



Agenda Commentary

Item Title/ Subject: Custer County Conservation District Deed

Staff Source: Lisa Anders, City Clerk

History/Background Information: In 2011 the Conservation District made a request for land so that they could construct a new facility. The City approved the execution of a Quit Claim deed five acres near the Commerce Industrial Center in April 2011.

In December 2011, it was announced that that Kent Powell and Brand Hartsell would be remodeling a building on Highway 183 where the USDA offices could be combined.

In April 2012, City Manager Steve Hewitt reported that TAS Trucking had presented a proposal to purchase the five acres that the Custer County Conservation had been deeded but they would not be using since they had relocated to a different location.

The City later approved deeding Lot 2 of the Commerce Industrial Center to the Custer County Conservation District. The property was deed in February 2017 to the District. The lot consists of 6.3972 acres. It has since been deeded back to the City in April 2018.

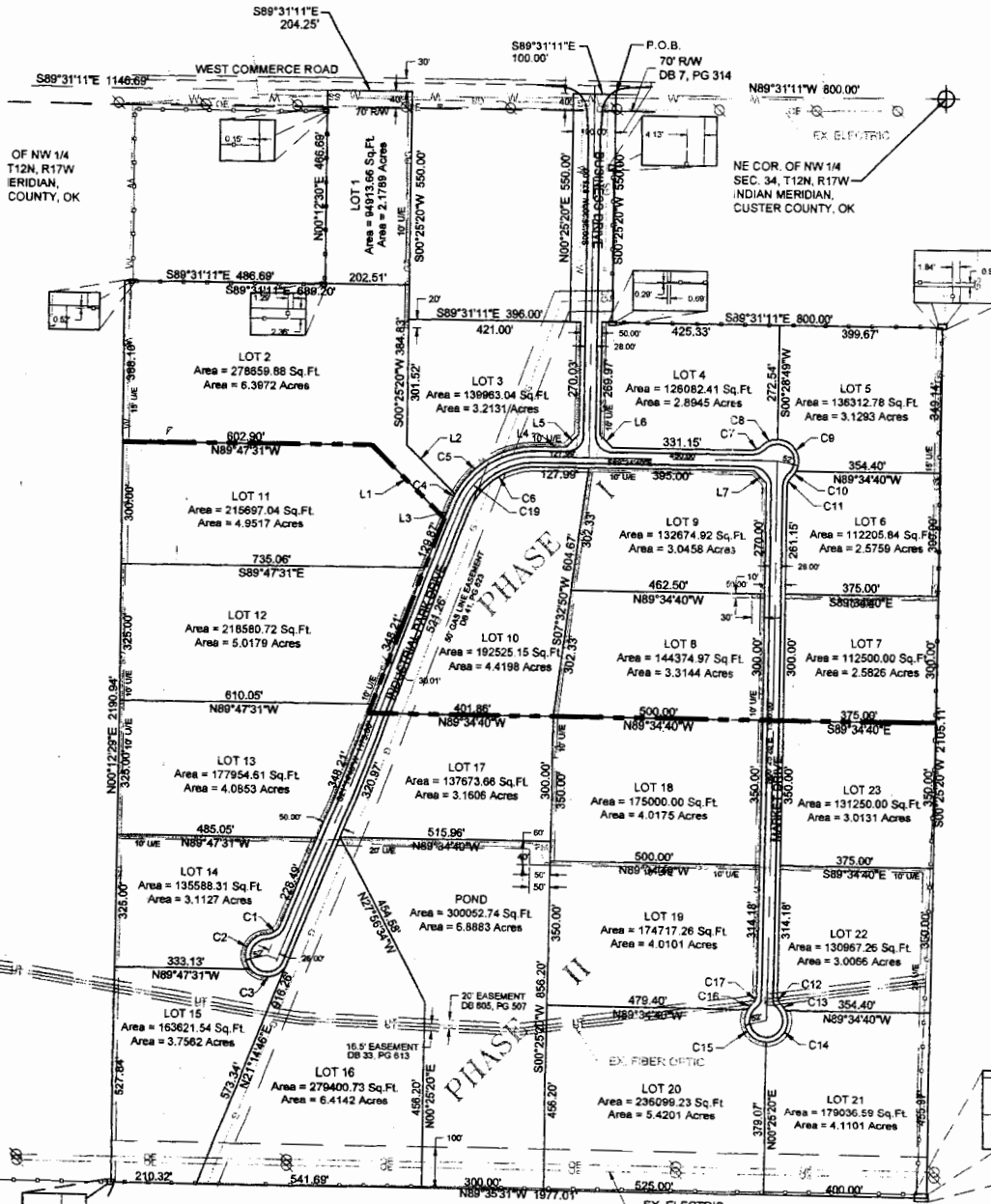
Item/Subject Summary: Given that the Commerce Industrial Center has been completed and the Conservation District does not need a lot as large as Lot 2, Lot 6 which is 2.5759 acres is requested to be deeded.

Price/Cost:

Recommendation: Authorize the execution of a Quit Claim Deed for the Custer County Conservation District #88 for Lot 6 of the Commerce Industrial Center

FINAL PLAT OF COMMERCE INDUSTRIAL CENTER

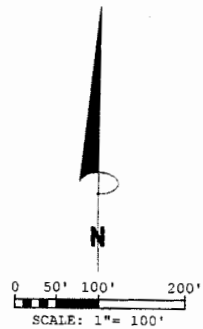
A PART OF THE NW 1/4 OF
SEC. 34 T-12-N, R-17-W, I.M.
CUSTER COUNTY, OKLAHOMA



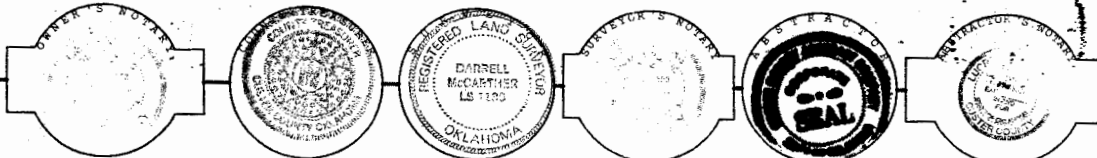
L1	S44°47'31"E	252.84'
L2	S44°47'31"E	166.08'
L3	S21°14'46"W	36.89'
L4	N89°34'40"W	72.99'
L5	S45°25'20"W	42.43'
L6	N44°34'40"W	42.43'
L7	N44°34'40"W	42.43'

C1	R=40.00'	L=45.32'	CB=N53°42'19"E	CH=42.94'
C2	R=52.00'	L=115.51'	CB=S22°31'34"W	CH=93.18'
C3	R=52.00'	L=96.55'	CB=S85°41'40"E	CH=83.27'
C4	R=225.00'	L=26.06'	CB=S24°49'09"W	CH=28.04'
C5	R=225.00'	L=243.59'	CB=N59°24'25"E	CH=231.87'
C6	R=175.00'	L=211.29'	CB=S55°50'03"W	CH=198.69'
C7	R=37.00'	L=29.60'	CB=N67°30'03"E	CH=28.82'
C8	R=52.00'	L=41.68'	CB=S67°31'47"W	CH=40.55'
C9	R=52.00'	L=107.71'	CB=S30°10'51"E	CH=88.48'
C10	R=52.00'	L=15.53'	CB=N37°42'41"E	CH=15.47'
C11	R=37.00'	L=29.60'	CB=S23°20'37"W	CH=28.82'
C12	R=30.00'	L=25.07'	CB=N37°30'58"W	CH=24.35'
C13	R=52.00'	L=17.37'	CB=N37°53'02"W	CH=17.29'
C14	R=52.00'	L=107.76'	CB=S31°03'16"W	CH=86.49'
C15	R=52.00'	L=107.76'	CB=N30°12'36"W	CH=86.49'
C16	R=52.00'	L=17.37'	CB=S38°43'42"W	CH=17.29'
C17	R=30.00'	L=25.07'	CB=S24°21'38"W	CH=24.35'
C18	R=200.00'	L=241.47'	CB=N55°50'03"E	CH=227.07'

Basis for Bearing
GPS Observation



Surveyor
Darrell McCarter
Certificate # 1113 Black
Phone Nurn
Email Addr



QUIT CLAIM DEED

THIS INDENTURE, made this _____ day of _____, 2018, between the Clinton Industrial Authority, a public trust for the City of Clinton, Oklahoma (the "Grantor") and the Custer County Conservation District #88, (the "Grantee");

WITNESSETH, as adopted by the Council of Grantor on _____, 2018, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said Grantee, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to the surface and surface only of all of the following described property, situated in Custer County, State of Oklahoma, described to-wit:

SURFACE ONLY IN AND TO: All of Lot 6 of the Commerce Industrial Center, being a part of the NW 1/4 of Section 34, Township 12, Range 17 W.I.M., Custer County, Oklahoma, less and except a part of said Lot 2 being described as follows: Beginning at the Northeast Corner of said Lot 2; thence S 0°25'20"W and along the East line of said Lot 2 a distance of 200.00 feet; thence N 89°31'11"W a distance of 201.76 feet; thence N 0°12'30" E a distance of 200.00 feet to a point on the North line of said Lot 21; thence N 0°12'30"E a distance of 200.00 feet to a point on the North line of said Lot 2; thence S 89°31'11"E and along said North line a distance of 202.51 feet to the point of beginning.

together with all and singular the hereditaments and appurtenances thereunto belonging.

This conveyance is subject to a right of reverter to the City of Clinton, Oklahoma, upon the occurrence of any of the following event(s):

1. Grantee ceases to utilize the aforesaid real property as an instrument, for the purposes described in its letter presented to the City of Clinton at the _____, 2018 Council Meeting,
2. Grantee ceases to utilize the aforesaid real property for the purposes set out by the legislature or United States Department of Agriculture,
3. Grantee fails to comply with any requirements made by the United States Department of Agriculture or its successors, or
4. Grantee is abolished and ceases to exist as an agency duly constituted by the legislature.

Upon the occurrence of any of the foregoing events, said City may re-enter and take possession thereof and this Deed shall be of no force or effect.

IN WITNESS WHEREOF, the said Grantor has caused this indenture to be executed the day and year first above written.

CITY OF CLINTON, OKLAHOMA

By _____
David Berrong, Mayor

ATTEST

City Clerk

State of Oklahoma,

:SS

County of Custer,

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by David Berrong, Mayor of the City of Clinton, Oklahoma, a municipal corporation, on behalf of said municipal corporation.

Notary Public

My Commission Expires:

My Commission Number: