Beavers Bend State Park
Resource Management Plan
McCurtain County, Oklahoma

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This 2020 Resource Management Plan for Beavers Bend State Park is an update of the initial plan prepared in 2010. OTRD and Oklahoma State Parks have been committed to the planning process, now documented in a second generation of Resource Management Plans for the premier park properties in Oklahoma.

It is the purpose of the Resource Management Plan to be a living document to assist with decisions related to the resources within the park and the management of those resources. The authors’ desire is to assist decision-makers in providing high quality outdoor recreation experiences and resources for current visitors, while protecting the experiences and the resources for future generations.

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Abbreviations and Acronyms

ADAAG.........................................................Americans with Disabilities Act Accessibility Guidelines
BCE........................................................................................................................................Before the Common Era
CCC..................................................................................................................Civilian Conservation Corps
CDC...............................................................................................................Centers for Disease Control
CE ...........................................................................................................................................Common Era
CLEET .................................................... Council on Law Enforcement Education and Training
GIS ..............................................................................................................Geographic Information Systems
GPS ......................................................................................................................................Global Positioning System
EPA ..............................................................................................................Environmental Protection Agency
MCL .................................................................................................................Maximum Contaminate Level
NAAQS ..........................................................National Ambient Air Quality Standards
NAWQA .................................................National Water Quality Assessment Program
NEPA ............................................................................................................National Environmental Policy Act
NPRM ................................................................................................................Notice of Proposed Rule Making
OSU ...........................................................................................................Oklahoma State University – Stillwater
OTRD ........................................................ Oklahoma Tourism and Recreation Department
OWRB ..............................................................................................Oklahoma Water Resources Board
PBCR ..............................................................................................................Primary body contact recreation
pH ......................................................................................................................................potential for hydrogen ions
ppm ...................................................................................................................................parts per million
R ...........................................................................................................................................Range
RMP .........................................................................................................................Resource Management Plan
SCORP .........................................................Statewide Comprehensive Outdoor Recreation Plan
SCBR ...............................................................................................................Secondary body contact recreation
T ............................................................................................................................................Township
TNC ......................................................................................................................The Nature Conservancy
USFWS .........................................................................................................United States Fish and Wildlife Service
USGS ...............................................................................................................United States Geological Survey
WBDO ............................................................................................................Waterborne Disease Outbreak
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Mission Statement of the Oklahoma Tourism and Recreation Department

The mission of the Oklahoma Tourism and Recreation Department is to advance Oklahoma’s exceptional quality of life by preserving, managing, and promoting our natural assets and cultural amenities.

Vision Statement

The vision of the Oklahoma Tourism and Recreation Department is to promote and enhance tourism throughout the state; protect and preserve the environment and natural resources; educate the public about Oklahoma’s people and places; provide exceptional customer service to all citizens and visitors; create a team environment in which all employees are successful, productive, and valued; embrace and seek diversity in our workforce and those we serve.

OTRD Values

- Responsibility and leadership
- Respect
- Quality
- Exemplary customer service
- Balance and self-fulfillment
- Teamwork and communication
- Flexibility
- Creativity and innovation
- Coordination
- Commitment
- Integrity
Figure 0.1 – Broken Bow Dam (above) and Broken Bow Lake (below)
Chapter 1 – Introduction

Resource Management Plan: Purpose and Process

The Resource Management Plan (RMP) program and policy is to document management responsibilities to balance the use of water and land resources as they relate to recreation; in this instance, Beavers Bend State Park. As a guiding plan, the RMP seeks to propose long-term policy that limits adverse impacts to critical resources while providing protection and management of fish, wildlife, and other natural and cultural resources. In addition, the RMP will provide guidelines for public health and safety, public access, and a wide variety of outdoor recreational opportunities.

The purpose and scope of the RMP are to provide background information, identify the policies and goals governing the management of Beavers Bend State Park and its incorporated resources, summarize the plan’s components, and provide descriptive and historical information related to the project.

The ultimate purpose of the RMP is to establish a management framework for the conservation, protection, enhancement, development, and use of the physical and biological resources at Beavers Bend State Park. With regard to Beavers Bend State Park, the RMP is to:

- Provide managers and decision-makers with long-term direction and guidance for the successful management of the resources at Beavers Bend State Park;
- Ensure that management of the resources is compatible with authorized purposes;
- Ensure that recreation experiences and facilities are compatible with other environmental resources;
- Ensure that planned developments are based on public need and the ability of the environmental resources to accommodate such facilities and use; and
- Resolve issues and concerns related to management of the environmental resources.

Planning Process

The planning process for preparation of this Resource Management Plan included discussion between research staff at Oklahoma State University (OSU) and management personnel from Oklahoma State Parks. In addition, the process incorporated (1) the acquisition of archival information from libraries, state parks, books, research reports, and other sources; (2) interviews of state park personnel; (3) records provided by state park management; (4) input from members of the public through surveys, comments cards, and focus groups; and (5) searches of the Internet for information that expanded on other archives.

The purposes of public involvement are to inform the public and solicit public response regarding their needs, values, and evaluations of proposed solutions. Public involvement programs are designed not only to meet state and federal regulations, but also to include interested individuals, organizations, agencies, and governmental entities in the decision-making process. Techniques used for public involvement include interviews, workshops, advisory committees, informational brochures, surveys, and public hearings. The process of public
involvement is important to help strengthen the relationship between public and government agencies involved in the proposed plan. The relative success of public involvement techniques and the participation of supporting government agencies regarding the program as a whole is indicated by how well informed the public is and by how much the public has contributed to making environmentally sound, feasible decisions that are supported by a significant segment of the public. The public involvement process for the Beavers Bend State Park RMP is incorporated into the text of this document.

The original concept in preparation of an RMP is a federal action that requires compliance with the National Environmental Policy Act (NEPA); therefore, the public involvement process must fulfill the RMP and NEPA requirements as well as those of other entities. Oklahoma State Parks has committed the agency to follow a similar model at the state level for all state parks.

Using several public involvement methods to gain insight into the concerns of the public and governmental agencies potentially affected by provisions of the Beavers Bend State Park RMP, representatives from OSU compiled and analyzed the data. The public involvement process offered citizens and various interest groups information about the project and its potential impacts. This course of action was used to gather information, ideas, and concerns regarding the different issues to be compiled and addressed to determine issues of public concern. The issues were then evaluated resulting in alternative solutions and recommendations for the park.

Finally, the RMP process included integration of global positional system (GPS) technology into Geographic Information System (GIS) software to document features and attributes within the park. This component of the process permits an on-going record of facilities with their respective attributes, locations, and conditions. As a result, the GPS and GIS components of the RMP process are integral to on-going implementation and application of the planning effort.

**Agencies Involved**

Beginning in 2006, Oklahoma State Parks, through the Oklahoma Tourism and Recreation Department (OTRD), contracted with Oklahoma State University to prepare Resource Management Plans for each park. The initial agreement related to Beavers Bend State Park enabled preparation of an RMP during 2009 – 2010, and the intent of the agreement is to continue the RMP process across all state parks in Oklahoma. As a result, OTRD through Oklahoma State Parks contracted with Oklahoma State University to prepare a second generation Resource Management Plan for Beavers Bend State Park in 2019 – 2020.

The RMP agreement became effective July 1, 2019 between Oklahoma Tourism and Recreation Department and Oklahoma State University. Following a meeting between OTRD and OSU staff information, reports, and comment cards were provided to OSU for review. In accordance with the RMP contract, OSU performed research services and delivered reports to OTRD concluding with a written plan for Beavers Bend State Park in June 2020.

The authority for the agreement between OTRD and OSU is based upon Title 74 § 2213 as authorized by Engrossed Senate Bill 823 of the 2005 session: “The Commission may contract for the study, analysis, and planning as reasonably necessary to aid in determining the feasibility of leasing, selling or privately managing or developing the property or facilities under the control of the Commission. The Commission shall be exempt from the competitive bidding requirements of the Competitive Bidding Act for the purpose of soliciting, negotiating, and effectuating such a contract or contracts.”
Further, this authority is specified in Title 74 § 2215 which states: “The Division of State Parks, subject to the policies and rules of the Commission shall formulate, establish, maintain, and periodically review, with public participation, a resource management plan for each state park. The resource management plan, upon approval by the Commission, shall be considered a guide for the development, utilization, protection, and management of the state park and its natural, cultural, historic, and recreational resources.”

Effective January 14, 2019 as authorized in Enrolled House Bill 3603, “all duties and powers of the Commission shall be transferred to the Executive Director. Any provision in statute that provides to the Commission authority that is not advisory in nature shall be deemed to grant the duty or power to the Executive Director.”

During fall 2019, the leadership of the Oklahoma Tourism and Recreation Department provided agency direction, goals, and strategy with FY2020 Strategy: Establishing a foundation for top-ten performance. This document provided additional framework and targets for specific aspects of the current Resource Management Plan for Beavers Bend State Park.

Figure 1.1 – Northern reaches of Broken Bow Lake
Figure 1.2 – Mountain Fork River within Beavers Bend State Park
Chapter 2 – Project Description

About the Park

The Division of State Parks, a part of the Oklahoma Tourism and Recreation Department, is governed by the laws of the state of Oklahoma. These laws define the authority for the Division and the context in which individual state parks are managed. Title 74 § 2214 of the Oklahoma Statutes states that the Division of State Parks shall, subject to the policies and rules of the Commission:

1. Conserve, preserve, plan, supervise, construct, enlarge, reduce, improve, maintain, equip and operate parkland, public recreation facilities, lodges, cabins, camping sites, scenic trails, picnic sites, golf courses, boating, and swimming facilities, and other similar facilities in state parks reasonably necessary and useful in promoting the public use of state parks under the jurisdiction and control of the Commission;

2. Supervise the management and use of state properties and facilities under the jurisdiction of the Commission. The Commission may adopt rules to lease concessions in any state-owned facility if the Commission deems it feasible;

3. Authorize those employees in the Park Manager job family classification series, as established by the Oklahoma Office of Personnel Management, to maintain administrative control over all facilities, programs, operations, services, and employees in the park to which they are assigned; and

4. Enforce the rules and policies governing the use of and conduct of patrons in all recreational facilities and properties of the Commission.

Purpose and Significance of Beavers Bend State Park

An initial requirement of the RMP process is the development of a purpose statement for the property under consideration. The process selected for the development of resource management plans for state parks requires purpose statements and statements of significance for each park. These statements drive the decisions as to planning for the respective parks, since individual parks in the state park system do not have identical purposes or intents.

During preparation of the initial RMP in 2009, research staff from OSU worked with OTRD staff, representing Beavers Bend State Park and the broader agency, to develop a draft purpose statement. During that process staff created the following statement.

_The purpose of Beavers Bend State Park is to provide for the protection and public enjoyment of the natural, scenic, historic, and ecological resources and values that exist within the park property, extending to those properties under the management agreement with the U.S. Army Corps of Engineers. Park management will conserve the natural, cultural, scenic, historic and environmentally-based recreational resources within the park, and make them forever available for the education and enjoyment of all people. As one of the_
original Oklahoma State Parks, Beavers Bend encompasses a forest, lake, and river ecosystem in a surrounding mountain environment. Beavers Bend includes historic structures built by the Civilian Conservation Corps, provides visitor amenities compatible with this environment, and serves as a major economic stimulus for the region and the state.

Similarly, in response to requests from the research staff, OTRD personnel developed a statement of significance for Beavers Bend State Park. That statement follows:

Beavers Bend State Park encompasses a unique and historic forested ecosystem in a surrounding mountain environment. The park provides an ecosystem that supports flora and fauna uncommon in other parts of Oklahoma. Further, Beavers Bend State Park includes structures, buildings, and impoundments from the Civilian Conservation Corps and more recent efforts in an environment that provides visitors the opportunity to form valuable memories and influences the lives of generations of guests. Beavers Bend State Park serves as a major economic stimulus for the region and the state.

![Figure 2.1 - Utilization of purpose and significance statements](source: National Park Service)

Figure 2.1 demonstrates the inter-relationship of purpose and significance statements with the mission of the management agency in decisions related to a given park or property. This model has been developed by the National Park Service to assure consistency between the mission of the National Park Service and the operation of their respective properties. In a similar manner, park purpose statements and park significance can be consistent with the mission of the Oklahoma Tourism and Recreation Department.
Geographic Location of Beavers Bend State Park

Beavers Bend State Park is located in McCurtain County in the southeastern corner of Oklahoma (Figure 2.2). Historically and at various times, Hochatown State Park had been identified as a separate park from Beavers Bend, but for the purposes of this RMP and as managed through OTRD, the two properties are incorporated into a single management unit. Currently the two parks are managed as a single park – Beavers Bend State Park.

McCurtain County encompasses about 1852 square miles of diverse landscape as the southeastern-most county in Oklahoma, bordering on Arkansas and Texas (Figure 2.2). In this location, McCurtain County is approximately 250 miles from Oklahoma City (OK), 220 miles from Tulsa (OK), 200 miles from Dallas (TX), and 150 miles from Shreveport (LA). As a result, the county is less than a half day drive from a large population base.

As shown in Figure 2.3, McCurtain County is served by two major highways. The east/west traffic is primarily served by U.S. Highway 70, linking Broken Bow and Idabel within McCurtain County to Hugo, Oklahoma, on the west and DeQueen, Arkansas on the east. Similarly, U.S. Highway 259 serves traffic north and south through McCurtain County, as do State Highway 3 and State Highway 7.
The property traditionally identified as Beavers Bend State Park is located along the Mountain Fork River at the south end of Broken Bow Lake. This location along the river is enhanced by the varied terrain that produced a large bend in the river flow. This portion of Beavers Bend State Park is accessible from U.S. Highway 259A, directly from U.S. Highway 259, about seven miles north of Broken Bow. The property formerly identified as Hochatown State Park is located on the west side of Broken Bow Lake and is served by a number of spurs extending from U.S. Highway 259. Three primary roads serve as the principal access points for traffic entering this portion of Beavers Bend State Park. For clarity in the RMP, these properties will be referred to as Beavers Bend State Park – River Area and Beavers Bend State Park – Lake Area.

Numerous county roads and other routes provide additional access to the various areas around Broken Bow Lake. Many of these secondary and tertiary roads are limited in volume of travel and most are gravel.

**Community and Regional Context**

**Brief History of McCurtain County**

Early European expeditions into the forests and mountains of the future state of Oklahoma are poorly documented. This region was first explored by the Spanish, but little evidence or record remains from those excursions. It was the French who had the greater impact on the region through contact with the native Indians and the naming of various places.
As early as 1718, French explorers brought the first influences of Europe to what would become southeastern Oklahoma. By 1719, Bernard de la Harpe worked his way from Louisiana along the north side of the Red River into the future McCurtain County. During these French excursions and fur trading expeditions, reasonably good relations were established with the Indians of the area. In fact, the native residents were considered to be citizens of France until the Louisiana Purchase in 1803.

La Harpe was instructed by the Council of Louisiana to explore the Red River and learn more about the resident Indians in the area. In addition, he was to establish posts along his route. The native nations that la Harpe encountered included the Nassonites, Cadodaquious (“real Caddo”), Nadacos, and Natchitoches (Lewis, 1924). La Harpe provided a journal among his records describing the area he explored. These descriptions acknowledge grounds “abounding with the most luxuriant growth of rich timber, but subject to partial inundation at particular rainy seasons.” The Red River and tributaries were often surrounded by cane, oak and hickory uplands, and prairies.

Several of the tribes la Harpe encountered were part of the Caddo Confederacy. These included the Hasinai (Lower Caddo), Caddo, and Paniouassa (Lower or Southern Pawnee). Further west, la Harpe met with representatives of the Comanche, Plains Apache, and the Arikara. In addition, reports of encounters between tribes indicated that contact frequently occurred with the Anahous (Osage), Kiowas, Canicons (Tunica), and the Tanoayoe (Tonkawa).

Following the Louisiana Purchase in 1803, this area became part of the land claimed and owned by the United States. With the initiation of the Jackson Doctrine on removal of Indian nations from European settled areas to the east, numerous treaties were signed with the various nations for land to the west, including Oklahoma.

With the purchase of this land by the United States, several American expeditions were authorized into the area. The first of these expeditions was led in 1805 by Dr. John Sibley, Indian Agent for the new territory. Captain Richard Sparks attempted an 1806 expedition up the Red River, but was forced to retreat by the Spanish. Other expeditions were led by Major Stephen H. Long (1817) and Thomas Nuttal (1819).

In 1820, the Federal Government signed a treaty with the Choctaw Indians providing for an exchange of Choctaw Lands in Mississippi for a large part of the southeastern portion of what is now the State of Oklahoma. A portion of that exchange included what is now McCurtain County.
As a result of this exchange, McCurtain County became the southeast portion of the Choctaw Indian Nation.

By 1825, the present county boundary was established by survey when the western Arkansas boundary was moved to its present location in order to give the Choctaw Nation all of what is now McCurtain County, Oklahoma. McCurtain County was named for a prominent Choctaw Indian family, from which four members served as chief of the Choctaw Indian Nation.

Numerous place names within the County are reminders of this history. While originally known as the Massern Mountain Range, the prominent mountain features in this area were renamed the Ouachita Mountains. In the Choctaw language, “Owa-chita” described hunting trips – a common activity into the mountains of this area.

The Kiamichi Mountains were named by the French from a word meaning the “Horned Screamer.” This is commonly associated with hawks that inhabited the mountains.

Hochatown was one of several early Choctaw communities settled as early as the 1830s. This name was derived from the Choctaw “huncho” meaning river and the English “town.” The original location of Hochatown was inundated by the development of Broken Bow Lake, but the name remained as a small community on the western side of the lake.

The city of Broken Bow became the center of the state’s timber production and was named by the Dierks brothers for their Nebraska home. The Dierks brothers were early lumbermen and had formed several timber companies in the area. As a result, the Dierks family and their corporate operations owned or controlled much of the land and timber in McCurtain County.

As the population increased, the Broken Bow post office was established in 1911. There is some disagreement as to the history of the other major population center and county seat – Idabel. Some sources claim Idabel was originally known as Pernell and that it was later renamed after the wife of John Randolph Dillon, an executive and engineer of the Missouri-Kansas-Texas Railroad. Other sources indicate the community was originally named Mitchell and then renamed Idabel in honor of the daughters, Ida and Belle, of a Choctaw citizen on whose land the town was built.

### Demographic and Socioeconomic Conditions and Impact

The U.S. Bureau of Census provides summary data related to the demographic profile of the residents of McCurtain County. For comparison and trend purposes, these data are presented over a period of years with the most recent information provided as a portrait of current conditions in the county.

The following tables provide this summary based upon data retrieved during the summer 2019 from [http://factfinder.census.gov](http://factfinder.census.gov). In general, the population of McCurtain County has been declining slightly over the past ten years.

#### Table 2.1 – Population of McCurtain County

<table>
<thead>
<tr>
<th>Year</th>
<th>2008</th>
<th>2010</th>
<th>2015</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>33,532</td>
<td>33,201</td>
<td>33,124</td>
<td>32,703</td>
</tr>
</tbody>
</table>
Table 2.2 - Demographic Characteristics of the Population

<table>
<thead>
<tr>
<th>Factor</th>
<th>Detail on factor</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sex and Age</td>
<td>Male</td>
<td>16,245</td>
<td>49.0</td>
</tr>
<tr>
<td></td>
<td>Female</td>
<td>16,906</td>
<td>51.0</td>
</tr>
<tr>
<td></td>
<td>Median age (years)</td>
<td>38.8</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Under 18 years of age</td>
<td>8,599</td>
<td>25.9</td>
</tr>
<tr>
<td></td>
<td>18 years of age and over</td>
<td>24,552</td>
<td>74.1</td>
</tr>
<tr>
<td></td>
<td>65 years of age and over</td>
<td>5,140</td>
<td>15.5</td>
</tr>
<tr>
<td>Race</td>
<td>White</td>
<td>22,259</td>
<td>67.1</td>
</tr>
<tr>
<td></td>
<td>Black or African American</td>
<td>2,894</td>
<td>8.7</td>
</tr>
<tr>
<td></td>
<td>American Indian/ Alaskan Native</td>
<td>5,017</td>
<td>15.1</td>
</tr>
<tr>
<td></td>
<td>Asian</td>
<td>112</td>
<td>0.3</td>
</tr>
<tr>
<td></td>
<td>Native Hawaiian/ Pacific Islander</td>
<td>4</td>
<td>0.0</td>
</tr>
<tr>
<td></td>
<td>Other</td>
<td>807</td>
<td>2.4</td>
</tr>
<tr>
<td></td>
<td>Two or more races</td>
<td>2,058</td>
<td>6.2</td>
</tr>
<tr>
<td>Hispanic/Latino</td>
<td>Of any race</td>
<td>1,552</td>
<td>4.7</td>
</tr>
</tbody>
</table>

Based upon census data, it is apparent that the population of McCurtain County has varied in recent decades, reaching a high in 1980, and then declining 2.5% from 2000 to 2008. The ten-year decline of 2.5% continued between 2008 and 2018 as shown in Figure 2.1. This pattern of decline of population in rural counties in Oklahoma is quite common.

The population characteristics detailed in Table 2.2 indicate that McCurtain County shows greater diversity than is shown across the state of Oklahoma. McCurtain County has a lower percentage of persons indicating they are White (67.1%) than is true in Oklahoma more broadly (78.5%). The greatest variance is shown between the American Indian population in McCurtain County (15.1%) and the 8.1% of the population identified as American Indian across the state. By contrast, the state of Oklahoma reports 6.6% of its population to be Hispanic of any race, while McCurtain County is slightly lower at 4.7%.
Table 2.3 – Household Characteristics in McCurtain County

<table>
<thead>
<tr>
<th>Household Related Factor</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of households</td>
<td>12,958</td>
<td></td>
</tr>
<tr>
<td>Non-family households</td>
<td>4,005</td>
<td>30.9</td>
</tr>
<tr>
<td>Households with a child or children under 18</td>
<td>4,309</td>
<td>33.3</td>
</tr>
<tr>
<td>Households with person 65 years and over</td>
<td>1,544</td>
<td>11.9</td>
</tr>
<tr>
<td>Occupied housing units</td>
<td>15,658</td>
<td>82.9</td>
</tr>
<tr>
<td>Vacant housing units</td>
<td>2,678</td>
<td>17.1</td>
</tr>
</tbody>
</table>

As shown in Table 2.3, 98.5% of the population resides in households, while the remainder of the population lives in non-household units such as group homes or senior centers. The general household characteristics represented in McCurtain County are similar to those across Oklahoma, with one exception. McCurtain County has a much higher percentage of seasonal or recreational housing units than would be found in most areas of Oklahoma – with the exception of portions of northeastern Oklahoma. The number of recreational housing units in McCurtain County is increasing more rapidly than the number of occupied households in the county.

Table 2.4 – Financial Characteristics in McCurtain County

<table>
<thead>
<tr>
<th>Characteristic or Factor</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median household income</td>
<td>$34,250</td>
<td></td>
</tr>
<tr>
<td>Households below poverty level</td>
<td>2,384</td>
<td>18.4</td>
</tr>
<tr>
<td>Individuals below poverty level</td>
<td>7,718</td>
<td>23.6</td>
</tr>
<tr>
<td>Households with public assistance income</td>
<td>1,283</td>
<td>9.9</td>
</tr>
</tbody>
</table>

The percentage of households in McCurtain County that are below the established poverty levels is 18.4%, well above the 14% that are below the poverty level across the state of Oklahoma. However, the percentage in 2018 (18.4%) is lower than 21% from 2008, an indication that the economy of McCurtain County may be improving. In consideration of individuals rather than households, McCurtain County reports 23.6% of its population below the poverty level as compared with 15.8% across the state of Oklahoma. This is verified by the median household income in the county at $34,250 which has improved over the past ten years.

Financial characteristics in a population tend to be highly correlated with educational levels within the population. Table 2.5 reports the level of education attained by persons in McCurtain County above the age of 25. For comparison purposes, approximately 80.6% of Oklahomans have completed a high school diploma or equivalency as contrasted with 73.5% of the eligible population in McCurtain County. In addition, approximately 20% of all Oklahomans have
completed a baccalaureate degree or higher as compared with 13.6% of the eligible population in McCurtain County.

**Table 2.5 – Education Characteristics in McCurtain County**

<table>
<thead>
<tr>
<th>Educational Attainment (25 years old and above)</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th grade</td>
<td>1,334</td>
<td>6.1</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>2,618</td>
<td>12.0</td>
</tr>
<tr>
<td>High school diploma or equivalency</td>
<td>9,160</td>
<td>42.0</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>4,333</td>
<td>19.9</td>
</tr>
<tr>
<td>Associate degree</td>
<td>1,395</td>
<td>6.4</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>2,063</td>
<td>9.5</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>888</td>
<td>4.1</td>
</tr>
</tbody>
</table>

**Table 2.6 – Employment Characteristics in McCurtain County**

<table>
<thead>
<tr>
<th>Characteristic or Factor</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population in the labor force (16 years and over)</td>
<td>13,173</td>
<td>51.4</td>
</tr>
<tr>
<td>Employed</td>
<td>12,423</td>
<td>94.3</td>
</tr>
<tr>
<td>Private wage and salary workers</td>
<td>9,779</td>
<td>78.7</td>
</tr>
<tr>
<td>Government workers</td>
<td>1,722</td>
<td>13.9</td>
</tr>
<tr>
<td>Self-employed (non-incorporated business)</td>
<td>906</td>
<td>7.3</td>
</tr>
<tr>
<td>Unpaid family workers</td>
<td>16</td>
<td>0.1</td>
</tr>
</tbody>
</table>

Another demographic factor that is highly correlated with financial characteristics and educational characteristics is employment. The employment figures for McCurtain County are reported in Table 2.6. As of 2018, McCurtain County reported 642 private, nonfarm business establishments employing 12,423 persons. Both the number of employers and employed persons are significantly higher than was true in 2008.

Another demographic factor that assists in understanding the local population is related to persons with disabilities. Among those persons in McCurtain County under the age of 20, there are 822 individuals or 9.8% of the population with a disability. This percentage increases in the population from ages 21 to 64 years to 27.5% or 5,075 individuals. Among those persons aged 65 years or more, 54.6% or 2,424 individuals have one or more disabilities.
In summary, McCurtain County is a rural area with approximately 18 persons per square mile as compared to an average of 50.3 for Oklahoma. This rural environment has yielded limited employment opportunities for its population. The population is more racially diverse but less educated in formal measures than is true for the general state population and is well below the income levels for the state of Oklahoma. At the same time, the population in McCurtain County shows a higher percentage of its population to have one or more disabilities than is true across the state.

The percentage of seasonal or recreational households in McCurtain County is higher than that in most of Oklahoma. In addition, this pattern of recreational property development has been increasing in recent years.

**Competing Recreational Opportunities**

Southeastern Oklahoma and the adjoining areas in western Arkansas provide an environment of forests, lakes, and mountains that offer some similar outdoor recreation experiences to those provided at Beavers Bend State Park. Most of these areas have been developed at differing levels from that within the Beavers Bend State Park property.

Within McCurtain County, the U.S. Army Corps of Engineers (USACE) manages the properties on Pine Creek Lake in the western part of the county. These USACE recreational sites include campgrounds, picnic facilities, and boat ramps similar to those available at Beavers Bend State Park – Lake Area. Approximately 50 miles west of the Broken Bow area near Hugo, Oklahoma, in Choctaw County, the USACE has developed Hugo Lake. The Oklahoma Tourism and Recreation Department operates Hugo State Park through a contract with Little Dixie Community Action Agency headquartered in Hugo. Hugo State Park includes campgrounds, picnic areas, boat ramps, cabins, and a marina. Neither Hugo State Park nor Pine Creek Lake includes the scenic or historic values associated with Beavers Bend State Park.

The adjoining county northwest of McCurtain County is Pushmataha County. At the northern end of Pushmataha County, OTRD operates Clayton Lake State Park under contract to Little Dixie Community Action Agency. Clayton Lake State Park offers cabins, campgrounds, and picnic areas with a significantly smaller lake environment than that available at Beavers Bend State Park.

Immediately north of Clayton Lake is a larger USACE lake – Sardis Lake. This lake also includes picnic areas, camping, and boat ramps. However, the public access areas at Sardis Lake have not been developed to the extent of those at Beavers Bend State Park.

The county north of McCurtain County in Oklahoma is Leflore County. Within Leflore County, Oklahoma State Parks operates two additional state park properties: Talimena State Park and Lake Wister State Park. Talimena State Park offers camping and hiking opportunities in a forest and mountain environment, but without a lake. Talimena does not compete with Beavers Bend in provision of recreation opportunities.

Lake Wister State Park is operated on a USACE reservoir about ninety miles north of Beavers Bend State Park. Lake Wister includes camping, picnicking, cabins, hiking, and boating opportunities for visitors. Lake Wister may be an alternative location for visitors to Beavers Bend State Park, but it would generally be perceived as a secondary level of recreation.
opportunity for most visitors. Lake Wister would offer a lesser sense of crowding than that which occurs at Beavers Bend on many holidays and weekends.

The property once managed as Heavener Runestone State Park near Heavener is now a day-use only park providing picnicking, hiking, historic, and archeological experiences for visitors, currently managed by the City of Heavener. The experiences at Heavener Runestone Park do not compete with experiences at Beavers Bend State Park.

Leflore County and northern McCurtain County also include the Ouachita National Forest. The principal recreational developments within the Ouachita National Forest in Oklahoma include Cedar Lake Recreation Area, Winding Stair Recreation Area, and Billy Creek Campground. Winding Stair and Billy Creek offer forest camping and hiking experiences; Winding Stair includes a higher level of development than does Billy Creek. Both of these campgrounds are in mountain environments, but they do not offer water-based recreation opportunities.

Cedar Lake is a small impoundment offering minimal boating opportunities in a no-wake environment. Cedar Lake includes well-developed campgrounds and hiking trails, plus a large equestrian campground. The recreational opportunities provided at Cedar Lake Recreation Area do not compete directly with those at Beavers Bend State Park.

Across the border in Arkansas and within the Ouachita National Forest, Queen Wilhelmina State Park and Lodge offers camping, picnicking, hiking, and a lodge within a mountain environment. Queen Wilhelmina Lodge may attract similar visitors to those at Lakeview Lodge in Beavers Bend State Park, but Queen Wilhelmina State Park does not offer the same recreational opportunities as those at Beavers Bend State Park, primarily due to lack of a lake setting.

Other Arkansas state parks just east of Beavers Bend are Cossatot River State Park, Daisy State Park, and Millwood State Park. These parks offer camping, picnicking, and hiking experiences in a mountain environment. Cossatot River State Park offers float and angling experiences similar to those on the Mountain Fork River. Daisy State Park and Millwood State Park are located on lakes and offer boating experiences similar to those at Beavers Bend State Park.

South of the Red River are a number of Texas state parks in the Interstate Highway 30 corridor between Dallas and Texarkana. Most of these provide camping in a lake environment, but none of these parks offer the water quality or environmental aesthetics associated with a recreation experience at Beavers Bend State Park in Oklahoma.

McCurtain County has experienced great growth in numbers of private rental properties for recreational visitors. These houses, cabins, and lodges are distributed to the west and north of Beavers Bend State Park, primarily accessed by roads leading to and from U.S. Highway 259. These private properties complement the accommodations within Beavers Bend State Park and guests at these properties are very likely to visit the park during their time in McCurtain County.

**Park History**

The Oklahoma legislature created a State Park Commission on March 1, 1935 as a subsidiary of the State Game and Fish Commission. Initially seven state parks were established, including Beavers Bend State Park – described as 1,250 acres, donated by citizens of Idabel and Broken Bow, located nine miles north of Broken Bow (listed as Sherwood, Oklahoma) on the Mountain Fork River (Report of the Oklahoma State Park Commission, October 31, 1936). The report asserts that “all parks are easily accessible from Oklahoma’s ever-expanding highway system.”
During that first year of operation as a state park, Beavers Bend reported 2,008 visitors for an average of 16.45 visitors per day with a total of 488 vehicles. This occurred despite an assessment that “development began about September 1, 1935, and it is obvious that none of our parks are ready to receive visitors.”
A Civilian Conservation Corps (CCC) camp had been established in each of the state parks, conducting work under the exclusive direction of the National Park Service. This was true at Beavers Bend State Park with the establishment of CCC Company 2815 in August 1935. Supervision during the first year at Beavers Bend was budgeted at $21,830.35 yielding 31,130 man hours valued at $119,052.31 (Reeves, 1938).

The first annual report of the Division of State Parks (Reeves, 1938) indicates that Beavers Bend had an area of 1,250 acres donated by the citizens of Idabel and Broken Bow. Other documents indicate that residents of Idabel and Broken Bow had raised $2,400 as a donation to the State Parks Commission; the state then purchased the land from the Choctaw Lumber Company (Jacobs, 2008). Additional documents showing these transactions are included in Appendix B. An additional 380 acres were in the process of purchase by the state, and an additional 110 acres were in negotiation. A small impoundment of the Mountain Fork River by the Works Progress Administration (WPA) developed a lake “for a distance of 7000 feet” to be utilized as a swimming pool (Reeves, 1938).

The name of the park at Beavers Bend was derived from one of the original settlers, John Beavers, who had received the property as allotted land. Copies of documents related to property transactions, included in Appendix B, show the transfer of land from Leuvina Beavers nee Hudson, originally from the Choctaw and Chickasaw nations to the State of Oklahoma.

Among the projects completed by the CCC at Beavers Bend was the construction of a 5.2-mile road from Highway 259 (then known as Highway 21) east to the Camp 2815 location. Other projects during the first three years of this camp included construction of a bathhouse and 14 rental cabins (Jacobs, 2008). The bathhouse now serves as the nature center for Beavers Bend State Park (Weisiger, et al., 1993).

Appendix A provides documentation of a survey conducted by the Oklahoma State Historic Preservation office of the various CCC projects that remain extant.

Historic structures on property remain from the efforts of the CCC. The design commonly utilized by members of these camps was “National Park Service rustic” architecture. As stated by Dr. Bob Blackburn (2004), “In the parks, the organic style could be seen everywhere. Roads nestled into natural contours of the land, offering a variety of vistas around every turn. Cabins were built with locally cut stone, hand-hewn timbers, and rough-cut plans, giving the impression that the structures grew out of the land. Signs with directions to campgrounds were artistically carved into stone and wood. The CCC boys also helped Mother Nature by planting millions of trees and shrubs, seamlessly connecting the built environment with the natural setting.” Appendix A identifies many of the CCC properties at Beavers Bend State Park.

Figure 2.6 – Rendition of “National Park Service rustic” architecture
Source: National Park Service
Figure 2.7 - Civilian Conservation Corps at Beavers Bend State Park
Source: National Park Service and OTRD brochure
In commenting on the purpose of Oklahoma State Parks, the 1935 Commission asserted “a state park system is an investment which pays rich dividends in dollars and cents, aside from the greater returns in outdoor life and enjoyment.” This initial purpose of the parks was enhanced by the work of the CCC, “men technically trained in all phases of park activity and development, which includes geologists, foresters, wildlife technicians and engineers” (Reeves, 1936).

A discussion of the history of Beavers Bend State Park includes Broken Bow Lake as authorized by the Flood Control Act approved July 3, 1958 (HD 170, 85th Congress, 1st Session), and the Flood Control Act approved October 23, 1967 (SD 137, 87th Congress, 2nd Session). The project was designed and built under the supervision of the Department of the Army Tulsa District Corps of Engineers. Construction was initiated in November 1961 and the project was placed in full operation in October 1969. The construction of Broken Bow Lake inundated the small community of Hochatown, requiring that its residents move to higher ground to the west.

Broken Bow Lake is the impoundment of the Mountain Fork River with storage based on a contributing drainage area of 754 square miles. Normal pool elevation is 602.50 feet, with the top of the flood control pool at 627.50 feet. When the conservation pool is full, the lake contains 461,064 acre-feet of water. At the top of the power pool elevation (599.50 feet) there are 918,800 acre-feet of water in storage with 14,200 surface acres, whereas the flood control pool would contain 1,368,800 acre-feet and a surface area of 18,000 acres. At the top of the power pool, Broken Bow Lake has a shoreline of 180 miles and extends 22 miles northward, upstream from the dam.

The dam is a rolled earthfill structure 2,750 feet long, rising 225 feet above the streambed. It includes concrete, gated construction with eight Tainter gates, each of which is 40 feet by 40 feet. The spillway is 376 feet long, but combined with the dam and dike system is 4,026 feet long. The authorized project purposes for Broken Bow Lake include flood control, recreation, hydroelectric power, water supply, fish and wildlife habitat. Assignment of water quality control as a project purpose occurred with later Congressional action. The powerhouse at Broken Bow Lake includes two power units, each rated at 50,000 kilowatts. The first power unit went on line in January 1970, followed by the second unit in June 1970.
Below the dam, and downriver from Beavers Bend State Park – River Area, the Army Corps of Engineers constructed a reregulation impoundment (Figure 2.9) to regulate water flows. This Reregulation Area has become a favorite recreation location for canoeists and floaters. The recreation development near the Reregulation Dam has been returned to management oversight from Beavers Bend State Park.

Above the dam, the USACE acquired the necessary property for the lakebed and the immediately surrounding surface area. While the Corps of Engineers has maintained ownership of most of the property immediately adjacent to Broken Bow Lake, they have entered into management agreements with the Oklahoma Department of Wildlife Conservation for the Broken Bow Wildlife Management Area and McCurtain County Wilderness Area.

Through a series of agreements, the state of Oklahoma and the USACE transferred properties that were essential for the construction of the dam on the Mountain Fork River. Some of these transfers included third parties, such as Weyerhaeuser.

Property on the west side of Broken Bow Lake, near the newly relocated community of Hochatown, was readily accessible from U.S. Highway 259. Some of this property was minimally developed by the USACE for recreational purposes, leading to a lease on January 1, 1966 of 3,875.27 acres from the Corps to the Oklahoma Industrial Development and Park Department, a forerunner to the Oklahoma Tourism and Recreation Department. These properties were leased for “public park and recreational purposes” through December 31, 2015 (Appendix B). This lease includes handwritten notes and other entries referring to the property as “Mountain Fork State Park.” However, the accepted name for this larger acreage became Hochatown State Park – now Beavers Bend State Park – Lake Area.

This lease was modified slightly in 1967 and again in 1997, including an extension of the lease for the property through December 31, 2016. In 1975, an additional 58.08 acres was acquired from Weyerhaeuser at the north edge of Cedar Creek Golf Course. A further modification of the property lease occurred January 20, 1997, with signature of a new lease agreement extending through November 30, 2021.

That lease was then updated March 1, 2018, extending the lease through September 30, 2067 (Appendix B). This agreement terminated all prior lease agreements and provided greater detail on several major policy issues. In addition, the current lease includes an inventory by count and condition of developments on the various properties covered by the lease as of the date of signing. The properties included in the lease are (1) the River Bend area of Beavers Bend State Park – River Area, (2) Stevens Gap, Carson Creek, and Cedar Creek in Beavers Bend State Park – Lake Area, (3) Mountain Fork, otherwise known as the Reregulation Area, (4) Holly Creek, a
primitive and remote camping area on the north end of Broken Bow Lake, and (5) Panther Creek, a campground and river access location along the Mountain Fork River north of the lake environment. Stevens Gap is alternatively spelled as Stephens Gap, but, for consistency in this report, the spelling will be Stevens Gap.

As a result of these various designations and leases, Beavers Bend State Park is identified in OTRD literature as including 7,255 combined park acres and 14,240 combined lake acres (Mountain Fork River and Broken Bow Reservoir). However, the original park includes 1,300 acres, while the lease from the USACE added 5,955 acres for a total of about 7,255 acres at the various park properties.

**History and Development of Beavers Bend State Park**

Development of the current facilities and property at Beavers Bend State Park has occurred over almost a century. As a result, the following discussion of facilities and property development focuses on what exists in 2019, rather than recounting what has been at various points in the past – unless historically significant properties or features are involved.

Figure 2.11 on the following page shows the boundaries of Beavers Bend State Park for the two sections of the park.
**Figure 2.11 – Beavers Bend State Park**

Above: Beavers Bend State Park – Lake Area

Below: Beavers Bend State Park – River Area
Beavers Bend State Park, approximately 7,255 acres in size, is located north of Broken Bow, in southeastern Oklahoma. The State of Oklahoma, through the Oklahoma Tourism and Recreation Department leases 5,955 acres from the U.S. Corps of Engineers and owns 1,300 acres. The park overlooks Mountain Fork River and is adjacent to Broken Bow Lake, which has 14,240 surface acres of water and 180 miles of shoreline. Beavers Bend State Park, one of the original seven state parks, was established in 1937. Buildings began going up with the manpower provided by the Civilian Conservation Corps in 1936.

This park was developed as a single park unit, then was later split into two separate park units (Beavers Bend and Hochatown), then reunited as a single management unit. Beavers Bend, once the site of an old Choctaw settlement, was named for John T. Beavers, one of two brothers who came to the area and acquired citizenship in the Choctaw Nation by marriage.

Broken Bow lakes stretches 22 miles back into the Ouachita Mountain country. The rugged mountain terrain is densely forested with pine and hardwoods in an undergrowth of holly groves, maple, dogwood, and redbud. Construction on Broken Bow Lake, designed and built under the supervision of the U.S. Army Corps of Engineers, was started in November 1961 and completed in October 1969.

Archeological evidence indicates that humans have inhabited this area since about 5000 B.C. The first known inhabitants were the early Indian hunting parities. As far as the tribes were concerned this area was in a sort of limbo – not claimed by any tribe, but rather shared as a hunting or “stay over” ground. Although this region was first explored by the Spanish, the French explorers and fur traders who followed them made a more lasting impression on the area. French fur trappers and traders, pioneered by Fernand De La Harpe in 1719, traveled up the Red River, then explored the streams of the Kiamichi Mountains. Kiamichi is the French word for the “Horned Screamer” bird that inhabited the mountains.

Due to the close proximity of enticing banks in both Texas and Arkansas, southeastern Oklahoma (then known as Indian Territory) became a refuge for outlaws. This area was the perfect hideout for those fleeing the law because it was then situated in Indian Territory – no Federal Marshall could legally enter it. Robbers, horse thieves, cattle rustlers and other unsavory characters were free of legal pursuit once they crossed the border into Indian Territory.

In 1973, plans were made to build a golf course at the Cedar Creek area. After the golf course opened, plans were prepared for further development of the Stevens Gap, Carson Creek and Cedar Creek areas. Located on the shores of Broken Bow Lake, this portion of Beavers Bend was dedicated as Hochatown State Park in 1978 before being reunited into the single management unit – Beavers Bend State Park. Hochatown State Park is approximately 2,973 acres in size today.

The major southeastern Indian Territory settlement at the turn of the century was Hochatown. Made up of a mixture of white settlers from Arkansas and Choctaws forcibly removed from the East, its name was coined from the Choctaw word “huncho,” meaning river and the English word, “town,” thus meaning “river town.”

During the late 1920s and early 1930s, Hochatown was nicknamed “moonshine capital of Oklahoma,” because of its thriving illegal whiskey operation. The waters of the Mountain Fork
River were ideal for making good whiskey and the mountains and valleys were perfect for concealment from revenuers. The town itself was never large, consisting of a cotton gin and several stores, but it was the trading center for much of the area. Families usually lived in the country, but came to Hochatown to do their business. The post office was opened in 1894 and served the area until it finally closed December 28, 1963. The importance of the town had vanished long before this – the growth of Broken Bow taking away much of the population. For about 60 years, Hochatown grew from a lumber camp to a quiet farming town. All that is left now are the colorful stories of days gone by. Today the site of the old town is beneath the water of Broken Bow Reservoir. The name remains as a monument to this small, but important town in the history of the area.

Physical Setting

As presented in earlier discussion, Beavers Bend State Park is located in McCurtain County of southeastern Oklahoma. This area is characterized by the oak/shortleaf pine forests common to the hills and mountains on the southwestern edge of the Ouachita Mountains. The lower slopes of these hills and mountains include sugar and red maples, beech, sweet gum, and red and white oak. Similarly, the upland areas include forests of shortleaf pine, hickory, post and blackjack oak.

Because of the forests, the geology, and the somewhat inaccessible features of the landscape, much of this area is inappropriate for traditional agriculture. By contrast, the land surrounding Beavers Bend State Park has been a productive forest throughout human history. These features led to acquisition of much of the property surrounding Broken Bow Lake and the Mountain Fork River by the United States Forest Service. The area is part of the Ouachita National Forest, the oldest national forest in the southern part of the United States.

![Figure 2.13 – Ouachita National Forest surrounding Beavers Bend State Park](image-url)
Numerous “in-holdings,” privately owned properties within the larger federal ownership, are common throughout the Ouachita National Forest and in the district surrounding Broken Bow Lake and Beavers Bend State Park. As a result, private development of businesses and residential areas has occurred to some extent around the park, particularly along U.S. Highway 259 and 259A. To a lesser extent, private development has occurred along Stevens Gap Road, Carson Creek Road, and the Golf Course Road.

As shown in Figure 2.13, the northeast portion of Broken Bow Lake is adjoined by the McCurtain County Wilderness Area. The Oklahoma Legislature dedicated 14,087 acres assigned to the Oklahoma Department of Wildlife Conservation (ODWC) in 1918. The McCurtain County Wilderness is managed by ODWC as a wildlife refuge and forest sanctuary.

**Natural Resources in the Park**

**Climate and Air Quality**

As is true for most of the state of Oklahoma, Beavers Bend State Park is included in the humid, sub-tropical climate type using the Koeppen classification (National Geographic Society, 2008). This climate type is characterized by hot muggy summers and mild winters. The summers include frequent thunderstorms, while the precipitation in the winter is mostly rain resulting from mid-latitude cyclones. This portion of Oklahoma receives the highest annual rainfall in the state, averaging about 47.5 inches per year. Temperatures range from an average high of 93° Fahrenheit during the summer, mainly July and August, to an average low of 28° during January. During the summers, it is quite common for temperatures to exceed 100°. Within McCurtain County, areas to the west of Beavers Bend are frequently hotter during the summer, while areas just north of the park are frequently slightly cooler than the temperatures experienced at Beavers Bend State Park. If the park experiences snowfall, it is typically two to four inches at the most in any given year.

Thunderstorms are common during the summer as indicated above, with an average of about 50 such events each year. Severe weather is possible throughout Oklahoma, with higher reported frequency of tornadic storms in the western part of the state. However, McCurtain County receives one or two storms that produce tornadoes each year and typically three significant hail storms annually.

All of eastern Oklahoma, including McCurtain County, is classified as a humid temperate ecoregion. However, the Beavers Bend State Park area is within the “subtropical regime mountains” division of the humid temperate ecoregion. This area is classified as the Ouachita Mixed Forest-Meadow province. As indicated in earlier discussion, this province is dominated by oak-hickory-pine forest. The Lenihan classification type identifies the area as Southern Mixed Forest (National Geographic Society, 2008).

Air quality for McCurtain County is reported based on National Ambient Air Quality Standards (NAAQS) established by the Environmental Protection Agency (EPA). EPA has identified six criteria pollutants that can injure health, harm the environment, and cause property damage. These pollutants are (1) carbon monoxide, (2) lead, (3) nitrogen dioxide, one of several nitrogen oxides, (4) ozone, (5) particulate matter (PM), and (6) sulfur dioxide. Somewhat surprisingly, given its rural setting, McCurtain County is at or above the 60th-percentile of dirtiest or worst
counties in the United States in levels of carbon monoxide, nitrogen oxides, particulate matter (at two levels), and sulfur dioxide in the air (Scorecard: The Pollution Information Site, 2009).

Approximately three-quarters of the nationwide carbon monoxide (CO) emissions are generated from transportation sources, although other sources include wood-burning stoves, incinerators, and industry. Nitrogen dioxide is a byproduct of most combustion processes and may result from sources similar to those identified for carbon monoxide emissions. Similarly, sulfur dioxide is released from combustion of fuels that contain sulfur including coal, oil, and diesel fuel. Point source polluters for sulfur dioxide include coal- and oil-fired power plants, steel mills, pulp and paper mills, and refineries. Several of these sources are located south and west of the park in McCurtain County along the Red River and U.S. Highway 70.

Particulate matter (PM) is a mixture of particles of various sizes that can adversely affect human health. PM is typically divided into two broad categories based on the size of the total suspended matter: PM-10 for particles less than 10 microns in aerodynamic diameter and PM-2.5 for particles less than 2.5 microns. The smallest particles pose the highest human health risks. PM includes dust, dirt, soot, smoke and liquid droplets emitted into the air by sources such as factories, power plants, cars, construction activity, fires, and natural windblown dust.

**Topography**

McCurtain County varies in elevation from 287 feet above sea level in the far southeastern portion of the county along the Red River to 1,363 feet above sea level at Pine Mountain. Broken Bow Reservoir is at 575 feet above sea level and the surrounding land varies with the hills and hollows common to this portion of Oklahoma.

Southeastern Oklahoma is classified as “Atlantic Plain” using the Fenneman Physiography Classification system (National Geographic Society, 2008). From the southern portions of Broken Bow Reservoir and southward, McCurtain County is specifically part of the Coastal Plain province of the Atlantic Plain. The northern end of the county is part of the Interior Highlands, within the Ouachita Province.

**Geology**

Geologically, McCurtain County includes features from six periods. These include: (1) the Quaternary Period, (2) the Cretaceous Period, (3) the Ordovician Period, (4) the Silurian Period, (5) the Mississippian Period, and (6) the Pennsylvanian Period. The surface rocks in and around Beavers Bend State Park are from the Paleozoic era, 248 to 540 million years B.P.

Numerous fault lines are present, particularly in the northeastern portion of McCurtain County. Most of these fault lines run east-west, as is common throughout the Ouachita Mountains.

**Soil**

Soils in McCurtain County include mollisols along the Red River, vertisols in an east to west band south of Broken Bow Reservoir, and ultisols across most of the county. Small portions of the county include alfisols. Ultisols are the dominant soils around Beavers Bend State Park and these soils are of the suborder ultids.

Ultisols are typically acidic soils, commonly known as “red clay.” Ultisols are commonly found across the southeastern United States, with a western extent through the eastern counties in
Oklahoma – including McCurtain County. These soils tend to occur in humid, warm climates with a growing season of about 200 days per year. In addition, these soils tend to be rich in iron content, and mixed with quartz and translocated silicate clay (USDA Natural Resources Conservation Service).

Udults are a suborder of ultisols that are freely drained, but humus poor. Most udults were once covered with forests, and when cleared have been used to support cropland. However, such soils require considerable amounts of amendments to support agricultural production.

Figure 2.14b shows the soils of McCurtain County as identified by the Natural Resources Conservation Service (2003). The soils surrounding Broken Bow Reservoir are identified as “gravelly loam,” while the higher ground beyond the lake is “stony loam.”

Soils present characteristics that may limit development for a variety of purposes. Figure 2.14d presents such limitations for areas within Beavers Bend State Park for camping and trails. Other activities are also limited within specific portions of the park, without remediation efforts.
Figure 2.14b – Soils of Beavers Bend State Park
Source: NRCS
### Figure 2.14c – Legend for soils map on previous page

Source: NRCS

### Figure 2.14d – Soil limitations

Red shaded areas limited for camping (left) and trails (right)
Hydrology

McCurtain County is drained by three rivers: The Little River drains the western portion of the county; the Glover River is a shorter and smaller watershed in the middle of the county; and the Mountain Fork River is found across the eastern portion of the county. These three rivers join south of Broken Bow Reservoir and continue into Arkansas as the Little River, which then flows into the Red River. The entire county is within the Red-Sulphur watershed, but Beavers Bend State Park is specifically within the Mountain Fork watershed shown in Figure 2.15a.

The Edwards-Trinity Aquifer extends from south central Oklahoma across the southern tier of counties into Arkansas. As such, the eastern portion of the Edwards-Trinity Aquifer underlies the southern third of McCurtain County.

Water Quality

In Oklahoma, the Department of Environmental Quality (DEQ) and the Oklahoma Water Resources Board (OWRB) have legal responsibilities related to water quality and use. Monitoring of Broken Bow Lake occurs on a regular basis at several locations across the reservoir. The most recent material provided by the Oklahoma Water Resources Board for Broken Bow Reservoir is shown in Figure 2.16a and Figure 2.16b. This material is part of the Beneficial Use Monitoring Program (BUMP) provided for each river and lake in the state of Oklahoma.

The waters of Broken Bow Reservoir support several beneficial uses with the only areas of concern focused on pH and dissolved oxygen. The Oklahoma 303(d) List of Impaired Waters, published by the Oklahoma Department of Environmental Quality, identifies this same concern. In that report the impairment is cited similarly, but the cause is listed as “unknown.” By contrast, the OWRB adds the informative note: “Slightly acidic conditions are not unusual in this part of the state due to relatively low soil pH and lack of soluble bedrock. Because of these conditions it is likely that the low pH values may be due to natural causes; therefore, the Water Board is looking at the applicability of developing site-specific criteria for waters in the southeastern portion of the state” (ODEQ, 2006).

Of principal importance in this Resource Management Plan, Broken Bow Reservoir is approved for Primary Body Contact Recreation as a beneficial use. The water clarity rating is excellent, while the lake is classified as “mesotrophic.” This is an indication that Broken Bow Reservoir is considered to be of moderate productivity, usually a result of modest nutrient content. The waters of a mesotrophic lake are typically quite clear with low algal production. These waters have ample oxygen to support numerous fish species that require cold, well-oxygenated waters.

As is indicated in Figure 2.16b, monitoring stations on Broken Bow Reservoir are located at eight different sites along the length of the lake. It cannot be assumed that all of these sites show
identical reported data at a single sampling event. It is also important to consider the management efforts necessary to sustain water quality conditions over time.

Broken Bow Reservoir is approved for five significant beneficial uses: (1) flood control, (2) hydroelectric power generation, (3) water supply, (4) recreation, and (5) fish and wildlife habitat.

Studies conducted on other lakes in Oklahoma reported another potential source of pollution for Broken Bow Lake – this due to recreational use. MTBE is a chemical found in motor boat fuel and is commonly dispersed into recreational waters during fueling. In marinas with considerable powerboat activity, MTBE can enter lake waters from gasoline spills and as an unburned component in fuel used in powerboat engines. In lake water systems, the main source of MTBE is reported to be recreational boating use. Other routes of MTBE loading, including precipitation and runoff, are of minor importance.

Occurrence of MTBE typically shows a direct seasonal trend with recreational boating activity at marina areas. Studies reveal a positive correlation between powerboat usage and gallons of gasoline sold. On Broken Bow Lake, sampling before and after high boat use on holiday weekends determined the apparent influence of powerboat activity on MTBE contamination. Boat dock locations were the most sensitive sites to MTBE contamination, possibly due to gasoline spillage during engine startup. The most common compound of the BTEX series found with MTBE was toluene and co-occurrence was most frequent at gasoline filling stations (Ana, Kampbell, & Sewell, 2002).

With only one marina in operation on the lake, Broken Bow Lake is at less risk of MTBE contamination than are other lakes in the state having more marinas and higher levels of boat activity. However, the Broken Bow Lake environment is susceptible to contamination – a situation that would place the Lower Mountain Fork River at risk as well.
Figure 2.16a – Broken Bow Reservoir
Source: Oklahoma Water Resources Board, 2006
### Broken Bow

<table>
<thead>
<tr>
<th>Parameter (Description)</th>
<th>Result</th>
<th>Notes/Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>McCurtain County</td>
<td>Click map for site data</td>
</tr>
<tr>
<td>Impoundment</td>
<td>1970</td>
<td></td>
</tr>
<tr>
<td>Area</td>
<td>14,200 acres</td>
<td></td>
</tr>
<tr>
<td>Capacity</td>
<td>918,070 acre-feet</td>
<td></td>
</tr>
<tr>
<td>Purposes</td>
<td>Flood Control, Hydropower, Water Supply, Recreation, Fish &amp; Wildlife</td>
<td></td>
</tr>
<tr>
<td><strong>In Situ</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Turbidity</td>
<td>2 NTU</td>
<td>9% of values &gt; OWQS of 25 NTU</td>
</tr>
<tr>
<td>Average Secchi Disk Depth</td>
<td>228 cm</td>
<td></td>
</tr>
<tr>
<td>Water Clarity Rating</td>
<td>Excellent</td>
<td></td>
</tr>
<tr>
<td>Chlorophyll-a</td>
<td>5 mg/m3</td>
<td></td>
</tr>
<tr>
<td>Trophic State Index</td>
<td>46</td>
<td>Previous value = 45</td>
</tr>
<tr>
<td>Trophic Class</td>
<td>Mesotrophic</td>
<td></td>
</tr>
<tr>
<td><strong>Profile</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salinity</td>
<td>0.01 – 0.05 ppt</td>
<td></td>
</tr>
<tr>
<td>Specific Conductivity</td>
<td>29.6 – 101.1 μS/cm</td>
<td></td>
</tr>
<tr>
<td>pH</td>
<td>5.40 – 8.05 pH units</td>
<td>78% of values &lt; 6.5 pH units</td>
</tr>
<tr>
<td>Oxidation-Reduction Potential</td>
<td>180 – 491.6 mV</td>
<td>Up to 74% of water column &lt; 2.0 mg/L in the summer</td>
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<tr>
<td>Dissolved Oxygen</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Total Nitrogen</td>
<td>0.13 mg/L to 0.44 mg/L</td>
<td></td>
</tr>
<tr>
<td>Surface Total Phosphorus</td>
<td>0.009 mg/L to 0.022 mg/L</td>
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</tr>
<tr>
<td>Nitrogen to Phosphorus Ratio</td>
<td>25:1</td>
<td>Phosphorus limited</td>
</tr>
</tbody>
</table>

**Beneficial Uses**

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<tr>
<th>Turbidity</th>
<th>pH</th>
<th>Dissolved Oxygen</th>
<th>Metals</th>
<th>TSN</th>
<th>True Color</th>
<th>Sulfates</th>
<th>Chlorides</th>
<th>Total Dissolved Solids</th>
<th>E. coli</th>
<th>Chlor-a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fish &amp; Wildlife Propagation</td>
<td>S</td>
<td>NS*</td>
<td>NS</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aesthetics</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td></td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Body Contact Recreation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public &amp; Private Water Supply</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Slightly acidic conditions are not unusual in this part of the state due to relatively low soil pH and lack of soluble bedrock. *Standards revision, true color is for permitting purposes only.

**Notes**

- NTU = nephelometric turbidity units
- μS/cm = microsiemens per centimeter
- E. coli = Escherichia coli
- Chlor-a = Chlorophyll-a
- CWQS = Oklahoma Water Quality Standards
- mg/L = milligrams per liter
- μS/cm = microsiemens/cm
- mV = millivolts
- ppm = parts per thousand
- En = Enterococci

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**Figure 2.16b – BUMP Report on Broken Bow Reservoir**

Source: Oklahoma Water Resources Board, 2006
Vegetative Cover

A 1938 inventory (Reeves) of trees and shrubs within Beavers Bend State Park was provided in the first report on Oklahoma State Parks. This list included the common names and botanical names for a wide variety of species including shortleaf pine, black jack oak, post oak, red oak, white oak, water oak, pin oak, overcup oak, willow oak, red cedar, cedar elm, winged elm, American elm, bald cypress, water elm, sycamore, river birch, iron wood, blue beech, sweet gum, black gum, black locust, honey locust, hackberry, black willow, bitternut hickory, white heart hickory, holly, box elder, red maple, silver maple, linden, Osage orange (Bois D’Arc), persimmon, black walnut, black cherry, and chittem wood. Shrubs present within the park included sassafras, witchhazel, alder, mulberry, pawpaw, sumac, Hawthorn, red bud, dogwood, wild plum, fringe tree, St. John’s Wort, and many more. Vines included briar, wild grape, honeysuckle, trumpet and Virginia creeper, poison ivy, blackberry, wild rose, and vetch. Herbs ranged from western spider lily to black-eyed Susan, to fern, and water lily among many others. Most of these plants originally identified within the park in the 1930s are still present today.

The Oklahoma Division of Forestry reports deforestation of areas west of Beavers Bend State Park. Most of these areas are in private ownership and have been utilized as forest-crop lands. These deforested areas include properties within the Three Rivers Wildlife Management Area.

Within Beavers Bend State Park, much of the original forest has been removed over the years. The remaining forest is second- and third-growth, often reseeded or replanted during the years of the CCC activity in the park. There are stands of old growth forest within the boundaries of the park, but most of the area is now covered with smaller examples of the original species.

Removal of vegetative cover has exposed soils to erosion. This is evident especially in Beavers Bend State Park - Lake Area with the exposure of the rocky soils. In other areas such as the River Bend, the soils have been compacted making vegetative cover more difficult to sustain.

Fish and Wildlife

The forest and mountain environment surrounding Beavers Bend State Park provides excellent habitat to support a rich and diverse community of plants and animals. The Oklahoma Department of Wildlife Conservation (ODWC) reports the wildlife common to this forest community include white-tailed deer, coyote, bobcat, red and gray fox, raccoon, striped skunk, opossum, armadillo, flying squirrel, red and gray squirrel, cottontail and swamp rabbit, and numerous rodents. At least 110 species of birds have been recorded within the boundaries of the McCurtain County Wilderness Area. Slightly less diversity is likely within the boundaries of Beavers Bend State Park due to human activity, but resident species include wild turkey, bobwhite quail, various raptors, woodpeckers, and many migrant species. Common birds in and around the park include robins, Blue Jays, cardinals, sparrows, larks, finches, and many more.

Figure 2.17 – Deer in the River Bend area
Seasonal migration patterns bring several bald eagles to Broken Bow Reservoir each winter. Eagle watching has become a significant attraction for many visitors. A federally endangered species, the red-cockaded woodpecker, can be heard with its distinctive call and noisy hammering on old-growth trees. Occasionally visitors are able to see this robin-sized woodpecker within the park.

Spooner and Vaughn (2007) identified 21 species of freshwater mussels in the Mountain Fork River at 18 different sites. As stated by Spooner and Vaughn, “The mussel fauna in the Mountain Fork River is dominated by the Interior Highlands endemic, the Ouachita kidneyshell, Psychobranchus occidentalis. . . . Other common species in the river include species typical of the Mississippi River drainage, the three-ridge, Amblema plicata, the pistolgrip, Tritogonia verrucosa, the plain pocketbook, Lampsilis cardium, and the pigtoe, Fusconaia flava.” In addition, Spooner and Vaughn identified the exotic Asian clam as an invasive species present in the river system.

An exotic plant species of concern in the Mountain Fork River is Didymosphenia geminata, also known as ‘rock snot’ or ‘didymo.’ Didymo can smother entire stream beds with mats of vegetation as thick as eight inches and dramatically change an aquatic environment. Didymo can be managed through appropriate actions of anglers and boaters.

### Figure 2.18 – Didymo in a lake environment
Source: Invasive Species Control and Management.

Increasing populations of coypu, also known as the nutria, a large, herbivorous, semiaquatic rodent have become increasing problems in the ecosystem. Once classified as a member of the family Myocastoridae, Myocastor now included within Echimyidae, nutria are members of the family of spiny rats. Coypu live in burrows alongside stretches of water and feed on river plants. Originally native to subtropical and temperate South America, nutria were introduced to North America, Europe, Asia, and Africa, primarily by fur farmers. Although it is still hunted and trapped for its fur in some regions, its destructive burrowing and feeding habits bring it into conflict with humans, and it is considered an invasive species.

### Endangered/Threatened Species in McCurtain County

The Oklahoma Department of Wildlife Conservation identifies 328 vertebrate species as being native to southeastern Oklahoma, of which four vertebrate species are now extirpated, while nine species have been introduced. Among the species that live in the habitat surrounding and including Beavers Bend State Park, three species are federally-listed as endangered and 17 are of special concern. Endangered species are native species whose prospects of survival within a given ecoregion are in imminent jeopardy. Threatened species are native species that, although not presently in danger of extirpation, are likely to become endangered in the foreseeable future without special protection and management. Species of special concern are those that (1) have a presently stable population but are especially vulnerable to extirpation because of limited range,
low population or other factors, and (2) are possibly threatened or vulnerable to extirpation but for which little, if any, evidence exists to document population level, range or other factors.

Among the endangered species on the federal list or the Oklahoma list for the Beavers Bend State Park area is: the Indiana Bat (myotis sodalist), the red-cockaded woodpecker (picoides borealis), and the American burying beetle (nicrophorus americanus). Those on the list of threatened species include the American alligator (alligator mississippiensis), the river otter (Lutra Canadensis), Rafinesques Big-eared bat (Corynorhinus rafinesquii), Southeastern myotis (myotis austroriparius), and Mexican free tailed bat (tadarida brasiliensis).

During the preparation of the initial Resource Management Plan for Beavers Bend State Park, an 11½ foot long alligator was killed at a location in Broken Bow Lake and the carcass (Figure 2.21) was found in the Otter Creek area. Ed Godfrey published the report on April 21, 2010, in an article titled “Anglers find dead alligator at Broken Bow Lake.” This news item was published in a number of state newspapers, carried on state television stations, and discussed by numerous individuals. Possible sightings of the alligator had been reported for two to three years. As stated by Godfrey (2010), “State wildlife officials think the alligator – which had been shot twice in the side with a high-powered rifle – is the same one they have received numerous reports about for several years at the lake.”

Alligators are not common in Broken Bow Lake, but may be native to the area primarily to the south of the park. The Oklahoma Department of Wildlife Conservation reports a small population of alligators in southeastern Oklahoma, most of which inhabit the Little River area. That river basin is much more compatible with alligators than is the Mountain Fork River. The sloughs and swamps along the Little River provide a desirable habitat. However, it is clear that at least one large, adult alligator survived in Broken Bow Lake.
BIOBLITZ 2002

In mid-September 2002, the University of Oklahoma and the Oklahoma Biological Survey conducted the annual BioBlitz at Beavers Bend State Park (BioBlitz, 2002). Numerous individuals and organizations participated over several days to conduct the annual inventory of species in a particular area. This effort is acknowledged as not utilizing traditional scientific methods for a complete inventory. As stated on the BioBlitz website: “The Oklahoma BioBlitz is not a scientific inventory and the data are not collected using established, repeatable, scientific methods. As such, data from BioBlitz should not be used to promote one kind of land use, environmental or management policy over any other.” However, these annual events provide an interesting snapshot of the condition and variety present in a given ecosystem.

During the 2002 BioBlitz a total of 1017 taxa were identified by the volunteer participants at Beavers Bend (BioBlitz, http://www.biosurvey.ou.edu/bioblitz/BioBlitz2002.html). During the 24-hour event, volunteers spotted a rare red cockaded woodpecker, one of the endangered species in Beavers Bend State Park. They also identified the Indian Pipe, an unusual plant in Oklahoma, much more common in other parts of the United States. Volunteers reported that the “most fun” sighting was of Placid Giant Walkingsticks in abundance in the Carson Creek area.

Table 2.7 reports the numbers of taxa identified during the 2002 BioBlitz. Beavers Bend State Park would be an ideal host for another BioBlitz to update these findings from 2002.

<table>
<thead>
<tr>
<th>Taxa</th>
<th>Number</th>
<th>Taxa</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mammals</td>
<td>14</td>
<td>Other insects</td>
<td>197</td>
</tr>
<tr>
<td>Birds</td>
<td>69</td>
<td>Spiders, Millipedes, and Centipedes</td>
<td>38</td>
</tr>
<tr>
<td>Amphibians and Reptiles</td>
<td>26</td>
<td>Non-insect/arachnid invertebrates</td>
<td>17</td>
</tr>
<tr>
<td>Fish</td>
<td>37</td>
<td>Fungi</td>
<td>46</td>
</tr>
<tr>
<td>Butterflies and Moths</td>
<td>35</td>
<td>Algae</td>
<td>4</td>
</tr>
<tr>
<td>Beetles</td>
<td>32</td>
<td>Lichens</td>
<td>4</td>
</tr>
<tr>
<td>Ants and Bees</td>
<td>45</td>
<td>Mosses and liverworts</td>
<td>22</td>
</tr>
<tr>
<td>Aquatic Insect Orders</td>
<td>61</td>
<td>Vascular plants</td>
<td>370</td>
</tr>
</tbody>
</table>
Accessibility

The Oklahoma State Parks Division strives for accessibility for those with disabilities in all its park locations and facilities and has an access plan for the Division. Many parks and facilities were designed and constructed before the passage of the 1990 Americans with Disabilities Act (ADA), and well before the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were developed. Further, by its very nature, the natural environment may not lend itself to easy access for those with mobility impairments.

The technical provisions of the ADA permit deviation from the stated guidelines. These provisions allow deviation from full compliance if accessibility cannot be provided because (1) compliance would cause substantial harm to cultural, historic, religious or significant natural features or characteristics; (2) substantially alter the nature of the setting or purpose of the facility; (3) require construction methods or materials that are prohibited by federal, state or local regulations or statutes; or (4) would not be feasible due to terrain or the prevailing construction practices.

In 2007, the United States Access Board issued a Notice of Proposed Rule Making (NPRM) for outdoor developed areas. The United States Access Board has since issued requirements that are now part of the Architectural Barriers Act (ABA) Accessibility Standards and apply to national parks and other outdoor areas developed by the federal government. The final rule became effective on November 25, 2013. This does not apply to outdoor areas developed with federal grants or loans or to other entities. However, the Board has indicated it intends to develop guidelines for non-federal outdoor sites covered by the Americans with Disabilities Act (ADA) and areas developed with federal grants and loans covered by the ABA in subsequent rulemaking. In recent years, it has been the practice of OTRD to apply available standards once they are established, even if they are not yet in force for state parks. These rules and their associated interpretations have direct bearing on the consideration of access in Beavers Bend State Park. The minimum requirements found in the NPRM for outdoor developed areas are based on several principles developed through the regulatory negotiating process. They include (U.S. Access Board, 2009):

1. Protect the resource and environment
2. Preserve the experience
3. Provide for equality of opportunity
4. Maximize accessibility
5. Be reasonable
6. Address safety
7. Be clear, simple, and understandable
8. Provide guidance
9. Be enforceable and measurable
10. Be consistent with Americans with Disabilities Act Accessibility Guidelines (as much as possible)
11. Be based on independent use by persons with disabilities

Most of the trails within Beavers Bend State Park are natural surfaces, although hard surface sidewalks have been installed in the developed areas leading to various buildings. Any one designated trail may make use of all or several surface types. If major trail redesign or construction were to occur, it would be important to ensure compliance with the ADA standards.
where appropriate. The NPRM addresses ten provisions that must be considered related to trail accessibility. These provisions are:

1. Surface – must be firm and stable
2. Clear tread width – minimum of 36 inches
3. Openings in surface – may not permit passage of sphere one-half inch in diameter
4. Protruding object – minimum of 80” of clear headroom above the trail
5. Tread obstacles – cannot exceed a maximum of two inches
6. Passing space – minimum of 60” by 60” at intervals of 1000’ or less
7. Slope – addresses cross slope and running slope
8. Resting intervals – at least 60” in width
9. Edge protection – not necessarily required, but may be provided
10. Signage – information on distance and departure from technical provisions

An example of possible signage for trails as suggested by the National Center on Accessibility is shown in Figure 2.22. As of 2018, no specific signs have been designated for universal communication related to accessible trails. However, these signs communicate the concept of accessibility in outdoor developed recreation spaces that include trails.

Other considerations related to access for persons with disabilities include “Braille trail” concepts that allow persons with visual limitations to enjoy the features of a trail. This is particularly true if the trail is interpretive in nature, with signs communicating information related to natural, cultural, historic, or other significant topics related to the park environment.

In an effort to fully disclose the extent of accessibility within state parks, the Oklahoma State Park Division developed terms to describe two levels of access; these terms are used in State Parks publications: **accessible** and **usable**.

**Accessible** indicates that the park “substantially complies with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The facility is connected with a barrier-free-route-of-travel from an accessible parking area.”

**Usable** indicates that the “facility allows significant access. Some individuals with disabilities may have difficulty and need assistance. Due to topography and the primitive nature of some sites, parking and connecting routes may not be accessible to all with disabilities” (OTRD, 2007).

OTRD began development of the properties at Beavers Bend State Park fifty years before passage of the ADA; however, the department and Oklahoma State Parks has been diligent in modifying developments to remain compliant with the law. Thus, most of the established
structures meet the requirements of the law as of the date of the construction of the individual feature. In several locations, Oklahoma State Parks has added accessible restrooms, developed hard surface campsites, installed walkways, and made other efforts to improve accessibility and remain current with legal requirements. The existing trails in these properties are not currently accessible trails, and such modification may not be desirable. The natural terrain varies considerably and is quite rocky; in addition, the environment includes vulnerable species. Thus, ADAAG-defined accessibility to every area of the park is not practical, nor necessarily desirable.

Throughout Beavers Bend State Park, it will be necessary to complete a thorough review of accessibility as additional development occurs. In addition, and in light of continuous updating, new rule-making, and interpretation of rules on-going vigilance related to accessibility is required.

An example of this rule-making and interpretation took effect March 15, 2011 under the Department of Justice ruling that specified “other power-driven mobility devices” (OPDMD) that could be used on trails by individuals with mobility limitations. At present, the expectation is that the operating entity (OTRD) shall “make reasonable modifications in policies, practices, or procedures to permit the use of other power-driven mobility devices by individuals with mobility disabilities, unless the public entity can demonstrate that the class of OPDMD cannot be operated in accordance with legitimate safety requirements that the public entity has adopted based on actual risks” (American Trails, 2011).

Another example of interpretation of rules took place in mid-2014 with publication of 7 Things Every Playground Owner Should Know about the Accessibility of their Playground Surfaces by the U.S. Access Board and the National Center on Accessibility.

![Figure 2.23 – Park entry during winter snow](image)
Chapter 3 – Current Status of the Resource

Recreational Development

Beavers Bend State Park, approximately 7,255 acres in size, is located north of Broken Bow, in southeastern Oklahoma. The State of Oklahoma, through the Oklahoma Tourism and Recreation Department leases 5,955 acres from the U.S. Corps of Engineers and owns 1,300 acres. Beavers Bend State Park – River Area overlooks pristine Mountain Fork River, while Beavers Bend State Park – Lake Area is adjacent to Broken Bow Lake, with 14,240 surface acres of water and 180 miles of shoreline. Beavers Bend State Park, one of the original seven state parks, was established in 1937. Buildings began going up with the manpower provided by the Civilian Conservation Corps in 1936.

Beavers Bend State Park was developed as a single park unit, then was later split into two separate park units (Beavers Bend and Hochatown), but is now managed as a single unit in Oklahoma State Parks. Beavers Bend, once the site of an old Choctaw settlement, was named for John T. Beavers, one of two brothers who came to the area and acquired citizenship in the Choctaw Nation by marriage.

Broken Bow Lake stretches 22 miles north into the Ouachita Mountain country. The rugged mountain terrain is densely forested with pine and hardwoods in an undercover of holly groves, maple, dogwood, and redbud. Construction on Broken Bow Lake, designed and built under the supervision of the U.S. Army Corps of Engineers, was started in November 1961 and completed in October 1969.

In 1973, plans were made to build a golf course at the Cedar Creek area. After the golf course opened, plans were prepared for further development of the Stevens Gap, Carson Creek and Cedar Creek areas. Located on the shores of Broken Bow Lake, this portion of Beavers Bend was dedicated as Hochatown State Park in 1978, now operated as Beavers Bend State Park – Lake Area.

Figure 3.1b provides the detail within Beavers Bend State Park (Beavers Bend Area) also addressed as Beavers Bend State Park – River Area. Figure 3.1a provides the detail within Beavers Bend State Park – Lake Area also addressed in some literature as the Hochatown Area at Beavers Bend State Park.

For ease of presentation, the following discussion presents the property and included development beginning at the north and continuing to the south. Those areas within the actual boundaries of Beavers Bend State Park are presented first, followed by a brief discussion of public access areas within the broader extent of property leased from the U.S. Army Corps of Engineers but outside the actual boundaries of Beavers Bend State Park.
Figure 3.1a – Beavers Bend State Park – Lake Area
Figure 3.1b – Beavers Bend State Park – River Area
Public Access and Entry Aesthetics

Principal access to Beavers Bend State Park is by way of highways, then county roads, and finally park roads, as shown in earlier maps. The most northern property under the lease agreement between the U.S. Army Corps of Engineers and the Oklahoma Tourism and Recreation Department extends several miles north of developed property within the management area for Beavers Bend State Park. Several public access locations (e.g. Panther Creek and Holly Creek) are minimally developed areas but offer potential recreational value. Naturally surfaced roads (dirt and gravel) extend approximately five miles from Highway 259 eastward toward Panther Creek and Holly Creek. These roads are minimally maintained and offer a secluded entry through the forested environment. These public access areas are also minimally monitored.

Approximately ten miles south of the community of Mt. Herman along Highway 259, a visitor can turn to the east into Cedar Creek Golf Course (Figure 3.2). A hard-surfaced road provides significantly better access to Cedar Creek than is true at the locations north of this more developed portion of the park. Near the intersection of this access road and Highway 259 there are several private property developments, compatible with the park environment. These developments include private cabins and support amenities. As a visitor nears Cedar Creek Golf Course the most noticeable intrusion on the forested environment is the overhead high-power electric transmission line. Overhead power lines do parallel the roadway, but are less intrusive than the major power line extending north and south through the area. The road, although hard surfaced, is in need of repair.

The next entry from Highway 259 south of that to Cedar Creek is the roadway leading into the Carson Creek area (Figure 3.2). This entry includes development similar to that along the roadway leading to Cedar Creek. At present the development is compatible with expectations for the approach to a state park, although large tracts of land are listed for sale – particularly near the continued path of the overhead high-power electric transmission line. Once within the park boundaries, a residence is evident on the north side of the road and a maintenance area is visible on the south side.

Figure 3.2 – Access roads to Beavers Bend State Park - Lake Area
Source: Google maps
A much more developed entry extends from Highway 259 to the Stevens Gap area (Figure 3.2). The development along this access road includes a restaurant, go-cart track, several houses, agricultural operations, and other structures.

In each of these locations – Cedar Creek, Carson Creek, and Stevens Gap – the entry road is presently adequate in surface and width to accommodate park traffic. However, discussions with park management indicated there is lack of clarity as to the agency responsible for maintenance of the roadways. The road surfaces are in need of repair at several locations and will need to be addressed in the near future.

Entry into the main body of Beavers Bend State Park – River Area is provided by Highway 259A, a designated state road. Highway 259A is designed as a loop from Highway 259 with a north and a south intersection at the main federal highway (Figure 3.3). The area between Beavers Bend State Park and Highway 259 along either portion of Highway 259A includes numerous private drives and a variety of developments. Most of the developments are cabins, homes, or small businesses. Near the south entrance on Highway 259A, the United States Forest Service has constructed an attractive visitor center and office.

The community of Hochatown along Highway 259 has experienced significant development in recent years. Convenience stores, restaurants, cabins, and various other services are now available along the highway to enhance a visitor’s experience at the park.

The most southern area of Beavers Bend State Park is accessed from Highway 70 east of Broken Bow. This area is known as the Lower Mountain Fork River or the Reregulation Area. As indicated in earlier discussion regarding properties to the north, the Reregulation Area has been outside state management, but is returned under the new lease agreement.

The entry road leading from Highway 70 into the Reregulation Area or Mountain Fork Park is hard surfaced. Minimal signage is provided on Highway 70 leading to the need for some local knowledge to gain access to the property. On either side of the entry road the environment is primarily agricultural until nearing Mountain Fork Park. A few cabins and a business property mark the immediate entry, at which point the road drops in elevation toward the river and enters an attractive forested environment.

Figure 3.3 – Access roads to Beavers Bend State Park – River Area
Source: Google maps
Cedar Creek Golf Course (Beavers Bend State Park – Lake Area)

Cedar Creek Golf Course is located just north of the Stevens Gap area and Lakeview Lodge, accessible via a park road from Highway 259 eastward for approximately three miles. The golf course is an 18-hole, par-72 course, playing to a championship yardage of 6582, supported by a pro shop offering cart and club rentals, a driving range, practice greens, snacks and beverages. The golf course was completed in September 1993. Cedar Creek Golf Course was rated as Oklahoma’s top municipal golf course in 2009 by Golf Digest. In support of this rating, Cedar Creek offers a scenic location along Broken Bow Lake, with significant elevation change along the hills of the Kiamichi Mountains. Bermuda grass greens, tees and fairways have been integrated into the surrounding pine forests. It is common to encounter deer, turkeys, and other wildlife during a round of golf on Cedar Creek Golf Course.

Cedar Creek flows through the golf course as shown in Figure 3.4a, while the club house and pro shop are located near the center of the area. Parking for the golf course is somewhat limited with approximately 25 parking spots available. However, among the group amenities available, bus or motor coach parking is available. During much of the season, golf carts are parked on the hard surface of the parking lot since covered storage is limited. As a result, limited parking causes some congestion during busy summer and holiday play.

A gate along the entry road to Cedar Creek Golf Course permits closing of the road access. This gate is in need of repair and should have highly visible, reflective warning signs.
Beavers Bend State Park
Broken Bow, OK
Manager: Kurt Adams

Rate Sheet

<table>
<thead>
<tr>
<th>Fees</th>
<th>18-holes</th>
<th>9-holes</th>
<th>18-holes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daily Green Fees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Weekday and Weekend)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Junior Fees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mon-Thurs. After 1pm</td>
<td>9-holes</td>
<td>7.50</td>
<td>18-holes</td>
</tr>
<tr>
<td>Fri-Sunday and holidays</td>
<td></td>
<td></td>
<td>12.50</td>
</tr>
<tr>
<td>Senior Fees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Weekday Mon-Thurs</td>
<td>18-holes</td>
<td></td>
<td>19.12</td>
</tr>
<tr>
<td>Twilight Fees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Weekday &amp; Weekend-After 4pm</td>
<td></td>
<td></td>
<td>17.24</td>
</tr>
<tr>
<td>DST, after 2pm standard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf Car Rental Per rider</td>
<td>18-holes</td>
<td></td>
<td>12.00</td>
</tr>
<tr>
<td>Per Private Car</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Totals Including tax</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WD &amp; WE 18 w/cart</td>
<td></td>
<td></td>
<td>40.00</td>
</tr>
<tr>
<td>WD &amp; WE 9 w/cart</td>
<td></td>
<td></td>
<td>28.00</td>
</tr>
<tr>
<td>Sr WD 18 w/cart</td>
<td></td>
<td></td>
<td>32.00</td>
</tr>
<tr>
<td>Twi WD &amp; WE w/cart</td>
<td></td>
<td></td>
<td>30.00</td>
</tr>
</tbody>
</table>

Effective October 1, 2018, Oklahoma State Park golf courses will no longer sell beer. We are now obliged and pleased to permit our golf course customers the opportunity to bring their own alcoholic beverages. In light of this, these rules must be acknowledged:

- Glass containers are not permissible.
- Personal coolers must be of a size that only allows a maximum of 12 cans and should be able to fit discreetly in the baskets provided.
- While consumption is not regulated, your actions will be. Please respect the course and your fellow golfers.

For added convenience, the golf course pro-shop has coolers available for you to borrow while you are a guest at the course. Coolers may not be removed and must be returned after use.

For information about annual green passes, business passes, annual rider and trail fees, or to book tournaments and group outings call:

580.494.6456

All rates subject to change without notice

Figure 3.4b – Cedar Creek Golf Course rules

Source: OTRD
Figure 3.4c – Cedar Creek Golf Course scorecard
Source: OTRD
Carson Creek Area (Beavers Bend State Park – Lake Area)

Approximately two miles south of the entrance to Cedar Creek Golf Course, Carson Creek road extends east leading to the Carson Creek area within Beavers Bend State Park – Lake Area. As shown in Figure 3.5a, the entry road along Highway 259 is well marked with international symbols for the services and facilities provided. Carson Creek road extends eastward for about two miles before passing under a large overhead electrical service line, then entering into Beavers Bend State Park with several signs informing visitors that they have now passed from exterior properties into the state park (Figure 3.5b).

This entry drive winds through a wooded environment leading visitors toward several campgrounds and boat ramps providing access to Broken Bow Lake.

Park Residence

A park residence is situated along the north side of the entry drive with a rough, eroded driveway leading uphill to this residence. The residence is essentially hidden from view for most visitors to the park as shown in Figure 3.5c.

Within Beavers Bend State Park – Lake Area and Beavers Bend State Park – River Area, most campgrounds have been designated with titles that correspond to some animal, bird, plant, or other feature found within the park. In addition, the names follow an alphabetic order that assists visitors in identifying locations and relationships among the sites.
The campgrounds at Carson Creek differ slightly from this orderly nomenclature, but still follow an alphabetical pattern. As a result, Firefly, Grasshopper, and Hawk are shown on most maps of Beavers Bend State Park – Lake Area and follow this alphabetical pattern. Quail Circle is shown on maps while Turkey Circle is often omitted. These two campgrounds do not follow the orderly nomenclature shown in the other naming.

**Firefly Drive**

A four-way intersection permits a visitor to turn left (north) into Firefly Drive as shown in Figure 3.6a. This roadway leads downhill toward the lake into the campground and public use area.

At the time of preparation of the RMP, Firefly was minimally designed as a campground, but offered a boat ramp. This boat ramp receives consistent use, even during low visitation periods indicating it may be the preferred boat ramp for visitors most familiar with the lake.

Although Firefly was not well designed to serve as a campground, camping does occur in the area. In addition, Firefly receives day visitors for picnicking and other outdoor activity.

Firefly is subject to erosion under high water conditions, resulting in limited development potential. A relatively new comfort station has been installed above the flood pool elevation along the entry road with accessible parking and entry.

Firefly is also subject to flooding allowing campers or equipment to be stranded on the furthest point. Intervening sites are temporarily under water, raising concerns for the safety of people and property during these high water events.

Figure 3.6a – Directional signage

**Figure 3.6b – Firefly**
Top left: boat ramp  
Top right: comfort station  
Middle right: parking lot  
Lower: typical campsites
**Table 3.1 – Campground detail for Firefly**

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>Unspecified</td>
</tr>
<tr>
<td>Comfort station</td>
<td>1</td>
</tr>
<tr>
<td>Boat ramp</td>
<td>1</td>
</tr>
</tbody>
</table>

**Grasshopper Drive**

An area designated as Grasshopper is east of Firefly, Quail Circle, and Turkey Circle. Grasshopper provides another boat ramp with a large parking lot; however, it appears that knowledgeable lake users prefer to go to Firefly to launch their boats. Picnic tables have been installed near the boat ramp, but erosion has led to extremely difficult routes of access to the tables.

Composting vault toilets have been installed at the west end of the parking lot for Grasshopper as shown in Figure 3.7. This installation is inadequate for most park visitors, but may serve anglers.

A gravel road extends south from the area near the toilets and provides access to the open lake front. Through patterns of use and time, visitors have established identifiable sites for camping and day use activity radiating from a central parking location and extending down to the

**Figure 3.7 – Grasshopper**

Top left: parking lot
Top right: toilet
Right: campsites
Below right: boat ramp
Below left: swings
lakeshore. These use areas were not planned and created by State Parks; rather visitors informally developed the sites through continued use.

Maps provided to visitors indicate that Grasshopper is appropriate for tent camping – and tent pads have been installed along Grasshopper Drive. These tent pads receive very little use as indicated by the growth in and around the pad in Figure 3.7. A small playgroup with swings has been installed near these campsites to provide additional amenities for the area. However, the playgroup receives little use as well and is inadequate under Consumer Product Safety Commission guidelines.

### Table 3.2 – Campground detail for Grasshopper

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>Unspecified</td>
</tr>
<tr>
<td>Comfort station</td>
<td>Vault toilet</td>
</tr>
<tr>
<td>Boat ramp</td>
<td>1</td>
</tr>
<tr>
<td>Playgroup</td>
<td>Swing set (wooden)</td>
</tr>
</tbody>
</table>

### Hawk Drive

Returning along the main drive to the west, a visitor can turn south (left) into Hawk Drive. The road extends downhill past Quail Circle and Turkey campgrounds to the lakefront. During the multiple visits to Beavers Bend State Park in preparation of this Resource Management Plan, Hawk received little use by campers and day visitors. The area is secluded once visitors pass the intersection of roads at Quail Circle and Turkey Circle. Hawk offers considerable change in elevation from the ridge to the lake.

Along the main road leading into Carson Creek, visitors cross the David L. Boren Trail. Signs at the trail crossing identify the trail, funded in part by the Land and Water Conservation Fund. Swings in a playgroup near the trail encourage visitors to use the area. However, there is no parking clearly designated at this location for individuals desiring to leave their vehicles for a hike. As such, this intersection is not an inviting trailhead.

### Table 3.3 – Campground detail for Hawk

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>Unspecified</td>
</tr>
<tr>
<td>Comfort station</td>
<td>Vault toilet</td>
</tr>
<tr>
<td>Boat ramp</td>
<td>1</td>
</tr>
<tr>
<td>Playgroup</td>
<td>1</td>
</tr>
</tbody>
</table>
Figure 3.8 – Hawk
Top left: typical campsites
Top right: toilet
Right: boat ramp
Below right: parking lot in use
Bottom: playgroup
**Quail Circle and Turkey Circle**

Two campgrounds differ from the alphabetical sequence in naming: Quail Circle and Turkey Circle. These two campgrounds are located east and west of the roadway leading to Hawk. As a result, they are also closer to the main drive through the Carson Creek area.

Quail Circle and Turkey Circle provide campsites offering electricity and water for persons in travel trailers and recreational vehicles. Both of these locations also have access to a dump station in close proximity to the campsites. Quail Circle has a mixture of defined sites and undefined sites, some of which have very limited pads for vehicles. In addition, Quail Circle is designed with tight turns that can be challenging for some of the larger vehicles that utilize campgrounds. Turkey Circle is served by a low quality road, but has a well-established campground host on site. Quail Circle and Turkey Circle are in a forest setting without immediate access to the lake.

One feature between these two campgrounds is a large picnic shelter and restroom provided at the intersection of the road between Quail Circle and Turkey Circle. This picnic shelter can be reserved for group use, whether the users are campers or day visitors. As a result, considerable congestion can be caused by a range of visitors and variety of vehicles.

This congestion is shown in Figure 3.9b on the following page, most evident in the excessive number of vehicles beyond the capacity of the parking lot. As a result, it is common for visitors to park their vehicles in any location, often under the trees. Often day visitors will park in areas that restrict access to the public restroom or to the Quail campground beyond the picnic shelter.

![Figure 3.9a - Quail Campground and Turkey Campground](image)
Figure 3.9b – Quail and Turkey
Top: typical campsites
Above right: comfort station
Right: trail to shelter
Below right: picnic shelter
Below: crowding at shelter
A natural-surface roadway along the north edge of Turkey Circle campground leads to a dump station as shown in Figure 3.9c. Both the roadway and the dump station are minimally developed and minimally maintained.

**Table 3.4 – Campground detail for Quail Circle and Turkey Circle**

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>Quail = 12 semi-modern</td>
</tr>
<tr>
<td></td>
<td>Turkey = 9 semi-modern</td>
</tr>
<tr>
<td>Comfort station</td>
<td>1 shared</td>
</tr>
<tr>
<td>Dump station</td>
<td>1 shared</td>
</tr>
<tr>
<td>Picnic shelter</td>
<td>1 shared</td>
</tr>
</tbody>
</table>

**Maintenance Area**

A maintenance facility is located to the south of the entry drive and slightly northwest of Quail Circle campground. This area is fenced and gated, although the gate is frequently open during daylight hours. Several vehicles and various equipment are parked in the adjacent parking lot within the fenced area as shown in Figure 3.10. The maintenance area is slightly elevated above the adjacent roadway, limiting public view of the area.
The main road serving Carson Creek area leads a visitor back to Highway 259. A left turn onto the highway leads to the next developed portion of Beavers Bend State Park (Lake Area), slightly less than one-mile south of Carson Creek. External development increases along U.S. Highway 259 with several restaurants, gas stations and other businesses located along both sides of the highway.
**Stevens Gap Area (Beavers Bend State Park – Lake Area)**

Numerous road signs and various developments mark the roadway leading into Stevens Gap Area of Beavers Bend State Park – Lake Area. The Stevens Gap area is more developed than the Carson Creek area and receives more traffic. However, the entry road is similar in structure, maintenance, and condition to that into the Carson Creek area.

The entry road winds eastward for about two miles before passing under a major utility corridor. Slightly east of that electrical line, a visitor enters Beavers Bend State Park – Lake Area. The first actual development encountered by a visitor upon entry into the park is associated with Armadillo Circle campground.

**Armadillo Circle**

Armadillo Circle campground is situated to the south side of the entry drive into Stevens Gap. A comfort station on the south and a dump station on the north are the most visible developments in the area. Information related to the Indian Nations Trail is also posted at this same location, across the entry road from Armadillo Circle campground (Figure 3.12b).

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**Figures**

- **Figure 3.12a** – Signs along entry drive
- **Figure 3.12b** – Indian Nations trail information
As shown in Figure 3.13a, Armadillo Circle campground is located on the south side of a slight right-hand curve in the entry road. The campground can be gated and is managed by a campground host on-site (Figure 3.13b). The terrain in Armadillo Circle slopes significantly down toward the south. As a result, recent improvements in this campground have included significant landscaping of many of the sites as shown in Figure 3.13b. Numerous sites have been leveled, retained by walls that reduce erosion and improve the appearance and usability of the campground. Armadillo benefited from a major capital improvement including 50-amp electrical supply, water, new tables and grills at the campsites early in 2010.
A comfort station and picnic shelter are located at the north edge of Armadillo Circle campground, adjacent to the entry drive into Stevens Gap. Several parking spots along the entry drive encourage visitors to utilize the comfort station even though they may not be campers in Armadillo Circle. A dump station is located across the entry road from Armadillo Circle as shown in Figure 3.13c. In this location, this dump station serves additional campers who may be entering or exiting the Stevens Gap area while utilizing other campgrounds.

Table 3.5 – Campground detail for Armadillo Circle

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>26 semi-modern</td>
</tr>
<tr>
<td>Comfort station</td>
<td>1</td>
</tr>
<tr>
<td>Dump station</td>
<td>1</td>
</tr>
<tr>
<td>Picnic shelter</td>
<td>1</td>
</tr>
</tbody>
</table>

Just east of Armadillo Circle, the entry road turns to the right. This curve also includes an intersecting road leading northeast into Lakeview Lodge. The entry road continues to the southeast leading further into Stevens Gap area and on to Blue Jay, Coyote, Deer and Eagle campgrounds as well as the marina and several concessions.
Lakeview Lodge

Lakeview Lodge, opened in May 1996, is a 40-room guest accommodation located in the Stevens Gap area of Beavers Bend State Park – Lake Area. The 40 rooms include 36 standard rooms and four suites, each of which is designed to permit a view of Broken Bow Lake. Each room also offers a patio on the ground floor or a balcony on the upper floors.

While Lakeview Lodge offers guests a view of Broken Bow Lake, the lodge is situated on a hillside at an elevation above the flood pool level for the lake. As a result, a parking lot and boat ramp area separates the lodge from the lakefront. This public access location is supported with several picnic tables, grills, and fire pits.

Guest amenities near Lakeview Lodge include a playgroup for children as shown in Figure 3.14b. The parking lot includes adequate parking for lodge guests. Electrical boxes have been installed along the main parking lot allowing for use by campers and recreational vehicles. East of the Lodge and adjacent to Broken Bow Lake, a parking lot and boat ramp provide access to the lake. Picnic tables allow for picnics at this location, although the tables are in relatively poor condition.

Other guest amenities include minimal meeting space within the Lodge and continental style breakfast for overnight guests.

Figure 3.14a – Sign to Lakeview Lodge

Figure 3.14b – Lakeview Lodge

Above left and right: front view
Lower right: rear view
Within the park boundaries, the road from the Stevens Gap access to Lakeview Lodge passes through an environment common to Beavers Bend State Park. It is necessary to pass a sewage lagoon located just east of the intersection of the access road and the drive into the lodge area as shown in Figure 3.14c. However, many visitors may be unaware of the lagoon since it is hidden by elevation, trees and other vegetation.

**Blue Jay Drive**

Returning to the Stevens Gap access road, a short drive southeast from Armadillo Circle provides access to Blue Jay campground. Blue Jay is designated as a tent campground on maps provided to visitors. Blue Jay received major renovation during 2010 including addition of a playgroup with swings and a slide. Because of the steep terrain in parts of Blue Jay, it was necessary to install landscaped retaining walls to provide level pads for the new sites (Figure 3.15a).
Road access has been extended to the north of Blue Jay and downhill toward the lake. This area had received some use in its prior configuration, but has become a more attractive area with the 2010 renovations. In addition, portions of the location are subject to flooding under high water conditions.

**Table 3.6 – Campground detail for Blue Jay**

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>Unspecified</td>
</tr>
<tr>
<td>Comfort station</td>
<td>1 (vault toilet)</td>
</tr>
</tbody>
</table>

**Coyote Drive**

An area designated as Coyote is directly east of Blue Jay. Coyote Drive area combines features that attract campers (overnight visitors) and day visitors. Coyote has the designated beach for Beavers Bend State Park – Lake Area, but it is apparent that maintenance of a beach is extremely difficult on a lake that is subject to elevation changes (Figure 3.16b). Access to the beach is provided down a stairway from the adjacent parking lot.

A parasailing concession has been located to the left as a visitor faces the beach; however, that concession has not been renewed. In 2019 a paddleboard concession rental was in operation as shown in Figure 3.16c. This area also includes a new playgroup. The beach and playgroup are supported by a small parking lot.
that also provides parking access for visitors visiting the concession.

Coyote is subject to flooding as Broken Bow Lake reaches its upper limits. As a result, Coyote has limitations for development and for provision of restroom facilities. The soil at Coyote is also very rocky, limiting the potential for plant growth. This lack of vegetation extends into the area with designated campsites.

Historically, Coyote has offered tent camping, without designated pads. However, the area was closed to allow for capital improvement in early 2010 with 49 campsites developed or redeveloped in the area. In 2019, portions of Coyote appeared to be overused, showing lack of vegetation and erosion (Figure 3.16c on the following page). Tent pads and defined parking areas have improved the appearance and reduced adverse impacts. The campground is subject to flooding which exacerbates the erosion.
Figure 3.16d – Sites in Coyote
Above right: note erosion
Above left: accessible sites
Right: tent pad with table
Below: typical campsites
A new playgroup enhances the recreational facilities within Coyote campground as shown in Figure 3.16e. This playgroup complies with safety and accessibility standards as of 2019.

**Table 3.7 – Campground detail for Coyote Drive**

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>49</td>
</tr>
<tr>
<td>Comfort station (Closed)</td>
<td>Vault toilets in place</td>
</tr>
<tr>
<td>Playgroup</td>
<td>1</td>
</tr>
<tr>
<td>Beach</td>
<td>1</td>
</tr>
</tbody>
</table>

The comfort station that serves Coyote Drive campground is located at the intersection of Coyote Drive and the main road through Stevens Gap area as shown in Figure 3.16f. The comfort station was closed as of 2019 with several portable vault toilets placed along the front of the building. Closure of the comfort station is related to waste management issues associated with the lagoon, also shown in Figure 3.16f. This lagoon is located just east of the comfort station and is minimally visible from the roadway.
Concessions in Stevens Gap

Several concessionaires operate in the area along the main roadway through Stevens Gap, in close proximity to the entry into Coyote Drive. During fall 2019, a food trailer shown in Figure 3.17a was parked at the intersection leading into Coyote Drive, across from the comfort station. Similarly, Broken Bow Lake Duck Tours was operating from an office along the main roadway. However, the lease for continued operation was under review during fall 2019; as of spring 2020, Broken Bow Lake Tiki Tours replaced the former Duck Tours.

Rugaru Adventures (https://rugaruadventures.com/) operates a zip-line offering a treetop experience for visitors to Beavers Bend State Park. As shown in Figure 3.17b, the office is located along the main road through Stevens Gap area. Visitors then move to towers slightly northwest of the office and uphill as shown in the photograph.

Another concession operating in this area is Beavers Bend Marina, discussed later.
Deer Drive

The main road leading through Stevens Gap area extends east coming to a “T” intersection. The roadway leading southwest extends downhill toward the Beavers Bend Marina, while the roadway leading northeast extends toward several additional campgrounds. Although the directional sign (Figure 3.18a) only addresses Deer Drive and Eagle Drive, there are additional public access locations along this route.

Deer Drive extends downhill toward Broken Bow Lake leading to a parking lot with several campsites. This location also includes a boat ramp, limited parking for about 40 boaters and anglers, and a new comfort station. Several of the campsites and picnic tables show the effects of erosion, limiting their usability. Signs on the edge of the parking lot remind visitors, “No Camping on Parking Lot.”

Table 3.8 - Campground detail for Deer Drive

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>Unspecified</td>
</tr>
<tr>
<td>Comfort station</td>
<td>1</td>
</tr>
<tr>
<td>Boat ramp</td>
<td>1</td>
</tr>
</tbody>
</table>

Figure 3.18a – Directional sign

Figure 3.18b – Deer campground
**Eagle Drive**

Eagle Drive is located just east of Deer Drive and winds eastward along a peninsula extending into Broken Bow Lake. The roadway has several changes in elevation placing portions of the roadway into areas that may be flooded during high water periods.

Continuing to the east and extending onto the peninsula, Eagle Drive provides primitive tent camping opportunities for visitors. Eagle is not supported with restroom facilities and the camping locations are poorly defined. There are no pads to support picnic tables in the area and erosion is a problem. For a visitor to go to the extreme east end of Eagle Drive, the road drops steeply to lake level. A low water crossing is often closed during high water events, leaving the eastern point of Eagle Drive inaccessible by vehicle. As with the Firefly area, this potential for flooding raises concerns for the safety of people and property. Numerous natural surface roads have been developed by visitors throughout the area, although signs remind visitors of prohibited activities with signs that read “No Parking” and “No Camping.”

**Fox Circle**

Fox Circle is located south of Eagle Drive and is a natural surfaced roadway and parking lot. There are no additional amenities or services in the area, although a recreational vehicle was parked in the area in fall 2019.

The area shows the effects of erosion leaving it less than desirable for most people in traditional vehicles.

**Gator Point, Crystal Point, and Reasnor Point**

Three additional public access area radiate from the main road through this peninsula. Crystal Point and Gator point are on the north side of Eagle Drive, while Reasnor Point extends south from Fox Circle. Each area is accessed via a natural surfaced roadway that shows the effects of erosion. No additional amenities are provided.
Marina

Returning to the “T” intersection along the main road into Stevens Gap area, a visitor can go south, then southeast and downhill into the area dominated by Beavers Bend Marina (https://www.beaversbendmarina.com/). Beavers Bend Marina, the only full-service marina on the lake, operates as a concessionaire under contract to Oklahoma State Parks.

Near the intersection are several developments that support recreational activity. The principal development apparent to visitors is the sewage lagoon directly east of the “T” intersection. An overflow parking lot to augment that near the marina is located near the lagoon.

Less visible for visitors are a number of picnic tables distributed along the roadway. These tables are not supported with parking locations or restroom facilities and receive very little use (Figure 3.19). Several tables are distributed along the roadway at this location and are remnants of installations from the original development of Hochatown area by the USACE.

Although the tables are part of the original inventory transferred from the USACE, they are unusable in their present condition. In addition, the access to these tables is uninviting and potentially risky for many visitors. As a result, the presence of the tables is misleading for visitors and unsightly.

A curve to the left (southwest) opens the view of Beavers Bend Marina which dominates the lakeside environment. The marina provides a full range of services including rentals, storage, service, sales, and fuel. The office serves as a temporary residence for ownership.
**Broken Bow Lake Dam Area**

South of the entry to the Stevens Gap area, Highway 259A has two entrances providing a loop drive into Beavers Bend State Park – Lake Area. The area near the northern of these two entrances has been developed with numerous private businesses including restaurants, gas stations, and retail outlets. The drive eastward from Highway 259A is bordered by several private developments, primarily residential. One significant development along the north side of roadway is a water treatment facility.

Approximately two miles east of Highway 259A, a visitor enters the actual lake environment of Broken Bow Lake. Signs along the roadway direct a visitor and welcome a visitor to Beavers Bend State Park (Figure 3.21). In addition, several turn-outs provide some parking to allow visitors to enjoy the lake views or to access the David Boren Trail. The quality of services and facilities varies at these overlook locations. For example, as shown in Figure 3.21, some of the restrooms have been closed and receive limited maintenance.

Several roadways radiate from Highway 259A leading to private developments along the properties north and south of the main road. The first recreational opportunity is provided along Spillway Road which extends sharply to the right and downhill to the area below Broken Bow dam. Sightseers and anglers utilize a small parking lot at the end of Spillway Road.

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**Figure 3.21 – Highway 259A north entry**

Top left and right: entry signs
Lower left: lake view
Lower right: closed restroom
The area below the dam is often utilized by anglers. However, this area is well-marked with warnings regarding water releases and associated high water dangers, as well as audible sirens. The area has also been scoured several times in recent years due to flooding.

Highway 259A crosses the bridge over the dam and continues eastward toward Beavers Bend State Park. The first actual facility associated with Beavers Bend State Park is a park office and maintenance area located along the south side of the roadway, slightly uphill from the highway (Figure 3.23).

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**Figure 3.22 – Spillway and Mountain Fork River**
Top left: Tainter gates and spillway
Lower right: Mountain Fork River flowage

**Figure 3.23 – Park maintenance area**
Above: office area
Middle and lower: fenced maintenance area
Highway 259A continues southeast around a turn toward the south. An intersection allows a visitor to continue across the Broken Bow Lake dam or levee or to turn downhill and south into the River Bend area. For ease in presentation, this RMP will follow Beavers Bend Road south into the River Bend area.

**Beavers Bend State Park – River Area**

River Bend Road slopes downhill leading from Highway 259A at the elevation of the roadway above the lake to the elevation of the outflow below the dam. The river environment along the roadway shows the effects of flooding in recent years, but also shows the significant improvements in the roads and bridges that have been repaired.

Cold Hole area (Figure 3.24) is one of several access areas along Beavers Bend Road. Cold Hole is not marked with identifying signage, but allows parking and picnicking as well as river access for anglers. Cold Hole is located along the flowage from the dam, just north of an alternate outflow from the powerhouse area.

River Bend Road turns south and crosses Mountain Fork River in a forested environment leading to several campgrounds and other developments in the River Bend area. Beavers Bend Loop is a circular drive essentially following the horseshoe bend of Mountain Fork River. The following discussion follows a clockwise direction around this loop.

Four campgrounds and a concession area are located along a loop road from Highway 259A at the west end of Beavers Bend State Park on the River. These campgrounds are Elm, Fern, Grapevine, and Hickory. All of these campgrounds are on the inside curve of the bend in the Mountain Fork River as it leaves outflow from Broken Bow Lake, flows west, and then makes a U-turn back toward the east. Because of their location, these campgrounds are subject to flooding under high water conditions. They offer similar appearances for visitors – poorly designated sites with deteriorated roadways.
Elm

Elm Campground is located on the east side of Beavers Bend Loop, just south of River Bend Road. This area is subject to flooding and shows the effects of recent floods. Elm campground is designed to allow campers to park in the parking lot and walk to their respective campsites. The area is clearly intended for tenting. Most of the soil has been severely compacted, tables have been severely eroded, and social trails have been developed by visitors. Some of these trails lead from campsites to the river; other trails lead to vault toilets; still other trails have developed leading to the adjoining Fern campground.

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>Unspecified</td>
</tr>
</tbody>
</table>

Fern

Fern campground is located just south of Elm campground between Beavers Bend Loop and Mountain Fork River. Fern shows a greater level of development than is true in most of the other campgrounds in this area, with 11 campsites, although many of the sites are undefined in actual practice. A well-established campground host is present in Fern. In addition, Fern is designed to accommodate recreational vehicles and includes a dump station. A comfort station (modern restroom) has been developed for the Fern campground. In addition, a new playgroup was added during 2010 between Fern and Elm (Figure 3.25d).
The layout of Fern campground shown in Figure 3.25b reveals the general pattern for traffic flow from north to south, allowing for easy back-in into campsites. The dump station is situated at the south exit from the campground, while the playground is located at the north end with easy access from Elm and Fern. The stables and train concession are located across the road from Fern campground.

Table 3.10 – Campground detail for Fern

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modern campsites</td>
<td>11</td>
</tr>
<tr>
<td>Dump station</td>
<td>1 (shared with Elm)</td>
</tr>
<tr>
<td>Comfort station</td>
<td>1</td>
</tr>
</tbody>
</table>

Figure 3.25c – Fern campground

Figure 3.25d – Amenities in Fern campground
Beavers Bend Depot and Stables

Beavers Bend Depot and Stables ([http://www.brokenbowlake.org/beavers-bend-depot-and-stables/](http://www.brokenbowlake.org/beavers-bend-depot-and-stables/)) is a private concession under contract with Beavers Bend State Park and Oklahoma State Parks. This concessionaire operates within the oval formed by Beavers Bend Loop and is shown in Figure 3.25c directly across the road from Fern campground. A miniature train provides a ride through the forested environment of the River Bend area. The tracks for the train form an oval allowing mixing between the stables and the train ride. Guests at this location utilize the same parking lot, accessed from the roadway through the River Bend area. The excursion train is designed for the enjoyment of young park guests, although adults also participate in the concession.

The stables provide a variety of trail rides throughout Beavers Bend State Park. In addition, a riding academy is advertised offering lessons. The concession includes retail sales of various souvenirs, attire, packaged food products, and beverages.

Figure 3.26 – Beavers Bend Depot and Stables concession
**Grapevine**

Grapevine campground is located on the northwest side of the Beavers Bend Loop and is situated between the roadway and Mountain Fork River. As with the other campgrounds in this area, Grapevine is subject to flooding, evident in erosion that has occurred.

Grapevine and Hickory are mainly intended for tenting, although recreational vehicles are fairly common in these campgrounds. These areas are served by vault toilets, but a dump station is provided near the entrance to Hickory. Many of the campsites are eroded and poorly defined. Because of the limited development of roadways within the campgrounds, vehicles have been driven throughout the area compacting the soil and reducing ground cover (Figure 3.27a and 3.27b).

The intervening area between Grapevine and Hickory may not have been intended for camping, but it has become a “campground” because of use by visitors. There is little evidence of intentional planning to accommodate vehicles or support a camping experience.

**Hickory**

Hickory campground is essentially a duplicate of Grapevine and is located northeast of Grapevine. It is laid out as a circle drive, although travel routinely includes “off-road” activity. As stated, Hickory includes a vault toilet and minimal development.
### Table 3.11 – Campground detail for Grapevine and Hickory

<table>
<thead>
<tr>
<th></th>
<th>Grapevine Facility or installation</th>
<th>Number</th>
<th>Hickory Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restrooms</td>
<td>Vault</td>
<td></td>
<td>Restrooms</td>
<td>Vault</td>
</tr>
<tr>
<td>Campsites</td>
<td>Unspecified</td>
<td></td>
<td>Campsites</td>
<td>Unspecified</td>
</tr>
</tbody>
</table>

### Group Camp 2

Beavers Bend State Park on the River includes two group camps. Group Camp 2 is located in the River Bend, west of the central developed area of the park. It includes ten air-conditioned A-frame cabins accommodating 160 people, a nurse’s station, and several additional campsites associated with the camp layout. In addition, a manager’s residence is located at the entrance to Group Camp 2. Group Camp 2 is visually separated from other occupied areas of the park and provides a relatively secure operating environment. The group camps at Beavers Bend State Park have been managed under a concession contract by Little Dixie Community Action Agency from Hugo, Oklahoma. That contract was terminated in 2020, placing group camp management back under direct State Park control in 2021. Group Camp 2 has been rented approximately 100 – 120 nights per year annually over the past five years.

Activities in the group camps may interfere with the park environment, particularly when those activities are noisy. An example of this interference has been demonstrated by band camps that have utilized the group areas. Their practice and performance activities have been perceived by some visitors as interfering with a more traditional park environment.

Security for guests at the group camps is also a concern in this integrated environment. Many of the groups that utilize the group camp settings include young people. While the park environment is generally safe, and perceived to be safe by visitors, interaction between group campers and other visitors to the park could present security risks.

*Figure 3.28 – Group Camp 2*
Dogwood

Dogwood campground is situated just east of Group Camp 2, between Beavers Bend Loop and the Mountain Fork River. Included in this campground are a playgroup, vault toilets, picnic tables, and tent sites. Several of the campsites in Dogwood are walk-in sites; the area is designed to encourage campers to park in the parking lot and carry their gear to a designated site. Some of the sites in the area are designed to permit vehicle access directly to the campsite. In general, evidence demonstrates that visitors to Dogwood have driven wherever they pleased. As a result, the surface is compacted with little vegetation. In addition, the roadway is in poor condition, leading to behaviors that encourage vehicle access anywhere that visitors desire. Erosion around tables and campsites is rampant throughout the area.

Table 3.12 – Campground detail for Dogwood

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>Unspecified</td>
</tr>
<tr>
<td>Restrooms</td>
<td>Vault</td>
</tr>
<tr>
<td>Playgroup</td>
<td>1</td>
</tr>
</tbody>
</table>

Cedar Bluff Trail

A trailhead for Cedar Bluff Trail is located near the entrance into Dogwood campground. From this location, Cedar Bluff Trail winds through the forested environment south and connects with other trails in Beavers Bend State Park. There is limited, convenient parking near the trailhead unless hikers choose to park in Dogwood campground. Most do not choose to do so and, as a result, park along the roadside leading to vehicular and pedestrian congestion (Figure 3.30).
Beavers Bend Loop continues eastward to intersect with Highway 259A. Highway 259A extends southeast from the north intersection with Beavers Bend Loop, crosses the dam forming Broken Bow Lake, and then continues south to eventually intersect with Beavers Bend Loop and continue further south into the southern portion of Beavers Bend State Park. Several important facilities and activity areas are located along Highway 259A at this location.

**Beach and Concession Area**

A beach on the Mountain Fork River is located on the north side of the river, just west of Highway 259A. This beach is formed by a slight impoundment and widening of the Mountain Fork River (Figure 3.31a). A bathhouse is located on the elevation just north of the beach and life jackets are provided at this location. In addition, a concessionaire operates from a small building located just west of the bathhouse. This concessionaire provides a variety of amenities and services for those visitors at the beach. Parking is available with easy access from Highway 259A.
A canoe rental and additional concession services are located directly across the Mountain Fork River from the beach, as well as further west beyond Dogwood campground. These concessionaires provide canoes, kayaks, and bumper boats for enjoyment of the river environment. In addition, a miniature golf course and fly shop offer additional recreational services for visitors.

On the northeast corner of the intersection of Highway 259A and Beavers Bend Loop, there is an additional public access location primarily intended for anglers. This area is identified as Powerhouse Fishing Area (Figure 3.31c) and includes a parking lot and unusable comfort station. This area shows damage from flooding and needs repairs, including replacement of the comfort station, in order to properly serve recreational visitors.
A three-way stop is necessary at the southern intersection of Highway 259A and Beavers Bend Loop. Highway 259A then extends southeast and uphill into the southern portion of Beavers Bend State Park. Visitors are directed by signs (Figure 3.31d) to various features in the park, depending upon the direction they are traveling.

**Employee Residence and Maintenance Area**

Slightly uphill and on the west side of Highway 259A there is an area restricted for public access, but crucial to park operations. This area includes a park residence (Figure 3.32), multiple storage buildings and work spaces, fuel tanks, and parking areas. The area serves as a central location for maintenance operations and personnel essential to park operations.
Cottages/Cabins

Highway 259A crests a hill and begins a downhill slope into the next portion of Beavers Bend State Park. The left side (north) of the roadway is lined with rustic cabins and several spurs that provide vehicular access into the cabin area.

Forty-seven cabins are located in the main portion of Beavers Bend State Park – River Area. Most of these cabins include fireplaces and several offer kitchen facilities. Cabin 48, shown in Figure 3.33b on the following page, is the newest of the cabins at Beavers Bend and offers an accessible accommodation for guests. The cabins also include air conditioning and restroom facilities.

The cabins are grouped in Beavers Bend State Park – River Area, with several of the cabins dating from the era of the Civilian Conservation Corps. This heritage in design of the cabins and their construction is commemorated with a monument as shown in Figure 3.33a. This heritage is an important asset in the history and experience offered by Beavers Bend State Park. At the same time, the historic value of these cabins is a restrictive consideration in modification and renovation for the properties.

The terrain, design and layout of the cabins demonstrates the difficulty of providing accessibility to the older cabins at Beavers Bend State Park. Elevation changes throughout the terrain surrounding the cabins limit opportunities for external access, while internal accessibility is limited by the age and construction of the units.

Several of the cabins feature riverfront locations and are advertised as offering the quiet of a forest environment. The cabins are in proximity to the restaurant, nature center, and Forest Heritage Center.

Figure 3.33a – Cabins
Above: CCC commemoration
Lower left: typical directional sign
Southeast of the cabin area along the Mountain Fork River, there are three campgrounds. To get to the campgrounds by way of the roads, a visitor would pass through other public areas. However, for ease of presentation the campgrounds are presented next. Alphabetically, these are the first campgrounds in Beavers Bend State Park.

**Acorn**

As shown in Figure 3.34a, Acorn is designed as a linear campground offering electricity, water, and individual sites for visitors. Further, it is immediately adjacent to the Mountain Fork River, offering riverfront campsites. Acorn is supported by accessible restrooms, two picnic shelters (shared with Cypress), and a playgroup. Because of the proximity to the Mountain Fork River, Acorn is subject to flooding during high water events. To minimize problems due to flooding, the restroom and picnic shelters are placed on more elevated locations within the campground. Acorn received major upgrades in service during 2010 to 50-amp electrical supply, new water
service, new tables, and new grills. The campground was closed for spring and early summer 2010, and it was projected that, when reopened, Acorn would be the premier camping facility in Oklahoma state parks.

That ideal goal has not been achieved, although the campground is quite attractive.

Two comfort stations at opposite ends of the campground serve Acorn and Cypress. The entire campground is quite forested and shaded as evident in the photographs. A playgroup and an older YACC picnic shelter supplement the recreational opportunities available.

**Figure 3.34b – Acorn campground**
Clockwise from right: typical campsite; camper in a campsite; playgroup; YACC shelter; new comfort station; old comfort station; entry sign
Table 3.13 – Campground detail for Acorn and Cypress

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>21 modern (Acorn)</td>
</tr>
<tr>
<td></td>
<td>48 modern (Cypress)</td>
</tr>
<tr>
<td>Comfort stations (shared)</td>
<td>2</td>
</tr>
<tr>
<td>Playgroup</td>
<td>1</td>
</tr>
<tr>
<td>Picnic shelters</td>
<td>2</td>
</tr>
</tbody>
</table>

**Buckeye**

Buckeye campground is just northwest of Acorn and upstream along the Mountain Fork River. As shown in Figure 3.35a, Buckeye is designed as an elongated loop. Buckeye is separated from Acorn and Cypress by Group Camp 1 and is fairly close to cabins 24 – 28. Buckeye offers electricity, water, and sewer for campers. In addition, Buckeye is supported with an accessible comfort station, playgroup, and picnic shelter.

A well-established campground host is located near the entrance into Buckeye campground, convenient for oversight of the area.
Figure 3.35b – Buckeye campground
Top right: small shelter
Below: dump station and comfort station
Third row: playgroup
Fourth row: campground host and entry sign
Bottom: picnic shelter
Table 3.14 – Campground detail for Buckeye

<table>
<thead>
<tr>
<th>Facility or installation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsites</td>
<td>31 modern</td>
</tr>
<tr>
<td>Comfort stations</td>
<td>1</td>
</tr>
<tr>
<td>Playgroup</td>
<td>1</td>
</tr>
<tr>
<td>Picnic shelters</td>
<td>2</td>
</tr>
<tr>
<td>Trailheads</td>
<td>1</td>
</tr>
</tbody>
</table>

Cypress

Cypress campground is a circular loop parallel to Acorn and slightly removed from the riverfront. Cypress offers campers the features of electrical connections, water, and sewer as a modern campground. During on-site visits, it was apparent that visitors preferred Cypress campground to Acorn. The campground shares comfort station (restroom) and picnic shelter facilities with Acorn, and often with group campers from Group Camp 1. This situation is undesirable since campers, in return, should not use restrooms in Group Camp 1.

Old Park Dam

At the southeast extent of the roadway leading into Acorn campground, a right hand turn onto a gravel extension leads to an area marked as Old Park Dam. This area is presently a small parking lot intended for day visitors providing access to the Mountain Fork River and the David Boren Trail.
Group Camp 1

Group Camp 1 is located in the central portion of Beavers Bend State Park near the cabins and adjacent to the restaurant and nature center. This location places Group Camp 1 into immediate proximity with overnight campers in Acorn, Buckeye, and Cypress campgrounds. In addition, this portion of the park is commonly utilized by day visitors. In this location, Group Camp 1 occupies valuable property. Figure 3.36 depicts several of the features present within the group camp, including its lack of security and easy access for park visitors. The group camps at Beavers Bend State Park have been managed under a concession contract by Little Dixie Community Action Agency from Hugo, Oklahoma. However, that contract is ending.

Figure 3.36 – Group Camp 1
Group Camp 1 included twelve duplex style cabins and could accommodate 144 people. The camp area is defined by a wood rail fence surrounding the oval layout. However, the fence is purely decorative in function and does not reduce foot traffic or interaction with other park users. Group Camp 1 occupies prime property in an important location within Beavers Bend State Park. As of early 2020, Group Camp 1 was closed and the bunkhouses were demolished.

**Nature Center (CCC History Center)**

The nature center at Beavers Bend State Park is a log structure built by the CCC, originally constructed in the 1930s. As a result, this structure is identified as a historic property, contributing to the value of the overall grouping of remaining CCC structures. The building has been designated Cabin 47 (OO on Map 3 in Appendix A) and is marked as the CCC History Center on the park map.

In late-2019 during preparation of the RMP, the Nature Center was closed. The interpretive programs at the nature center have tended to be static displays. A few live animals are included in the interpretive area, but with inadequate space and inadequate support facilities.

![Figure 3.37 – Nature Center (Historic Cabin 47)](image)

During summer 2010 restoration was underway on the Nature Center resulting in its current appearance. While the structure has historic value and interpretive programming enhances a park experience, the Nature Center at Beavers Bend State Park needs a higher public profile.

Several additional visitor amenities are located near the Nature Center in a high traffic area. These amenities have included a small store and adjoining restaurant, a comfort station, a picnic shelter, amphitheater, and trailheads. Most of these facilities are arrayed south and east of a parking area along a creek bed. As a result, the areas are accessible from the parking lot by way of several walkways. In spring 2020, the store and restaurant were undergoing major renovation as shown in Figure 3.39 on the following page.

![Figure 3.38 – Comfort station](image)
Figure 3.39 – Store, restaurant, and visitor amenities
Forest Heritage Center and Park Office

A unique feature of Beavers Bend State Park is the Forest Heritage Center, operated as a cooperative facility with the Oklahoma Department of Forestry. The Forest Heritage Center includes offices for representatives from the Oklahoma Department of Forestry, offices for park personnel, a gift shop, meeting rooms, and an interpretive center. The Center is designed with a structure in a pentagon shape, allowing for a central outdoor courtyard. The exterior access to the Forest Heritage Center and the internal access to the central courtyard are ramped, allowing access for persons with mobility limitations.

The Forest Heritage Center and museum tells the story of forests in southeastern Oklahoma and human interaction with those forests. Dioramas painted by artist Harry Rossoll, who created many of the images of Smokey Bear, describe the ecology of a forest community, the growth of industries based on those forests, and the history of human interaction with the forests. In addition to the dioramas, numerous photographs, panels of text, artifacts, and other exhibits describe the activities of the Civilian Conservation Corps, industry, and community development in southeastern Oklahoma.
Meeting rooms in the Forest Heritage Center are available on a rental basis and tours of the Center are provided upon request. Group activities in the Center include a variety of educational programs, special event programming, and interpretive tours.

Large special events are hosted at the Forest Heritage Center including portions of the Owa-Chita Festival each spring, the woodsman competition, the Masters at Work competition and exhibit, and the folk festival in the fall. Products from several of these festivals adorn the Forest Heritage Center and describe the great variety of art, competition, and other activities featured in southeastern Oklahoma.

The Forest Heritage Center Association is a membership association incorporated to support the activities of the Center and museum. The association is coordinated through an advisory board. This board publishes a newsletter and maintains a website providing information related to the activities at the Forest Heritage Center (http://www.beaversbend.com/fhc.html).

Figure 3.40c – Forest Heritage Center

Figure 3.40d – Inner courtyard and access to Forest Heritage Center
South Highway 259A Entrance

U.S. Highway 259A provides a second and southern entrance into Beavers Bend State Park as shown in Figure 3.41. This entrance winds east from Highway 259 along a two-lane, wooded drive. The route also provides access to numerous recreational properties, most of which are rental houses.

Figure 3.41 – South Highway 259A entrance

Park Maintenance Facilities

To support the operations of Beavers Bend State Park, there are several park maintenance facilities distributed throughout the property and discussed in the previous material associated with those geographic locations. While these facilities are not open to the general public, they are essential for park operations and are part of the resources that must be managed by park staff. Specific facilities are located near the cabin area, just off Highway 259A. A second facility is located along Highway 259A between the hydroelectric powerhouse and the spillway. Additional maintenance facilities are located near the entry to the Carson Creek area and at the entry to Stevens Gap. The Cedar Creek Golf Course includes facilities for maintenance specific to the golf course. Each of these facilities has been detailed in prior discussion associated with the specific locations.

Hiking/Walking/Riding Trails

Numerous trails have been developed within Beavers Bend State Park – River Area and Beavers Bend State Park – Lake Area, while additional trails extend beyond the borders of the park. The longest of these trails is the David L. Boren Trail extending from the low-water dam in the southeastern portion of the park, near Acorn campground, and continuing to the northern reaches of Beavers Bend State Park – Lake Area at Cedar Creek Golf Course. This trail was developed early in the history of the park and was renamed for Senator David Boren – former governor of Oklahoma. The David Boren trail is a challenging hike of nine miles in Beavers Bend State Park – River Area plus 17 more miles (totaling 26 miles) to the northern reaches of the park. The Boren trail is marked for use by hikers and mountain bikers.

Within Beavers Bend State Park – River Area, other trails provide linkages to the Boren trail. These include the Beaver Creek trail, the Deer Crossing trail, and the Beaver Lodge trail. All of these connecting trails are fairly easy for most hikers.

The Pine Ridge Nature Trail extends from Group Camp 1 for approximately three-quarters of a mile in a figure-8 loop. The Pine Ridge Nature Trail allows visitors to explore habitat ranging from marsh, to the bottomland forest and floodplain along Beaver Creek, to ridges above the creek bed. With a couple of hilly areas, this trail is rated as fairly easy.

The Dogwood Interpretive Nature Trail (marked on some maps as the Big Oak Nature Trail) is a loop trail within the Grapevine campground in the River Bend area. This trail is approximately
one mile in distance and offers a fairly easy walk. The Dogwood Interpretive Nature Trail permits visitors to observe birds, beaver and their activities, and occasionally mink in their habitat along the Mountain Fork River. During 2009, staff at the nature center indicated the Dogwood Interpretive Nature Trail had been closed to the public due to lack of use and limited maintenance.

Another fairly easy trail for most visitors is the Forest Heritage Trail. This trail is a 1.1-mile loop trail extending downhill from the Center to Beaver Creek and then along the floodplain of the creek before heading back toward the Center.

Among the trails that provide connection to the David Boren trail is the Cedar Bluff Nature Trail. The Cedar Bluff Nature Trail is more challenging than several of the previous trails and may involve crossing creeks during wet weather. The Cedar Bluff Nature Trail starts in the Dogwood campground and extends as a loop along the Mountain Fork River.

The Beaver Lodge Nature Trail once paralleled the Mountain Fork River extending from below the hydroelectric dam on the south to the spillway on the north. The Beaver Lodge Nature Trail was a fairly easy hike, but was damaged due to the loss of a bridge during high water in 2009.

Two trails in Beavers Bend State Park – Lake Area have not been maintained in recent years. These include the Deer Run trail and the Maple Ridge trail. As a result of limited use and limited maintenance, these two trails are not marked on visitor maps. Based on comments from staff, Deer Run and Maple Ridge are not considered to be trails at present.
Beavers Bend State Park - Trail Information

Beaver Lodge Trail to Cedar Bluff Nature Trail via Skyline Trail (GPS 34 08.709, W 94 41.412): The Beaver Lodge Trail is a one mile trail that extends from the spillway to the dam, and after you complete this easy trek, turn left and head southwest on Skyline Trail. As the longest of all the David Boren Hiking Trails, Skyline Trail extends over five miles filled with creek crossings and steep climbs best suited to advanced hikers. However, the trail is well-maintained with clear trail markers, so getting lost should not be an issue. While on the Skyline Trail, you will intersect Highway 259A where the trailhead for Cedar Bluff Nature Trail is located. This one mile trail makes for an easy, and beautiful, conclusion as you cross the Mountain Fork River.

Beaver Lodge Trail to Forest Heritage Center (GPS N 34 08.709, W 94 41.412): This 10.5 mile, expert level trail will actually have you taking parts of the Beaver Lodge Trail, Skyline Trail, Deer Crossing Trail, Lookout Mountain Trail and Forest Heritage Tree Trail. It is important to note the trail markers, as each trail will have a distinct color. Beginning at the same starting point as before, continue from Beaver Lodge Trail to Skyline Trail. After six miles, you'll intersect Deer Crossing Trail. This trail will take a quick dip south before rebounding back and heading steadily southeast across the highway to Lookout Mountain Trail. Though this trail is only a mile and a half long, it does include a difficult climb over Lookout Mountain. Near the trail's end, you'll come to the Beaver Creek Trail, which will lead you to Forest Heritage Center. Cool down after your hike while checking out some of the center’s artwork.

Loop Trail from Forest Heritage Center (GPS 34 07.950, W 94 40.829): This three mile loop is perfect for intermediate to expert level hikers looking for a day hike without the need of a car drop. Park at the Forest Heritage Center and take the trail to the left at the first Y. You'll continue south for nearly one mile before turning right onto Lookout Mountain Trail. As stated before, this trail will take you to the summit, so be prepared for an arduous climb. Continue northwest on the trail and turn right. If you go to Highway 259A you've gone too far. The trail concludes with a half mile easy walk paralleling the highway back to the Forest Heritage Center.

In addition to the David Boren Hiking Trail System, there is also the Lakeview Lodge Trail. This four mile trail is actually comprised of three loops, which are marked as either novice or intermediate for mountain bike use. Both Loop 1 and Loop 3 are four miles in length and marked as novice and intermediate, respectively. Loop 2 comes in shorter at 1.75 miles and is appropriate for intermediate mountain bikers. Hikers will enjoy this easy to follow trail for its beautiful pine trees and varied terrain. The trail is meant to be followed in a clockwise direction, and it is important to turn left at each Y you encounter with the exception of the third Y where you will turn right and head toward Lakeview Lodge.

Figure 3.42b – Trail information provided by Beavers Bend State Park
General Day Use Areas

As indicated in the discussions related to the campgrounds, group camps, and cabin areas, day use is common throughout Beavers Bend State Park. Day visitors to Beavers Bend State Park are those people who visit the park for an activity during the day, but who are lodging elsewhere for the night. This lodging may be at one of the many local establishments outside the park. Day visitors desire access to the park for a variety of activities: fishing, swimming, boating, hiking, picnicking, attending a festival or event, sightseeing, as well as a variety of other activities.

Particular locations within Beavers Bend State Park are more likely to attract day visitors. These locations follow specific patterns. In each of these settings, overnight guests at the park may intermingle with day visitors as they have similar recreational interests.

First, many anglers will seek one of the locations that include a boat ramp. All of these locations are in Beavers Bend State Park – Lake Area, with favorite locations for particular individuals. Preferences may be determined by access to fishing locations or the quality of the boat ramp.

Second, trout anglers frequent the area along the lower Mountain Fork River (Figure 3.43). They often park in the campgrounds or other general parking areas that receive mixed use and access the river by foot.

Third, boaters may seek these same lake locations, but their preferences are more frequently determined by quality of the boat ramp, available safe parking, and ease of vehicle access. The marina serves a sub-set of the boating population.

Fourth, day visitors include picnickers who choose to use one of the many locations within the park that support picnics. This activity is encouraged through the provision of picnic tables and shelters at various locations. Many of the shelters within campgrounds are often utilized by day visitors for this purpose.

Fifth, hikers, sightseers, swimmers, equestrians, and other recreational visitors mix with overnight guests at various locations within Beavers Bend State Park as both groups engage in similar recreational activities. Research has shown that most day visitors have distinct differences in expectations for park management and amenities than do overnight guests (Caneday & Jordan, 2003).

Sixth, the same situation is true for those persons attending special events within the park. Most special events are centered on the Forest Heritage Center, the nature center, or the restaurant area. Day visitors and overnight guests participate in these activities in similar manners.

Locations within Beavers Bend State Park that receive high day use activity include the Forest Heritage Center, the nature center, the restaurant, and the swimming beach. In addition, several of the concession locations are also designed to attract day visitors. These include a train, stables, paddle boat rental, canoe floats, the marina, and the fly shop.
Islands as Part of Beavers Bend State Park

A number of islands within Broken Bow Lake are included within the boundaries of Beavers Bend State Park – Lake Area. While these islands are inaccessible except by boat, they are utilized by day visitors who have access to boats or personal water craft. The islands have not been developed for recreational activity, but often serve as locations for boating day visitors to picnic or sunbathe. Unfortunately, some of these visitors dispose of trash and litter while on the islands, making it unlikely that the trash or litter could be disposed of properly.

Over the years, park management has discussed policies and potential for use of the islands for overnight visitation. Some park visitors access these islands for overnight use, although it is difficult to document level of use. There are no accommodations for disposal of human waste on the islands. In addition, access for law enforcement or emergency services would be quite difficult.

Areas Within ACOE Lease Outside Park Boundaries

As mentioned in earlier discussion, the ACOE lease to OTRD encompasses more property than that included within the defined boundaries of Beavers Bend State Park. A copy of the lease is included in Appendix C and shows the extent of the ACOE lease well north of the Beavers Bend State Park boundaries and extending southeast of those boundaries. Most of this area has not been developed for recreation, but may include some recreational activity.

Three locations are presently somewhat developed and utilized for recreational activity: Panther Creek, Holly Creek, and Mountain Fork Park, also known as Reregulation Area. Figure 3.44a and Figure 3.44b on the following page document the location of each of these areas.

Management of Panther Creek and Holly Creek, as well as the Reregulation Area, had been transferred from the state to McCurtain County commissioners from late summer 2010 through summer 2019. With the updated, signed, and approved lease of ACOE property, these areas are now back under management by Oklahoma State Parks and OTRD. As a result, Beavers Bend State Park personnel are responsible for operations within that lease.

The most northern property under the lease agreement between the U.S. Army Corps of Engineers and the Oklahoma Tourism and Recreation Department is Panther Creek, accessible via 54300 Road. Panther Creek offers primitive camping and a boat ramp into the northern reaches of Broken Bow Reservoir. A naturally surfaced road (dirt and gravel) extends approximately five miles from Highway 259 eastward toward Panther Creek. The road is minimally maintained and offers a secluded entry through the forested environment.
Figure 3.44b – Access to Panther Creek and Holly Creek
Source: Google maps
Similarly, the next public access to the south extends eastward approximately eight miles from a small community (Mt. Herman near Sherwood) to Holly Creek (see Figures 3.44b). The condition of the road, D1850 Road or Johnny Beavers Trail, is similar to that at Panther Creek, as is the surrounding environment for the last six miles of the roadway. The western two miles closer to Highway 259 and Mt. Herman include several houses of varying conditions; some are quite dilapidated while others are in better repair. Although Holly Creek and Panther Creek provide access to a beautiful portion of Broken Bow Reservoir, the road and the entry environment are less than desirable for all but the hardiest of recreational visitors.

The most northern campgrounds are located at Panther Creek and Holly Creek. Although separated by several miles from the main portion of the park, these campgrounds are quite similar in appearance and use. They are primitive in design and somewhat random in layout. These campgrounds originally included concrete picnic tables at each site with a fire ring or grill. Many have now been moved or damaged. In addition, several of the sites included lantern hangers. Such design and amenities were commonly installed by the U.S. Army Corps of Engineers.

The campsites lack defining landscape features or surfacing. Many of the sites at Panther Creek and Holly Creek have deteriorated to an unusable condition due to growth of shrubs or destruction of amenities associated with the campsite. Further, patterns of use have resulted in campsites being developed by users rather than by park management.

In addition, Holly Creek and Panther Creek include vault toilets. These vault toilets are presently in such disrepair that they are unusable (Figure 3.44d). The vaults have been filled with garbage and
trash without prior removal of sewage. Vandals have damaged the seats and urinals that were once included in the units.

The conditions of the toilets would require significant maintenance and repair. Pumping of the vaults will require vehicular access, but the contents of the vaults will make pumping very difficult. It will require major efforts to rehabilitate Panther Creek and Holly Creek for proper public use.

As indicated in earlier discussion, these two locations have been managed by the commissioners of McCurtain County for the past eight years, but are now under the lease for management by Oklahoma State Parks. Signage, as shown in Figure 3.44e, gives the impression of management by Oklahoma State Parks or the U.S. Army Corps of Engineers and will require some clarification.

One remaining campground is provided outside of the boundaries of Beavers Bend State Park but within the ACOE lease. This is the Reregulation Area (Mountain Fork Park) east of the city of Broken Bow along the lower Mountain Fork River. As indicated in prior discussion, the area is accessed from Highway 70. Property surrounding the Reregulation Area is designated as part of the Ouachita National Forest, although private properties adjoin the roadway leading from Highway 70 into the campground. The entry road, D4720, leading from Highway 70 into the Reregulation Area or Mountain Fork Park is hard surfaced. Minimal signage is provided on Highway 70 leading to the need for some local knowledge to gain access to the property. On either side of the entry road the environment is primarily agricultural until nearing Mountain Fork Park. A few cabins and a business property mark the immediate entry, at which point the road drops in elevation toward the river and enters an attractive forested environment.
Figure 3.44f – Sign at entry to Mountain Fork Park (Reregulation Area)

Source: Google maps

Figure 3.44g – Access to the Reregulation Area

Reregulation Area also known as Mountain Fork Park

Access road from Highway 70
Camping in this area includes a mixture of tents and various recreational vehicles. Some of the sites have been designed and planned, while several sites appear to have been casually developed over time. The Reregulation Area is supported by a modern restroom constructed above the floodplain.

One of the difficulties in this area is lack of accessibility to the modern restroom because of the terrain. As shown in Figure 3.44h, the restroom is situated on higher ground than is true of the campground. Natural surface walkways lead to the entrance to the restroom and limit compliance with federal accessibility guidelines.

The Reregulation Area is utilized by canoe outfitters (concessionaires) as a put-in location for float trips. These trips initiated at Mountain Fork Park continue downstream beyond Highway 70 and well outside Beavers Bend State Park. The actual “reregulation dam” is shown in Figure 3.44i in which the channelized flow of the Mountain Fork River is regulated and directed downstream.
Concessions

Thirteen concessions are presently operating at Beavers Bend State Park. Each of the concessionaires operates under a contractual agreement with the State of Oklahoma and provides revenue to the park in return for rights of operation. These concession operations are distributed throughout the park. These concession operations at present are (1) café/restaurant, (2) gift/souvenir shop, (3) marina, (4) canoe rentals, (5) paddle boat rentals, (6) stable and riding academy, (7) group camps, (8) ice cream and food vendors, (9) outfitters (fly shop), (10) the zip line, (11) the excursion train, (12) the Duck Boat rental replaced by Lake Tours, and (13) paddle board rentals. As of fall 2019, the group camp lease was under review for possible termination.

The stables and a train operate in the River Bend area, within a large oval formed by the road leading to Elm, Fern, Grapevine, and Hickory campgrounds. A canoe concession is located along the Mountain Fork River near a low water dam and Highway 259A. This concessionaire also rents paddle boats. Paddle boats and modified kayaks are also rented just south of the beach area at a location that also provides miniature golf.

A miniature train provides a ride through the forested environment of the River Bend area. The tracks for the train form an oval allowing mixing between the stables and the train ride. Guests at this location utilize the same parking lot, accessed from the roadway through the River Bend area. The excursion train is designed for the enjoyment of young park guests, although adults also participate in the concession.

A separate retail sale location provides goods and services for fly fishers along the lower Mountain Fork River (Figure 3.45b). This location is easily accessible from Highway 259A with adequate parking for most days of operation.
One of the newer concessions, Rugaru Adventures, operates the zip line in the Stevens Gap area of the park. This concession was discussed in greater detail earlier. The Stevens Gap area also includes kayak, canoe, and paddle board rentals for use on the lake.

The Broken Bow Marina is also located in the Stevens Gap area of Beavers Bend State Park – Lake Area, and was presented earlier in relationship to that area. The marina operates as a concession. The marina provides slips and storage space for boats, gasoline, maintenance services, sales, food, and other services to guests (Figure 3.45c).

Canoe livery services from outside the park access the Mountain Fork River through the Reregulation area. These livery operators bring their canoes through the campground to a boat ramp and off-load the canoes and guests for a float downriver to a location further south (Figure 3.45d).

Food is provided by ice cream vendors who provide their products from vehicles moving throughout the park. The restaurant located near the Forest Heritage Center and nature center is also a concession operation. During major events, such as the Owa-Chito festival, numerous other concessionaires operate temporarily in service to the park guests. These concessionaires provide food service and other retail sales during the special events. For the most part, these concession operations are located in Beavers Bend State Park – River Area, often near Group Camp 1, the Nature Center, the Forest Heritage Center, and the store (Figure 3.45e on the following page).

In early 2020, OTRD chose to terminate the lease with Little Dixie for group camp operations. Group Camp 1 has been closed and the bunk houses were demolished. Plans for the future are to replace the bunk houses with something similar to a park model cabin (tiny house). Once the upgrades have been made, the camp will reopen. Little Dixie will continue to operate Group Camp 2 until the end of this calendar year (January 1, 2021) with State Parks resuming operation/management.
Figure 3.45e – Concessions and support services during festivals
**Large Special Events**

Beavers Bend State Park has become the traditional home of several large special events. Two of these events have sustained a long history of association with the park and have become part of the “lore” and significant attractions for Beavers Bend State Park.

**Owa-Chito**

Owa-Chito ([https://www.owachitofestival.com/](https://www.owachitofestival.com/)) is a spring event celebrating the history of forestry in southeastern Oklahoma. Numerous competitive events, art shows, and other activities are focused around the Forest Heritage Center. As stated on the homepage for the festival:

“The Kiamichi Owa-Chito Festival of the Forest is held annually the last weekend of April. This festival is held in Broken Bow at the beautiful Beavers Bend Resort Park. The purpose of Kiamichi Owa-Chito, Inc. is to stage an annual Festival of the Forest in an effort to acquaint the people of Oklahoma and the world with the beauty, heritage, culture, industry and progress in Kiamichi Country.

The festival features forestry competitions that bring back memories of ‘the good ole days!’ The spirit and heritage of the forest comes to life in the contest of men and women who make their living from the woods. Contests include double buck sawing, ax throwing, Jack-n-Jill crosscut, as well as other forestry events. A ‘Bull of the Woods’ winner is selected from the field each year. New this year will be ‘Crew of the Woods.’

Musical entertainment is prevalent throughout this event. Musicians from all areas (gospel, country, Native American) keep crowds entertained. Activities for the youth are also a major component. Children’s games are very popular.”

**Folk Festival**

The Beavers Bend Folk Festival ([http://www.forestry.ok.gov/folk-festival](http://www.forestry.ok.gov/folk-festival)) has become an annual attraction, continuing for more than 25 years each fall at the Forest Heritage Center. As stated on the homepage for this annual event:

“Folk Festival features turn-of-the-century arts and demonstrations, Celtic and early American music, and tantalizing aromas and flavors in the outdoor food court. Visitors can enjoy one-stop holiday shopping by browsing through rooms filled with hand crafted wooden toys, arts and crafts, Oklahoma wine, and homemade quilts and aprons.

Mother Nature will be providing quite a show of her own with the vibrant colors of fall foliage reflecting off our Mountain Fork River. Be sure to check out the rest of Beavers Bend State Park with its train rides, horseback riding, camping, and trout streams.

The Beavers Bend Folk Festival & Craft Show is made possible by Oklahoma Forestry Services, the Forest Heritage Center Advisory Board and staff, Oklahoma Arts Council, the National Endowment for the Arts, the McCurtain County Tourism Authority, Oklahoma Humanities Council and the Oklahoma Tourism and Recreation Department.”
Park Visitation

Attendance records have been kept since the opening days of the park. It should be noted that counting park visitors is an inaccurate process, especially in a park where a state highway (259A) passes through the park boundaries. Technically, every person entering the park is a park visitor – but not all of those visitors are recreational visitors. At Beavers Bend State Park, a certain percentage of the visitors recorded in the park would include park staff, vendors, concessionaires, and members of the general public passing through the park along the state highway. Other aspects of park visitation can be calculated more accurately. This would include those situations in which there is an exchange of a fee for a specific service. As a result, the following discussion reports total visitation to Beavers Bend State Park and specific usage of particular areas within the park.

Recreational Use of Park Facilities

Visitation for Beavers Bend State Park has increased significantly from the first reported levels of use during the 1930s. Presently, an estimated one million people or more visit Beavers Bend State Park annually. The number includes day visitors and overnight visitors. The day visitors include pass-through sightseers, golfers, anglers, equestrian visitors, picnickers, trail hikers, boaters, river floaters, and many other recreational visitors lodging at locations other than within the park. Overnight visitors include campers, cabin guests, lodge guests and group campers who spend one or more nights within Beavers Bend State Park.

Determining the number of campers, cabin guests, group camp guests, and lodge guests is more accurate than is the calculation of total visitors to the park. Total visitors are calculated based on traffic counters and a proxy variable for number of occupants in vehicles passing entry points into the park. Total number of visitors should not be interpreted as “individuals” in that numerous individuals are repeat visitors to the park on a daily, weekly, monthly, or annual basis. In addition, with multiple entries into Beavers Bend State Park, it is possible that a single individual may be counted on multiple occasions entering different portions of the park.

A slight downward trend in visitation was identified in the prior RMP. During fiscal year 2006, the visitation estimate for the park was 1,063,850 persons. The visitation numbers dropped during fiscal year 2007 to 1,036,552 and remained at a similar level in fiscal year 2008 (1,036,661). However, fiscal year 2009 demonstrated a continued decline in visitation numbers to 1,023,509. Whether in the previous time period, or the more recent time period, visitation at Beavers Bend State Park varies from extreme crowding for specific events, to high levels during summer periods, to much lower numbers during the off-season. Numerous factors may influence visitation, including: weather, economic conditions locally and nationally, water levels in Broken Bow Lake, and individual variables. The detail on the visitation by year is shown in Table 3.1 on the following page. Fiscal 2018 showed an estimated visitation of 1.5 million guests, an indication of the popularity of the Beavers Bend area. The slight downturn in visitation during 2019 is based on estimates from vehicle counts and may not be absolutely accurate. Early 2020 was adversely affected by the national quarantine for COVID-19 which reduced public gatherings affecting park visitation.
Table 3.15 – Total Visitation

<table>
<thead>
<tr>
<th>Fiscal year</th>
<th>Total Visitation</th>
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<tbody>
<tr>
<td>2015</td>
<td>968,752</td>
</tr>
<tr>
<td>2016</td>
<td>1,241,087</td>
</tr>
<tr>
<td>2017</td>
<td>1,385,043</td>
</tr>
<tr>
<td>2018</td>
<td>1,540,042</td>
</tr>
<tr>
<td>2019</td>
<td>1,448,812</td>
</tr>
</tbody>
</table>

Specific factors that may influence rental of campsites at Beavers Bend State Park include high water in the river and lake. For example, during 2009, the Memorial Day weekend included record volume of water flowing through the Mountain Fork River. This required the closing of several campgrounds and most of Beavers Bend State Park. Damage to the park and resulting repairs inhibited visitation for a period of time. Similar weather-related events have occurred since that time.

There is a general perception that visitors to Beavers Bend State Park include a significant percentage of Texans. This is most evident from identification of license plates in the parking lots and around the campgrounds.

The evidence for dominance by out-of-state guests, particularly from Texas, was clearly demonstrated in the prior RMP. At registration, the guests indicate home address giving a high level of accuracy to the reporting of about a three-to-one ratio of out-of-state guests utilizing the cabins at Beavers Bend State Park.

Table 3.16 – Cabin Guests

<table>
<thead>
<tr>
<th>Fiscal year</th>
<th>Total cabin rentals</th>
<th>In-state cabin rentals</th>
<th>Out-of-state cabin rentals</th>
<th>Percent occupancy</th>
</tr>
</thead>
<tbody>
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<td>NA</td>
<td>NA</td>
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<tr>
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<td>2018</td>
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<tr>
<td>2019</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

The detail provided in reports generated from rental of cabins for the prior RMP indicated that the fiscal 2009 rental to 32,822 guests was generated from 10,873 units. Under most conditions, 46 or 47 units were available, although repairs and other conditions reduced the available units upon occasion. In addition, these rentals indicated an average of three guests per rental.

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In a similar manner, the occupancy at Lakeview Lodge is reported in Table 3.17. This pattern from the prior RMP showed a reduction in visitation numbers over the period 2012 – 2014, while maintaining a pattern of slightly more than 2:1 out-of-state guests to in-state guests. Occupancy rates at the lodge were reportedly lower than the occupancy rates in the cabins. This would indicate that demand is greater for cabins and guests show a preference for the cabins.

Table 3.17 – Occupancy at Lakeview Lodge

<table>
<thead>
<tr>
<th>Fiscal year</th>
<th>Lodge room rentals</th>
<th>In-state lodge rentals</th>
<th>Out-of-state lodge rentals</th>
<th>Percent occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>2016</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>2017</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>2018</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>2019</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

The records for fiscal year 2009 showed that the 13,661 guests at Lakeview Lodge were generated by 6,900 rentals yielding an average occupancy of just under two people per room rental. Under most conditions, 40 rooms were available although needed maintenance reduced those numbers on occasion. During the winter months there were several nights in which Lakeview Lodge had fewer than 10 rooms rented, with an occasional night showing no rooms rented. The occupancy rate in December 2008 was 14.37% and January 2009 was 17.6%.

Additional lodging within Beavers Bend State Park occurs at the two group camps. Over the past several years and continuing through the completion of this RMP, Little Dixie Community Action Agency has managed Group Camp 1 and Group Camp 2 and report the following rentals during the past five years.

Table 3.18 – Rentals of Group Camps

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Camp 1</td>
<td>80</td>
<td>125</td>
<td>123</td>
<td>127</td>
<td>112</td>
</tr>
<tr>
<td>Group Camp 2</td>
<td>100</td>
<td>121</td>
<td>124</td>
<td>117</td>
<td>97</td>
</tr>
<tr>
<td>Totals</td>
<td>180</td>
<td>246</td>
<td>247</td>
<td>244</td>
<td>209</td>
</tr>
</tbody>
</table>
Cedar Creek Golf Course is a highly rated course, relying on guest play rather than membership play for its operation. As is common with golf courses in rural park environments, the number of members as shown by annual green fees is quite low. As a result, the bulk of revenue produced at Cedar Creek Golf Course is generated by daily play – 18 hole green fees, 9 hole green fees, or tournament fees. Those numbers have increased slightly over the past five years. This is again a reflection of a number of factors, including weather and water levels.

The club house at the golf course offers a variety of services and merchandise for golfers, providing additional revenue sources. Several of those revenue streams are directly related to number of players at the course. A selected number of these indicators are shown in Table 3.19. Several of these revenue streams are directly correlated to number of golfers, while others are related to marketing, merchandising, and management.

### Table 3.19a – Golfers at Cedar Creek Golf Course

<table>
<thead>
<tr>
<th>Fiscal year</th>
<th>18 hole green fees</th>
<th>9 hole green fees</th>
<th>Tournament fees</th>
<th>Annual green fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>6,978</td>
<td>921</td>
<td>748</td>
<td>30</td>
</tr>
<tr>
<td>2016</td>
<td>7,550</td>
<td>1,023</td>
<td>804</td>
<td>32</td>
</tr>
<tr>
<td>2017</td>
<td>8,619</td>
<td>868</td>
<td>906</td>
<td>28</td>
</tr>
<tr>
<td>2018</td>
<td>8,615</td>
<td>879</td>
<td>913</td>
<td>42</td>
</tr>
<tr>
<td>2019</td>
<td>8,245</td>
<td>967</td>
<td>865</td>
<td>42</td>
</tr>
</tbody>
</table>

### Table 3.19b – Other Revenue Streams at Cedar Creek Golf Course

<table>
<thead>
<tr>
<th>Fiscal year</th>
<th>Driving range</th>
<th>Daily cart rental</th>
<th>Annual cart lease</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>$5,189.13</td>
<td>$87,340.00</td>
<td>$13,750.00</td>
</tr>
<tr>
<td>2016</td>
<td>$3,359.67</td>
<td>$64,451.00</td>
<td>$6,691.66</td>
</tr>
<tr>
<td>2017</td>
<td>$3,862.62</td>
<td>$76,371.50</td>
<td>$5,637.49</td>
</tr>
<tr>
<td>2018</td>
<td>$3,645.54</td>
<td>$87,249.50</td>
<td>$7,700.00</td>
</tr>
<tr>
<td>2019</td>
<td>$5,176.74</td>
<td>$88,169.50</td>
<td>$12,650.00</td>
</tr>
</tbody>
</table>

**Public Perception of Beavers Bend State Park**

At the time of preparation of this resource management plan, the authors reviewed numerous websites and marketing sources related to Beavers Bend State Park, which were provided by private sources. Further, private citizens and visitors to Beavers Bend State Park maintain personal “blogs” and social networking sites that address their experiences and visits to the park.
In addition, guest books in numerous privately owned cabins surrounding the park provided interesting reading and commentary regarding the park and experiences there.

While some errors in numbers or misperceptions in management are noted in these various sites, the overall tone regarding Beavers Bend State Park is highly positive. These positive perspectives are expressed in many local marketing efforts, through chambers of commerce, private businesses, and local word of mouth, indicating the importance of Beavers Bend State Park to the economy of McCurtain County.

Other positive perceptions are detailed in the experiences presented in the “blogs” and on social networks by former guests of the park. These perceptions include highly positive comments regarding the camping and cabins in the park, exuberance for the various outdoor recreation activities provided, commentary on the quality of fishing in the lake and on the river, and other remembrances of enjoyment while visiting Beavers Bend State Park. These perceptions also include elements of the visitation experience that provide opportunities for improvement in service. The following comments are taken directly from a variety of visitor comments and include errors in spelling, language, and perception.

- I absolutely loved the temporary art displays in the museum as well as the mainstays of the museum. Considering this was a free exhibit, this is definitely worth your time. We hiked about 2 miles of the park today and it was incredibly clean, and gorgeous, a must see if you are in this area.

- Let me start by saying that I’ve been here several times and enjoyed it. It’s a beautiful park and place to camp and paddle along the river. But we just camped there this past weekend and after a good trip, were greeted with a pretty sucky experience when we stopped by the Heritage Center to pay on the way out. Our group of 4 adults and 1 toddler camped at a single campsite at Hickory campground that consisted of a fire ring, a picnic table, and a charcoal grill with a vault toilet nearby. My wife and I put up a small 3 person tent and the others slept in a 6 person tent. We also put up 3 hammocks in a few trees next to the tent. In every camping experience I’ve ever had until this point, that would be considered a single site. Pretty standard stuff right? But when stopping by the Heritage Center to pay what we expected to be $14/night ($28 total) we were told that it would be $42/night ($84 total) after they asked us how many tents and/or hammocks we had. When presented with that price we clarified that it was only 4 adults and 1 toddler but they said that each hammock or tent is classified as a unit and that each unit pays $14/night. This was not even correct according to the document they handed us with pricing and yet they charged it. I believed this to be a clerical error but then others in the office agreed that $84 was the correct price for a single site for 5 people on a primitive campground. I will update if they correct this and issue a partial refund but as of right now I’m not sure I will visit the area again if this is truly their new rate. Overall it’s a great place to visit but unless they get their pricing sorted out I’m not sure it’s worth what they might ask you to pay (they never charged me like this in previous visits).

- Awesome awesome awesome. Everything from land and water fun. I recommend going first to the Forest Heritage Center which serves as the park office to get maps and brochures for things to do. Hiking is awesome- from easy to challenging trails- gorgeous trees and views. Water sports, cabins/camping/lodges are all awesome. Fun town area nearby.
• Mixed opinion. Have driven through the park and the area is absolutely beautiful, enticing enough to want to go back. However, has been next to impossible to speak to a person at the numbers listed on their website. They don’t take reservations via phone, and only a few campsites can be reserved online; most are first come-first served. The reservation site showed the exact same site photo for all available sites. This is a very antiquated system, not user friendly but just frustrating. How can a campground expect folks to drive the distance & “hope” there’s a site available? It isn’t like folks are coming from just down the street. Surely there are better ways to run a campground. If not, there are other options.

• my wife and I have visited many times, going back to when we first started dating 40 years ago. The area has grown since then including small town that has many shops and places to eat. The park like many in OK were built post war and have that throw back rustic feel of yesterday when technology didn’t exist. The mountains, forest, lake, river collide and burst with break taking beauty, if you give it chance. Fall is spectacular. We love to fish and found the bass are plentiful and fresh to eat. In the summer its warms up and water in the lake is clear and perfect for tub and skiing. Over the years we have taken our daughter with us and she now has 5 year old. We are planing summer trip to share with her the hiking trails that the City of Dallas Can not compare.

• This is the most beautiful lake and state park that I have ever visited! They have so many things to do from swimming, boating, hiking, zip lining, camping, putt putt, kayak and canoe rentals, horseback riding, fishing, a little train you can ride, and more. This is a gold level state park and we will definitely be back! We started out with a nice 2 mile hike. The trail was well defined, but still challenging. It made a nice loop and showed us some beautiful scenery. Next we rode the little train at the depot at the very back of the park. It was a lot of fun and we got to see numerous deer that came right up to the train tracks. We were able to swim in the lake which is extremely clean water and has just magnificent views. The water was warm and perfect. They also have a swimming area in the river that runs through the park. This water was cold, but still clean and had a little beach area. We rented a canoe and went out on the river. It was only $8 for all 4 of us. Hard to beat that! There were some fantastic areas for camping and a huge rv area. If you are outdoorsy you could easily spend a whole week at this State Park and have a grand time. This is definitely worth the drive and an awesome vacation!

• My husband and I hiked the trails and spent a lot of time walking along the river. It was beautiful and incredibly scenic. We had a great time exploring and seeing what the park had to offer. The park was clean and trails were well marked. We didn’t check out the restaurant or gift shop but when we come back next year we plan to do that! If you’re in the area, you should definitely check out this beautiful state park!

• Now this was a special treat to get to vacation here! First off ensure you come in the fall, there is a breathtaking view on your drive to the history museum - oh so many colors! The mission was to see a state park full of history and attractions, and that mission was a success. The museum is full of carved items and paintings from a famous artist but his name escapes me currently. It was a beautiful walkthrough of Oklahoma history - but stay tuned for the highlight of the trip to Beavers Bend State Park. We went on a scenic drive through another part of the park, yes we were looking for a Sasquatch - no we
didn’t find one (yet). Deep in the woods we stumbled upon a herd of wild fly fisherman, we had to ensure that we were quiet so that we didn’t spook them in their natural habitat. Just beyond the land of fly fisherman we found a train that was bound for a ride through the woods. So on we went, but not before stopping to say hello to the resident kitten. As we boarded the train we were overcome with a sense of wonder, might we actually get to see a Sasquatch in its natural habitat?! The train slowly left the station and we were off into the vast unknown, as we round the first corner we are met with none other than......white tail deer anxious for snacks! Eugene the conductor didn’t disappoint them and threw some corn for the chubby little deer to snack on. But there was one last treat on this little adventure....but you will have to go visit the Beavers Bend State Park to find out for yourself, it is a must see destination when you are in southeastern Oklahoma!

• The hiking trails are terrible. I started off thinking this would be a leisurely eight mile hike based on a relative’s research of skyline trail. That was a tragic mistake. It ended up being a 13.5 mile, 10 hour death march. The more I hiked, the more my will to live decreased. I will not be going back any time soon, and I wish I could give this zero stars. I’ll be regretting and recovering from this hike for the next century.

• Here is a great park that is in the Southeast Oklahoma and just a 3 hour drive from Dallas, Texas. It’s so close to the big city and yet such a short drive with such a great change in the vegetation and terrain. If your in Dallas and you like fly fishing this park is for you! The park has rolling hills and lush vegetation. There is lots of wildlife in this fantastic park! The wildlife is on the up swing, keep your cameras ready! The park is built for fly fishing, hiking, camping, kayaking, backpacking, bird watching, and all kinds of nature things!

• What a wonderful great looking park. The park is well kept and repairs are done pretty fast. Remember when visiting any park, “trash in, trash out,” so take any trash back out of the park. The park does have some dumpsters as well, so please help keep this park clean! So close to the big city, yet such a great way to save money and get back to nature, big time! I have hiked through a number of trails and have seen lots of wild life. Do check in to the from gate when you arrive, it’s a great place to pick up some detailed info and maps on the area! If you are fly fishing, and it’s a last minute decision, the state of Oklahoma lets you buy your fishing license on line. This is great if you have those fly fishing friends that like to take off at a moments notice.

• Beautiful Park with a lot of choices to camp, we stayed in the Armadillo RV Camp. Concrete level pads on each site and set up as not to be invasive to your neighbor. It was very clean and we had full hook-ups. There was plenty of things to do if you wanted or just relax. Activities and restaurants were all close. My only complaint would be the Asian Beetles were horrible and were a constant battle but that’s nature!! Would love to come back again this is a beautiful area.

• The state park is pretty good. Although it needs way better signage. Everything is so vague. This negative review is of the kayak and paddle boat rentals. They need to get some people to work this little area that actually give a damn. These kids were so snobby and and you had to get their attention. We ALL could have just walked off with boats. We had to get their attention to pay them. Then they didn’t offer any help with life preservers or accessories. Then we got back and told them we were back and they didn't
care either way. This is a business model that could do well if someone operated it that cared but these kids were more concerned with their phones.

- My husband and I visited Beaver’s Bend for our one year anniversary. It was not a disappointment and we had so much fun! We stayed one night in our tent right off the lake, and two nights in a cabin in the park. We went towards the end of July in the middle of the week, and the tent camp sites were empty. We had our pick of campsites and drove around for about an hour before we picked the perfect one. The park was beautiful and clean, and there were these adorable baby deer that would come within ten feet of the roads in the park! We hiked the Skyline Trail hike (~11 miles) and were disappointed by the lack of views. Between the gorgeous lake and a name like “Skyline Trail”, we assumed there would be amazing lookout points with incredible views, but this challenging trail trekked mostly through the woods and became very repetitive within the first two miles. After our hike though, we headed to the river for some swimming. The water was FREEZING even in the middle of July, so we ditched that idea for kayaking instead, which was a blast! Overall, it was an incredible experience and we absolutely want to make it back one day!

**Park Management**

Over the years of operation, management structure for Beavers Bend State Park has changed at the direction of leadership from Oklahoma City. At various times the property has been managed as two separate state parks: Beavers Bend and Hochatown. At other times the park was operated in relative exclusion from the golf course and the lodge. More recently the three components of Beavers Bend State Park have been more closely affiliated. This closer affiliation allows for a greater communication and cooperation between the three divisions that rely upon joint resources within the park.

Beavers Bend State Park is currently managed as a component of the Southeast Regional Office of Oklahoma State Parks. This intermediate management structure allows park management to work with regional oversight as an intermediary or in direct contact with the Oklahoma City office. As with all state parks in Oklahoma, personnel, purchasing, contracting, and all other aspects of operation are governed by Oklahoma state statutes, policies, and procedures.

**Staffing**

Staffing at Beavers Bend State Park has varied in assignment and numbers over the years. As a resort park, the staff members have been categorized as park staff, golf course staff, and lodge staff at various times. Currently, all three divisions are under the oversight of a single park manager.

Table 3.20 documents the staffing pattern for Beavers Bend State Park. It should be noted that, at the end of the 2008 fiscal year, the cabin cleaning contract was cancelled. As a result, the park hired four permanent housekeeping staff to replace those who had been employed through the external contract. This practice has continued.

Frequent management statistics report the number of park staff per acre or per visitor. Using those criteria at Beavers Bend State Park for park staff there would be approximately one staff person for 134 acres or one staff person for 19,000 guests.
Table 3.20 – Staffing at Beavers Bend State Park

<table>
<thead>
<tr>
<th>Fiscal year</th>
<th>Permanent salaried staff</th>
<th>Seasonal staff</th>
<th>Total park staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>25</td>
<td>14</td>
<td>39</td>
</tr>
<tr>
<td>2016</td>
<td>25</td>
<td>14</td>
<td>39</td>
</tr>
<tr>
<td>2017</td>
<td>25</td>
<td>14</td>
<td>39</td>
</tr>
<tr>
<td>2018</td>
<td>25</td>
<td>14</td>
<td>39</td>
</tr>
<tr>
<td>2019</td>
<td>25</td>
<td>14</td>
<td>39</td>
</tr>
</tbody>
</table>

Among the permanent staff at Beavers Bend State Park, three permanent park rangers are under the Oklahoma Law Enforcement Retirement System (OLERS) and the remaining employees are under the Oklahoma Public Employees Retirement System (OPERS). The three rangers are CLEET certified, while three additional seasonal rangers are CLEET-certified. Among the permanent staff, the manager has been reserve-CLEET certified and the assistant manager is CLEET certified.

A review of staffing patterns for the park indicates that most of the seasonal employees begin their employment in May and are terminated in September. A few seasonal employees are employed on a very limited basis throughout the year. Discussions with the park manager indicated that it is difficult to recruit qualified seasonal employees. Well-qualified, potential applicants are employed elsewhere. Low pay levels through the state for these seasonal positions makes employment less attractive than through the private sector.

Table 3.21 – Staffing at Lakeview Lodge

<table>
<thead>
<tr>
<th>Fiscal year</th>
<th>Permanent salaried staff</th>
<th>Seasonal staff</th>
<th>Total lodge staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>6</td>
<td>5</td>
<td>11</td>
</tr>
<tr>
<td>2016</td>
<td>6</td>
<td>5</td>
<td>11</td>
</tr>
<tr>
<td>2017</td>
<td>6</td>
<td>5</td>
<td>11</td>
</tr>
<tr>
<td>2018</td>
<td>6</td>
<td>5</td>
<td>11</td>
</tr>
<tr>
<td>2019</td>
<td>6</td>
<td>5</td>
<td>11</td>
</tr>
</tbody>
</table>

Table 3.21 documents the staffing for Lakeview Lodge. Management of the forty-room lodge with the various responsibilities and divisions associated with that management require the present staffing pattern at a minimum.
Cedar Creek Golf Course has remained consistent and stable in staffing patterns over the past three fiscal years as shown in Table 3.22. One staff member lives in a residence adjacent to the pro shop at the golf course. This provides security and allows for more efficient assignment of personnel while also providing service to visiting golfers.

**Table 3.22 – Staffing at Cedar Creek Golf Course**

<table>
<thead>
<tr>
<th>Fiscal year</th>
<th>Permanent salaried staff</th>
<th>Seasonal staff</th>
<th>Total golf course staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>4</td>
<td>4</td>
<td>8</td>
</tr>
<tr>
<td>2016</td>
<td>4</td>
<td>4</td>
<td>8</td>
</tr>
<tr>
<td>2017</td>
<td>4</td>
<td>5</td>
<td>9</td>
</tr>
<tr>
<td>2018</td>
<td>4</td>
<td>5</td>
<td>9</td>
</tr>
<tr>
<td>2019</td>
<td>5</td>
<td>4</td>
<td>9</td>
</tr>
</tbody>
</table>

**Revenue and Expenses**

Detailing revenue and expenses for state operations is difficult due to the complex accounting of revenue and expense codes, the mixing of state appropriations with revenue earned on-site, and the methods by which retirement of debt is documented. All of these factors are involved in the accounting for Beavers Bend State Park and its various operations.

The following tables (Table 3.23 and Table 3.24) provide a cursory look at revenue and expenses for the state park, the lodge, and the golf course. During the most recent five fiscal years, state appropriations have remained relatively stable, improving from the prior five-year period. However, certain expenses have increased. In particular, benefit costs for the operations at Beavers Bend State Park (as is true for all state employment) increased dramatically. During this three-year period, mandatory benefit costs for employees increased by approximately 40%.

Other aberrations make it difficult to accurately reflect all the detail related to revenue and expenses. For example, the significant increase in operating expenses for Beavers Bend State Park in fiscal 2019 is not explained.

Table 3.24 separates the personnel expenses (actual salaries, wages, and benefits) and operating expenses for the respective divisions of Beavers Bend State Park. These separate expenses are then totaled to provide insight into the actual cost of operations for the park, the lodge, and the golf course. Capital expenses are not included in these figures and data was not provided.
Table 3.23 – Expense at Beavers Bend State Park

<table>
<thead>
<tr>
<th>Fiscal year</th>
<th>Beavers Bend State Park</th>
<th>Lakeview Lodge</th>
<th>Cedar Creek Golf Course</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015 Total</td>
<td>$1,416,905.76</td>
<td>$230,124.84</td>
<td>$237,284.53</td>
</tr>
<tr>
<td>Personnel Expense</td>
<td>$765,424.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating Expense</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016 Total</td>
<td>$1,439,647.63</td>
<td>$271,063.78</td>
<td>$249,591.86</td>
</tr>
<tr>
<td>Personnel Expense</td>
<td>$659,429.49</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating Expense</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017 Total</td>
<td>$1,406,768.33</td>
<td>$267,696.13</td>
<td>$254,247.52</td>
</tr>
<tr>
<td>Personnel Expense</td>
<td>$698,078.33</td>
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<td></td>
</tr>
<tr>
<td>Operating Expense</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018 Total</td>
<td>$1,365,944.04</td>
<td>$242,776.24</td>
<td>$258,684.34</td>
</tr>
<tr>
<td>Personnel Expense</td>
<td>$825,690.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating Expense</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 Total</td>
<td>$1,169,624.02</td>
<td>$246,366.62</td>
<td>$227,286.93</td>
</tr>
<tr>
<td>Personnel Expense</td>
<td>$2,112,685.72</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating Expense</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

These expenses are reflected in Table 3.24 on the following page and compared to the revenue produced each fiscal year through the park, lodge, and golf course. It should be noted that, from the authors’ research, no state park, lodge, or golf course operation nationally is a revenue positive operation. All state park properties require some subsidy from state appropriations to maintain operations.

Table 3.24 – Revenue and Expense at Beavers Bend State Park

<table>
<thead>
<tr>
<th>Fiscal year</th>
<th>Beavers Bend State Park</th>
<th>Lakeview Lodge</th>
<th>Cedar Creek Golf Course</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>$1,681,196.52</td>
<td>$645,953.51</td>
<td>$284,229.07</td>
</tr>
<tr>
<td>Revenue</td>
<td>$1,823,329.90</td>
<td>$511,134.40</td>
<td>$398,527.58</td>
</tr>
<tr>
<td>Total Expense</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>$1,719,227.29</td>
<td>$664,246.23</td>
<td>$319,793.01</td>
</tr>
<tr>
<td>Revenue</td>
<td>$1,446,242.50</td>
<td>$556,627.85</td>
<td>$409,564.07</td>
</tr>
<tr>
<td>Total Expense</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$2,328,420.03</td>
<td>$706,277.42</td>
<td>$345,322.30</td>
</tr>
<tr>
<td>Revenue</td>
<td>$2,104,846.66</td>
<td>$591,278.42</td>
<td>$407,530.55</td>
</tr>
<tr>
<td>Total Expense</td>
<td></td>
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</tr>
<tr>
<td>2018</td>
<td>$2,254,122.54</td>
<td>$591,022.34</td>
<td>$258,507.94</td>
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<tr>
<td>Revenue</td>
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<td>$556,038.65</td>
<td>$418,747.26</td>
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<tr>
<td>Total Expense</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>$2,379,352.25</td>
<td>$648,896.97</td>
<td>$444,968.77</td>
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<tr>
<td>Revenue</td>
<td>$3,282,309.44</td>
<td>$572,181.62</td>
<td>$504,839.54</td>
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<tr>
<td>Total Expense</td>
<td></td>
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</table>
As mentioned in the earlier discussion of concessions operating at Beavers Bend State Park, there are thirteen concession contracts in place as detailed earlier. These concessionaires provide revenue to the state park.

**Hazards Analysis – Natural and Operational**

Any recreational activity includes the exposure to hazards, and the probability of specific risks may increase in many outdoor settings. In most current discussions related to hazard and risk, hazards are defined as conditions or events. Risk is the likelihood of injury resulting from a given hazard and is typically defined as a probability of adverse effects from those conditions or events. Everything people do exposes them to hazards. It is how people conduct themselves that determines the risk. An agency or site risk management plan addresses potential loss from anticipated hazards.

**Natural Hazards**

As with all natural areas, Beavers Bend State Park includes a number of hazards. Some of those hazards are natural and related to such things as topography, flora, and fauna. Some of the hazards are structural or related to design; other hazards are operational in nature.

Natural hazards in Beavers Bend State Park include the steep terrain, flora and fauna, Broken Bow Lake and lesser impoundments, creeks and the Mountain Fork River, as well as a number of other natural conditions or events. In addition, the development of facilities encourages visitors to interact with the natural environment, encouraging people to participate in recreation in an outdoor setting. For example, trails invite visitors to engage the varied terrain and, while signage exists, distressed and lost hikers are not uncommon. Quite commonly, visitors are not informed of the various hazards and are ill-prepared for the risks involved in their interactions.

Among the natural hazards present in the park are those associated with weather events. The National Climatic Data Center reports a variety of such hazards by county over time. These hazards include hail, floods, thunderstorms with accompanying wind and lightning, tornadoes, heavy snow, ice, excessive heat, and drought. Staff members are prepared to notify park visitors in the event of severe weather, but appropriate shelter is limited. Notification is made by staff members as they drive through the park. At the present time, neither signage nor printed visitor materials provide severe weather information to park visitors.

Flooding has occurred along the Mountain Fork River of Beavers Bend State Park and on the shores of Broken Bow Lake. During early 2009, Highway 259A was closed to all visitors due to high water within the park. During this time the entire portion of Beavers Bend State Park – River Area was closed, as well as portions of Beavers Bend State Park – Lake Area. Such flooding has reoccurred during the past five years.

Other natural hazards are related to life forms in the natural environment. Any time people are hiking and recreating in an outdoor environment, a chance exists that they will inadvertently encounter such wildlife; this is the case in Beavers Bend State Park. The Park encompasses an environment suitable for venomous snakes including the copperhead, rattlesnake, and water moccasin. Park staff reported occasional sightings of venomous snakes, but there are no recent records of any adverse encounters between people and snakes within the park.
A number of mammals common to the park are subject to rabies. They include raccoons, opossums, skunks, badgers, and bats. Additional nuisance animals include armadillos and the possibility of bears. Park visitors frequently feed the geese and raccoons, which exacerbates the nuisance and increases potential risk to visitors. A more recent increasing population of feral hogs has the potential to present problems in encounters with visitors.

The forest environment at Beavers Bend is home to mosquitoes, ticks, and spiders—all of which may be hazards or present hazards to recreational visitors. The Brown Recluse spider and the Black Widow are native to McCurtain County. Both spiders have produced adverse effects for humans in recreational settings (and other environments). In addition, ticks are known carriers of a number of serious diseases in humans. A local resident adjoining the park has posted a sign encouraging transport of ticks back to Texas, but such activity would not reduce the local population of ticks!

The 2002 Statewide Comprehensive Outdoor Recreation Plan (Caneday, 2002) stated:

An “environmental problem” of increasing occurrence in Oklahoma in recent years is related to ticks and tick-transmitted diseases. Although there are a number of tick-transmitted diseases, the most frequent occurrence is shown by Rocky Mountain spotted fever, Lyme disease, and Tularemia. A number of factors are related to this increased occurrence of disease including demographics, living preferences, and recreational behavior. Oklahoma has experienced significant increases in tick-transmitted diseases over the past decade. While most of these diseases can be treated, the diseases can also be life threatening. Participants in outdoor recreation are among those who encounter the ticks and who contract the tick-transmitted diseases. A concerted, unified effort is necessary to educate the recreational visitor regarding the results of recreational behaviors.

At the time of the writing of the 2002 SCORP, the author contacted the Centers for Disease Control (CDC) in Atlanta regarding rumors (at that time) of a mosquito borne virus – West Nile virus. The CDC assured Caneday that Oklahoma would not experience West Nile virus within the five-year period covered by the 2002 SCORP (2002-2007). However, by summer 2003, Oklahoma was experiencing cases of West Nile virus among horses and humans. Often these resulted from outdoor recreation activity, and that pattern is continuing.

Some plants are also hazardous to some individuals and the risk varies by degree of exposure and response to that exposure. Poison ivy is among those potentially hazardous plants at Beavers Bend State Park.

Another potential natural hazard in a recreation environment is waterborne disease. As stated in the 2002 Statewide Outdoor Recreation Plan (SCORP) for Oklahoma (Caneday, 2002):

Since 1971, Federal agencies (CDC and EPA) have maintained a collaborative surveillance system for collecting and reporting data related to occurrences and causes of waterborne-disease outbreaks (WBDOs). As an environmental hazard, waterborne diseases have always been present in the United States; however, outbreaks linked to drinking water have steadily declined since 1989. By contrast, the number of outbreaks linked to recreation activity has increased (Center for Disease Control). It is not clear whether this is due to increased outdoor recreation activity, larger numbers of people involved in outdoor recreation, or greater hazard.
present in the water environment. CDC reports for 1995 – 1996 have shown that the exposure to the disease occurred in lakes in 59% of waterborne-disease outbreaks of gastroenteritis associated with recreational water. Equal percentages (27%) of Cryptosporidium parvum and Escherichia coli as the etiologic agent were reported during that period.

Beavers Bend State Park has the potential to be a host for waterborne disease through the various creeks, surface waters, and the lake. Another source for waterborne disease at Beavers Bend State Park is through the drinking water provided on-site. However, potable water throughout the park is provided through an off-site water district and any related risk is comparable to that in any home on a permitted public water supply.

**Operational Hazards**

Operational hazards include those vulnerabilities to park staff, the park system, or the state of Oklahoma that exist as a result of management or operation of the resource and application of policy. Management and operational decisions are made on a daily basis and are affected by budgets, prioritization within the state park system, staffing patterns, local and state politics, and other external influences.

At present, emergency fire service is provided by the Broken Bow Fire Department. Emergency response time is estimated to be eleven minutes. Additional assistance is provided by the Oklahoma Division of Forestry, especially in those cases of wildfire in the forest or grasslands.

As part of the data collection for the development of this RMP, the researchers conducted several on-site visits to Beavers Bend State Park. Common issues that could be dangerous for visitors include a lack of directional signs found along trails and in recreation areas in the park. In addition, play structures utilize a variety of surfacing materials and several areas are showing a good deal of wear. Areas under swings are deeply eroded, and multiple tripping hazards are found in the immediate vicinity of playgroups. A thorough examination of the play structures and the applicable surface materials for compliance with Consumer Product Safety Commission guidelines for public playgrounds is warranted at this time.

Swimming areas present considerable risk for visitors although visitors are reminded that they swim at their own risk. Accidents and injuries are certainly possible, as is death. The best protection against these hazards in a properly managed aquatic environment is a well-trained, vigilant staff.

Further, weather-related events (e.g., ice storms, strong winds) in Oklahoma often result in tree and limb damage throughout the park. The locations in which downed trees and limbs have immediate impact on visitors include the camping areas, trails, and day use areas. Currently, Beavers Bend State Park does not have a formal limb management or tree replacement program; this is common throughout the state park system. Park staff members attend to downed trees and limbs as they discover them and/or are notified of the hazard. Other operational hazards may occur during construction, renovation, modification, or normal operation.

**Law Enforcement**

The CLEET certified rangers and reserve-CLEET certified rangers are responsible for primary activity related to law enforcement within the boundaries of the park. As indicated in other parts of this report, it is common for law enforcement units to have mutual aid agreements with other
law enforcement agencies. As a result, the park rangers may be called off property at various times. However, their principal responsibilities are related to enforcement of applicable laws at Beavers Bend State Park.

Approximately 350 citations and incidents are reported at Beavers Bend State Park each year as noted in the various reports retained by OTRD. Citations are issued for specific violations of statutes, whereas incident reports may include those contacts in which citations are issued and extend to other contacts requiring intervention by members of the ranger staff.

Table 3.25 – Citation and Incident Reports at Beavers Bend State Park

<table>
<thead>
<tr>
<th>Calendar year</th>
<th>Incident Reports</th>
<th>Citations Issued</th>
<th>Combined Total</th>
</tr>
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<tr>
<td>2015</td>
<td>124</td>
<td>196</td>
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<td>2016</td>
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<td>2018</td>
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<td>338</td>
</tr>
<tr>
<td>2019</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

The incident reports frequently identify events for which citations were also issued. The incident reports reviewed for preparation of the prior RMP included: (1) injuries to staff, including workers’ compensation accidents; (2) damage to trees; (3) dog bites; (4) power surges; (5) inmate misconduct among supervised work crews; (6) medical emergencies; (7) theft of copper for which a perpetrator could not be identified; (8) acts of vandalism; (9) paintball activities in the park; and (10) killing of feral hogs. Other incident reports recorded complaints related to the parasail concession and injury reports for guests at the stables. During 2008, two river rescues were necessary along the Lower Mountain Fork River and resulted in filing of incident reports. Tragically, two deaths occurred in the park in 2009, while a fatality from a motor vehicle accident in the Carson Creek area was recorded in 2006. Death by drowning has also occurred at Beavers Bend State Park. A disturbing incident report revealed that a pipe bomb had been found within the park in 2008.

The citation reports show a pattern of several common groupings. Approximately 20% of the citations involve alcohol in the possession of minors. Almost 20% of the citations involved controlled and dangerous substances (drugs) and drug paraphernalia. Another 10% of the citations involved alcohol for those of legal age and included public intoxication, driving under the influence, driving while intoxicated, and a category identified as “actual physical control of a motor vehicle.” These cases include situations in which an individual is under the influence of a chemical substance, but is not actually driving the vehicle. In some cases, the individual has passed out or fallen asleep in a vehicle on the park property.

Other citations were related to moving vehicles. These included about 40 citations annually for speeding, sometimes in excess of 80 miles per hour within the park. Failure to stop for traffic control, failure to maintain control of a vehicle, driving without a seatbelt, and failure to maintain a child restraint in compliance with Oklahoma law also are reported in many of the citations.

Resource related citations were issued for littering, use of fireworks, operating a motor vehicle off road, and disposal of dead fish. In addition, each year several citations were issued for failure
to comply with the leash law for dogs within the park. Other citations were issued for failure to have a fishing license or to have the required trout stamp.

Some patterns emerged from the analysis of the data related to citations and incidents. In many cases, multiple citations were given to one individual at a specific time. For example, an underage driver may have been cited for a moving vehicle violation, compounded with having an open container of alcohol, lack of insurance, and resisting arrest.

In some cases, recreation behavior resulted in citations for park visitors. Through 2007, numerous citations were issued to individuals operating ATVs within the park. During 2008 and 2009, no citations were issued for this activity. This would seem to indicate that there has been a significant reduction or elimination of that activity. A number of citations were issued to individuals operating personal watercraft within 150’ of boat ramps or beaches.

A review of the times during which citations were given revealed that the most active time for issuing citations was 5:00 PM to 2:00 AM.

**Policy-Related Exposures**

Some aspects of management of hazard risk is incorporated into law enforcement. Park rangers are the law enforcement personnel for the Oklahoma Tourism and Recreation Department, although they frequently have cooperative (mutual aid) agreements with county sheriffs and the Oklahoma Highway Patrol. Law enforcement authority for Oklahoma State Park Rangers is authorized by state statute as follows (Title 74 § 2216, 2005):

> Park rangers, when commissioned, shall have all the powers of peace officers except the serving or execution of civil process, and shall have in all parts of the state the same powers with respect to criminal matters and enforcement of the laws relating thereto as sheriffs, highway patrolmen [sic] and police officers in their respective jurisdictions and shall possess all immunities and matters of defense now available or hereafter made available to sheriffs, highway patrolmen, and police officers in any suit brought against them in consequence of acts done in the course of their employment, provided, however, they shall comply with the provisions of Section 3311 of Title 70 of the Oklahoma Statutes.

Written logs are maintained by park staff to document incidents. In addition to the regular log, staff complete incident reports when notified of property damage or personal injury to visitors or staff. While the incident reporting form requires information regarding personal injury or property damage, the process does not appear to require follow-up with the reporting party.

Policies at state parks typically include information about the roles of potential camp hosts. Generally, camp hosts are affiliated with a particular camping area and serve as a consistent point of contact for campers. Often, these individuals are charged with greeting new campers, distributing park information, answering questions about the local area, providing basic security to the area, collecting camping fees, and engaging in light park maintenance work. Campers commonly perceive camp hosts as park employees; thus, a positive demeanor toward park visitors is a necessary camp host trait. In return for their volunteer services, camp hosts are provided with long-term campsites at reduced or no cost.

In terms of wildlife, while a formal management plan does not exist, staff operates under an agreed-upon plan approved by the Oklahoma Division of Wildlife Conservation (ODWC). As an
Important natural resource in the park, the vulnerable and endangered species in the area lack a management plan other than classification by ODWC.

Perhaps one of the most essential operational hazards is the concern that cell phones and radios have limited to sporadic service in the park. The mountainous terrain interferes with signals and is a greater problem in the northern area of the park than in other areas. Thus, in case of injury, illness, fire, or other emergency park staff must use a landline based telephone to call emergency personnel. Land lines are limited to a few public locations including park offices, concession locations, and several modern restrooms.

**Waste Management**

Waste is generally classified as being either liquid (including human waste) or solid (including trash and litter). At Beavers Bend State Park, liquid waste generated at the park is managed on-site through the use of sewage lagoons, or oxidation ponds. At several locations, liquid waste is temporarily retained in vault toilets. These vaults must then be pumped and the liquid waste removed to a commercial treatment location, including transportation off-site.

Several of the oxidation ponds are visible to the visiting public. Each of these locations is fenced and marked with signs informing people of the hazards associated with the waste water. However, several of these fences are inadequate to properly keep curious individuals out. These oxidation ponds include the following:

- At the golf course situated north of the club house;
- South of the Carson Creek maintenance area, west of Quail Circle campground;
- Southeast of the roadway leading to Lakeview Lodge;
- North of the roadway near the entry to Coyote;
- North of the marina;
- Southwest of Group Camp #2, northwest of Elm campground;
- South of the intersection of Highway 259 and Beavers Bend Road, south of the maintenance area (4-cell lagoon);
- South of roadway leading past the store and the nature center (3-cell lagoon).

Beavers Bend State Park is severely limited in development for the future due to restrictions related to additional on-site waste treatment. The greatest concerns related to liquid waste are those related to poorly maintained vault toilets at Holly Creek and Panther Creek. The vaults at these locations have not been properly maintained or pumped in quite some time. Leakage and spillage at these locations have the potential to contaminate the lake.
Solid waste that is generated through the various human activities in the park is picked up and transported off-site. Commonly considered to be trash, this solid waste may include paper, plastic, glass, various metals, and a variety of other materials, including food waste. Guests in the park are provided several dumpsters for centralized disposal. These dumpsters are subject to rodents and other vermin since they are open and easily accessible.

Currently there is no recycling plan implemented at Beavers Bend State Park. That is true statewide in the park system.
Chapter 4 – Alternatives and Preferred Plans

Overview and Summary

In this Resource Management Plan, background is provided related to Beavers Bend State Park including the lodge and golf course operations. When analyzed, this information raises several issues for consideration. These issues are presented in the following discussion with alternatives for management to consider. In each case, based on the available information a preferred alternative is identified.

The initial Resource Management Plan for Beavers Bend State Park was prepared in 2010. Several recommendations from that RMP have been implemented, as well as, multiple improvements for the property. The following discussion briefly summarizes those recommendations and improvements or actions taken as background to the updated Resource Management Plan and preparations for the next cycle.

2019 Update of 2010 Issues and Recommendations

Issue Statement 1: Perceived conflicting missions for units within the park
- Action taken: transition in personnel with corresponding transition in operational relationships; Beavers Bend State Park and its various divisions operate as a unified, mission-driven, focused-purpose unit.

Issue Statement 2: Capacity of the property for campers and day visitors
- Action taken: capacity is pressed during large special events and peak use periods; staff believes large special events are manageable and working well; development in the surrounding area has increased pressure from day-visitor; there are environmental limits on development with the park without changing the park environment; a serious issue is presented by the limitation of no new lagoons! Waste management at present includes transporting some liquid waste to Wright City, an unacceptable practice for long-term. There is a need to develop a use plan for peak visitation dates for both day and overnight visitors to accommodate special needs and meet the needs of a health, natural environment.

Issue Statement 3: Green practices related to energy and conservation
- Action taken: internal operational practices have been implemented to reduce energy use and conserve resources.

Issue Statement 4: Loss and degradation of historic structures
- Action taken: renovation and restoration of historic structures is occurring; historic structures are emphasized in capital planning.
Issue Statement 5: Interpretive services at Beavers Bend State Park
- Action taken: there has been some decline in interpretive services through Beavers Bend State Park; newly implemented programs include use of Segways and kayaks on guided tours.

Issue Statement 6: Branding and quality of Oklahoma State Park properties
- Action taken: new, consistent, system-wide signage has been installed.

Issue Statement 7: Closing of areas
- Action taken: areas suggested in prior RMP have not been closed; some have benefited from capital investment; the U.S. Army Corps of Engineers’ lease places remote portions of the property back under State Park management; some expansion is planned along the southern portion of the Mountain Fork River.

Issue Statement 8: Management of varying types of visitors
- Action taken: design and develop specific zones within Beavers Bend State Park to separate distinct, potentially incompatible, user groups and provide appropriate amenities to each group within these zones.

Issue Statement 9: Location/Relocation of Group Camp 1
- Action taken: no action has been taken; the lease for Group Camp 2 with Little Dixie Economic Development Authority is ending; group camps appear to be outdated, demonstrated by decline in use patterns; group camps should be removed within a 3 to 5-year period; general consensus that the present Group Camp 1 should be redesigned to accommodate day visitors at Beavers Bend State Park; one idea being considered is redevelopment as “tiny cabins.”

Issue Statement 10: Re-think and redesign the River Bend Area
- Action taken: The River Bend Area remains essentially in the condition documented in the prior RMP; discussion focused on the need to re-think, redesign, and reconstruct the River Bend area to accommodate day visitors, campers, and the various recreation experiences offered by this environment.

Issue Statement 11: Management of islands
- Action taken: islands continue to be utilized by some visitors.

Multiple recommendations beyond the issues were also proposed in 2010 and are updated as follows.
1. Entry roads and protective gates: Protective gates at individual areas remain in the condition documented in the prior RMP. Several volunteer, social roadways identified in the prior RMP are now marked and designated by signs, effectively negating the recommendation for closure and reduction of vehicular access to remote areas.
2. Entry roads and visitor safety: Entry roads particularly in Beavers Bend State Park – Lake Area leading from U.S. Highway 259 to the park remain in need of significant upgrade and repair.
3. Bridges across Lower Mountain Fork River: Bridges damaged by flooding have been replaced; new installations include safer walkways for pedestrians and are designed to withstand flooding. The Cold Hole area needs a comfort station due to damage to existing facility. Dogwood Trail trailheads need designated parking to reduce congestion along the roadway and hazards for pedestrians in that area.

4. General clean-up of park area: Park conditions reflect behavior of visitors and those behaviors adversely impact park personnel. Clean-up is an on-going concern. The prior RMP placed emphasis on Panther Creek and Holly Creek, both of which will need serious attention to restore desired conditions.

5. Policies related to invasive species: trapping of wild hogs is occasionally needed, particularly at Cedar Creek Golf Course; nutria are increasingly common; pine bark beetles are increasing.

6. Compliance with CPSC in playgrounds and playgroups: Significant upgrades have occurred and efforts continue.

7. Marketing of cabin experiences and amenities: Continued need to seek accuracy and full disclosure in marketing of services and experiences offered.

8. Avoid confusion for visitors: Signage has been improved for consistency with branding as a “State Park.” New signage will be needed at Panther Creek, Holly Creek, and the Reregulation Area.

9. Over-loading of utilities: Practices and behaviors, particularly of concessionaires, should be monitored. Such over-loading of utilities may also occur in campgrounds.

10. Inappropriate traffic patterns at Forest Heritage Center: Crosswalks have been painted to encourage traffic between the Forest Heritage Center and areas on the opposite side of the roadway. Some clarity is needed in traffic flow in the limited parking area adjacent to the Forest Heritage Center.

11. Handling of waste management: Waste management is an on-going concern and will increase in severity due to limitations related to new lagoons and septic systems. Any development or increased use at Panther Creek or Holly Creek will require substantial waste management considerations.

12. Remove unnecessary installations/enhance access: Several aging developments remain in place even as other facilities damaged by flooding have degraded to such an extent that they may be unusable. This is an on-going consideration that must be addressed.

13. Need for customer service training: Customer service training is an on-going effort.

**2020 Issues and Alternatives**

**Issue Statement 1: Qualification and branding as a state park**

One of the central issues for consideration related to each of the properties being reviewed during the Resource Management Plan project is qualification and branding as a state park. That question may not be as apparent for Beavers Bend State Park as for other properties, but several aspects of management as a complex, developed park require resolution of this issue for this property.

What is a state park? Jordan and Caneday addressed this question in an earlier report for OTRD as a part of the state park visitor study in 2003 (Caneday and Jordan). As stated in that report –
The research team believes that the term “state park” should mean something specific. The term, “state park,” should identify a property distinctively through management practices, quality of experience and appearance to the public. The research team believes that visitors to Oklahoma “state parks” should know immediately that they are in a State Park because of the distinctive “branding” apparent to the visitor and deliberately intended by management. The research team believes that the Oklahoma Tourism and Recreation Department must jealously guard the use of the term “state park” in much the same manner as companies protect symbols of intellectual property.

An example of resource qualifications for specific classifications can best be demonstrated through the National Park Service. For a property to be classified as a National Park under current guidelines, there must be (1) evidence of national significance for a natural, cultural, or recreational resource, (2) management of the property must be feasible, and (3) the property must be suitable within the mission, purpose, and system of the National Park Service.

By contrast, other classifications of National Park Service properties include National Monuments, National Recreation Areas, and National Preserves. National monuments must be significant natural, cultural, or recreational resources, but may be managed by entities other than the National Park Service. National preserves are limited to significant environmental resources and may vary in ownership and management of the resource. National recreation areas, including Chickasaw National Recreation Area in south-central Oklahoma, are managed for more intensive recreation in outdoor settings.

OTRD policy related to acquisition of property uses some of this language, thereby establishing a general pattern of resource qualification. These criteria include (1) state-wide significance for natural beauty, uniqueness, or other recreational and resource preservation purposes, and (2) sites which will improve the overall availability of public recreation facilities to the recreating public while possessing resource significance (Oklahoma Tourism and Recreation Commission, 1988).

In addition, branding and classification of properties within the Department has varied over the years. Minutes of the Oklahoma Planning and Resource Board (a precursor to the Oklahoma Tourism and Recreation Commission) from September 18, 1953 record the passing of a motion defining state parks, state recreation areas, state memorials, and state monuments. That variation in descriptive classification was changed by legislation during the 1980s.

As stated earlier in this RMP, during fall 2019, the leadership of the Oklahoma Tourism and Recreation Department provided agency direction, goals, and strategy with FY2020 Strategy: Establishing a foundation for top-ten performance. This document provided additional framework and targets for specific aspects of the current Resource Management Plan for Beavers Bend State Park. This document defines three types of “State Park” assets and classifies all existing assets according to those definitions. The authors of this document and strategy may have been informed by prior RMPs for the various state parks in Oklahoma. In the FY2020 Strategy, a State Park is defined as “areas with outstanding scenic, historic and natural resource qualities. They are larger in size and geographically situated such that all Oklahomans have at least one within a two-hour drive. Resource conservation is equally balanced with recreational use. Interpretive and historic/cultural programming are emphasized.” As one of the original Oklahoma State Parks, Beavers Bend State Park was clearly identified within this classification.
Applying the national concepts to state parks in Oklahoma and utilizing the earlier definitions in Oklahoma, it could be concluded that a state park must (1) have a significant statewide natural, cultural, or recreation resource, (2) be feasible to manage by the agency, and (3) be suitable within the mission, purpose, and statewide system of state parks. If this set of qualifications is applied to Beavers Bend State Park, it could be concluded that:

1. Beavers Bend State Park offers recreational access and environmental resources of statewide significance. Beavers Bend State Park was established by legislative action and developed in part under historic cooperation between the federal government and state government through the Civilian Conservation Corps. Beavers Bend State Park is large enough to include significant statewide natural resources. Beavers Bend State Park encompasses historic, cultural, and natural resources worthy of protection. Beavers Bend State Park offers a broad range of recreation opportunities in a location that allows service to a large and growing population.

2. Beavers Bend State Park is feasible to manage within the agency and fits within the mission of Oklahoma State Parks. Management has varied in terms of focus – sometimes treating the Lodge and the Golf Course as separate entities from the Park. Present management acknowledges the over-riding values associated with the park, placing the Lodge and the Golf Course within that principal property management providing the proper focus as to what makes Beavers Bend State Park a truly valuable property.

3. Beavers Bend State Park property fits within the mission of OTRD and the park’s state purpose as a pre-eminent property with natural, cultural, historic, and recreational resources deserving of protection and management for the present and future generations.

As a result, the research team recognizes the value of Beavers Bend State Park as a state park. Beavers Bend State Park is a premier example of outstanding scenic, historic and natural resources, adequately large, reasonably accessible, for which management is balancing recreational use with resource conservation.

Alternatives

A. Reconsider management classification of Beavers Bend State Park from its status as a true state park to a State Natural Heritage Area or a State Recreation Area;

B. Reconsider management classification of Beavers Bend State Park from its status as a true state park to consider privatization or assignment to another agency;

C. No change – continue management as it is.

Preferred alternative:

Alternative C: No change – continue management as it is.

**Issue Statement 2: Number and type of concessions**

During 2019, there were at least 13 different concessions operating in Beavers Bend State Park. These private contractors included food service and sales, marina operations, equipment rentals, activity providers, property management for camps, and more. The contract with Duck Tours was under review with consideration for discontinuance, informed, at least in part, by concerns for safety as indicated by prior accidents with similar operations in Missouri.
Park management expressed a need for clear definition of “park-appropriateness” in concessionaire contracts, an indication that some of the concession goods or services did not fit well with the purpose and desired environment for Oklahoma State Parks.

Alternatives

A. Review concession contracts to determine which are “park-appropriate” and which should be discontinued or modified;
B. Discontinue use of concessions within Oklahoma State Parks;
C. Expand use of concession contracts within Oklahoma State Parks;
D. No change – continue management as it is.

Preferred alternative:

Alternative A: Review concession contracts to determine which are “park-appropriate” and which should be discontinued or modified.

**Issue Statement 3: Entry roads and visitor safety**

All portions of Beavers Bend State Park rely upon public roadways leading east from U.S. Highway 259 to the state park property. These public roadways vary in quality and may vary in management responsibility. State Park personnel have communicated with representatives of the Oklahoma Department of Transportation (ODOT) and McCurtain County commissioners regarding responsibility for the maintenance, upkeep, and repairs for these access roads. In addition, personnel from Beavers Bend State Park have been active in patching holes, mowing road sides, and providing other maintenance and repair services along these roads. These public roadways serve as the gateways to premier public properties providing opportunities for visitors to enjoy the natural environment. As such, these roadways need to be maintained in a manner befitting the experience anticipated and provided within the State Park.

Representatives from the Oklahoma Tourism and Recreation Department, particularly the Division of State Parks, and Beavers Bend State Park need to continue communicate with ODOT and the county commissioners regarding maintenance, upkeep, and repairs for these access roads.

Alternatives

A. Seek support from ODOT and the McCurtain County commissioners for maintenance, upkeep, and repairs for access roads from U.S. Highway 259 leading to and within Beavers Bend State Park;
B. No change – continue management as it is.

Preferred alternative:

Alternative A: Seek support from ODOT and the McCurtain County commissioners for maintenance, upkeep, and repairs for access roads from U.S. Highway 259 leading to and within Beavers Bend State Park.
Issue Statement 4: Loss and degradation of historic structures

Beavers Bend State Park has a number of structures and features with distinctive historic value within its boundaries. The structures include several CCC structures in the main portion of the park. Many of the original buildings remain structurally sound, and the surrounding area needs attention to make them fully usable. These properties are identified in Appendix A and include the present nature center, several cabins, and other structures on property. These historic structures need to be preserved, utilizing the techniques and standards specified by the Department of Interior for historic preservation to preserve their integrity. Since the initial RMP, the nature center and several historic cabins benefited from preservation efforts and renovation utilizing appropriate techniques. These need to continue and be extended to other properties and structures.

As reported in the prior RMP, the State Historic Preservation Office was contacted to determine historic and cultural values associated with various structures. Several have been reviewed and evaluated for restoration. In updated discussions, the SHPO may not be involved depending upon funding sources; however, State Park personnel asserted their ongoing commitment to the historic value and integrity in park structures and the surrounding environment.

Historic structures in any park provide opportunities for education and interpretation; these historic features enhance the value of a park experience. These historic features at Beavers Bend State Park complement the natural environment and are crucial to the history, integrity, and existence of the park. School groups, families, and visitors with an understanding of the local history are attracted by and benefit from interaction with such facilities.

Oklahoma State Parks must resist the temptation to attempt to compete with cabins and lodging in the private sector surrounding Beavers Bend State Park. Cabins within the state park, including those historic structures, must provide an experience compatible with the natural features of the park, the historic events that have occurred there, and the connection between human activity and the natural environment. That experience will attract a different clientele than will lodging in the private sector, but that clientele will be more compatible with the park environment.

Alternatives

A. Continue to work with the State Historic Preservation Office in restoration and repairs of historic structures;
B. Demolish and remove the structures to reduce associated risks;
C. No change – continue management as it is. As funding is available, repair and restore the integrity of historic structures.

Preferred alternative:

Alternative C: No change – continue management as it is. As funding is available, repair and restore the integrity of historic structures.

Issue Statement 5: Interpretive services at Beavers Bend State Park

Beavers Bend State Park offers a wealth of natural, cultural, historic, ecological, and environmental opportunities for interpretation to visitors and guests. Interpretation is commonly
defined as “an educational activity designed to reveal meaning through the use of firsthand experience and original objects” in appropriate settings. It involves storytelling through verbal/auditory, kinesthetic/tactile, and visual means. During the visitor assessment of Oklahoma State Parks (Caneday & Jordan, 2003), visitors indicated a desire to learn about how to properly utilize a state park—this is part of the educational activity that occurs through interpretation. At present, passive interpretive programs occur on a regular basis at the Forest Heritage Center and the nature center. The richness of the Beavers Bend ecosystem demands interpretation. The history surrounding the formation, development, and personalities related to Beavers Bend State Park can help visitors understand the intricate culture and environment in southeastern Oklahoma. Further, interpretation can aid in visitor education about human interactions with the natural environment in recreational settings.

Developments in media and changes in society demand a more interactive educational experience today, even in park settings. Such interactive, engaging interpretive programs should be integrated into the newly modified nature center and considered for inclusion in the Forest Heritage Center. In an era during which “Nature Deficit Disorder” has been proposed by Richard Louv as a social malady and the National Park Service has responded with “No Child Left Inside,” numerous programs and curricula are available. The nature center should incorporate outdoor education into its interpretive activities.

During discussions in preparation of this RMP, park personnel spoke of programs and activities encouraged by the park naturalist, including use of Segways and kayaks in guided tours. These may attract and serve specific park visitors, but are limited in appropriateness for many interpretive activities.

Throughout Beavers Bend State Park are sites, features, and events that deserve interpretation. An example of this includes three gravestones at Holly Creek. These gravesites are on public property and deserve interpretation – plus the respect and sanctity granted to gravesites in more traditional locations. Trails also offer excellent interpretive opportunities.

In addition to interpreting the natural and cultural geography onsite, interpretive programming includes community outreach through off-site, off-season activities. In particular, off-site, off-season interpretive programs offered in surrounding schools provide the opportunity to build interest in and a commitment to the park and its environment, while properly educating the park visitor of the future.

Alternatives

A. Develop the interpretive center, employ appropriate and qualified professional interpreters, and develop and deliver interpretive programs fitting for the ecology, environment, history, culture and activities related to Beavers Bend State Park and the surrounding area;
B. No change – continue management as it is.

Preferred alternatives:

Alternative A: Develop the interpretive center, employ appropriate and qualified professional interpreters, and develop and deliver interpretive programs fitting for the ecology, environment, history, culture and activities related to Beavers Bend State Park and the surrounding area.
Issue Statement 6: Labor and employment issues

In preparation of the RMP, park personnel reported several issues related to personnel. In particular, the labor pool presents a limited number of qualified applicants, possible housing for employees within the local area is limited, and costs associated with available housing exceeds pay patterns for park personnel.

One possible solution for entry-level professional staff is a strategic internship program within the Division of State Parks. Beavers Bend State Park would be an attractive setting for such placement, offering a great variety of on-the-job experiences for interns or residencies. OTRD and Beavers Bend State Park should consider one or two collegiate interns continually to provide educational experience for the next generation of park professionals and to supplement personnel during restrictive budgetary periods. This would accomplish several goals for Beavers Bend State Park: (1) it would bring creative and energetic personnel into the park system; (2) it would achieve an educational goal for the park and the park system; (3) it would provide a link between the park system and the formal college and university education system; and (4) it would provide a message that Oklahoma’s state parks serve an educational role as well as a recreational role.

For some positions, a similar program could be established with linkages to vocational/training programs apart from the college or university level education.

It may be necessary to provide housing to attract non-local candidates for such opportunities. Oklahoma State Parks have utilized a variety of housing accommodations for such short-term purposes and may need to implement such practices on a more permanent basis.

Alternatives

A. Establish a strategic internship program to assist with resolution of labor and employment issues.
B. No change – continue management as it is.

Preferred alternatives:

Alternative A: Establish a strategic internship program to assist with resolution of labor and employment issues.

Issue Statement 7: Management of varying types of visitors

As indicated in the RMP, day use is different from overnight use and the two distinct clientele groups are not always compatible. In general, day visitors are more tolerant of the presence of campers than campers are of day visitors. That may be partially the result of the greater investment in equipment among campers than is common among day visitors, but it is also linked to a sense of territoriality. Campers have a sense of ownership related to “their” campsite.

At Beavers Bend State Park, day visitors and overnight visitors have been incorporated into similar settings without distinction. This is particularly true around Group Camp 1, Acorn, Buckeye, and Cypress campgrounds, throughout the River Bend area (Elm, Fern, Grapevine, and Hickory campgrounds), and at various locations in Beavers Bend State Park – Lake Area. A
A dramatic example of this intermingling of use groups occurs around picnic shelters, as at Quail Circle.

Several of the campgrounds are under-utilized much of the year and are marginal in revenue production. However, these campgrounds are over-used and densely packed on other weekends. These campgrounds could be converted to day use facilities, separating potentially incompatible use groups, while also being designated as special overflow camping areas for high use weekends and special events. Campgrounds should then be signed for exclusive use by campers. Such conversion could be planned for campgrounds in Beavers Bend State Park – Lake Area, the River Bend area, and the central core near Acorn, Buckeye, and Cypress. For a period of time there will be a level of resistance from park visitors, but as time passes park visitors will become accustomed to the distinct zoning within the park.

Day visitors need to be provided with appropriate amenities. This would include several new and accessible restroom facilities, without showers. In addition, day visitors need picnic tables and shelters, supported by adequate and appropriately placed parking.

The location that will present the greatest challenge for separation of distinct user groups is in the Acorn, Buckeye, and Cypress campgrounds and the area surrounding Group Camp 1. It is essential that day visitors be permitted access to the area around the nature center, the Forest Heritage Center, and the restaurant.

Alternatives

A. Design and develop specific zones within Beavers Bend State Park to separate distinct user groups and to provide appropriate amenities to each use group within these zones;

B. No change – continue management as it is.

Preferred alternatives:

Alternative A: Design and develop specific zones within Beavers Bend State Park to separate distinct user groups and to provide appropriate amenities to each use group within these zones.

**Issue Statement 8: Location/relocation of Group Camps**

A segment of the population using Beavers Bend State Park that requires special consideration is group campers, particularly when that group includes minors. Group Camp 1 is located in the middle of cabin guests, day visitors, and campers. At present, group campers often utilize the restroom intended for campers in Acorn, Buckeye, and Cypress, while campers from those areas are strongly discouraged (appropriately) from utilizing the restroom within Group Camp 1.

Security for group campers is a shared responsibility between park management and organizers for the occupants of the group camp. However, circumstances in society demand a greater level of care when minors are present. As a result, lesser interaction between group campers and the general public is desirable.

The only way to achieve separation between incompatible groups in this situation is relocation of Group Camp 1. Relocating the group camp would require reconstruction of housing, restrooms, and support amenities at another location within the park. The only option for such location would be at one of the lesser-utilized, less developed campgrounds in Beavers Bend State Park –
Lake Area. Such location would offer several distinct advantages. Most of these campgrounds in the lake area include limited highway accessibility, easier separation from incompatible use groups, and the lake environment – all desirable features for a distinct group camp.

If Group Camp 1 were relocated, the present location could be converted to accommodate day visitors. This area could become a picnic facility, properly equipped with shelter facilities. It would also be supportive of the numerous special events associated with the Forest Heritage Center. Any CCC or other historic structures in the current location would require appropriate review as to disposition.

Group Camp 2 has been managed under contract out-sourced to a separate entity. At the time of preparation of the RMP, this contract was under review for discontinuance. Group Camp 2 does not present the conflicts associated with Group Camp 1. However, Group Camp 2 needs significant review as to purpose, clientele served, and best use.

Alternatives

A. Review the need for Group Camps and compatibility with a state park environment.

B. If desired for the future, relocate Group Camp 1 to one of the lesser utilized, less developed campgrounds within Beavers Bend State Park – Lake Area and properly equip that group camp;

C. Convert the present Group Camp 1 location to accommodate day users at Beavers Bend State Park;

D. Review the operation of Group Camp 2;

E. No change – continue management as it is.

Preferred alternatives:

Alternative A: Review the need for Group Camps and compatibility with a state park environment.

Alternative B: If desired for the future, relocate Group Camp 1 to one of the lesser utilized, less developed campgrounds within Beavers Bend State Park - Lake Area and properly equip that group camp; and

Alternative C: Convert the present Group Camp 1 location to accommodate day users at Beavers Bend State Park.

Alternative D: Review the operation of Group Camp 2.

**Issue Statement 9: Re-think and redesign the River Bend area**

The River Bend area includes Dogwood, Elm, Fern, Grapevine, and Hickory campgrounds, Group Camp 2, the stables and the train. As stated in Issue Statement 8, Group Camp 2 is presently managed by Little Dixie Economic Development Authority under contract to Oklahoma State Parks. The Group Camp functions quite well in its present location, with occasional conflict with other park users due to noise. The major issues associated with the present operation of Group Camp 2 are related to maintenance and appearance of the property and termination of the contract.
One of the concessions operated in the River Bend area includes the stables, the riding academy, and the train. While the stables are compatible with a park environment, the train is an unusual component to be included in a state park setting. However, the train, the stables, and the riding academy have become fixtures at Beavers Bend State Park – River Area. As with Group Camp 2, the major issues associated with the train, the stables, and the riding academy are related to maintenance and appearance of the property.

Issues related to the campgrounds (Dogwood, Elm, Fern, Grapevine, and Hickory) include those related to maintenance and appearance of the property, but the serious issues extend to the design, construction, and operation of these properties. These campgrounds are in a forested, flood-prone area. That limits the available sites for construction of support structures and facilities and affects construction of roads and campsites in the area.

These campgrounds are well- utilized during the summer months by campers and day visitors. In particular among day visitors, trout anglers make use of Grapevine and Hickory as parking locations to permit access to the Lower Mountain Fork River. Picnickers and hikers also use these campgrounds as locations for their recreational activities during visits to the park. As indicated in earlier discussion, this mixing of day visitors with campers is undesirable for park management.

Redesigning and reconstructing these campgrounds would improve visitor experiences as well as reducing adverse impacts on the environment. Sites and roadways should be clearly defined and constructed to withstand the seasonal flooding. Restrooms, electricity, water, and other amenities must be carefully considered for each of these locations. Planning must consider the variety of outdoor experiences available for campers in the River Bend area. Those campers desiring a tent experience should be separated from campers desiring a camping experience supported by a recreational vehicle.

It would be necessary to incorporate some accommodations for day visitors into this area, particularly because of the train and stables within the inner loop of the River Bend circle. Parking for day visitors will need to support the anglers in preferred locations along the Mountain Fork River, hikers at locations permitting access to the trails, picnickers in locations designed and managed for this use, and for those visitors who use the stables and train. For those locations intended for picnickers, it would be necessary to include accessible picnic shelters, tables, and other support amenities.

Alternatives

A. Re-think, redesign, and reconstruct the River Bend area to accommodate day visitors, campers, and the various recreation experiences offered by this environment;

B. No change – continue management as it is.

Preferred alternatives:

Alternative A: Re-think, redesign, and reconstruct the River Bend area to accommodate day visitors, campers, and the various recreation experiences offered by this environment.
**Issue Statement 10: Law enforcement and public safety**

Oklahoma State Parks host thousands of visitors annually, becoming communities with significant numbers of residents numerous times throughout the year. This is particularly true in a park like Beavers Bend State Park which attracts campers, cabin guests, lodge guests, day visitors, and drive-through visitors. The park is located in an environment subject to a variety of natural forces including flooding, fire, and more.

At present, Memoranda of Understanding (MOUs) are in place with county commissioners to cooperate in law enforcement. While such MOUs permit the county sheriff and other local law enforcement to assist within the park, these MOUs also require Beavers Bend State Park rangers to be absent from park property when on call. This places additional risk upon park guests and personnel.

At present, fire service is adequate although some additional warning systems may be desirable.

Flood conditions in recent years have placed portions of Beavers Bend State Park at great risk. Physical damage to park property has occurred, fortunately without loss of human life. These flood conditions have revealed the need for a helipad with specific geographic coordinates to aid with park management and safety.

**Alternatives**

A. Review law enforcement and public safety factors within Beavers Bend State Park and implement recommended actions emanating from that review;

B. No change – continue management as it is.

**Preferred alternatives:**

Alternative A: Review law enforcement and public safety factors within Beavers Bend State Park and implement recommended actions emanating from that review.
References


Natural Resource Conservation Service (NRCS), (2003). State Soil Geographic Database, STATSGO.


Appendix
Appendix A – New Deal Era (CCC) historic properties

FINAL SURVEY REPORT

INTENSIVE-LEVEL SURVEY OF NEW DEAL-ERA STATE PARKS
IN OKLAHOMA

Prepared by

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Prepared for

Oklahoma Tourism and Recreation Department

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ABSTRACT

The Oklahoma State Historic Preservation Office conducted an architectural/historic resource survey of ten state parks in cooperation with the Oklahoma Tourism and Recreation Department. All ten parks were developed during the New Deal (1933-1942). The survey was designed to assist the Oklahoma Tourism and Recreation Department in understanding which parks contained historically and architecturally significant resources, identifying resources that were eligible for listing in the National Register of Historic Places, and planning for the preservation of significant resources.

Of the ten parks surveyed, Greenleaf State Park, Lake Murray State Park, Osage Hills State Park, and Robbers Cave State Park appear to be eligible in their entirety for listing in the National Register of Historic Places as outstanding examples of park landscapes designed by the national Park Service and built by the Civilian Conservation Corps (CCC) and other New Deal agencies. Lake Murray State Park and Robbers Cave State Park merit consideration as National Historic Landmarks, due to the quality of the park designs, the integrity of the historic landscapes, and the histories of the parks, all of which incorporate significant aspects in addition to their primary association with the CCC. In addition, portions of Beavers Bend State Park, Boiling Springs State Park, Quartz Mountain State Park, and Roman Nose State Park appear to be eligible for listing in the National Register as locally outstanding designed landscapes or as historic districts. Neither Clayton Lake State Park nor Lake Okmulgee State Park appear eligible as designed landscapes or districts. The dam at Lake Okmulgee State Park, however, may be eligible for individual listing.
INTRODUCTION

In 1993, at the request of the Oklahoma Tourism and Recreation Department (OTR), the Oklahoma State Historic Preservation Office (SHPO) conducted an intensive-level survey of ten state parks that reportedly were constructed by the Civilian Conservation Corps (CCC) during the New Deal of the 1930s and are presently under the jurisdiction of OTR. This project was funded jointly by OTR and the National Park Service's Historic Preservation Fund, administered by the Oklahoma SHPO. The purposes of the project were to develop a historic context for the parks, to record minimum-level documentation on the resources in each of the parks, to identify historically and architecturally significant resources in each of the parks, to identify historically and architecturally significant resources worthy of preservation, and to make recommendations regarding the eligibility of the park resources for listing in the National Register of Historic Places as designed landscapes, historic districts, and individual resources. Related long-term purposes included increasing the awareness of the historical significance of the parks within OTR and among the general public, and providing a data base so that advice regarding appropriate rehabilitation measures can be provided by the SHPO upon request of the OTR Division of Planning and Development. Also during the course of the survey, the National Park Service (NPS), Historic Architecture Division, began conducting a theme study of CCC-related parks, including national and state parks. At the request of NPS, we also evaluated the parks for potential eligibility for National Historic Landmark status. The survey was directed by Marsha Weisiger, Architectural Historian, with the assistance of Susan Allen, Preservation Research Assistant. Suzanne Schrems served as Project Historian, and Neysa Clark and Gary Zaepfel served as Field Survey Researchers. Cari Vandiver served as the clerical assistant. Bruce Travis functioned as the OTR liaison for the project, and valuable assistance was provided by Gary Harrington of the Oklahoma Department of Libraries,
which cooperated in making available the original plans for many of the parks. Pat
Hernandez and Sharon Burr of the Oklahoma Department of Transportation assisted the
project by printing drawings from the aperture cards.

The ten parks included in this study were located throughout the State of Oklahoma
(refer to Map 1). They were Beavers Bend State Park, Boiling Springs State Park, Clayton
Lake State Park, Greenleaf State Park, Lake Murray State Park, Lake Okmulgee State Park,
Osage Hills State Park, Quartz Mountain State Park, Robbers Cave State Park, and Roman
Nose State Park. Initially the survey focused exclusively on CCC-related resources, but as
field work and historical research revealed that some resources were constructed by the
Works Progress Administration (WPA), the scope of the study was broadened to encompass
park development by the New Deal as a whole. The chronological limits of the New Deal
are 1933-1942, but resources constructed prior to 1933 and incorporated into the general
landscape design of the parks also contribute to their significance.

The survey was conducted in accordance with the Secretary of the Interior’s
Standards and Guidelines for Planning, Identification, Evaluation, and Registration and the
PROJECT OBJECTIVES

The state parks survey focused on the following objectives:

1. Through an intensive-level survey, the identification of individual resources, potential districts, and designed landscapes which, on the basis of age, integrity, and association with the New Deal development of the state parks, appeared to be eligible for listing in the National Register of Historic Places.

2. The evaluation of each of the parks for potential National Historic Landmark status, and the transmittal of those recommendations to the National Park Service.

3. The identification and characterization of parks and portions of parks which, on the basis of insufficient age, integrity, or association with the New Deal development of the state parks, appeared to be ineligible for listing in the National Register of Historic Places.

4. Within each of the parks, the documentation of all major historic and nonhistoric resources, representative small historic features, such as culverts, and representative examples of multiple resource types, such as cabins, both historic and nonhistoric. Documentation included the completion of a Historic Preservation Resource Identification Form and one or two photographs, depending on the size of the resource and whether or not it was a contributing or noncontributing resource.

5. Characterization of the landscape and the general historic feeling of defined "nodes" within each of the parks.
6. The preparation of a historic context for the New Deal park-development program, including an overview of the development of each of the parks.

7. The preparation of survey folders for each park and for each node within each park. The folders for each node contain the survey forms and photographs for each resource within that node. A list of resources within each of the parks, including their location within their respective node and their map location, is provided for each park. Duplicate copies of the survey folders for each park is maintained by OTR and by the SHPO. Field notes, however, are kept only in the SHPO files.

8. The preparation of a photo index to accompany the negatives. The negatives are kept on file at the SHPO.

9. The preparation of this survey report, which includes the historic context.

10. The preparation of aperture cards of the original drawings of park resources. The original drawings have been deposited at the State Archives, Oklahoma Department of Libraries. The aperture cards are on file at OTR, Division of Planning and Development. Selected prints from the aperture cards are on file with the SHPO.

11. The preparation of maps to document the spatial distribution of historic and nonhistoric resources and to assist in decisions regarding the eligibility of designed landscapes and historic districts.
12. The preparation of slides of representative resources at each of the parks and the development of a slide-tape program about the parks, to promote an appreciation of the significance of the parks.
AREA SURVEYED

Ten state parks developed during the New Deal were surveyed. These parks, distributed throughout the State of Oklahoma (refer to Map 1), were as follows:

Beavers Bend State Park
Boiling Springs State Park
Clayton Lake State Park
Greenleaf State Park
Lake Murray State Park
Lake Okmulgee State Park
Osage Hills State Park
Quartz Mountain State Park
Robbers Cave State Park
Roman Nose State Park
NEW DEAL-ERA STATE PARKS IN OKLAHOMA
RESEARCH DESIGN AND METHODOLOGY

The research design followed professional methodological standards for historical research as well as the Secretary of the Interior’s Standards and Guidelines for Planning, Identification, Evaluation, and Registration and the Oklahoma SHPO’s Architectural/Historic Resource Survey: A Field Guide.

The first phase centered on the development of a historic context for the New Deal park-development program by Suzanne H. Schrems, Ph.D. The historic context helped to identify historic resources within the parks, provided information on construction dates and people associated with the design and development of the parks, and facilitated the evaluation of the significance of the resources within the parks. Because the development of the parks was a collaborative effort by a number of federal and state agencies, the research involved contacting a number of state and federal archives. Although a research trip to the National Archives was planned initially, citations from other studies enabled Dr. Schrems to obtain photocopies of the desired materials without traveling to Washington, D. C.

Subsequently, we learned of additional materials at the National Archives, which we were not able to obtain through the mail. These materials provide a candid perspective of park development and related political issues, but were beyond the scope of this study. Future research efforts on the state parks should incorporate a trip to the National Archives to obtain these records for the Oklahoma parks. In addition to the National Archives materials, the research included the use of records and publications at the Western History Collections at the University of Oklahoma, the Oklahoma Historical Society library, the State Archives at the Oklahoma Department of Libraries, and the Oklahoma State University library.

Furthermore, The Chronicles of Oklahoma, masters theses (notably one by architectural historian Jim Steely, with the Texas State Historic Preservation Office), and Multiple Property Documents prepared by various SHPOs across the nation on their New Deal parks
provided important information. One important fact discovered in the course of the research was that three of the state parks--at Clayton Lake, Greenleaf, and Lake Okmulgee--were not originally state parks, which adversely affected the availability of research materials.

When the project was initiated, it was understood that OTR possessed the original drawings for the parks, which would greatly facilitate the field work and evaluation of the parks. It was soon discovered that the drawings for most of the parks had been deposited with the State Archives, Oklahoma Department of Libraries. Drawings accessioned into the archives could not be taken into the field, but the State Archives extended its cooperation to the project by allowing the drawings to be temporarily removed and recorded on aperture cards. Full-size prints of selected images were then made with the cooperation of the Oklahoma Department of Transportation. Unfortunately, previously-made aperture cards for Lake Murray State Park were nearly illegible, so that only a small number of the Lake Murray prints were useable. Nonetheless, drawings were available for Beavers Bend, Boiling Springs, Lake Murray, Osage Hills, Quartz Mountain, Robbers Cave, and Roman Nose state parks. Drawings were not available for Clayton Lake, Greenleaf, and Lake Okmulgee parks, all of which were not in the state park system at the time of completion. According to the National Park Service, the availability of original drawings of the state parks is quite unusual, and we were extremely fortunate to be able to use them in the survey of Oklahoma's state parks.

Simultaneous with the development of the historic context, field work commenced. Training for the field survey researchers, Neysa Clark, a master's candidate in cultural and historical geography, and Gary Zaepfel, a master's candidate in geography and cartography, was conducted at Roman Nose State Park by Marsha Weisiger and Susan Allen. Training included familiarization with the Historic Preservation Resource Identification forms, photographic requirements, the evaluative issues involved in determining eligibility for the National Register, designed landscape qualities, and the use of the original maps and plans
for the parks.

Once training was completed, the field survey researchers began visiting each of the parks, usually for two-day stays. The field team began at each park by contacting a park ranger, who provided a current map and useful observations on the locations of resources, recent developments within the parks, and the locations of known historic resources that were no longer extant. The team then conducted a windshield survey to get a basic feel for the park and a quick overview of the park’s resources. As part of the windshield survey, the team designated various park "nodes" defined by cultural and natural features, including topography. The team then visited each node on foot and documented the resources within each node. All major resources, whether historic or nonhistoric, were documented. For small resources, such as culverts, representative examples were recorded. For repetitive resources, such as cabins, representative resources also were recorded. If the cabins were historic, one example of each design was recorded. If the cabins were nonhistoric, generally only one example of the entire assemblage was recorded, and a "streetscape" photograph was taken. For every recorded resource, a Historic Preservation Resource Identification Form and one or two photographs was taken. At the same time, color slides were taken of representative historic resources. In addition, the field crew completed an evaluation of each "node," which noted landscape features, focal points, and the overall historic "feeling" of the area, and an evaluation of the park as a whole, complete with recommendation regarding National Register eligibility, was made. Throughout the course of the survey, efforts were made to coordinate the findings of the historian with those of the field researchers.

Once field work was completed, photographs were printed and used to make any adjustments to the survey forms. The locations of resources and their contributing or noncontributing status were then recorded onto maps by Gary Zaepfel using GIS. This information was then reviewed by the project director, who verified the contributing and
noncontributing status of each resource, evaluated the eligibility of resources for the National Register, made recommendations for consideration as National Historic Landmarks, and prepared the final report.
HISTORICAL DEVELOPMENT OF THE NEW DEAL-ERA STATE PARKS

On March 31, 1933, the United States Congress enacted legislation creating the Civilian Conservation Corps (CCC). The CCC was one of the first New Deal programs initiated in the first one hundred days of Franklin D. Roosevelt's administration to relieve the economic and human distress caused by the depression of the 1930s. The stated goal of the CCC was to "furnish employment and training for unemployed youth."¹ The large numbers of young men roaming the cities and countryside looking for work concerned the Roosevelt administration. They feared that without jobs and training, a whole generation of young men would be unprepared to assume the financial responsibilities of home and family. Life in CCC camps also would rehabilitate young men who not only were jobless, but suffered from a lack of physical and spiritual nourishment. New Deal planners believed that proper diet, outdoor life, and useful work would help men to regain faith in themselves and their country.²

There was a duel purpose to the Civilian Conservation Corps. Roosevelt also envisioned that the CCC would provide the necessary labor for various conservation projects designed to revitalize over-worked agricultural land, reverse soil erosion, and implement reforestation. Roosevelt was particularly enthused about using CCC labor, in conjunction with the National Park Service (NPS), to develop national and state parks that would be accessible to all Americans. The president believed that the park environment would inspire in Americans the pioneer spirit that stressed the qualities of individualism, hard work, and moral character. Working together, the CCC and NPS developed parks and built structures that left a legacy of distinctive architecture, quality craftsmanship, and in each man, a lifeline to a more productive future. This was particularly true in Oklahoma where CCC and NPS men put to use unproductive land where they built dams and lakes, planted trees and shrubs, and quarried stone to establish the state's first park system.
Shortly after taking office in 1933, Roosevelt asked his secretaries of War, Interior, Agriculture, and Labor to coordinate plans for the development of the Civilian Conservation Corps. Administration of the CCC was shared by these four departments and one outside agency, the Veterans Administration. It was the responsibility of the Labor Department to select CCC enrollees from state and local welfare agencies. To be eligible as a junior enrollee, a young man had to be between the ages of 18 and 25, unmarried, and a citizen of the United States. One of the conditions of enrollment was that out of the enrollees’ thirty dollar monthly pay, twenty-five dollars would be sent home to assist their dependent families. The Veterans Administration determined the eligibility of applicants for CCC veteran units.\(^3\)

Once the selection of men was made, the Department of War organized, conditioned, transported, and supervised the enrollees from induction to final discharge. This included organization into CCC units, transportation to work place, construction of CCC camps, and supervision in camp when the enrollees were not working on assigned duties. The War Department also was responsible for medical care, discipline, education, and religious ministration. CCC enrollees worked on projects designed by the Department of Interior and the Department of Agriculture. Within the Department of Interior, the General Land Office, the Office of Indian Affairs, the Bureau of Reclamation, the National Park Service, and the Division of Grazing, were in charge of CCC work. In the Department of Agriculture, the Forest Service, the Bureau of Biological Survey, the Bureau of Animal Industry, and the Soil Conservation Service also directed CCC projects.\(^4\)

National and state planning was an important prerequisite to the development of many New Deal programs. The federal government established the National Resources Board to carry out national planning. Board chairman, Secretary of Interior Harold L. Ickes, and fellow members, the secretaries of War, Agriculture, Commerce, and Labor, and the Administrator of the Works Progress Administration (WPA), helped states to set up similar
planning boards and suggested studies of land use, water resources, transportation, and public works.\textsuperscript{5}

In response to federal planning, the Oklahoma legislature created the Oklahoma State Planning Board in 1935. The function of the board was to "adapt an official state plan for the physical development of the state of Oklahoma."\textsuperscript{6} State officials believed that Oklahomans suffered in the economic depression because there was no community planning during the era of land runs starting in 1889. There was little room for planning when cities and rural settlements grew up over night. The belief was that land speculators and developers, interested in profit not planning, caused "disconnected streets of varying and inadequate width; misplaced bridges and grade separations; insufficient parks and recreation areas." The board formulated plans to provide for efficient economic development and wise use of the state's natural resources.\textsuperscript{7}

An important aspect of national and state planning was to provide recreational opportunities for all Americans. At the national level, few parks provided recreational facilities. The federal government viewed national parks as preserves that removed from public use scenic and natural wonders that were in danger of exploitation by mining and lumbering industries. In 1872, Congress established Yellowstone as the first national park, and designated Yosemite, Sequoia, and General Grant, as national parks in the 1890s. Congress created the National Park Service in 1916 to provide accessibility and more efficient operations in national parks. New Deal funding in the 1930s provided the means with which the NPS could expand the national park system and establish state parks that would benefit all Americans.\textsuperscript{8}

To oversee the proper planning of national and state parks during the New Deal, the NPS established the branch of Lands and State Cooperation. Similarly, in 1935 the Oklahoma State legislature appropriated twenty-five thousand dollars to create a State Park Commission. And in 1937, the state appropriated funds for the organization of the
Oklahoma Planning and Resources Board. All planning agencies for the state were incorporated under this board including the State Park Commission, which became the Division of State Parks. This division had the authority to acquire state lands and to work in conjunction with the planning branch of the NPS. Both the state and federal agencies coordinated and planned the work of the CCC in state parks in Oklahoma.⁹

Although CCC labor was available in 1933, Oklahoma planners did not begin park development until 1935. The delay gave Oklahomans the necessary time to investigate and plan for proper land use and human needs. Planners concluded that accessibility to state recreation was important to all people of the state. They believed that most Oklahomans could not afford vacations at popular recreation areas in the Southwest. Only those people who had leisure time and financial resources were able to enjoy vacations at dude ranches in Colorado and New Mexico, or at sunny beaches on the Gulf Coast. Planners believed that all Oklahomans should benefit from the revitalizing aspects of recreational play. This was especially important during the depression when so many people were unemployed. The emphasis was on creating "places where the idle time of Oklahoma citizens can be spent in pursuits which will tend to build up the moral, physical, and mental fiber of the people. One of the strong forces for the maintenance of the virility and stamina of our people lies through use of outdoor recreational areas, resulting in health, and contentment."¹⁰

Members of the Oklahoma Park Commission enlisted the advice of Herbert Maier, Regional Director of the National Park Service's Southwest Region, concerning federal funding requirements for state park development. Maier told the Commission that Emergency Conservation Work funds and CCC labor were available if the state met the federal government's guidelines. The first requirement was that the state purchase the park land. In economic hard times, with few state funds available, the state asked local citizens near proposed park sites to procure the land for state park development. Communities passed bond measures to raise park funds, or citizens donated money to purchase park land
near their towns. The second requirement was that the Army approve the park site as an appropriate location for a CCC camp.\textsuperscript{11}

In April, 1933, two weeks after Congress appropriated funding for the creation of the CCC, the Army transported 25,000 recruits to conditioning camps where they prepared the men for a variety of work projects. By July 1, 1933, Roosevelt planned to have 250,000 men at work on CCC projects throughout the United States.\textsuperscript{12} It was the responsibility of each state to carry out enrollment. State, county, and city relief agencies screened applicants to determine eligibility for the CCC program. The federal government set the quota for each state according to the state's population. Relief agencies assigned many Oklahomans to CCC camps in their own state. In 1934, Oklahoma had 5,000 men in 26 camps.\textsuperscript{13} CCC officials assigned many of these men to state park sites. At each site there was at least one unit containing approximately 200 men.

In 1935, Oklahoma park officials and NPS planners proposed seven park sites that they calculated would be accessible to 60 per cent of the state's population, and within 75 mile radius of population centers.\textsuperscript{14} Each site was in an area of historical or geological significance. In the semi-arid region of western Oklahoma, planners established Boiling Springs, Roman Nose, and Quartz Mountain State Parks; and in the humid wooded areas of Eastern Oklahoma, they established Osage Hills, Robbers Cave, Beavers Bend, and Spavinaw Hills State Parks. (State and New Deal planners withdrew the CCC from Spavinaw Hills State Park around 1938 because of "land acquisition and administrative difficulties.")\textsuperscript{15}

Included in the state park system in 1935 was Lake Murray State Park. Unlike the development of other parks in the system, Lake Murray was purchased with state funds. In 1933 the Oklahoma legislature appropriated $90,000 for the development of a state park in south central Oklahoma adjacent to the city of Ardmore.\textsuperscript{16} Members of the Ardmore Chamber of Commerce believed that the site consisted of "worthless land unfit for
agriculture" but that it would be ideal for park development. They envisioned the creation of a wild fowl refuge and public recreation facilities. The Chamber of Commerce believed that this could be accomplished through relief programs that supplied the needed labor.\textsuperscript{17} The state purchased 16,500 acres from land owners in the Ardmore area for park development.

Adjacent to Lake Murray the federal government purchased an additional 2,700 acres of submarginal land for the development of a Recreation Demonstration Area (RDA), which was eventually incorporated into the park. RDAs were part of a larger plan established by the Resettlement Administration, and later the National Park Service, to help low-income families in urban and rural areas. The first objective was to resettle destitute farm families from their poor agricultural land to more productive land. The submarginal lands would then be taken out of agricultural production and rehabilitated into forest or developed for recreational use.\textsuperscript{18}

The NPS developed RDAs to promote organized recreational programs that would benefit the underprivileged.\textsuperscript{19} RDAs included group camps where recreation leaders planned activities deemed important to the overall development of the individual. It was thought that people who participated in organized recreation "have tremendously increased their physical skills, aesthetic perceptions, mental alertness, and cooperative capacities."\textsuperscript{20} An important ideal of the program was to acquaint the underprivileged with the uplifting aspects of the woods and the natural environment.\textsuperscript{21} The National Park Service and Resettlement Administration designated two RDAs in Oklahoma--the 2,700 acres adjoining Lake Murray, and land set aside in the Cookson Hills in eastern Oklahoma that eventually became Greenleaf State Park.\textsuperscript{22}

In 1934, the NPS and the Resettlement Administration unveiled plans for a transient camp at the RDA on Lake Murray. The camp was to included a self-sufficient city containing a hospital, barracks, bathhouses, mess hall and kitchen, dairy house, poultry
house, provision house and office building, a tailor and cobbler shop, and laundry. Also included in the plan was a cabinet and toy shop that would supply small toys and furnishings for all other camps, and for the Federal Emergency Relief Administration’s nursery schools.\textsuperscript{23}

Lake Murray was the largest park in the state park system. Ultimately, the park comprised 25,000 acres. The federal government established three CCC camps at Lake Murray, two for white and one for black youths. Officials of the camps believed that enrollees would benefit from the diversity in training required to establish the park. Learned skills would enable the men to find employment in many lines of construction work. New skills also would help those who knew only farming as a means of making a living. Enrollees from farms would return to farm life "fitted to apply the training received in the CCC camps to their farm problems and the neighborhood in which they live." In discussing the benefits of CCC training one supervisor observed, "The greatest benefit of CCC camp enrollees is not the relief problem but the training received by the ordinary boy under expert supervision that will be a lasting benefit to him."\textsuperscript{24}

The state developed Lake Murray State Park on submarginal land that Ardmore community leaders considered unproductive and of little use. The other six sites in the state park system were developed in areas that local residents considered ideal for park development because of the natural setting. This was particularly true in northwestern Oklahoma where planners and residents established Boiling Springs and Roman Nose State Parks. The sites for these parks were in the vicinity of natural springs, where the continual flow of water nourished treed areas and provided water for lakes and recreation.

Boiling Springs State Park was the product of over twenty years of planning by the people of Woodward, who believed that the trees and springs along the North Canadian River would provide a shelter for park recreation. This area was like an oasis in the otherwise dry high plains region of northwestern Oklahoma. Historically the area was
noted for the Spanish and American explorers who traveled through the region; for Plains Indian tribes, notably the Comanches and Kiowas and later the Cheyennes and Arapahoes, who inhabited the region; for the establishment of Fort Supply to secure permanent peace between Indian and white on the southern plains in the 1870s; for the cattlemen who drove Texas herds north to the railheads in Kansas; and finally, for the settlers who "made the run" when the federal government opened the Cherokee Outlet to non-Indian settlement in 1893.  

Settlers who homesteaded in the area near the springs took advantage of the free flow of water to develop farms. Other individuals perceived the lucrative opportunities in promoting the medicinal values of the cold clear spring water. J. R. Conklin established the Woodward T. B. Sanitarium Co. in 1909. The venture only lasted two years. The sanitarium lost patients and revenue when it was apparent that the water did nothing to help those with tuberculosis. In the economic hardships of the 1930s, citizens of Woodward turned again to their water as a means of economic development. A committee of businessmen analyzed the medicinal properties in the community’s artesian wells. They compared the test results with that of water from other health resorts in the Southwest. The committee concluded that their water was equal to that of other areas, and therefore, successful health resorts could be developed in Woodward.  

In March, 1935, representatives from the NPS and the Oklahoma Park Commission traveled to Woodward to look over the area for a state park. The men picked a site around Shaul’s Lake called Boiling Springs. They were impressed with the timber, the free flowing water, and the available room for expansion. The citizens of Woodward immediately saw the financial rewards. The development of a park in their area meant the possibility of tourists, and therefore tourists dollars, which would help boost the area’s depressed economy. In order to conform to NPS guidelines for state park development, the City Commission took an option on 520 acres. The citizens of Woodward passed a bond issue for $16,000 to pay
for the park land. Once the city bought the land, the Army sent a representative to inspect the park for a CCC camp. The Army agreed to establish a camp at the park site if the city of Woodward paid for water, sewage, electric lights, and gas. The people of Woodward looked forward to the establishment of the CCC camp because it meant more business to the city. They calculated that it would take 250,000 feet of lumber to build CCC barracks. The company with the best bid would receive the government’s business. Citizens also saw the economic benefits of the extra business created by CCC enrollees. Even though most of the money earned by the enrollees was sent home to their dependent families, businessmen believed that "most of the money will be spent in Woodward." Along with economic benefits, the newspaper noted the importance of work relief to the individual. In discussing the CCC one editor wrote, "It seems to us that the actual work accomplished is of less importance than the building up of the men who do it, getting them in the habit of hard work, enabling them to contribute something however slight, to the support of others, and taking them off the city street into wholesome outdoors."

The Army began construction of the CCC camp at Boiling Springs State Park in June, 1935. They finished the camp in August shortly before the first CCC enrollees arrived. The focus of the work at Boiling Springs, as in other designated state parks, was to prepare the park land and construct roads, dams, bridges, and recreation structures. In order to ensure sufficient training and supervision of park projects, NPS provided in each camp technical and non-technical personnel. At Boiling Springs, technical men included two engineers, one architectural foreman, one senior foreman, and two junior foreman. Non-technical men included architects and landscape foreman. Supervisors assigned men to projects according to their interest. The men were then trained in the necessary skills needed to accomplish the work. Men generally stayed with the project until it was completed.

An important part of the CCC program was to provide education and recreation to enrollees. Each camp had an educational program conducted by a teacher, who offered the
basics of reading, writing, and arithmetic. To encourage reading, camps had a library for which local communities donated most of the books. Camp officers also encouraged men to participate in sports. Many camps organized baseball teams that competed with other camps across the state. Boiling Springs CCC Camp not only had a baseball team, but a swimming team that competed in statewide team meets. Besides competitive team sports, the men at Boiling Springs had facilities for volleyball, tennis, and basketball.39

Economic prospects from park development also were important to the people of Watonga, Oklahoma. In July 1935, the citizens of Watonga passed a bond issue to raise money to purchase land seven miles north of town in an area of free flowing spring water. Local residents were anxious to benefit from the federal money appropriated for park development. They saw the immediate advantages of jobs for residents in the construction of CCC barracks, and the long term financial benefits of tourists dollars. In discussing the merits of passing a bond issue for park development, a Watonga newspaper noted that a park was "A place of amusement and recreation for thousands of people annually...it would attract visitors from all over the nation."34 The bond issue passed, thus establishing Roman Nose State Park.

Like Boiling Springs, Roman Nose State Park was in the semi-arid region of western Oklahoma. The park encompassed a wooded canyon area that divided the North Canadian and Cimmarron Rivers. A number of springs in the area helped to form the canyon and provided water for trees and vegetation. The largest spring in the canyon produced 600 gallons of water a minute, which formed a stream that ran the entire length of the park.

Historically, the canyon area was significant for the shelter it provided for buffalo, deer, elk, and antelope. The natural resources also provided a winter home for the Plains Indians. Roman Nose, a Cheyenne Indian leader, established his lodge in the canyon near one of the biggest springs. The federal government established the Cheyenne-Arapahoe Reservation in the area in 1867. In 1890, the government broke-up the reservation and issued to each
Native American an allotment of 160 acres. The government opened the remaining land to settlement in 1892. Roman Nose and members of his family received their acreage in the canyon near Big Spring. In 1935, the city of Watonga bought the canyon and Big Springs area from the Cronkhite family, descendants of Roman Nose.35

Plans for the development of Roman Nose State Park included segregated areas where whites and blacks could enjoy recreational activities. Racial segregation in public places in Oklahoma was mandated by law in 1907, a law which remained on the books through the 1930s. Most municipal parks, however, were for white use only. Members of the black community objected to the use of state and federal funds for the creation of parks that were exclusively for white use.36 The feeling amongst black leaders was that blacks were citizens and tax payers. City and state parks, therefore, belonged to black as well as white citizens.37 Oklahoma planners took into account the needs of the black community in the development of recreational facilities.

An important aspect of the plan for black recreation was to develop parks in areas of the state with the most black population.38 The 1930 population census for Oklahoma indicates that the black population was concentrated in the east-central and southeastern parts of the state. Major cities with black population were Oklahoma City, Tulsa, and Muskogee. Even though the black population was concentrated in the central and eastern part of Oklahoma, planners only designated areas in Roman Nose and Lake Murray State Parks for black use. These parks were provided to accommodate rural black communities in the vicinity of the parks.39

Along with establishing a segregated area for blacks at Roman Nose State Park, planners also include a recreational area for Indians. The park was, after all, named for the Cheyenne Chief Roman Nose, and the park encompassed most of the Chief's camp.

The site selected for Osage Hills State Park in northeastern Oklahoma also was historically significant for Native Americans who inhabited the area. The Osage people lived
in northeastern Oklahoma until the federal government moved them to Kansas in order to make room for the Cherokee Nation in 1835. In 1868, the federal government purchased the western portion of the Cherokees' land to relocate the Osages to a reservation in Indian Territory. In 1870, 1500 Osage occupied the reservation west of the Cherokees. Geologists discovered oil in the northern and western areas of the Osage Reservation in 1904. By 1916, the Osage people, holding tribal mineral rights, realized a per capita income of $15,000 annually.

The citizens of Bartlesville and Pawhuska donated land centrally located between the two towns for the development of Osage Hills State Park, which lies in the eastern part of the Osage Reservation. The original concept for the park was to develop a summer Boy Scout camp. New Deal funding and CCC labor provided the means for the development of a state park with recreational facilities and camps for Boy Scouts, Y.W.C.A., Y.M.C.A., and Girl Reserves. The park served a population of 383,000 within a 50 mile radius.

The CCC company stationed at Osage Hills in 1935 originated in Oklahoma City. Their first assignment was in Colorado where they engaged in forestry work. They were transferred to Oklahoma City for park work and then to Osage Hills to develop the state park. The men at the park camp were taught skills that they could use in employment after their enlistment in the CCC. Some learned to drive heavy equipment, to work compressors, and to cut stone, while others worked in carpentry and road construction.

Before the establishment of the State Parks Commission in 1935, the Department of Game and Fish maintained game reserves throughout the state. In the forested mountainous regions of eastern Oklahoma, sportsmen fished and hunted at various reserves set aside for that purpose. In 1934, the government established a CCC camp on one of the reserves four miles north of Wilburton. Members of the CCC unit were World War One veterans, most of whom lived in the Wilburton area. Within the game reserve, CCC enrollees built dams and worked on various wildlife projects. The plan was to move the CCC after a year to a
post in Texas. Local citizens argued to keep the CCC camp at the reserve, especially since many of the men at the camp had families in the area. Before the government moved the CCC company, state and national planners proposed the site for Robbers Cave State Park.\textsuperscript{43}

The park lies on the western edge of the Ouachita Mountains. During the Civil War, deserters from the Union and Confederate armies lived in the relative seclusion of the area. After the war, Indian Territory maintained its reputation as a haven for unsavory characters who lived in sandstone caves in the cliffs of the Fourche Maline River. Popular media purported that such notorious individuals as the Youngers, Jesse and Frank James, the Doolin gang, the Cherokee Kid, the Daltons, and Henry and Belle Starr used Robbers Cave to avoid being arrested for their questionable activities.\textsuperscript{44}

As with Robbers Cave, planners established Beavers Bend State Park on former Choctaw lands in the southeastern corner of Oklahoma. Before the settlement of the Choctaws in Indian Territory, the Caddoan people tried to maintain permanent settlements, but the Osage claimed the region as their hunting grounds and forced the Caddoans south. The area also was inhabited by French fur traders who were first to report the existence of Caddoan settlements.

Planners established Beavers Bend State Park twelve miles north of present-day Broken Bow, Oklahoma. The citizens of Broken Bow, Idabel, and other parts of McCurtain County purchased the park land.\textsuperscript{45} The park received its name from the bend in the Mountain Fork River near John Beaver's homestead.

It was important for New Deal planners to foster a good relationship between members of CCC camps and near-by residents. At Beavers Bend, the camp hosted open houses and dinners for different organizations in the community including the Broken Bow and Idabel Lions Clubs and the Broken Bow Chamber of Commerce. The good will between the CCC camp and the community resulted in a cooperative effort in planning the development of the park to meet the needs of the citizens.\textsuperscript{46}
In the southwestern part of Oklahoma, where there were few trees and lakes, planners proposed for a state park a site in the rugged granite outcroppings of the dry plains. The site for Quartz Mountain State Park was ideal in that it harbored a lake, constructed in 1927 as a water source for near by Altus, Oklahoma, and it offered hiking opportunities on trails that climbed to 1,950 feet. Quartz Mountain State Park served a population of more than 225,000 people in a 100 mile radius. In 1940, the U.S. Reclamation Service, with WPA labor, began construction of Lugert Dam which enlarged Lake Altus and expanded recreational opportunities.47

The good will fostered between local citizens and planners at Beavers Bend was not developed at Quartz Mountain State Park. Residents, curious about park development in their area took the initiative and visited Quartz Mountain to observe CCC operations. The lack of communication between park personnel and the community can be seen in the park superintendent’s reports to the NPS. Concerning park visitation the superintendent remarked "These visits are prompted by curiosity to see what a CCC camp is like." What puzzled the superintendent was that visitors cared more about the construction of a road than the park. "Little interest is shown in the general development of the park, more interest being shown in the construction of roads and culverts." The superintendent concluded that "this I believe is due to lack of knowledge of what is being planned and the fact that most people of this community know and appreciate good roads, while they have little opportunity to visit and enjoy parks."48

For the most part, residents in nearby towns welcomed park development because of the financial benefits to the community. Oklahomans worked actively with planners to ensure successful park development. People also realized the benefit of the outdoor environment and camp life to the CCC enrollee.

Emphasis on the aesthetic qualities of the natural environment carried over into the designs of NPS buildings in national and state parks. The designs of park buildings were in
keeping with NPS philosophy that structures were an unwelcome intrusion into the natural environment, and therefore, must be as unobtrusive as possible. This was accomplished by using native materials to harmonize the structure with the environment. It was also important that the buildings reflect the cultural tradition of the region. What eventually evolved was an architectural style that Park Service planners reluctantly called "rustic." The unique architectural design of park structures and buildings in Oklahoma, and the nation, stand as monuments marking not only architecture style, but the quality craftsmanship of CCC labor.

Although the NPS adhered to the rustic design in park architecture from the Service's inception in 1916, a precedent was set in national parks prior to that date. In Yellowstone, the Northern Pacific Railroad constructed Ole Faithful Inn in 1903. Even though the building resembled a Swiss Chalet in design, the use of heavy logs and wood shingles reflected the frontier tradition and blended well in the Rocky Mountain environment.49

At Grand Canyon National Park in 1905, the Fred Harvey Company and the Santa Fe Railroad built Hopi House across from the El Tovar Hotel. The purpose of Hopi House was to provide a gift shop where Native Americans could sell their wares to tourists. Architects purposely designed the building to reflect the Native American culture of the region. The design of Hopi House resembled the Hopi pueblo at Oraibi, Arizona. The architecture set a precedent for rustic design in Southwestern park structures. Important was the use of native materials and traditional motifs.50

After Glacier became a national park in 1911, the Great Northern Pacific Railroad built Glacier Park Hotel, Lake MacDonald Hotel, Many Glaciers Hotel, and nine mountain chalets. Planners located the chalets in the most scenic areas of the park. Architects designed the chalets of stone or log so that the buildings harmonized with the surrounding environment. The rustic architectural design also carried over into the design of interiors. At Glacier Park Hotel architects designed a pit fire place in the center of the lobby floor in
order to create the ambience of an outdoor campfire. It was the hope of planners and officials of the Great Northern Railroad that the rustic charm of the West would attract eastern tourist. During tourist season at Glacier Park Hotel, a Blackfoot chief from the nearby Blackfoot Reservation entertained hotel guests around the indoor campfire with stories of Indian lore. By designing buildings that would make the West attractive to eastern consumers, architects inadvertently influenced an emerging architectural philosophy that park buildings should reflect regional culture and be constructed out of materials indigenous to the area.51

In the 1920s the American Association of Museums (AAM) believed that the increased numbers of people driving through national parks would benefit from roadside museums depicting the history and geology of the region. The AAM, in association with the Laura Spellman Rockefeller Memorial, asked Herbert Maier to design the first national park museum at Yosemite National Park.52 Maier's designs also helped to set a precedent for national park rustic architecture. Maier studied architecture at the University of California at Berkeley and at Heald's College of Engineering in San Francisco. In the 1920s, he worked part-time as an architect for the University of California at Berkeley, for the American Association of Museums, and for the Smithsonian.53

In his plans for museums at Yosemite, Grand Canyon, and Yellowstone, Maier used native materials to make the buildings as non-intrusive as possible. Maier believed that park structures were "necessary evils—even the finest building is some what an intruder."54 By using indigenous building materials in the right way, Maier sought to design buildings which appeared to be part of a rock outcropping or looked as though it were growing horizontally out of the ground.55 At Grand Canyon he maintained the Native American influence of the Southwest in his designs. At Yellowstone, he planned four museums that harmonized with the environment of each location. At the Madison Junction location, Maier designed the museum in the style of the popular 1920s bungalow, but enhanced the design with "battered
stone work, clipped gables, and low horizontal emphasis." The building reflected the untamed aspects of the surrounding wilderness by its "scale and roughness."\textsuperscript{56}

In 1929 Thomas Vint, director of the NPS Landscape Design Division, and his staff devised a developmental master plan for the national parks. Increased appropriations to the NPS during the 1930s, and CCC labor allowed Vint to advance development in the national parks that incorporated rustic design. Vint worked with Herbert Maier at Yosemite and followed Maier’s philosophy that park structures should be as non-intrusive as possible. Many of the structures and recreation facilities built in state and municipal parks incorporated non-intrusive rustic design as indicated in the 1929 master plan for national parks. In 1933, the NPS appointed Herbert Maier as Regional Director of the Southwestern District of the park service with headquarters first at Denver then Oklahoma City. Maier’s duties included supervision of state park development. His architectural philosophy influenced the design of state park structures in Oklahoma and the Southwest.\textsuperscript{57}

The Branch of Land and State Cooperation had several requirements for state park structures. It was important that buildings be durable, constructed of stone or masonry, and blend in with the landscape. Another essential requirement was that structures have such simplicity that there was little or no maintenance cost. In order to insure that state park planners were of the same mind as NPS planners, officials of the Branch of Land and State Cooperation invited regional directors and state procurement officers, usually state park authorities, to Washington where national planners educated them in the goals of the NPS regarding the development of state parks. NPS officials reasoned with state planners that NPS developmental plans needed to be implemented according to federal guidelines. The implied threat was that if the national plan was not followed then CCC companies would be reassigned to work on other projects.\textsuperscript{58}

Park development in Oklahoma followed the NPS plans. Structures at the six state parks established in 1935 and at Lake Murray were non-intrusive and built from native
materials. The structures also reflected the regional culture. NPS architects, working out of the regional office in Oklahoma City, regularly inspected CCC work and the development of NPS plans in Oklahoma parks.

Cecil Doty was one of Maier’s regional architects. Doty graduated from Oklahoma A&M College in 1928 with a degree in architecture. He worked for architectural firms in Kansas and Oklahoma and taught at the University of Oklahoma. Maier first hired Doty to help with architectural designs for museums in national parks. In 1937, Maier again hired Doty as regional architect for the NPS in Oklahoma City. Maier’s architectural style also influenced Doty’s work.⁵⁹

Doty’s design philosophy is evident in the architecture of buildings at Boiling Springs State Park in northwestern Oklahoma. His drawings of the bath house and concessions buildings reveal the use of heavy stones and logs. Local architect Harold Hunter constructed a model of Doty’s concessions building, which was put on display for public viewing in a downtown store in Woodward. The three-dimensional model clearly showed the influence of the Southwestern NPS architecture. This design was in keeping with others initiated by Doty during this same period. In 1937, he designed the National Park Service’s regional office building in Santa Fe, New Mexico. The building was an example of Spanish-Pueblo Revival architecture and followed closely the design principals of the National Park Service as set forth in the NPS publication Park Structures and Facilities.⁶⁰

As at Boiling Spring, the design of buildings at Roman Nose and Quartz Mountain State Parks demonstrated the use of native materials and reflected southwestern culture. Cecil Doty visited Boiling Springs and Roman Nose State Park to inspect park development for the NPS. He most likely visited other Oklahoma parks as well. In fact, sources indicate that in Oklahoma Doty designed structures at Turner Falls, Mohawk Metropolitan, and Lake Okmulgee Park projects.⁶¹

Lake Murray State Park perhaps best exemplifies the use of native materials to
harmonize the structures with the environment. In the construction of the keeper's lodge, designers used uncut native stone to blend the building with the natural environment. Construction crews used massive oak logs for the rafters and shake shingles for the roof. Picnic shelters and overnight cabins also demonstrate the diligence used to build non-intrusive structures. The stone for the shelter was excavated from the nearby shoreline of the lake. Great care was taken that the size and color of the lake stone matched the stone in the natural rock ledge on which the building was located. Stone used to construct overnight cabins also was taken from the lake shoreline. The men handled each rock carefully so as not to disturb the mosses and the color of the natural surface.

At Osage Hills, Robbers Cave, and Beavers Bend State Parks, buildings reflected the culture and geology of eastern Oklahoma. Instead of the Southwestern pueblo style, buildings in the eastern part of the state reflected the "cabin motif" of early settlers. The abundance of trees and the lack of stone produced structures made primarily of timber. At Robbers Cave, there was enough native stone in the region to continue designs that incorporated both stone and timber to produce an "informal design to fit with surrounding landscape." It should be noted that the rustic design had a primitive quality on the outside but a more modern appearance on the inside. According to one newspaper account regarding a building at Robbers Cave, "The superintendent's residence is one of the most attractive structures...being modern and complete in every detail. Rustic effect on exterior and finished to a queen's taste in the interior."

There was less stone in the region around Beavers Bend State Park in the southeastern corner of the state. The planners made use of what little stone they had for foundation work and used logs for the superstructure. In referring to the architecture of the structures, the park superintendent remarked, "In all of our work we shall endeavor to follow the simple primitive style of architecture which is so characteristic to southern Oklahoma."

It was an impressive undertaking to train CCC enrollees to the necessary skills needed
to build rustic architecture. The National Park Service employed at each camp a technical staff who trained CCC men in particular skills. For example, technicians trained some men as stone cutters while training others to make wood shingles. All aspects of the construction took a particular skill. It was the combined skills of all men that produced the quality craftsmanship that went into building park structures. The contribution of the CCC and the vision of NPS architects produced lasting structures that are today a national treasure. The park superintendent at Lake Murray stated it well in 1937 when he reported that park buildings were "beautiful and outstanding in design and construction. It is a permanent monument to the National Park Service and a credit to the CCC labor."  

National Park Service landscape architects and Civilian Conservation Corps enrollees combined efforts to construct most of the buildings and structures in Oklahoma state parks. In some parks, however, Work Progress Administration workers also built park facilities. WPA laborers constructed facilities at Lake Murray and Cookson Hills RDAs, and in recreational areas established in the 1930s that were not included in the Oklahoma state park system.

The federal government established the WPA in 1935 to provide work-relief instead of dole-relief for those who were unemployed during the economic depression of the 1930s. An important objective of the WPA was to provide work-relief that would allow employable workers opportunities closely related to their chosen occupations. In Oklahoma in 1935, there were few skilled workers on the relief rolls who could provide the necessary labor for the numerous construction programs pioneered in the state under the New Deal. One of the first and most difficult projects was the construction of fifty-four armories. The armory project became a training ground for workers who learned skills that later qualified them on other WPA projects as stone masons, brick layers, electricians, plumbers, and carpenters.

Federal, state, county, and school district agencies, sponsored WPA projects in Oklahoma. Federal sponsors included the Indian Department, the Soil Conservation Service,
the Wildlife and Game Refuge, and the Department of Agriculture. Similar agencies at the state level used WPA labor. Most of these projects included the development of submarginal land into game reserves, state forest, and recreational areas. On lands set aside for recreation, WPA labor built dams and prepared lake beds, cleared underbrush, built roads, and constructed recreation facilities. Many of the areas developed by WPA labor eventually became state parks.  

WPA officials hired local architects to design buildings in newly developed recreation areas. The architects’ designs shared some of the characteristics seen in NPS rustic. For the most part, there was no particular WPA design philosophy. However, there was some distinction between design in federal and non-federal buildings. Non-federal buildings incorporated a "modern" design that was an "evolution from other styles of architecture." Conversely, the design of federal buildings was traditional and reflected regional characteristics. WPA officials in Oklahoma hired local architects whose designs, like NPS design, reflected the traditional style of any particular area of the state.  

WPA design of park buildings, however, did not incorporate the NPS design ideal that buildings be unobtrusive in the natural setting. WPA buildings did not look as if they were carved out of the surrounding environment. WPA architects also did not emphasize the use of heavy logs or extended roof over-hangs. Rather, there was a simplicity to WPA construction with little ornamentation. Emphasis was on "line, good composition, scale and proportion." Especially important was low-cost construction and lasting durability.  

Some state park development in Oklahoma, then, benefited from the labor of both CCC and WPA workers. For example, Lake Okmulgee State Park, established in 1935, has recreational facilities built by CCC and WPA labor. The CCC arrived at Lake Okmulgee in July 1935. Their work concentrated on clearing and replanting 1500 acres of public land around a dam and newly constructed lake that was the water supply for the people of Okmulgee. The CCC park supervisor classified the park as a state and municipal park,
which may account for the joint effort of two New Deal agencies. Plus, unlike other parks in the state system in 1935, Okmulgee Park was developed under the auspices of the City of Okmulgee.\textsuperscript{72}

The WPA developed Greenleaf Park in the Cookson hills of eastern Oklahoma from submarginal land, which the Resettlement Administration (RA) bought from economically depressed farmers in 1936. The RA resettled families on more productive land where farmers were allowed to lease with an option to buy. In all, the Resettlement Administration bought 32,000 acres from farmers in the Cookson Hills. Of those acres, 6,000 were developed for recreational purposes, apparently under the direction of the National Park Service.\textsuperscript{73}

In Greenleaf Park in 1937, WPA workers completed 24 cabins around the lake and Greenleaf Lodge. WPA labor also crafted camp furniture for the cabins and lodge and constructed the boat house.\textsuperscript{74} In 1941, the federal government approved a site for an Army containment, or training camp, in the Cookson Hills, which included part of Greenleaf Park. During World War Two, this land was transferred from the Resettlement Administration to the Department of Defense, and transferred back again after the war. The army facility became known as Camp Gruber. Many of the park buildings were used by the military, including Greenleaf Lodge, which was turned into an officers’ club.\textsuperscript{75}

One of the numerous projects undertaken by WPA workers was the construction of dams, especially in eastern Oklahoma where productive land was eroded and washed away by flooding. Building dams and creating lakes also was a protective measure to maintain game and fish refuges. There was evidently a concern in the 1930s over the apparent depletion of fish and game stock in the state.\textsuperscript{76} In 1934, the Oklahoma State legislature appropriated funds to the Game and Fish Commission for the construction of a dam on the Kiamichi River south of Clayton in Pushmataha county. With WPA labor, the state built the dam, thereby creating Clayton Lake. In 1945, the state replaced the dam and enlarged the
lake. In 1953 the Game and Fish Commission transferred title to the park to the Oklahoma Planning and Resources Board. The Board officially made Clayton Lake a State Park in that year. 

WPA workers also can be accredited with building recreational facilities and structures at Lake Murray State Park. As mentioned previously, the CCC built most of the infrastructure at Lake Murray, including construction of park buildings. The first construction project at the lake, however, was the construction of Lake Murray dam, which was done with WPA labor. WPA labor was used in the Recreation Demonstration Areas and in constructing Tucker Tower as well. Officially their responsibility was to do "janitor work in cabins, guard duty at gates and ordinary park maintenance." Unofficially, it appears that WPA workers were used for other types of construction. According to one source, "The state administration received public criticism for permitting a weed cutting operation when actually the crews directly under the supervision of the state organization were building a worthwhile structure." 

Large scale funding for New Deal programs started to wane by 1941 when Congressional efforts and appropriations went to prepare America for war in Europe and the Pacific. Like the New Deal programs in Oklahoma that lifted the morale of men and the economy of communities, funding for military camps like Camp Gruber and the construction of numerous military bases added to the economic well-being of the state. With diminishing funding for the NPS and the New Deal, CCC camps were discontinued and the work of the enrollees abandoned. In some cases, the abruptness of the CCC withdrawal from park camps left unfinished park construction. When the government withdrew the CCC from Boiling Springs State Park in 1941, the park was only half finished. Citizens of Woodward figured that between the federal government, State Park Commission, and the city of Woodward, $200,000 to $300,000 was spent on park construction. The concern was that without this revenue the park would never be finished. Residents also were troubled by the
lack of revenue in their community from federal employees. One of the solutions was to convince the federal government to use the CCC camp and facilities for Army units that they believed would travel from Colorado through northwest Oklahoma to camps in Oklahoma and Texas. According to one resident, “We feel, here in Oklahoma, that we are surely entitled to some small part of the expenditures the government is putting out at this time.”

Regardless of unfinished park development, while funding lasted CCC workers, in particular, left Oklahomans with a different landscape than that which existed before the New Deal programs. This New Deal legacy is still enjoyed in the 1990s by thousands of Oklahomans who swim, boat, camp and hike in parks across the state. Also significant was the benefit of the CCC program to the young men who joined the Corps. The spirit of the program and the effect it had on the men is attested to every year when CCC alumni meet for their annual reunions in the very parks they helped build in the 1930s.
Architects

National Park Service Southwest Regional Office

Herbert Maier, Regional Director
Cecil Doty
Raymond Lovelady
Milton Swatek

Boiling Springs State Park

Everett McDonald and Henry Hart, Woodward, Oklahoma
L.L. Hawkins, Landscape Architect
Harold Hunter, Architect

Roman Nose State Park

Harold March, Architect

Osage Hills State Park

W. Russell Smith, Architect

Robbers Cave State Park

Robert Stone, Landscape Architect
Paul Rice, Architect

Beavers Bend State Park

Carl Alteman, Landscape Architect

Quartz Mountain State Park

Theo B. Forbes, Architect

Lake Murray State Park

Robert D. Stone
Raymond Lovelady
E.J. Johnson
Harold Marsh
ENDNOTES


2. Robert Fechner, "What the CCC Is and Does," Toney J. Lackey Collection, Oklahoma Historical Society, Oklahoma City.


15. Parks and Recreation in Oklahoma 1939, p.49.


17. Milton J. McCollm to Elmer Thomas, 2 June 1932, Elmer Thomas Collection, Carl Albert Center, University of Oklahoma.


27. Woodward County Journal, 24 May 1934.


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33. Ibid.

34. Woodward County Journal, 4 July 1935; 18 July 1935.

35. "Your State Park Playground--Roman Nose State Park," WPA.

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41. "Your State Park Playground--Osage Hills State Park," WPA.


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47. "Your State Park Playground--Quartz Mountain State Park," WPA.


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51. Ibid., p. 10.

52. Ibid., p. 39.


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58. Wirth, Parks, Politics, and the People, p. 113.


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66. Ibid.


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71. Ibid.

72. Index to WPA Project Cards, Archives of the WPA, Microfilm reel 55, 1937, Oklahoma Department of Libraries, Archives, Oklahoma City, Oklahoma.


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79. Elmer L. Kinison to C.A. Dykstra, Elmer Thomas Collection, Carl Albert Center, Western History Collection, University of Oklahoma, Norman, Oklahoma.
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Daily Oklahoman

Latimer County News Democrat

Muskogee Daily Phoenix

Woodward County Journal

Books


KINDS OF PROPERTIES SOUGHT AND IDENTIFIED

The focus of the survey was to look at each of the parks as a single entity—a designed landscape—and to identify those cultural resources that contributed to the landscape as designed by the National Park Service and constructed by New Deal agencies. At the beginning of the project, we assumed that the parks had been constructed in their entirety by the CCC, but in the course of our investigation we discovered that the WPA also was involved in some of the parks, and these resources were included in the identification efforts. In addition, resources that were already present when the parks were created and those built by other entities but present at the time the parks were completed were also identified. A number of the parks underwent extensive redevelopment during the 1960s, and as a consequence some of the historic fabric and ambiance was destroyed. Thus, in some parks only portions of the designed landscape survive intact. However, this redevelopment tended to be concentrated in one or two areas of a given park and therefore left large segments that retain their historical integrity.

The historic resources identified included a wide variety of property types relating to public use of the parks, the administration of the parks, and the overall landscape design. The most significant property type within the parks is the designed landscape itself. A designed landscape is a landscape that has significance as a design or work of art, was consciously designed and laid out by a landscape architect, architect, master gardener, or horticulturalist according to a design principle, has a historical association with a significant person or trend in landscape architecture, or has a significant relationship to the theory or practice of landscape architecture. A designed landscape is evaluated as a single entity, and all of the interrelated elements that make up the designed landscape, including buildings, structures, objects, sites, landscaping plants, and natural features, are considered not as individual elements but as a unit. Almost all of the parks that were surveyed are significant
designed landscapes. They were designed as rustic parks by landscape architects with the National Park Service and their development became an important aspect of the Franklin Delano Roosevelt administration's New Deal program to provide work for the unemployed during the Great Depression of the 1930s and at the same time advance a national program of environmental conservation. Each of the designed landscapes is significant at the state or local level of significance. Some of the parks also merit consideration as National Historic Landmarks, as they are outstanding examples of the National Park Service's cooperative effort to help establish parks, conserve natural resources, and create significant designed landscapes and recreational opportunities within reach of the masses of the public. The development of these parks by the New Deal launched the state parks system in Oklahoma. Moreover, these parks helped to establish a rustic landscape theme that was imitated in parks and other tourist facilities throughout the state and thereby helped to create an architectural and landscape style now thought of as quintessentially Oklahoman. Finally, most of the parks stand as significant reminders of the Civilian Conservation Corps program and the New Deal effort to ameliorate the depression and provide training and hope to young men.

Although designed landscapes are evaluated as a unit, property subtypes are present within the parks, and these are discussed briefly below.

Tourist-Related Buildings

Tourist-related buildings such as cabins, bath houses, community buildings, and latrines are extant to one degree or another in each of the eligible parks. A number of designs were used for these facilities, and no two parks are identical. All adhere to a general rustic design philosophy, designated in this survey as "CCC Rustic" but known more generally in the literature as "NPS Rustic." Bath houses tend to be the most elegant and monumental resources within the parks and are typically built of stone. Community
buildings vary as to quality but range from elegant stone buildings to ones of relatively plain wooden construction with stone trim. Surprisingly, a fairly large number of the original tourist cabins survive in the parks, although they have been supplemented by new developments. A variety of cabin designs are found in the parks. Most are constructed of weatherboard, but some stone examples are also extant. Relatively few historic latrines remain. Most are constructed of stone, but weatherboard examples are also present.

**Picnic Facilities**

A number of picnic shelters and pavilions are present in the parks, but very few picnic tables are extant. The picnic shelters and pavilions are often striking structures, constructed of stone and designed to blend into the surrounding landscape. Only a handful of picnic tables are extant, some of stone, others of concrete. In general, picnic tables have been replaced by modern concrete units.

**Administrative Buildings**

Administrative facilities such as superintendents’ residences, caretakers’ cabins, maintenance buildings, and storage buildings are present in some of the parks. Most of the superintendents’ residences have survived; these are typically large, well-designed houses with strong horizontal lines and generally are constructed of stone and wood. An unusual caretaker’s cabin, designed as a log cabin, is present at Beavers Bend State Park and may be individually eligible for the National Register as an outstanding example of its style. Maintenance and storage buildings are generally very utilitarian in design. Most of the original maintenance and storage buildings have been replaced, however, or are highly altered.
Dams

All of the parks feature lakes, and most of the dams forming the lakes were constructed by the CCC or the WPA. Additionally, check dams help to control the course of rivers and creeks within the parks. These structures were central features of the New Deal's conservation program and are significant both to the history of the parks and the local New Deal program.

Bridges and Culverts

Culverts, vehicular bridges, low-water bridges, and pedestrian bridges within the parks not only provide access and water diversion but also add significantly to the rustic feeling of the designed landscape. All are constructed of stone and designed to blend with the landscape. Of particular note are the many spectacular stone arched bridges. In many cases, the original wooden, rustic rails on the bridges remain intact. The culverts and bridges maintain a high degree of design integrity.

Landscape Features

Landscape features within the parks include entry portals, rip rapping, trails, signs and markers, refuse pits, fire pits and fireplaces, drinking fountains, and parking lots. Although many of these are small features, they add significantly to the overall integrity of materials, workmanship, and feeling of the designed landscapes. Most of these structures and objects are constructed of stone, and considerable thought went into designing these features, even the refuse pits, to carry out the rustic principles of the landscape design. Signs and markers in many of the parks were stamped out of metal, and a surprising number are extant. Wooden signs on rustic stone bases, similar to the designs installed more recently, are also present in some of the parks.
Utility Structures

Power houses, incinerators, pump houses, and water towers were designed in stone to continue the rustic theme of the park. Many remain, albeit abandoned, and they contribute significantly to the general feeling of the designed landscape. Some are spectacular examples of rustic design principles and workmanship, incorporating stone construction, stone buttresses, log trusses, and plank doors.

Archeological Sites

A number of resources, particularly latrines and picnic shelters, lay in ruins. However some of these resources may have archeological potential and therefore are considered to be contributing resources within the parks.
RESULTS

Of the ten parks surveyed, Greenleaf State Park, Lake Murray State Park, Osage Hills State Park, and Robbers Cave State Park appear to be eligible in their entirety for listing in the National Register of Historic Places as outstanding examples of park landscapes designed by the National Park Service and built by the Civilian Conservation Corps (CCC) and other New Deal agencies. Lake Murray State Park and Robbers Cave State Park also merit consideration as National Historic Landmarks, due to the quality of the park designs, the integrity of the historic landscapes, and the histories of the parks, both of which incorporate significant themes in addition to their primary association with the CCC. The status of National Historic Landmark denotes the highest level of significance within the National Register. In addition, portions of Boiling Springs State Park, Quartz Mountain State Park, and Roman Nose State Park appear to be eligible for listing in the National Register as locally outstanding designed landscapes. A portion of Beavers Bend State Park appears to be eligible for listing as a historic district. Neither Clayton Lake State Park nor Lake Okmulgee State Park appear to be eligible as designed landscapes or districts, due to a lack of historic integrity. Several resources at the parks appear to be eligible individually for listing in the National Register, including the Caretaker's cabin at Beavers Bend State Park, the officer's residence or clinic building associated with the CCC camp at Beavers Bend State Park, Greenleaf Lodge/Camp Gruber Officers' Club at Greenleaf State Park, Altus Dam at Quartz Mountain State Park, the entrance sign at Roman Nose State Park, and the dam at Lake Okmulgee State Park. The Resettlement Administration group camp and the "Negro cabins," both at Lake Murray State Park, appear to be eligible as historic districts, aside from their eligibility as part of the overall designed landscape at the park.
BEAVERS BEND STATE PARK

RECOMMENDATION

Beavers Bend State Park is nestled in the wooded foothills of the Ouachita Mountains in southeastern Oklahoma. Its beautiful lake, magnificent terrain, rushing streams, lush forest, and recreational opportunities make it one of the most popular state parks in Oklahoma. In addition to its natural beauty, Beavers Bend has a rustic appeal, partly due to the CCC-built cabins and the historic bath house, now the Nature Center. The park is covered with a high canopy of tall yellow pines. Although pine trees are indigenous to the area, many of these pines were planted by the CCC. Red cedar is thought to be a recent invader to the area but the original plans indicate plantings of cedar trees as well.

Relatively few of the historic resources at Beavers Bend have retained their integrity (refer to Map 2). Consequently, the park does not appear to be eligible for the National register as a designed landscape. However, an area encompassing a cluster of cabins and the bath house does appear to be eligible for listing in the National Register of Historic Places under Criteria A and C as a historic district (refer to Map 3). The district is significant for its association with the CCC construction program, and it contains an outstanding, visually cohesive collection of tourist cabins and other resources associated with the early development of Beavers Bend State Park. In addition, it appears that the Caretaker’s Cabin (resource ZZ on Map 3) is individually eligible for listing in the National Register as an outstanding example of log cabin design by the National Park Service at Beavers Bend State Park. Moreover, Cabin 47 (Resource OO on Map 3), thought to be the original officer’s residence or the clinic for the CCC camp, where the members of the CCC lived while constructing the park, may be eligible for individual listing in the National Register. All of these resources appear to be eligible at the local level of significance.
EVALUATION BY NODE

Node 1

Node 1, in the southern part of the park (Map 4), is mainly a camping area with numerous sites designed to accommodate recreational vehicles. The landscape includes numerous stands of blackjack, red post oak, and hickory trees along the hill sides. Many camp sites and RV spaces are available year-round. Most of the camp sites include water and electrical hookups. There are two picnic shelters, a latrine, tennis courts, and a playground area for daytime use, all of which are nonhistoric. Also within this node is Group Camp 1. Relatively little integrity remains in this part of the park. However, it does include the Caretaker’s Cabins and an officer’s cabin or clinic associated with the CCC camp, both of which appear to be individually eligible for the National Register. This area was the original site for the CCC camp.

Node 2

Node 2 is the site of Camping Area B and Cabins 24 through 28. In addition it contains numerous sites designed to accommodate recreational vehicles year-round, and a dump station serves the recreational-vehicle campers. Most of the camp sites include water and electrical hookups. This area also includes a latrine and playground. Across the park road are newer duplex cabins. This area does not contain any historical resources. It has high usage so undergrowth is minimal.

Node 3

Node 3 is the center of activity of the park and is located at the park entrance. It includes the park restaurant and country store, the historic bath house (now the Nature Center) and amphitheater, the park office, the historic park manager’s residence, and the
Map 4

Beavers Bend State Park

- □ Contributing resource
- △ Noncontributing resource
Forest Heritage Center. There is very little low brush and few smaller trees in this area, except along the hillside, because of high usage by park visitors.

**Node 4**

Node 4 houses most of the park's cabins. Along several cul-de-sacs are cabins of various ages and styles. At the center of this area are the original cabins, built by the CCC. These retain a high degree of integrity. Additionally there are eleven new cabins along the riverside. Also located in this node is a central maintenance area and a stone, arched bridge. Much of this node appears to be eligible for the National Register as a historic district. There is a wide variety of trees in this area because it is less developed than other sections of the park. They include sweet gum, sycamore, holly, white oak, post oak, hickory, and maple.

**Node 5**

Node 5 is designed primarily for primitive outdoor recreation, except for Area F, which is developed for recreational vehicle camping. Areas D through H have tent camping sites along the bend of the Mountain Fork River. The node includes two bridges built by the CCC. There is also a swimming area with various water activities available. A maintenance area and a house for park personnel are located along the park road. This node has almost no historic resources. Along the bend of the river are sweet gum, black gum, sycamore, holly, white oak, post oak, and cypress.
Auto – Walking Tour of Beavers Bend State Park’s Historic Structures

A guide to some of Beavers Bend State Park’s distinctive and important historic structures.
Introduction

President Franklin Roosevelt’s “New Deal” program in 1933 gave meaningful work to millions of unemployed Americans. Through the New Deal, roads, bridges and dams were built; forests and shelter-belts were planted; and city, state and national park facilities were constructed. The New Deal provided the impetus for the development of Oklahoma’s first state parks. Beavers Bend State Park has the distinction of being one of those parks that was built during the New Deal era of the 1930’s.

One of the most important programs within Roosevelt’s New Deal was the Civilian Conservation Corps. The chief purposes of the CCC were to conserve the nation’s natural resources and to provide jobs and job training for unemployed youth. Through the combined talents and hard work of National Park Service architects, Civilian Conservation Corps enrollees, and U.S. Army camp supervisors, new parks were built throughout America.

Seizing on this historic opportunity, the citizens of Idabel and Broken Bow donated the money needed to purchase 1,200 acres of land from the Dierks Co. (also known as Choctaw Lumber Company) for the development of a new state park. In 1935, this land was deeded to the State of Oklahoma for the construction of Beavers Bend State Park. Park construction began in August, 1935 as over 200
enrollees came to CCC Camp No. 2815. At this CCC camp the enrollees were unmarried men between the ages of 18 and 35. Each enrollee received a monthly wage of $30, of which $25 was sent home to help their family.

Beavers Bend, as well as other park facilities of this region, were designed by Herbert Maier and his team of architects, engineers and landscape designers. Based on his design work in the 1920’s at Yellowstone, Grand Canyon and Yosemite National Parks, Maier was highly acclaimed for his “rustic” park structures. Maier’s buildings were made of native stone and large timbers. They were designed so as to blend into the landscape.

Description of the Auto and Walking Tour
This tour highlights some of Beavers Bend’s historic CCC structures.

Those facilities that are easily viewed from a car or that have a hard-surfaced walkway are listed in this pamphlet as (Easy View).

Before walking up to cabins, picnic pavilions and group camp facilities, please check with the park office to
determine if these facilities are already being used by other park guests. If they are rented, please do not walk near to the buildings.

**For Your Safety**
Please be careful as you stop your vehicle and walk to each viewing station. Park your vehicle off of the roadway. Always be alert to traffic and never let children walk unattended. Always keep children at your side.
Station No. 1 Park Nature Center
This building originally served as a bathhouse for those who swam in the cool water of the Mountain Fork River. In the 1930s, long before Broken Bow Lake was built, the CCC’s constructed a small dam across the river. During times of normal river flow, this dam created a shallow pool of water. On hot summer days, this bathhouse was the busiest spot in the park.

In designing Oklahoma’s CCC state park facilities, the National Park Service architects used the native materials that were found at each park location. Unlike other Oklahoma parks where native rock of construction quality is plentiful, the native stone of the Beavers Bend area does not lend itself to large-stone construction. Instead, National Park Service architects designed buildings that used the native material that was abundant, large trees. The CCC structures at Beavers Bend were designed to take advantage of the natural beauty of large, rough-hewn, logs. This bathhouse is one of Oklahoma’s most impressive CCC structures.

After Broken Bow Lake was constructed in the 1960’s, swimming in the Mountain Fork River below the dam became a dangerous activity. Because the river is used to
generate hydro-electric power, the river’s current becomes too strong, and the water too cold, for swimming. The bathhouse initially was converted into the state park office. In the late 1970’s it became the park nature center. Just as in the 1930’s, this historic building continues to be the hub and heart of Beavers Bend State Park. (Easy View)

**Station No. 2**  
**Rockwork at the Nature Center**  
The slate walkways, sandstone steps and retaining walls at the nature center area reflect the skill and masonry talents of the CCC workers. Visually, this stonework anchors the building into the site. (Easy View)

**Station No. 3  Bridge Over Beaver Creek**  
On leaving the nature center parking lot, cross the bridge to reach the south area of the park. The stone buttresses at each end of this small bridge were built by the CCC. The original CCC bridge, which used 12” and 18” diameter logs, has been replaced with reinforced concrete and asphalt. The log holes of the original bridge are still visible.

**Station No. 4  Group Camp #1**  
This group camp is on the site of the original CCC camp; however, none of these existing buildings were part of the CCC camp.

In the 1930’s, the entrance to this CCC camp featured a log
gateway. Like the other parts of camp #2815, the timber gateway is now just a memory. (Easy View)

Station No. 5 Cabin # 47

This cabin was built by the CCC and, while the CCC camp was in operation, it served as the residence for the camp’s caretaker. Now a rental cabin, this structure serves as an excellent example of CCC craftsmanship. (Easy View)

Station No. 6 Cabin Area

Cabins #1 thru #13, #16 and #17 were all built by the CCC. The interior of each cabin has been restored, but the structures are true to their original “rustic” architectural design. (Easy View)

Station No. 7 CCC Drainage Culvert

Below the Forest Heritage Center, at the juncture of the park’s entrance roadways, there is a CCC-constructed sandstone culvert underneath the road.
Interested in the Restoration and Preservation of this Park’s Historic Structures?

Contact Oklahoma State Parks at (405) 230-8300 to find out ways that you can help to preserve these irreplaceable structures.
Appendix B – Documents related to Property Ownership
THE CHOC TAW AND CHICKASAW NATIONS
INDIAN TERRITORY.

To All to Whom These Presents Shall Come, Greeting:

WHEREAS, by the Act of Congress approved July 1, 1892 (32 Stat., 541), and ratified by the citizens of the Choctaw and Chickasaw Nations September 25, 1892, it was provided that there should be allotted, by the Commission to the Five Civilized Tribes, to each citizen of the Choctaw and Chickasaw Nations, land equal in value to three hundred and twenty acres of the average allotted lands of the Choctaw and Chickasaw Nations; and,

WHEREAS, it was provided by said Act of Congress that each member of said tribes shall at the time of the selection of his allotment, designate, or have selected or designated for him, from his allotment, land equal in value to one hundred and sixty acres of the average allotted land of the Choctaw and Chickasaw Nations, as nearly as may be, as a homestead, for which separate certificate and patent shall issue; and,

WHEREAS, The said Commission to the Five Civilized Tribes has certified that the land hereinafter described has been selected by or on behalf of [Handwritten name] a citizen of the [Handwritten name], Nation, as a homestead;

NOW, THEREFORE, We, the undersigned, the Principal Chief of the Choctaw Nation and the Governor of the Chickasaw Nation, by virtue of the power and authority vouchsafed to us by the twelfth section of the Act of Congress of the United States, approved June 28, 1892 (32 Stat., 541), do hereby and by these presents do grant and convey unto the said [Handwritten name],

in and to the following described land, viz: The North Half of the North Half of the South Half of the South Half of the South Half of the North East Quarter of the North East Quarter of the North East Quarter of the South East Quarter of the North East Quarter of the South East Quarter of the South East Quarter of the North East Quarter of the New Confederate Surveys, in the Indian Base and Meridian, in Indian Territory, containing Eight Hundred acres, more or less, as the case may be, according to the United States Survey thereof, subject, however, to the conditions provided by the Act of Congress approved July 1, 1892 (32 Stat., 541), pertaining to allotted homesteads.

IN WITNESS WHEREOF, We, the Principal Chief of the Choctaw Nation and the Governor of the Chickasaw Nation, have hereunto set our hands and caused the great seal of our respective Nations to be affixed at the dates hereinafter shown.

Date [Handwritten name], 1892

Principal Chief of the Choctaw Nation.

Date [Handwritten name], 1892

Governor of the Chickasaw Nation.

Department of the Interior,

[Handwritten name], 1906

Approved: Feb. 25, 1906

[Handwritten name], Secretary.

By [Handwritten name], Clerk.

Filed for record on the 23 day of and in the year 1906, at 9 o'clock A.M.
LEASE—GENERAL FORM

THIS LEASE, Made this 30th day of May, 1935, by Leavina Beavers nee Hudson of the first part, to The State of Oklahoma of the second part,

WITNESSETH, That the said party y of the first part, in consideration of the rents, covenants and agreements of the said party y of the second part, hereinafter set forth, do eth by these presents DEMISE, LEASE AND RENT to the said party y of the second part, the following described property, situate in the County of McCurtain State of Oklahoma, to-wit:

The North Half of North Half of Northeast Quarter of Northeast Quarter of Section Fifteen (15), Township Five (5) South, Range Twenty-five (25) East, containing 10 acres, more or less.

( It is further agreed that in case there should need to be an extension of time for the purpose of which it is now being used for, party of the first part agrees to extend said lease for such additional time as necessary to complete work on park, upon payment of rental at the rate of Ten Dollars per annum)

TO HAVE AND TO HOLD THE SAME, Unto the said party y of the second part, from the First day of June, 1935, to the 1st day of June, 1937.

And said party y of the second part, in consideration of the leasing the premises, as above set forth covenant and agree with the said party y of the first part, to pay the said party y of the first part, her heirs or assigns, as rent for the same the total amount of $150.

HEREBY WAIVING, The benefit of exemption, valuation and appraisement laws of said State of Oklahoma, to secure the payment thereof.

The covenants herein shall extend to and be binding upon the heirs, executors and administrators of the parties to this lease.

IN WITNESS WHEREOF, The said parties have hereunto set their hands the day and year first above written.

Executed in the presence of
STATE OF OKLAHOMA,
County of RoCurtain

Before me, the undersigned, a Notary Public,
in and for said County and State, on this 1st day of June, 1935, personally appeared
Leavina Beavers née Hudson

and

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that
she executed the same as her free and voluntary act and deed for the uses and purposes therein
set forth.

Witness my hand and official seal the day and year above set forth.

My commission expires Feb. 3, 1937

Notary Public.

[Signature]

M. M. Logan
RELEASE

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, by a mortgage dated March 1, 1934, Herman Dierks, Herbert Dierks and Devere Dierks, not individually or personally, but as trustees duly constituted and acting by and under a certain indenture of trust made and entered into on the 27th day of February, 1934, transferred and conveyed to Herman Dierks, Herbert Dierks, Devere Dierks, Frederick H. Dierks, Harry L. Dierks, Hada M. Frey, Rose D. Hess and Minna M. Dierks, as mortgagees, the lands hereinafter described, located in McCurtain County, Oklahoma, as security for the payment of their promissory note of that date, which mortgage was filed for record in the office of the County Clerk of McCurtain County, Oklahoma, on the 17th day of September, 1934, and is now recorded in book 21 at page 126; and

WHEREAS, by an assignment in writing, dated May 26, 1934, the mortgagees in said mortgage, for value received, sold, assigned, transferred and set over the said mortgage unto The Choctaw Lumber Company and/or the duly appointed, acting and constituted receivers of The Choctaw Lumber Company, of Kansas City, Missouri, the note therein described and secured thereby having been duly endorsed to the said assignees, which said assignment in writing was filed for record in the office of the County Clerk of McCurtain County, Oklahoma, on the 8th day of November, 1934 and is now recorded in book 15 at page 509; and that

WHEREAS, Herbert Dierks and Walter A. Graff, were, on June 22, 1934, duly appointed as trustees of The Choctaw Lumber Company, a corporation, debtor, by the United States District Court for the Western Division of the Western District of Missouri, in a cause therein pending, entitled, "In the Matter of The Choctaw Lumber Company, a Corporation, Debtor, In Bankruptcy No. 12309", and have been since July 1, 1934, the duly qualified and acting trustees of said The Choctaw Lumber Company, succeeding as such to all of the rights, title and
interest of the receivers theretofore appointed for said company; and

WHEREAS, the said mortgage provides, among other things, that the mortgagors shall be entitled, upon their written request, to have released from the lien of said mortgage for purposes of sale, any of the lands included therein, and the mortgagors have made proper request in writing for a release of the lien of said mortgage as to the lands hereinafter described; and

WHEREAS, by an order of the District Court of the United States for the Western Division of the Western District of Missouri, made and entered on the 28th day of June, 1935, in the cause above mentioned, Herbert Dierks, for and in the name of both Herbert Dierks and Walter A. Graff, as trustees of The Choctaw Lumber Company, a corporation, debtor, was authorized, empowered and directed to execute and deliver this release, releasing and discharging the lands hereinafter described from the lien of said mortgage.

NOW, THEREFORE, in consideration of the premises, Herbert Dierks and Walter A. Graff, as trustees of The Choctaw Lumber Company, a corporation, debtor, acting in their official and representative capacity only, and not personally or as individuals, do hereby, and by these presents, remise, release, quit-claim and forever discharge from the lien and effect of said mortgage the following described lands located in the county of McCurtain and state of Oklahoma, to wit:

The Southwest Quarter (¼) of the Northeast Quarter (¼) and the SE²/₄ SE²/₄ Quarter (¼) of Section Eight (8); the South Half (½) of the Southwest Quarter (¼) and the Southeast Quarter (¼) of Section Nine (9); the South Half (½) of the Northeast Quarter (¼); the Northwest Quarter (¼) and the South Half (½) of Section Ten (10); the Northwest Quarter (¼) of the Northeast Quarter (¼) and the Northwest Quarter (¼) of Section Fifteen (15), all in Township Five (5) South, Range Twenty-five (25) East,

hereby releasing unto the mortgagors, their successors and assigns, all right, title, claim and lien created by, through or under said mortgage in and to the lands above described, the lien of said mortgage,
however, being continued in full force and effect as to all property
described in said mortgage, and not hereby or heretofore duly released
from the lien thereof.

EXECUTED, this 28th day of June, 1935.

Herbert Dierks and Walter A. Graff,
as Trustees of The Choctaw Lumber
Company, a Corporation, Debtor, and
not Personally or as Individuals,

By Herbert Dierks

STATE OF MISSOURI, }
COUNTY OF JACKSON, }

On this 28th day of June, 1935, before me, a notary public
within and for the county and state aforesaid, personally appeared
Herbert Dierks, to me known to be one of the duly appointed, qualified
and acting trustees of The Choctaw Lumber Company, a corporation, debtor,
to me known to be the party who executed the foregoing instrument for
and in the name of Herbert Dierks and Walter A. Graff, as trustees of
The Choctaw Lumber Company, a corporation, debtor, and the said Herbert
Dierks acknowledged to me that he executed the foregoing instrument in
his official capacity as his free and voluntary act and deed as trustee
of The Choctaw Lumber Company, a corporation, debtor, and not personally
or as an individual, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal this 28th day of June, 1935.

[Signature]
Notary Public.

My commission expires December 17, 1938.
RELEASE

KNOW ALL MEN BY THESE PRESENTS that:

WHEREAS, by two timber deeds executed and delivered on December 31, 1931, which deeds are of record in book 27 at pages 446 and 456 of the records of McCurtain County, Oklahoma, the then owner conveyed to The Choctaw Lumber Company, a Delaware corporation, all of the merchantable timber lying, standing, being or fallen upon the lands hereinafter described, with full rights, for a period of twenty-five years, to enter upon said lands and to cut and remove the timber therefrom; and

WHEREAS, Herbert Diers and Walter A. Graff were, on June 22, 1934, duly appointed as trustees of The Choctaw Lumber Company, a corporation, debtor, by the United States District Court for the Western Division of the Western District of Missouri, in a cause pending in said court, entitled, "In the Matter of The Choctaw Lumber Company, a Corporation, Debtor, In Bankruptcy No. 12309", and ever since July 1, 1934, have been the duly qualified and acting trustees of said The Choctaw Lumber Company; and by the order of said United States District Court duly made and entered in said cause on the 28th day of June, 1935, Herbert Diers, for and in the name of both Herbert Diers and Walter A. Graff, as trustees, was authorized and directed to execute and deliver this release of said timber deeds;

NOW, THEREFORE, in consideration of the sum of One Dollar ($1.00) and other valuable considerations, the receipt of which is hereby acknowledged, The Choctaw Lumber Company, a corporation, and Herbert Diers and Walter A. Graff, as trustees of The Choctaw Lumber Company, a corporation, debtor, acting in their official and representative capacity only, and not personally or as individuals, do hereby, and by these presents, remise, release, quit-claim and forever discharge from the lien and effect of said timber deeds the following described lands in the county of McCurtain and state of Oklahoma, towit:
The Southwest Quarter (¼) of the Northeast Quarter (½) and the Northwest Quarter (¼) of Section Eight (8); the South Half (½) of the Southwest Quarter (¼) and the South Half (½) of Section Nine (9); the South Half (½) of the Northeast Quarter (¼) of the Northwest Quarter (¼) and the South Half (½) of Section Ten (10); the Northwest Quarter (¼) of the Northeast Quarter (¼) and the Northwest Quarter (¼) of Section Fifteen (15); all in Township Five (5) South, Range Twenty-five (25) East;

Reserving, however, to The Choctaw Lumber Company, a corporation, and Herbert Dierks and Walter A. Graff, as trustees of The Choctaw Lumber Company, a corporation, debtor, their successors and assigns, all of the timber upon said lands measuring fourteen (14) inches, or more, at the stump, with full rights of ingress and egress in, upon and over said lands and the right for a reasonable time to cut, fell and remove said timber, which time shall not be less than one year after the state of Oklahoma has completed the construction of suitable roads over and across each forty-acre tract of said lands, which roads may be used for the purposes necessary and incident to the removal of said timber,

thereby releasing all right, title, claim and lien created by, through or under said timber deeds in and to the lands above described, the lien and effect of said deeds, however, being continued in full force and effect as to all lands described therein and not hereby nor here-tofore duly released from the lien and effect thereof.

IN WITNESS WHEREOF, the undersigned, The Choctaw Lumber Company, a corporation, has caused this instrument to be executed on its behalf and by authority of its Board of Directors, by its President, attested by its Assistant Secretary and its corporate seal hereto affixed, and the undersigned Herbert Dierks and Walter A. Graff, as trustees of The Choctaw Lumber Company, a corporation, debtor, acting in their official and representative capacity as such trustees, and not personally or as individuals, have hereunto set their hands this 28th day of June, 1935.

THE CHOCTAW LUMBER COMPANY, a Corporation

[Signature]
President.

ATTEND:
[Signature]
Assistant Secretary.
Herbert Dierks and Walter A. Graff, as Trustees of The Choctaw Lumber Company, a corporation, Debtor, and not Personally or as Individuals,

By ______________

STATE OF MISSOURI, )
COUNTY OF JACKSON. ) SS.

Before me, Berl Carlton, a notary public within and for the county and state aforesaid, on this 28th day of June, 1935, personally appeared ______________ and W. C. Stone, to me known to be the President and Assistant Secretary, respectively of The Choctaw Lumber Company, a corporation, who executed the within and foregoing instrument as President and Assistant Secretary, respectively, of The Choctaw Lumber Company and acknowledged to me that they executed the same for and in behalf of The Choctaw Lumber Company, having been first thereunto duly authorized, and the said ______________ and W. C. Stone acknowledged to me that they executed the same as the free and voluntary act and deed of said The Choctaw Lumber Company for the uses and purposes therein set forth.

B. Carlton
Notary Public.

My commission expires ______________

Dec. 17 1938

STATE OF MISSOURI, )
COUNTY OF JACKSON. ) SS.

On this 28th day of June, 1935, before me, Berl Carlton, a notary public within and for the county and state aforesaid, personally appeared Herbert Dierks, to me known to be one of the duly appointed, qualified and acting trustees of The Choctaw Lumber Company, a corporation, debtor, and to me known to be the party who executed the foregoing instrument for and in the name of both Herbert Dierks and Walter A. Graff, as Trustees of The Choctaw Lumber Company, a corporation, debtor, and the said Herbert Dierks acknowledged to me
that he executed the foregoing instrument in his official capacity as his free and voluntary act and deed, as trustee of The Choctaw Lumber Company, a corporation, debtor, and not personally or as an individual for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary Public.

My commission expires Dec. 17- 1938.
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Herman Dierks, Herbert Dierks and Devere Dierks, not individually nor personally, but as Trustees duly constituted by, and acting under an indenture of trust dated February 27, 1934, for and in consideration of the sum of $1.00 and other good and valuable considerations to them in hand paid by The State of Oklahoma, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said The State of Oklahoma, subject, however, to all conditions and reservations hereinafter set forth, all the following described real property and premises situated in McCurtain County, State of Oklahoma, to wit:

The Northeast Quarter of Northeast Quarter of Sec. 16, in Township 6 South, Range 25 East, containing 40 acres more or less.

TO HAVE AND TO HOLD THE SAME unto the said THE STATE OF OKLAHOMA, subject to all the following conditions and reservations, to wit:

There is reserved from this grant and conveyance to the grantors, their successors and assigns, all the timber upon said lands and measuring 14 inches, or more, at the stump, with the right of ingress and egress for a reasonable time in, upon and over said lands for the purpose of cutting, felling and removing said timber, which time as to each 40-acre tract of said land shall be not less than one (1) year after the grantee herein has notified the grantors, their successors or assigns by registered mail, addressed to 700 Dierks Building, Kansas City, Missouri, that a suitable road has been constructed and completed over and across said 40-acre tract, which road or roads may be used by the grantors, their successors and assigns, for the purpose of removing said timber and for any purposes necessary and incident to said removal of timber, and the grantors herein or their successors and assigns, shall not be required to pile or burn any brush or logs either before, during or after the removal of said timber.

This conveyance is further made subject to all oil, gas and mineral conveyances or leases now of record.

It is further understood and agreed by and between the parties hereto that the lands hereby conveyed are to be used by the State of Oklahoma exclusively for the purpose of establishing and maintaining a state park and if at any time said lands be abandoned, or the maintenance of said park discontinued, then and in such event all of the right, title and interest of The State of Oklahoma in and to said lands shall immediately cease and terminate and said lands and all of the right, title and interest of The State of Oklahoma therein shall revert to the grantors, their successors and assigns.

All taxes or assessments levied or assessed against said lands and which were not due and payable on or before the 10th day of April, 1936 shall be assumed and paid by The State of Oklahoma.

The grantors herein will warrant and defend the title to said lands against all claims arising by their acts and none other.

IN WITNESS WHEREOF, the grantors have herunto set their hands and seals this the 10th day of April, 1936.

[Signatures]

Not individually nor personally, but as Trustees duly constituted by, and acting under an indenture of trust dated February 27, 1934.
OKLAHOMA

STATE OF MISSOURI

COUNTY OF JACKSON

Before me, W. C. Stone, a Notary Public in and for said County and State on this 10th day of April, A. D. 1936, personally appeared Herman Dierks and Herbert Dierks, Trustees under an Indenture of Trust, dated February 27, 1934, and not individually or personally, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the consideration, uses and purposes therein set forth.

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

[Signature]
Notary Public

My commission expires
Jan. 10, 1939

STATE OF ARKANSAS

COUNTY OF GARLAND

Before me, H. I. Ware, a Notary Public in and for the said County and State, on this 12th day of April, A. D. 1936, personally appeared DeVere Dierks, Trustee under an Indenture of Trust, dated February 27, 1934, and not individually or personally, 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 for the consideration, uses and purposes therein set forth.

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

[Signature]
Notary Public

My commission expires
Feb. 10th 1940
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Harman Diarks, Herbert Diarks and DeVere Diarks, not individually nor personally, but as trustees duly constituted by, and acting under, a certain Indenture of Trust dated February 27, 1934, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to them in hand paid by The State of Oklahoma, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said The State of Oklahoma, all the lands and premises hereinafter set forth, all the following described real property and premises situated in McCurtain County, State of Oklahoma, to wit:

The Southwest quarter of the Northeast quarter and the
South half of the Southwest quarter and the Southwest
quarter of Section Nine (9);
the South half of the Northeast quarter, the Northeast
quarter and the South half of Section Ten (10);
and the Northwest quarter of the Northeast Quarter and the
Northwest quarter of Section Fifteen (15); all in Township
Five (5) South, Range Twenty-five (25) East and containing
in all Sixteen Hundred (1600) acres, more or less.

TO HAVE AND TO HOLD THE SAME unto the said THE STATE OF OKLAHOMA, subject to all the following conditions and reservations, to wit:

There is reserved from this grant and conveyance to the grantors, their successors and assigns, all the timber upon said lands and measuring 14 inches, or more, at the stump, with the right of ingress and egress for a reasonable time in, upon and over said lands for the purpose of cutting, felling and removing said timber, which time as to each 40-acre tract of said lands shall be not less than one (1) year after the grantee herein has notified the grantors, their successors or assigns, by registered mail, addressed to 700 Diarks Building, Kansas City, Missouri that a suitable road has been constructed and completed over and across said 40-acre tract, which road or roads may be used by the grantors, their successors and assigns, for the purpose of removing said timber and for any purposes necessary and incidental to said removal of timber; and the grantors herein, their successors and assigns, shall not be required to pile or burn any brush or logs either before, during or after the removal of said timber.

This conveyance is further made subject to all oil, gas and mineral conveyances or leases now of record.

It is further understood and agreed by and between the parties hereto, that all the lands hereby conveyed are to be used by The State of Oklahoma exclusively for the purpose of establishing and maintaining a state park and if at any time said lands be abandoned, or the maintenance of said park discontinued, then and in such event all of the right, title and interest of The State of Oklahoma in and to said lands shall immediately cease and terminate and said lands and all of the right, title and interest of The State of Oklahoma therein shall revert to the grantors, their successors and assigns.

All taxes or assessments levied or assessed against said lands and which were not due and payable on or before the 8th day of June, 1935, shall be assumed and paid by The State of Oklahoma, park commission.

The grantors herein will warrant and defend the title to said lands against all claims arising by their acts and none other.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals this, the 8th day of July, 1935.
STATE OF MISSOURI,
County of Jackson, ss.

Before me, Berl Carlton, a Notary Public in and for said County, and State, on this 8th day of July A. D. 1935, personally appeared Herman Dierks and Herbert Dierks, Trustees under an Indenture of Trust, dated Feb. 27, 1934, and not individually or personally, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the consideration, uses and purposes therein set forth.

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

My commission expires Dec. 17, 1938.

Notary Public, Jackson Co., Mo.

STATE OF MISSOURI,
County of Jackson, ss.

Before me, Berl Carlton, a Notary Public in and for said County and State, on this 9th day of July, A. D. 1935, personally appeared DeVere Dierks, Trustee under an Indenture of Trust, dated Feb. 27, 1934, and not individually or personally, 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 for the consideration, uses and purposes therein set forth.

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

My commission expires Dec. 17, 1938.

Notary Public, Garland Co. Ark.
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Herman Dierks, Herbert Dierks and Devere Dierks, not personally nor individually, but as Trustees under Indenture of Trust dated February 27, 1934, and recorded in Book 134, at page 28, of the records in the office of the County Clerk of McCurtain County, Oklahoma, in consideration of the sum of Sixty and no/100 - - - - - - - - - - - - - - - - - - Dollars ($60.00 - - - - - -), in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto State of Oklahoma, Oklahoma Planning and Resource Board, Division of State Parks, the following described real property and premises situated in McCurtain County, State of Oklahoma, to wit: Northwest Quarter of Northwest Quarter of Section Fourteen (14), Township Five (5) South, Range Twenty-five (25) East, of Indian Base and Meridian, containing 40 acres, according to the U.S. Survey.

Together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

The premises are subject to the liens and encumbrances of record, and the right of the .

TO HAVE AND TO HOLD said described premises unto the said State of Oklahoma, Oklahoma Planning and Resource Board, Division of State Parks its successors and assigns forever, free, clear and discharged of and from all former grants, taxes, judgments, mortgages and other liens and encumbrances of whatever nature, except the leases and conveyances above referred to.

IN WITNESS WHEREOF, Herman Dierks, Herbert Dierks and Devere Dierks, not individually nor personally, but as Trustees under said Indenture of Trust dated February 27, 1934, and constituting a duly authorized majority thereof for the purpose of executing and delivering this instrument, have hereunto set their hands and seals, this 20th day of September, 1937.

Herman Dierks

Herbert Dierks

Not personally nor individually but as Trustees under Indenture of Trust dated February 27, 1934, and constituting a duly authorized majority thereof.
STATE OF OKLAHOMA, County of

I hereby certify that this instrument was filed for record in my office at

on the day of

A.D. 19... at o'clock M.

and duly recorded in Book... on page... By Deputy...

State of Missouri

Before me, personally appeared

a Notary Public in and for... and acknowledged to me that they executed the same as their true and voluntary act and deed as such Trustees for the use and purposes therein set forth.

My conclusion:

...day of... in the District Court of Jackson County, State of Missouri.
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Herman Dierks, Herbert Dierks and DeVere Dierks, not individually nor personally, but as Trustees duly constituted by, and acting under a certain Indenture of Trust Dated February 27, 1934, for and in consideration of the sum of $1.00 and other good and valuable considerations to them in hand paid by The State of Oklahoma, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said The State of Oklahoma, subject, however, to all conditions and reservations hereinafter set forth, all the following described real property and premises situated in McCurtain County, State of Oklahoma, to-wit:

The Northeast Quarter of Northeast Quarter of Sec. 16, in Township 5 South, Range 25 East, containing 40 acres more or less.

TO HAVE AND TO HOLD THE SAME unto the said THE STATE OF OKLAHOMA, subject to all the following conditions and reservations, to-wit:

There is reserved from this grant and conveyance to the grantees, their successors and assigns, all the timber upon said lands and measuring 14 inches, or more, at the stump, with the right of ingress and egress for a reasonable time in, upon and over said lands for the purpose of cutting, felling and removing said timber, which time as to each 40-acre tract of said land shall be not less than one (1) year after the grantee herein has notified the grantees, their successors or assigns by registered mail, addressed to 700 Dierks Building, Kansas City, Missouri, that a suitable road has been constructed and completed over and across said 40-acre tract, which road or roads may be used by the grantees, their successors and assigns, for the purpose of removing said timber and for any purposes necessary and incident to said removal of timber, and the grantees herein their successors and assigns, shall not be required to pile or burn any brush or logs either before, during or after the removal of said timber.

This conveyance is further made subject to all oil, gas and mineral conveyances or leases now of record.

It is further understood and agreed by and between the parties hereto that the lands hereby conveyed are to be used by the State of Oklahoma exclusively for the purpose of establishing and maintaining a state park and if at any time said lands be abandoned, or the maintenance of said park discontinued, then and in such event all of the right, title and interest of The State of Oklahoma in and to said lands shall immediately cease and terminate and said lands and all of the right, title and interest of The State of Oklahoma therein shall revert to the grantees, their successors and assigns.

All taxes or assessments levied or assessed against said lands and which were not due and payable on or before the 10th day of April, 1936 shall be assumed and paid by The State of Oklahoma.

The grantees herein will warrant and defend the title to said lands against all claims arising by their acts and none other.

IN WITNESS WHEREOF, the grantees have hereunto set their hands and seals this the 10th day of April, 1936.

[Signatures]

Not individually nor personally, but as Trustees duly constituted by, and acting under an Indenture of Trust Dated February 27, 1934.
STATE OF MISSOURI
COUNTY OF JACKSON

Before me, W. C. Stone, a Notary Public in and for said County and State on this 10th day of April, A. D. 1936, personally appeared Herman Dierks and Herbert Dierks, Trustees under an Indenture of Trust, dated February 27, 1934, and not individually or personally, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the consideration, uses and purposes therein set forth.

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

[Signature]

Notary Public

My commission expires Jan. 30, 1939

STATE OF ARKANSAS
COUNTY OF GARLAND

Before me, H. L. Ware, a Notary Public in and for the said County and State, on this 13th day of April, A. D. 1936, personally appeared Devere Dierks, Trustee under an Indenture of Trust, dated February 27, 1934, and not individually or personally, 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 for the consideration, uses and purposes therein set forth.

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

[Signature]

Notary Public

My commission expires Feb. 10th 1940
WARRANTY DEED

Know All Men By These Presents:
That Leavina Hudson, now Beavers, a widow
of McCurtain County, Oklahoma, in consideration of the sum of Five Hundred & 50/100 DOLLARS, in hand paid, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto STATE OF OKLAHOMA, Division of State Park, of Oklahoma the following described real property and premises situate in McCurtain County, Oklahoma, to-wit:
The Northeast quarter of the Northeast quarter and the West Half of the Southwest quarter of the Northeast quarter of Section Fifteen (15) Township Five (5) South, Range Twenty-five (25) East,

Together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

To Have and to Hold the said described premises unto the said STATE OF OKLAHOMA, Division of State Park heirs, successors and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, except

________________________________________________________________________________________________________________________________________________________

Signed and delivered this 10 day of November, 1939.

At the request of
I signed name hereof, made mark in my presence and at request I signed my name as a witness to mark.

Additional Witness

Leavina Hudson Beavers (Seal)
(Seal)
(Seal)
(Seal)
STATE OF OKLAHOMA, COUNTY OF McCURTAIN SS.

On this __________ day of __________ A.D., 193__, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, personally appeared ____________________________ and ____________________________ to me known to be the identical person who executed the within and foregoing instrument by __________ mark, in my presence and in the presence of ____________________________ and ____________________________, witnesses, and acknowledged to me that ____________________________ executed the same as __________ free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires ____________________________________________________________________________ Notary Public.

STATE OF OKLAHOMA McCURTAIN COUNTY SS.

Before me ____________________________ , a Notary Public in and for said State and County, on this __________ day of __________, 193__, personally appeared ____________________________ and ____________________________ to me known to be the identical person who executed the above and foregoing Warranty Deed, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth, and I hereby so certify.

Witness my hand and seal as such Notary Public, at ____________________________, Oklahoma, this __________ day of __________, 193__.

My commission expires ____________________________________________________________________________ Notary Public.
ABSTRACT OF TITLE

Compiled by
Idabel Abstract Co.
Idabel, Oklahoma

To
Following described Real Estate situated in
McCurtain County, Oklahoma, to-wit:

The North East Quarter of North East Quarter
and the West Half of South West Quarter of North
East Quarter of Section Fifteen (15) Township
Five (5) South and Range Twenty Five (25) East
of the Indian Base and Meridian, containing
60 acres more or less, according to the
Government survey thereof.
PATENT
THE UNITED STATES OF AMERICA

To All to Whom These Presents Shall Come, Greeting:

WHEREAS, By the Second Article of the Treaty begun and held at Dancing Rabbit Creek, on the fifteenth day of September, in the year of our Lord one thousand eight hundred and thirty-six, as ratified by the Senate of the United States, on the 26th of February, 1831, by the Commissioners on the part of the United States, and the Mingoes Chiefs, Captains and Warriors, of the Choctaw Nation, on the part of said Nation, it is provided that "The United States under a grant specially to be made by the President of the U. S. shall cause to be conveyed to the Choctaw Nation a tract of country West of the Mississippi River in fee simple, to them and their descendants, to inure to them while they shall exist, as a Nation and live on it;—Beginning near Fort Smith where the Arkansas boundary crosses the Arkansas River, running thence to the source of the Canadian Fork, if in the limits of the United States, or to those limits; thence due South to Red River, and down Red River to the West boundary of the territory of Arkansas, thence North along that line to the beginning. The boundary of the same to be agreeably to the treaty made and concluded at Washington City in the year 1825."

NOW KNOW YE, That the United States of America, in consideration of the premises, and in execution of the agreement and stipulations in the aforesaid Treaty, HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT, unto the said Choctaw Nation, the aforesaid "tract of Country West of the Mississippi:" TO HAVE AND TO HOLD the same with all the rights, privileges, immunities and appurtenances of whatsoever nature, theretoe belonging, as intended "to be conveyed" by the aforesaid Article, in fee simple, to them and their descendants, to inure to them, while they shall exist as a Nation and live on it; subject to no transfer or alienation, except to the United States, or with their consent.

IN TESTIMONY WHEREOF, I, John Tyler, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand at the City of Washington the twenty-third day of March in the year of our Lord one thousand eight hundred and forty-two and of the Independence of the United States the sixty-sixth.

By the President:

JOHN TYLER

DANIEL WEBSTER, Secretary of State.
JOHN C. SPENCER, Secretary of War.
T. HARTLEY CRAWFORD, Commissioner of Indian Affairs.
J. WILLIAMSON, Recorder of the General Land Office.

(L. S.)
Enclosed in the Bureau of Topographical Engineers.

JOHN J. ALBERT, Col. Corps T. Engineers.

MOG4
B3
M. F. H.

DEPARTMENT OF THE INTERIOR,
General Land Office.

I HEREBY CERTIFY That the annexed copy of Patent is a true and literal exemplification from the record in this office.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name, and caused the Seal of this office to be affixed, at the City of Washington, on the day and year above written.

(L. S.)

The foregoing instrument was filed for record October 25th, 1854, at 9:19 o'clock P. M., in the office of the United States Clerk, Central District and Ex-Officio Recorder for the 15th Recording District at Santa Fe, and was recorded in Vol. 29 at Pages 202 and 203.

TREASURY WITH THE CHOCTAWS AND CHICKASAWS.

Made January 17, 1857.

ARTICLES OF CONVENTION AND AGREEMENT. Made between the Chiefs and Commissioners duly appointed and empowered by the Choctaw tribe of red people, and John McJib, Pirman Colbert, James Brown and James Berry, settlers of the Chickasaw tribe of Indians, duly authorized by the Chief and head men of said people for that purpose, at Doxville near Port Tobacco in the Choctaw country.

ARTICLE I. It is agreed by the Choctaws that the Chickasaws shall have the privilege of forming a district within the limits of their country, to be held on the same terms that the Choctaw now hold it, except the right of disposing of it, which is held in common by the Choctaw and Chickasaw, to be called the Chickasaw district of the Choctaw Nation; to have an equal representation in their General Council and to be placed in an equal footing in every other respect with any of the other districts of said Nation, except a voice in the management of the consideration which is given for these rights and privileges; and the Chickasaw people to be entitled to all the right and privileges of the Choctaw, with the exception of participating in the Choctaw annuities and the consideration to be paid for those rights and privileges; and to be subject to the same laws to which the Choctaws are; but the Chickasaw reserve to themselves the sole right and privilege of controlling and managing the resids of their funds, as far as is consistent with the late treaty between the said people and the government of the United States, and of making such regulations and electing such officers for that purpose as they may think proper.

The Chickasaw district shall be bounded as follows—Beginning on the North Bank of Red River at the mouth of Island Bayou about eight or ten miles below the mouth of False Washita; thence running north along the main channel of said Bayou to its source; thence running north along the dividing ridge between the Washita and Low Cush Rivers to the road leading from Fort Gibson to Fort Washita; thence along said road to the line dividing Muskalla Tribes and the Puchma Talaw district; thence eastwardly along said district line to the source of Brushy Creek; thence down said creek to where it joins into the Canadian River, ten or twelve miles above the mouth of the South Fork of the Canadian; thence West along the main Canadian River to its source, if in the limits of the United States; thence due south to Red River, and down Red River to the beginning.

ARTICLE III. The Chickasaws agree to pay the Choctaw three dollars per annum for these rights and privileges; the sum of $30,000; $20,000 of which is to be paid at the time and in the manner the Chickasaw annual of 1857 is paid, and the remaining $50,000 to be invested in some safe and secure stocks under the direction of the government of the United States.

ARTICLE V. It is hereby declared to be the intention of the parties hereto that equal rights and privileges shall pertain to both Choctaw and Chickasaw to settle in whatever district they may think proper.

State of Oklahoma,

McCurtain County.

The undersigned, lawfully bonded, legally elected abstract company in and for said County and State, hereby certify that the land described on the caption hereof is embraced and a part of the land described in the above patent from the United States to the Choctaw Tribe and other Indian Tribes. The caption hereof and this patent is covered by the abstractor's certificate in this abstract.

Certified at Isabel, Oklahoma.

IDABEL ABSTRACT COMPANY

By
McCurtain County, Oklahoma

Township 5 South, Range 25 East

IDABEL ABSTRACT COMPANY
IDABEL, OKLAHOMA
STATE OF OKLAHOMA,  ss.
McCurtain County.  ss.

We, the Idabel Abstract Company, of Idabel, Oklahoma, bonded abstractors, hereby certify that we have examined a copy of the Final Rolls of Citizens and Freedmen of the Five Civilized Tribes in Indian Territory (now Oklahoma) prepared by the Commission of the Five Civilized Tribes and approved by the Secretary of the Interior and find that the following record is shown:

Name:  Louvina Hudson

Roll No.:  1797

Age:  19

Sex:  Female

Blood:  Full

Census card No.:  732

Age calculated to  Sept. 25, 1902

Witness the name of said abstract company this the ____________ day of November, 1939.

IDABEL ABSTRACT COMPANY,

By
To All to Whom These Presents Shall Come, Greeting:

WHEREAS, By the Act of Congress approved July 1, 1902 (32 Stat., 641), and ratified by the citizens of the Choctaw and Chickasaw Nations September 25, 1902, it was provided that there should be allotted, by the Commission to the Five Civilized Tribes, to each citizen of the Choctaw and Chickasaw Nations land equal in value to three hundred and twenty acres of the average allotable lands of the Choctaw and Chickasaw Nations; and,

WHEREAS, It was provided by said Act of Congress that each member of said tribes shall, at the time of the selection of his allotment, designate, or have selected and designated for him, from his allotment, land equal in value to one hundred and sixty acres of the average allotable land of the Choctaw and Chickasaw Nations, as nearly as may be, as a homestead, for which separate certificate and patent shall issue; and

WHEREAS, The said Commission to the Five Civilized Tribes has certified that the land hereinafter described has been selected by or on behalf of Leuvina Hudson a citizen of the Choctaw Nation, as a homestead.

NOW, THEREFORE, We, the undersigned, the Principal Chief of the Choctaw Nation and the Governor of the Chickasaw Nation, by virtue of the power and authority vested in us by the twenty-ninth section of the Act of Congress of the United States, approved June 28, 1898 (30 Stat., 465), have granted and conveyed, and by these presents do grant and convey unto the said Leuvina Hudson all the right, title and interest of the Choctaw and Chickasaw Nations, and of all other citizens of said Nations, in and to the following described land, viz:

NE\(^4\) of NE\(^2\) and NW\(^2\) of SW\(^2\) of NE\(^2\) Section 15 Township 5 South and Range 25 East and other lands

of the Indian Base and Meridian, in Indian Territory, containing 800 acres, more or less, as the case may be, according to the United States survey thereof, subject however, to the conditions provided by the Act of Congress approved July 1, 1902 (32 Stat., 641), pertaining to allotted homesteads.

IN WITNESS WHEREOF, We, the Principal Chief of the Choctaw Nation and the Governor of the Chickasaw Nation, have hereunto set our hands and caused the great seal of our respective Nations to be affixed at the dates hereinafter shown

Dated Dec. 23, 1906

(SEAL)

Dated January 8, 1906

(SEAL)

Department of the Interior,

Approved Feb. 15, 1906

(Signed) Ethan A. Hitchcock, Secretary.

By Oliver A. Phelps, Clerk.

FILED for record the 26th day of February 1940, at 8 o'clock A.M., and recorded in Book Page Records of Register of Deeds now County Clerk in and for McCurtain County, State of Oklahoma. Receiving No. 137828 of said records.
S. P. Jacobs and R. C. Jacobs, his wife, of the first part,

To

The State of Oklahoma, of the second part.

QUIT CLAIM DEED
Date Jan. 25, 1940
Filed Feb. 21, 1940 3 P.M.,
Receiving No. 137733
Records of County Clerk
McCurtain County,
Oklahoma.

Consideration of the sum of $1.00 the receipt of which is hereby acknowledged hereby grant, bargain, sell and convey the following described real estate situated in McCurtain County, Oklahoma, to wit:

The North East Quarter of North East Quarter and the West Half of South West Quarter of North East Quarter Section Fifteen (15) Township Five (5) South and Range Twenty Five (25) East of the Indian Base and Meridian, containing 60 acres, more or less.

To have and to hold the same forever.

S. P. Jacobs
R. C. Jacobs

State of Oklahoma, ss
McCurtain County. ss

Before me, a notary public in and for said County and State, on the 25th day of January 1940, personally appeared S. P. Jacobs and R. C. Jacobs, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the use and purposes therein set forth.

(Seal)

My Commission expires Dec. 19, 1943. Luther Calahan, notary public.
UNIFORM CERTIFICATE FORM—OKLAHOMA TITLE ASSOCIATION

STATE OF OKLAHOMA,
COUNTY OF McCURTAIN

The undersigned, Idabel Abstract Company, a corporation, does hereby certify that the foregoing sheets numbered 1 to 13, both inclusive, contain a true and correct abstract of all instruments filed for record or recorded in the office of the County Clerk (formerly Register of Deeds) of said County, including the records from the office of the Clerk of the United States Court for any recording district in which said land was located, affecting the title to the following described real estate in said County and State:

Land described at caption hereof.

That the acknowledgments of all such instruments are statutory except as otherwise shown.

That there are no judgments, transcript of judgments, foreign executions, probate proceedings, suits pending, nor liens of any kind affecting the title to said real estate in any of the courts of record in said County, rendered or on file against any of the following named parties, as appears from the records in the office of the Court Clerk thereof, except as shown in this abstract:

None of the within named parties.

That according to the tax records in the office of the County Treasurer, said real estate has been assessed for each year; that there are no taxes assessed against said real estate, either general or special, due and unpaid, nor any tax sales thereof unredeemed; that no tax deeds have been given thereon; that there are no unpaid personal taxes against any of the above named parties or notice of taxes due the United States of America filed in the office of County Clerk, which are a lien on said real estate, except as shown herein.

1939 taxes, $3.66 unpaid; taxes unpaid for 1934 to date.

That the undersigned is a duly qualified and lawfully bonded abstractor, a member in good standing of the Oklahoma Title Association and of the American Title Association, whose surety bond is in force at date of this certificate. That the undersigned has a complete independent set of indexes to the records of said County, compiled from the records and not confined to or copied from the indexes in the office of the County Clerk, and that the searches covered by this certificate reflect the records of said county and are not restricted to the indexes in the office of the County Clerk, formerly Register of Deeds, thereof.

Dated at Idabel, Oklahoma, this the 28th day of February 1940, at 8:30 o'clock A.M.

Idabel Abstract Company
Bonded Abstractor

By: Eutner Caleb
Manager
ORDER FOR REMOVAL OF RESTRICTIONS

Department of the Interior,


Number 14480.

Roll Number 1797 - full blood.

Whereas, Louvina Hudson now Beavers, a citizen of the Choctaw Nation, was allotted certain lands which is restricted against alienation.

Therefore, I, under the authority vested in me by the Act of Congress approved May 27, 1908 (35 Stat. L. 312) and the regulations of the Department of the Interior prescribed thereunder, hereby remove without conditions concerning terms of sale and disposal of the proceeds, the restrictions on alienation of all the restrictions of said Indian allottee, such removal of restrictions to be effective thirty days from date hereof.

Franklin K. Lane, Secretary of the Interior.

Filed for record in the office of the County Clerk in and for McCurtain County, Oklahoma, on the 15th day of February 1936 3 P.M., and recorded in Book 1 at page 470 of said records.
Louvina Hudson now Beavers and J. T. Beavers, her husband,

to

W. E. Beavers, of the second part.

WARRANTY DEED
Date Nov. 2, 1928
Filed Dec. 15, 1928 3:30 P. M.,
Recorded in Book 58 page 249
Records of County Clerk
McCurtain County, Oklahoma.

Consideration of the sum of $8000.00 the receipt of which is hereby acknowledged hereby grant, bargain, sell and convey the following described real estate situated in McCurtain County, Oklahoma, to-wit:

NE² of NEquad; and W² of SWquad; of NEquad; Section 15 Township 5 South and Range 25 East and other lands.

To have and to hold the same forever.
Warrant and forever defend the title.

Louvina Hudson now Beavers
J. T. Beavers,

State of Oklahoma, ss
McCurtain County.

Before me, a notary public in and for said County and State, on the 2nd day of November 1928, personally appeared Louvina Hudson now Beavers and J. T. Beavers, her husband to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

(Seal)
W. H. Beavers and Mary Beavers, his wife, of the first part

WARRANTY DEED
Date May 15, 1929
Filed June 19, 1929 3 P.M.,
Recorded in Book 63 page 131
Records of County Clerk
McCurtain County,
Oklahoma.

To

S. P. Jacobs,
of the second part.

Consideration of the sum of $10.00 and other valuable considerations the receipt of which is hereby acknowledged hereby grant, bargain, sell and convey the following described real estate situated in McCurtain County, Oklahoma, to-wit:

NE 4 of NE 4 and W 4 of SW 4 of NE 4 Section 15 Township 5 South and Range 25 East and other lands.

To have and to hold the same forever.
Warrant and forever defend the title.

W. H. Beavers
Mary Beavers

State of Oklahoma, ss
McCurtain County.

Before me, a notary public in and for said County and State, on the 15th day of May 1929, personally appeared W. H. Beavers and Mary Beavers, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.
(Seal)
QUIT CLAIM DEED
Date Feb. 5, 1934
Filed Feb. 5, 1934 2 P.M.,
Recorded in Book 63 page 221
Records of County Clerk
McCurtain County,
Oklahoma.

S. P. Jacobs,
of the first part

To

Leuwina Hudson now Beavers,
of the second part.

Consideration of the sum of $1.00 and other valuable considerations,
the receipt of which is hereby acknowledged hereby grant, bargain, sell
and convey the following described real estate situated in McCurtain County,
Oklahoma, to-wit:

NE¼ of NE¼ and W½ of SW¼ of NE¼ Section 15 Township 5
South and Range 25 East and other lands.

To have and to hold the same forever.

S. P. Jacobs

State of Oklahoma,
McCurtain County. ss

Before me a notary public in and for said County and State, on the
15th day of February 1934, personally appeared S. P. Jacobs 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 for the uses and purposes therein set forth.
(Seal)
LEASE CONTRACT
Date March 21, 1934
Filed June 20, 1934 3 P.M.,
Recorded in Book 28 page 82
Records of County Clerk
McCurtain County,
Oklahoma.

Levina Beavers,
of the first part

To

Hale & Hobbs,
of the second part.

Consideration of the sum of $100.00 cash the receipt of which is hereby acknowledged, hereby lease and let unto the second parties the following described real estate situated in McCurtain County, Oklahoma, to-wit:

NE\(\frac{1}{4}\) of NE\(\frac{3}{4}\) and W\(\frac{1}{4}\) of SW\(\frac{1}{4}\) of NE\(\frac{1}{4}\) Section 15 Township 5
South and Range 25 East.

This lease to run for a period of 5 years beginning April 1, 1934 and ending on the 1st day of April 1939. It is further agreed by and between the parties hereto that said second parties agree to pay the said first party as rental the sum of $100.00 per year in advance. Second parties agree to keep the premises in good repair.

Levina Beavers
Hale & Hobbs,
By Chas. S. Hobbs

State of Oklahoma, ss
McCurtain County.

Before me, a notary public in and for said County and State, on the 21st day of March 1934, personally appeared Levina Beavers to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and involuntary act and deed for the uses and purposes therein set forth.

(Seal)
Leuvina Beavers nee Hudson, of the first part

To

The State of Oklahoma, of the second part.

LEASE CONTRACT
Date May 30, 1935
Filed July 10, 1935 8 A.M.
Recorded in Book 29 page 24
Records of County Clerk
McCurtain County,
Oklahoma.

Consideration of the sum of $1.00 and other considerations, the receipt of which is hereby acknowledged hereby demise, lease and let the following described property situated in McCurtain County, Oklahoma, to-wit:

\( \frac{1}{2} \) of \( \frac{1}{2} \) of \( \frac{1}{2} \) of NE\( \frac{1}{4} \) Section 15
Containing 10 acres, more or less.

This lease to run for a period of 2 years beginning on the 1st day of June 1935 and ending June 1st 1937. Second party to keep the premises in good repair.

Leuvina Beavers nee Hudson

State of Oklahoma, ss
McCurtain County.

Before me, a notary public in and for said County and State on the 1st day of June 1935, personally appeared Leuvina Hudson now Beavers to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

(Seal)
Levina Howell Beavers, of the first part

To

O. M. Hunt, of the second part.

TIMBER CONTRACT
Date May 22, 1937
Filed May 25, 1937 11:30 A.M.,
Recorded in Book 29 page 340
Records of County Clerk
McCurtain County,
Oklahoma.

Consideration of the sum of $10.00 the receipt of which is hereby acknowledged and as a consideration, grant, bargain, sell and convey the merchantable timber on the following described lands situated in McCurtain County, Oklahoma, to-wit:

NE¼ of NE¼ and W¼ of SW¼ of NE¼ Section 15 Township 5 South and Range 25 East

Said second part to have 1 year time in which to cut and remove the timber and in case the timber is not removed at the expiration and second part desires additional time, she may secure an additional year in which to so remove the timber by the payment of 10 per cent of the purchase price.

Levina Howell Beavers

State of Oklahoma, as
McCurtain County.

Before me, a notary public in and for said County and State, on the 22nd day of May 1937, personally appeared Levina Howell Beavers to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

(Seal)

My Commission expires March 30, 1939. Lewis W. Parker, Notary Public.
UNIFORM CERTIFICATE FORM—OKLAHOMA TITLE ASSOCIATION

STATE OF OKLAHOMA, } ss:  CERTIFICATE
COUNTY OF McCURTAIN } 

The undersigned, Idabel Abstract Company, a corporation, does hereby certify that the foregoing sheets numbered 

1 to 12  both inclusive, contain a true and correct abstract of all instruments filed for record or recorded in the office of the County Clerk (formerly Register of Deeds) of said County, including the records from the office of the Clerk of the United States Court for any recording district in which said land was located, affecting the title to the following described real estate in said County and State:

Land described at caption hereof.


That the acknowledgments of all such instruments are statutory except as otherwise shown.

That there are no judgments, transcript of judgments, foreign executions, probate proceedings, suits pending, nor liens of any kind affecting the title to said real estate in any of the courts of record in said County, rendered or on file against any of the following named parties, as appears from the records in the office of the Court Clerk thereof, except as shown in this abstract:

None of the within named parties.

That according to the tax records in the office of the County Treasurer, said real estate has been assessed for each year; that there are no taxes assessed against said real estate, either general or special, due and unpaid, nor any tax sales thereof unredeemed; that no tax deeds have been given thereon; that there are no unpaid personal taxes against any of the above named parties or notice of taxes due the United States of America filed in the office of County Clerk, which are a lien on said real estate, except as shown herein.

1933 and year year paid, 1934, $6.45; 1935, $3.59; 1936, 5.94; 1937, $9.17;
1938, $6.28 and penalty to be added. 1939 tax rolls have not been certified for collection.

That the undersigned is a duly qualified and lawfully bonded abstractor, a member in good standing of the Oklahoma Title Association and of the American Title Association, whose surety bond is in force at date of this certificate. That the undersigned has a complete independent set of indexes to the records of said County, compiled from the records and not confined to or copied from the indexes in the office of the County Clerk, and that the searches covered by this certificate reflect the records of said county and are not restricted to the indexes in the office of the County Clerk, formerly Register of Deeds, thereof.

Dated at Idabel, Oklahoma, this the 13th day of November 1939, at 2 o'clock P. M.

[Signature]
Idabel Abstract Company
Bonded Abstractor

By. [Signature]
Manager
CERTIFICATE OF TITLE
OF
TITLE INSURANCE CORPORATION
810 CHESTNUT ST. OF ST. LOUIS ST. LOUIS 1, MO.
BROKEN Dow RESERVOIR

TO

RECORD THE UNITED STATES OF AMERICA:

The Title Insurance Corporation of St. Louis, a corporation organized and existing under the laws of the State of Missouri, with its principal office in the City of St. Louis, State of Missouri, hereby certifies that it has made a thorough search of the title to the property described in SCHED- ULE "A" hereof, beginning with Tract Deed and that the title to said property was indefeasibly vested of record in

SEE ATTACHMENT

as of the 15th day of February, 1953, free and clear of all encumbrances, defects, interests, and all other matters whatsoever, either of record or otherwise known to the Corporation, impairing or adversely affecting the title to said property, except as shown in SCHED- ULE "B" hereof.

The maximum liability of the undersigned under this Certificate is limited to the sum of $ Acquisition Cost

In consideration of the premium paid, this Certificate is issued for the use and benefit of said

United States of America

and each of them.

IN WITNESS WHEREOF, the Corporation has caused this Certificate to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Corporation, as of the date last above mentioned.

Countersigned:

Authorized Officer or Agent

SCHEDULE "A"

The property covered by this Certificate is situated in the County of McCurtain State of Oklahoma, and is accurately and fully described as follows:

TRACT NO. 109

All that part of the W½ of the Section 10, Township 5 South, Range 25 East, (35.60 acres, n-l, in McCurtain Co., Okla.)

SCHEDULE "B"

The property described in Schedule "A" hereof is free and clear from all interests, encumbrances, and defects of title and all matters whatsoever of record, or which, though not of record, are known to the Corporation to exist impairing or adversely affecting the title to said property, except the following:

Any action by any municipal or governmental agency (hereofore or hereafter taken) for the purpose of regulating the use, occupancy or zoning of the real estate described, or of any building or structure thereon.

TAXES - Non-taxable land.
BEFORE THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK COMMISSION

RESOLUTION AND ORDER RELATING TO THE ABANDONMENT OF CERTAIN PORTIONS OF BEAVERS BEND STATE PARK FOR STATE PARK PURPOSES BECAUSE OF CONSTRUCTION OF BROKEN BOW DAM AND PARK PROJECT FOR THE UNITED STATES OF AMERICA.

WHEREAS, the United States of America is developing a flood control project known as the Broken Bow Dam and Reservoir in McCurtain County, Oklahoma; and

WHEREAS, the construction of said dam and reservoir by the United States will make certain portions of Beavers Bend State Park no longer usable for state park purposes; and

WHEREAS, by deed, dated July 9, 1935, Dierks Trustees conveyed certain lands included in the lands hereinafter described to the State of Oklahoma to be used exclusively for a state park and to revert to the grantor upon abandonment or discontinuance of maintenance; and

WHEREAS, the construction of Broken Bow Reservoir will benefit Beavers Bend State Park in providing additional recreational facilities at said park, and the Corps of Engineers has agreed in writing to grant the State certain rights to the said reservoir and adjoining lands for recreational and other state purposes; and

WHEREAS, no capital improvements now exist on the property in question; and

WHEREAS, because of the reversionary clause in the deed, upon abandonment for state park purposes the lands so abandoned will revert to the Dierks Trustees, it is, therefore, necessary that these lands be reconveyed by Quit-claim Deed in order to clear title thereto.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED: That under and by virtue of authority vested in the Oklahoma Industrial Development and Park Commission by Title 74, Oklahoma Statutes, 1961, Section 351a, the Commission does abandon the following described land for state park purposes, to-wit:

TRACT NO. 109
INDIAN MERIDIAN
T. 5 S., R. 25 E.

Section 10: All that part of the W½ NW¼ lying north of the Centerline of the Mountain Fork River.

The area described aggregates 55.00 acres, more or less, in McCurtain County, Oklahoma,

and authorize the Chairman of the Oklahoma Industrial Development and Park Commission on behalf of the Commission and the State of Oklahoma to convey by appropriate Quitclaim Deed all the right, title and interest of the State of Oklahoma in and to the above described lands to Dierks Trustees.
The above and foregoing resolution was adopted by the
Oklahoma Industrial Development and Park Commission at their
regular meeting at Oklahoma City, Oklahoma on the __12th day
of January__, 1966.

[Signature]
SIEWIN MALZAHN, CHAIRMAN

[Signature]
CLARENCE WRIGHT, SECRETARY
QUITCLAIM DEED

THIS INDIENTURE, made this 30th day of December, 1966, between the STATE OF OKLAHOMA, by the Chairman of the Oklahoma Industrial Development and Park Commission, having management and control of Beavers Bend State Park, grantor, and DIERKS TRUSTEES, grantees, WITNESSETH, THAT:

The State of Oklahoma, acting by and through the Oklahoma Industrial Development and Park Commission, for the consideration of the sum of One and No/100 Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto Dierks Trustees and their assigns forever, all the right, title, interest and estate, both at law and equity of the State of Oklahoma in and to all of the following described land located in McCurtain County, State of Oklahoma, to-wit:

TRACT NO. 109
INDIAN MERIDIAN
T. 5 S., R. 25 E.

Section 10: All that part of the W 1/2 NW 1/4 lying north of the Centerline of the Mountain Fork River.

The area described aggregates 55.00 acres, more or less, in McCurtain County, Oklahoma.

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

TO HAVE AND TO HOLD the above described premises unto the Dierks Trustees, under the authority of Title 74, Oklahoma Statutes, 1961, Section 351n, because the above described portions of land are no longer suitable for use as a State Park due to the construction by the United States of America of the Broken Bow Dam and Reservoir Project resulting in the abandonment of these lands as a State Park, and the resulting reversion of these lands to Dierks Trustees under the terms of the deed from Dierks Trustees to the State of Oklahoma, dated July 9, 1935, recorded in Book 68 at Page 398 of the records of McCurtain County, Oklahoma.
IN WITNESS WHEREOF, on behalf of and for the State of Oklahoma, I have hereunto set my hand and caused the official seal of the Oklahoma Industrial Development and Park Commission to be affixed as of the day and year first above written.

ATTEST:

[Signature]

Secretary

(Seal)

STAT.

[Signature]

Chairman, Industrial Development and Park Commission
I, Robert H. Breeden, Director of the Oklahoma Industrial Development and Park Department, hereby certify that the following is a true and correct extract from the minutes of the Regular Meeting of the Oklahoma Industrial Development and Park Commission held on January 12, 1966 in Oklahoma City, Oklahoma:—

"A letter was received from the Corps of Engineers requesting the Commission's approval and execution by proper authorities of a proposed Quitclaim Deed and the following Resolution which would, in effect, revert approximately 55 acres located in Beavers Bend State Park back to the Corps to permit further construction of the Broken Bow Dam and Reservoir Project.

Mr. Bledsoe further explained it was necessary for the Corps to acquire this land located east of the river for their development and it was their desire to obtain said land through a reversion clause in our title which reverts it back to the Dierks Trustees at such time this department abandons it as suitable for park purposes. To effect this process, the Commission must first authorize the Chairman to sign the Resolution and secondly, to convey by appropriate Quitclaim Deed all the right, title and interest of this agency to the described premises which are included in the 55 acres. He added that this department has no timber claim here and further recommended the land be released. Following discussion, Mr. Griffin moved that authority be granted the Chairman to execute the Resolution and Quitclaim deed as requested, subject to the Attorney General's examination and approval of this procedure. Mr. Head seconded the motion. All members voted aye. Motion carried."

ROBERT H. BREEDEN, DIRECTOR

State of Oklahoma

County of Oklahoma

Before me, the undersigned, a Notary Public, within and for said County and State, on this 30th day of December, 1966, personally appeared Robert H. Breeden, to me personally 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 for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My Commission expires 12/20/70

Notary Public
EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That A. O. Petty, Peggy Petty, M. T. Mullis and Don Mullis, McCurtain County, State of Oklahoma, for and in consideration of the sum of One Dollar ($1.00) and other good, valuable and sufficient consideration paid by the State of Oklahoma, the receipt of which is hereby acknowledged have this day granted, bargained, sold and conveyed unto said State of Oklahoma, a perpetual easement across, over and under the following described lots or parcels of land, to-wit:

A strip of land lying One Hundred Feet (100') either side of a center line beginning at a point on the East right-of-way line of U. S. Highway #259 a distance of 556.20 feet North of said right-of-way line intersection with the East-West half section line of Section 22, Township 4 South, Range 24 East, McCurtain County, Oklahoma; thence Easterly on a bearing of North 88° - 10' - 07" East a distance of 441.66 feet, thence Easterly on a bearing of North 56° - 49' - 07" East, a distance of 286.74 feet, thence Easterly on a bearing of North 68° - 27' - 07" East, a distance of 2.00 feet to point of intersection with the North-South half section line of Section 22, Township 4 South, Range 24 East, McCurtain County, Oklahoma. Property on which easement is granted is located in the SE1, NW2, Section 22, Township 4 South, Range 24 East, McCurtain County, Oklahoma.

It is further understood that this 200.00 feet right-of-way is to be fenced on the North and South with the exception of one (1) only 25.00 ft. opening on the North and one (1) only 25.00 feet opening on the South for purposes of access right-of-way directly from the Park access road. Signs will not be permitted other than State Highway Department Traffic Control Signs and Park Access Signs. Clearing of underbrush and tree growth will not be permitted other than for road construction purposes.

The consideration herein covers, and this easement constitutes a release of any and all kinds and character of damages or injury that may be sustained directly or indirectly by reason of the construction and maintenance of a highway and all highway structures, bridges and culverts that may now or hereafter be, in the discretion of the grantee necessary for the maintenance of a highway over, across or along the above described real estate. This easement is granted for the sole purpose of enabling the State of Oklahoma, its officers, agents, contractors, and employees to go upon, construct, build and at all times maintain and keep open a public road on the property herein described.

[Signature]

State of Oklahoma, In the county of McCurtain This instrument was filed for record

JUL 13 1971

and duly recorded in Book 1, Page 37

by

Deputy

37
IN WITNESS WHEREOF, the grantors herein named have hereunto set
their hands and seals this 13 day of July, 1971.

(A. O. PETTY)        (PEGGY PETTY)

(M. T. MULLIS)        (DON MULLIS)

STATE OF OKLAHOMA, ) SS.
COUNTY OF OKLAHOMA,

BEFORE ME, a Notary Public, in and for said County and State, on
this 13 day of July, 1971, personally appeared

PETTY, PEGGY PETTY, M T MULLIS, DON MULLIS

to me known to be the identical persons who executed the within and foregoing
instrument, and acknowledged to me that they executed the same as their free
and voluntary act and deed for uses and purposes therein set forth.

WITNESS my hand and seal the day and year above written.

(SEAL)

My Commission Expires:

(DATE)

NOTARY PUBLIC
QUITCLAIM DEED

(Corporation)

KNOW ALL PERSONS BY THESE PRESENTS:

That Weyerhaeuser Company, a Washington corporation ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to Grantor in hand paid by the Oklahoma Tourism and Recreation Department, Division of State Parks ("Grantee"), the receipt of which is hereby acknowledged by Grantor, does hereby grant, convey, and quitclaim unto Grantee, and unto Grantee's successors and assigns, forever, subject to the mineral reservation hereinbelow set forth, all of Grantor's right, title, interest and claim in and to the following described land situated in McCurtain County, Oklahoma, to-wit:

Township 4 South, Range 24 East
Section 13:
SE¼ SE¼ NE¼
E½ SW¼ SE¼ NE¼
NE diagonal half of W½ SW¼ SE¼ NE¼

Township 4 South, Range 25 East
Section 18:
S¼ SE¼ NW¼
S½ of Lot 2 (SW¼ NW¼)

reserving unto Grantor, its successors and assigns, forever, all oil, gas and other minerals of every kind and nature whatsoever, together with the right of ingress and egress to and from said lands for the purpose of exploration for and production and removal of said, oil, gas and other minerals. This Quitclaim Deed is executed for the purpose of removing a restriction that the land be used solely as a part of Beavers Bend State Park created in a Warranty Deed dated July 15, 1975 and recorded on September 15, 1976 at Book 368, Page 507, in the McCurtain County Deed Records.

TO HAVE AND TO HOLD the same unto Grantee, and unto Grantee's successors and assigns, forever, together with all and singular the tenements, appurtenances and hereditaments thereunto belonging, subject to the mineral reservation hereinabove set forth.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Vice President, Southern Timberlands, and attested and its corporate seal to be hereunto affixed by its Assistant Secretary, this 16th day of August, 2002.

WEYERHAEUSER COMPANY

By: 

Title: Vice President, Southern Timberlands

Prepared By:
Bruce A. MacPhee
Attorney at Law
P. O. Box 1060
Hot Springs, AR 71902
ACKNOWLEDGMENT

STATE OF Arkansas )
COUNTY OF Montgomery ) ss.

Before me, the undersigned Notary Public in and for the County and State aforesaid, on this 15th day of August, 2002, personally appeared James M. Branden to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President, Southern Timberlands, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

WITNESS WHEREOF, I hereunto set my hand and official seal the day and year last

[Signature]
Notary Public

[Stamp]

Commission Expires: 2006

GRANTOR'S ADDRESS: Weyerhaeuser Company
P.O. Box 1060
Hot Springs, AR 71902
Attention: Land Title Department

GRANTEE'S ADDRESS: Oklahoma Tourism and Recreation Department
P.O. Box 354
Broken Bow, OK 74728
18 July, 1972

Weyerhaeuser Company
P O Box 269
Wright City, Oklahoma 74766

Attn: W H Liechti, Land Use Supervisor

Re: Beavers Bend State Park
Utility Easement

Gentlemen:

Pursuant to your letter of 13 July, 1972, the acknowledgment on Page 4 has been completed as per your request. Attached is your copy.

Sincerely,

ROBERT A. PIKE, ASSISTANT DIRECTOR
Division of State Parks

RAP/ab
encl
UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WEYERHAUSEN COMPANY, a Corporation, hereinafter referred to as GRANTOR, has by a separate easement dated the 14th day of July, 1971, granted to the OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK COMMISSION a permanent easement and right of way for the purpose of constructing a road on the property hereinafter described, which easement is limited to use for road purposes only, and,

WHEREAS, the parties to said agreement have mutually agreed that a necessity exists for inclusion within the previous easement granted of the right to construct, maintain, operate, and remove utility services, which utilities shall include and be limited to the following services to be furnished by the utility suppliers indicated, to-wit:

Electrical service by the Choctaw Electric Cooperative;
Water service by Mountain Fork Water Supply Corporation;
Telephone service by Pine Telephone Company; and
Natural gas service by Lone Star Gas Company.

NOW, THEREFORE, it is agreed by and between the parties hereto that Weyerhaeuser Company, a Corporation, hereinafter referred to as GRANTOR, for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, does hereby grant and convey to the Oklahoma Industrial Development and Park Commission, hereinafter referred to as GRANTEE, its successors and assigns, subject to the provisions hereinafter set forth, a permanent easement and right of way for utility purposes as heretofore defined and limited upon, over, and across the following described land situated in McCurtain County, Oklahoma, to-wit:

A parcel of land 75 feet in width over and across the S\(^2\) SE\(_4\), and S\(^2\) NE\(_4\), NE\(_4\) of Section 22 and S\(^2\) NW\(_4\), and S\(^2\) NW\(_4\), NE\(_4\) of Section 23, All in Township 4 South, Range 23 East, described as a strip of land 375 feet on each side of a line beginning 759 feet North of the Southwest Corner of SW\(_4\) NE\(_4\), Section 22, Township 4 South, Range 24 East, thence North 56°49' East 125 feet, thence North 68°27'07" East 104,219 feet, thence North 76°49'07" East 1596.51 feet and entering the NW\(_4\) NW\(_4\), Section 23, Township 4 South, Range 24 East at this point, thence North 76°49'07" East 325 feet, thence South 74°21'53" East 565.30 feet, thence South 52°46'55" East 132.12 feet, thence South 82°22'53" East 1959.58 feet and leaving lands owned by Weyerhaeuser Company at a point 464 feet North and 969.58 feet East of the Southwest Corner of the SW\(_4\) NE\(_4\), Section 23, Township 4 South, Range 24 East.

TO HAVE AND TO HOLD said easement and right of way unto the grantee as long as said easement and right of way are used for the utility purposes heretofore mentioned and failure to use said easement

---

This Instrument Prepared by
Neal Merriott
Idabel, Oklahoma
or any part thereof for the purposes herein granted shall cause said right of way, or that part thereof not being used, to revert to the grantor and grantee shall have no further interest therein.

GRANTOR RESERVES unto itself, its successors and assigns, all the oil, gas, stone, coal, clay, gravel, and other minerals in and under said right of way.

IT IS FURTHER AGREED by and between the parties that the easement granted by virtue of this instrument is subject to the terms and conditions of a previous easement granted to the grantee herein for road purposes and that it is contemplated and agreed by and between the parties hereto that the utilities to be placed upon the easement as above described shall be placed in the existing seventy-five (75) foot wide road right of way easement and that no additional lands owned by the grantor shall be used for utility purposes adjacent to the land previously granted to the grantee herein.

IT IS FURTHER AGREED that this grant is limited insofar as the electric and telephone service to a single line of poles with necessary guys and supports upon which may be strung wire and cable for the transmission of electric current and telephone service. Grantee shall have the right to remove timber, brush, and undergrowth from said right of way, subject to a reservation of timber to the grantor as hereinafter set forth. Upon first obtaining the written consent of the grantor, grantee shall have the right to remove timber, brush, and undergrowth from said lands which are owned by grantor and which are adjacent to said right of way if the removal is determined necessary by both grantee and grantor for the enjoyment of the rights and privileges herein granted and for the protection of the transmission lines. In the event any tree standing on lands owned by grantor, which lands abut said right of way, which is determined by grantee to be a present or potential future hazard to said transmission line or appurtenances thereof, grantee shall have the right to cut and remove said tree, provided, that before cutting and removing said tree, grantee shall first notify grantor of such determination, and grantor shall then determine the dollar value of said tree, whereupon grantee shall pay to the grantor the dollar value of said tree, and the expense incurred by grantor in evaluating said tree, including time of and mileage driven by the grantor and its employees.

IT IS FURTHER AGREED that insofar as the easements for natural gas and water that all lines shall be buried to sufficient depth to allow the grantor, its successors and assigns, to freely use the surface of said road, easement at any time and that after laying said water lines the surface of said easement shall be leveled and all backfill either buried or removed to allow free access over and across said underground lines.
IT IS FURTHER AGREED by and between the parties hereto that the right of way shall never be fenced by the grantee, its successors or assignees, and that this easement may not be assigned by the grantee to any other party without the written consent of the grantor in this instrument and that for and during the term of this easement the grantee or its designee shall be responsible for the maintenance of said electrical service and right of way.

GRANTEE HEREBY indemnifies and agrees to hold harmless the grantor from any and all liability, claims, loss, costs and expenses, including attorney's fees, for damage by reason of damage to property or injury to persons, including death, on account of the construction, reconstruction, operation, maintenance, or removal of any of the utilities provided for in this easement except for such damage and injury which may be caused in whole or in part by the negligence of the grantor.

GRANTEE shall be liable for any and all damages to the property of the grantor caused by fire or otherwise resulting from the construction, reconstruction, operation and maintenance of said transmission line and the word "construction" shall be construed to include clearing of said right of way by the grantee.

IT IS FURTHER AGREED by and between the parties hereto that the terms of this agreement are further subject to all provisions of the previous grant to the grantee of a right of way for road purposes.

DATED this the 25th day of June, 1972.

WEYERHAEUSER COMPANY

By: R. O. Cornelius, Timberlands Manager

OKLAHOMA INDUSTRIAL DEVELOPMENT
AND PARK COMMISSION

By: George Smyth

ATTEST:
ASSISTANT SECRETARY

SECRETARY
STATE OF ARKANSAS, }  SS.
OAKLAND COUNTY.  }

Before me, a Notary Public in and for said County and State, on this the 26th day of June, 1972, personally appeared R. O. Cornelius, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Timberlands Manager and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such Corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

(SEAL)

My Commission Expires:  

STATE OF OKLAHOMA, }  SS.
OKLAHOMA COUNTY.  }

Before me, a Notary Public in and for said County and State, on this the 28th day of June, 1972, personally appeared George Nigh, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Chairman and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said Commission for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

(SEAL)

My Commission Expires:  

8/17/74
July 13, 1972

Oklahoma Tourism & Recreation Department
500 Will Rogers Building
Oklahoma City, Oklahoma 73105

Dear Sirs:

Please have the acknowledgement completed on page 4 of the enclosed utility easement, and return.

Thank you.

Very truly yours,

W. M. Liechti
Land Use Supervisor

jm
Enclosure
June 29, 1972

Mr. John Devine, Director
Oklahoma INdustrial Development and Park Dept.
500 Will Rogers Building
Oklahoma City, Oklahoma 73105

Dear Mr. Devine:

Attached herewith is an executed permanent easement and right-of-way for utilities to be included in a previously executed road easement in McCurtain County, Oklahoma.

The utilities are limited to electricity, water, telephone, and natural gas, and whose lines will be laid or built in that right-of-way previously granted for a road right-of-way.

Please execute two (2) copies, retain one (1) for filing and return one (1) duplicate original for my files.

Very truly yours,

W. M. Liechti
Land Use Supervisor

jm

RECEIVED
JUL 12 1972
DIVISION OF STATE PARKS
KNOW ALL MEN BY THESE PRESENTS:

That Weyerhaeuser Company, hereinafter called "Grantor, a corporation, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid by the Oklahoma Tourism and Recreation Department, Division of State Parks, hereinafter called "Grantee," an agency of the State of Oklahoma, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee, and unto its successors and assigns forever, subject to all easements, reservations and restrictions now of record, the following described lands in McCurtain County, Oklahoma, to-wit:

Township 4 South, Range 24 East

Section 13: SE\\(\frac{1}{4}\)SE\\(\frac{1}{4}\)NE\\(\frac{1}{4}\)
E\\(\frac{1}{2}\)SW\\(\frac{1}{4}\)SE\\(\frac{1}{4}\)
NE diagonal half W\\(\frac{1}{2}\)SW\\(\frac{1}{4}\)SE\\(\frac{1}{4}\)

Township 4 South, Range 25 East

Section 18: SE\\(\frac{1}{4}\)SE\\(\frac{1}{4}\)NW\\(\frac{1}{4}\)
S\\(\frac{1}{2}\) Lot 2 (SW\\(\frac{1}{2}\) NW\\(\frac{1}{4}\))

to be used solely as a part of Beavers Bend State Park, reserving unto Grantor, its successors and assigns forever all oil, gas and all other minerals of every kind and nature whatsoever, together with the right of ingress and egress to and from said lands for the purpose of exploration for and production and removal of said oil, gas and other minerals.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever, together with all appurtenances thereunto belonging.

And Grantor covenants with Grantee, its successors and assigns that it will forever warrant and defend the title to said lands against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its __________, and its corporate seal to be affixed and attested by its Assistant Secretary, this ___ day of __________, 1975.

ATTEST:

WEYERHAEUSER COMPANY

By: __________
Title: __________

Prepared by Tom Walbert, P. O. Box 1060, Hot Springs, Arkansas.
ACKNOWLEDGMENT

STATE OF WASHINGTON )
COUNTY OF KING ) ss.

Before me, a Notary Public in and for said County and State, on this 15 day of July, 1975, personally appeared R. M. Wolff

__________________________, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Land & Timber

__________, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 15 day of July, 1975.

[Signature]
Notary Public

SATISFACTION OF MATERIALMAN'S AND MECHANIC'S LIEN

I, Jimmy James, do hereby certify that a certain Materialman's and Mechanic's Lien, filed in the Office of the Court Clerk of McCurtain County, Oklahoma, on the 5th day of April, 1976, in favor of Jimmy James, Claimant, against the following described property:

Real property and specifically that certain real property upon which tree planting was done by Phillips's Reforestation Service in January and February, 1976, between the dates of January 10, 1976 and February 7, 1976, in McCurtain County, State of Oklahoma,

Weyerhaeuser Company being the owner, and Phillips's Reforestation Service being the contractor, is satisfied and discharged.

Dated this 16th day of June, 1976.

________________________
JIMMY JAMES

STATE OF OKLAHOMA )
COUNTY OF LEFLORE ) SS.

Before me, a Notary Public within and for said State, on this 16th day of June, 1976, personally appeared Jimmy James, to me known to be the identical person who executed the above and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

________________________
NOTARY PUBLIC

(SEAL)

My Commission Expires:

[Date]
Appendix C – Documents related to USACE lease
LEASE NO. DACW56-1- 17-166

DEPARTMENT OF THE ARMY
LEASE TO STATES
FOR PUBLIC PARK AND RECREATIONAL PURPOSES
BEAVERS BEND STATE PARK
BROKEN BOW LAKE
MCCURTAIN COUNTY, OKLAHOMA

THIS LEASE is made on behalf of THE UNITED STATES OF AMERICA (the "United States"), between THE SECRETARY OF THE ARMY, acting by and through the Chief, Real Estate, U.S. Army Corps of Engineers, Tulsa District, hereinafter referred to as the “Grantor”, and OKLAHOMA TOURISM AND RECREATION DEPARTMENT, hereinafter referred to as the Lessee.

WITNESSETH:

That the Secretary, by authority of Title 16, United States Code, Section 460d, and for the consideration hereinafter set forth, hereby leases to the Lessee, the property identified in EXHIBIT A attached hereto and made a part hereof, hereinafter referred to as the premises, for public park and recreational purposes.

THIS LEASE is granted subject to the following conditions:

1. TERM

Said premises are hereby leased for a term of fifty (50) years, beginning October 1, 2017 and ending September 30, 2067.

2. CONSIDERATION

The consideration for this lease is the operation and maintenance of the premises by the Lessee for the benefit of the United States and the general public in accordance with the conditions herein set forth.

3. NOTICES

All correspondence and notices to be given pursuant to this lease shall be addressed, if to the Lessee, to Tourism and Recreation Department, 900 N Stiles Ave., Oklahoma City, OK 73152; and, if to the Grantor, to the U.S. Army Corps of Engineers, Tulsa District, Attention: Chief, Real Estate Division, 1645 South 101st East Avenue, Tulsa, OK 74128-4609, or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope, or wrapper, addressed as aforesaid, and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service.
4. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary of the Army," "Grantor," Chief, Real Estate Division", or "said officer" shall include their duly authorized representatives. Any reference to "Lessee" shall include sublessees, assignees, transferees, concessionaires, and its duly authorized representatives.

5. DEVELOPMENT PLANS

a. The Lessee shall be guided by an implementing Plan of Recreation Development and Management attached as EXHIBIT B which shows the facilities and services necessary to meet the current and potential public demand and the management and development activities to be undertaken by the Lessee and any sublessees. The Lessee shall provide a copy of any amendment to the Development Plan before proceeding to implement any changes in the development or management of the leased premises. The use and occupation of the premises shall be subject to the general supervision and approval of the Grantor.

b. During the term of the lease, the Grantor will notify the Lessee of any updates to the existing project Master Plan affecting the premises and the Lessee may provide comments.

6. STRUCTURES AND EQUIPMENT

The Lessee shall have the right, during the term of the lease, to erect such structures and to provide such equipment upon the premises as may be necessary to furnish the facilities and services authorized. Those structures and equipment shall be and remain the property of the Lessee, except as otherwise provided in the Condition on RESTORATION. However, no structures may be erected or altered upon the premises unless and until the type of use, design, and proposed location or alteration thereof shall have been approved in writing by the Grantor. The Grantor may require the Lessee, upon the completion of each of the proposed developments to furnish complete "as built" construction plans for all facilities.

7. APPLICABLE LAWS AND REGULATIONS

a. The Lessee shall comply with all applicable Federal laws and regulations and with all applicable laws, ordinances, and regulations of the state, county, and municipality wherein the premises are located, including, but not limited to, those regarding construction, health, safety, food service, water supply, sanitation, use of pesticides, and licenses or permits to do business. The Lessee shall make and enforce such regulations as are necessary and within its legal authority in exercising the privileges granted in this lease, provided that such regulations are not inconsistent with those issued by the Secretary of the Army or with the provisions of 16 U.S.C. § 460d.

b. The Lessee will provide an annual certification that all water and sanitary systems on the premises have been inspected and comply with Federal, state and local standards. The Lessee will also provide a statement of compliance with the Rehabilitation Act and the Americans with Disabilities Act, as required in the condition on NON-DISCRIMINATION, noting any deficiencies and providing a schedule for correction.

c. In addition to other applicable codes, the lessee and sublessees shall comply with the current editions of the National Fire Protection Association (NFPA) codes and standards, including, but not limited to NFPA 70, National Electric Code, NFPA 303, Fire Protection Standard for Marinas and Boatyards, and the codes and standards of the American National Standards
Institute (ANSI), including, but not limited to the National Electrical Safety Code. Upon request by the Grantor, the lessee/sublessees will provide a certification that all electrical installations on the premises have been inspected by a qualified individual and comply with the applicable codes.

8. CONDITION OF PREMISES

   a. The Lessee acknowledges that it has inspected the premises, knows its condition, and understands that the same is leased without any representations or warranties whatsoever and without obligation on the part of the United States to make any alterations, repairs, or additions thereto.

   b. As of the date of this lease, an inventory and condition report of all personal property and improvements of the United States included in this lease shall be made by the Grantor and Lessee to reflect the condition of said property and said improvements. A copy of said report is attached hereto as EXHIBIT C and made a part hereof. Upon the expiration, revocation, or termination of this lease, another inventory and condition report shall be similarly prepared. This report shall constitute the basis for settlement for property damaged or destroyed. Any such property must be either replaced or restored to the condition required by the Condition on PROTECTION OF PROPERTY.

9. FACILITIES AND SERVICES

   The Lessee shall provide the facilities and services as agreed upon in the Development Plan referred to in the Condition on DEVELOPMENT PLANS either directly or through subleases or concession agreements that have been reviewed and accepted by the Grantor. These subleases or agreements shall state: (1) that they are granted subject to the provisions of this lease; and (2) that the agreement will not be effective until the third party activities have been approved by the Grantor. The Lessee will not allow any third party activities with a rental to the Lessee or prices to the public which would give the third party an undue economic advantage or circumvent the intent of the Development Plan. The rates and prices charged by the Lessee or its sub-lessees or concessionaires shall be reasonable and comparable to rates charged for similar goods and services by others in the area. The use of sub-lessees and concessionaires will not relieve the Lessee from the primary responsibility for ensuring compliance with all of the terms and conditions of this lease.

10. TRANSFERS, ASSIGNMENTS, SUBLEASES

   a. Without prior written approval of the Grantor, the Lessee shall neither transfer nor assign this lease nor sublet the premises or any part thereof, nor grant any interest, privilege, or license whatsoever in connection with this lease.

   b. The Lessee will not sponsor or participate in timeshare ownership of any structures, facilities, accommodations, or personal property on the premises. The Lessee will not subdivide nor develop the premises into private residential development.

11. FEES

   Fees may be charged by the Lessee for the entrance to or use of the premises or any facilities, however, no user fees may be charged by the Lessee or its sub-lessees for use of facilities developed in whole or part with federal funds if a user charge by the Corps of Engineers for the facility would be prohibited under law.
12. ACCOUNTS, RECORDS AND RECEIPTS

All monies received by the Lessee from operations conducted on the premises, including, but not limited to, entrance, admission and user fees and rental or other consideration received from its concessionaires, may be utilized by the Lessee for the administration, maintenance, operation and development of the premises. Beginning 5 years from the date of this lease and continuing at 5-year intervals, any such monies not so utilized or programmed for utilization within a reasonable time shall be paid to the Grantor. The Lessee shall provide an annual statement of receipts and expenditures to the Grantor. Annual or weekly entrance fees not collected on the Project, which also are honored at other recreational areas operated by the Lessee, are excluded from this requirement. The Grantor shall have the right to perform audits or to require the Lessee to audit the records and accounts of the Lessee, third party concessionaires and sub-lessees, in accordance with auditing standards and procedures promulgated by the American Institute of Certified Public Accountants or by the state, and furnish the Grantor with the results of such an audit.

13. PROTECTION OF PROPERTY

The Lessee shall be responsible for any damage that may be caused to property of the United States by the activities of the Lessee under this lease and shall exercise due diligence in the protection of all property located on the premises against fire or damage from any and all other causes. Any property of the United States damaged or destroyed by the Lessee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Lessee to the satisfaction of the Grantor, or, at the election of the Grantor, reimbursement may be made therefor by the Lessee in an amount necessary to restore or replace the property to a condition satisfactory to the Grantor.

14. RIGHT TO ENTER AND FLOOD

The right is reserved to the United States, its officers, agents, and employees to enter upon the premises at any time and for any purpose necessary or convenient in connection with Government purposes; to make inspections; to remove timber or other material, except property of the Lessee; to flood the premises; to manipulate the level of the lake or pool in any manner whatsoever; and/or to make any other use of the land as may be necessary in connection with project purposes, and the Lessee shall have no claim for damages on account thereof against the United States or any officer, agent, or employee thereof.

15. LIGHTS, SIGNALS AND NAVIGATION

There shall be no unreasonable interference with navigation by the exercise of the privileges granted by this lease. If the display of lights and signals on any work hereby authorized is not otherwise provided for by law, such lights and signals as may be prescribed by the Coast Guard or by the Grantor shall be installed and maintained by and at the expense of the Lessee.

16. INSURANCE

a. At the commencement of this lease, the Lessee, unless self-insured, and its sub-lessees and concessionaires at the commencement of operating under the terms of this lease as third parties, shall obtain from a reputable insurance company or companies contracts of liability insurance. The insurance shall provide an amount not less than that which is prudent, reasonable and consistent with sound business practices, for any number of persons or claims arising from
any one incident with respect to bodily injuries or death resulting therefrom, property damage, or both, suffered or alleged to have been suffered by any person or persons, resulting from the operations of the sub-lessees and concessionaires under the terms of this lease. The Lessee shall require its insurance company to furnish to the Grantor a copy of the policy or policies, or, if acceptable to the Grantor, certificates of insurance evidencing the purchase of such insurance.

b. The insurance policy or policies shall specifically provide protection appropriate for the types of facilities, services and products involved; and shall provide that the Grantor be given thirty (30) days notice of any cancellation or change in such insurance.

c. The Grantor may require closure of any or all of the premises during any period for which the sub-lessees and concessionaires do not have the required insurance coverage.

17. RESTORATION

On or before the expiration of this lease or its termination by the Lessee, the Lessee shall vacate the premises, remove the property of the Lessee, and restore the premises to a condition satisfactory to the Grantor. If, however, this lease is revoked, the Lessee shall vacate the premises, remove said property therefrom, and restore the premises to the aforesaid condition within such time as the Grantor may designate. In either event, if the Lessee shall fail or neglect to remove said property and restore the premises, then, at the option of the Grantor, said property shall either become the property of the United States without compensation therefor, or the Grantor may cause the property to be removed and no claim for damages against the United States or its officers or agents shall be created by or made on account of such removal and restoration work. The Lessee shall also pay the United States on demand any sum which may be expended by the United States after the expiration, revocation, or termination of this lease in restoring the premises.

18. NON-DISCRIMINATION

a. The Lessee shall not discriminate against any person or persons or exclude them from participation in the Lessee's operations, programs or activities conducted on the leased premises, because of race, color, religion, sex, age, handicap, or national origin. The Lessee will comply with the Americans with Disabilities Act and attendant Americans with Disabilities Act Accessibility Guidelines (ADAAG) published by the Architectural And Transportation Barriers Compliance Board.

b. The Lessee, by acceptance of this lease, is receiving a type of Federal assistance and, therefore, hereby gives assurance that it will comply with the provisions of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. § 2000d); the Age Discrimination Act of 1975 (42 U.S.C. § 6102); the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794); and all requirements imposed by or pursuant to the Directive of the Department of Defense (32 CFR Part 300) issued as Department of Defense Directives 5500.11 and 1020.1, and Army Regulation 600-7. This assurance shall be binding on the Lessee, its agents, successors, transferees, sub-lessees and assignees.

19. SUBJECT TO EASEMENTS

This lease is subject to all existing easements, easements subsequently granted, and established access routes for roadways and utilities located, or to be located, on the premises, provided that the proposed grant of any new easement or route will be coordinated with the
Lessee, and easements will not be granted which will, in the opinion of the Grantor, interfere with developments, present or proposed, by the Lessee. The Lessee will not close any established access routes without written permission of the Grantor.

20. SUBJECT TO MINERAL INTERESTS

This lease is subject to all outstanding mineral interests. As to federally owned mineral interests, it is understood that they may be included in present or future mineral leases issued by the Bureau of Land Management (BLM), which has responsibility for mineral development on Federal lands. The Secretary will provide lease stipulations to BLM for inclusion in such mineral leases that are designed to protect the premises from activities that would interfere with the Lessee’s operations or would be contrary to local laws.

21. COMPLIANCE, CLOSURE, REVOCATION AND RELINQUISHMENT

a. The Lessee and/or any sub-lessees or licensees are charged at all times with full knowledge of all the limitations and requirements of this lease, and the necessity for correction of deficiencies, and with compliance with reasonable requests by the Grantor. This lease may be revoked in the event the Lessee violates any of the terms and conditions and continues and persists in such non-compliance. The Lessee will be notified of any non-compliance, which notice shall be in writing or shall be confirmed in writing, giving a period of time in which to correct the non-compliance. Failure to satisfactorily correct any substantial or persistent non-compliance within the specified time is grounds for closure of all or part of the premises, temporary suspension of operation, or revocation of the lease, after notice in writing of such intent. Future requests by the Lessee to extend the lease, expand the premises, modify authorized activities, or assign the lease shall take into consideration the Lessee’s past performance and compliance with the lease terms.

b. This lease may be relinquished by the Lessee by giving one (1) year prior written notice to the Grantor in the manner prescribed in the Condition on NOTICES.

22. HEALTH AND SAFETY

a. The Lessee shall keep the premises in good order and in a clean, sanitary, and safe condition and shall have the primary responsibility for ensuring that any sub-lessees and concessionaires operate and maintain the premises in such a manner.

b. In addition to the rights of revocation for non-compliance, the Grantor, upon discovery of any hazardous condition on the premises that presents an immediate threat to health and/or danger to life or property, will so notify the Lessee and will require that the affected part or all of the premises be closed to the public until such condition is corrected and the danger to the public eliminated. If the condition is not corrected, the Grantor will have the option to: (1) correct the hazardous conditions and collect the cost of repairs from the Lessee; or, (2) revoke the lease. The Lessee and its assignees or sub-lessees shall have no claim for damages against the United States, or any officer, agent, or employee thereof on account of action taken pursuant to this condition.
23. PUBLIC USE

No attempt shall be made by the Lessee, or any of its sub-lessees or concessionaires, to forbid the full use by the public of the premises and of the water areas of the project, subject, however, to the authority and responsibility of the Lessee to manage the premises and provide safety and security to the visiting public.

24. PROHIBITED USES

a. The Lessee shall not permit gambling on the premises or install or operate, or permit to be installed or operated thereon, any device which is illegal, or use the premises or permit them to be used for any illegal business or purpose. There shall not be conducted on or permitted upon the premises any activity which would constitute a nuisance.

b. As an exception, some games of chance, such as raffles, games and sporting events, may be conducted by nonprofit organizations under special use permits issued in conjunction with special events, if permissible by state and local law. Any request to conduct such activities must be submitted in writing to the Grantor.

c. In accordance with state and local laws and regulations, the Lessee may sell, store, or dispense, or permit the sale, storage, or dispensing of beer, malt beverages, light wines or other intoxicating beverages on the premises in those facilities where such service is customarily found. Bar facilities will only be permitted if offered in connection with other approved activities. Advertising of such beverages outside of buildings is not permitted. Carry out package sales of hard liquor is prohibited.

25. NATURAL RESOURCES

The Lessee shall cut no timber, conduct no mining operations, remove no sand, gravel, or kindred substances from the ground, commit no waste of any kind, nor in any manner substantially change the contour or condition of the premises, except as may be authorized under and pursuant to the Development Plan described in the Condition on DEVELOPMENT PLANS herein. The Lessee may salvage fallen or dead timber; however, no commercial use shall be made of such timber. Except for timber salvaged by the Lessee when in the way of construction of improvements or other facilities, all sales of forest products will be conducted by the United States and the proceeds therefrom shall not be available to the Lessee under the provisions of this lease.

26. DISPUTES CLAUSE

a. Except as provided in the Contract Disputes Act of 1978 (41 U.S.C. § 7101-7109) (the Act), all disputes arising under or relating to this lease shall be resolved under this clause and the provisions of the Act.

b. "Claim," as used in this clause, means a written demand or written assertion by the Lessee seeking, as a matter of right, the payment of money in a sum certain, the adjustment of interpretation of lease terms, or other relief arising under or relating to this lease. A claim arising under this lease, unlike a claim relating to that lease, is a claim that can be resolved under a lease clause that provides for the relief sought by the Lessee. However, a written demand or written assertion by the Lessee seeking the payment of money exceeding $100,000 is not a claim under the Act until certified as required by subparagraph c,(1) below. The routine request for rental payment that is not in dispute is not a claim under the Act. The request may
be converted to a claim under the Act, by this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

c. A claim by the Lessee shall be made in writing and submitted to the said officer for a written decision. A claim by the Government against the Lessee shall be subject to a written decision by the said officer.

   (1) For Lessee claims exceeding $100,000, the Lessee shall submit with the claim a certification that:

     (i)    The claim is made in good faith;

     (ii)  Supporting data are accurate and complete to the best of the Lessee's knowledge and belief; and

     (iii)  The amount requested accurately reflects the lease adjustment for which the Lessee believes the Government is liable.

   (2) If the Lessee is an individual, the certificate shall be executed by that individual. If the Lessee is not an individual, the certification shall be executed by:

     (i)    A senior company official in charge at the Lessee's location involved; or

     (ii)   An officer or general partner of the Lessee having overall responsibility of the conduct of the Lessee's affairs.

d. For Lessee claims of $100,000 or less, the said officer must, if requested in writing by the Lessee, render a decision within 60 days of the request. For Lessee-certified claims over $100,000, the said officer must, within 60 days, decide the claim or notify the Lessee of the date by which the decision will be made.

e. The said officer's decision shall be final unless the Lessee appeals or files a suit as provided in the Act.

f. At the time a claim by the Lessee is submitted to the said officer or a claim by the Government is presented to the Lessee, the parties, by mutual consent, may agree to use alternative means of dispute resolution. When using alternative dispute resolution procedures, any claim, regardless of amount, shall be accompanied by the certification described in paragraph c.(1) of this clause, and executed in accordance with paragraph c.(2) of this clause.

g. The Government shall pay interest on the amount found due and unpaid by the Government from (1) the date the said officer received the claim (properly certified if required), or (2) the date payment otherwise would be due, if that date is later, until the date of payment. Simple interest on claims shall be paid at the rate, fixed by the Secretary of the Treasury, as provided in the Act, which is applicable to the period during which the said officer receives the claim and then at the rate applicable for each 6-month period as fixed by the Treasury Secretary during the pendency of the claim. Rental amounts due to the Government by the Lessee will have interest and penalties as set out in the Condition on CONSIDERATION.
h. The Lessee shall proceed diligently with performance of the lease, pending final resolution of any request for relief, claim, appeal, or action arising under the lease, and comply with any decision of the said officer.

27. ENVIRONMENTAL PROTECTION

a. The Lessee, including the Lessee’s subtenants/successors or assignees, employees, agents, contractors and invitees of any of them, will use all reasonable means available to protect the environmental and natural resources and where damage nonetheless occurs from activities of the Lessee, including the Lessee’s subtenant/successors or assignees, employees, agents, contractors and invitees of any of them, the Lessee shall be liable to restore the damaged resources.

b. The Lessee, including the Lessee’s subtenants/successors or assignees, employees, agents, contractors and invitees of any of them, shall protect the project against pollution of its air, ground and waters by complying, at its sole cost and expense, with all Environmental Laws that are or may become applicable to the premises or the Lessee’s activities on the premises, including but not limited to all applicable Federal, state, and local laws, regulations, USACE policies, and other requirements. The disposal of any toxic or hazardous materials within the premises is specifically prohibited.

c. The term “Environmental Law”, as used herein, means any statute, law, act, ordinance, rule, regulation, order, decree, or ruling of any Federal, State and/or local governmental, quasi-governmental, administrative or judicial body, agency, board, commission or other authority relating to the protection of health and/or the environment or otherwise regulating and/or restricting the use, storage, disposal, treatment, handling, release, and/or transportation of Hazardous Substances, including, without limitation, the Comprehensive Environmental Response Compensation and Liability Act, the Resource Conservation and Recovery Act, the Federal Water Pollution Control Act, the Clean Air Act, the Hazardous Materials Transportation Act, the Toxic Substances Control Act, the Emergency Planning and Community Right To Know Act, and the environmental control laws of the State of Oklahoma, each as now or hereafter amended, and all regulations and interpretive guidelines respectively promulgated thereunder.

d. The Lessee is required to participate in all aspects of any recurring (annual) Environmental Review Guide for Operations (ERGO) assessment, including but not limited to pre-briefings, the Outgrant Pre Visit Questionnaire, the assessment, exit briefings, etc., of their outgranted area. The Lessee shall promptly initiate and complete all necessary corrective actions, as determined and directed by the Lessor, in order to fully resolve those findings contained in ERGO Environmental Compliance Assessment Reports. Failure of the Lessee to take the required corrective action(s) identified in the ERGO Environmental Compliance Assessments may be referred to the appropriate enforcement agency that will render final determinations with respect to compliance with relevant laws or regulations. Continued non-compliance by the Lessee may also serve as grounds for revocation of this Lease.

e. The Lessee shall require all sanitation facilities on boats moored at the Lessee’s facilities, including rental boats, to be sealed against any discharge into the lake. Services for waste disposal, including sewage pumpout of watercraft, shall be provided by the Lessee’s as appropriate. The Lessee shall not discharge waste or effluent from the premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.
f. The Lessee must obtain approval in writing from the Government before any pesticides or herbicides are applied to the premises.

28. ENVIRONMENTAL BASELINE SURVEY

An Environmental Baseline survey (EBS) previously called Preliminary Assessment Screening (PAS) documenting the known history of the property with regard to the storage, release or disposal of hazardous substances thereon, is attached hereto and made a part hereof as EXHIBIT D. Upon expiration, revocation or termination of this lease, another EBS shall be prepared which will document the environmental condition of the property at that time. A comparison of the two surveys will assist the Grantor in determining any environmental restoration requirements. Any such requirements will be completed by the Lessee in accordance with the condition on RESTORATION.

29. HISTORIC PRESERVATION

The Lessee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archaeological, architectural or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items are discovered on the premises, the Lessee shall immediately notify the Grantor and protect the site and the material from further disturbance until the Grantor gives clearance to proceed.

30. SOIL AND WATER CONSERVATION

The Lessee shall maintain, in a manner satisfactory to the Grantor, all soil and water conservation structures that may be in existence upon said premises at the beginning of, or that may be constructed by the Lessee during the term of, this lease, and the Lessee shall take appropriate measures to prevent or control soil erosion within the premises. Any soil erosion occurring outside the premises resulting from the activities of the Lessee shall be corrected by the Lessee as directed by the Grantor.

31. TRANSIENT USE

a. Camping, including transient trailers or recreational vehicles, at one or more campsites for a period longer than thirty (30) days during any sixty (60) consecutive day period is prohibited. The Lessee will maintain a ledger and reservation system for the use of any such campsites.

b. Occupying any lands, buildings, vessels or other facilities within the premises for the purpose of maintaining a full- or part-time residence is prohibited, except for employees residing on the premises for security purposes, if authorized by the Grantor.

32. COVENANT AGAINST CONTINGENT FEES

The Lessee warrants that no person or selling agency has been employed or retained to solicit or secure this lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the Lessee for the purpose of securing business. For breach or violation of this warranty, the United States shall have the right to annul this lease without liability or, in its discretion, to require the Lessee to pay, in addition to the lease rental or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.
33. OFFICIALS NOT TO BENEFIT

   No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefits to arise therefrom. However, nothing herein contained shall be construed to extend to any incorporated company if the lease be for the general benefit of such corporation or company.

34. MODIFICATIONS

   This lease contains the entire agreement between the parties hereto, and no modification of this agreement, or waiver, or consent hereunder shall be valid unless the same be in writing, signed by the parties to be bound or by a duly authorized representative; and this provision shall apply to this clause as well as all other conditions of this lease.

35. DISCLAIMER

   This lease is effective only insofar as the rights of the United States in the premises are concerned; and the Lessee shall obtain such permission as may be required on account of any other existing rights. It is understood that the granting of this lease does not eliminate the necessity of obtaining any Department of the Army permit which may be required pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (30 Stat. 1151; 33 U.S.C. § 403), or Section 404 of the Clean Water Act (33 U.S.C. § 1344).

36. SPACE RETAINED BY THE CORPS

   The Corps will retain at no charge and be allowed unlimited access to the area identified in EXHIBIT E in the Broken Bow Project Office and Compound area for Corps flood operations.

37. EASEMENT ACCESSMENT

   Maintenance and upkeep of the access road via the government easement identified in EXHIBIT A is the responsibility of the Lessee.

38. MINIMUM WAGE REQUIREMENT (EXECUTIVE ORDER 13658)

   a. Any reference in this section to "prime contractor" or "contractor" shall mean the Lessee and any reference to "contract" shall refer to the Lease.

   b. The parties expressly stipulate this contract is subject to Executive Order 13658, the regulations issued by the Secretary of Labor in 29 CFR part 10 pursuant to the Executive Order, and the following provisions.

   c. Minimum Wages.

      (1) Each worker (as defined in 29 CFR 10.2) engaged in the performance of this contract by the prime contractor or any subcontractor, regardless of any contractual relationship which may be alleged to exist between the contractor and worker, shall be paid not less than the applicable minimum wage under Executive Order 13658.

      (2) The minimum wage required to be paid to each worker performing work on or in connection with this contract between January 1, 2015, and December 31, 2015, shall be
$10.10 per hour. The minimum wage shall be adjusted each time the Secretary of Labor's annual determination of the applicable minimum wage under section 2(a)(ii) of Executive Order 13658 results in a higher minimum wage. Adjustments to the Executive Order minimum wage under section 2(a)(ii) of Executive Order 13658 will be effective for all workers subject to the Executive Order beginning January 1 of the following year. If appropriate, the contracting officer, or other agency official overseeing this contract shall ensure the contractor is compensated only for the increase in labor costs resulting from the annual inflation increases in the Executive Order 13658 minimum wage beginning on January 1, 2016. The Secretary of Labor will publish annual determinations in the Federal Register no later than 90 days before such new wage is to take effect. The Secretary will also publish the applicable minimum wage on www.wdol.gov (or any successor Web site). The applicable published minimum wage is incorporated by reference into this contract.

3. The contractor shall pay unconditionally to each worker all wages due free and clear and without subsequent deduction (except as otherwise provided by 29 CFR 10.23), rebate, or kickback on any account. Such payments shall be made no later than one pay period following the end of the regular pay period in which such wages were earned or accrued. A pay period under this Executive Order may not be of any duration longer than semi-monthly.

4. The prime contractor and any upper-tier subcontractor shall be responsible for the compliance by any subcontractor or lower-tier subcontractor with the Executive Order minimum wage requirements. In the event of any violation of the minimum wage obligation of this clause, the contractor and any subcontractor(s) responsible therefore shall be liable for the unpaid wages.

5. If the commensurate wage rate paid to a worker on a covered contract whose wages are calculated pursuant to a special certificate issued under 29 U.S.C. 214(c), whether hourly or piece rate, is less than the Executive Order minimum wage, the contractor must pay the Executive Order minimum wage rate to achieve compliance with the Order. If the commensurate wage due under the certificate is greater than the Executive Order minimum wage, the contractor must pay the 14(c) worker the greater commensurate wage.

d. Withholding. The agency head shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the prime contractor under this or any other Federal contract with the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay workers the full amount of wages required by Executive Order 13658.

e. Contract Suspension/Contract Termination/ Contractor Debarment. In the event of a failure to pay any worker all or part of the wages due under Executive Order 13658 or 29 CFR part 10, or a failure to comply with any other term or condition of Executive Order 13658 or 29 CFR part 10, the contracting agency may, on its own action or after authorization by direction of the Department of Labor and written notification to the contractor, take action to cause suspension of any further payment, advance or guarantee of funds until such violations have ceased. Additionally, any failure to comply with the requirements of this clause may be grounds for termination of the right to proceed with the contract work. In such event, the Government may enter into other contracts or arrangements for completion of the work, charging the contractor in default with any additional cost. A breach of the contract clause may be grounds for debarment as a contractor and subcontractor as provided in 29 CFR 10.52.
f. The contractor may not discharge any part of its minimum wage obligation under Executive Order 13658 by furnishing fringe benefits or, with respect to workers whose wages are governed by the Service Contract Act, the cash equivalent thereof.

g. Nothing herein shall relieve the contractor of any other obligation under Federal, state or local law, or under contract, for the payment of a higher wage to any worker, nor shall a lower prevailing wage under any such Federal, state, or local law, or under contract, entitle a contractor to pay less than $10.10 (or the minimum wage as established each January thereafter) to any worker.

h. Payroll Records.

(1) The contractor shall make and maintain for three years records containing the information specified in paragraphs (h)(1) (i) through (vi) of this section for each worker and shall make the records available for inspection and transcription by authorized representatives of the Wage and Hour Division of the U.S. Department of Labor:

(i) Name, address, and social security number;
(ii) The worker's occupation(s) or classification(s);
(iii) The rate or rates of wages paid;
(iv) The number of daily and weekly hours worked by each worker;
(v) Any deductions made; and
(vi) Total wages paid.

(2) The contractor shall also make available a copy of the contract, as applicable, for inspection or transcription by authorized representatives of the Wage and Hour Division.

(3) Failure to make and maintain or to make available such records for inspection and transcription shall be a violation of 29 CFR part 10 and this contract, and in the case of failure to produce such records, the contracting officer, upon direction of an authorized representative of the Department of Labor, or under its own action, shall take such action as may be necessary to cause suspension of any further payment or advance of funds until such time as the violations are discontinued.

(4) The contractor shall permit authorized representatives of the Wage and Hour Division to conduct investigations, including interviewing workers at the worksite during normal working hours.

(5) Nothing in this clause limits or otherwise modifies the contractor's payroll and recordkeeping obligations, if any, under the Davis-Bacon Act, as amended, and its implementing regulations; the Service Contract Act, as amended, and its implementing regulations; the Fair Labor Standards Act, as amended, and its implementing regulations; or any other applicable law.
i. The contractor (as defined in 29 CFR 10.2) shall insert this clause in all of its covered subcontracts and shall require its subcontractors to include this clause in any covered lower-tier subcontracts. The prime contractor and any upper-tier subcontractor shall be responsible for the compliance by any subcontractor or lower-tier subcontractor with this contract clause.

j. Certification of Eligibility.

   (1) By entering into this contract, the contractor (and officials thereof) certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of the sanctions imposed pursuant to Section 5 of the Service Contract Act, Section 3(a) of the Davis-Bacon Act, or 29 CFR 5.12(a)(1).

   (2) No part of this contract shall be subcontracted to any person or firm whose name appears on the list of persons or firms ineligible to receive Federal contracts.


k. Tipped employees. In paying wages to a tipped employee as defined in Section 3(t) of the Fair Labor Standards Act, 29 U.S.C. 203(t), the contractor may take a partial credit against the wage payment obligation (tip credit) to the extent permitted under Section 3(a) of Executive Order 13658. In order to take such a tip credit, the employee must receive an amount of tips at least equal to the amount of the credit taken; where the tipped employee does not receive sufficient tips to equal the amount of the tip credit, the contractor must increase the cash wage paid for the workweek so that the amount of cash wage paid and the tips received by the employee equal the applicable minimum wage under Executive Order 13658. To utilize this proviso:

   (1) The employer must inform the tipped employee in advance of the use of the tip credit;

   (2) The employer must inform the tipped employee of the amount of cash wage that will be paid and the additional amount by which the employee's wages will be considered increased on account of the tip credit;

   (3) The employees must be allowed to retain all tips (individually or through a pooling arrangement and regardless of whether the employer elects to take a credit for tips received); and

   (4) The employer must be able to show by records that the tipped employee received at least the applicable Executive Order minimum wage through the combination of direct wages and tip credit.

l. Antiretaliation. It shall be unlawful for any person to discharge or in any other manner discriminate against any worker because such worker has filed any complaint or instituted or caused to be instituted any proceeding under or related to Executive Order 13658 or 29 CFR part 10, or has testified or is about to testify in any such proceeding.

m. Disputes concerning labor standards. Disputes related to the application of Executive Order 13658 to this contract shall not be subject to the general disputes clause of the
contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR part 10. Disputes within the meaning of this contract clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the workers or their representatives.

n. Notice. The contractor must notify all workers performing work on or in connection with a covered contract of the applicable minimum wage rate under the Executive Order. With respect to service employees on contracts covered by the Service Contract Act and laborers and mechanics on contracts covered by the Davis-Bacon Act, the contractor may meet this requirement by posting, in a prominent and accessible place at the worksite, the applicable wage determination under those statutes. With respect to workers performing work on or in connection with a covered contract whose wages are governed by the FLSA, the contractor must post a notice provided by the Department of Labor in a prominent and accessible place at the worksite so it may be readily seen by workers. Contractors that customarily post notices to workers electronically may post the notice electronically, provided such electronic posting is displayed prominently on any Web site that is maintained by the contractor, whether external or internal, and customarily used for notices to workers about terms and conditions of employment.

o. If a duly authorized representative of the United States discovers or determines, whether before or subsequent to executing this contract, that an erroneous determination regarding the applicability of Executive Order 13658 was made, contractor, to the extent permitted by law, agrees to indemnify and hold harmless the United States, its officers, agents, and employees, for and from any and all liabilities, losses, claims, expenses, suits, fines, penalties, judgments, demands or actions, costs, fees, and damages directly or indirectly arising out of, caused by, related to, resulting from or in any way predicated upon, in whole or in part, the erroneous Executive Order 13658 determination. This includes contractor releasing any claim or entitlement it would otherwise have to an equitable adjustment to the contract and indemnifying and holding harmless the United States from the claims of subcontractors and contractor employees.

39. PAID SICK LEAVE REQUIREMENT (EXECUTIVE ORDER 13706)

Any reference in this section to "prime contractor" or "contractor" shall mean the Lessee and any reference to "contract" shall refer to the Lease.

a. Executive Order 13706. This contract is subject to Executive Order 13706, the regulations issued by the Secretary of Labor in 29 CFR part 13 pursuant to the Executive Order, and the following provisions.

b. Paid Sick Leave.

(1) The contractor shall permit each employee (as defined in 29 CFR 13.2) engaged in the performance of this contract by the prime contractor or any subcontractor, regardless of any contractual relationship that may be alleged to exist between the contractor and employee, to earn not less than 1 hour of paid sick leave for every 30 hours worked. The contractor shall additionally allow accrual and use of paid sick leave as required by Executive Order 13706 and 29 CFR part 13. The contractor shall in particular comply with the accrual, use, and other requirements set forth in 29 CFR 13.5 and 13.6, which are incorporated by reference in this contract.
(2) The contractor shall provide paid sick leave to all employees when due free and clear and without subsequent deduction (except as otherwise provided by 29 CFR 13.24), rebate, or kickback on any account. The contractor shall provide pay and benefits for paid sick leave used no later than one pay period following the end of the regular pay period in which the paid sick leave was taken.

(3) The prime contractor and any upper-tier subcontractor shall be responsible for the compliance by any subcontractor or lower-tier subcontractor with the requirements of Executive Order 13706, 29 CFR part 13, and this clause.

c. Withholding. The contracting officer shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the prime contractor under this or any other Federal contract with the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay employees the full amount owed to compensate for any violation of the requirements of Executive Order 13706, 29 CFR part 13, or this clause, including any pay and/or benefits denied or lost by reason of the violation; other actual monetary losses sustained as a direct result of the violation, and liquidated damages.

d. Contract Suspension/Contract Termination/Contractor Debarment. In the event of a failure to comply with Executive Order 13706, 29 CFR part 13, or this clause, the contracting agency may on its own action or after authorization or by direction of the Department of Labor and written notification to the contractor, take action to cause suspension of any further payment, advance, or guarantee of funds until such violations have ceased. Additionally, any failure to comply with the requirements of this clause may be grounds for termination of the right to proceed with the contract work. In such event, the Government may enter into other contracts or arrangements for completion of the work, charging the contractor in default with any additional cost. A breach of the contract clause may be grounds for debarment as a contractor and subcontractor as provided in 29 CFR 13.52.

e. The paid sick leave required by Executive Order 13706, 29 CFR part 13, and this clause is in addition to a contractor's obligations under the Service Contract Act and Davis-Bacon Act, and a contractor may not receive credit toward its prevailing wage or fringe benefit obligations under those Acts for any paid sick leave provided in satisfaction of the requirements of Executive Order 13706 and 29 CFR part 13.

f. Nothing in Executive Order 13706 or 29 CFR part 13 shall excuse noncompliance with or supersede any applicable Federal or State law, any applicable law or municipal ordinance, or a collective bargaining agreement requiring greater paid sick leave or leave rights than those established under Executive Order 13706 and 29 CFR part 13.

g. Record keeping.

(1) Any contractor performing work subject to Executive Order 13706 and 29 CFR part 13 must make and maintain, for no less than three (3) years from the completion of the work on the contract, records containing the information specified in paragraphs (i) through (xv) of this section for each employee and shall make them available for inspection, copying, and transcription by authorized representatives of the Wage and Hour Division of the U.S. Department of Labor:

   (i) Name, address, and Social Security number of each employee;
(ii) The employee's occupation(s) or classification(s);

(iii) The rate or rates of wages paid (including all pay and benefits provided);

(iv) The number of daily and weekly hours worked;

(v) Any deductions made;

(vi) The total wages paid (including all pay and benefits provided) each pay period;

(vii) A copy of notifications to employees of the amount of paid sick leave the employee has accrued, as required under 29 CFR 13.5(a)(2);

(viii) A copy of employees' requests to use paid sick leave, if in writing, or, if not in writing, any other records reflecting such employee requests;

(ix) Dates and amounts of paid sick leave taken by employees (unless a contractor's paid time off policy satisfies the requirements of Executive Order 13706 and 29 CFR part 13 as described in §13.5(f)(5), leave must be designated in records as paid sick leave pursuant to Executive Order 13706);

(x) A copy of any written responses to employees' requests to use paid sick leave, including explanations for any denials of such requests, as required under 29 CFR 13.5(d)(3);

(xi) Any records reflecting the certification and documentation a contractor may require an employee to provide under 29 CFR 13.5(e), including copies of any certification or documentation provided by an employee;

(xii) Any other records showing any tracking of or calculations related to an employee's accrual or use of paid sick leave;

(xiii) The relevant covered contract;

(xiv) The regular pay and benefits provided to an employee for each use of paid sick leave; and

(xv) Any financial payment made for unused paid sick leave upon a separation from employment intended, pursuant to 29 CFR 13.5(b)(5), to relieve a contractor from the obligation to reinstate such paid sick leave as otherwise required by 29 CFR 13.5(b)(4).

(2)(i) If a contractor wishes to distinguish between an employee's covered and non-covered work, the contractor must keep records or other proof reflecting such distinctions. Only if the contractor adequately segregates the employee's time will time spent on non-covered work be excluded from hours worked counted toward the accrual of paid sick leave. Similarly, only if that contractor adequately segregates the employee's time may a contractor properly refuse an employee's request to use paid sick leave on the ground that the employee was scheduled to perform non-covered work during the time she asked to use paid sick leave.
(ii) If a contractor estimates covered hours worked by an employee who performs work in connection with covered contracts pursuant to 29 CFR 13.5(a)(i) or (iii), the contractor must keep records or other proof of the verifiable information on which such estimates are reasonably based. Only if the contractor relies on an estimate that is reasonable and based on verifiable information will an employee's time spent in connection with non-covered work be excluded from hours worked counted toward the accrual of paid sick leave. If a contractor estimates the amount of time an employee spends performing in connection with covered contracts, the contractor must permit the employee to use her paid sick leave during any work time for the contractor.

(3) In the event a contractor is not obligated by the Service Contract Act, the Davis-Bacon Act, or the Fair Labor Standards Act to keep records of an employee's hours worked, such as because the employee is exempt from the FLSA's minimum wage and overtime requirements, and the contractor chooses to use the assumption permitted by 29 CFR 13.5(a)(1)(iii), the contractor is excused from the requirement in paragraph (1)(d) of this section to keep records of the employee's number of daily and weekly hours worked.

(4)(i) Records relating to medical histories or domestic violence, sexual assault, or stalking, created for purposes of Executive Order 13706, whether of an employee or an employee's child, parent, spouse, domestic partner, or other individual related by blood or affinity whose close association with the employee is the equivalent of a family relationship, shall be maintained as confidential records in separate files/records from the usual personnel files.

(ii) If the confidentiality requirements of the Genetic Information Nondiscrimination Act of 2008 (GINA), section 503 of the Rehabilitation Act of 1973, and/or the Americans with Disabilities Act (ADA) apply to records or documents created to comply with the recordkeeping requirements in this contract clause, the records and documents must also be maintained in compliance with the confidentiality requirements of the GINA, section 503 of the Rehabilitation Act of 1973, and/or ADA as described in 29 CFR 1635.9, 41 CFR 60-741.23(d), and 29 CFR 1630.14(c)(1), respectively.

(iii) The contractor shall not disclose any documentation used to verify the need to use 3 or more consecutive days of paid sick leave for the purposes listed in 29 CFR 13.5(c)(1)(iv) (as described in 29 CFR 13.5(e)(1)(ii)) and shall maintain confidentiality about any domestic abuse, sexual assault, or stalking, unless the employee consents or when disclosure is required by law.

(5) The contractor shall permit authorized representatives of the Wage and Hour Division to conduct interviews with employees at the worksite during normal working hours.

(6) Nothing in this contract clause limits or otherwise modifies the contractor’s record keeping obligations, if any, under the Davis-Bacon Act, the Service Contract Act, the Fair Labor Standards Act, the Family and Medical Leave Act, Executive Order 13658, their respective implementing regulations, or any other applicable law.

h. The contractor (as defined in 29 CFR 13.2) shall insert this clause in all of its covered subcontracts and shall require its subcontractors to include this clause in any covered lower-tier subcontracts.
i. Certification of Eligibility.

(1) By entering into this contract, the contractor (and officials thereof) certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of the sanctions imposed pursuant to section 5 of the Service Contract Act, section 3(a) of the Davis-Bacon Act, or 29 CFR 5.12(a)(1).

(2) No part of this contract shall be subcontracted to any person or firm whose name appears on the list of persons or firms ineligible to receive Federal contracts currently maintained on the System for Award Management Web site, http://www.SAM.gov.


j. Interference/Discrimination.

(1) A contractor may not in any manner interfere with an employee's accrual or use of paid sick leave as required by Executive Order 13706 or 29 CFR part 13. Interference includes, but is not limited to, miscalculating the amount of paid sick leave an employee has accrued, denying or unreasonably delaying a response to a proper request to use paid sick leave, discouraging an employee from using paid sick leave, reducing an employee's accrued paid sick leave by more than the amount of such leave used, transferring an employee to work on non-covered contracts to prevent the accrual or use of paid sick leave, disclosing confidential information contained in certification or other documentation provided to verify the need to use paid sick leave, or making the use of paid sick leave contingent on the employee's finding a replacement worker or the fulfillment of the contractor's operational needs.

(2) A contractor may not discharge or in any other manner discriminate against any employee for:

(i) Using, or attempting to use, paid sick leave as provided for under Executive Order 13706 and 29 CFR part 13;

(ii) Filing any complaint, initiating any proceeding, or otherwise asserting any right or claim under Executive Order 13706 and 29 CFR part 13;

(iii) Cooperating in any investigation or testifying in any proceeding under Executive Order 13706 and 29 CFR part 13; or

(iv) Informing any other person about his or her rights under Executive Order 13706 and 29 CFR part 13.

k. Waiver. Employees cannot waive, nor may contractors induce employees to waive, their rights under Executive Order 13706, 29 CFR part 13, or this clause.

l. Notice. The contractor must notify all employees performing work on or in connection with a covered contract of the paid sick leave requirements of Executive Order 13706, 29 CFR part 13, and this clause by posting a notice provided by the Department of Labor in a prominent and accessible place at the worksite so it may be readily seen by employees. Contractors that customarily post notices to employees electronically may post the notice electronically, provided such electronic posting is displayed prominently on any Web site that is maintained by the
contractor, whether external or internal, and customarily used for notices to employees about
terms and conditions of employment.

m. Disputes concerning labor standards. Disputes related to the application of
Executive Order 13706 to this contract shall not be subject to the general disputes clause of the
contract. Such disputes shall be resolved in accordance with the procedures of the Department
of Labor set forth in 29 CFR part 13. Disputes within the meaning of this contract clause include
disputes between the contractor (or any of its subcontractors) and the contracting agency, the
U.S. Department of Labor, or the employees or their representatives.

IN WITNESS WHEREOF I have hereunto set my hand by authority of the Secretary of the
Army this ___st___ day of __March__, __2018__.

\[Signature\]

TERRY D. RUPE
CHIEF, REAL ESTATE
REAL ESTATE CONTRACTING OFFICER

THIS LEASE is also executed by the Lessee this __17th__ day of __January__, __2018__.

OKLAHOMA TOURISM AND RECREATION DEPARTMENT:

By: \[Signature\]

DICK DUTTON
Printed Name

Title: EXECUTIVE DIRECTOR
CERTIFICATE OF AUTHORITY

I, ____________, certify that I am the ____________,

(Name) (Secretary or Attesting Officer)

of the OK TOURISM + RECR. DEPT., named as grantee/lessee/licensee herein;

(Agency Name)

that ____________, who signed this Agreement on behalf of said OK TOURISM + RECR. DEPT., was then ____________,

(Officer Name) (Agency Name) (Officer Title)

of the Agency; and that said Agreement was duly signed for and on behalf of

the OK TOURISM + RECR. DEPT. by authority of its governing body and is

(Agency Name)

within the scope of its statutory powers.

Signed, ____________

Secretary or Attesting Officer

(The person that signed the attached instrument cannot sign Certificate)

This form certifies that the person signing the attached instrument has the authority to do so. The signature of the Secretary/Attesting Officer and the Individual signing the attached instrument can not be the same.
OKLAHOMA TOURISM AND RECREATION DEPARTMENT

DIVISION OF STATE PARKS

FIVE YEAR DEVELOPMENT AND MANAGEMENT PLAN

MAY 2017

SUBMITTED TO THE CORPS OF ENGINEERS
IN COMPLIANCE WITH LEASE REQUIREMENTS FOR THE FOLLOWING PROPERTIES

ARROWHEAD STATE PARK
BEAVERS BEND/HOCHALOGAN STATE PARK
CHEROKEE LANDING STATE PARK
GREAT SALT PLAINS STATE PARK
HUGO LAKE STATE PARK
KEYSTONE STATE PARK
LAKE EUFAULA STATE PARK
LAKE WISTER STATE PARK
SEQUOYAH BAY STATE PARK
SEQUOYAH STATE PARK
TENKILLER STATE PARK
TEXOMA STATE PARK

EXHIBIT B
BEAVERS BEND STATE PARK
Southeast Oklahoma

MCCURTAIN COUNTY

Park Manager's Office on-site

Other Park Structures:

Cabins: 34 single, 7 duplex (14 units) = 196 occupancy capacity

Lakeview Lodge: 40 rooms (Also see Hochatown State Park)

Group Camps: (2)
(Both Operated by Little Dixie Community Action Agency, Inc.)
#1: 12 duplex cabins/capacity 144
- fully-equipped kitchen/dining hall

#2: 10 A-Frame cabins/capacity 160
- fully-equipped kitchen/dining hall
- cook's sleeping quarters

Picnic Sites: 225 tables, 2 group picnic pavilions

Campsites: P=Preferred; PT=Pull-thru; H=Handicap Access.; PPT=Preferred Pull-thru

Electric & Water (Semi-Modern): (No 50 amp hookups)
- Area A: 26 (PT2,P24)
- Area B: 31 (PT4) (Assigned Area)
- Area C: 48 (PT4)
- Area F: 12 (P12,H1) (Preferred Area)

Without Utilities (Unimproved):
- Area D: 12
- Area E: 15
- Area G: 20
- Area H: 9

Primitive Area located in River Bend Overflow Area

Sanitary Facilities: 3 comfort stations (with showers)
6 vault toilets
2 sanitary waste stations
Beavers Bend State Park (Page 2)

Leisure Activities:
- fishing, boating, water skiing: in Broken Bow Lake - no boat ramps in the park
  NOTE: Mountain Fork River in the park is now a designated year-round trout stream with new trout stocked biweekly.
- miniature golf: operated by lessee
- swimming: beach, concession stand, change house (NO LIFEGUARDS)
- playcourts: 1 tennis court, 2 horseshoe pits, 2 badminton courts,
  1 volleyball court, 1 softball field
- playgrounds: 3 playground areas (19 pieces of equipment)
- trails: 1 hiking (26 mi. - David Boren Trail from Beavers Bend to Hoachatown)
- Nature Center: 3 nature trails: Big Oak, Cedar Bluff, & Ridge
  naturalist/recreation activities
- stables: trailrides, hayrides (operated by lessee)
- train ride: train ride through the wilderness (operated by lessee)
- other: -paddle boat/canoe rentals (operated by lessee)
  - canoe floats in the park (operated by lessee)
    (whitewater canoe float reservations can be made)
  -fishing equipment, fishing boat rentals (lessee)

Other Facilities: Forest Heritage Center (tour available)
  grocery store (lessee)
  restaurant (lessee)
  gift shop (at Forest Heritage Center)

Park Size: LAND:
  BB 1,300 acres (state-owned)
  3,022 acres (leased from the Corps of Engineers) after Heyburn trade
  4,322 Total acres
  Hoachatown 2,933 acres +/- (Leased from Corps of Engineers)
  40 ac. State-owned
  2,973 acres
  Total acres: 7,295

Lake: Broken Bow Lake:
  14,200 acres (owned by the Corps of Engineers)
  14,200 total surface acres, 180 mi. shoreline

Revised 01/2017
# Oklahoma Tourism and Recreation Department

## Beavers Bend State Park and Cedar Creek Golf Course

<table>
<thead>
<tr>
<th>ID#</th>
<th>Facility Name</th>
<th>Project Title</th>
<th>Location</th>
<th>Description</th>
<th>Justification</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4268</td>
<td>Beavers Bend State Park</td>
<td>Cabin Renovation</td>
<td>Park View Cabins: #s 7, 8, 12, 13, 14 and 15, others as needed.</td>
<td>Renovate 1 two-bedroom cabin (#7) and 5 one-bedroom Park View Cabins (#s 8, 12, 13, 14 and 15) and others as needed. These are the older park cabins and will require a total renovation including siding, structural repairs, and flooring.</td>
<td>These cabins are currently in poor condition and are in need of major repairs.</td>
<td>$250,000</td>
</tr>
<tr>
<td>81040</td>
<td>Beavers Bend State Park</td>
<td>Fencing</td>
<td>Beavers Bend Maintenance Compound</td>
<td>Replace existing fencing around Beavers Bend maintenance compound with 6 ft. cyclone type fencing with new gates.</td>
<td>Existing fencing around this compound is in very poor condition as well as the gates. In order to secure this area as well as the assets of the park new fencing is needed. Present fence is over 25 years old.</td>
<td>$40,000</td>
</tr>
<tr>
<td>91492</td>
<td>Beavers Bend State Park</td>
<td>Maintenance Vehicle</td>
<td>Beavers Bend State Park</td>
<td>Purchase a small energy efficient vehicle to service Comfort Stations throughout all park areas as well as pickup litter. Vehicle could also be used by a collector of camp fees.</td>
<td>Currently a full-size pickup is used to service Comfort Stations and pick up litter. Through the use of a small energy efficient vehicle cost savings generated could be significant. A full size pickup is not needed for this type of work.</td>
<td>$25,000</td>
</tr>
<tr>
<td>91615</td>
<td>Beavers Bend State Park</td>
<td>Group Camp Renovation</td>
<td>Group Camps #1 and #2</td>
<td>Renovation of Group Camp buildings, including replacement of roofs, repair of siding, and repainting. Group Camp 1 should be demolished and replaced with new, energy efficient cabins which would be much more acceptable to the public.</td>
<td>Both of these group camps are very old and are in need of repair and renovation. The Group Camp 1 cabins are in terrible condition and should be replaced as they are hardly suitable for public use at this time.</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>121952</td>
<td>Beavers Bend State Park</td>
<td>Park Office/Visitor Center</td>
<td>Across from existing Forest Heritage Center</td>
<td>Construct office structure to serve multiple functions. This facility would house the Cabin Office, Administrative Office, and serve as an initial contact or Visitor Center for park guests. It would also serve as a Ranger headquarters.</td>
<td>This would combine offices and functions in the park. Currently offices are separate and less efficient. This would reduce costs and improve efficiency.</td>
<td>$950,000</td>
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</table>

*Monday, April 03, 2017*
<table>
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<tbody>
<tr>
<td>152477</td>
<td>Beavers Bend State Park</td>
<td>Ranger Vehicle</td>
<td>Beavers Bend State Park</td>
<td>Purchase Police Interceptor Utility or Crew Cab 1/2 Ton Pickup equipped for law enforcement and emergency response use to replace existing vehicle for ranger use. This needs to be a four wheel drive. Note: CNG not available near this park.</td>
<td>Replace existing Park Ranger pickup which is a 2005 Dodge * 300 four door with 170,000 miles. This vehicle has a lot of miles on it and has been having maintenance problems which are causing operational costs to this vehicle.</td>
<td>$34,000</td>
</tr>
<tr>
<td>152478</td>
<td>Beavers Bend State Park</td>
<td>Ranger Vehicle</td>
<td>Beavers Bend State Park</td>
<td>Purchase Police Interceptor Utility or Crew Cab 1/2 Ton Pickup equipped for law enforcement and emergency response use to replace existing vehicle for ranger use.</td>
<td>Replace existing Ford F-150 2006 Ranger pickup with 160,000 miles on it. This vehicle is having maintenance issues and becoming costly to operate. We cover a large area and need dependable vehicles.</td>
<td>$35,000</td>
</tr>
<tr>
<td>152479</td>
<td>Beavers Bend State Park</td>
<td>Playgroup</td>
<td>New Nature Center</td>
<td>Construct a modern and safe playgroup at the new Nature Center.</td>
<td>The existing equipment has been there for about 20 years and condition issues are starting to begin. New equipment would be far more attractive to children. With the new Nature Center completion a new playgroup with this facility would aid to the visitors enjoyment of the facility.</td>
<td>$75,000</td>
</tr>
<tr>
<td>152503</td>
<td>Beavers Bend State Park</td>
<td>Playgroup</td>
<td>Lakeview Lodge</td>
<td>Replace the existing playground equipment at Lakeview Lodge.</td>
<td>Need to replace older playground equipment with safer and more attractive, functional equipment. This equipment is over 15 years old.</td>
<td>$75,000</td>
</tr>
<tr>
<td>152504</td>
<td>Beavers Bend State Park</td>
<td>Dump Truck</td>
<td>Beavers Bend State Park</td>
<td>Purchase 1 Ton Dump Truck to replace the existing vehicle. Replace with one which includes an automatic transmission. The manual transmission will not hold when parked. This would be a four wheel drive vehicle.</td>
<td>Replace existing 2003 model, 4-wheel drive, one ton dump truck for mechanical and safety reasons.</td>
<td>$46,000</td>
</tr>
<tr>
<td>162690</td>
<td>Beavers Bend State Park</td>
<td>Reroof Cabins and Restaurant</td>
<td>Restaurant and all cabins as needed</td>
<td>Reroof all park cabins (48 units) and the restaurant. Consider replacing with metal roofs to extend the longevity of these units and minimize maintenance problems. In the timbered areas the trees and sap are extremely hard on composite shingles.</td>
<td>The cabin roofs are deteriorating and we are having problems with leaks and loose shingles. These roofs have been in place for about 15-16 years and need to be replaced to preserve the cabins and minimize maintenance costs. The restaurant roof is in very bad condition.</td>
<td>$250,000</td>
</tr>
<tr>
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<tr>
<td>172727</td>
<td>Beavers Bend State Park</td>
<td>Campground Renovation</td>
<td>Buckeye Campground</td>
<td>Complete Renovation of RV camping area which includes 31 RV campsites. Each campsite to include concrete RV parking pad, table, grill, fire ring lantern holder, water hydrant and 80 AMP Electric Pedestal. Also, renovate shelter within the campground and include erosion work along the river bank.</td>
<td>This campground has not been renovated in over 30 years. The infrastructure and design no longer meets the needs of the visitors. The existing electrical system is failing with the additional demands placed on it.</td>
<td>$750,000</td>
</tr>
<tr>
<td>172728</td>
<td>Beavers Bend State Park</td>
<td>Cabins</td>
<td>Dogwood Area.</td>
<td>Construct four, two-bedroom cabins in the Dogwood Area along the river facing the bluff on the opposite side of the river. Utilities are nearby to the proposed area. These cabins should be designed to meet the needs of higher-end clients, and compete with similar cabins near the park.</td>
<td>New cabins are needed to meet the demands of the visitors coming to the area and increase revenue in the park.</td>
<td>$1,600,000</td>
</tr>
<tr>
<td>81011</td>
<td>Cedar Creek Golf Course</td>
<td>Green Complex Renovation</td>
<td>Golf Course</td>
<td>Complete renovation of all 18 Greens, practice green and construct a sod nursery green to USGA specifications. This will include all dirt work, drainage, subsurface materials, top soil, seed or sod, fertilizer and consulting a golf course architect. Hybrid Bermuda grass is the preferred and recommended turf for putting greens in the lower transition zone of the United States when high humidity is present.</td>
<td>Golf Greens have a life expectancy of approximately 25 to 30 years if built correctly. The greens at CC are old push-up style with no surface or sub-surface drainage. Some of the greens were constructed 30 years ago and some almost 50 years. Over time the soil has become severely compacted and contaminated with various weeds. These conditions have become more labor intensive to maintain and are not conducive to a good playing surface. This turf requires drainage, air flow and proper irrigation to keep alive.</td>
<td>$1,250,000</td>
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<tr>
<td>91458</td>
<td>Cedar Creek Golf Course</td>
<td>Golf Course Bridges</td>
<td>At holes #3, #5, and #9</td>
<td>Replace three (3) bridges over creeks on golf course. These are golf cart bridges on cart paths. Replace with bridges that keep the look of the course as rustic as possible (should include decorative rock or native stone). Bridges need to span 50 to 60 feet and need to be at least 8 feet wide with hand rails.</td>
<td>Golf carts and walking golfers will use these bridges. Existing bridges are rotting due to age and have been washed out on the ends due to flooding. The bridges are severely deteriorated and need to be replaced as soon as possible. They are becoming dangerous. 2016. These bridges are continuing to deteriorate and need to be addressed soon.</td>
<td>$160,000</td>
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<tr>
<td>ID#</td>
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<td>Justification</td>
<td>Estimated Cost</td>
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<tr>
<td>142360</td>
<td>Cedar Creek Golf</td>
<td>Greens Mower</td>
<td>Golf Course</td>
<td>Purchase triplex Greens Mower (Toro Greens Master 3100 or equal) with lights, 11 blade reels, grass</td>
<td>Replace 2010 greens mower with high hours of use.</td>
<td>$28,000</td>
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<td>catching baskets, power steering and 18 HP gas engine and back lapping motors.</td>
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<tr>
<td>142391</td>
<td>Cedar Creek Golf</td>
<td>Fairway Mower</td>
<td>Golf Course</td>
<td>Purchase Fairway Mower for mowing fairways (Jacobsen LF-3800 or equal) 4WD, with five heavy duty</td>
<td>Replace current mower with high hours.</td>
<td>$55,000</td>
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<td>7&quot; diameter blade reels.</td>
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<tr>
<td>142392</td>
<td>Cedar Creek Golf</td>
<td>Outfront Rough Mower</td>
<td>Golf Course</td>
<td>Purchase Outfront Rough Mower, 4WD with 72 inch deck, and hydraulically driven blade motors</td>
<td>Needed to replace mower with high hours and in very poor condition.</td>
<td>$26,000</td>
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<td>(Jacobsen 628D Turfcat or equal).</td>
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<tr>
<td>142393</td>
<td>Cedar Creek Golf</td>
<td>Multi-Deck Rough Mower</td>
<td>Golf Course</td>
<td>Purchase Multi-Deck Rough Mower with 4WD and hydraulically driven decks (Jacobsen R511T or equal).</td>
<td>Replace mower with high hours.</td>
<td>$55,000</td>
</tr>
<tr>
<td>142396</td>
<td>Cedar Creek Golf</td>
<td>Resurface Road and</td>
<td>Golf Course road and</td>
<td>Resurface entry road with 2&quot; blacktop overlay (approximately 3.8 miles long and 20ft wide).</td>
<td>Road is 40 years old and is deteriorating.</td>
<td>$500,000</td>
</tr>
<tr>
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<td>Parking</td>
<td>Pro-Shop parking</td>
<td>Replace culverts under road and resurface parking lot.</td>
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<tr>
<td>152614</td>
<td>Cedar Creek Golf</td>
<td>Tee Box Renovation</td>
<td>Cedar Creek Golf Course</td>
<td>Purchase topsoil and sod to resurface and reshape tee boxes. Work to be done in-house with existing</td>
<td>Tee boxes are severely deteriorated and are unlevel and settled.</td>
<td>$100,000</td>
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<td>labor and regional equipment operators.</td>
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</tr>
<tr>
<td>172728</td>
<td>Cedar Creek Golf</td>
<td>Maintenance/Utility</td>
<td>Golf Course</td>
<td>Purchase two (2) 2WD Maintenance/Utility Carts used for maintenance on the golf course.</td>
<td>Old carts are falling apart and are used every day. Work Carts for daily</td>
<td>$18,000</td>
</tr>
<tr>
<td></td>
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<td>Carts</td>
<td></td>
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<td>maintenance on the course. The 2 existing carts are 2010 Yamaha Adventure</td>
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<td>eff gas models with extremely high hours.</td>
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**TOTAL ESTIMATED COST** $8,321,000
## INVENTORY AND CONDITION SURVEY

<table>
<thead>
<tr>
<th>UNIQUE ID(S)</th>
<th>STRUCTURE TYPE</th>
<th>MEASURE AND UNIT OF MEASURE</th>
<th>CONDITION</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>56398</td>
<td>PUMPHOUSE</td>
<td>1.00 EACH</td>
<td>GOOD</td>
<td>BEAVERS BEND</td>
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<tr>
<td>56399</td>
<td>PICNIC TABLES, CONCRETE</td>
<td>108 EACH</td>
<td>GOOD</td>
<td>HOCHATOWN</td>
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<tr>
<td>56379</td>
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<td>56380</td>
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<tr>
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EXHIBIT C
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<th>CONDITION</th>
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<td>BUILDING, WATER TREATMENT, METAL SIDES AND ROOF, CONCRETE FOUNDATION</td>
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<td>PICNIC TABLES, CONCRETE</td>
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<td>56407</td>
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<tr>
<td>59695</td>
<td>CONTROL GATE</td>
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<td>DAMSITE</td>
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<tr>
<td>44808</td>
<td>SYSTEM, WATER SUPPLY, 5000 AND 858 GALLON TANKS</td>
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<td>COMPOUND</td>
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<tr>
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<td>2809 SQ. FT.</td>
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<td>COMFORT STATION, WATERBORNE, LEDGE STONE AND MASONRY</td>
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<td>UNIQUE ID(S)</td>
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<td>MEASURE AND UNIT OF MEASURE</td>
<td>CONDITION</td>
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<td>HOLLY CREEK</td>
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<tr>
<td>44870</td>
<td>SHELTER, OVERLOOK, BRICK AND LEDGE STONE</td>
<td>10' 8&quot; X 24'</td>
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<td>OVERLOOK</td>
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<tr>
<td>44881</td>
<td>WELL HOUSE, CONCRETE BLOCK</td>
<td>119.97 SQ. FT.</td>
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<td>BUILDING, STORAGE, VEHICLE, CORRUGATED METAL</td>
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<td>56379</td>
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<td>120 SQ. FT.</td>
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</tr>
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</table>

**CERTIFICATE**

As Lessee of property described in Lease No. DACW56-1-17-166, I hereby certify that the above data is correct and that the improvements are on the land described in said lease.

**LESSEE:** OKLAHOMA TOURISM AND RECREATION DEPARTMENT

By: [Signature]

Title: **EXECUTIVE DIRECTOR**
PRELIMINARY ASSESSMENT SCREENING (PAS) FOR REAL PROPERTY TRANSACTIONS TULSA DISTRICT, U.S. ARMY CORPS OF ENGINEERS TO BE PREPARED BY DISTRICT OFFICE

Project: Broken Bow Lake

Real property description/location: Okla. Dept. of Tourism

Transaction requiring PAS: lease

Date(s) of previous PAS(s) (if any) associated with property: __________

I. COMPREHENSIVE RECORDS SEARCH

A. Search of project office records conducted by: Cynthia Kitchens on 3-29-96

B. Search of Operations Division records on file at the Tulsa District Office conducted by: Smith on 4-1-96

C. Search of Real Estate Division records on file at the Tulsa District Office conducted by:ule Lafayette on 4-22-96

D. Search of any other Tulsa District records on file (if pertinent) conducted by: (list office) Jim Harris, OD-TR on 4-1-96

E. Records search included the following documents/activities:

F. Comprehensive records search indicated that storage, release, or disposal (as defined in 40 CFR Part 302.4) has/has not occurred on this property. Details supporting these conclusions are provided in attached FINAL PAS STATEMENT OF FINDINGS.

II. SITE INSPECTION (If required)

A. Visual site inspection conducted by Cynthia Kitchens on 12-7-95

B. Visual observation of site characteristics indicated that storage, release, or disposal of hazardous materials (as defined above) has/has not occurred on the property. Details supporting this conclusion are provided in attached FINAL PAS STATEMENT OF FINDINGS.

C. Samples of environmental media were/ were not collected during site visit. If applicable, sampling methodology, parameters, and analytical results are presented in attached FINAL PAS STATEMENT OF FINDINGS.

III. RECOMMENDATIONS

A. ___ Proceed with described transactions. Notification and warranty covenant statements are not required in transaction documents.

B. ___ Proceed with described transaction. Notification and warranty covenant statements (as described in 42 USC 9620, 40 CFR 373) are required in transaction documents.

C. ___ Exclude property from consideration for described transactions.

Prepared by: Smith Date: 4/1/96

Reviewed by: _______ Date: _______

Approved by: John W. Smith Date: 9-26-96

SIGNED BY: _______ DATE: 1-6-97

TITLE: Executive Director

EXHIBIT D