action.

Exhibit:

6. Consider, discuss and possible vote to amend, revise, approve or deny the engagement letter with Elfrink & Associates for Auditing Services, or take any other appropriate action  
Exhibit:
7. Items Removed from Consent Agenda
8. Consider, discuss and possibly vote to amend, revise, approve or deny a Resolution of the Board of Trustees of the Town of Carlton Landing, Pittsburg County, Oklahoma, Whereby the Board of Trustees of the Town of Carlton Landing, Pittsburg County, Oklahoma resolves to appoint the following person to the Board of Adjustment of Carlton Landing, Pittsburgh County, Oklahoma, or take any other appropriate action.  
Exhibit:

MOTION: A motion was made by Chinnici and seconded by Mai to re-appoint Amaziah Dominic to the Board of Adjustment for a three (3) year term to begin April, 2023 and end April, 2026.

AYE: Mary Myrick  
Joanne Chinnici  
Kris Brule'  
Chuck Mai  
Clay Chapman

NAY: None

(Swearing in of Amaziah Dominic to Board of Adjustment by Kay Wall)

9. Presentation by Planning Commission Parking Subcommittee Chairwoman and discussion of status of developing Parking Standards, or take any other appropriate action.  
Exhibit:

Heather Scott, Chairperson of Parking Subcommittee reported the committee will meet on Friday, May 12.

10. Reports
  - a. Sales Tax Revenue and other Financial Reports (See attachments)
  - b. Town Administrator (See attachment)
  - c. Legal Reports, Comments, and Recommendations to the Governing Body

Kay Wall reported she will be attending the annual Spring School for Attorneys, April 26-28.

11. Recognize Citizens wishing to comment on non-Agenda Items.



Craig Ireland requested the names of town committee members be put on the town of Carlton Landing website (TIF, Parking, Board of Adjustment, Nature Center committee)

## 12. Adjournment

There being no further business, a motion was made and seconded to adjourn the meeting at 9:07 a.m., April 15, 2023.

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Mayor

Attest:

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Town Clerk

DRAFT

**General Fund  
Bank Register  
3/1/2023 to 3/31/2023**

Trans. Date	Trans. Number	Dep #	Name / Description	Receipts & Credits	Checks & Payments	Balance
<b>General Fund</b>						
<b>Town of CL Checking 9683</b>						
			Beginning Balance			741,069.82
3/2/2023	EFT		RWS Cloud Services		94.00	740,975.82
3/3/2023	1428		Carlton Landing Fire and		750.00	740,225.82
3/3/2023	1429		Cross Telephone Co		97.00	740,128.82
3/3/2023	1430		Kiamichi Electric		259.00	739,869.82
3/3/2023	A-10085		James G Buckley		3,671.53	736,198.29
3/3/2023	A-10086		Amanda K Harjo		1,682.19	734,516.10
3/3/2023	R-00341		Pittsburg County RWD #20	5,000.00		739,516.10
3/9/2023	R-00342		Oklahoma Tax Commission	16,883.51		756,399.61
3/9/2023	R-00343		Oklahoma Tax Commission	2,174.31		758,573.92
3/9/2023	R-00344		Oklahoma Tax Commission	1,235.80		759,809.72
3/10/2023	1431		CSA Software		1,180.00	758,629.72
3/10/2023	1432		OPEH&W		1,614.76	757,014.96
3/10/2023	R-00345		Oklahoma Tax Commission	13.12		757,028.08
3/13/2023	R-00346		Oklahoma Tax Commission	142.27		757,170.35
3/14/2023	EFTPS		EFTPS		3,540.78	753,629.57
3/17/2023	1433		McAlester News Capital		26.70	753,602.87
3/17/2023	A-10087		James G Buckley		3,469.67	750,133.20
3/17/2023	A-10088		Amanda K Harjo		1,584.77	748,548.43
3/20/2023	EFT		Oklahoma Tax Commission		522.00	748,026.43
3/21/2023	R-00347		Pittsburg County Clerk	901.50		748,927.93
3/22/2023	GJ-10088		Pittsburg County Clerk		735.07	748,192.86
3/24/2023	1434		BOK Credit Card		85.20	748,107.66
3/24/2023	1435		Kay Robbins Wall		600.00	747,507.66
3/24/2023	1436		OkMRF		1,439.11	746,068.55
3/24/2023	1437		McAlester News Capital		23.70	746,044.85
3/24/2023	1438		OMAG		175.00	745,869.85
3/24/2023	1439		Carlton Landing Academy		1,200.00	744,669.85
3/27/2023	R-00348		CLEDT	13,598.89		758,268.74
3/27/2023	R-00349		Kiamichi Electric	285.30		758,554.04
3/28/2023	R-00351		Brock Baum	48.25		758,602.29
3/30/2023	R-00352		Tim Lawrence	48.25		758,650.54
3/31/2023					75.55	758,574.99
3/31/2023	1440		Crawford & Associates,		460.00	758,114.99
3/31/2023	1441		Kiamichi Electric		132.00	757,982.99

**General Fund**  
**Income Statement**  
**3/1/2023 to 3/31/2023**

	Mar 2023
	Mar 2023
	Actual
<b>Revenue</b>	
<b>Other Revenue</b>	
Sales Tax	17,025.78
Use Tax	1,235.80
Lodging Tax	2,174.31
Alcohol Beverage Tax	104.44
Vehicle Gas/Fuel Tax	75.11
Pittsburgh County Sinking Fund	735.07
Business License and Permits	289.50
Miscellaneous Revenue	5,000.00
Transfer IN from TIF	13,598.89
<b>Revenue</b>	<b>\$40,238.90</b>
<b>Gross Profit</b>	<b>\$40,238.90</b>
<b>Expenses</b>	
<b>Personal Services</b>	
Salaries	20,480.76
Social Security	1,587.73
Unemployment Tax	130.37
Employer Paid Insurance	3,280.02
Employer Retirement Contributi	1,861.33
Vehicle/Cell Allowance	324.85
<b>Materials &amp; Supplies</b>	
Office Supplies	53.41
Posatge	16.80
Building Maintenance & Repairs	80.00
Software Programs/ Services	1,274.00
<b>Other Services</b>	
Utilities	202.70
Publication & Notice Expense	50.40
Insurance	175.00
Professional Services	1,660.00
Community Support Agreements	2,700.00
Dues & Memberships	14.99
<b>Debt Service</b>	
Interest Expense	5,470.55
<b>Expenses</b>	<b>\$39,362.91</b>
<b>Income (Loss) From Operations</b>	<b>\$875.99</b>
<b>Net Income (Loss)</b>	<b>\$875.99</b>

*Report Options*

Period: 3/1/2023 to 3/31/2023  
Display Level: Level 3 Accounts  
Display Account Categories: Yes  
Display Subtotals: None  
Reporting Method: Accrual  
Fund: General Fund  
Include Accounts: Accounts With Activity

**General Fund**  
**Payments Journal (Summary)**  
**3/1/2023 to 3/31/2023**

Check Date	Check / Reference #	Payee	Amount
<b>1000 Town of CL Checking 9683</b>			
3/2/2023	EFT	RWS Cloud Services	94.00
3/3/2023	1430	Kiamichi Electric	259.00
3/3/2023	1429	Cross Telephone Co	97.00
3/3/2023	1428	Carlton Landing Fire and	750.00
3/3/2023	A-10086	Amanda K Harjo	1,682.19
3/3/2023	A-10085	James G Buckley	3,671.53
3/10/2023	1432	OPEH&W	1,614.76
3/10/2023	1431	CSA Software	1,180.00
3/14/2023	EFTPS	EFTPS	3,540.78
3/17/2023	1433	McAlester News Capital	26.70
3/17/2023	A-10088	Amanda K Harjo	1,584.77
3/17/2023	A-10087	James G Buckley	3,469.67
3/20/2023	EFT	Oklahoma Tax Commission	522.00
3/22/2023	GJ-10088	Pittsburg County Clerk	735.07
3/24/2023	1439	Carlton Landing Academy	1,200.00
3/24/2023	1438	OMAG	175.00
3/24/2023	1437	McAlester News Capital	23.70
3/24/2023	1436	OkMRF	1,439.11
3/24/2023	1435	Kay Robbins Wall	600.00
3/24/2023	1434	BOK Credit Card	85.20
3/31/2023			75.55
3/31/2023	1443	Carlton Landing Fire and	750.00
3/31/2023	1442	Pied Piper Service	80.00
3/31/2023	1441	Kiamichi Electric	132.00
3/31/2023	1440	Crawford & Associates, P.C.	460.00
3/31/2023	A-10090	Amanda K Harjo	1,584.77
3/31/2023	A-10089	James G Buckley	3,469.67
<b>1000 Town of CL Checking 9683 Totals</b>			<b>\$29,302.47</b>
<b>1030 Sinking Fund Checking 3087</b>			
3/31/2023	0008	BOK Financial	11,695.00
3/31/2023	0007	BOK Financial	11,600.00
3/31/2023	0006	BOK Financial	27,700.00
<b>1030 Sinking Fund Checking 3087 Totals</b>			<b>\$50,995.00</b>

*Report Options*

Check Date: 3/1/2023 to 3/31/2023

Display Notation: No

Fund: General Fund

**General Fund**  
**Statement of Revenue and Expenditures**

		Current Period Mar 2023 Mar 2023 Actual	Year-To-Date Jul 2022 Mar 2023 Actual	Annual Budget Jul 2022 Jun 2023	Annual Budget Jul 2022 Jun 2023 Variance	Jul 2022 Jun 2023 Percent of Budget
<b>Revenue &amp; Expenditures</b>						
<b>Revenue</b>						
<b>Non-Departmental Revenues</b>						
<b>Budget Carryover</b>						
3999	Fund Balance Carryover	0.00	0.00	50,000.00	50,000.00	0.00%
<b>Total Budget Carryover</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	
<b>Other Revenue</b>						
4012	Alcohol Beverage Tax	104.44	1,006.47	800.00	(206.47)	125.81%
4100	Building Permits/Inspection Fe	0.00	16,196.73	23,580.00	7,383.27	68.69%
4105	Business License and Permits	289.50	529.20	200.00	(329.20)	264.60%
4011	Lodging Tax	2,174.31	70,695.37	48,000.00	(22,695.37)	147.28%
4500	Miscellaneous Revenue	5,000.00	22,557.00	0.00	(22,557.00)	0.00%
4015	Pittsburgh County Sinking Fund	735.07	66,963.99	55,600.00	(11,363.99)	120.44%
4000	Sales Tax	17,025.78	280,318.47	198,000.00	(82,318.47)	141.57%
9002	Transfer IN from TIF	13,598.89	89,360.34	120,148.00	30,787.66	74.38%
4005	Use Tax	1,235.80	12,043.94	8,000.00	(4,043.94)	150.55%
4010	Utility Tax	0.00	9,256.64	12,000.00	2,743.36	77.14%
4013	Vehicle Gas/Fuel Tax	75.11	629.52	0.00	(629.52)	0.00%
<b>Total Other Revenue</b>		<b>\$40,238.90</b>	<b>\$569,557.67</b>	<b>\$466,328.00</b>	<b>(\$103,229.67)</b>	
<b>Non-Departmental Revenues Totals</b>		<b>\$40,238.90</b>	<b>\$569,557.67</b>	<b>\$516,328.00</b>	<b>(\$53,229.67)</b>	
<b>Revenue</b>		<b>\$40,238.90</b>	<b>\$569,557.67</b>	<b>\$516,328.00</b>	<b>(\$53,229.67)</b>	
<b>Gross Profit</b>		<b>\$40,238.90</b>	<b>\$569,557.67</b>	<b>\$516,328.00</b>	<b>\$0.00</b>	
<b>Expenses</b>						
<b>Administration</b>						
<b>Personal Services</b>						
5020	Employer Paid Insurance	3,280.02	15,790.58	27,420.00	11,629.42	57.59%
5025	Employer Retirement Contributi	1,861.33	9,005.84	15,800.00	6,794.16	57.00%
5000	Salaries	20,480.76	100,288.45	158,000.00	57,711.55	63.47%
5010	Social Security	1,587.73	7,891.89	12,385.00	4,493.11	63.72%
5015	Unemployment Tax	130.37	431.85	3,238.00	2,806.15	13.34%
5030	Vehicle/Cell Allowance	324.85	2,923.65	3,900.00	976.35	74.97%
<b>Total Personal Services</b>		<b>\$27,665.06</b>	<b>\$136,332.26</b>	<b>\$220,743.00</b>	<b>\$84,410.74</b>	
<b>Materials &amp; Supplies</b>						
5510	Building Maintenance & Repairs	80.00	240.00	320.00	80.00	75.00%
5530	Miscellaneous	0.00	0.00	100.00	100.00	0.00%
5500	Office Supplies	0.00	776.60	800.00	23.40	97.08%
5520	Software Programs/ Services	0.00	144.83	200.00	55.17	72.42%
<b>Total Materials &amp; Supplies</b>		<b>\$80.00</b>	<b>\$1,161.43</b>	<b>\$1,420.00</b>	<b>\$258.57</b>	
<b>Other Services</b>						
6035	Dues & Memberships	0.00	490.00	1,380.00	890.00	35.51%
6015	Insurance	175.00	315.00	570.00	255.00	55.26%
6005	Rent	0.00	3,822.24	5,820.00	1,997.76	65.67%
6040	School, Training, Travel	0.00	2,047.40	6,000.00	3,952.60	34.12%
6000	Utilities	432.00	2,463.28	4,363.00	1,899.72	56.46%
<b>Total Other Services</b>		<b>\$607.00</b>	<b>\$9,137.92</b>	<b>\$18,133.00</b>	<b>\$8,995.08</b>	
<b>Administration Totals</b>		<b>\$28,352.06</b>	<b>\$146,631.61</b>	<b>\$240,296.00</b>	<b>\$93,664.39</b>	
<b>General Government</b>						
<b>Materials &amp; Supplies</b>						
5510	Building Maintenance & Repairs	0.00	1,866.60	2,500.00	633.40	74.66%
5530	Miscellaneous	0.00	695.42	1,460.00	764.58	47.63%

# TOWN OF CARLTON LANDING

## RESOLUTION NO. 2023-04-01

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA, WHEREBY THE BOARD OF TRUSTEES OF THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA RESOLVES TO APPOINT THE FOLLOWING PERSON TO THE BOARD OF ADJUSTMENT OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA.**

**WHEREAS** the Board of Trustees of the town of Carlton Landing, Pittsburg County, Oklahoma, during a regular Meeting of the Board on April 15, 2023, does hereby consider and hereby Resolves to reappoint the following person to the Board of Adjustment of Carlton Landing, Oklahoma:

**Board member position #3: Amaziah Dominic is hereby reappointed to a three (3) year term to begin April, 2023 and end April, 2026.**

**NOW THEREFORE**, be it resolved that the Board of Trustees of the Town of Carlton Landing, Pittsburg County, Oklahoma reappoints the above-named person to the Board of Adjustment as above set forth.

Passed and approved this 15<sup>th</sup> day of April 2023.

Town of Carlton Landing

By \_\_\_\_\_  
Joanne Chinnici, Mayor

ATTEST:

\_\_\_\_\_  
Jan Summers, Town Clerk

## Town Administrator's Report April 15, 2023

- Alley Phase II and Block 10 Parking Lot –H&G has mobilized and started work on Block 10 Parking Lot. They are waiting for the delivery of underground drainage pipes to begin work on Water Lane. The Contractor has indicated they can maintain our current schedule. The initial tentative schedule is subject to change as we move through the project.

### **Alley Phase II and Block 10 Parking Lot Improvement Tentative**

<b><u>Task</u></b>	<b><u>Projected Start</u></b>	<b><u>Projected Finish</u></b>
Mobilize	March 20, 2023	----
Parking Lot 10	March 20, 2023	April 21, 2023
Academy Lane	March 20, 2023	April 21, 2023
Park Lane - West	March 20, 2023	April 21, 2023
Park Lane -East and Part of Water Lane	March 27, 2023	April 28, 2023
Redbud Lane	April 3, 2023	May 5, 2023
Finalize	----	May 5, 2023

- Stephens Road – Freeze and Nichols is completing final documents and plans and we will start the bidding process April 17. Bid opening will be May 12, 2023 with projected start date end of May or first of June. Kay and I prepared a Resolution authorizing the Mayor or Town Administrator the ability to award, sign documents and make payments if within the project budget. If the Trustees approve it will speed-up the process and not have to wait until the May Trustee meeting to award the contract and get started.
- Short Term Rental Ordinance – Property Owners have started submitting their applications for Short Term Rental License. Amanda and I are working through the applications and answering questions.
- Corp Annual Inspection – The Corp completed their on-site annual inspection March 30. Stephen Covil joined me on the inspection of the Marina Docks. We did not get any immediate feedback and should be getting the inspection report in the near future. Thank you to Stephen for having the Marina Docks clear and fire extinguishers with updated inspection tags.
- RWD #20 – The ODEQ had requested a formal written request for partially lifting the new connection moratorium. We submitted the request and on April 11, 2023, we received informal notice they will

- be approving a partial lift of the new connection moratorium. DEQ will be sending us an amendment to the Consent Order that will outline the terms of the partial moratorium lift. If DEQ accepts our full request, it will basically cover all of Phase 6 and lots at the end of Lower Greenway.

Thank you.

DRAFT



5/17/2023  
7:45 PM

Page 1 of 1

**General Fund**  
**Payments Journal (Summary)**  
**4/1/2023 to 4/30/2023**

Check Date	Check / Reference #	Payee	Amount
<b>1000 Town of CL Checking 9683</b>			
4/6/2023	EFT	RWS Cloud Services	94.00
4/7/2023	1445	L & Z Enterprises Inc	1,200.00
4/7/2023	1444	Cross Telephone Co	97.00
4/13/2023	EFT	Oklahoma Tax Commission	764.00
4/13/2023	EFTPS	EFTPS	5,185.13
4/13/2023	GJ-10090	Pittsburg County Clerk	1,576.27
4/14/2023	1448	OKMRF	2,792.00
4/14/2023	1447	Center for Economic	615.00
4/14/2023	1446	Carlton Landing Academy	1,200.00
4/14/2023	A-10092	Amanda K Harjo	1,584.77
4/14/2023	A-10091	James G Buckley	3,671.53
4/21/2023	1450	OPEH&W	1,614.76
4/21/2023	1449	Kay Robbins Wall	600.00
4/26/2023	EFT	OESC	409.95
4/28/2023	1453	McAlester News Capital	17.25
4/28/2023	1452	Carlton Landing Fire and	750.00
4/28/2023	1451	BOK Credit Card	1,589.41
4/28/2023	A-10094	Amanda K Harjo	1,584.77
4/28/2023	A-10093	James G Buckley	3,469.67
4/30/2023			88.85
<b>1000 Town of CL Checking 9683 Totals</b>			<b>\$28,904.36</b>

*Report Options*

Check Date: 4/1/2023 to 4/30/2023

Display Notation: No

Fund: General Fund

Item No. \_\_\_\_\_

Date: May 20, 2023

## **AGENDA ITEM COMMENTARY**

**ITEM TITLE:** Consider, discuss and possibly vote to amend, revise, approve or deny, a Re-Plat of Carlton Landing Phase 6 Lots 6, 7, and 8 to Steele Park as recommended by the Planning Commission, or take any other appropriate action.

**INITIATOR:** Greg Buckley, Town Administrator

**STAFF INFORMATION SOURCE:** Greg Buckley, Town Administrator

**BACKGROUND:** On May 13, 2023 the Planning Commission held a Special Meeting to review a proposed replat of Phase 6 Lots 6,7, and 8 to Steele Park. The Planning Commission request changes to the Declaration of Covenants and insuring compliance with parking standards. Nick Parker, Born Again Restored, LLC, is the developer for the new development. He agreed to the requested language changes. To provide time to Mr. Parker to obtain confirmation of additional parking spaces to meet the two (2) parking spaces per lot, the Planning Commission is holding a Special Meeting on Friday May 19 to review updated Plat and parking spaces. A recommendation from the Planning Commission will be provided at the Trustee meeting Saturday May 20, 2023.

**FUNDING:** None

**EXHIBITS:** Steele Park Declaration of Covenants and Plat

**RECOMMENDED ACTION:** Approve a Re-Plat of Carlton Landing Phase 6 Lots 6, 7, and 8 to Steele Park as recommended by the Planning Commission.

**SUPPLEMENTAL DECLARATION**

**to the**

**DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR CARLTON LANDING  
(dated APRIL 17, 2023)**

**Establishing**

**STEELE PARK MAINTENANCE ZONE**

**April 17, 2023**

Please return to:  
Born Again Restored, LLC  
Attn: Nicholas Parker  
320 E Broadway Ave  
Broken Arrow, OK 74012

## **SUPPLEMENTAL DECLARATION**

### **to the DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARLTON LANDING (dated APRIL 17, 2023)**

#### **Establishing**

#### **STEELE PARK MAINTENANCE ZONE**

THIS SUPPLEMENTAL DECLARATION TO THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARLTON LANDING (dated APRIL 17, 2023) ESTABLISHING STEELE PARK MAINTENANCE ZONE (this “Steele Park Declaration” or this “Declaration”) is made this 17th day of April, 2023, by BORN AGAIN RESTORED LLC, an Oklahoma limited liability company to be known in this document as the “Declarant”, and having a mailing address of 320 E Broadway Ave, Broken Arrow, Oklahoma 74012, with reference to the following facts:

- (a) Declarant is the owner of (i) the land located in the Town of Carlton Landing, Pittsburg County, State of Oklahoma, which is described on **Exhibit “A”** attached to this Declaration and made a part hereof (the “Land”), and (ii) the residential buildings described on **Exhibit “B”** attached to this Declaration and made a part hereof (the “Residences”), which are intended to be located on the Land.
- (b) Prior to becoming subject to this Steele Park Declaration, the Land was made subject to the Declaration of Covenants, Conditions and Restrictions for Carlton Landing dated October 1, 2010 (the “Carlton Landing Declaration”); and thus, this Declaration is subject to its terms and conditions.
- (c) Declarant intends to sell and convey its interests in the Land, the Residences and the rest of the Property (herein defined), to various persons, subject to the protective restrictions, conditions, covenants, reservations, liens, charges and other terms set forth in this Steele Park Declaration, the Carlton Landing Declaration, and for this purpose, desires to submit the Land, the Residences and the rest of the Property to the provisions of the Oklahoma Real Estate Development Act, 60 O.S. (2001), Sections 851, et seq. (the “Act”).
- (d) Currently existing, in accordance with the Carlton Landing Declaration, is The Carlton Landing Association, Inc., known in this Declaration as the “Association”, established under Oklahoma law as a nonprofit corporation responsible for the operation of real property, including residential property. The Articles of Incorporation, which are attached to the Carlton Landing Declaration as Exhibit “C”, and the Bylaws, which are

attached to the Carlton Landing Declaration as Exhibit “D”, describe its powers and duties. Membership is automatically attached to ownership of any Tract and cannot be separated from title to the Tract. The Association is an “owners association” as defined in Section 852 of the Act.

- (e) Attachment E2 to the Carlton Landing Declaration provides for the establishment of Maintenance Zones, which may be created by supplemental declaration.

NOW, THEREFORE, Declarant hereby established a Maintenance Zone as provided for in the Carlton Landing Declaration, with authority over the Property. This Maintenance Zone shall hereinafter be named the Steele Park Maintenance Zone.

FURTHERMORE, Declarant hereby declares that all the Land described on **Exhibit “A”**, the Residences and all of the rest of the Property, are held and shall be held, conveyed, encumbered, leased, rented, used, occupied and improved subject to the limitations, easements, covenants, conditions, restrictions, reservations, liens and charges contained in this Declaration, all of which are hereby declared and established and agreed to be in furtherance of a general plan and scheme for the creation of mutual, common and/or reciprocal interests in and restrictions upon the Property. All of such limitations, easements, covenants, conditions, restrictions, reservations, liens and charges are hereby established and imposed upon said Land, the Residences and all of the rest of the Property, for the benefit thereof and for the benefit of each Owner (herein defined) of the Tracts (herein defined), and the owners of any interest of any kind or character in the Land, the Residences and the rest of the Property, or any part thereof. All of said limitations, easements, covenants, conditions, restrictions, reservations, liens and charges shall run with the Land and shall be binding upon all parties having or acquiring any right, title or interest in such Land and improvements or any part thereof, whether as sole owner, joint owner, lessee, tenant, occupant or otherwise.

## **ARTICLE I**

### **DEFINITIONS**

- 1.1 Act. “Act” shall mean the Oklahoma Real Estate development Act, as amended, 60 O.S. (2001), Sections 851, et seq.
- 1.2 Advisory Council. “Advisory Council” shall mean “Steele Park Property Owner’s Association, Inc” described in **Exhibit “E”**, the governing body of Steele Park with the ability to enforce any specific rights, responsibilities, limitations, easements, covenants, conditions, restrictions, reservations, liens and charges in accordance with this Declaration.
- 1.3 Association. “Association” shall mean The Carlton Landing Association, Inc., an Oklahoma not-for-profit corporation, its successors and assigns.

- 1.4 Board of Directors. "Board of Directors" shall mean the Board of Directors of the Association.
- 1.5 Steele Park. "Steele Park" shall mean the Steele Park Maintenance Zone established in this Declaration, with specific rights, responsibilities, limitations, easements, covenants, conditions, restrictions, reservations, liens and charges contained in this Declaration.
- 1.6 Courtyard. "Courtyard" shall mean "common area" on the exterior portion of the Property in between the Residences including but not limited to the pool and parking garage structure, which has been identified in **Exhibit "B"** attached hereto.
- 1.7 Declarant. "Declarant" shall mean BORN AGAIN RESTORED LLC, an Oklahoma limited liability company, its successors and assigns.
- 1.8 Declaration. "Declaration" shall mean this instrument, by which the Property is submitted to the provisions of the Act, together with such amendments to this instrument as may hereafter from time to time be lawfully made.
- 1.9 Grounds. "Grounds" shall mean all portions of the Property exterior to the Residences, including, but not limited to, the Courtyard, Parking Garage Structure and pool area.
- 1.10 Land. "Land" shall mean the certain land in Carlton Landing, Pittsburg County, Oklahoma, described on **Exhibit "A"** attached hereto and made a part hereof.
- 1.11 Owners. "Owners" shall mean a Person who owns one of the seven (7) Tracts within Steele Park. Each parcel shall only have one Owner for any voting purposes which may be split.
- 1.12 Parking Lot. "Parking Lot" shall mean the portion of the Property designated for parking motor vehicles, which has been identified in **Parking Garage Structure** attached hereto.
- 1.13 Person. "Person" shall mean an individual, corporation, partnership, limited liability company, association, trust or other legal entity, or any combination thereof.
- 1.14 Property. "Property" shall mean and include the Land, the Building, all other improvements and structures on the Land, all easements, rights and appurtenances thereto, and all personal property intended for use in connection therewith which is intended to be submitted to the provisions of the Act.
- 1.15 Residence. "Residence" shall mean the buildings described on **Exhibit "B"** attached hereto and made a part hereof.

- 1.16 Tract(s). “Tract(s)” shall mean one or all of the seven (7) parcels of the Property divided by Declarant and described in Article IV below.

## **ARTICLE II**

### **MAINTENANCE ZONE**

- 2.1 Establishment of Maintenance Zone. A Maintenance Zone, as provided in the Carlton Landing Declaration, is hereby established by this Steele Park Declaration. Declarant, sole owner of the Property, has provided written notice to the Executive Board of the Association, which has established an Advisory Council to administer the Steele Park.
- 2.2 Advisory Council. The Advisory Council shall be the governing body of Steele Park with the ability to enforce any specific rights, responsibilities, limitations, easements, covenants, conditions, restrictions, reservations, liens and charges in accordance with this Declaration. The Advisory Council Bylaws have been identified in “**Exhibit B**”.
- 2.3 Maintenance Responsibilities and Expenses. The Advisory Council of Steele Park will maintain a separate budget in order to provide maintenance services to the Grounds. Maintenance services shall include, but not be limited to, lawn care, landscaping, pool maintenance, parking garage maintenance and any furnishings.
- 2.4 Exterior Façade, Roof Maintenance and Other Improvements. No exterior façade or roof to the Residences may be altered, improved or otherwise modified without written approval by the Advisory Council. The only exception is in the case of emergency, wherein there is imminent threat of harm to human being(s) or property contained in the interior of the Residences. Additionally, except by Declarant, no other improvement or modification to the Property may be made without the approval of the Advisory Board.
- 2.5 Utilities. Maintenance services shall not include any servicing or repair of utilities. With that said, upon approval of the half the owners of the parcels of the Property, the

Advisory Council may assess fees and otherwise obtain funding to maintain, improve or repair Property utilities.

- 2.6 Capital Improvements. By sixty percent (60%) vote of the Owners within Steele Park, and approval of the Executive Board, the Advisory Council may assess to all Owners fees for capital improvements to the Grounds, including but not limited to the common areas parking garage, pool, common utilities or the like.
- 2.7 Additional Services. By majority vote of the Owners within Steele Park, and approval of the Executive Board, the Advisory Council may assess all Owners within the Maintenance Zone for maintenance or services in addition to those normally not already provided for herein. Any additional service thus approved shall continue until revoked by majority vote of the Owners within Steele Park.
- 2.8 Allocation of Maintenance Zone Expenses. Steele Park's budget(s) will be assessed to and allocated to Owners within Steele Park according to Allocated Interests.
- 2.9 Enforcement of Declaration. Owner grants the Advisory Council the right to enforce the terms of this Declaration, including enforcement of any and all easements, rights, responsibilities, limitations, covenants, conditions, restrictions, reservations, liens or charges contained in this Declaration.
- 2.10 Type II Bungalow Court. The Residences contained on the Property are Type II Bungalow Court houses of similar design, materials and time of construction as provided for in the Carlton Landing Declaration. Any rights, responsibilities, limitations, easements, covenants, conditions, restrictions, reservations, liens and charges not provided for in this Declaration may be subject to the Carlton Landing Declaration. That is, if not so designated, the Executive Board may determine in its reasonable discretion whether to establish special maintenance, insurance, or other such provisions.
- 2.11 Termination. The Steele Park Maintenance Zone may be terminated upon approval of the Executive Board of the Association and filing of a supplemental declaration, after vote obtaining approval of the action by eighty percent (80%) of the Owners within Steele Park. Upon such action all property and amenities owned and managed by The Steele Park Maintenance Zone will be equally transferred to the property owners within Steele Park. Any and all costs will be equally divided among the property owners within Steele Park. Any of the responsibilities resumed by the Association, by consent in writing of a majority of the Allocated Interests within that Maintenance Zone and



approval of the Executive Board of the Association.

- 2.12 Indemnification. Steele Park Maintenance Zone will indemnify and hold the Town of Carlton Landing and Carlton Landing Homeowners Association harmless from and against any and all manner of claims for damages or lost property or personal injury and costs including attorney's fees arising from the Termination of Steele Park Maintenance Zone.

Association Membership. All Owners within the Steele Park shall be members of the Association, to pay Assessments for Association expenses, and to be subject to the terms of this Declaration.

### **ARTICLE III EASEMENTS**

- 3.1 Division: Ingress and Egress. Declarant intends to divide Property into seven (7) separate parcels, and hereby grants Owners an easements of ingress and egress to each Owner's parcel throughout the Grounds in general and the Courtyard in specific. This easement shall not be limited to the Courtyard.
- 3.2 Courtyard. Declarant hereby grants all Owner(s) of Property an easement of use and enjoyment of the Courtyard.
- 3.3 Parking Garage. Declarant hereby grants each Owner of a parcel an easement to use one (1) or two (2) parking garage(s) in the Parking Garage. This easement is limited to one (1) or two (2) parking lot space(s) per Tract. This easement grants rights to specific parking garage(s) per tract.

### **ARTICLE IV DIVISION OF PROPERTY**

KNOW ALL MEN BY THESE PRESENTS

Declarant, BORN AGAIN RESTORED, LLC, does hereby divide the Property into seven (7) tracts as follows:

LEGAL DESCRIPTION  
Carlton Landing Phase 5: Block 21  
Revised Lots 6, 7, and 8  
November 30, 2020

**NEW DESCRIPTION FOR TRACT 1:**

PART OF LOT 6, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 6;

THENCE N 88°25'32" E ALONG THE NORTH LINE OF LOT 6 A DISTANCE OF 31.84 FEET;

THENCE S 01°34'28" E A DISTANCE OF 24.00 FEET;

THENCE N 88°25'32" E A DISTANCE OF 2 FEET;

THENCE S 01°34'28" E A DISTANCE OF 3 FEET;

THENCE S 88°25'32" W A DISTANCE OF 33.84 FEET;

THENCE N 01°34'28" W ALONG SAID WEST LINE A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 865 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 2:**

PART OF LOT 6, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 6;

THENCE S 01°34'28" E ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING;

THENCE S 01°34'28" E ALONG SAID WEST LINE A DISTANCE OF 26.00 FEET;

THENCE N 88°25'32" E A DISTANCE OF 26.84 FEET;

THENCE S 01°34'28" E A DISTANCE OF 2 FEET;

THENCE N 88°25'32" E A DISTANCE OF 7 FEET;

THENCE N 01°34'28" W A DISTANCE OF 28 FEET;

THENCE S 88°25'32" W A DISTANCE OF 33.84 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 894 SQ FEET MORE OR LESS.

SAID TRACT CONTAINING 724.7 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 7:**

PART OF LOT 8, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 8;

THENCE ALONG THE NORTH LINE OF LOT 8 THESE COURSES:

THENCE N 88°25'32" E A DISTANCE OF 25.00 FEET;

THENCE N 88°25'32" E A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF LOT 8;

THENCE S 61°11'47" E ALONG THE EAST LINE OF LOT 8 A DISTANCE OF 44.24 FEET TO THE POINT OF BEGINNING;

THENCE S 61°11'47" E ALONG THE EAST LINE OF LOT 8 A DISTANCE OF 62.54 FEET;

THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2738.88 (CHD=S 26°34'14" W, 51.17') A DISTANCE OF 51.18 FEET TO THE SOUTHEAST CORNER OF LOT 8;

THENCE S 88°25'32" W ALONG THE SOUTH LINE OF LOT 8 A DISTANCE OF 41.32 FEET;

THENCE N 01°34'28" W A DISTANCE OF 57.12 FEET;

THENCE N 28°48'13" E A DISTANCE OF 22.75 FEET TO THE POINT OF BEGINNING

. SAID TRACT CONTAINING 3513.6 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 6:**

PART OF LOT 8, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF LOT 8;

THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 8 A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING;

THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 8 A DISTANCE OF 42.00 FEET;

THENCE N 01°34'28" W A DISTANCE OF 44.12 FEET;

THENCE S 88°25'32" W A DISTANCE OF 42.00 FEET;

THENCE S 01°34'28" E A DISTANCE OF 44.12 FEET TO THE POINT OF BE SAID TRACT CONTAINING 1853.0 SQ FEET MORE OR LESS.GINNING.

**NEW DESCRIPTION FOR TRACT 5:**

PART OF LOTS 7 AND 8, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 8;

THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 8 A DISTANCE OF 14.66 FEET;

THENCE N 01°34'28" W A DISTANCE OF 44.12 FEET;

THENCE S 88°25'32" W A DISTANCE OF 14.66 FEET TO A POINT ON THE WEST LINE OF LOT 8;

THENCE S 88°25'32" W A DISTANCE OF 23.34 FEET;

THENCE S 01°34'28" E A DISTANCE OF 44.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 7;

THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 23.34 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1632.4 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 4:**

PART OF LOTS 6 AND 7, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 7;

THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 23.50 FEET;

THENCE N 01°34'28" W A DISTANCE OF 44.12 FEET;

THENCE S 88°25'32" W A DISTANCE OF 23.50 FEET TO A POINT ON THE WEST LINE OF LOT 7;

THENCE S 88°25'32" W A DISTANCE OF 13.50 FEET;

THENCE S 01°34'28" E A DISTANCE OF 44.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 6;

THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 6 A DISTANCE OF 13.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1676.6 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 3:**

PART OF LOT 6, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 6;

THENCE N 01°34'28" W ALONG THE WEST LINE OF LOT 6 A DISTANCE OF 46.12 FEET;  
THENCE N 88°25'32" E A DISTANCE OF 26.84 FEET;  
THENCE S 01°34'28" E A DISTANCE OF 2.00 FEET;  
THENCE N 88°25'32" E A DISTANCE OF 9.66 FEET;  
THENCE S 01°34'28" E A DISTANCE OF 44.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 6;  
THENCE S 88°25'32" W ALONG THE SOUTH LINE OF LOT 6 A DISTANCE OF 36.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1610.4 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 8 (COMMON AREA):**

PART OF LOTS 6, 7, AND 8, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF LOT 6

THENCE N 01°34'28" W ALONG THE WEST LINE OF LOT 6 A DISTANCE OF 46.12 FEET;

THENCE N 88°25'32" E A DISTANCE OF 26.84 FEET;

THENCE S 01°34'28" E A DISTANCE OF 2.0 FEET;

THENCE N88°25'22"E A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING;

THENCE N 01°34'28" W A DISTANCE OF 31.00 FEET;

THENCE S 28°48'13" W A DISTANCE OF 2.00 FEET;

THENCE N 01°34'28" W A DISTANCE OF 24.00 FEET TO A POINT ON THE NORTH LINE OF LOT 6;

THENCE N 88°25'32" E ALONG THE NORTH LINE OF LOT 6 A DISTANCE OF 95.00 FEET;

THENCE S 61°11'47" E ALONG THE EAST LINE OF LOT 8 A DISTANCE OF 44.24 FEET;

THENCE S 28°48'13" W A DISTANCE OF 22.75 FEET;

THENCE S 01°34'28" E A DISTANCE OF 13.00 FEET;

THENCE S 88°25'32" W A DISTANCE OF 119.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 6573 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR COMMON ACCESS EASEMENT:**

PART OF LOTS 6, 7, AND 8, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF LOT 6

THENCE N 01°34'28" W ALONG THE WEST LINE OF LOT 6 A DISTANCE OF 46.12 FEET;

THENCE N 88°25'32" E A DISTANCE OF 26.84 FEET;

THENCE S 01°34'28" E A DISTANCE OF 2.0 FEET;

THENCE N88°25'22"E A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING;

THENCE N 01°34'28" W A DISTANCE OF 31.00 FEET;

THENCE S 28°48'13" W A DISTANCE OF 2.00 FEET;

THENCE N 01°34'28" W A DISTANCE OF 24.00 FEET TO A POINT ON THE NORTH

LINE OF LOT 6;  
THENCE S 88°25'32" W ALONG THE NORTH LINE OF LOT 6 A DISTANCE OF 5.00  
FEET;  
THENCE S 01°34'28" E A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

## **ARTICLE V**

### **SUBMISSION OF PROPERTY TO DECLARATION**

- 2.1 Submission of Property. Declarant hereby submits the Property to this Declaration.
  
- 2.2 Covenants to Run With the Land. The covenants, conditions and restrictions of this Declaration shall run with and bind the Property and shall inure to the benefit of and be enforceable by the Advisory Council, the Association, the Declarant or any member, his legal representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Declaration the 17th day of April, 2023.

WITNESSES:

BORN AGAIN RESTORED LLC,  
an Oklahoma limited liability company

By: BORN AGAIN RESTORED LLC, its Manager

By: \_\_\_\_\_  
Nicholas W. Parker, Manager

State of Oklahoma            )  
  ) ss.  
County of Oklahoma         )

On this 17th day of April, 2023, before me, \_\_\_\_\_, personally appeared Nicholas Parker the Manager of Born Again Restored LLC and acknowledged that he, as Manager of the Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company on behalf of the officer.

IN WITNESS WHEREOF I have hereunto set my hand and official seal.

NOTARY PUBLIC/COMMISSIONER OF OATHS

(SEAL)

My commission expires: \_\_\_\_\_

**EXHIBIT "A"**  
**LAND**

LEGAL DESCRIPTION  
Carlton Landing Phase 5: Block 21  
Revised Lots 6, 7, and 8  
November 30, 2020

**NEW DESCRIPTION FOR TRACT 1:**

PART OF LOT 6, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 6;

THENCE N 88°25'32" E ALONG THE NORTH LINE OF LOT 6 A DISTANCE OF 31.84 FEET;

THENCE S 01°34'28" E A DISTANCE OF 24.00 FEET;

THENCE N 88°25'32" E A DISTANCE OF 2 FEET;

THENCE S 01°34'28" E A DISTANCE OF 3 FEET;

THENCE S 88°25'32" W A DISTANCE OF 33.84 FEET;

THENCE N 01°34'28" W ALONG SAID WEST LINE A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 865 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 2:**

PART OF LOT 6, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 6;

THENCE S 01°34'28" E ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING;

THENCE S 01°34'28" E ALONG SAID WEST LINE A DISTANCE OF 26.00 FEET;

THENCE N 88°25'32" E A DISTANCE OF 26.84 FEET;

THENCE S 01°34'28" E A DISTANCE OF 2 FEET;

THENCE N 88°25'32" E A DISTANCE OF 7 FEET;

THENCE N 01°34'28" W A DISTANCE OF 28 FEET;

THENCE S 88°25'32" W A DISTANCE OF 33.84 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 894 SQ FEET MORE OR LESS.

SAID TRACT CONTAINING 724.7 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 7:**

PART OF LOT 8, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 8;

THENCE ALONG THE NORTH LINE OF LOT 8 THESE COURSES:

THENCE N 88°25'32" E A DISTANCE OF 25.00 FEET;

THENCE N 88°25'32" E A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF LOT 8;

THENCE S 61°11'47" E ALONG THE EAST LINE OF LOT 8 A DISTANCE OF 44.24 FEET TO THE POINT OF BEGINNING;

THENCE S 61°11'47" E ALONG THE EAST LINE OF LOT 8 A DISTANCE OF 62.54

STEELE PARK DECLARATION

FEET;  
THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2738.88  
(CHD=S 26°34'14" W, 51.17') A DISTANCE OF 51.18 FEET TO THE SOUTHEAST  
CORNER OF LOT 8;  
THENCE S 88°25'32" W ALONG THE SOUTH LINE OF LOT 8 A DISTANCE OF 41.32  
FEET;  
THENCE N 01°34'28" W A DISTANCE OF 57.12 FEET;  
THENCE N 28°48'13" E A DISTANCE OF 22.75 FEET TO THE POINT OF BEGINNING  
. SAID TRACT CONTAINING 3513.6 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 6:**

PART OF LOT 8, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY,  
OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SW CORNER OF LOT 8;  
THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 8 A DISTANCE OF 14.66  
FEET TO THE POINT OF BEGINNING;  
THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 8 A DISTANCE OF 42.00  
FEET;  
THENCE N 01°34'28" W A DISTANCE OF 44.12 FEET;  
THENCE S 88°25'32" W A DISTANCE OF 42.00 FEET;  
THENCE S 01°34'28" E A DISTANCE OF 44.12 FEET TO THE POINT OF BE SAID  
TRACT CONTAINING 1853.0 SQ FEET MORE OR LESS.GINNING.

**NEW DESCRIPTION FOR TRACT 5:**

PART OF LOTS 7 AND 8, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG  
COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SE CORNER OF LOT 8;  
THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 8 A DISTANCE OF 14.66  
FEET;  
THENCE N 01°34'28" W A DISTANCE OF 44.12 FEET;  
THENCE S 88°25'32" W A DISTANCE OF 14.66 FEET TO A POINT ON THE WEST  
LINE OF LOT 8;  
THENCE S 88°25'32" W A DISTANCE OF 23.34 FEET;  
THENCE S 01°34'28" E A DISTANCE OF 44.12 FEET TO A POINT ON THE SOUTH  
LINE OF LOT 7;  
THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 23.34  
FEET TO THE POINT OF BEGINNING.  
SAID TRACT CONTAINING 1632.4 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 4:**

PART OF LOTS 6 AND 7, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG  
COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SW CORNER OF LOT 7;  
THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 23.50  
FEET;  
THENCE N 01°34'28" W A DISTANCE OF 44.12 FEET;  
THENCE S 88°25'32" W A DISTANCE OF 23.50 FEET TO A POINT ON THE WEST  
LINE OF LOT 7;  
THENCE S 88°25'32" W A DISTANCE OF 13.50 FEET;



THENCE S 01°34'28" E A DISTANCE OF 44.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 6;  
THENCE N 88°25'32" E ALONG THE SOUTH LINE OF LOT 6 A DISTANCE OF 13.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1676.6 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 3:**

PART OF LOT 6, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 6;

THENCE N 01°34'28" W ALONG THE WEST LINE OF LOT 6 A DISTANCE OF 46.12 FEET;

THENCE N 88°25'32" E A DISTANCE OF 26.84 FEET;

THENCE S 01°34'28" E A DISTANCE OF 2.00 FEET;

THENCE N 88°25'32" E A DISTANCE OF 9.66 FEET;

THENCE S 01°34'28" E A DISTANCE OF 44.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 6;

THENCE S 88°25'32" W ALONG THE SOUTH LINE OF LOT 6 A DISTANCE OF 36.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1610.4 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR TRACT 8 (COMMON AREA):**

PART OF LOTS 6, 7, AND 8, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF LOT 6

THENCE N 01°34'28" W ALONG THE WEST LINE OF LOT 6 A DISTANCE OF 46.12 FEET;

THENCE N 88°25'32" E A DISTANCE OF 26.84 FEET;

THENCE S 01°34'28" E A DISTANCE OF 2.0 FEET;

THENCE N88°25'22"E A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING;

THENCE N 01°34'28" W A DISTANCE OF 31.00 FEET;

THENCE S 28°48'13" W A DISTANCE OF 2.00 FEET;

THENCE N 01°34'28" W A DISTANCE OF 24.00 FEET TO A POINT ON THE NORTH LINE OF LOT 6;

THENCE N 88°25'32" E ALONG THE NORTH LINE OF LOT 6 A DISTANCE OF 95.00 FEET;

THENCE S 61°11'47" E ALONG THE EAST LINE OF LOT 8 A DISTANCE OF 44.24 FEET;

THENCE S 28°48'13" W A DISTANCE OF 22.75 FEET;

THENCE S 01°34'28" E A DISTANCE OF 13.00 FEET;

THENCE S 88°25'32" W A DISTANCE OF 119.66 FEET TO THE POINT OF BEGINNING.

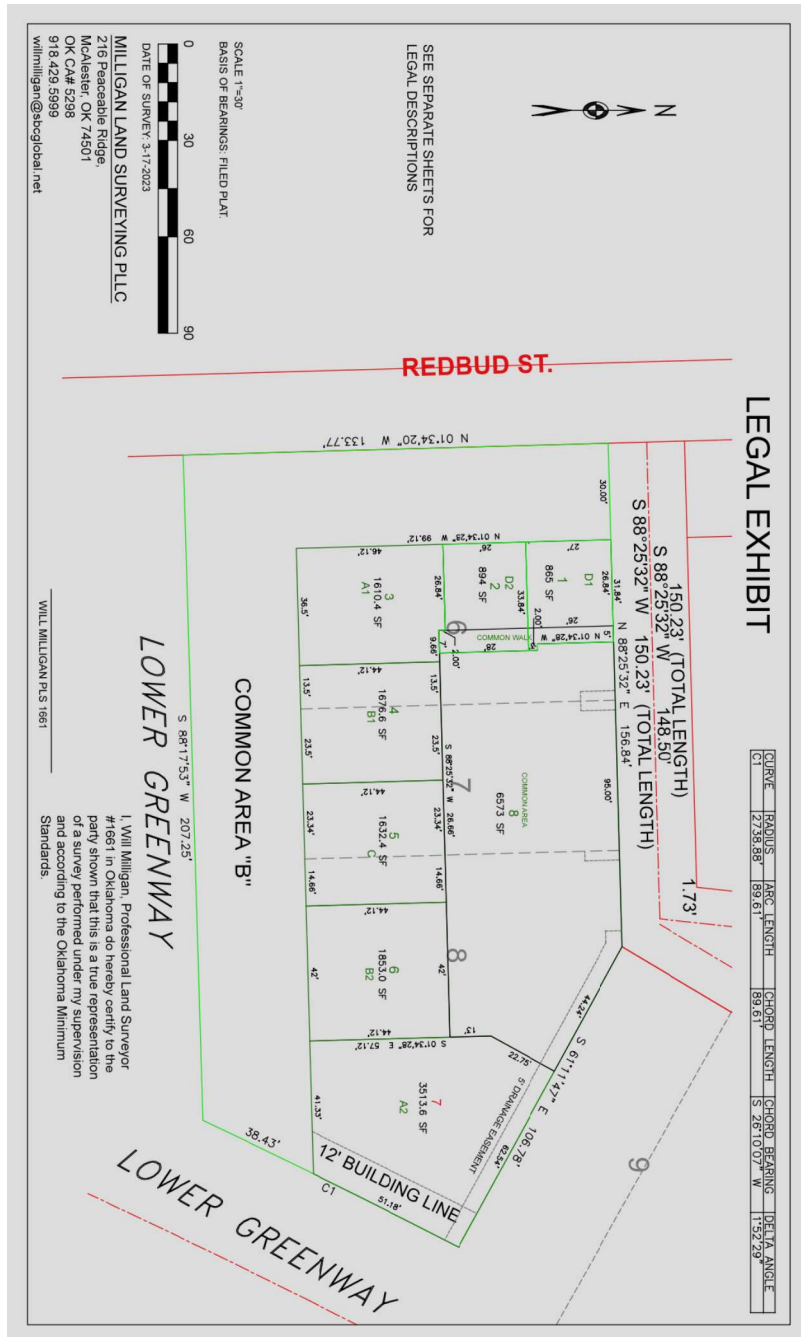
SAID TRACT CONTAINING 6573 SQ FEET MORE OR LESS.

**NEW DESCRIPTION FOR COMMON ACCESS EASEMENT:**

PART OF LOTS 6, 7, AND 8, BLOCK 26 OF CARLTON LANDING PHASE 6, PITTSBURG COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF LOT 6  
THENCE N 01°34'28" W ALONG THE WEST LINE OF LOT 6 A DISTANCE OF 46.12  
FEET;  
THENCE N 88°25'32" E A DISTANCE OF 26.84 FEET;  
THENCE S 01°34'28" E A DISTANCE OF 2.0 FEET;  
THENCE N88°25'22"E A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING;  
THENCE N 01°34'28" W A DISTANCE OF 31.00 FEET;  
THENCE S 28°48'13" W A DISTANCE OF 2.00 FEET;  
THENCE N 01°34'28" W A DISTANCE OF 24.00 FEET TO A POINT ON THE NORTH  
LINE OF LOT 6;  
THENCE S 88°25'32" W ALONG THE NORTH LINE OF LOT 6 A DISTANCE OF 5.00  
FEET;  
THENCE S 01°34'28" E A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**  
**BUILDING**



**EXHIBIT "E"**

**BYLAWS**

**BYLAWS  
OF STEELE PARK PROPERTY OWNERS  
ASSOCIATION, INC**

**ARTICLE I  
MEMBERSHIP**

**1.1.** Every person or entity that is an owner of record of the fee interest of a lot within **STEELE PARK**, a Subdivision to the City of Carlton Landing, Pittsburg County, Oklahoma shall be a member of the Association. Membership shall be mandatory and shall be appurtenant to and may not be separated from the ownership of a lot.

**1.2.** Members have the right to participate in any discussion of issues of general membership meeting of the organization held a minimum of three times a year.

**1.3.** All paid members may be elected to elective office in the Association and appointed to committees.

**ARTICLE II  
PURPOSE**

**2.1.** The purpose of **STEELE PARK Property Owners Association, Inc.** is to maintain the Reserves, Common Elements, Common Areas of and enhancing the value, desirability, and attractiveness of **STEELE PARK**, a Subdivision to the City of Carlton Landing, Pittsburg County, Oklahoma.

**ARTICLE III DEFINITIONS**

**3.1 ASSOCIATION** shall mean and refer to the **STEELE PARK Property Owners Association, Inc.**, a nonprofit corporation, (hereafter referred to as **STEELE PARK**).

**3.2. OFFICE** shall refer to the ASSOCIATION'S registered address: 320 E Broadway Ave., Broken Arrow, Oklahoma 74012.

**3.3. STEELE PARK** refers to **STEELE PARK**, a Subdivision to the City of Carlton Landing, Pittsburg County, Oklahoma.

**3.4. BOARD** shall refer to the Board of Directors of the **STEELE PARK Property Owners Association, Inc.** as defined herein.

**3.5. PROPERTY** means and includes the land, buildings, and improvements and structures thereon and all easements, rights and appurtenances belonging to **STEELE PARK Property Owners Association, Inc.**

**STEELE PARK DECLARATION**

**3.6. MEMBER** shall refer to any individual or entity that meets the membership requirements as specified in Article I described herein.

**3.7. RESTRICTIVE COVENANTS** shall refer to the **STEELE PARK** Subdivision Reservations and Certificate of Dedication and its amendments, if any.

**3.8 RESERVES, COMMON ELEMENTS, and COMMON AREAS** shall mean and refer to all the roofs, lawns, yards, building exteriors, driveways, parking areas, and water detention drainage facilities in **STEELE PARK**.

#### ARTICLE IV MEETINGS

**4.1.** An annual meeting of the voting members shall be held on the second Wednesday in November each year for the purpose of electing officers and directors and for the transaction of other business as necessary. Additional meetings will be held at the discretion of the board.

**4.2.** Meetings of the Board shall be held at the direction of the President; all meetings are open to paid members of the Association. General meeting notices of time and place will be posted 5 days prior to the meeting date.

**4.3.** Special, General or regular Board meetings may be called by the President or upon a written request of a majority of the Board.

**4.4.** The order of business for the Association shall be as follows:

1. Call meeting to order
2. Read, correct and approve minutes
3. Report of the Treasurer
4. Reports of officers, standing committees or special committees
5. Conduct old or unfinished business
6. Conduct new business
7. Adjournment

#### ARTICLE V OFFICERS AND COMMITTEES

**5.1.** Any Officer or Director must be a member of the Association in good standing with all dues and all assessments paid.

**5.2.** The President shall preside at all meetings of the Association. The President shall appoint all committees, shall interpret all rules or parliamentary procedure and conduct meetings in an efficient manner; shall serve as an ex-officio member of all standing committees with the right to participate in debate and vote; shall insure that all decisions of the organization are carried out.

**5.3.** The Vice President shall act as President of meetings in the absence of the President; shall act as coordinator of the work of all committees and in carrying out the purpose and function of each committee.

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#### **STEELE PARK DECLARATION**

**5.4.** The Treasurer shall collect dues and keep a written record of each collection; shall keep a record of all expenditures and provide a financial report at each meeting; shall ensure utility and maintenance payments are made on time; shall disburse funds approved by the Board; shall make a written financial report for the annual business meeting of the Association.

**5.5.** The Secretary shall keep the minutes of all meetings of the Association; shall keep an up-to-date list of all paid members; shall read the minutes of any previous meetings at the request of the President at any meeting of the Association; shall receive all correspondence and convey its contents to the Board and make replies to such correspondence as may be required or as directed by the Board; shall distribute minutes within 10 calendar days of the previous meeting to all Board members.

**5.6.** The President or Treasurer may approve the issuance of the Association checks. The signature of only one of these is required. Notwithstanding other provisions of these bylaws, the President and Treasurer may not expend funds without prior approval of the Board in an amount not to exceed the limit set by the Board. Any capital improvements and/or general expense over \$250 must be approved by a majority of members present at the meeting.

**5.7.** Those positions described in “5.2” through “5.5” shall also serve as Directors.

**5.8.** Directors shall attend Board meetings; shall be responsible for representing the membership in all voting matters; shall have the right to initiate any new business to be considered by the Board of Directors.

**5.9.** Any Officer or Director of the Association who fails to attend three consecutive Board meetings may be removed from office by a majority vote of the Board.

## ARTICLE VI

### **ELECTION OF OFFICERS AND BOARD OF DIRECTORS**

**6.1.** Directors and Officers shall serve a one-year term or until their successors are elected. There is no limit to the number of terms Directors or Officers may serve.

**6.2.** The Board of Directors shall consist of the following officers: President, Vice President, Secretary, and Treasurer.

**6.3.** The President may appoint a nominating committee of at least three members. This committee may be comprised of Board and non-board members and shall be responsible for accepting nominations from the membership and presenting them at the annual meeting. Nominations also will be accepted from the floor at the annual meeting.

**6.4.** Vacancy of a Board member because of death, resignation, removal, disqualification, or otherwise, may be filled by a majority vote of the Board for the unexpired portion of the term.—

**STEELE PARK DECLARATION**

**6.5.** Only one Officer or Director shall be allowed per household at any one time.

**6.6.** Each voting member attending a meeting at which an election is held may cast one vote for each board position. The nominee receiving a majority vote for each position shall be elected as Board members.

## ARTICLE VII

### VOTING

**7.1** All voting on Association issues may be either by secret ballot or show of hands.

**7.2.** Each household present shall have one vote. Absentee voting may be done by a signed proxy statement naming a proxy for that meeting and presented to any Board member at least 24 hours prior to the meeting.

**7.3.** A majority of Board members present at a Board meeting may conduct normal business. A quorum of the Board shall be two-thirds (3/4) of the Board members.

## ARTICLE VIII

### **DUTIES OF BOARD OF DIRECTORS**

**8.1.** It shall be the duty of the Board of Directors to:

**8.1.1.** Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the Members or at a special meeting when the statement is requested in writing by Members having one third of the membership votes.

**8.1.2.** Supervise all officers, agents, and employees of the Association, and to see that their duties are properly performed.

**8.1.3.** Fix the amount of the annual assessments against each of the lots at least 30 days in advance of each assessment period.

**8.1.4** Send written notice of each assessment to every owner subject thereto at least 30 days in advance of each annual assessment period.

**8.1.5.** Foreclose the lien against any property for which assessments are delinquent or bring an action at law against the owner personally obligated to pay the same.

**8.1.6.** Issue or authorize an appropriate officer to issue upon request by any owner, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for issuance of a certificate. If a certificate states that an assessment has been paid, the certificate shall constitute conclusive evidence of payment.

**STEELE PARK DECLARATION**

**8.1.7.** Procure and maintain adequate liability and hazard insurance on property owned by the association.

**8.1.8.** Cause all officers or employees having fiscal responsibilities to be bonded as the Board may deem appropriate.

**8.1.9.** Maintain all the Common Elements, Common Area and other areas which are the responsibility of the Association. Those include all the roofs, lawns, yards, building exteriors, driveways, pool, parking areas, and water detention and drainage facilities.

#### ARTICLE IX ASSESSMENTS

**9.1.** Each member is obligated to pay to the Association all annual assessments and special assessments which are secured by a continuing lien upon the lot against which the assessment is made. Any assessment which is not paid when due shall be delinquent. If the assessment is not paid within 30 days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten per cent (10%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property. Interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment and also be a continuing lien against the lot. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his lot.

#### ARTICLE X AMENDMENTS

**10.1.** These bylaws may be altered or repealed, or new bylaws adopted by **BORN AGAIN RESTORED LLC**, the Developer of **STEELE PARK** at any time so long as it owns any lots in **STEELE PARK**.

**10.2.** After all lots have been sold by the Developer, these bylaws may be altered or repealed, or new bylaws adopted by a majority vote of the Directors at any Directors meeting, or by a two-thirds (2/3) vote of the general membership attending any annual, regular, or special meeting duly conveyed after proper notice to the membership setting forth the purpose of the meeting.

#### ARTICLE XI PARLIAMENTARY PROCEDURES

**11.1.** Unless otherwise specified, Robert's Revised Rules of Order shall be followed in conducting normal Association Matters.

#### ARTICLE XII MISCELLANEOUS

**12.1 Fiscal Year.** The fiscal year of the corporation shall begin on January 1, each year.



**12.2. Inspection of Corporation Records.** The Membership List, the books of account, copy of the bylaws as amended certified by the Secretary, and minutes of proceedings of the Members and directors and of the Executive and other committees of the directors shall be open to inspection upon the written demand of any Member, at any reasonable time, and for a purpose reasonably related to his interests as a Member and shall be exhibited at any time when required by the demand of ten percent (10%) of the Members represented at any Members' meeting. Such inspection may be made in person or by an agent or attorney and shall include the right to make extracts. Demand of inspection other than at a Members' meeting shall be made in writing upon the President, Secretary or Assistant Secretary of the corporation.

### ARTICLE XIII NOTICES

**13.1. Form of Notices.** Whenever, under the provisions of these bylaws, notice is required to be given to any director, officer or Member, it shall not be construed to mean personal notice, but such notice may be given in writing, by mail, by depositing the same in the United States Mail in a postpaid sealed wrapper, addressed to such director, officer or Member at such address as appears on the books of the corporation, or, in default of other address, to such director, officer or Member at the general post office in the city where the corporation's principal office for the transaction of business is located, and such notice be deemed to be given at the time when the same shall be thus mailed.

**13.2 Waiver of Notice; Attendance at Meeting.** Any shareholder, director or officer may waive any notice required to be given under these bylaws by a written waiver signed by the person, or persons, entitled to such notice, whether before or after the time sated therein, and such waiver shall be deemed equivalent to the actual giving of such notice. Attendance of a person at a meeting shall constitute a waiver of notice of such meeting, except when the person attends a meeting for the express purpose of objecting, at the beginning of the meeting, to the transaction of any business because the meeting is not lawfully called or convened.

The above Bylaws are hereby approved and established this 17th day of April, 2023.

**STEELE PARK Property Owners Association, Inc.**

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**NICHOLAS W. PARKER**, Sole Director

**APPROVED.**

**BORN AGAIN RESTORED LLC.**

By \_\_\_\_\_  
**NICHOLAS W. PARKER, Manager**

STATE OF OKLAHOMA                    )  
  ) ss.  
COUNTY OF TULSA                    )

Before me, the undersigned, a Notary Public, in and for said County and State on this 3rd day of July, 2019 personally appeared **NICHOLAS W. PARKER**, to me known to be the identical person who subscribed the name of **STEELE PARK Property Owners Association, Inc** thereof to the foregoing and acknowledged to me that she executed the same as his free and voluntary act and deed and the free and voluntary act and deed of **STEELE PARK Property Owners Association, Inc** for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
License No. \_\_\_\_\_

STATE OF OKLAHOMA            )  
  ) ss.  
COUNTY OF TULSA            )

Before me, the undersigned, a Notary Public, in and for said County and State on this day of April, 2023 personally appeared **NICHOLAS W. PARKER** to me known to be the identical person who subscribed the name of **BORN AGAIN RESTORED LLC.** thereof to the foregoing and acknowledged to me that he executed the same as his free and voluntary act and deed and the free and voluntary act and deed of **BORN AGAIN RESTORED LLC.** for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

\_\_\_\_\_

My commission expires \_\_\_\_\_Notary Public  
Commission  
No.

OWNERS CERTIFICATE AND DEDICATION  
KNOW ALL MEN BY THESE PRESENTS

That HUNPHREY'S PARTNERS 2009, LLC (the "Town Founder"), hereby certifies that it is the owner of, and the only person, firm or company having title or interest in and the land shown on the Final Plat of CARLTON LANDING PHASE 6, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma (the "Phase 6 Plat"). The Town Founder has caused the same to be surveyed and platted by a duly licensed Professional Land Surveyor in the State of Oklahoma, and the said Phase 6 Plat is a true and correct copy of the original as recorded in the Public Records of the County of Pittsburg, Oklahoma, being a part of the Southeast Quarter (SE 1/4) and the South 1/2 of the East 1/2 of the North 1/2 of Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, Pittsburg County, Oklahoma.

They further certify that they are the owners of, and the only persons firms or corporations who have any right, title or interest in the land included in the above mentioned Final Plat of CARLTON LANDING PHASE 6, and they hereby dedicate all street and alley right-of-ways to Carlton Landing Association Inc.

At common areas defined in this Phase 6 Plat are private and shall be maintained by Carlton Landing Association Inc.

All private lots included in this Phase 6 Plat are located within Incremental District Number One as created by the Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 28 on September 5, 2015.

Each lot included in this Phase 6 Plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing recorded on November 8, 2010 in Book 1831, Page 352 with the Pittsburg County Clerk (the "Declaration").

Signed by the Manager this 14th day of August, 2021  
HUNPHREY'S PARTNERS 2009, LLC  
By GRAVE HUNPHREY'S PARTNERS  
COUNTY OF Oklahoma SS

Before me, the undersigned a notary public in and for said county and state on this 14th day of August, 2021, personally appeared GRAVE HUNPHREY'S PARTNERS, one known to be the owner of the above described land, and 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 herein set forth. Given under my hand and seal this 14th day and year last above written.

Witness my hand and seal this 14th day of August, 2021  
My Commission Expires 4/19/25 Delvinia Davis  
My Commission No. 170033766 Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Delvinia Davis, County Treasurer, do hereby certify that I am the duly qualified and acting County Treasurer of Pittsburg County, Oklahoma, and that the tax records of said county, show that all taxes for the year 2018 have been paid in full by the owner of the above described land, and that the same are not subject to any lien in the Public Records of the County Treasurer guaranteeing the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 14th day of August, 2021.

Delvinia Davis  
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, James H. Hinkle, Director for the Town of Carlton Landing, hereby certify that the Final Plat of CARLTON LANDING PHASE 6, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma is a true and correct copy of the original as recorded in the Public Records of the County of Pittsburg, Oklahoma, being a part of the Southeast Quarter (SE 1/4) and the South 1/2 of the East 1/2 of the North 1/2 of Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, Pittsburg County, Oklahoma.

Accepted by the Manager this 14th day of August, 2021  
By James H. Hinkle  
Manager

ACCEPTANCE OF FINAL PLAT BY CARLTON LANDING ASSOCIATION INC.

Be it resolved by the Manager of the Town of Carlton Landing that the Final Plat of CARLTON LANDING PHASE 6, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma is hereby accepted.

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 6, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma is hereby accepted.

Accepted by the Mayor this 10th day of August, 2021  
James Hinkle  
Mayor

PLAT  
OF  
CARLTON LANDING PHASE 6

BEING A PART OF THE SE 1/4, SEC. 31, T9N, R17E, 1M.

AND BEING A REPLAT OF PORTIONS OF LOT 3, BLOCK 18 OF CARLTON LANDING PHASE 3  
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, WM Milligan, P.L.S. No. 1061, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of CARLTON LANDING PHASE 6, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, consisting of 3 sheets, represents a careful survey made under my supervision on the 14th day of August, 2021, and that the plat of survey is an accurate representation of said survey and that all monuments shown therein 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 14th day of August, 2021  
WM Milligan, P.L.S. No. 1061  
COUNTY OF Oklahoma SS

Before me, the undersigned, a notary public within and for said county and state, personally appeared WM Milligan, to me known to be the identified 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 14th day of August, 2021  
My Commission Expires 7/14/25 Delvinia Davis  
My Commission No. 180061936 Notary Public

PROPERTY DESCRIPTION

The following tract for plat shown on Sheet 5, also known as Lot 1 and 2 of Block 1, A part of land being a part of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, Pittsburg County, Oklahoma, and being more particularly described as follows:

Beginning at the Southeast (SE) Corner of Blockward and an Alley as shown on the initial plat of Carlton Landing

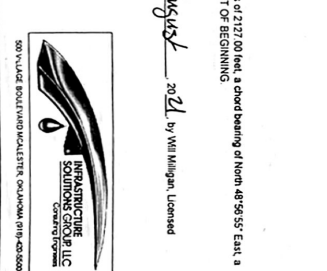
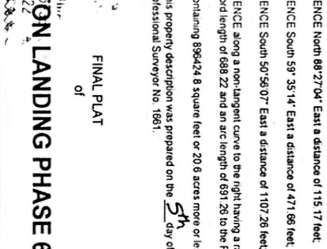
THENCE North 88°25'31" East, along with the South line of said Alley, a distance of 442.00 feet;  
THENCE South 01°34'27" East, departing said South line, parallel to and 442.00 feet East of the East right-of-way line of Blockward, a distance of 161.00 feet;  
THENCE South 88°25'31" West, parallel to and 161.00 feet South of the South line of said Alley, a distance of 442.00 feet to a point on the East right-of-way line of Blockward

THENCE North 01°34'27" West, along with the East right-of-way line of Blockward, a distance of 161.00 feet to the POINT OF BEGINNING.  
Said tract containing 74,382 square feet or 1.71 acres, more or less.

STATE OF OKLAHOMA  
PITTSBURG COUNTY  
RECORDED OR FILED

SEP 2 1 2021

TIME 3:34  
BK 113B PAGE 113B  
HOPE TRAMMELL, COUNTY CLERK  
BY DEPUTY



PROPERTY DESCRIPTION

The following tract for plat shown on Sheet 2, 3 and 4

A tract of land being a part of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, and being a portion of Lot Three (3) Block 18 of CARLTON LANDING PHASE 3, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Southeast Quarter (SE 1/4);  
THENCE South 01°34'27" East, along with the East line of said Southeast Quarter (SE 1/4) and the U.S. Army Corp of Engineers Lake Eufaula boundary line a distance of 1013.38 feet to the POINT OF BEGINNING.

THENCE South 01°34'27" East, along with the East line of said Southeast Quarter (SE 1/4) and the U.S. Army Corp of Engineers Lake Eufaula boundary line a distance of 61.02 feet;

THENCE departing the said Southeast (SE) Quarter Section line and the U.S. Army Corp of Engineers Lake Eufaula boundary along a non-tangent curve to the left having a radius of 2057.00 feet, a chord bearing of South 53°40'22" West, a chord length of 246.58 feet and an arc length of 246.73 feet;

THENCE North 38°12'31" West, a distance of 5.8 feet;

THENCE North 38°12'31" West, a distance of 228.03 feet;

THENCE South 30°30'44" West, parallel to the Corp of Engineers Lake Eufaula boundary line a distance of 213.04 feet;

THENCE North 38°12'31" West, a distance of 228.03 feet;

THENCE North 45°40'19" West, a distance of 1.11 feet;

THENCE along a non-tangent curve to the left having a radius of 2057.00 feet, a chord bearing of South 41°25'56" West, a chord length of 163.39 feet and an arc length of 163.44 feet, said point being an extension of the East right-of-way line of Water Street as shown on plat CARLTON LANDING PHASE 6;

THENCE along a non-tangent curve to the left having a radius of 1813.00 feet, a chord bearing of South 34°33'33" West, a chord length of 272.84 feet and an arc length of 273.09 feet, said point being an extension of the East right-of-way line of Water Street as shown on plat CARLTON LANDING PHASE 6;

THENCE continuing along the extension of said Water Street right-of-way line along a 302' tangent curve to the left having a radius of 302.00 feet, a chord bearing of South 18°12'31" West, a chord length of 181.30 feet and an arc length of 181.35 feet, said point being the Northeast (NE) Corner of Blockward and Water Street as shown on the plat CARLTON LANDING PHASE 1;

THENCE North 68°00'13" West, along with the North line of said plat CARLTON LANDING PHASE 1, a distance of 196.02 feet;

THENCE continuing along and with the North line of said plat CARLTON LANDING PHASE 1 on a non-tangent curve to the right having a radius of 2,201.00 feet, a chord bearing of North 24°28'14" East, a chord length of 130.07 feet and an arc length of 130.09 feet, said point being the Southeast (SE) corner of the plat CARLTON LANDING BLOCK 18;

THENCE continuing along and with the East line of said plat CARLTON LANDING PHASE 3 and said plat CARLTON LANDING BLOCK 18, a distance of 242.20 feet to a point on the North line of an existing 24' right-of-way of Center Lane North as shown on the plat CARLTON LANDING BLOCK 18;

THENCE North 96°33'59" West, continuing along and with the North right-of-way line of Center Lane North and said plat CARLTON LANDING BLOCK 18 and CARLTON LANDING BLOCK 18, a distance of 446.99 feet;

THENCE South 28°02'54" West, departing the right-of-way line of Center Lane North and said plat CARLTON LANDING PHASE 3 and continuing along and with the West line of said plat CARLTON LANDING BLOCK 18 a distance of 374.92 feet to a point on North line of a 24' right-of-way on the North side of Block 12 (12) as shown on the plat CARLTON LANDING PHASE 1 and being on the South line of Lot Three (3) as shown on the plat CARLTON LANDING PHASE 3;

THENCE continuing along and with the North line of said CARLTON LANDING PHASE 1 and the South line of CARLTON LANDING PHASE 3 on a non-tangent curve to the right having a radius of 3,488.00 feet, a chord bearing of North 00°13'49" West, a chord length of 522.16 feet and an arc length of 522.29 feet;

THENCE South 88°25'32" West, continuing along and with the North line of said plat CARLTON LANDING PHASE 1 a distance of 150.48 feet;

THENCE continuing along the North line of said plat CARLTON LANDING PHASE 1 on a non-tangent curve to the right having a radius of 3,370.00 feet, a chord bearing of North 01°18'07" West, a chord length of 8.00 feet and an arc length of 8.00 feet;

THENCE South 88°25'32" West, along with the North line of said plat CARLTON LANDING PHASE 1, a distance of 5.06 feet to a point on the East line of said plat CARLTON LANDING PHASE 1, a distance of 5.06 feet;

THENCE North 01°34'28" West, along with said East right-of-way and the East line of said plat CARLTON LANDING PHASE 5 a distance of 465.00 feet;

THENCE South 88°25'32" West, along with the North line of said plat CARLTON LANDING PHASE 5, a distance of 6.50 feet;

THENCE North 01°32'56" West, departing said North line of CARLTON LANDING PHASE 5, a distance of 356.34 feet;

THENCE South 57°56'07" East, a distance of 1107.26 feet;

THENCE along a non-tangent curve to the right having a radius of 2,127.00 feet, a chord bearing of North 48°56'55" East, a chord length of 688.22 feet and an arc length of 691.26 feet to the POINT OF BEGINNING.

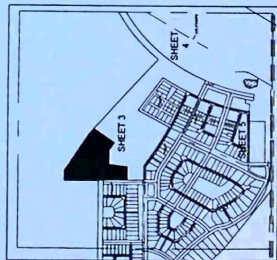
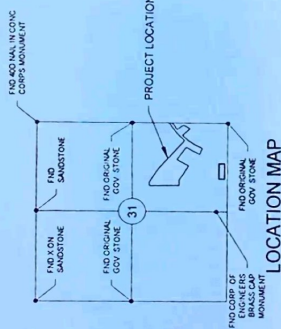
Containing 896,424.8 square feet or 20.6 acres more or less.

This property description was prepared on the 14th day of August, 2021, by WM Milligan, Licensed Professional Surveyor No. 1061.

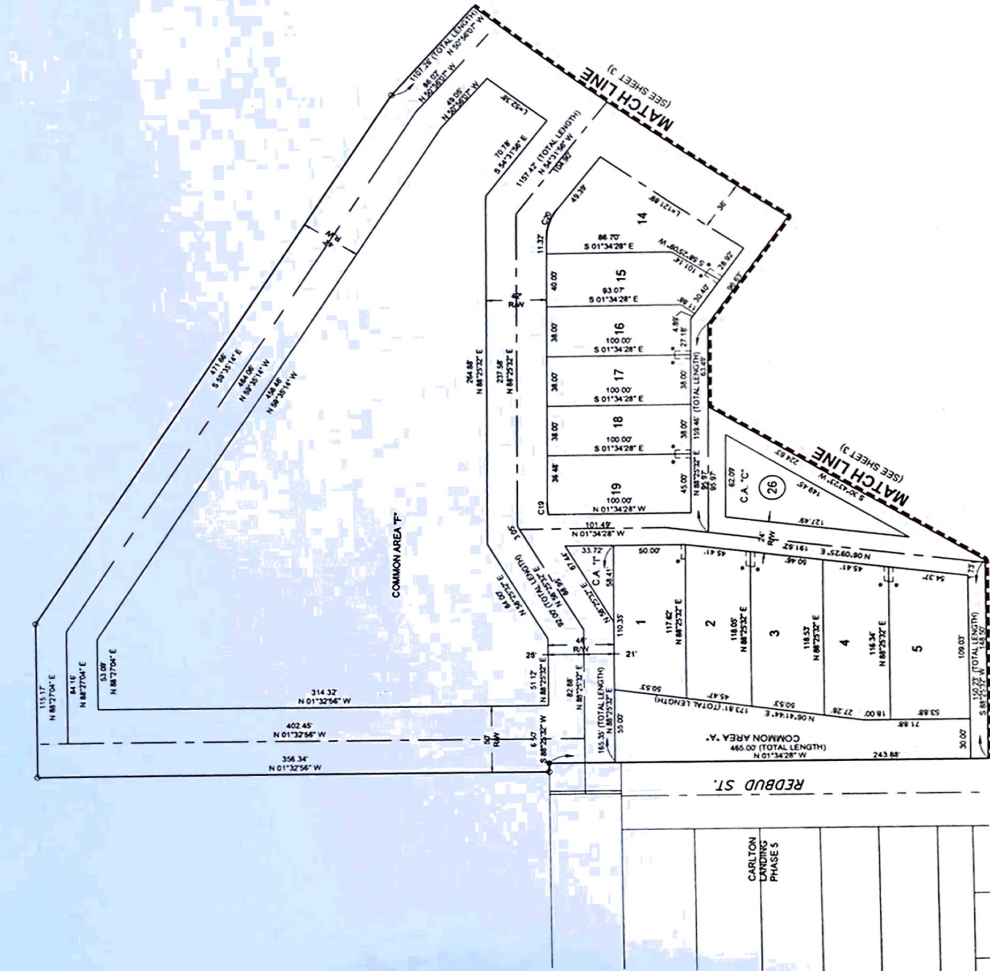


# CARLTON LANDING PHASE 6

BEING A PART OF THE SE/4 & SW/4, SEC. 31, T9N, R17E, 11M.  
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA



Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	248.73	207.00	123.51	246.98	S53°42'27W	00°12'11"
C2	297.37	207.00	118.81	297.29	S46°25'31W	00°38'42"
C3	10.44	207.00	81.76	103.39	S41°20'56W	00°13'09"
C4	271.00	181.00	136.82	272.83	S34°53'37W	00°30'07"
C5	243.86	200.00	122.07	243.72	S28°12'23W	00°29'08"
C6	424.36	200.00	213.84	423.72	N20°18'03E	01°12'48"
C7	502.39	348.00	201.72	502.16	N62°11'47W	00°15'21"
C8	8.00	370.00	4.00	8.00	N61°10'09W	00°08'12"
C9	691.26	272.00	348.70	688.22	N48°20'05E	01°37'15"
C10	502.29	243.00	253.54	504.47	N31°34'37E	01°46'16"
C11	600.18	243.00	301.96	597.72	N27°27'45E	01°39'07"
C12	511.57	203.00	266.68	510.68	N1°30'03E	01°42'47"
C13	637.36	270.00	320.11	638.89	N31°22'07E	01°31'10"
C14	110.89	213.00	54.45	110.86	N20°12'27E	00°25'16"
C15	244.11	200.00	124.71	243.86	N20°12'23E	00°29'08"
C16	276.76	184.00	139.46	276.92	N04°53'00E	00°38'32"
C17	679.86	203.00	343.02	678.87	N48°23'02E	01°37'22"
C18	226.91	181.00	118.62	228.14	N48°23'06E	01°37'24"
C19	8.56	420.00	4.28	8.57	N48°23'06E	01°42'44"
C20	23.57	36.00	13.22	23.15	N72°48'23W	00°31'12"



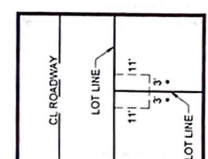
## NOTES

- This plat is submitted by HUMPHREYS PARTNERS 2008, LLC (the "Town Founder") the plat consists of private lots, common areas and private roadway, (collectively, the "Platted Property").
- All private lots included in this plat are located within Incoment District Number One and are subject to the provisions of the Incoment District Number One Ordinance No. 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").
- Each lot included in this plat is subject to a Declaration of Covenants, Conditions and Restrictions, which is a part of the plat and is recorded in the public records of the County of Pittsburg, Oklahoma, Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").
- All common areas defined in this plat are private and shall be maintained by Carlton Landing Association Inc.
- Attachment E1 of the Declaration provides the Town Founder with a blanket utility easement over the Platted Property. Such easement authorizes the Town Founder to convey specific easements to public utility providers and/or the Carlton Landing Home Owners Association for the purpose of accessing, installing, repairing, maintaining and operating electric, gas, water, sewer, telephone, television, cable, and other utility lines, and for the purpose of waste collection and waste recycling.
- Attachment E1 of the Declaration provides the Town Founder with a blanket easement over the Platted Property for the purpose of installing, repairing, maintaining and operating utility lines, and for the purpose of waste collection and waste recycling. The Town Founder is authorized to install, maintain and to control drainage of surface water and other erosion controls.

- DENOTES FND #3 BAR w/CAP STAMPED "JA 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "PLS 1681" UNLESS OTHERWISE NOTED

## LEGEND

- POC = POINT OF COMMENCEMENT
- OB = POINT OF BEGINNING
- NR = NOT RADIUS
- BL = BUILDING LIMIT LINE
- D & UE = DRAINAGE & UTILITY EASEMENT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- LNA = LIMITS OF NO ACCESS



• TYPICAL UTILITY EASEMENT

FINAL PLAT  
of

## CARLTON LANDING PHASE 6



300 VILLAGE BOULEVARD, SUITE 100, OKLAHOMA CITY, OK 73102

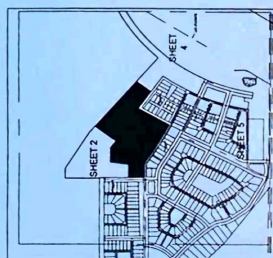
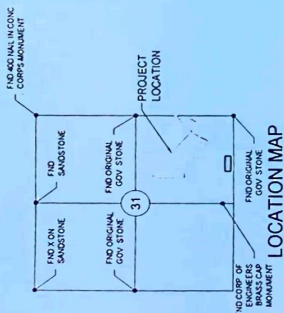
\*\*\*\*\* NOTE \*\*\*\*\*  
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND MEETS THE REQUIREMENTS OF TITLE 11, SECTION 11-108 OF THE OKLAHOMA STATE STATUTES.  
COPY REV. 12-2007



# CARLTON LANDING PHASE 6

BEING A PART OF THE SE1/4 & SW1/4, SEC. 31, T9N, R17E, 1.M.  
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	244.73	2697.00	123.51	244.58	S53°42'23"W	00°52'31"
C2	217.37	2097.00	118.81	217.23	S44°50'51"W	00°50'42"
C3	183.44	2097.00	81.76	183.39	S41°02'56"W	00°53'00"
C4	273.09	1819.00	136.80	272.87	S34°33'33"W	00°50'00"
C5	243.85	2005.00	122.07	243.70	S26°12'23"W	00°50'00"
C6	424.35	2201.00	212.84	423.70	N08°18'03"E	01°10'48"
C7	502.50	3468.00	251.77	502.16	N60°13'49"W	00°51'21"
C8	8.00	3370.00	4.00	8.00	N21°18'09"W	00°00'00"
C9	691.26	2137.00	348.70	688.22	N44°54'55"E	01°37'15"
C10	565.29	2465.00	293.54	560.40	N01°34'37"E	01°45'16"
C11	600.18	2403.00	301.42	597.72	N62°27'45"E	01°35'27"
C12	511.57	2603.00	258.68	510.68	N01°34'03"E	01°14'47"
C13	637.39	2770.00	320.11	636.89	N08°12'21"E	01°31'02"
C14	110.89	2213.00	55.45	110.89	N08°12'21"E	00°52'16"
C15	248.11	2040.00	124.21	247.96	N26°10'22"E	00°50'00"
C16	278.76	1854.00	139.44	278.50	N34°33'03"E	00°50'00"
C17	679.96	2002.00	340.00	679.97	N48°23'02"E	01°37'22"
C18	256.91	1819.00	118.82	256.74	N48°23'02"E	00°52'44"
C19	8.56	4192.00	4.28	8.56	N48°23'02"E	01°12'24"
C20	23.97	36.00	12.22	23.15	N244°20'20"W	00°31'12"



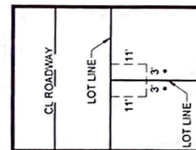
\*\*\*\*\* NOTE \*\*\*\*\*  
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS. ENGINEERS AND LAND SURVEYORS, AND THAT THIS SURVEY MEETS THE STANDARDS AND CRITERIA OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

- NOTES**
- This plat is submitted by HUSPHER'S PARTNERS 2009, LLC (the "Town Founder"). 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 Ordinance No. 10, adopted 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 4, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").
  - All common areas defined in this plat are private and shall be maintained by Carlton Landing Association, Inc.
  - Attachment E1 of the Declaration provides the Town Founder with a blanket utility easement over the Platted Property. Such easement authorizes the Town Founder to install, maintain and to correct drainage of surface water and other erosion controls.
  - Attachment E1 of the Declaration provides the Town Founder with a blanket stormwater management easement over the Platted Property. Such easement authorizes the Town Founder to install, maintain and to correct drainage of surface water and other erosion controls.

**LEGEND**

POC = POINT OF COMMENCEMENT  
P.B. = POINT OF BEGINNING  
NR = NOT RADIAL  
BL = BUILDING LIMIT LINE  
D & UE = DRAINAGE & UTILITY EASEMENT  
UE = UTILITY EASEMENT  
DE = DRAINAGE EASEMENT  
LNA = LIMITS OF NO ACCESS

- DENOTES FND #3 BAR W/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR W/CAP STAMPED "PLS 1661" UNLESS OTHERWISE NOTED



• TYPICAL UTILITY EASEMENT

FINAL PLAT

CARLTON LANDING PHASE 6



500 VILLAGE BOULEVARD, OKLAHOMA CITY, OKLAHOMA 73106-5000

PITTSBURG COUNTY, OKLAHOMA

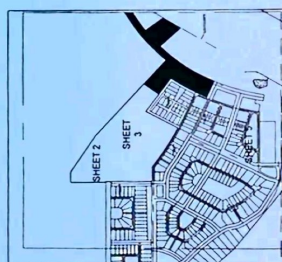
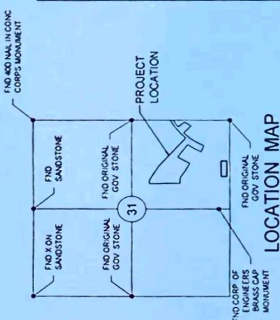
SHEET NO. 31 OF 3



BEING A PART OF THE SE/4 & SW/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	247.37	2057.02	113.51	246.58	552.40237W	005°52'11"
C2	247.37	2057.02	113.51	246.58	546°55'43W	006°52'11"
C3	163.36	1067.62	67.80	163.36	541°20'56W	008°52'11"
C4	273.09	1819.92	136.80	272.83	533°53'33W	008°50'07"
C5	245.35	2005.00	122.07	243.70	526°12'30W	007°59'56"
C6	424.93	3201.02	212.84	423.70	N09°13'03E	011°52'46"
C7	500.59	3483.02	251.73	500.16	N60°12'49W	008°15'21"
C8	8.02	3370.04	4.02	8.02	N61°10'30W	000°02'00"
C9	691.26	2127.02	345.70	688.22	N48°56'05E	018°15'15"
C10	500.29	2483.02	253.54	504.48	N31°34'37E	011°40'16"
C11	605.16	2483.02	301.56	597.72	N22°47'45E	013°59'57"
C12	517.57	2503.02	258.68	516.88	N13°34'02E	011°42'47"
C13	637.39	2770.02	320.11	636.99	N1°22'07E	031°12'02"
C14	1140.89	2543.02	564.40	1139.88	N09°13'57E	002°25'16"
C15	248.11	2040.02	124.21	247.96	N08°12'27E	000°40'00"
C16	278.76	1864.02	139.64	278.50	N43°53'02E	008°38'35"
C17	296.92	2092.02	148.43	295.87	N48°23'02E	018°17'22"
C18	236.91	1819.02	118.02	235.74	N48°12'02E	007°17'46"
C19	8.56	42.02	4.31	8.57	N48°12'02E	011°42'46"
C20	23.97	36.02	12.22	23.91	N70°44'22E	037°11'12"

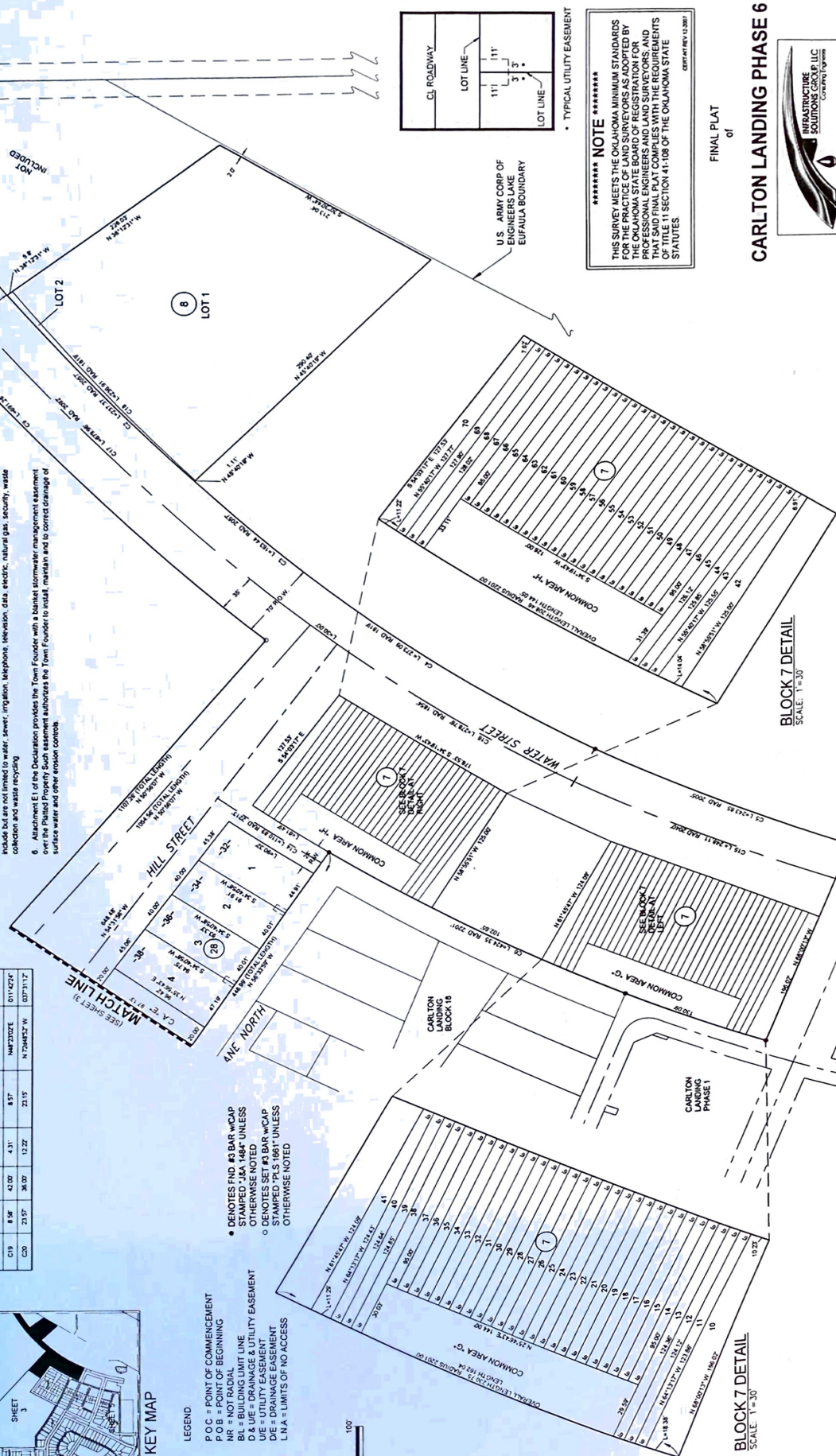


### KEY MAP

### LEGEND

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R/R = NOT RADIAL  
B/L = BUILDING LIMIT LINE  
D/E = DRAINAGE & UTILITY EASEMENT  
U/E = UTILITY EASEMENT  
D/E = DRAINAGE EASEMENT  
N.A. = LIMITS OF NO ACCESS

● DENOTES FND. #3 BAR w/CAP  
STAMPED "J&A 1484" UNLESS  
OTHERWISE NOTED



\*\*\*\*\* 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 PLAN COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

FINAL PLAT  
of

## CARLTON LANDING PHASE 6

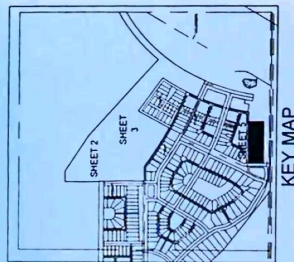
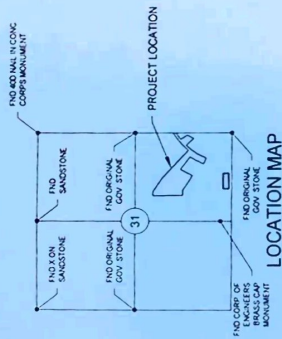


100 VILLAGE BOULEVARD MCALISTER, OKLAHOMA 73103-4703 9500



# CARLTON LANDING PHASE 6

BEING A PART OF THE SE/4 & SW/4, SEC. 31, T9N, R17E, 1M.  
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA



**\*\*\*\*\* 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 MEETS THE REQUIREMENTS OF TITLE 11, SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.  
CERT. BY REV. 12/2007

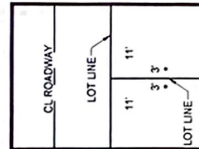
## NOTES

1. This plat is submitted by HANPRET'S PARTNERS 2009, LLC (the "Town Founder"). The plat consists of private lots, common areas and private roadways (collectively, the "Platted Property").
2. 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 2, 2015.
3. 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").
4. All common areas defined in this plat are private and shall be maintained by Carlton Landing Association Inc.
5. Attachment E1 of the Declaration provides the Town Founder with a blanket utility easement over the Platted Property. Such easement authorizes the Town Founder to install, maintain and to correct drainage of surface water and other erosion control.
6. Attachment E1 of the Declaration provides the Town Founder with a blanket stormwater management easement over the Platted Property. Such easement authorizes the Town Founder to install, maintain and to correct drainage of surface water and other erosion control.

- DENOTES FND #3 BAR wCAP STAMPED "JLA 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR wCAP STAMPED "PLS 1961" UNLESS OTHERWISE NOTED

## LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- BL = BUILDING LIMIT LINE
- D & U.E. = DRAINAGE & UTILITY EASEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.N.A. = LIMITS OF NO ACCESS



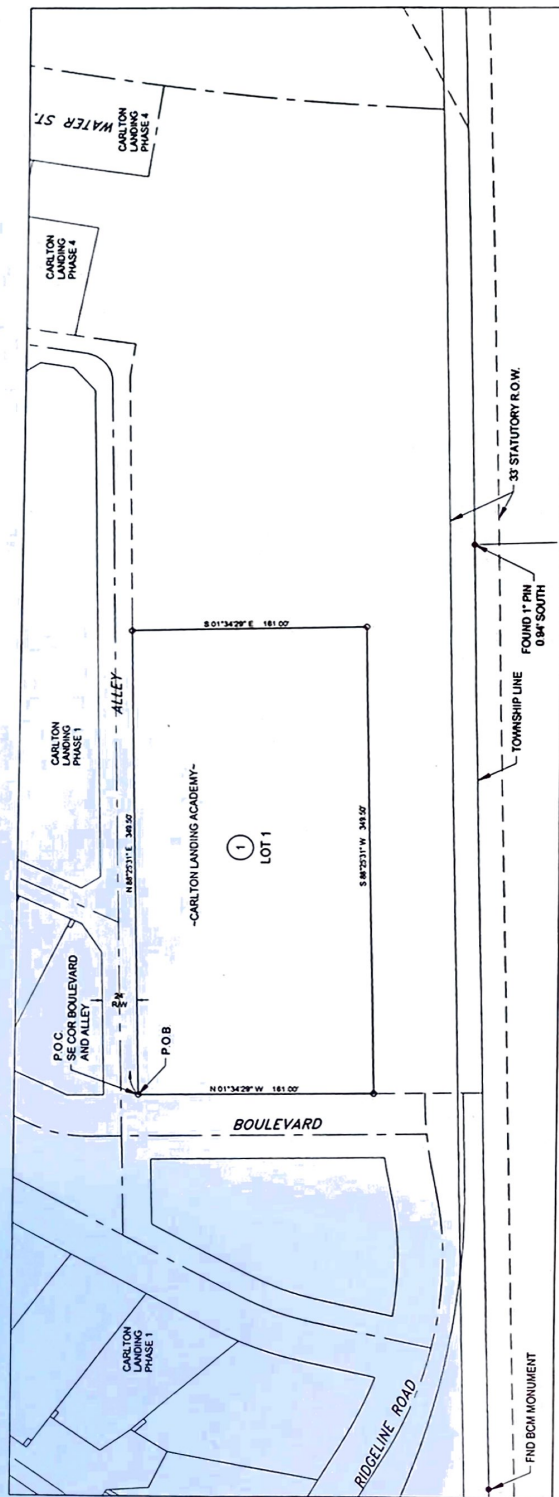
- TYPICAL UTILITY EASEMENT

FINAL PLAT  
OF

## CARLTON LANDING PHASE 6



505 VILLAGE BOULEVARD MOLETTE, OKLAHOMA 74103-1000





Item No. \_\_\_\_\_

Date: May 20, 2023

## **AGENDA ITEM COMMENTARY**

**ITEM TITLE:** Consider, discuss, and possibly vote to amend, revise, approve or deny, Resolution 2023-05-01 repealing Town of Carlton Landing Resolution No. 12 (Parking Policy) and setting forth new standards relative to parking in the Town of Carlton Landing including Residential and Commercial Parking of vehicles private and within the Town, or take any other appropriate action.

**INITIATOR:** Greg Buckley, Town Administrator

**STAFF INFORMATION SOURCE:** Greg Buckley, Town Administrator  
Jim Hasenbeck, Planning Commission

**BACKGROUND:** The Planning Commission established a subcommittee to review current parking regulations and requirements. The Parking Committee met on Friday, May 12 and made a recommendation to the Planning Commission at their May 13 Special Meeting. Parking Policy and requirements has been an ongoing discussion and as the Town has continued to grow become more pressing to fully address. Upon review of the Towns current Parking Requirements and Policy, the Parking Committee is recommending updating the Parking Policy to better define and reiterate the current parking requirements. The proposed Resolution would replace the current Resolution on Parking Policy. This is a first step in a comprehensive review and update possible updating of the Town's Parking standards and requirements. The Parking Committee will continue their work and make recommendations for consideration to the Planning Commission and Board of Trustees.

**FUNDING:** None

**EXHIBITS:** Resolution 12, Resolution 2023-05-1

**RECOMMENDED ACTION:** Approve Resolution 2023-05-01 repealing Town of Carlton Landing Resolution No. 12 (Parking Policy) and setting forth new standards relative to parking in the Town of Carlton Landing including Residential and Commercial Parking of vehicles private and within the Town,.

# **TOWN OF CARLTON LANDING**

## **RESOLUTION 2023-05-1**

**A RESOLUTION REPEALING TOWN OF CARLTON LANDING RESOLUTION NO. 12 (Parking Policy) AND SETTING FORTH NEW STANDARDS RELATIVE TO PARKING IN THE TOWN OF CARLTON LANDING INCLUDING RESIDENTIAL AND COMMERCIAL PARKING OF VEHICLES PRIVATE AND WITHIN THE TOWN.**

**WHEREAS**, Carlton Landing is designed to be a compact, pedestrian-oriented development; and

**WHEREAS**, widespread compliance with the regulations is expected to improve the quality of life for residents and visitors in Carlton Landing; and

**WHEREAS**, the Board of Trustees wishes to create regulations and policy which are consistent with the Comprehensive Plan of the Town of Carlton Landing;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARLTON LANDING, OKLAHOMA**, that the parking regulations below are hereby adopted as the parking regulations and policy for the Town.

### **SECTION 1. General Regulations**

**Definition: Parking Space:** An enclosed or unenclosed, covered or open area specifically created for parking.

- A. There shall be two (2) parking spaces for each principle dwelling unit.
- B. There shall be one (1) parking space for each apartment unit.
- C. There shall be one (1) parking space for every 400 square feet of commercial use.
- D. Shared and or on-street parking may be considered for commercial use, provided said use is for transient business activities.
- E. Front loaded driveways are permitted on lots with widths of fifty (50) feet or greater.

## SECTION 2. Compliance Plan

- A. No Building Permit will be issued by the Town of Carlton Landing without proper parking areas complying with “General Regulations A-E”, above, are clearly identified on the site plan or a variance issued by the Planning Commission has been granted.
- B. No Certificate of Occupancy will be issued by the Town of Carlton Landing until the available parking for each lot as identified on the site plan for the issued building permit is certified by the Town of Carlton Landing’s Building Inspector.

**APPROVED** by the Board of Trustees and **SIGNED** by the Mayor of the Town of Carlton Landing Oklahoma this 20<sup>th</sup> day of May 2023.

---

Joanne Chinnici, Mayor

ATTEST:

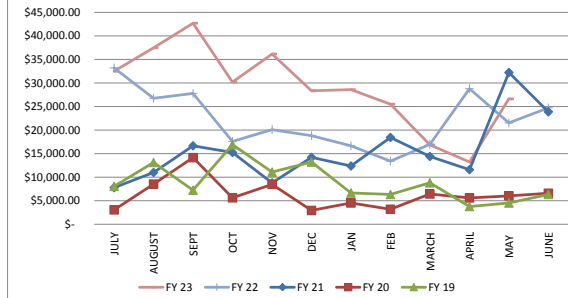
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Jan Summers, Clerk

**TOWN OF CARLTON LANDING  
SALES TAX COLLECTIONS**

	<u>JULY</u>	<u>AUGUST</u>	<u>SEPT</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>TOTALS</u>
<b><u>FY 23</u></b>	\$ 32,499.83	\$ 37,461.11	\$ 42,690.75	\$ 30,204.63	\$ 36,148.41	\$ 28,352.24	\$ 28,588.22	\$ 25,509.72	\$ 16,883.51	\$ 13,225.81	\$ 26,618.84		\$ 318,183.07
<b><u>FY22</u></b>	\$ 33,205.30	\$ 26,739.30	\$ 27,778.11	\$ 17,599.62	\$ 20,093.03	\$ 18,805.23	\$ 16,669.69	\$ 13,403.28	\$ 16,978.58	\$ 28,789.33	\$ 21,537.34	\$ 24,724.76	\$ 266,323.57
<b><u>FY21</u></b>	\$ 7,780.42	\$ 10,987.42	\$ 16,659.44	\$ 15,249.30	\$ 8,792.06	\$ 14,225.44	\$ 12,374.07	\$ 18,444.22	\$ 14,390.75	\$ 11,578.57	\$ 32,227.87	\$ 23,870.40	\$ 186,579.96
<b><u>FY20</u></b>	\$ 3,067.59	\$ 8,520.10	\$ 14,155.52	\$ 5,628.66	\$ 8,477.29	\$ 2,939.35	\$ 4,537.13	\$ 3,188.78	\$ 6,419.86	\$ 5,595.92	\$ 6,020.78	\$ 6,589.58	\$ 75,140.56
<b><u>FY19</u></b>	\$ 8,070.42	\$ 13,116.45	\$ 7,242.33	\$ 16,914.86	\$ 11,104.80	\$ 13,214.80	\$ 6,638.89	\$ 6,335.74	\$ 8,803.50	\$ 3,763.47	\$ 4,516.85	\$ 6,346.49	\$ 106,068.60
<b><u>FY18</u></b>	\$ 10,565.93	\$ 11,304.10	\$ 14,205.42	\$ 10,281.23	\$ 12,606.99	\$ 11,481.49	\$ 7,003.16	\$ 8,229.47	\$ 7,767.43	\$ 5,982.22	\$ 9,944.07	\$ 7,985.29	\$ 117,356.80
<b><u>FY17</u></b>	\$ 7,479.32	\$ 6,320.67	\$ 9,864.58	\$ 12,332.60	\$ 12,558.21	\$ 13,933.97	\$ 12,932.01	\$ 7,767.94	\$ 17,407.20	\$ 10,848.10	\$ 14,906.00	\$ 7,974.32	\$ 134,324.92

**3% Sales Tax Analysis by Fiscal Year**



**USE TAX COLLECTIONS**

	<u>JULY</u>	<u>AUGUST</u>	<u>SEPT</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>TOTALS</u>
<b><u>FY 23</u></b>	\$ 1,065.28	\$ 882.34	\$ 1,359.64	\$ 1,147.96	\$ 1,458.21	\$ 1,820.58	\$ 1,529.77	\$ 1,544.36	\$ 1,235.80	\$ 1,745.93	\$ 1,303.59		\$ 15,093.46
<b><u>FY22</u></b>	\$ 985.86	\$ 1,463.42	\$ 343.94	\$ 1,165.01	\$ 715.56	\$ 1,058.05	\$ 685.52	\$ 1,234.03	\$ 779.74	\$ 1,061.12	\$ 1,305.58	\$ 575.80	\$ 11,373.63
<b><u>FY21</u></b>	\$ 714.83	\$ 569.76	\$ 313.48	\$ 228.44	\$ 424.74	\$ 559.76	\$ 579.16	\$ 957.30	\$ 867.27	\$ 921.44	\$ 711.20	\$ 1,154.16	\$ 8,001.54
<b><u>FY20</u></b>								\$ 34.13	\$ 651.90	\$ 788.30	\$ 402.88		\$ 1,877.21

**LODGING TAX COLLECTIONS**

	<u>JULY</u>	<u>AUGUST</u>	<u>SEPT</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>TOTALS</u>
<b><u>FY 23</u></b>	\$ 6,831.18	\$ 15,434.04	\$ 18,219.98	\$ 8,483.01	\$ 5,631.71	\$ 6,061.89	\$ 4,651.10	\$ 3,208.16	\$ 2,174.31	\$ 1,121.75	\$ 6,553.97		\$ 78,371.10
<b><u>FY22</u></b>	\$ 5,672.25	\$ 12,679.63	\$ 15,631.81	\$ 9,357.10	\$ 6,728.90	\$ 6,713.56	\$ 3,463.33	\$ 3,097.16	\$ 1,664.17	\$ 1,858.14	\$ 5,478.61	\$ 2,963.09	\$ 75,307.75
<b><u>FY21</u></b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,753.09	\$ 4,547.48	\$ 1,912.94	\$ 1,856.63	\$ 408.92	\$ 5,277.35	\$ 3,009.90	\$ 22,766.31

**General Fund**  
**Statement of Revenue and Expenditures**

		Current Period Apr 2023 Apr 2023 Actual	Year-To-Date Jul 2022 Apr 2023 Actual	Annual Budget Jul 2022 Jun 2023	Annual Budget Jul 2022 Jun 2023 Variance	Jul 2022 Jun 2023 Percent of Budget
<b>Revenue &amp; Expenditures</b>						
<b>Revenue</b>						
<b>Non-Departmental Revenues</b>						
<b>Budget Carryover</b>						
3999	Fund Balance Carryover	0.00	0.00	50,000.00	50,000.00	0.00%
<b>Total Budget Carryover</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	
<b>Other Revenue</b>						
4012	Alcohol Beverage Tax	97.57	1,104.04	800.00	(304.04)	138.01%
4100	Building Permits/Inspection Fe	228.86	16,425.59	23,580.00	7,154.41	69.66%
4105	Business License and Permits	1,302.75	1,831.95	200.00	(1,631.95)	915.98%
4011	Lodging Tax	1,121.75	71,817.12	48,000.00	(23,817.12)	149.62%
4500	Miscellaneous Revenue	5,000.00	27,557.00	0.00	(27,557.00)	0.00%
4015	Pittsburgh County Sinking Fund	1,576.27	68,540.26	55,600.00	(12,940.26)	123.27%
4000	Sales Tax	13,338.46	293,656.93	198,000.00	(95,656.93)	148.31%
9002	Transfer IN from TIF	19,846.44	109,206.78	120,148.00	10,941.22	90.89%
4005	Use Tax	1,745.93	13,789.87	8,000.00	(5,789.87)	172.37%
4010	Utility Tax	3,612.25	12,868.89	12,000.00	(868.89)	107.24%
4013	Vehicle Gas/Fuel Tax	64.78	694.30	0.00	(694.30)	0.00%
<b>Total Other Revenue</b>		<b>\$47,935.06</b>	<b>\$617,492.73</b>	<b>\$466,328.00</b>	<b>(\$151,164.73)</b>	
<b>Non-Departmental Revenues Totals</b>		<b>\$47,935.06</b>	<b>\$617,492.73</b>	<b>\$516,328.00</b>	<b>(\$101,164.73)</b>	
<b>Revenue</b>		<b>\$47,935.06</b>	<b>\$617,492.73</b>	<b>\$516,328.00</b>	<b>(\$101,164.73)</b>	
<b>Gross Profit</b>		<b>\$47,935.06</b>	<b>\$617,492.73</b>	<b>\$516,328.00</b>	<b>\$0.00</b>	
<b>Expenses</b>						
<b>Administration</b>						
<b>Personal Services</b>						
5020	Employer Paid Insurance	3,280.02	19,070.60	27,420.00	8,349.40	69.55%
5025	Employer Retirement Contributi	1,397.87	10,403.71	15,800.00	5,396.29	65.85%
5000	Salaries	13,653.84	113,942.29	158,000.00	44,057.71	72.12%
5010	Social Security	1,065.47	8,957.36	12,385.00	3,427.64	72.32%
5015	Unemployment Tax	43.34	475.19	3,238.00	2,762.81	14.68%
5030	Vehicle/Cell Allowance	324.85	3,248.50	3,900.00	651.50	83.29%
<b>Total Personal Services</b>		<b>\$19,765.39</b>	<b>\$156,097.65</b>	<b>\$220,743.00</b>	<b>\$64,645.35</b>	
<b>Materials &amp; Supplies</b>						
5510	Building Maintenance & Repairs	0.00	240.00	320.00	80.00	75.00%
5530	Miscellaneous	(610.00)	(610.00)	100.00	710.00	(610.00%)
5500	Office Supplies	26.58	803.18	800.00	(3.18)	100.40%
5520	Software Programs/ Services	0.00	144.83	200.00	55.17	72.42%
<b>Total Materials &amp; Supplies</b>		<b>(\$583.42)</b>	<b>\$578.01</b>	<b>\$1,420.00</b>	<b>\$841.99</b>	
<b>Other Services</b>						
6035	Dues & Memberships	0.00	490.00	1,380.00	890.00	35.51%
6015	Insurance	0.00	315.00	570.00	255.00	55.26%
6005	Rent	955.56	4,777.80	5,820.00	1,042.20	82.09%
6040	School, Training, Travel	0.00	2,047.40	6,000.00	3,952.60	34.12%
6000	Utilities	97.00	2,560.28	4,363.00	1,802.72	58.68%
<b>Total Other Services</b>		<b>\$1,052.56</b>	<b>\$10,190.48</b>	<b>\$18,133.00</b>	<b>\$7,942.52</b>	
<b>Administration Totals</b>		<b>\$20,234.53</b>	<b>\$166,866.14</b>	<b>\$240,296.00</b>	<b>\$73,429.86</b>	
<b>General Government</b>						
<b>Materials &amp; Supplies</b>						
5510	Building Maintenance & Repairs	0.00	0.00	2,500.00	2,500.00	0.00%
5530	Miscellaneous	0.00	695.42	1,460.00	764.58	47.63%

**General Fund**  
**Statement of Revenue and Expenditures**

		Current Period Apr 2023 Apr 2023 Actual	Year-To-Date Jul 2022 Apr 2023 Actual	Annual Budget Jul 2022 Jun 2023	Annual Budget Jul 2022 Jun 2023 Variance	Jul 2022 Jun 2023 Percent of Budget
<b>Revenue &amp; Expenditures</b>						
<b>Expenses</b>						
<b>General Government</b>						
<b>Materials &amp; Supplies</b>						
5500	Office Supplies	592.28	645.69	1,500.00	854.31	43.05%
5505	Posatge	0.00	139.80	600.00	460.20	23.30%
5520	Software Programs/ Services	94.00	3,180.90	4,280.00	1,099.10	74.32%
<b>Total Materials &amp; Supplies</b>		<b>\$686.28</b>	<b>\$4,661.81</b>	<b>\$10,340.00</b>	<b>\$5,678.19</b>	
<b>Other Services</b>						
6030	Community Support Agreements	1,950.00	13,360.00	24,000.00	10,640.00	55.67%
6035	Dues & Memberships	14.99	784.90	3,050.00	2,265.10	25.73%
6015	Insurance	0.00	5,097.00	5,000.00	(97.00)	101.94%
6800	Office/Gen Administrative Exp	0.00	16,837.29	15,000.00	(1,837.29)	112.25%
6020	Professional Services	1,215.00	44,530.88	59,300.00	14,769.12	75.09%
6010	Publication & Notice Expense	17.25	801.75	2,500.00	1,698.25	32.07%
6045	Road & Trail Maintenance	1,200.00	16,798.20	21,096.00	4,297.80	79.63%
6040	School, Training, Travel	0.00	2,076.05	2,500.00	423.95	83.04%
6000	Utilities	0.00	208.70	1,000.00	791.30	20.87%
6050	Website Expense	0.00	0.00	4,000.00	4,000.00	0.00%
<b>Total Other Services</b>		<b>\$4,397.24</b>	<b>\$100,494.77</b>	<b>\$137,446.00</b>	<b>\$36,951.23</b>	
<b>Capital Outlay</b>						
7010	Projects	0.00	9,171.91	50,000.00	40,828.09	18.34%
<b>Total Capital Outlay</b>		<b>\$0.00</b>	<b>\$9,171.91</b>	<b>\$50,000.00</b>	<b>\$40,828.09</b>	
<b>Debt Service</b>						
8000	GO Bond Payments	0.00	0.00	55,600.00	55,600.00	0.00%
8500	Interest Expense	88.85	11,874.69	0.00	(11,874.69)	0.00%
<b>Total Debt Service</b>		<b>\$88.85</b>	<b>\$11,874.69</b>	<b>\$55,600.00</b>	<b>\$43,725.31</b>	
<b>Transfers Out</b>						
9503	Transfer OUT to Reserve Fund	0.00	0.00	15,000.00	15,000.00	0.00%
<b>Total Transfers Out</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>	
<b>General Government Totals</b>		<b>\$5,172.37</b>	<b>\$126,203.18</b>	<b>\$268,386.00</b>	<b>\$142,182.82</b>	
<b>Expenses</b>		<b>\$25,406.90</b>	<b>\$293,069.32</b>	<b>\$508,682.00</b>	<b>\$215,612.68</b>	
<b>Revenue Less Expenditures</b>		<b>\$22,528.16</b>	<b>\$324,423.41</b>	<b>\$7,646.00</b>	<b>\$0.00</b>	
<b>Net Change in Fund Balance</b>		<b>\$22,528.16</b>	<b>\$324,423.41</b>	<b>\$7,646.00</b>	<b>\$0.00</b>	
<b>Fund Balances</b>						
Beginning Fund Balance		1,236,802.35	934,907.10	0.00	0.00	0.00%
Net Change in Fund Balance		22,528.16	324,423.41	7,646.00	0.00	0.00%
Ending Fund Balance		1,259,330.51	1,259,330.51	0.00	0.00	0.00%

**General Fund**  
**Income Statement**  
**4/1/2023 to 4/30/2023**

Apr 2023  
Apr 2023  
Actual

**Revenue**

**Other Revenue**

Sales Tax	13,338.46
Use Tax	1,745.93
Utility Tax	3,612.25
Lodging Tax	1,121.75
Alcohol Beverage Tax	97.57
Vehicle Gas/Fuel Tax	64.78
Pittsburgh County Sinking Fund	1,576.27
Building Permits/Inspection Fe	228.86
Business License and Permits	1,302.75
Miscellaneous Revenue	5,000.00
Transfer IN from TIF	19,846.44

<b>Revenue</b>	<b>\$47,935.06</b>
<b>Gross Profit</b>	<b>\$47,935.06</b>

**Expenses**

**Personal Services**

Salaries	13,653.84
Social Security	1,065.47
Unemployment Tax	43.34
Employer Paid Insurance	3,280.02
Employer Retirement Contributi	1,397.87
Vehicle/Cell Allowance	324.85

**Materials & Supplies**

Office Supplies	618.86
Software Programs/ Services	94.00
Miscellaneous	(610.00)

**Other Services**

Utilities	97.00
Rent	955.56
Publication & Notice Expense	17.25
Professional Services	1,215.00
Community Support Agreements	1,950.00
Dues & Memberships	14.99
Road & Trail Maintenance	1,200.00

**Debt Service**

Interest Expense	88.85
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<b>Expenses</b>	<b>\$25,406.90</b>
<b>Income (Loss) From Operations</b>	<b>\$22,528.16</b>
<b>Net Income (Loss)</b>	<b>\$22,528.16</b>

*Report Options*

Period: 4/1/2023 to 4/30/2023  
Display Level: Level 3 Accounts  
Display Account Categories: Yes  
Display Subtotals: None  
Reporting Method: Accrual  
Fund: General Fund  
Include Accounts: Accounts With Activity

**General Fund**  
**Bank Register**  
**4/1/2023 to 4/30/2023**

Transaction Date	Transaction Number	Name / Description	Deposit Date	Deposit Number	Receipts & Credits	Checks & Payments	Balance
<b>1000 Town of CL Checking 9683</b>							
		Beginning Balance			0.00	0.00	752,291.55
4/3/2023	R-00350	Pittsburg County RWD #20			5,000.00	0.00	757,291.55
4/4/2023	R-00370	Danielle Ezell			48.25	0.00	757,339.80
4/4/2023	R-00369	Jason Pitts			48.25	0.00	757,388.05
4/4/2023	R-00368	Dennis Boren			48.25	0.00	757,436.30
4/4/2023	R-00367	Kellie Philips			48.25	0.00	757,484.55
4/4/2023	R-00366	Lisa Minihan			48.25	0.00	757,532.80
4/4/2023	R-00365	Denisa Weber			48.25	0.00	757,581.05
4/4/2023	R-00364	Deana Cunningham			48.25	0.00	757,629.30
4/4/2023	R-00363	Tim Lawrence			48.25	0.00	757,677.55
4/5/2023	R-00377	Molly Lawyer			48.25	0.00	757,725.80
4/5/2023	R-00376	Jon and Kathy Dumbauld			48.25	0.00	757,774.05
4/5/2023	R-00375	Charla Austin			48.25	0.00	757,822.30
4/5/2023	R-00374	Emily Bush			48.25	0.00	757,870.55
4/5/2023	R-00373	Holly & Kyle Brewer			48.25	0.00	757,918.80
4/5/2023	R-00372	Craig Andrews			48.25	0.00	757,967.05
4/5/2023	R-00371	Troy Hendrickson			48.25	0.00	758,015.30
4/6/2023	EFT	RWS Cloud Services			0.00	94.00	757,921.30
4/7/2023	R-00379	Brett Jeanblanc			48.25	0.00	757,969.55
4/7/2023	R-00378	Jonathan Davis			48.25	0.00	758,017.80
4/7/2023	1445	L & Z Enterprises Inc			0.00	1,200.00	756,817.80
4/7/2023	1444	Cross Telephone Co			0.00	97.00	756,720.80
4/10/2023	R-00381	Clifford "Lenny" Henderson			48.25	0.00	756,769.05
4/10/2023	R-00380	Michael McLanahan			48.25	0.00	756,817.30
4/10/2023	R-00359	Oklahoma Tax Commission			1,121.75	0.00	757,939.05
4/10/2023	R-00358	Oklahoma Tax Commission			1,745.93	0.00	759,684.98
4/10/2023	R-00357	Oklahoma Tax Commission			13,225.81	0.00	772,910.79
4/11/2023	R-00383	Certified Ice LLC			228.86	0.00	773,139.65
4/11/2023	R-00382	76 Pistache LLC dba Palm			48.25	0.00	773,187.90
4/11/2023	R-00360	Oklahoma Tax Commission			7.84	0.00	773,195.74
4/12/2023	R-00385	Nikki Slagell			48.25	0.00	773,243.99
4/12/2023	R-00384	Craig Ireland			48.25	0.00	773,292.24
4/12/2023	R-00362	Pittsburg County Clerk			1,730.78	0.00	775,023.02
4/12/2023	R-00361	Oklahoma Tax Commission			112.65	0.00	775,135.67
4/13/2023	EFT	Oklahoma Tax Commission			0.00	764.00	774,371.67
4/13/2023	EFTPS	EFTPS			0.00	5,185.13	769,186.54



**General Fund**  
**Bank Register**  
**4/1/2023 to 4/30/2023**

Transaction Date	Transaction Number	Name / Description	Deposit Date	Deposit Number	Receipts & Credits	Checks & Payments	Balance
4/13/2023	GJ-10090	Pittsburg County Clerk			0.00	1,576.27	767,610.27
4/14/2023	1448	OkMRF			0.00	2,792.00	764,818.27
4/14/2023	1447	Center for Economic			0.00	615.00	764,203.27
4/14/2023	1446	Carlton Landing Academy			0.00	1,200.00	763,003.27
4/14/2023	A-10092	Amanda K Harjo			0.00	1,584.77	761,418.50
4/14/2023	A-10091	James G Buckley			0.00	3,671.53	757,746.97
4/18/2023	R-00386	Steven Haynes			48.25	0.00	757,795.22
4/19/2023	EFT	Oklahoma Tax Commission			0.00	0.00	757,795.22
4/20/2023	R-00388	Brian Phelps			48.25	0.00	757,843.47
4/21/2023	1450	OPEH&W			0.00	1,614.76	756,228.71
4/21/2023	1449	Kay Robbins Wall			0.00	600.00	755,628.71
4/24/2023	R-00387	Kiamichi Electric			3,612.25	0.00	759,240.96
4/26/2023	EFT	OESC			0.00	409.95	758,831.01
4/26/2023	R-00389	Melanie Reynolds			48.25	0.00	758,879.26
4/28/2023	R-00392	Joslin Gilley-Avramis			48.25	0.00	758,927.51
4/28/2023	R-00391	Jenna Miller			48.25	0.00	758,975.76
4/28/2023	R-00390	CLEDT			19,846.44	0.00	778,822.20
4/28/2023	1453	McAlester News Capital			0.00	17.25	778,804.95
4/28/2023	1452	Carlton Landing Fire and			0.00	750.00	778,054.95
4/28/2023	1451	BOK Credit Card			0.00	1,589.41	776,465.54
4/28/2023	A-10094	Amanda K Harjo			0.00	1,584.77	774,880.77
4/28/2023	A-10093	James G Buckley			0.00	3,469.67	771,411.10
4/30/2023					0.00	88.85	771,322.25
<b>1000 Town of CL Checking 9683 Totals</b>					<b>\$47,935.06</b>	<b>\$28,904.36</b>	<b>\$771,322.25</b>

**1010 2018 GO Bond Checking**

Beginning Balance	0.00	0.00	69,786.67
<b>1010 2018 GO Bond Checking Totals</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$69,786.67</b>

**1020 2020 GO Bond Checking**

Beginning Balance	0.00	0.00	79,877.47
<b>1020 2020 GO Bond Checking Totals</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$79,877.47</b>

5/17/2023  
7:50 PM

**General Fund**  
**Bank Register**  
**4/1/2023 to 4/30/2023**

Transaction Date	Transaction Number	Name / Description	Deposit Date	Deposit Number	Receipts & Credits	Checks & Payments	Balance
<b>1030 Sinking Fund Checking 3087</b>							
		Beginning Balance			0.00	0.00	56,352.13
4/13/2023	GJ-10090	Pittsburg County Clerk			1,576.27	0.00	57,928.40
<b>1030 Sinking Fund Checking 3087 Totals</b>					<b>\$1,576.27</b>	<b>\$0.00</b>	<b>\$57,928.40</b>
<b>Report Totals</b>					<b>\$49,511.33</b>	<b>\$28,904.36</b>	<b>\$978,914.79</b>
<b>Records included in total = 63</b>							

*Report Options*

Trans Date: 4/1/2023 to 4/30/2023

Fund: General Fund

Display Notation: No

## Town Administrator's Report May 20, 2023

- Alley Phase II and Block 10 Parking Lot –H&G is making progress but is behind schedule. The top asphalt layer is being finalized on the Block 10 Parking Lot and they were beginning to lay asphalt in the allies.

### **Alley Phase II and Block 10 Parking Lot Improvement Tentative**

<b><u>Task</u></b>	<b><u>Projected Start</u></b>	<b><u>Projected Finish</u></b>
Mobilize	March 20, 2023	----
Parking Lot 10	March 20, 2023	April 21, 2023
Academy Lane	March 20, 2023	April 21, 2023
Park Lane - West	March 20, 2023	April 21, 2023
Park Lane -East and Part of Water Lane	March 27, 2023	April 28, 2023
Redbud Lane	April 3, 2023	May 5, 2023
Finalize	----	May 5, 2023

- Stephens Road – A nonmandatory Prebid conference was held May 3, which was attended by approximately four contractors. Bids were due and opened on May 12. We received three bids, but one bid was incomplete and disqualified. After review of the remaining valid bids H&G is the apparent low bidder. Bids received were all more than projected estimate and requires a Project Budget amendment. We are having discussions with the Engineer and Contractor about ways to reduce the cost. If unsuccessful with H&G, we will need to work with the Engineer to re-scope the project and re-bid it. There is one property within the expansion area that has encroached into road right of way. Kay has sent them a Notice to remove the encroachment. If the property owner does not remove the encroachment, we will as part of the project clearing.
- Planning Commission Special Meeting – I helped coordinate two Special Meetings with the Planning Commission. The meetings were to review an application/request for a replat of Lots 6,7 and 8 within Phase 6 for Steele Park.
- Parking Committee Meeting – I assisted with coordinating the Parking Committee, a subcommittee of Planning Commission, meeting held Friday, May 12. This was a planned meeting to continue discussion of Parking Plans and recommendations. At the Special Planning Commission Meeting Saturday, May 13, the Parking Committee updated the Planning Commission and made a

recommendation to present a recommendation to the Trustees. The proposed Resolution on the May Agenda is the recommendation from the Parking Committee and Planning Commission.

- Corp Annual Inspection – We received the Annual Inspection report which listed only a couple of issues. We needed to update our ADA and Water Sewer Certifications, electric certifications from concessionaire, annual receipts and expenditures report, and the submerged dock. I am waiting on the Electrical Certification from the Concessionaire. The contractor for the Dock repair is scheduled to start anytime, hopefully next week.
- Budget FY 23-24 – I have mostly completed the Budget for FY 23-24 and am working of the Budget Message. As soon as I get the complete, I will present it to the Board for your review. The plan is to have the Budget approved at the regular June Board Meeting.
- RWD #20 – The RWD#20 received notice from DEQ that they were approving the partial Moratorium on new connections. The Board held a special meeting on May 3 to amend the District Moratorium and allow approximately sixty (60) new service (water and sewer) connections within a designated area. The designated area covers all of Phase 6 and the end of Lower Greenway. This will allow construction of new homes to continue in those areas. New services will be accepted on a first come first serve basis with no reserving or prepaying for service connection.

Thank you.

**PROJECT NO.:** CRL21229/CRL22138/CRL22147  
**PROJECTS:** Street Light Policy and Standards  
Community Center Planning  
2022 Alley Paving  
Stephens Road  
**TO:** Greg Buckley  
**FROM:** Brandon Huxford, PE  
**DATE** 5/15/2023

## PROJECT UPDATES

### Street Light Policy and Standards – Design Project (CRL21229)

- Phase A – Develop Lighting Policy – Policy Competed
- Phase B – Develop Light Standard - Completed
- Phase C – Lighting Plan Production - Completed

### Community Center Planning (CRL22601)

- FNI coordinated/attended the concept review meeting with Method Group, Town Administrator and Mary Myrick – December 19<sup>th</sup>
- The Town has elected to go another route on the Community Center and has requested that FNI end the agreement with Method Group and provide a proposal for full architectural plans on a previous site and layout. FNI working to develop scope/fee and review all of the provided plans and CAD files.
- No work this month.

### 2022 Alley Paving (CRL22138)

- Project is in construction and being managed by the Town.

### Stephens Road (CRL22147)

- Distributed plans, organized and maintained the plan holders list and completed other bid phase related items
- Coordinated and held pre-bid meeting with prospective contractors
- Issue addendum #1 to the current plan holders list
- Project will bid 5/12