

ARTICLE I

GENERAL PROVISIONS

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Section 10.1 Preamble

- A. It is hereby declared to be the policy of the City of Chickasha to consider the subdivision of land and its subsequent development to be subject to control by the City pursuant to the Chickasha Comprehensive Plan for the orderly, planned, efficient, and economical development of the City.
- B. Land shall not be subdivided unless it is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace and land shall not be subdivided until public facilities and improvements exist or proper provision has been made for necessary improvements such as drainage, water, sanitary sewer and transportation facilities.
- C. Existing and proposed public improvements shall conform to the intent of and be properly related to the policies of the Chickasha Comprehensive Plan and the Capital Budget and programs of the municipality. It is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in the City Zoning Code, the Chickasha Comprehensive Plan, the Transportation Plan Map, and all related sections of the Chickasha Municipal Code.
- D. The standards for public improvements contained herein shall be minimum standards. The City reserves the right to require more stringent standards of construction when required by specific site conditions. Once the development has obtained all approvals, both design and construction, than Sections 80.3.8 and 80.3.9 will be followed. The developer shall supply the City with sufficient information and design data necessary for the City to complete a comprehensive review of the proposed improvements.
- E. It is suggested that the developer contact the City to arrange a pre-planning meeting with the appropriate city officials. It would be the purpose of this meeting to establish

a working relationship, discuss any special requirements for the proposed subdivision and to answer questions concerning these regulations.

Section 10.2 Purpose

The subdivision of land is the first step in the process of urban development. The arrangement of land parcels in the community for residential, commercial, and industrial uses, and for streets, alleys, schools, parks and other public purposes will determine to a large degree the conditions of health, safety, economy, and amenity that prevail in this community. The quality of these conditions is of public interest. These regulations and standards for the subdivision and improvement of land for urban use are to make provisions for public utilities, and other needs, to ensure the development and maintenance of a healthy, attractive and efficient community that provides for the conservation and protection of its human and natural resources.

It is the purpose and intent of the subdivision regulations that they be administered so as to enable an environment that will provide for the accomplishment of the best possible quality of life for all of the citizens of the City of Chickasha. These regulations are designed, intended, and should be administered in a manner to:

- A. Implement the Chickasha Long-range Comprehensive Plan in relation to:
 - 1. The transportation system including but not limited to highways, streets, alleys, bicycle paths, bicycle lanes, sidewalks;
 - 2. Community facilities including recreational and educational facilities, fire stations, etc.
 - 3. The extension or expansion of the sanitary sewer system including adequate easements to accommodate lines and facilities;
 - 4. The extension or expansion of the water distribution system and the provision of fire hydrants including adequate easements to accommodate lines and facilities;
 - 5. The appropriate disposition of surface runoff water;
 - 6. The accommodation of all other utilities within adequate easements;
- B. Provide neighborhood conservation and prevent the development of slums and blight;
- C. Harmoniously relate the development of the various tracts of land to existing urban development and facilitate the future development of future tracts;
- D. Provide that the cost of improvements which primarily benefit the tract of land being developed be borne by the owners or developers of the tract, and that the cost of improvements which primarily benefit the whole community be borne by the whole community, subject to council approval and budgetary constraints;
- E. Provide the best possible design for the tract and establish reasonable design standards and procedures for subdivision and resubdivision;
- F. Reconcile any differences of interest;
- G. Establish adequate and accurate records of land subdivision.

Section 10.3 Authority

These land subdivision regulations and minimum standards for land development are adjusted under the authority granted by Title 11, Oklahoma Statutes. 1978, 43-101 through 109, as amended, and by the Code of the City of Chickasha, Oklahoma, as amended.

Section 10.4 A. Application of Regulations

- A. These regulations and development standards shall apply to the following forms of land subdivision within the corporate limits of the City of Chickasha:
1. The division of land into two (2) or more tracts, lots, sites, or parcels, any part of which when subdivided shall contain five (5) acres or less in area; or
 2. The division of land previously subdivided or platted into tracts, lots, sites, or parcels of five (5) acres or less in area; or
 3. The dedication, vacation or reservation of any public or private easement through any tract of land regardless of the area involved, including those for use by public and private utility companies; or
 4. The dedication or vacation of any street or alley through any tract of land regardless of the area involved; or
 5. Planned unit Development as defined in these regulations; or
 6. The development of a parcel of land classified by zoning district as multi-family:
or
 7. A commercial or industrial development.
- B. These regulations shall not apply to:
1. Land legally subdivided prior to their adoption except where provided in these regulations;
 2. The sale of land by metes and bounds in tracts of more than five (5) acres.

Section 10.5 Definitions

- A. Usage
1. For the purpose of these regulations, certain numbers, abbreviations, terms and words used herein shall be used, interpreted, and defined as set forth in this section.
 2. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations".
 3. A "person" includes a corporation, a partnership, and an incorporated association of persons such as a club: "shall" and, "will" are always mandatory; a "building" includes a "structure": a "building" or "structure" includes any part thereof; "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied".
 4. Words not herein defined but defined in any chapter of the Municipal Code shall conform to the definitions in said Code.

B. Words and Terms Defined.

1. Access - A way of approaching or entering a property.
2. Alley - A right-of-way or easement dedicated to public use, which gives a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.
3. Applicant - The owner of land proposed to be subdivided, or his legal authorized representative.
4. As-Built-Plans - A set of detailed plans and documents specifying how the public improvements required in the final plat were actually constructed.
5. Base Flood - The flood having a one (1) percent chance of being equaled or exceeded in any given year.
6. Bicycle Lane - That portion of a roadway set aside and appropriately designated for the use of bicycles.
7. Bicycle Path - A paved facility physically separating the bicycle from motor vehicle traffic.
8. Block - A parcel of land, intended to be used for urban purposes, which is entirely surrounded by public street, highways, railroad right-of-way, public walks, parks or green strips, rural land or drainage channels, boundaries of a municipality, or a combination thereof.
9. Building Line or Setback Line - A line or lines designating the area outside of which buildings may not be erected.
10. Certificate of Survey - An instrument prepared by a registered surveyor licensed to practice in the State of Oklahoma describing the location and boundaries of a tract or parcel of land.
11. Chief Building Official - The designated officer responsible for enforcement of building codes and supervision of building inspections in the City of Chickasha.
12. City - The City of Chickasha, Oklahoma.
13. City Council - The governing or legislative authority of the City of Chickasha, Oklahoma.
14. City Engineer - The licensed engineer designated by the City Manager to furnish engineering assistance for the administration of these regulations.

15. Comprehensive Plan - The long - range comprehensive physical development plan for the City of Chickasha which has been officially adopted to provide long - range development policies for the area subject to urbanization in the foreseeable future and which includes, among other things, the plan for land use, land subdivision, circulation, transportation, and community facilities.
16. Construction Plan - The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of these regulations and the municipal code.
17. Covenant - A private legal restriction on the use of land, contained in the deed to the property or otherwise formally recorded.
18. Cul-de-sac - A local street with only one outlet and having an appropriate terminus for the safe and convenient reversal of traffic movement.
19. Dedication - The grant of an interest in property to the public for public use and benefit.
20. Deep Absorption Sanitary System - A soil absorption sewer system for disposal of effluent through the bottom and side of a hole or trench at a depth of more than three (3) feet below the natural undisturbed surface. See Individual Sewage Disposal System.
21. Deed - A document under seal that states a conveyance of title to real property.
22. Deed Approval - A process by the staff following an administrative' review procedure authorized by these regulations for approval of deeds.
23. Density - The average number of housing units per unit of land generally expressed as "Dwelling Units Per Acre". May be specific as either gross density, the number of dwelling units per acre based on total land area being considered, or net density, the number of dwelling units per acre excluding area in street right-of-way and other publicly owned property.
24. Developer- See definition of Subdivider.
25. Development - Any man-made change to improved or unimproved real estate including but not limited to buildings, paving, excavation, or drilling operations.
26. Director of Community Development/Director - The director of Community Development of the City of Chickasha, Oklahoma, or his/her designated representative, is the administrative official designated by the City Manager to administer the provisions of these regulations.

27. Easement - Easement shall mean a grant, not in fee simple, by the property owner to the public, a corporation or persons for the use of a designated area of land for specific purposes.
28. Flood or Flooding - A general and temporary condition of partial or complete inundation of normally dry land areas from:
- a. A temporary rise in a stream level that results in inundation of areas not ordinarily covered by water.
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
29. Floodway Regulatory - The channel of a river or other water course and portions of the adjoining flood plain that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. As defined by the Federal Emergency Management Agency (FEMA).
30. Floodplain - The area adjoining a watercourse which, although not lying in the floodway has been or may hereafter be inundated by floodwater. As defined by the Federal Emergency Management Agency (FEMA).
31. Floor Area Ratio - A mathematical expression determined by dividing the gross floor area of a building by the area of the lot on which it is located, as:
- $$\frac{\text{GROSS FLOOR AREA}}{\text{LOT AREA}} = \text{FLOOR AREA RATIO}$$
32. General Plan - The Comprehensive Development Plan for the City which has been officially adopted to provide long-range development policies for the area subject to urbanization in the foreseeable future and which includes, among other things, the plan for land use, land subdivision, traffic circulation, and community facilities, utilities, and drainage facilities.
33. Grade -
- a. The slope of a road, street, or other public way, specified in percentage (%) terms.
 - b. The average elevation at ground level of the buildable area. i.e. the area conforming to all zoning setback requirements of a lot, tract, or parcel of land.
34. Health Department - The Oklahoma State Department of Health, Department of Environmental Quality (DEQ) and/or the Grady County Health Department.
35. Individual Sewage Disposal System - A septic tank, seepage tile sewage disposal system, or any other approved on-lot sewage treatment device. See Deep Absorption Sanitary System.

36. Intensity - The degree to which land is used, referring to levels of concentration or activity in uses.
37. Landlocked - A lot, tract, or parcel of land surrounded or bounded on all sides by other lots, tracts, or parcels and lacking frontage on or access to an approved street.
38. Land Surveyor, Registered - A land surveyor licensed and registered in the State of Oklahoma.
39. Lot - A subdivision of a block or other parcel intended as a unit for the transfer of ownership or for development.
40. Lot, Comer- A lot located at the intersection of and abutting two (2) or more streets. The frontage is considered the side with the least dimension parallel to the street.
41. Lot, Depth - The average distance from the street line of the lot to its rear line, measured in the general direction of the sidelines of the lot.
42. Lot, Double Frontage - A lot having a frontage on two non-intersecting streets, as distinguished from a corner lot.
43. Lot, Frontage - That dimension of a lot or portion of a lot abutting on a street, excluding the side dimension of a corner lot.
44. Lot, Interior - A lot other than a corner lot and bounded by a street on only one side.
45. Lot Line Adjustment - A relocation of the lot lines of two or more lots included in a plat which is filed of record, for the purpose of making necessary adjustments to building sites.
46. Lot Lines - The lines bounding a lot.
47. Lot of Record - A lot which is a part of an approved plat or metes and bounds subdivision, the map of which has been recorded in the office of the County Registrar of Deeds.
48. Lot, Reverse Frontage - A double frontage lot which is designed to be developed with the rear yard abutting a major street and with the primary means of ingress and egress provided on a minor street.
49. Lot Width - The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth typically measured at the frontage line or front property line.

50. Metes and Bounds - A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker.
51. Nonconformities / Non compliance - A lot, the area, dimensions, or location of which was in existence prior to the adoption, revision, or amendment of these Subdivision Regulations, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Subdivision Regulations.
52. Nullification - A process by which to revoke and invalidate a legal instrument.
53. Off-Site - Any real property not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant for subdivision approval.
54. Off-Site Improvements - Any utility, paving, grading, drainage, structure, or modification of topography which is, or will be located on property not within the boundary of the property to be developed.
55. Off-Street Parking - A type of parking wherein the maneuvering of the vehicle while parking and unparking, as well as parking itself, is done entirely off of the street right-of-way, and where access to the area is by means of drive-way approach built to the standards of the City of Chickasha.
56. On-Site - Any real property located within the area of the property to be subdivided, whether or not in the same ownership of the applicant for subdivision approval.
57. Ordinance - Enactments of the legislative body of the municipal corporation which has the force of law, including any amendment or repeal of any ordinance.
58. Parcel - A contiguous area of land described in a single description in a deed or as one of a number of lots on a plat; separately owned, either publicly or privately; and capable of being separately conveyed. For ease of indexing data, a segment of a street, highway, railroad, right-of-way, pipeline or other utility easement may be treated as a parcel.
59. Percolation Test - Field-test conducted and used in judging the suitability of soil for on-site, sub-surface sewage disposal and seepage system.
60. Planned Unit Development - A form of development characterized by a unified site design which may include providing common open space, density averaging and mix of building types and land uses.

61. Planning Commission / Commission - The Planning Commission of the City of Chickasha, as created by the City Council.
62. Plat, Final - A map or plat of a proposed land subdivision prepared according to applicable laws of the State of Oklahoma and ordinances of the City and County having the necessary affidavits for filing, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets and alleys, public areas and other dimensions of land.
63. Plat, Preliminary - A map or plat of proposed land subdivision showing the character and proposed layout of the tract in sufficient detail according to these regulations to indicate the suitability of the proposed subdivision.
64. Professional Engineer - An engineer licensed and registered in the State of Oklahoma.
65. Public Improvement / Improvement - Any improvements consisting of drainage, water, sanitary, sewer, paving, parkway, sidewalks, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.
66. Public Use - Any area, building or structure held, used, or controlled exclusively for public purposes by any department or government unit, without reference to the ownership of the building or structure.
67. Public Utility - A business or service which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such electricity, gas, water, sewage disposal, transportation or communications.
68. Real Property - Of or relating to permanent, immovable things.
69. Rear Lot Line - Ordinarily that line of a lot which is opposite and farthest from the front lot line or as designated on the plat for corner lots.
70. Reserve Strip - A narrow, linear strip of property, usually separating a parcel of land and a roadway or easement, that is characterized by limited depth which will not support development and which will prevent access to the roadway or easement from the land adjacent to the reserve strip.
71. Resubdivision, Replat, Amended Plat or Amended Subdivision - A change in a map of an approved or recorded subdivision plat, if such change affects any street, layout on such map or area reserved thereon for public use, or any lot

line, or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivision of land.

72. Rezoning - An amendment to or change in the zoning status of a lot, tract or parcel of land.
73. Right-of-way (Private) - A strip of land in private ownership to be occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on the Final Plat as a private right-of-way shall be maintained by the property owners abutting the right-of-way.
74. Right-of-way (Public) - A strip of land dedicated to the public, in fee simple or by easement, to be occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on the Final Plat, is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions of areas of such lots or parcels.
75. Right-of-way Line - A boundary or dividing line between a lot, tract, or parcel of land and a contiguous street. Also known as "property line". Also it is a line between private and public ownership.
76. Roadway - The improved or unimproved portion of a street intended for the accommodation of vehicular traffic.
77. Setback - See Building Line.
78. Short - Form Subdivision - A subdivision process by the Planning Commission or in Planned Unit Developments, by the Director, for subdivision of lots, tracts or parcels into three (3) or fewer lots, tracts or parcels usually by metes and bounds description.
79. Sidewalk - A paved surface area usually paralleling and separated from the roadway, used as a pedestrian way.
80. Sight Triangle - Sight distance area at intersections of two (2) public streets. On any corner lot, a triangle formed by measuring from the point of intersection of the front and side lot lines a distance of 25 feet along said front and side lot lines and extending the hypotenuse (when at a right angle) to the curb and connecting the points so established to form a sight triangle on the area adjacent to the street intersection. Said triangle is included in the street right-of-way.

81. Site Plan - A plan showing location and size of water and sewer lines and storm sewers, paving, contours at two (2) foot intervals, building pad elevations, spot elevations at each lot corner for all lots in the subdivision, lot and street drainage arrows, street light locations, water and sewer service connections, top of curb elevations, lot dimensions, fire hydrants, man-hole locations, right-of-way widths and utility easements.
82. Street - Generally any public or private right-of-way which affords the primary means of access to abutting property.
83. Street, Collector - A street located within a neighborhood or other integrated use area which collects and distributes traffic from local streets or other minor streets and connects with arterial streets or community or neighborhood facilities.
84. Street, Estate - A minor street in a Residential (R-1, R-2, R-3) or Agricultural (A-1) Zoning District, also known as a local street.
85. Street, Freeway - A divided multi-lane arterial street designed for rapid unimpeded movement of large volumes of traffic with full control of access and grade separation at intersections.
86. Street, Frontage or Service - A minor street auxiliary to and located on the side of a major street for service to abutting properties and adjacent areas for control of access.
87. Street, Local - A street which collects and distributes traffic between parcels of land and collector or arterial streets, with the principal purpose to provide access to abutting property.
88. Street, Major - All freeways and primary and secondary arterial streets so designated on the Transportation Plan Map of the City.
89. Street, Minor - All collector streets, local streets, and streets not otherwise designated a major street according to the Transportation Plan Map.
90. Street Cul-de-sac - A minor street having one end open to vehicular traffic and having one closed and terminated by a turnaround.
91. Street, Primary Arterial - A multi-lane arterial street designed primarily for traffic movement and secondarily for providing access to abutting properties and with a minimum number of at-grade intersections.
92. Street, Secondary Arterial - A multi-lane facility for traffic movement and for giving access to abutting property which provides connections between local

and collector streets and the primary arterials and freeways, and which provides movement of relatively large volumes of traffic for short distances within the community.

93. Street Public - Any county road dedicated to the Public annexed to the City of Chickasha or any street or road dedicated to the City of Chickasha for public purposes.
94. Street, Right-of-way Width - The shortest distance between the lines delineating the right-of-way of a street.
95. Street Stub - A temporary dead-end street designated to provide future connection with adjoining unsubdivided areas.
96. Structure - Any thing constructed or erected the use of which requires permanent location on the ground or which is attached to something having a permanent location on the ground. This includes but is not limited to advertising signs, billboards, antennas, wind generators, fence, poster panels, and buildings.
97. Subdivider - Any person, firm, partnership, corporation or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined.
98. Subdivision - The division, re-division, or delineation of land by lots, tracts, sites or parcels for the purpose of transfer of ownership, or for Urban Development, or for the dedication or vacation of a public or private right-of-way or easement.
99. Subdivision / Plat, Unrecorded - A plat which has been approved by a city or county, but has not been recorded with the County Registrar of Deeds.
100. Suburban Development - Any residential development with a density of greater than one (1) dwelling unit per five (5) acres, but not greater than one (1) dwelling unit per two acres.
101. Townhouse - One of a series of two (2) or more attached dwelling units, separated from one another by continuous, vertical party walls without openings from basement floor to the roof deck and which are intended to have ownership transferred in conjunction with a platted lot.
102. Urban Area - All that part of the incorporated area of the City of Chickasha which is designated on the Chickasha Comprehensive Plan for urbanization.
103. Utility - A service provided to the public by either a private or public agency.
104. Vacate/Vacation - To make legally void.

105. Variation - A deviation from the required norm that may be granted following certain procedures specified herein.
106. Way - Any street, avenue, parkway, highway, boulevard, road, alley, bicycle path or pedestrian walkway reserved and/or dedicated for public or private use chiefly by vehicular or pedestrian traffic. Its width shall be established as the shortest horizontal distance measured between lines delineating the right-of-way.
107. Yard - open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward except where otherwise specifically provided for in these regulations or the Chickasha Municipal Codes.
108. Zoning District - A section of the City designated in the Zoning Ordinance text and usually delineated on the zoning map in which requirements for the use of land and building and development standards are prescribed.
109. Zoning Ordinance - The Zoning Ordinance of the City of Chickasha and any revisions thereby adopted and amended by the City Council.

Section 10.6 Resubdivision of Land

Any change in an approved or recorded subdivision plat that affects any street layout or area reserved thereon for public use, or any lot line, or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions, such changes shall be approved by the Planning Commission by the same procedures, rules and regulations as for a new subdivision.

10.6.1 Procedure for Resubdivision

Whenever the resubdivision of land is such that a preliminary and final plat must be prepared for the approval of the Planning Commission, such plat shall be conditioned upon the nullification and/or vacation of any underlying subdivision plat and/or interfering easements as deemed necessary by the Director. Such nullification and/or vacation shall follow the procedures prescribed herein. The relocation and/or abandonment of any utilities shall be the responsibility of the Developers and shall be provided for concurrently with the nullification and/or vacation procedure. The cost of any such relocation and/or abandonment shall be borne by the Developers.

10.6.2 Procedure for Subdivisions where Future Resubdivision is Indicated

Whenever a parcel is subdivided and the subdivision plat shows one or more lots containing more than one acre of land and there are indications that such lots will eventually be resubdivided into smaller building sites, the Planning Commission may require that such parcels of land allow for the future opening of streets and the ultimate extension of utilities and adjacent streets. Provisional easements providing for the future opening of such streets and utility extensions may be made a requirement of the plat. Such easements would become effective at the time the parcel in question is

resubdivided.

Section 10.7 Nullification and Vacation of Plats

If the owner of any tract of land platted for municipal purposes. or the owner of any portion of such platted tract, desires to vacate the whole or some part thereof, the owner shall follow the procedures prescribed herein.

10.7.1 Procedure for Unrecorded Plats

- A. The owner of any plat may nullify or void the same by application at any time prior to the recordation of said plat, by a written instrument, a copy of which shall be attached to said plat declaring it to be null or void.
- B. The Planning Commission shall approve such an instrument in the same manner as platting or subdivision. The City Council shall also review and approve said instrument if public easements were accepted by the City Council.
- C. The applicant shall execute and acknowledge such a written instrument and submit it for review and recommendation by the Planning Commission and for approval by the City Council. Upon being duly recorded or filed with the County Clerk. said instrument shall operate to destroy the force and the effect of the approval of the plat so nullified, and to divest all public rights in the streets, alleys, and public grounds, and all dedications or easements laid out or described in said plats.
- D. A fee in the amount of twenty-five dollars (\$25.00) shall be submitted with the application for plat vacation,

10.7.2 Procedure for Recorded Plats

- A. At the request of the owner, the City Council shall, at its discretion, vacate and nullify a duly approved and recorded plat or any part of any plat in accordance with Title II. Oklahoma Session Laws. 1977. Section 42-101 et seq. The owner shall apply for nullification and vacation of said plat, by a written instrument, a copy of which shall be attached to said plat declaring it to be null and void.
- B. To qualify for nullification and vacation with approval from the City Council, the plat must meet the following requirements:
 - 1. None of the lots in said plat have been sold or title transferred.
 - 2. If any of the lots have been sold, all owners of said lots shall approve, in writing, the proposed nullification and vacation of said plat. This written approval shall accompany the application for nullification and vacation. This shall conform with State law as it may exist.
 - 3. The request for nullification and vacation is in accordance with Title 11, Oklahoma Session Laws, 1977. Section 42-101 et seq., as amended.
- C. The City Council shall review and approve application.

- D. The applicant shall execute and acknowledge such written instrument and submit it for review and recommendation by the Planning Commission and for approval by the City Council. Upon being duly recorded or filed with the appropriate County Clerk, said instrument shall operate to destroy the force and effect of the approval of the plat so vacated, and to divest all public rights in the streets, alleys, and public grounds, and all dedications or easements laid out or described in said plats.
- E. A fee in the amount of twenty-five dollars (\$25.00) shall be submitted with the application for plat vacation.

10.7.3 Procedure for Recorded Plat Vacated by Court Order

If the applicant desires to vacate a plat, which does not meet the provisions of Section 10.7.1 or 10.7.2 above, such vacation requires the approval of a court of competent jurisdiction in the county in which the property is situated. Compliance with Title II, Oklahoma Session Laws, 1977, Section 42-101 et seq., as amended, and District Court procedures are required.

Section 10.8 Correction of Errors in Plats

The correction of errors in plats shall follow the outlined procedures:

10.8.1 Correction of Errors in Approved but Unrecorded Plat

Any final plat, which has been approved by the City Council, but not recorded with the County Clerk, which is found to contain erroneous descriptions or are otherwise defective on their face may be corrected by the applicant and approved by the Director.

10.8.2 Correction of Errors in Recorded Plat

Any recorded subdivision plat which has been erroneously described on any record in the chain of title to said plats, or are otherwise defective on their face may be corrected by filing a petition in District Court pursuant to the provisions of Sections 41-112 through 41-115, Article: XLI. Title II of the Oklahoma Session Laws. 1977, as amended.