

RESOLUTION NO. 2022-1705

A RESOLUTION ACCEPTING THE FINAL PLAT OF TUSCAN ESTATES PHASE 2, PURSUANT TO O.S. TITLE 19 §868.8.

(A Single-Family Residential Subdivision)

WHEREAS, the Oklahoma County Planning Commission did on April 21, 2022, approve the Final Plat of Tuscan Estates Phase 2, (FP-2022-01), more described as follows:

A tract of land situated within the Northwest Quarter (NW/4) of Section Nine (9), Township Fourteen North (T14N), Range Four West (R4W) of the Indian Meridian I.M., Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows: COMMENCING at the Northwest corner of said NW/4; thence S00°10'15"E along the West line of said NW/4 a distance of 1320.36 feet; thence N89°25'36"E a distance of 280.83 feet to the POINT OF BEGINNING; thence continuing N89°25'36"E a distance of 1043.85 feet; thence S00°08'01"E a distance of 1323.85 feet to a point on the South line of said NW/4; thence S89°34'39"W along said South line a distance of 877.79 feet to a point on the Exterior boundary line of Tuscan Estates Phase I, according to the recorded plat thereof; thence along said boundary line the following four courses:

1. N00°10'15"W a distance of 880.26 feet; thence
 2. S89°49'45"W a distance of 371.00 feet; thence
 3. S44°49'45"W a distance of 35.36 feet; thence
 4. S89°49'45"W a distance of 50.00 feet to a point on the West line of said NW/4; thence
- N00°10'15"W along said West line a distance of 110.00 feet to a point on the Exterior boundary line of Tuscan Estates Phase I, according to the recorded plat thereof; thence along said boundary line the following four courses:

1. N89°49'45"E along said West line a distance of 50.00 feet; thence
2. S45°10'15"E a distance of 35.36 feet; thence
3. N89°49'45"E a distance of 205.82 feet; thence
4. N00°10'15"W a distance of 380.12 feet to the Point Of Beginning.

Said tract contains 1,254,375 Sq. Ft. or 28.80 acres, more or less.

Location: NW 234th & North Rockwell Ave. (County Highway District #3)

And

WHEREAS, a cash bond (Cashier's Check No. 162503579), dated July 13, 2021, in the amount of \$15,031.25 was posted by the principal (JYM Investments) to assure Erosion Controls for a term of one year after final approval of the subdivision

And

WHEREAS, a maintenance bond (Bond No. 2321219) was posted as surety, dated August 30, 2021, in the amount of \$319,034.80 by the Principal to assure completion of paving and storm drainage improvements within one (1) year of the approval of the bond by the Board of County Commissioners. Said bond shall not expire until two (2) years after completion of paving and storm drainage improvements.

And

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby approves the Erosion Controls, Paving/Storm Drainage Improvements Bond and accepts and authorizes the Final Plat of Tuscan Estates, Phase 2, to be placed on record.

The roads will be maintained by the County X

The roads will not be maintained by the County.

APPROVED:

**BOARD OF COUNTY COMMISSIONERS
OKLAHOMA COUNTY, OKLAHOMA**

Stacey Trumbo, P.E.,
County Engineer

Chairman

ATTEST:

Member

David B. Hooten
County Clerk

Member

APPROVED as to form and legality this _____ day of _____, 2022.

Gretchen Crawford, Assistant District Attorney

OKLAHOMA COUNTY PLANNING COMMISSION
FINAL PLAT (FP-2022-01)
TUSCAN ESTATES PHASE 2
LOCATION: ROCKWELL SOUTH OF NW 234TH ST
NO. OF LOTS: 13 LOTS
APPLICANT: CRAFTON TULL & ASSOCIATES



OKLAHOMA COUNTY
ENGINEERING & PLANNING
320 Robert S. Kerr, Suite 201
Oklahoma City, Ok 73102-3431
County Engineer : Stacey Trumbo, P. E.

SECTION 9, T-14-N, R-4-W, 1.M
LOCATION MAP

Date:
MARCH 2022

Scale:
NO SCALE

Drawn By:
SCM

OKLAHOMA COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST SHEET

FOR THE May 16, 2022 AGENDA

DEPARTMENT: Planning REQUESTED BY: Tyler Gammon
REQUISITION NO.: REQUISITION SHEET ATTACHED: YES X N/A

NAME OF FUNDS: _____

FUND NUMBERS: _____ / _____ / _____

DOES THE AGENDA ITEM CONTAIN PRIVACY-PROTECTED OR SECURITY INFORMATION? YES X NO

AGENDA ITEMS CONTAINING PRIVACY-PROTECTED OR SECURITY INFORMATION WILL NOT BE HYPERLINKED TO THE AGENDA.

NUMBER OF ORIGINAL DOCUMENTS TO BE RETURNED TO YOUR DEPARTMENT: 1

AGENDA ITEM READS AS FOLLOWS: Discussion and possible action to approve Resolution No. 2022-1705 accepting the final plat of Tuscan Estates Phase 2 as provided in Oklahoma Statutes, Title 19, §868.8. This is the second phase of a single-family residential subdivision with roads maintained by the county. Bonds have been posted by the principal to assure erosion controls and maintenance of the paving and storm drain improvements and to cover a subsequent maintenance period of two years after completion. Acceptance of the final plat authorizes the plat to be placed on record. Requested by Tyler Gammon, Planning Director and approved as to form and legality by Gretchen Crawford, Assistant District Attorney

APPROVED BY DA
(If Applicable)

APPROVED BY ENGINEER
(If Applicable)

APPROVED BY PURCHASING
(If Applicable)

ASSISTANT DISTRICT ATTORNEY

COUNTY ENGINEER

PURCHASING AGENT

Please initial that document has been reviewed for privacy-protected or security information

DISTRICT ATTORNEY: YES N/A

COUNTY CLERK: YES N/A

Indicate any privacy-protected information that exists _____

(NOTE: THE CHAIRMAN/CHIEF DEPUTY MUST APPROVE ALL EMERGENCY REQUESTS FOR ANY ITEM SUBMITTED AFTER THE DEADLINE)

DATE OF REQUEST: May 12, 2022 APPROVED BY: CHAIRMAN

RESOLUTION NO. 2021-9081

A RESOLUTION ACCEPTING EROSION CONTROL CASH BOND FOR TUSCAN ESTATES PHASE 2 AS PROVIDED IN O.S. TITLE 19, §868.8.

WHEREAS, the Oklahoma County Planning Commission did on August 19, 2021, receive the Tuscan Estates Phase 2, Erosion Control Cash Bond. The legal description of the property is as follows:

A tract of land situated within the Northwest Quarter (NW/4) of Section Nine (9), Township Fourteen North (T14N), Range Four West (R4W) of the Indian Meridian I.M., Oklahoma County, Oklahoma, being more particularly described by metes and bounds as follows: COMMENCING at the Northwest corner of said NW/4; thence S00°10'15"E along the West line of said NW/4 a distance of 1320.36 feet; thence N89°25'36"E a distance of 280.83 feet to the POINT OF BEGINNING; thence continuing N89°25'36"E a distance of 1043.85 feet; thence S00°08'01"E a distance of 1323.85 feet to a point on the South line of said NW/4; thence S89°34'39"W along said South line a distance of 877.79 feet to a point on the Exterior boundary line of Tuscan Estates Phase I, according to the recorded plat thereof; thence along said boundary line the following four courses:

1. N00°10'15"W a distance of 880.26 feet; thence
 2. S89°49'45"W a distance of 371.00 feet; thence
 3. S44°49'45"W a distance of 35.36 feet; thence
 4. S89°49'45"W a distance of 50.00 feet to a point on the West line of said NW/4; thence
- N00°10'15"W along said West line a distance of 110.00 feet to a point on the Exterior boundary line of Tuscan Estates Phase I, according to the recorded plat thereof; thence along said boundary line the following four courses:
1. N89°49'45"E along said West line a distance of 50.00 feet; thence
 2. S45°10'15"E a distance of 35.36 feet; thence
 3. N89°49'45"E a distance of 205.82 feet; thence
 4. N00°10'15"W a distance of 380.12 feet to the Point Of Beginning.

Said tract contains 1,254,375 Sq. Ft. or 28.80 acres, more or less.

Location: Rockwell south of NW 234th St. (County Highway District. #3)

And

WHEREAS, a cash bond (Cashier's Check No. 162503579) in the amount of \$15,031.25 was posted by the principal (JYM Investments) to assure Erosion Controls for a term of one year after final approval of the subdivision.

And

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby accepts the Tuscan Estates phase 2 Erosion Control Bond.

APPROVED this 7th day of September, 2021

BOARD OF COUNTY COMMISSIONERS
OKLAHOMA COUNTY, OKLAHOMA

Don Madden, Chairman

Kevin Cahery, Member

Carrie Blumel, Member

APPROVED

Stacy Trumbo

Stacy Trumbo, P.E.
County Engineer



ATTEST:

David B. Hooten

David B. Hooten, County Clerk

APPROVED as to form and legality this 9th day of September, 2021.

Gretchen Crawford

Gretchen Crawford
Assistant District Attorney

SA&I 195 (2000)

**BOCC
OFFICIAL DEPOSITORY TICKET**

Ticket No.: 1

STATE OF OKLAHOMA) DAVID B. HOOTEN
) ss.

COUNTY OF OKLAHOMA) OKLAHOMA COUNTY

To The County Treasurer:

The within list of checks and cash is to cover receipts of my office on

July 22, 2021

Carolynn Caudill, County Clerk

By Karen Prince Thompson, Deputy

LIST OF CHECKS, DRAFTS, MONEY ORDERS OR CASHIERS CHECKS			AMOUNTS
			Currency \$0.00
			Silver \$0.00
			ACH
BY WHOM DRAWN	Name & Location of Bank		
	IBC Bank		
Company Name	JYM Investments		
Escrow Cash Bond for	Erosion Control to Serve Tuscan Estates Phase 2		
Permit #	CTA PROJECT 20608500		
Check #	162503579		\$15,031.25
For Deposit to Commissioners	8202		
Deposit Account #	4		
		Sub-Total	\$15,031.25
		Total	\$15,031.25

Received the above deposit aggregating \$15,031.25

\$15,031.25

On this day of

July 23, 2021

the above was credited to the County Clerk.

FORREST "BUTCH" FREEMAN

BY:

Account Number: # 4 8202

Register Number:

Note: List all Checks, Drafts, Money Orders or Cashier's Checks in separate groups.

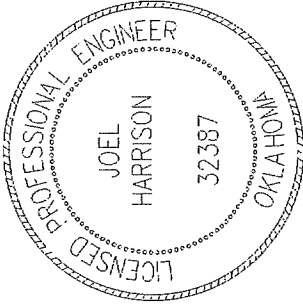
OPINION OF COST
FOR
EROSION CONTROL
TO SERVE
TUSCAN ESTATES PHASE 2

Approx. Qty.	Unit	Item	Unit Price	Total Price
1	L.S.	Temporary Construction Entrance	\$1,900.00	\$1,900.00
1685	L.F.	Initial Errosion Barrier Silt Fence	\$1.90	\$3,201.50
2083	S.Y.	Sod (Curbs, Channels, Bar Ditches)	\$2.75	\$5,728.25
1685	L.F.	Final Barrier, Silt Fence	\$1.90	\$3,201.50
1	L.S.	Concrete Washout	\$1,000.00	\$1,000.00
PRELIMINARY ESTIMATE FOR EROSION CONTRAL MEASURES				\$15,031.25

PREPARED BY:

CRAFTON TULL & ASSOCIATES, INC.

BY Joel Harrison
Joel Harrison PE#32387



QIBC BANK
We Do More
www.qibc.com

INTERNATIONAL BANK OF COMMERCE
P.O. BOX 26020 OKLAHOMA CITY, OK 73126 405-841-12100
MEMBER INTERNATIONAL BANKING CORPORATION / FDIC

IF THE SLUG OR SLUGS ARE NOT CANCELLED WITHIN 90 DAYS FROM THE DATE OF ISSUANCE, THE SLUGS CAN BE FILED FOR THE REPLACEMENT OF THIS CHECK IN THE EVENT IT IS LOST, STOLEN OR DESTROYED.

JYM INVESTMENTS

REMITTER

PAY TO THE ORDER OF **OKLAHOMA COUNTY**

Fifteen Thousand Thirty-One and 25/100ths Dollars

Memo: TUSCAN ESTATE EROSION CONTROL

Issued By: Torcha Hamilton

CASHIER'S CHECK

No. 162503579

DATE
JUL 13 2002

*****\$15,031.25

AUTHORIZED SIGNATURE

⑆ 162503579 ⑆ ⑆ 303072793 ⑆ 1600548822 ⑆

#858

REQUEST FOR DISTRICT ATTORNEY LEGAL SERVICES

THIS FORM IS TO BE USED TO REQUEST ADVICE AND/OR REPRESENTATION FROM THE DISTRICT ATTORNEY'S OFFICE REGARDING THE COUNTY OF OKLAHOMA, COUNTY OFFICIALS AND EMPLOYEES AS REQUIRED BY SECTIONS 215.4, 215.5, 215.25 AND 215.26 OF TITLE 19 OF THE OKLAHOMA STATUTES.

IF ADVICE IS SOUGHT, THE REQUEST MUST BE SIGNED BY AN ELECTED COUNTY OFFICER. THIS FORM MUST BE FILLED OUT AND SUBMITTED TO THE CIVIL DIVISION OF THE OKLAHOMA COUNTY DISTRICT ATTORNEY'S OFFICE IN A TIMELY MANNER. ALL RESPONSES TO REQUESTS FOR ADVICE WILL BE IN WRITING.

IF THE REQUEST IS FOR LEGAL REPRESENTATION UNDER 19 O. S. SECTION 215.25, THE REQUEST MUST BE SUBMITTED IN WRITING EARLY ENOUGH TO PERMIT THE DISTRICT ATTORNEY'S OFFICE ADEQUATE TIME TO COMPLETE A THOROUGH "GOOD-FAITH-AND-COURSE-OF-EMPLOYMENT" INVESTIGATION AS CONTEMPLATED BY 19 O.S. SECTION 215.26.

DATE OF REQUEST: 11/10/21.

COUNTY DEPARTMENT MAKING REQUEST: Planning Commission

STATE WITH SPECIFICITY, WHAT THE REQUEST IS AND WHY THE ASSISTANCE OF THE DISTRICT ATTORNEY'S OFFICE IS NEEDED:

Review Revised Maintenance Bond As to Form And Legality for Tulsac Estates 2 Parking Driveway for BOCC Acceptance

ATTACH ADDITIONAL DOCUMENTS AS APPROPRIATE. (NOTE: Advice, reviews and approvals as to "form and legality" are based on the documentation and information provided to the District Attorney's Office. Please provide all relevant information when requesting an opinion or review from the District Attorney's Office).

[Signature]
COUNTY OFFICER

.....
DATE RECEIVED BY DISTRICT ATTORNEY: _____

REPLY BY DISTRICT ATTORNEY: _____
_____ *De 11-18-21* _____
_____ *A. C.* _____

**DAVID PRATER
DISTRICT ATTORNEY**

By: _____

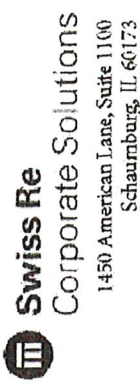
RECEIVED

NOV 10 2021

**CIVIL DIVISION
DISTRICT ATTORNEY**

**MAINTENANCE
BOND**

BOND NO. 2321219



KNOW ALL MEN BY THESE PRESENTS;

That We, First Water Contracting LLC

(hereinafter called the "Principal"), as Principal, and North American Specialty Insurance Company

a corporation duly licensed to transact business in the State of New Hampshire,

(hereinafter called the "Surety"), as Surety, are held and firmly bound unto Oklahoma County Board of County Commissioners
(hereinafter called the "Obligee"), in the sum of

Three Hundred Nineteen Thousand Thirty-four & 80/100 Dollars (\$ \$319,034.80),

for the payment of which sum well and truly to be made, we, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Sealed with our seals and dated this 30th date of August, 2021.

WHEREAS, the said Principal has heretofore entered into a contract with JYM Investments, LLC dated 23rd day of

June, 2021, for: Satisfactory Completion of Roads and Compliance with County Standards for Tuscan Estates 2 - Paving & Drainage

WHEREAS, the said Principal is required to guarantee the work installed under said contract, against defects in materials or workmanship which may occur within a period of 2 years from and after acceptance of said project by owner.

In no event shall losses paid under this bond aggregate more than the amount of this bond.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that said Principal shall faithfully carry out and perform the said guarantee, and shall, on due notice, repair and make good at its own expense any and all defects in materials or workmanship in the said work which may develop during the period specified above or shall pay over, make good and reimburse to the said obligee all losses sustained by reason of failure or default of said Principal so to do, then this obligation shall be null and void; otherwise shall remain in full force and effect.

First Water Contracting LLC

Principal

By: Greg Hansen - Vice President
Name/Title

North American Specialty Insurance Company

BND 251S REV (09/01)

By: Deborah L. Raper
Attorney-in-Fact Deborah L. Raper

SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Kansas City, Missouri, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

JOHN K. DEER, VAUGHN P. GRAHAM, VAUGHN P. GRAHAM, JR., STEPHEN M. POLEMAN, TRAVIS E. BROWN, DEBORAH L. RAPER, JAMIE BURRIS, SHELJI R. SAMSEL,
MARK D. NOWELL, CATHY COMBES, VICKI WILSON, AUSTIN K. GREENHAW, CLAYTON HOWELL, CARY L. KENNEMER, RANDY D. WEBB, AARON WOOLSEY, GARY LILES, and THOMAS PIERRAULT

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By 
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company



By 
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

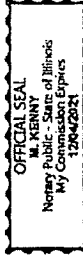
IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 18th day of FEBRUARY, 2021.

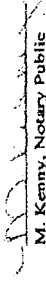
North American Specialty Insurance Company
Washington International Insurance Company

State of Illinois
County of Cook

SS:

On this 18th day of FEBRUARY, 2021, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Michael A. Ito, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.




M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 30th day of August, 2021.



Jeffrey Goldberg, Vice President & Assistant Secretary of
Washington International Insurance Company & North American Specialty Insurance Company