

**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; **July 15, 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 June 17, 2023](#)

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

5. Items Removed from Consent Agenda

6. [Consider, discuss, and possibly vote to amend, revise, approve or deny a Plat of Carlton Landing Phase 7B and requested waiver of Lot Frontage for Lots 8, 9, 10 as recommended by the Planning Commission, or take any other appropriate action.](#)

Exhibit:[FINAL PLAT - 2732051-CARLTON LANDING PHASE 7B \(002\)](#)

7. [Consider, discuss, and possibly vote to amend, revise, approve or deny a Plat of Carlton Landing Homestead Phase1 as recommended by the Planning Commission, or take any other appropriate action.](#)

Exhibit:[2732049-ESTATES AT CARLTON LANDING - FINAL PLAT](#)

8. Presentation and updated of Nature Center Facility Center and possibly vote to provide direction to Staff, or take any other appropriate action.

9. Reports

a. [Sales Tax Revenue](#) and other Financial Reports[Statement of Revenue and Expenditures BOT June 2023](#); [Balance Sheet BOT June 2023](#),[Bank Register - BOT June 2023](#),[Income Statement - BOT June 2023](#)

b. [Town Administrator](#)

c. Legal Reports, Comments, and Recommendations to the Governing Body

10. 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.

11. 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 July 2023, being at least 24 hours prior to the Regular Meeting described above.

Signature of Person Posting the Agenda

Jan Summers
Printed Name of Person Posting the Agenda

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

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

Friday: June 9, 2023: 6:00 pm

MINUTES

1. Call to Order

The meeting was called to order 6:03 p.m.. with Mayor Chinnici presiding.

2. Roll Call

PRESENT: Joanne Chinnici
Chuck Mai
Kris Brule'
Clay Chapman

ABSENT: Mary Myrick

3. Hold a Public Hearing to discuss the Town of Carlton Landing Budget for Fiscal Year 2023-2024 or take any other appropriate action.

Exhibits:

In addition to the trustees' acknowledgement of the proposed Fiscal Year 2023-2024 budget, Susan Zubic and members of the Fire District Task Force requested the town change their monthly contribution of \$750 to \$2,000. The additional dollars are intended to support administration of the Fire District. Mr. Buckley will amend the proposed budget to reflect the request and present it to the trustees for consideration at the June meeting.

4. Adjournment

There being no further business, a motion was made and seconded to adjourn the meeting at 6:39 p.m., June 9, 2023.

Mayor

Attest:

Town Clerk

NOTICE OF PUBLIC HEARING
AT THE TOWN OF CARLTON LANDING, OKLAHOMA
LEGAL NOTICE

1. Notice is hereby given that at 6:00 pm on June 9, 2023 the Town of Carlton Landing will convene a Public Hearing on the municipality's proposed budget for Fiscal Year 2023-2024. The hearing will be held at the Carlton Landing Academy Cafeteria, 10B Boulevard, Carlton Landing, Oklahoma. Copies of the proposed budget are available at the Town Office.
2. The proposed budget for fiscal year 2023-2024 as follows:

General Fund:	Appropriation <u>Amount</u>
Revenues:	\$569,157.00
Expenditures:	
Administration	\$268,959.00
General Government	\$277,467.00
TOTAL OF BUDGET	\$546,426.00

Carlton Landing Economic Development Trust	
Revenues:	\$2,716,000.00
Expenditures	
General Government	\$1,045,534.00
TIF Projects	\$1,625,000.00
TOTAL CLEDT BUDGET	\$2,670,534.00

Street and Alley Fund:	Appropriation <u>Amount</u>
Revenues:	\$700.00
Expenditures:	
General Government	\$0.00
TOTAL ST&A BUDGET	\$0.00

GRAND TOTAL BUDGET	\$3,217,660.00
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I certify that the foregoing Notice and Agenda will be posted in a prominent view at 10B Boulevard, Carlton Landing, Oklahoma also known as the Carlton Landing Academy Cafeteria before 6:00 pm on June 9, 2023 , being at least 48 hours prior to the Public Hearing described above. All interested citizens will have the opportunity to give written and or oral comments.

Signature of Person Posting the Notice

Jan Summer
Printed Name of Person Posting the Notice

General Fund
Payments Journal (Summary)
6/1/2023 to 6/30/2023

Check Date	Check / Reference #	Payee	Amount
1000 Town of CL Checking 9683			
6/1/2023	1472	Dr Jan Summers	300.00
6/1/2023	1471	Carlton Landing Fire and	750.00
6/1/2023	1470	Kiamichi Economic Dev Dist of	50.00
6/7/2023	GJ-10095	Journal Entry	273.90
6/7/2023	GJ-10094	Journal Entry	1,101.82
6/7/2023	EFT	OKMRF	(0.01)
6/9/2023	1477	OKMRF	2,096.81
6/9/2023	1476	Landmark	1,866.60
6/9/2023	1475	Kiamichi Electric	90.00
6/9/2023	1474	Cross Telephone Co	97.00
6/9/2023	1473	Greg Buckley - Reimbursements	8.13
6/9/2023	A-10100	Amanda K Harjo	1,584.77
6/9/2023	A-10099	James G Buckley	3,671.53
6/14/2023	EFT	RWS Cloud Services	94.00
6/16/2023	EFT	Oklahoma Tax Commission	510.00
6/16/2023	EFTPS	EFTPS	3,473.54
6/16/2023	1479	OMAG	350.00
6/16/2023	1478	McAlester News Capital	188.00
6/23/2023	1482	Landmark	706.80
6/23/2023	1481	Kay Robbins Wall	600.00
6/23/2023	1480	ICMA	507.00
6/23/2023	A-10104	Amanda K Harjo	1,584.77
6/23/2023	A-10103	James G Buckley	3,469.67
6/30/2023			75.55
6/30/2023	1483	BOK Credit Card	573.59
1000 Town of CL Checking 9683 Totals			\$24,023.47

Report Options

Check Date: 6/1/2023 to 6/30/2023

Display Notation: No

Fund: General Fund

Item No. _____

Date: July 15, 2023

AGENDA ITEM COMMENTARY

ITEM TITLE: Consider, discuss and possibly vote to amend, revise, approve or deny a Plat of Carlton Landing Phase 7B and requested waiver of Lot Frontage for Lots 8, 9, 10 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: The Planning Commission met on July 1, 2023 to review the proposed plat Carlton Landing Phase 7B. The plat indicates a cul-de-sac at the end of Lower Greenway, which impacts the lot frontage requirements for lots 8, 9, and 10. Under our Code for the T3 zoning classification the minimum lot frontage is forty-eight feet (48'). We do not have a cul-de-sac lot off-set, which makes these lots non-conforming. The Developer is requesting a waiver of the lot frontage requirement for these three lots at the end of the cul-de-sac. The request is to allow the frontage for these three lots to be roughly thirty-five (35') to thirty-nine (39') feet. All other requirements are met and the proposed frontage provides enough frontage for adequate ingress and egress from the lots.

The Planning Commission also discussed adding additional language on the plat to clarify the easements on the property. The requested language is consistent with the language on previously approved plats. The Developer has updated the plat to include the requested language.

FUNDING: None

EXHIBITS: Carlton Landing Phase 7B Plat

RECOMMENDED ACTION: Approve the Plat of Carlton Landing Phase 7B and requested waiver of Lot Frontage for Lots 8, 9, 10.

FINAL PLAT
of
CARLTON LANDING PHASE 7B
BEING A PART OF THE SW/4, SEC. 31, T9N, R17E, I.M.
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That HUMPHREYS PARTNERS 2009, LLC (the "Town Founder"), hereby certifies that it is the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of CARLTON LANDING PHASE 7B, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma (the "Phase 7 Plat"). The Town Founder has caused the same to be surveyed and platted into lots, as shown herein, which represents a correct survey of all property included therein under this Final Plat of CARLTON LANDING PHASE 7B, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, being a part of the Southwest Quarter (SW/4), Section Thirty-one (31), Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, Pittsburg County, Oklahoma.

All private lots included in this Phase 7 Plat are located within Increment District Number One as created by Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 26 on September 5, 2015.

Each lot included in this Phase 7 Plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing which was recorded on November 8, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").

All roadways and common areas defined in this Phase 7 Plat are private and shall be maintained by Carlton Landing Association Inc.

Signed by the Manager this ____ day of _____, 2023.

HUMPHREYS PARTNERS 2009, LLC

By: _____
Grant Humphreys, Manager

STATE OF OKLAHOMA
COUNTY OF _____ SS

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2023, personally appeared Grant Humphreys, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2023.

My Commission Expires: _____ Notary Public

My Commission No.: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Pittsburg County and that the tax records of said county show that all taxes for the year 2022 and prior years are paid on the Final Plat of CARLTON LANDING PHASE 7B, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this ____ day of _____, 2023.

County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, _____, Planning Director for the Town of Carlton Landing, hereby certify that the Town of Carlton Landing Planning Commission duly approved the Final Plat of CARLTON LANDING PHASE 7B, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma at a meeting the ____ day of _____, 2023.

Planning Director

ACCEPTANCE OF FINAL PLAT BY MAYOR OF CARLTON LANDING

Be it resolved by the Mayor of the Town of Carlton Landing that the Final Plat of **CARLTON LANDING PHASE 7B** an addition to Pittsburg County, Oklahoma is hereby accepted.

Accepted by the Mayor this ____ day of _____, 2023.

Mayor

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of CARLTON LANDING PHASE 7B, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the ____ day of _____, 2023, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this ____ day of _____, 2023.

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

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA SS

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

Witness my hand and seal this ____ day of _____, 2023.

My Commission Expires: _____ Notary Public

My Commission No.: _____

PROPERTY DESCRIPTION

A tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty-one (31), Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, Pittsburg County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Southwest Quarter (SW/4);

THENCE South 01°35'07" East, along and with the West line of said Southwest Quarter (SW/4), a distance of 1,120.29 feet;

THENCE North 88°24'53" East, departing said West line, a distance of 446.69 feet to the POINT OF BEGINNING;

THENCE North 14°02'43" East, a distance of 292.21 feet;

THENCE South 62°22'19" East, a distance of 374.06 feet;

THENCE on a curve to the right having a radius of 600.00 feet, a chord bearing of South 55°13'27" East, a chord length of 149.31 feet and an arc length of 149.70 feet;

THENCE on a reverse curve to the left having a radius of 1,700.18 feet, a chord bearing of South 50°18'40" East, a chord length of 132.60 feet and an arc length of 132.63 feet to the Northwest (NW) Corner of the plat CARLTON LANDING PHASE 7 recorded in Book Folio Page 114B;

THENCE along and with the West line of said CARLTON LANDING PHASE 7 the following Four (4) calls:

1. THENCE South 37°52'19" West, a distance of 114.23 feet;
2. THENCE on a non-tangent curve to the right having a radius of 1,400.00 feet, a chord bearing of North 51°56'14" West, a chord length of 11.25 feet and an arc length of 11.25 feet;
3. THENCE South 38°17'35" West, a distance of 24.00 feet;
4. THENCE South 25°03'28" West, a distance of 159.90 feet to the Southwest (SW) Corner of said CARLTON LANDING PHASE 7;

THENCE North 56°36'45" West, departing the West line of said CARLTON LANDING PHASE 7, a distance of 557.43 feet to the POINT OF BEGINNING.

Containing 180,269 square feet or 4.1384 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane South Zone NAD83). The West line of the Southwest Quarter (SW/4) of Section Thirty-one (31), Township Nine (9) North, Range Seventeen (17) East having a bearing of South 01°35'07" East. All Distances are grid distances in U.S. Survey Feet.

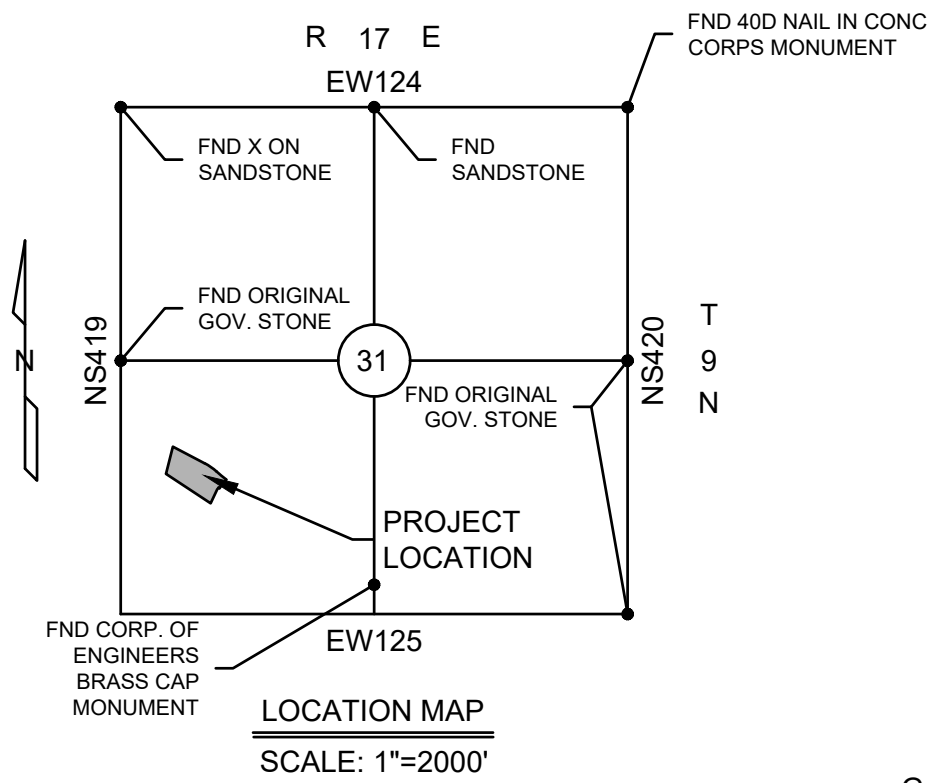
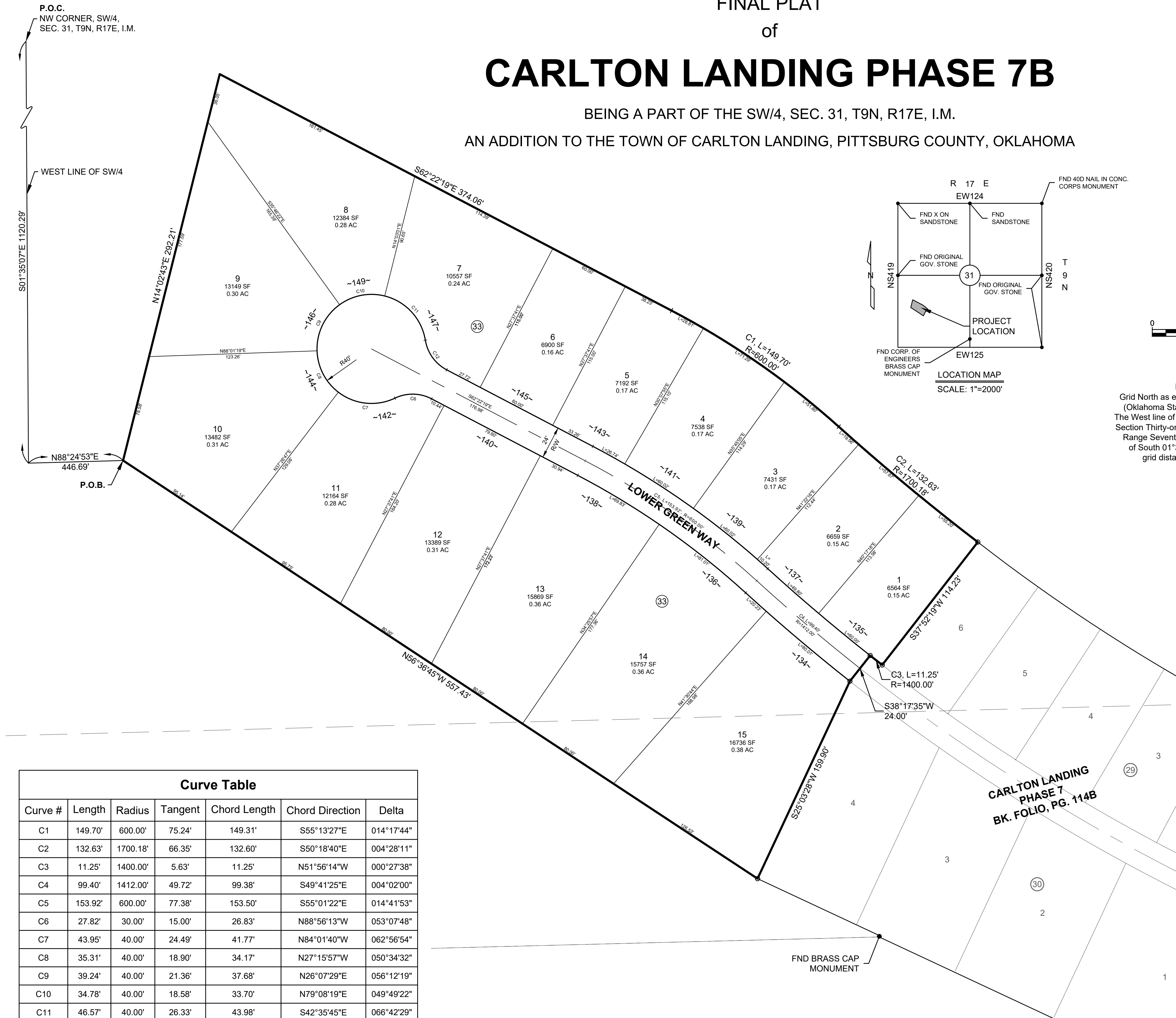
This property description was prepared on the ____ day of _____, 2023, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT
of
CARLTON LANDING PHASE 7B



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

FINAL PLAT
of
CARLTON LANDING PHASE 7B
BEING A PART OF THE SW/4, SEC. 31, T9N, R17E, I.M.
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA



Basis of Bearing:
Grid North as established by state plane datum
(Oklahoma State Plane South Zone NAD83).
The West line of the Southwest Quarter (SW/4) of
Section Thirty-one (31), Township Nine (9) North,
Range Seventeen (17) East having a bearing
of South 01°35'07" East. All Distances are
grid distances in U.S. Survey Feet.

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
D & U/E = DRAINAGE & UTILITY EASEMENT
U/E = UTILITY EASEMENT
D/E = 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 "J&A 1484" UNLESS
OTHERWISE NOTED
△ DENOTES SET NAIL IN "1484 J&A
SHINER" UNLESS OTHERWISE
NOTED

NOTES:

- This plat is submitted by HUMPHREYS PARTNERS 2009, LLC. The plat consists of private lots, common areas and private roadways (collectively, the "Platted Property").
- All private lots included in this plat are located within Increment District Number One as created by Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 26 on September 5, 2015.
- Each lot included in this plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing which was recorded on November 8, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").
- All roadways and common areas defined in this plat are private and shall be maintained by Carlton Landing Association Inc.
- 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 replacing utility systems. These utility systems include but are not limited to water, sewer, irrigation, telephone, television, data, electric, natural gas, security, waste collection and waste recycling.
- 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.

***** NOTE *****

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

FINAL PLAT
of
CARLTON LANDING PHASE 7B



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX: (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

Item No. _____

Date: July 15, 2023

AGENDA ITEM COMMENTARY

ITEM TITLE: Consider, discuss and possibly vote to amend, revise, approve or deny a Plat of Carlton Landing Homestead Phase1 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: The Planning Commission met on July 1, 2023 to review the proposed Plat Carlton Landing Homestead Phase1. The proposed Plat is large lots which can be used to develop small lots and or create mini homesteads for families with multiple structures.

The Planning Commission also discussed adding additional language on the plat to clarify the easements on the property. The requested language is consistent with the language on previously approved Plats. The Developer updated the plat to include the requested language.

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FUNDING: None

EXHIBITS: Carlton Landing Homestead Phase1 Plat

RECOMMENDED ACTION: Approve the Plat of Carlton Landing Homestead Phase1.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That HUMPHREYS PARTNERS 2009, LLC (the "Town Founder"), hereby certifies that it is the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of CARLTON LANDING - THE HOMESTEAD PHASE 1, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma (the "Phase 7 Plat"). The Town Founder has caused the same to be surveyed and platted into lots, as shown herein, which represents a correct survey of all property included therein under this Final Plat of CARLTON LANDING - THE HOMESTEAD PHASE 1, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, being a part of the Northwest Quarter (NW/4), Northeast Quarter (NE/4), & Southeast Quarter (NE/4) of Section Thirty-six (36), Township Nine (9) North, Range Sixteen (16) East of the Indian Meridian. Also, being a part of the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, Pittsburg County, Oklahoma.

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

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

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

Signed by the Manager this ____ day of _____, 2023.

HUMPHREYS PARTNERS 2009, LLC

By: _____
Grant Humphreys, Manager

STATE OF OKLAHOMA
COUNTY OF _____

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2023, personally appeared Grant Humphreys, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2023.

My Commission Expires: _____ Notary Public

My Commission No.: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Pittsburg County and that the tax records of said county show that all taxes for the year 2022 and prior years are paid on the Final Plat of CARLTON LANDING - THE HOMESTEAD PHASE 1, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this ____ day of _____, 2023.

County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, _____, Planning Director for the Town of Carlton Landing, hereby certify that the Town of Carlton Landing Planning Commission duly approved the Final Plat of CARLTON LANDING - THE HOMESTEAD PHASE 1, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma at a meeting the ____ day of _____, 2023.

Planning Director

ACCEPTANCE OF FINAL PLAT BY MAYOR OF CARLTON LANDING

Be it resolved by the Mayor of the Town of Carlton Landing that the Final Plat of **CARLTON LANDING - THE HOMESTEAD PHASE 1** an addition to Pittsburg County, Oklahoma is hereby accepted.

Accepted by the Mayor this ____ day of _____, 2023.

Mayor

FINAL PLAT
of

CARLTON LANDING - THE HOMESTEAD PHASE 1

BEING A PART OF THE NW/4, NE/4 & SE/4 OF SEC. 36, T9N, R16E, I.M. & BEING A PART OF THE NW/4 OF SEC 31, T9N, R17E, I.M.

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

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of CARLTON LANDING - THE HOMESTEAD PHASE 1, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, consisting of 5 sheets, represents a careful survey made under my supervision on the ____ day of _____, 2023, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this ____ day of _____, 2023.

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

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

Witness my hand and seal this ____ day of _____, 2023.

My Commission Expires: _____ Notary Public

My Commission No.: _____

PROPERTY DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4), Northeast Quarter (NE/4), and Southeast Quarter (SE/4) of Section Thirty-six (36), Township Nine (9) North, Range Sixteen (16) East, and the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, Pittsburg County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4) of said Section 36;

THENCE South 01°34'49" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 366.27 feet;

THENCE South 88°25'11" West, departing said East line, a distance of 91.30 feet to a point on the West Right-of-Way line of Carlton Landing Dr. as shown in the plat CARLTON LANDING PHASE 1 recorded in Book Folio, Page 103B, said point being the POINT OF BEGINNING;

THENCE along and with said West Right-of-Way line the following Three (3) calls:

- THENCE on a curve to the left having a radius of 540.00 feet, a chord bearing of South 09°51'31" East, a chord length of 360.62 feet and an arc length of 367.68 feet;
- THENCE on a reverse curve to the right having a radius of 640.00 feet, a chord bearing of South 08°07'58" East, a chord length of 463.55 feet and an arc length of 474.33 feet;
- THENCE South 13°05'58" West, a distance of 410.75 feet;

THENCE North 79°20'47" West, departing said West Right-of-Way line, a distance of 250.09 feet;

THENCE on a curve to the left having a radius of 775.00 feet, a chord bearing of North 84°43'39" West, a chord length of 145.36 feet and an arc length of 145.58 feet;

THENCE South 33°58'30" West, a distance of 138.05 feet

THENCE on a curve to the right having a radius of 1,525.00 feet, a chord bearing of South 34°47'35" West, a chord length of 43.56 feet and an arc length of 43.56 feet;

THENCE South 35°36'41" West, a distance of 129.92 feet;

THENCE South 36°42'33" East, a distance of 197.45 feet;

THENCE South 53°17'27" West, a distance of 85.17 feet;

THENCE North 36°42'33" West, a distance of 170.80 feet;

THENCE on a curve to the right having a radius of 625.00 feet, a chord bearing of South 45°24'31" West, a chord length of 164.27 feet and an arc length of 164.75 feet;

PROPERTY DESCRIPTION (CONT.)

THENCE South 52°57'37" West, a distance of 108.22 feet;

THENCE South 27°36'40" East, a distance of 1,446.62 feet;

THENCE on a non-tangent curve to the right having a radius of 225.00 feet, a chord bearing of North 76°08'25" East, a chord length of 55.85 feet and an arc length of 56.00 feet;

THENCE North 83°16'13" East, a distance of 112.59 feet to a point on said West Right-of-Way line;

THENCE along and with said West Right-of-Way line, on a non-tangent curve to the left having a radius of 90.00 feet, a chord bearing of South 30°26'58" East, a chord length of 5.12 feet and an arc length of 5.12 feet;

THENCE South 32°04'44" East, continuing along and with said West Right-of-Way line, a distance of 61.21 feet;

THENCE South 83°16'13" West, departing said West Right-of-Way line, a distance of 140.85 feet;

THENCE on a curve to the left having a radius of 165.00 feet, a chord bearing of South 72°49'47" West, a chord length of 59.80 feet and an arc length of 60.13 feet;

THENCE South 62°23'20" West, a distance of 374.06 feet;

THENCE North 27°36'40" West, a distance of 1,500.53 feet;

THENCE on a curve to the right having a radius of 525.00 feet, a chord bearing of North 20°26'37" West, a chord length of 131.01 feet and an arc length of 131.35 feet;

THENCE on a reverse curve to the left having a radius of 275.00 feet, a chord bearing of North 17°54'27" West, a chord length of 44.41 feet and an arc length of 44.46 feet;

THENCE on a non-tangent curve to the right having a radius of 1,425.00 feet, a chord bearing of South 65°31'17" West, a chord length of 19.68 feet and an arc length of 19.68 feet;

THENCE South 65°55'01" West, a distance of 175.40 feet;

THENCE North 71°09'45" West, a distance of 31.95 feet;

THENCE on a curve to the left having a radius of 475.00 feet, a chord bearing of North 76°13'53" West, a chord length of 83.94 feet and an arc length of 84.05 feet;

THENCE North 81°18'01" West, a distance of 289.77 feet;

THENCE on a curve to the left having a radius of 475.00 feet, a chord bearing of South 86°40'32" West, a chord length of 197.91 feet and an arc length of 199.37 feet;

THENCE South 74°39'05" West, a distance of 108.87 feet;

THENCE North 15°44'17" West, a distance of 363.35 feet;

THENCE on a non-tangent curve to the right having a radius of 625.00 feet, a chord bearing of South 69°58'36" West, a chord length of 125.52 feet and an arc length of 125.73 feet;

THENCE South 75°44'23" West, a distance of 89.24 feet;

THENCE on a curve to the left having a radius of 975.00 feet, a chord bearing of South 74°27'23" West, a chord length of 43.67 feet and an arc length of 43.68 feet;

THENCE South 73°10'23" West, a distance of 211.02 feet;

THENCE South 02°55'12" East, a distance of 80.42 feet;

THENCE on a curve to the left having a radius of 507.50 feet, a chord bearing of South 09°18'45" East, a chord length of 112.42 feet and an arc length of 112.65 feet;

THENCE South 15°40'18" East, a distance of 136.76 feet;

THENCE South 22°25'29" East, a distance of 50.00 feet;

THENCE South 67°34'31" West, a distance of 182.89 feet;

THENCE on a curve to the left having a radius of 575.00 feet, a chord bearing of South 58°33'26" West, a chord length of 180.26 feet and an arc length of 181.00 feet;

THENCE South 49°32'22" West, a distance of 208.38 feet;

THENCE North 25°56'42" West, a distance of 282.95 feet;

THENCE on a curve to the left having a radius of 475.00 feet, a chord bearing of North 31°25'11" West, a chord length of 90.64 feet and an arc length of 90.77 feet;

PROPERTY DESCRIPTION (CONT.)

THENCE North 36°53'40" West, a distance of 109.64 feet;

THENCE North 34°36'04" East, a distance of 450.02 feet;

THENCE on a curve to the right having a radius of 525.00 feet, a chord bearing of North 46°22'00" East, a chord length of 214.10 feet and an arc length of 215.61 feet;

THENCE North 58°07'56" East, a distance of 7.62 feet;

THENCE on a curve to the left having a radius of 475.00 feet, a chord bearing of North 53°14'49" East, a chord length of 80.90 feet and an arc length of 81.00 feet;

THENCE North 48°21'43" East, a distance of 124.96 feet;

THENCE on a curve to the right having a radius of 625.00 feet, a chord bearing of North 87°08'36" East, a chord length of 782.94 feet and an arc length of 846.08 feet;

THENCE South 54°04'31" East, a distance of 37.68 feet;

THENCE on a curve to the left having a radius of 475.00 feet, a chord bearing of South 63°42'48" East, a chord length of 159.06 feet and an arc length of 159.81 feet;

THENCE South 73°21'06" East, a distance of 13.23 feet;

THENCE on a curve to the left having a radius of 775.00 feet, a chord bearing of South 80°12'59" East, a chord length of 185.26 feet and an arc length of 185.71 feet;

THENCE South 87°04'51" East, a distance of 144.57 feet;

THENCE on a curve to the left having a radius of 475.00 feet, a chord bearing of North 86°53'18" East, a chord length of 99.81 feet and an arc length of 99.99 feet;

THENCE North 80°51'28" East, a distance of 112.51 feet;

THENCE on a curve to the right having a radius of 225.00 feet, a chord bearing of South 86°01'04" East, a chord length of 102.18 feet and an arc length of 103.08 feet;

THENCE on a reverse curve to the left having a radius of 375.00 feet, a chord bearing of South 87°26'17" East, a chord length of 188.35 feet and an arc length of 190.39 feet;

THENCE North 78°01'02" East, a distance of 138.89 feet;

THENCE on a curve to the left having a radius of 275.00 feet, a chord bearing of North 71°19'21" East, a chord length of 64.12 feet and an arc length of 64.26 feet;

THENCE North 64°37'40" East, a distance of 43.28 feet;

THENCE on a curve to the right having a radius of 325.00 feet, a chord bearing of North 66°56'48" East, a chord length of 26.30 feet and an arc length of 26.31 feet;

THENCE North 33°18'11" East, a distance of 176.45 feet

THENCE on a curve to the left having a radius of 775.00 feet, a chord bearing of North 25°04'01" East, a chord length of 222.04 feet and an arc length of 222.81 feet;

THENCE North 16°49'52" East, a distance of 164.80 feet;

THENCE on a curve to the right having a radius of 325.00 feet, a chord bearing of North 23°52'38" East, a chord length of 79.74 feet and an arc length of 79.94 feet;

THENCE North 30°55'24" East, a distance of 419.94 feet;

THENCE on a curve to the right having a radius of 525.00 feet, a chord bearing of North 35°36'39" East, a chord length of 85.80 feet and an arc length of 85.90 feet;

THENCE North 40°17'53" East, a distance of 154.28 feet to the POINT OF BEGINNING.

Containing 2,670,697 square feet or 61.3108 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane South Zone NAD83). The East line of the Northeast Quarter (NE/4) of Section Thirty-six (36), Township Nine (9) North, Range Seventeen (17) East having a bearing of South 01°34'49" East. All Distances are grid distances in U.S. Survey Feet.

This property description was prepared on the ____ day of _____, 2023, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT
of
**CARLTON LANDING -
THE HOMESTEAD
PHASE 1**



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX: (405) 235-8078 www.jaokc.com
Certificate of Authorization #1404 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

FINAL PLAT

of

CARLTON LANDING - THE HOMESTEAD PHASE 1

BEING A PART OF THE NW/4, NE/4 & SE/4 OF SEC. 36, T9N, R16E, I.M.
& BEING A PART OF THE NW/4 OF 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	367.68'	540.00'	191.29'	360.62'	S09°51'31"E	039°00'45"
C2	474.33'	640.00'	248.65'	463.55'	S08°07'58"E	042°27'52"
C3	145.58'	775.00'	73.00'	145.36'	N84°43'39"W	010°45'45"
C4	43.56'	1525.00'	21.78'	43.56'	S34°47'35"W	001°38'11"
C5	164.75'	625.00'	82.86'	164.27'	S45°24'31"W	015°06'11"
C6	56.00'	225.00'	28.15'	55.85'	N76°08'25"E	014°15'36"
C7	5.12'	90.00'	2.56'	5.12'	S30°26'58"E	003°15'32"
C8	60.13'	165.00'	30.40'	59.80'	S72°49'47"W	020°52'53"
C9	131.35'	525.00'	66.02'	131.01'	N20°26'37"W	014°20'05"
C10	44.46'	275.00'	22.28'	44.41'	N17°54'27"W	009°15'44"
C11	19.68'	1425.00'	9.84'	19.68'	S65°31'17"W	000°47'28"
C12	84.05'	475.00'	42.13'	83.94'	N76°13'53"W	010°08'16"
C13	199.37'	475.00'	101.17'	197.91'	S86°40'32"W	024°02'54"
C14	125.73'	625.00'	63.08'	125.52'	S69°58'36"W	011°31'34"
C15	43.68'	975.00'	21.84'	43.67'	S74°27'23"W	002°34'00"
C16	112.65'	507.50'	56.56'	112.42'	S09°18'45"E	012°43'06"
C17	181.00'	575.00'	91.26'	180.26'	S58°33'26"W	018°02'10"
C18	90.77'	475.00'	45.53'	90.64'	N31°25'11"W	010°56'58"
C19	215.61'	525.00'	109.35'	214.10'	N46°22'00"E	023°31'52"
C20	81.00'	475.00'	40.60'	80.90'	N53°14'49"E	009°46'13"
C21	846.08'	625.00'	502.18'	782.94'	N87°08'36"E	077°33'47"
C22	159.81'	475.00'	80.67'	159.06'	S63°42'48"E	019°16'35"
C23	185.71'	775.00'	93.30'	185.26'	S80°12'59"E	013°43'46"
C24	99.99'	475.00'	50.18'	99.81'	N86°53'18"E	012°03'41"
C25	103.08'	225.00'	52.46'	102.18'	S86°01'04"E	026°14'57"
C26	190.39'	375.00'	97.29'	188.35'	S87°26'17"E	029°05'23"
C27	64.26'	275.00'	32.28'	64.12'	N71°19'21"E	013°23'21"
C28	26.31'	325.00'	13.16'	26.30'	N66°56'48"E	004°38'16"
C29	222.81'	775.00'	112.18'	222.04'	N25°04'01"E	016°28'20"
C30	79.94'	325.00'	40.17'	79.74'	N23°52'38"E	014°05'33"
C31	85.90'	525.00'	43.05'	85.80'	N35°36'39"E	009°22'29"
C32	81.81'	500.00'	41.00'	81.72'	N35°36'39"E	009°22'29"
C33	73.79'	300.00'	37.08'	73.60'	N23°52'38"E	014°05'33"
C34	229.99'	800.00'	115.80'	229.20'	N25°04'01"E	016°28'20"

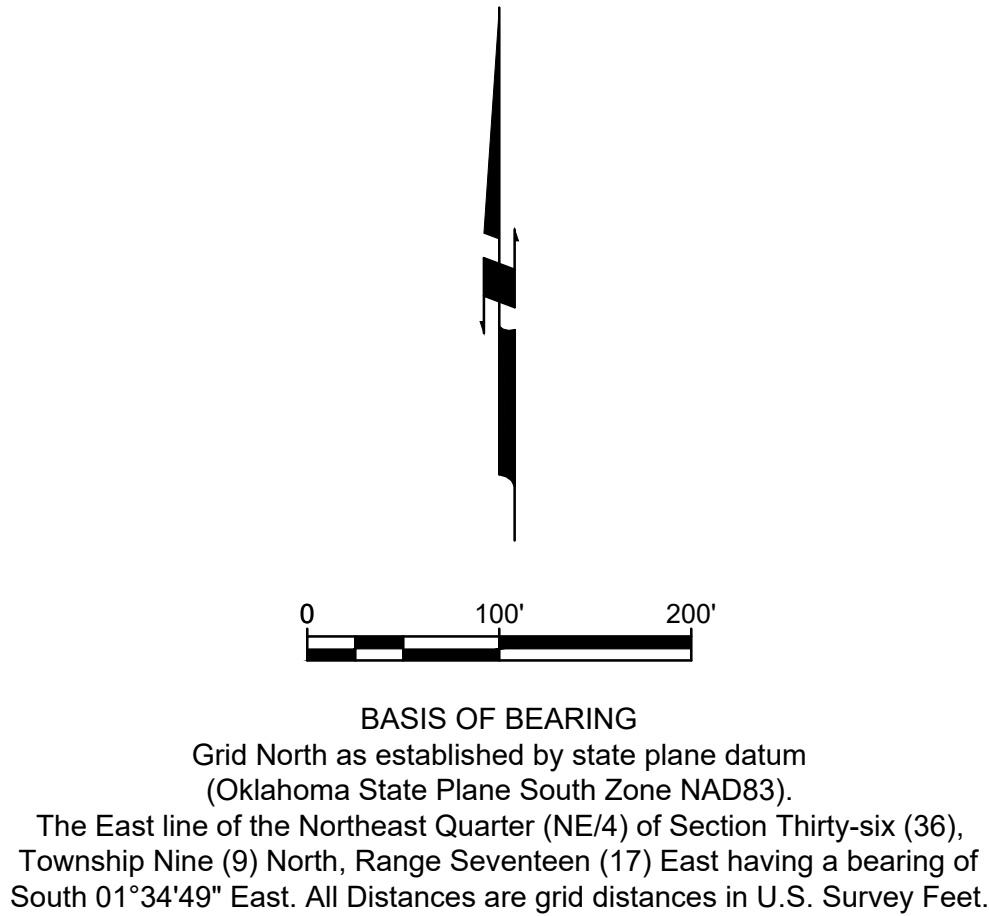
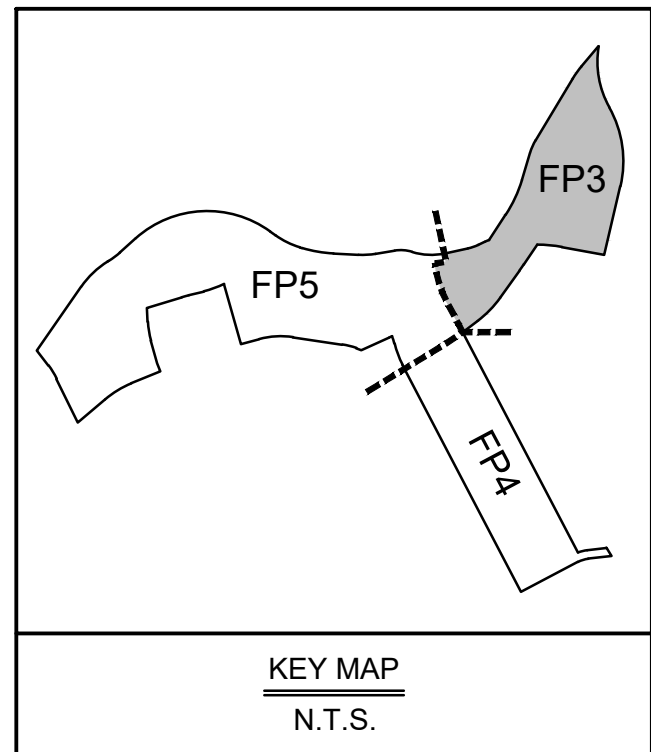
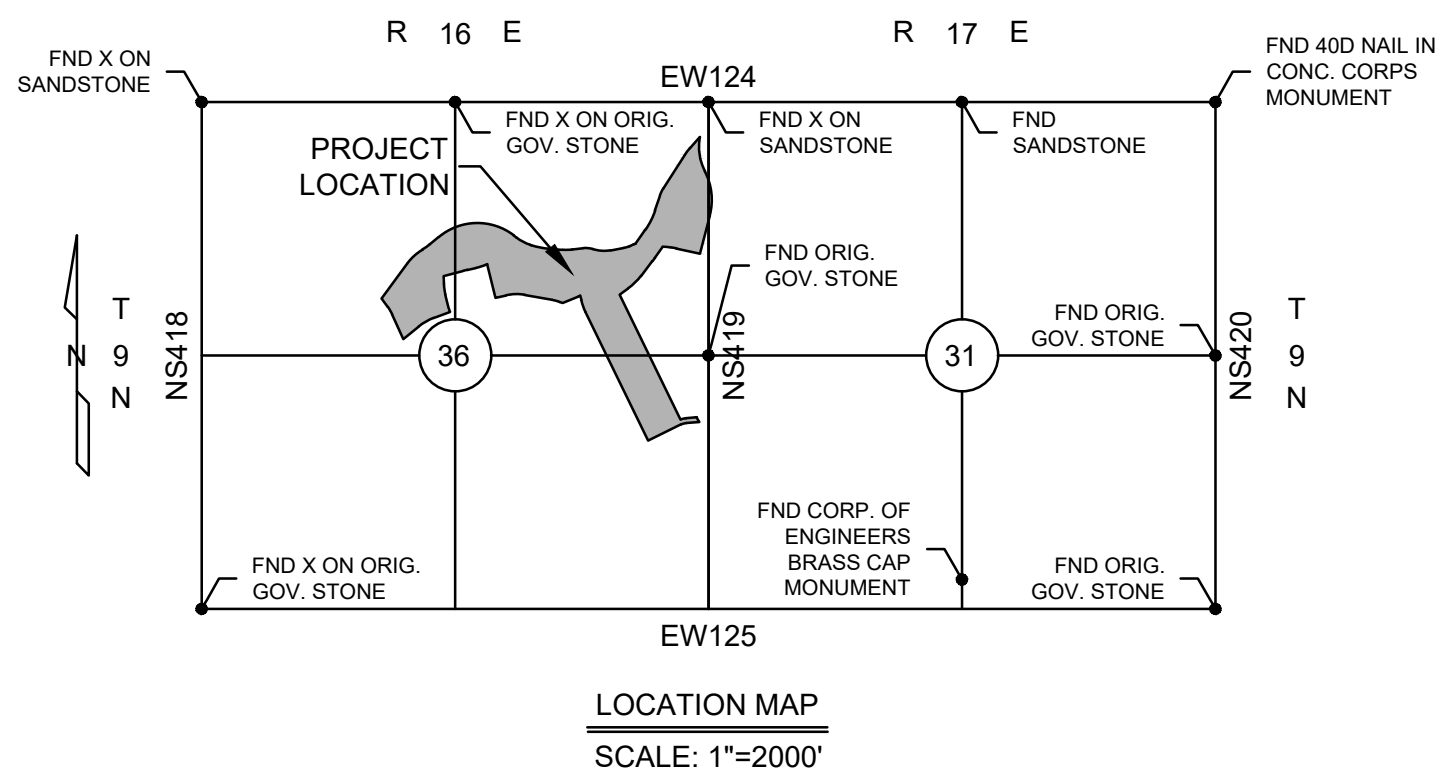
Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C35	796.90'	1400.00'	409.57'	786.19'	N49°36'36"E	032°36'50"
C36	88.47'	500.00'	44.35'	88.35'	N76°13'53"W	010°08'16"
C37	209.86'	500.00'	106.50'	208.32'	S86°40'32"W	024°02'54"
C38	79.98'	507.50'	40.07'	79.90'	S82°18'35"E	009°01'47"
C39	181.36'	492.50'	91.72'	180.34'	S76°16'31"E	021°05'56"
C40	154.67'	800.00'	77.58'	154.43'	N84°53'07"W	011°04'40"
C41	130.63'	300.00'	66.37'	129.60'	S77°06'07"W	024°56'53"
C42	70.11'	300.00'	35.21'	69.95'	N71°19'21"E	013°23'21"
C43	203.08'	400.00'	103.78'	200.91'	S87°26'17"E	029°05'23"
C44	91.63'	200.00'	46.63'	90.83'	S86°01'04"E	026°14'57"
C45	105.26'	500.00'	52.82'	105.06'	N86°53'18"E	012°03'41"
C46	191.70'	800.00'	96.31'	191.24'	S80°12'59"E	013°43'46"
C47	168.22'	500.00'	84.91'	167.43'	S63°42'48"E	019°16'35"
C48	812.24'	600.00'	482.09'	751.62'	N87°08'36"E	077°33'47"
C49	85.26'	500.00'	42.73'	85.16'	N53°14'49"E	009°46'13"
C50	205.35'	500.00'	104.14'	203.91'	N46°22'00"E	023°31'52"
C51	95.55'	500.00'	47.92'	95.41'	N31°25'11"W	010°56'58"
C52	188.87'	600.00'	95.22'	188.09'	S58°33'26"W	018°02'10"
C53	246.73'	600.00'	125.13'	245.00'	S84°57'13"W	023°33'40"
C54	44.80'	1000.00'	22.40'	44.79'	S74°27'23"W	002°34'00"
C55	501.67'	600.00'	266.55'	487.18'	S51°47'13"W	047°54'20"
C56	147.06'	800.00'	73.74'	146.85'	N21°00'16"W	010°31'57"
C57	48.89'	900.00'	24.45'	48.89'	S35°31'52"W	003°06'45"
C58	42.84'	1500.00'	21.42'	42.84'	S34°47'35"W	001°38'11"
C59	181.68'	600.00'	91.54'	180.98'	S44°17'09"W	017°20'56"
C60	117.65'	1200.00'	58.87'	117.60'	S55°46'08"W	005°37'03"
C61	244.48'	625.00'	123.82'	242.92'	S16°24'18"E	022°24'43"
C62	176.54'	300.00'	90.91'	174.00'	N10°45'10"W	033°43'00"
C63	75.06'	300.00'	37.73'	74.86'	N20°26'37"W	014°20'05"
C64	125.09'	500.00'	62.88'	124.77'	N20°26'37"W	014°20'05"
C65	71.07'	195.00'	35.93'	70.67'	S72°49'47"W	020°52'53"
C66	58.31'	192.50'	29.38'	58.09'	N39°39'53"W	017°21'25"
C67	69.73'	192.50'	35.25'	69.35'	N20°36'32"W	020°45'19"

Line Table		
Line #	Length	Direction
L1	20.30'	S05°11'57"E
L2	43.28'	N64°37'40"E
L3	13.23'	S73°21'06"E
L4	7.62'	N58°07'56"E

FINAL PLAT
of
CARLTON LANDING -
THE HOMESTEAD
PHASE 1



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FINAL PLAT
of
**CARLTON LANDING - THE
HOMESTEAD PHASE 1**
BEING A PART OF THE NW/4, NE/4 & SE/4 OF SEC. 36, T9N, R16E, I.M.
& BEING A PART OF THE NW/4 OF SEC 31, T9N, R17E, I.M.
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

NOTES:

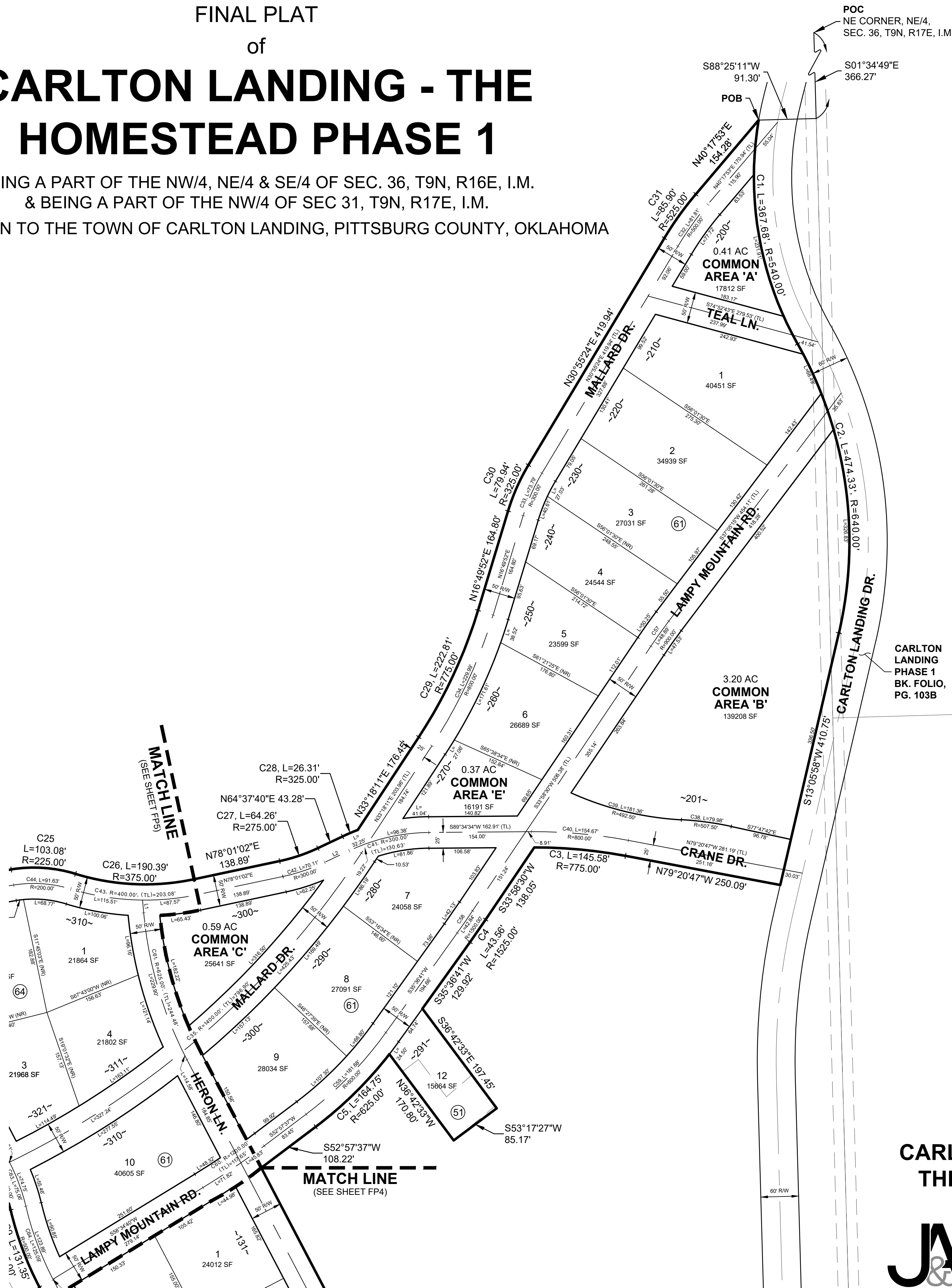
- This plat is submitted by HUMPHREYS PARTNERS 2009, LLC. The plat consists of private lots, common areas and private roadways (collectively, the "Platted Property").
- All private lots included in this plat are located within Increment District Number One as created by Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 26 on September 5, 2015.
- Each lot included in this plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing which was recorded on November 8, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").
- All roadways and common areas defined in this plat are private and shall be maintained by Carlton Landing Association Inc.
- 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 replacing utility systems. These utility systems include but are not limited to water, sewer, irrigation, telephone, television, data, electric, natural gas, security, waste collection and waste recycling.
- 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.

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

LEGEND:

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

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



FINAL PLAT
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FINAL PLAT
of
CARLTON LANDING - THE HOMESTEAD PHASE 1

BEING A PART OF THE NW/4, NE/4 & SE/4 OF SEC. 36, T9N, R16E, I.M. & BEING A PART OF THE NW/4 OF SEC 31, T9N, R17E, I.M.

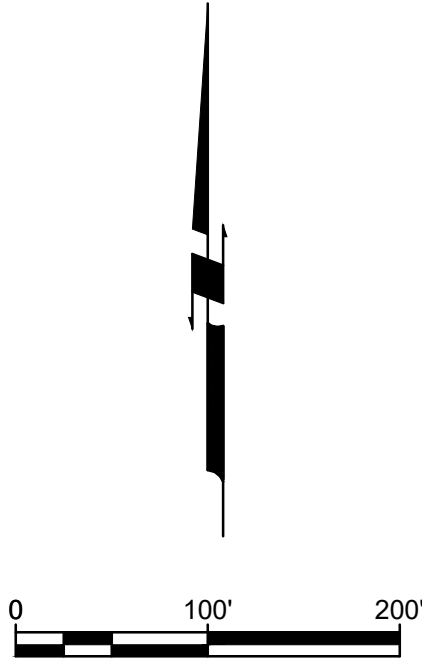
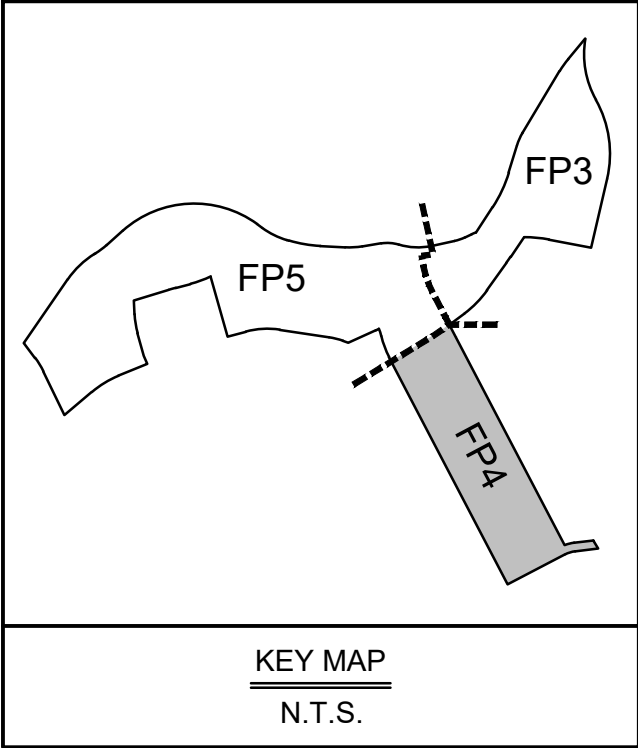
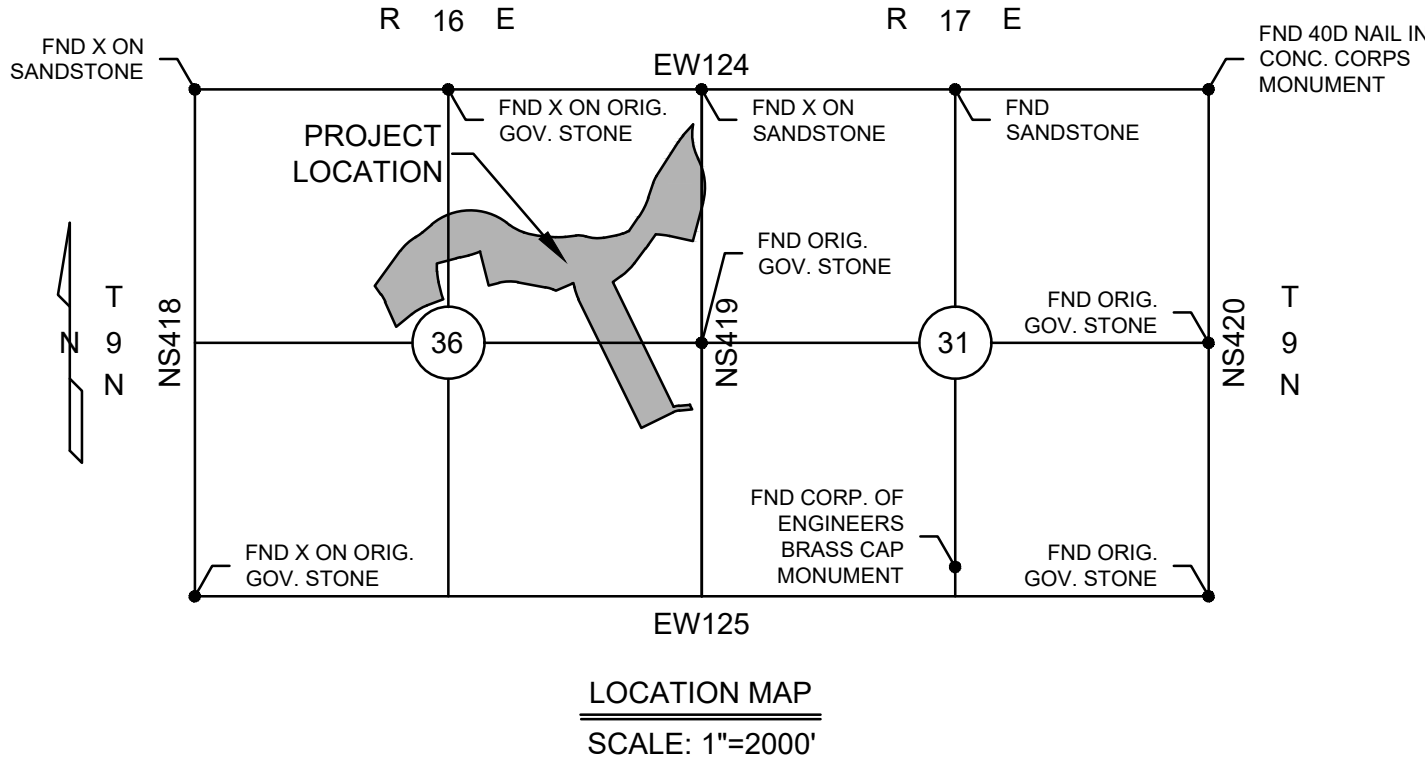
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA



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



BASIS OF BEARING
Grid North as established by state plane datum
(Oklahoma State Plane South Zone NAD83).
The East line of the Northeast Quarter (NE/4) of Section Thirty-six (36), Township Nine (9) North, Range Seventeen (17) East having a bearing of South 01°34'49" East. All Distances are grid distances in U.S. Survey Feet.

LEGEND:

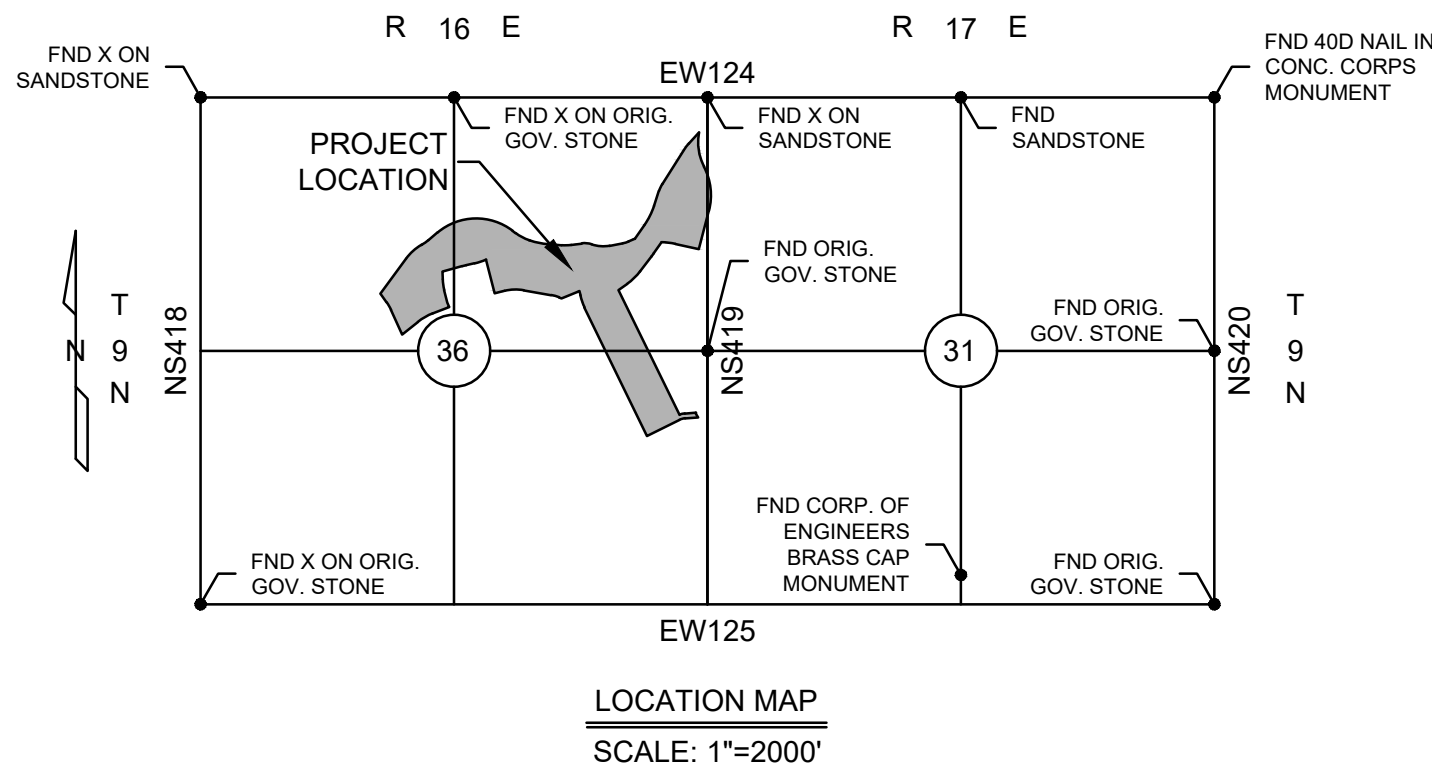
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NR = NOT RADIAL
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• DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
○ DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
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FINAL PLAT
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CARLTON LANDING - THE HOMESTEAD PHASE 1



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Certificate of Authorization #1484 Exp. Date: 06-30-2025
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***** NOTE *****

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

FINAL PLAT of CARLTON LANDING - THE HOMESTEAD PHASE 1

BEING A PART OF THE NW/4, NE/4 & SE/4 OF SEC. 36, T9N, R16E, I.M.
& BEING A PART OF THE NW/4 OF SEC 31, T9N, R17E, I.M.
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

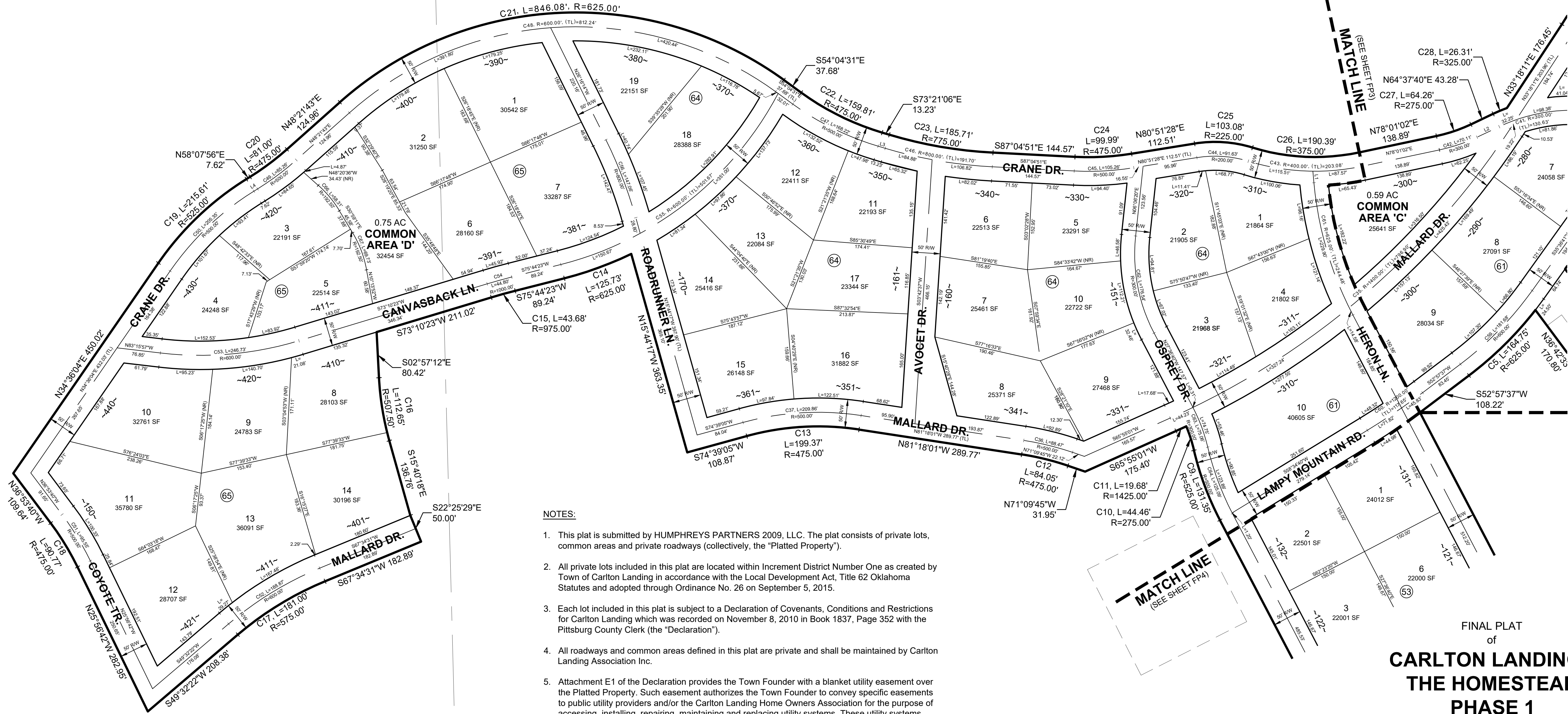
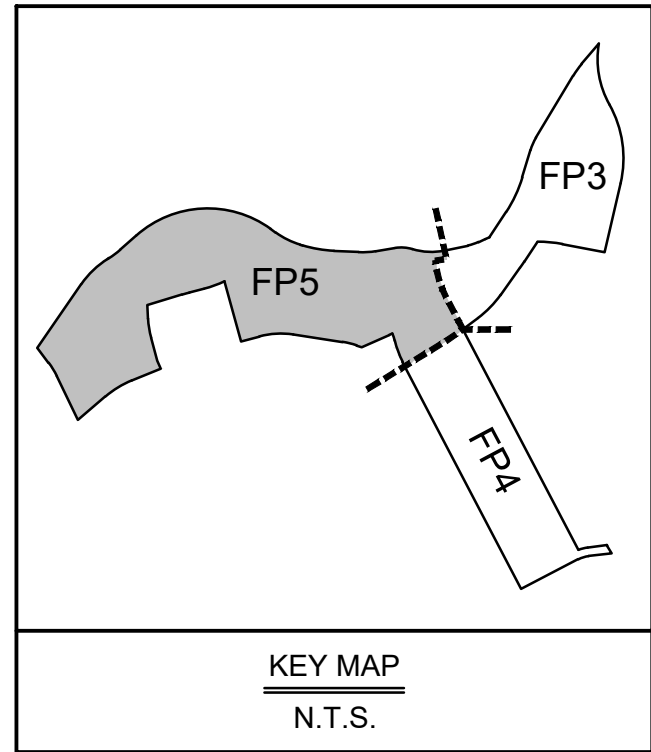
LEGEND:

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

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

BASIS OF BEARING

Grid North as established by state plane datum
(Oklahoma State Plane South Zone NAD83).
The East line of the Northeast Quarter (NE/4) of Section Thirty-six (36),
Township Nine (9) North, Range Seventeen (17) East having a bearing of
South 01°34'49" East. All Distances are grid distances in U.S. Survey Feet.



NOTES:

- This plat is submitted by HUMPHREYS PARTNERS 2009, LLC. The plat consists of private lots, common areas and private roadways (collectively, the "Platted Property").
- All private lots included in this plat are located within Increment District Number One as created by Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 26 on September 5, 2015.
- Each lot included in this plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing which was recorded on November 8, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").
- All roadways and common areas defined in this plat are private and shall be maintained by Carlton Landing Association Inc.
- 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 replacing utility systems. These utility systems include but are not limited to water, sewer, irrigation, telephone, television, data, electric, natural gas, security, waste collection and waste recycling.
- 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.

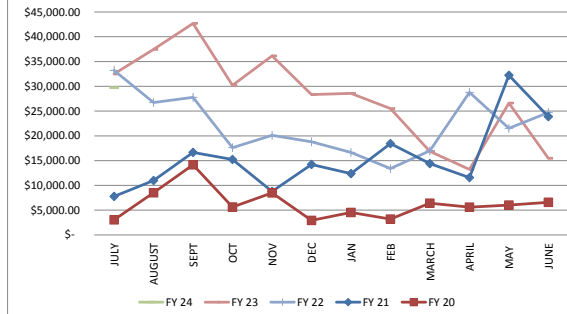
FINAL PLAT of CARLTON LANDING - THE HOMESTEAD PHASE 1

J&A
Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

**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>
<u>FY 24</u>	\$ 29,736.65												\$ 29,736.65
<u>FY 23</u>	\$ 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	\$ 15,477.83	\$ 333,660.90
<u>FY22</u>	\$ 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
<u>FY21</u>	\$ 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
<u>FY20</u>	\$ 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
<u>FY19</u>	\$ 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
<u>FY18</u>	\$ 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
<u>FY17</u>	\$ 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>
<u>FY 24</u>	\$ 1,807.68												\$ 1,807.68
<u>FY 23</u>	\$ 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	\$ 1,167.00	\$ 16,260.46
<u>FY22</u>	\$ 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
<u>FY21</u>	\$ 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
<u>FY20</u>								\$ 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>
<u>FY 24</u>	\$ 7,232.32												\$ 7,232.32
<u>FY 23</u>	\$ 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	\$ 3,189.92	\$ 81,561.02
<u>FY22</u>	\$ 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
<u>FY21</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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 Jun 2023 Jun 2023 Actual	Year-To-Date Jul 2022 Jun 2023 Actual	Annual Budget Jul 2022 Jun 2023	Annual Budget Jul 2022 Jun 2023 Variance	Jul 2022 Jun 2023 Percent of Budget
Revenue & Expenditures						
Revenue						
Non-Departmental Revenues						
Budget Carryover						
3999	Fund Balance Carryover	0.00	0.00	50,000.00	50,000.00	0.00%
Total Budget Carryover		\$0.00	\$0.00	\$50,000.00	\$50,000.00	
Other Revenue						
4012	Alcohol Beverage Tax	115.56	1,224.12	800.00	(424.12)	153.02%
4100	Building Permits/Inspection Fe	975.82	17,401.41	23,580.00	6,178.59	73.80%
4105	Business License and Permits	3,196.39	5,366.09	200.00	(5,166.09)	2,683.05%
4011	Lodging Tax	3,189.92	81,561.01	48,000.00	(33,561.01)	169.92%
4500	Miscellaneous Revenue	10,000.00	42,608.41	0.00	(42,608.41)	0.00%
4015	Pittsburgh County Sinking Fund	0.00	68,253.67	55,600.00	(12,653.67)	122.76%
4000	Sales Tax	15,660.61	336,027.86	198,000.00	(138,027.86)	169.71%
9002	Transfer IN from TIF	27,051.61	136,258.39	120,148.00	(16,110.39)	113.41%
4005	Use Tax	1,167.00	16,260.46	8,000.00	(8,260.46)	203.26%
4010	Utility Tax	0.00	12,868.89	12,000.00	(868.89)	107.24%
4013	Vehicle Gas/Fuel Tax	(1,375.72)	(746.20)	0.00	746.20	0.00%
Total Other Revenue		\$59,981.19	\$717,084.11	\$466,328.00	(\$250,756.11)	
Non-Departmental Revenues Totals		\$59,981.19	\$717,084.11	\$516,328.00	(\$200,756.11)	
Revenue		\$59,981.19	\$717,084.11	\$516,328.00	(\$200,756.11)	
Gross Profit		\$59,981.19	\$717,084.11	\$516,328.00	\$0.00	
Expenses						
Administration						
Personal Services						
5020	Employer Paid Insurance	1,259.50	20,380.60	27,420.00	7,039.40	74.33%
5025	Employer Retirement Contributi	1,397.87	13,199.45	15,800.00	2,600.55	83.54%
5000	Salaries	13,653.84	141,249.97	158,000.00	16,750.03	89.40%
5010	Social Security	1,065.47	11,088.30	12,385.00	1,296.70	89.53%
5015	Unemployment Tax	17.38	535.91	3,238.00	2,702.09	16.55%
5030	Vehicle/Cell Allowance	324.85	3,898.20	3,900.00	1.80	99.95%
Total Personal Services		\$17,718.91	\$190,352.43	\$220,743.00	\$30,390.57	
Materials & Supplies						
5510	Building Maintenance & Repairs	0.00	240.00	320.00	80.00	75.00%
5530	Miscellaneous	0.00	(610.00)	100.00	710.00	(610.00%)
5500	Office Supplies	155.30	1,021.48	800.00	(221.48)	127.69%
5520	Software Programs/ Services	0.00	144.83	200.00	55.17	72.42%
Total Materials & Supplies		\$155.30	\$796.31	\$1,420.00	\$623.69	
Other Services						
6035	Dues & Memberships	0.00	490.00	1,380.00	890.00	35.51%
6015	Insurance	350.00	665.00	570.00	(95.00)	116.67%
6005	Rent	477.78	5,255.58	5,820.00	564.42	90.30%
6040	School, Training, Travel	0.00	2,047.40	6,000.00	3,952.60	34.12%
6000	Utilities	187.00	2,944.28	4,363.00	1,418.72	67.48%
Total Other Services		\$1,014.78	\$11,402.26	\$18,133.00	\$6,730.74	
Administration Totals		\$18,888.99	\$202,551.00	\$240,296.00	\$37,745.00	
General Government						
Materials & Supplies						
5510	Building Maintenance & Repairs	1,866.60	1,866.60	2,500.00	633.40	74.66%
5530	Miscellaneous	(75.48)	619.94	1,460.00	840.06	42.46%

Statement of Revenue and Expenditures

		Current Period Jun 2023 Jun 2023 Actual	Year-To-Date Jul 2022 Jun 2023 Actual	Annual Budget Jul 2022 Jun 2023	Annual Budget Jul 2022 Jun 2023 Variance	Jul 2022 Jun 2023 Percent of Budget
Revenue & Expenditures						
Expenses						
General Government						
Materials & Supplies						
5500	Office Supplies	8.13	653.82	1,500.00	846.18	43.59%
5505	Posatge	0.00	139.80	600.00	460.20	23.30%
5520	Software Programs/ Services	94.00	3,368.90	4,280.00	911.10	78.71%
Total Materials & Supplies		\$1,893.25	\$6,649.06	\$10,340.00	\$3,690.94	
Other Services						
6030	Community Support Agreements	750.00	15,630.00	24,000.00	8,370.00	65.13%
6035	Dues & Memberships	572.99	4,142.07	3,050.00	(1,092.07)	135.81%
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	900.00	46,729.13	59,300.00	12,570.87	78.80%
6010	Publication & Notice Expense	188.00	989.75	2,500.00	1,510.25	39.59%
6045	Road & Trail Maintenance	706.80	18,918.60	21,096.00	2,177.40	89.68%
6040	School, Training, Travel	0.00	2,371.05	2,500.00	128.95	94.84%
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%
Total Other Services		\$3,117.79	\$110,923.59	\$137,446.00	\$26,522.41	
Capital Outlay						
7010	Projects	0.00	9,171.91	50,000.00	40,828.09	18.34%
Total Capital Outlay		\$0.00	\$9,171.91	\$50,000.00	\$40,828.09	
Debt Service						
8000	GO Bond Payments	0.00	0.00	55,600.00	55,600.00	0.00%
8500	Interest Expense	75.55	12,025.79	0.00	(12,025.79)	0.00%
Total Debt Service		\$75.55	\$12,025.79	\$55,600.00	\$43,574.21	
Transfers Out						
9503	Transfer OUT to Reserve Fund	0.00	0.00	15,000.00	15,000.00	0.00%
Total Transfers Out		\$0.00	\$0.00	\$15,000.00	\$15,000.00	
General Government Totals		\$5,086.59	\$138,770.35	\$268,386.00	\$129,615.65	
Expenses		\$23,975.58	\$341,321.35	\$508,682.00	\$167,360.65	
Revenue Less Expenditures		\$36,005.61	\$375,762.76	\$7,646.00	\$0.00	
Net Change in Fund Balance		\$36,005.61	\$375,762.76	\$7,646.00	\$0.00	
Fund Balances						
Beginning Fund Balance		1,070,395.25	934,907.10	0.00	0.00	0.00%
Net Change in Fund Balance		36,005.61	375,762.76	7,646.00	0.00	0.00%
Ending Fund Balance		1,106,400.86	1,106,400.86	0.00	0.00	0.00%

General Fund
Balance Sheet
For Period Ending 6/30/2020

Book Value
Jun 2020
Actual

Assets

Current Assets

Cash

2018 GO Bond Checking	147,704.14
2020 GO Bond Checking	1,960.00
Sinking Fund Checking 3087	61,915.09
Town of CL Checking 9683	47,047.55

Other Current Assets

Accounts Receivable	80,643.49
Due from TIF Fund	(67,311.87)
Prepaid Insurance	1,057.00

Total Current Assets **\$273,015.40**

Fixed Assets

Fixed Assets

Buildings & Improvements

Marina Project	27,778.50
Swim Beach	225,973.18

Furniture & Fixtures

Office Furniture	4,241.43
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Total Fixed Assets **\$257,993.11**

Total Assets **\$531,008.51**

Liabilities

Current Liabilities

Payroll Liabilities

EFTPS Payable	19.89
OK Tax Commission Payable	874.00
OkMRF Payable	3,627.33

Total Current Liabilities **\$4,521.22**

Long Term Liabilities

Long Term Debt

2017 GOB	143,259.22
2018 GOB	59,801.67
2020 GOB	79,917.47
Road Repair Payable	83,717.84

Total Long Term Liabilities **\$366,696.20**

Total Liabilities **\$371,217.42**

Fund Balance

Accumulated Surplus (Deficit)

Fund Balance	159,791.09
--------------	------------

Total Fund Balance **\$159,791.09**

Total Liabilities and Equity **\$531,008.51**

General Fund
Bank Register
6/1/2023 to 6/30/2023

Transaction Date	Transaction Number	Name / Description	Deposit Date	Deposit Number	Receipts & Credits	Checks & Payments	Balance
1000 Town of CL Checking 9683							
		Beginning Balance			0.00	0.00	614,600.57
6/1/2023	1472	Dr Jan Summers			0.00	300.00	614,300.57
6/1/2023	1471	Carlton Landing Fire and			0.00	750.00	613,550.57
6/1/2023	1470	Kiamichi Economic Dev Dist			0.00	50.00	613,500.57
6/2/2023	R-00404	Pittsburg County RWD #20			5,000.00	0.00	618,500.57
6/2/2023	R-00403	CLEDT			14,164.17	0.00	632,664.74
6/6/2023	R-00409	Sally Effertz			48.25	0.00	632,712.99
6/7/2023	GJ-10095	Journal Entry			0.00	273.90	632,439.09
6/7/2023	GJ-10094	Journal Entry			0.00	1,101.82	631,337.27
6/7/2023	EFT	OkMRF			0.01	0.00	631,337.28
6/7/2023	EFT	OkMRF			0.00	0.00	631,337.28
6/9/2023	R-00412	Oklahoma Tax Commission			1,167.00	0.00	632,504.28
6/9/2023	R-00411	Oklahoma Tax Commission			3,189.92	0.00	635,694.20
6/9/2023	R-00410	Oklahoma Tax Commission			15,477.83	0.00	651,172.03
6/9/2023	1477	OkMRF			0.00	2,096.81	649,075.22
6/9/2023	1476	Landmark			0.00	1,866.60	647,208.62
6/9/2023	1475	Kiamichi Electric			0.00	90.00	647,118.62
6/9/2023	1474	Cross Telephone Co			0.00	97.00	647,021.62
6/9/2023	1473	Greg Buckley -			0.00	8.13	647,013.49
6/9/2023	A-10100	Amanda K Harjo			0.00	1,584.77	645,428.72
6/9/2023	A-10099	James G Buckley			0.00	3,671.53	641,757.19
6/13/2023	R-00414	Oklahoma Tax Commission			182.78	0.00	641,939.97
6/14/2023	EFT	RWS Cloud Services			0.00	94.00	641,845.97
6/15/2023	R-00416	Kerney Homes			762.91	0.00	642,608.88
6/16/2023	R-00419	Kerney Homes			0.00	550.00	642,058.88
6/16/2023	R-00420	Jon and Kathy Dumbauld			48.25	0.00	642,107.13
6/16/2023	R-00418	Jason Thomas			48.25	0.00	642,155.38
6/16/2023	R-00417	Kerney Homes			762.91	0.00	642,918.29
6/16/2023	R-00415	Pittsburg County Clerk			115.56	0.00	643,033.85
6/16/2023	EFT	Oklahoma Tax Commission			0.00	510.00	642,523.85
6/16/2023	EFTPS	EFTPS			0.00	3,473.54	639,050.31
6/16/2023	1479	OMAG			0.00	350.00	638,700.31
6/16/2023	1478	McAlester News Capital			0.00	188.00	638,512.31
6/23/2023	R-00423	Born Again Restored LLC			3,051.64	0.00	641,563.95
6/23/2023	1482	Landmark			0.00	706.80	640,857.15
6/23/2023	1481	Kay Robbins Wall			0.00	600.00	640,257.15

General Fund
Bank Register
6/1/2023 to 6/30/2023

Transaction Date	Transaction Number	Name / Description	Deposit Date	Deposit Number	Receipts & Credits	Checks & Payments	Balance
6/23/2023	1480	ICMA			0.00	507.00	639,750.15
6/23/2023	A-10104	Amanda K Harjo			0.00	1,584.77	638,165.38
6/23/2023	A-10103	James G Buckley			0.00	3,469.67	634,695.71
6/30/2023					0.00	75.55	634,620.16
6/30/2023	R-00422	CLEDT			12,887.44	0.00	647,507.60
6/30/2023	R-00421	Pittsburg County RWD #20			5,000.00	0.00	652,507.60
6/30/2023	1483	BOK Credit Card			0.00	573.59	651,934.01
1000 Town of CL Checking 9683 Totals					\$61,906.92	\$24,573.48	\$651,934.01
1010 2018 GO Bond Checking							
		Beginning Balance			0.00	0.00	69,786.67
1010 2018 GO Bond Checking Totals					\$0.00	\$0.00	\$69,786.67
1020 2020 GO Bond Checking							
		Beginning Balance			0.00	0.00	79,877.47
1020 2020 GO Bond Checking Totals					\$0.00	\$0.00	\$79,877.47
1030 Sinking Fund Checking 3087							
		Beginning Balance			0.00	0.00	59,218.08
1030 Sinking Fund Checking 3087 Totals					\$0.00	\$0.00	\$59,218.08
1080 BOK 3045 Rev Bond 2020							
		Beginning Balance			0.00	0.00	(51,708.07)
1080 BOK 3045 Rev Bond 2020 Totals					\$0.00	\$0.00	(\$51,708.07)
1090 BOK 4044 Rev Bond 2021							
		Beginning Balance			0.00	0.00	51,708.07
1090 BOK 4044 Rev Bond 2021 Totals					\$0.00	\$0.00	\$51,708.07
Report Totals					\$61,906.92	\$24,573.48	\$860,816.23
Records included in total = 48							

Report Options

Trans Date: 6/1/2023 to 6/30/2023

Fund: General Fund

Display Notation: No

General Fund
Income Statement
6/1/2023 to 6/30/2023

Jun 2023
Jun 2023
Actual

Revenue

Other Revenue

Sales Tax	15,660.61
Use Tax	1,167.00
Lodging Tax	3,189.92
Alcohol Beverage Tax	115.56
Vehicle Gas/Fuel Tax	(1,375.72)
Building Permits/Inspection Fe	975.82
Business License and Permits	3,196.39
Miscellaneous Revenue	10,000.00
Transfer IN from TIF	27,051.61

Revenue	\$59,981.19
Gross Profit	\$59,981.19

Expenses

Personal Services

Salaries	13,653.84
Social Security	1,065.47
Unemployment Tax	17.38
Employer Paid Insurance	1,259.50
Employer Retirement Contributi	1,397.87
Vehicle/Cell Allowance	324.85

Materials & Supplies

Office Supplies	163.43
Building Maintenance & Repairs	1,866.60
Software Programs/ Services	94.00
Miscellaneous	(75.48)

Other Services

Utilities	187.00
Rent	477.78
Publication & Notice Expense	188.00
Insurance	350.00
Professional Services	900.00
Community Support Agreements	750.00
Dues & Memberships	572.99
Road & Trail Maintenance	706.80

Debt Service

Interest Expense	75.55
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Expenses	\$23,975.58
Income (Loss) From Operations	\$36,005.61
Net Income (Loss)	\$36,005.61

Report Options

Period: 6/1/2023 to 6/30/2023
Display Level: Level 3 Accounts
Display Account Categories: Yes
Display Subtotals: None
Reporting Method: Accrual
Fund: General Fund
Include Accounts: Accounts With Activity

Town Administrator's Report July 15, 2023

- Alley Phase II and Block 10 Parking Lot –A second Notice of concern has been sent to H&G. We are pushing them to complete the work so we don't have to call their Bond. If we call their Bond it will impact when the project and further delay the project being completed.
- Stephens Road Extension – We have rejected all bids and rebid the project. We removed the clearing portion and getting bids. Once we get bids we will move forward with awarding and getting contractor started. Bids are due August 4, 2023. We are managing both pieces to maintain the total project timeframe of 120 days.
- Corp Meeting – We had a meeting with the Corp and were able to review and discuss several projects. Project discussed included: Nature Center Facility; Marina expansion covered current phase, adding additional docks, update on adding gas, ship store and a restaurant; Nature Center Playground; and Stephens Road. The meeting went well and a thank you to Jim Boohaker and Grant Humphries for helping coordinate a joint meeting.
- Mailboxes – The Eufaula Post Office informed us the available mailboxes are getting low. I went up and checked and there are twenty slots available. In 2020 we expanded the number of mailboxes by 80 mailboxes and 8 parcel slots. At that time, we installed a new pad which allows for another row of Mailbox units. In the near future we will need to add additional mailbox units. Phase 6, Phase 7B, Homestead Phase1 and Phase 8 will all be starting construction soon.
- RWD #20 – OWRB approved the Loan for the construction of the Wastewater Treatment Plant. We should receive funds in early August, at which time we will pay off the construction Note. Met with Stan Rice on developing a Lagoon Closure Plan. Based on his review, he believes we will not need to remove any sludge and can bury in place. We are lowering the water level in Lagoon 1 to verify and confirm if we can meet State requirements to bury in place.

Thank you.