

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[] ZONING [] PREL. PLAT [] LOT SPLIT TYPE 2 [] MODIFICATIONS [] DEVELOPMENT PLANS

12 North Rowe Street, P.O. Box 1167, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577 www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: 6/19/24 DATE FILED: 6/24/24 HEARING DATE: _____ CASE NUMBER _____

☒ RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: A TRACT OF LAND N.W. OF DOG POUND

LEGAL DESCRIPTION: 2 TRACTS OF LAND IN SECTIONS 5 & 6 OF T. 21 N., R. 19 E.

SEE ATTACHED SURVEYS

PRESENT USE NONE PRESENT ZONING AG FLOOD PLAIN [] Y ☒ N HISTORIC DESIGNATION [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RM PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: DUPLEX, QUADPLEX, APARTMENTS

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>John Couch GREEN Country Surveying</u>	NAME <u>LIMESTONE CONSTRUCTION LLC</u>
ADDRESS <u>207 S. ADAIR ST.</u>	ADDRESS <u>200 E. 5TH AVE.</u>
CITY, ST, ZIP <u>Pryor, OK. 74361</u>	CITY, ST, ZIP <u>OWASSO, OK 74055</u>
DAYTIME PHONE <u>918-825-6575</u>	DAYTIME PHONE <u>918-510-2023</u>
EMAIL <u>John.Couch@GREENCountrySurveying.com</u>	EMAIL <u>LONNIE@LIMESTONECONSTRUCTION.COM</u>
FAX <u>cell 918-373-1492</u>	FAX <u>888-671-4959</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature] Couch 6-19-24</u>	

DOES OWNER CONSENT TO THIS APPLICATION ☒ Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Consultant

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		
SIGN POSTING	\$18.50		
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$
300' PROPERTY OWNERS LIST			
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (.60 + 1.85 X # of mailing)	\$2.45 x =	\$	
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

NOTICE OF PUBLIC HEARING

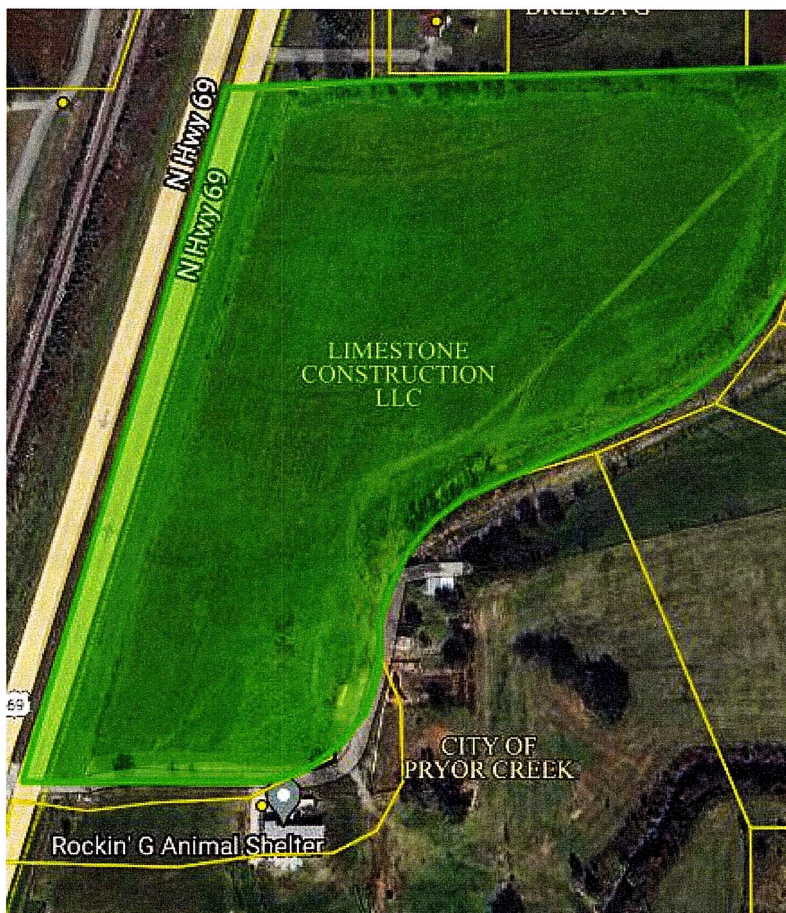
BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 1st day of August, 2024, at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Planning and Zoning Commission will consider the rezoning of the following described property from AG (Agriculture) to RM (Residential Multi-Family)

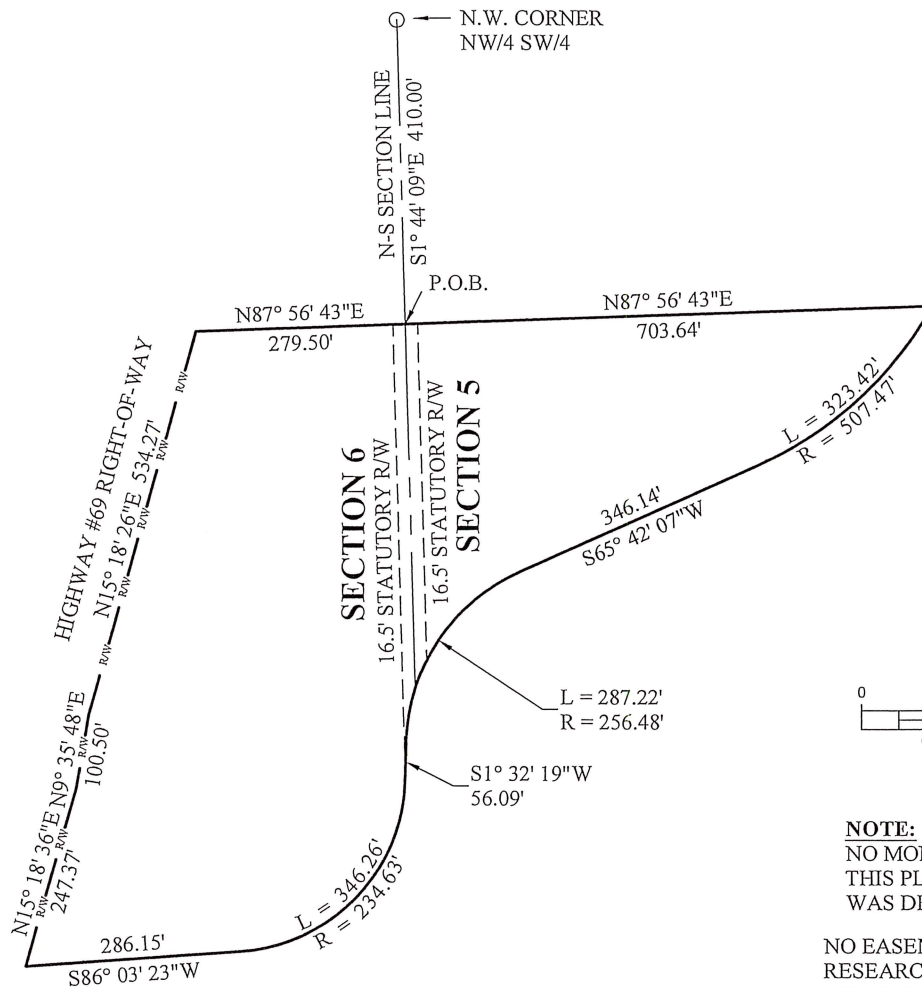
LEGAL DESCRIPTION:

Tract 2 A tract of land situated in the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 5, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma, being more particularly described as follows, to-wit: Commencing at the Northwest Corner of said NW¼ SW¼, THENCE N87°56'43"E for a distance of 192.00 feet along the North Line thereof to the POINT OF BEGINNING; THENCE N87°56'43"E for a distance of 612.74 feet along said North Line; THENCE S7°06'38"W for a distance of 230.12 feet; THENCE along a curve to the right having a radius of 507.47 feet for a distance of 230.12, being subtended by a chord of S17°59'53"W for a distance of 194.60 feet; THENCE S87°56'43"W for a distance of 511.64 feet; THENCE N1°44'09"W for a distance of 410.00 feet to the POINT OF BEGINNING.

Tract 3 A tract of land situated in the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 5, and the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section 6, all in Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma, being more particularly described as follows, to-wit: Commencing at the Northwest Corner of said NW¼ SW¼, THENCE S1°44'09"E for a distance of 410.00 feet along the West Line of said NW¼ SW¼ to the POINT OF BEGINNING; THENCE N87°56'43"E for a distance of 703.64 feet; THENCE along a curve to the right having a radius of 507.47 feet for a distance of 323.42 feet, being subtended by a chord of S47°18'38"W for a distance of 317.98 feet; THENCE S65°42'07"W for a distance of 346.14 feet; THENCE along a curve to the left having a radius of 256.48 feet for a distance of 287.22, being subtended by a chord of S33°38'38"W for a distance of 272.29 feet; THENCE S1°32'19"W for a distance of 56.09 feet; THENCE along a curve to the right having a radius of 234.63 feet for a distance of 346.26 feet, being subtended by a chord of S43°49'00"W for a distance of 315.69 feet, THENCE S86°03'23"W for a distance of 286.15 feet to a point on the Easterly Right-of-Way of Highway #69; THENCE N15°18'36"E for a distance of 247.37 feet along said Right-of-Way; THENCE N9°35'48"E for a distance of 100.50 feet along said Right-of-Way; THENCE N15°18'26"E for a distance of 534.27 feet along said Right-of-Way, THENCE N87°56'43"E for a distance of 279.50 feet to the POINT OF BEGINNING.



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify the Community Development Dept. at 918-825-1679.



LEGAL DESCRIPTION

A tract of land situated in the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section 5, and the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) of Section 6, all in Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma, being more particularly described as follows, to-wit:

Commencing at the Northwest Corner of said NW/4 SW/4, THENCE S1°44'09"E for a distance of 410.00 feet along the West Line of said NW/4 SW/4 to the POINT OF BEGINNING;
THENCE N87°56'43"E for a distance of 703.64 feet;
THENCE along a curve to the right having a radius of 507.47 feet for a distance of 323.42 feet, being subtended by a chord of S47°18'38"W for a distance of 317.98 feet;
THENCE S65°42'07"W for a distance of 346.14 feet;
THENCE along a curve to the left having a radius of 256.48 feet for a distance of 287.22, being subtended by a chord of S33°38'38"W for a distance of 272.29 feet;
THENCE S1°32'19"W for a distance of 56.09 feet;
THENCE along a curve to the right having a radius of 234.63 feet for a distance of 346.26 feet, being subtended by a chord of S43°49'00"W for a distance of 315.69 feet;

THENCE S86°03'23"W for a distance of 286.15 feet to a point on the Easterly Right-of-Way of Highway #69;
THENCE N15°18'36"E for a distance of 247.37 feet along said Right-of-Way;
THENCE N9°35'48"E for a distance of 100.50 feet along said Right-of-Way;
THENCE N15°18'26"E for a distance of 534.27 feet along said Right-of-Way;
THENCE N87°56'43"E for a distance of 279.50 feet to the POINT OF BEGINNING.

Contains 11.3857 acres, more or less.

This legal description was developed by Kody Couch, L.S. #2032, on 5/30/2024.

CERTIFICATION

I, Kody Couch, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S.#2032, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate representation of the same. This plat survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Witness my hand and seal this 30th day of May, 2024.



Kody Couch, R.P.L.S. #2032
C.A.#2425 6/30/26 Copyright 2024

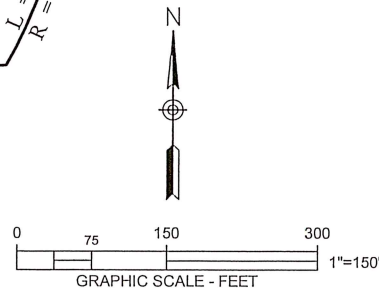
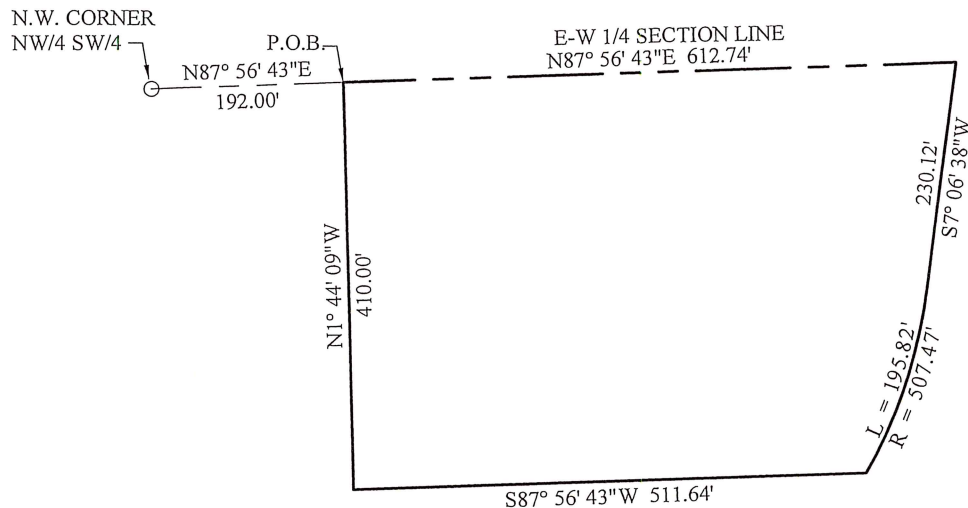
NOTE:

NO MONUMENTATION WAS SET AS PER THIS PLAT, ONLY A LEGAL DESCRIPTION WAS DEVELOPED.

NO EASEMENTS WERE SUPPLIED, RESEARCHED, OR ADDRESSED AS PART OF THIS SURVEY AND PLAT.

BASIS OF BEARING IS N87°56'43"E ALONG THE NORTH LINE OF SAID SW/4.

GREEN COUNTRY SURVEYING		LIMESTONE CONSTRUCTION LLC PROPERTY TRACT 3	
207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		LEGAL DESCRIPTION PLAT	
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 5/30/2024	SCALE 1"=200' CRD. FILE - 5-21-19 DWG FILE - LIMST-T3



NOTE:
NO MONUMENTATION WAS SET AS PER
THIS PLAT, ONLY A LEGAL DESCRIPTION
WAS DEVELOPED.

NO EASEMENTS WERE SUPPLIED,
RESEARCHED, OR ADDRESSED AS PART OF
THIS SURVEY AND PLAT.

BASIS OF BEARING IS N87°56'43"E ALONG
THE NORTH LINE OF SAID SW/4.

LEGAL DESCRIPTION

A tract of land situated in the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section 5, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma, being more particularly described as follows, to-wit:

Commencing at the Northwest Corner of said NW/4 SW/4, THENCE N87°56'43"E for a distance of 192.00 feet along the North Line thereof to the POINT OF BEGINNING;
THENCE N87°56'43"E for a distance of 612.74 feet along said North Line;
THENCE S7°06'38"W for a distance of 230.12 feet;
THENCE along a curve to the right having a radius of 507.47 feet for a distance of 230.12, being subtended by a chord of S17°59'53"W for a distance of 194.60 feet;
THENCE S87°56'43"W for a distance of 511.64 feet;
THENCE N1°44'09"W for a distance of 410.00 feet to the POINT OF BEGINNING.

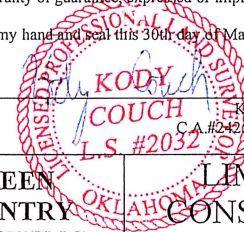
Contains 5.4166 acres, more or less.
This legal description was developed by Kody Couch, L.S. #2032, on 5/30/2024.

CERTIFICATION

I, Kody Couch, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S. #2032, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate representation of the same. This plat survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Witness my hand and seal this 30th day of May, 2024.



Kody Couch, R.P.L.S. #2032
C.A. #2425 6/30/26 Copyright 2024

GREEN COUNTRY SURVEYING		LIMESTONE CONSTRUCTION LLC PROPERTY TRACT 2	
207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		LEGAL DESCRIPTION PLAT	
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 5/30/2024	SCALE 1"=150' CRD. FILE - 5-21-19 DWG FILE - LIMST-T2

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[☒] ZONING [] PREL. PLAT [] LOT SPLIT TYPE 2 [] MODIFICATIONS [] DEVELOPMENT PLANS

12 North Rowe Street, P.O. Box 1167, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577

www.pryorok.org

APPLICATION INFORMATION

RECEIVED BY: 5/16/24 DATE FILED: 5/16/24 HEARING DATE: _____ CASE NUMBER: _____

[] RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 801 W GRAHAM ST, PRYOR, OK 74361

LEGAL DESCRIPTION: TRACT 15: 3 TRACTS OF LAND SITUATED IN THE EAST HALF OF THE SE QUARTER OF SECTION 12, TWP 21 NORTH, AND RANGE 18 EAST OF THE INDIAN

PRESENT USE VACANT LAND PRESENT ZONING AG FLOOD PLAIN [] Y [☒] N HISTORIC DESIGNATION [] Y [☒] N BASE AND METHOD

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CAR PUD DESIGNATION INCLUDED: [] Y [☒] N PUD PROPOSAL ATTACHED: [] Y [☒] N

PROPOSED USE: SELF-STORAGE FACILITY WITH BOAT AND RV PARKING

NATURE OF PUD AMENDMENT: N/A

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>NATHAN STATION</u>	NAME <u>TCH GRAHAM STREET, LLC</u>
ADDRESS <u>6431 LINWAY TERRACE</u>	ADDRESS <u>74777 SOUTH 4760 ROAD</u>
CITY, ST, ZIP <u>MCLEAN, VA 22101</u>	CITY, ST, ZIP <u>WESTVILLE, OK 74965</u>
DAYTIME PHONE <u>(281) 382-3911</u>	DAYTIME PHONE <u>(202) 415-5944</u>
EMAIL <u>NSTATION@TCHINVEST.COM</u>	EMAIL <u>APCE@GRANDVC.COM</u>
FAX <u>N/A</u>	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>NESTA MAY 16, 2024</u>	

DOES OWNER CONSENT TO THIS APPLICATION [☒] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? EMPLOYER

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		
SIGN POSTING	\$18.50		
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$
300' PROPERTY OWNERS LIST			
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	\$2.01 x =	\$	
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

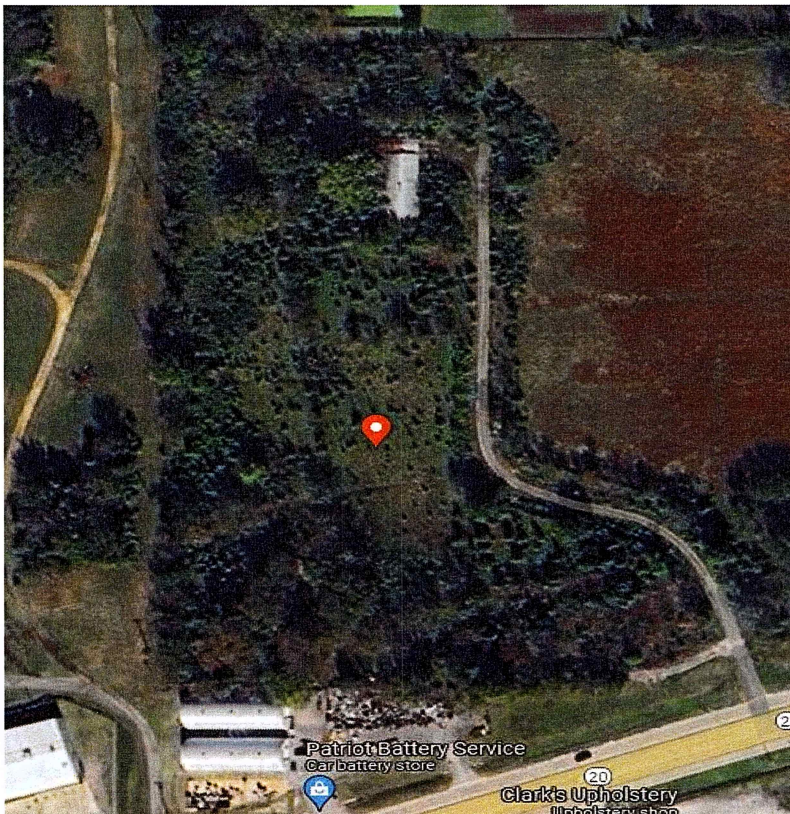
Notice is hereby given that on the 1st day of August, 2024, at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Planning and Zoning Commission will consider the rezoning of the following described property from AG (Agriculture) to CAR (Commercial Automative Recreational)

LEGAL DESCRIPTION:

Tract 1. A part of the SE¼ of Section 12, Township 21 North, Range 18 East in Mayes County, Oklahoma, being more particularly described as follows: Beginning at the NW corner of the SE¼ SE¼; N 01°33'03" E a distance 149.96' to a found iron rebar; Thence N 88°28'15" E a distance of 305.71' to a point; Thence S 01°33'44" E a distance of 548.13' to a point; Thence S 72°44'55" E a distance of 206.88' to a point; Thence S 23°04'35" E a distance of 175.28' to a found MAG nail; Thence S 68°17'30" W a distance of 87.84' to a found ½" iron rebar; Thence S 88°37'48" W a distance of 483.52' to a found ½" iron rebar; Thence N 01°33'63" a distance of 656.32' to the point of beginning.

Tract 2 A part of the SE¼ of Section 12, Township 21 North, Range 18 East in Mayes County, Oklahoma, being more particularly described as follows: Commencing at the NW corner of the SE¼; Thence N 01°33'03" E a distance of 149.90' to a found iron rebar; Thence N 68°28'15" E a distance of 305.71' to the point of beginning; Thence N 88°28'15" E a distance of 375.59' to a point; Thence S 01°30'19" E a distance of 735.52' to a found ½" iron rebar; Thence S 68°15'19" W a distance of 122.26' to a found MAG nail; Thence N 23°04'35" W a distance of 175.28' to a point; Thence N 72°24'55" W a distance of 206.88' to a point; Thence N 01°33'44" W a distance of 548.13' to the point of beginning.

Tract 3 A part of the SE¼ of Section 12, Township 21 North, Range 18 East in Mayes County, Oklahoma, being more particularly described as follows: Commencing at the NW corner of the SE¼ SE¼; Thence N 01°33'03" E a distance of 149.90' to a found iron rebar; Thence N 88°28'15" E a distance of 385.71' to a point; Thence N 88°28'15" E a distance of 375.58' to the point of beginning; Thence N 88°28'15" E a distance of 328.39' to a found ½" iron rebar; Thence S 01°29'35" E a distance of 626.64' to a found ½" iron rebar; Thence S 70°39'46" W a distance of 286.94' to a found ½" iron rebar; Thence S 68°19'36" W a distance of 79.98' to a found ½" iron rebar; Thence N 01°30'19" W a distance of 735.52' to the point of beginning. (Also known as 801 W Graham)

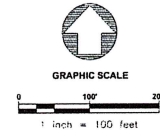


Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify the Community Development Dept. at 918-825-1679.

SURVEYING SYMBOLS		
- SET FOUND REBAR - SET FOUND MAG NAIL - SET FOUND ALUM. PIVOTMENT - SET FOUND COTTON SPROCKLE - SET FOUND PIV. NAIL - FOUND STONE - STATE MONUMENT - FOUND PIPE - COMPUTED POINT - HAZARDOUS SPRING - TEMP BENCH MARK (ELEV.) - STAKE ONLINE - TRAIL	- AIR CONDITIONER - CLEANOUT - ELECTRIC BOX - ELECTRIC METER - FENCE CORNER POST - FIREARM OPTIC MOUNT - WIRE IN GRANT - GAS METER - GAS VALVE - GUY ANCHOR - IRRIGATION CONTROL VALVE - LIGHT POLE - MANHOLE	- POWER POLE - SANITARY SEWER - SEWER - SEPTIC LID - STORM WATER - TELEPHONE PEDIMENTAL - WATER METER - WATER VALVE
FEATURE LINES		
- BOUNDARY LINE - FOOTY LINE - CENTERLINE OF ROAD - RIGHT-OF-WAY - INTEREST & BUSINESS EASEMENT - UTILITY EASEMENT - W/2 ROAD SET BACK - FIELD MEASUREMENT - RECORDED MEASUREMENT	- WATER LINE - OVERHEAD POWER LINE - SEWER LINE - FLOW LINE - GAS LINE - TELEPHONE LINE - TRAIL LINE	

Tract 1
SURVEY DESCRIPTION
A PART OF THE SE1/4 OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 18 EAST IN MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF THE SE1/4, SE1/4, SEC. 12, T-21-N, R-18-E; THENCE N 01°33'03" E A DISTANCE OF 149.90' TO A FOUND IRON REBAR; THENCE N 88°28'15" E A DISTANCE OF 305.71' TO A POINT; THENCE S 01°33'03" E A DISTANCE OF 375.59' TO A POINT; THENCE S 72°44'35" E A DISTANCE OF 206.88' TO A POINT; THENCE S 23°04'35" E A DISTANCE OF 175.25' TO A POINT; THENCE S 08°17'30" W A DISTANCE OF 77.84' TO A FOUND 12" IRON REBAR; THENCE S 88°37'46" W A DISTANCE OF 483.52' TO A FOUND 12" IRON REBAR; THENCE N 01°33'03" W A DISTANCE OF 568.52' TO THE POINT OF BEGINNING, HAVING AN AREA OF 297,019.7 SQUARE FEET, 6.82 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

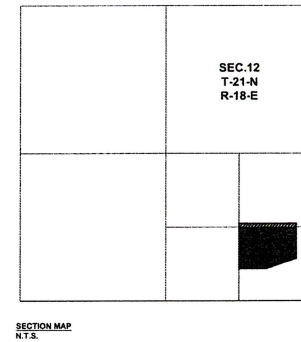
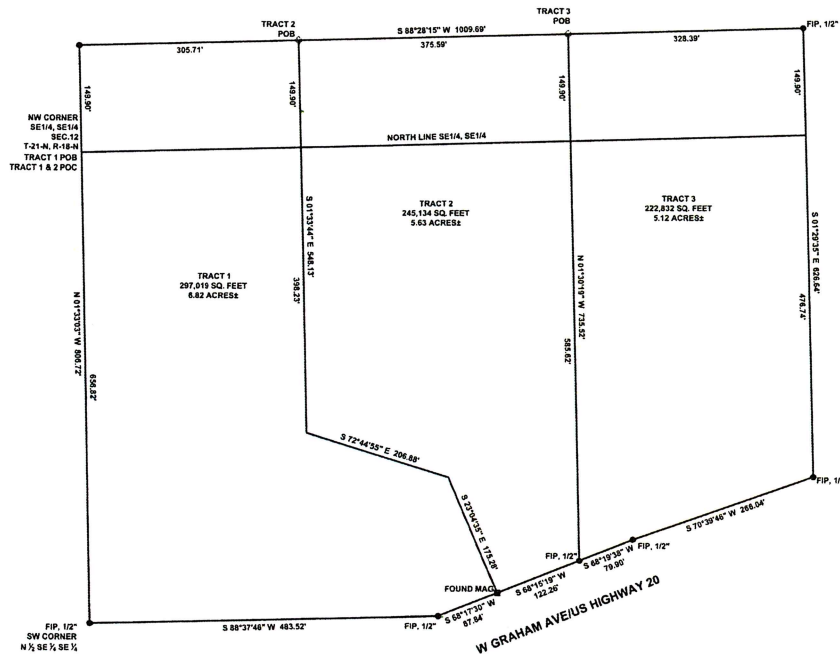
Tract 2
SURVEY DESCRIPTION
A PART OF THE SE1/4 OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 18 EAST IN MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF THE SE1/4, SE1/4, SEC. 12, T-21-N, R-18-E; THENCE N 01°33'03" E A DISTANCE OF 149.90' TO A FOUND IRON REBAR; THENCE N 88°28'15" E A DISTANCE OF 305.71' TO THE POINT OF BEGINNING; THENCE N 88°28'15" E A DISTANCE OF 375.59' TO A POINT; THENCE S 01°33'03" E A DISTANCE OF 375.59' TO A POINT; THENCE S 72°44'35" E A DISTANCE OF 206.88' TO A POINT; THENCE S 23°04'35" E A DISTANCE OF 175.25' TO A POINT; THENCE S 08°17'30" W A DISTANCE OF 77.84' TO A FOUND 12" IRON REBAR; THENCE N 01°33'03" W A DISTANCE OF 568.52' TO THE POINT OF BEGINNING, CONTAINING 245,134 SQ. FEET, 5.63 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.



Recording Block

BASIS OF BEARING:
OKLAHOMA STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

Tract 3
SURVEY DESCRIPTION
A PART OF THE SE1/4 OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 18 EAST IN MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF THE SE1/4, SE1/4, SEC. 12, T-21-N, R-18-E; THENCE N 01°33'03" E A DISTANCE OF 149.90' TO A FOUND IRON REBAR; THENCE N 88°28'15" E A DISTANCE OF 305.71' TO A POINT; THENCE N 88°28'15" E A DISTANCE OF 375.59' TO THE POINT OF BEGINNING; THENCE N 88°28'15" E A DISTANCE OF 375.59' TO A POINT; THENCE S 01°33'03" E A DISTANCE OF 375.59' TO A POINT; THENCE S 72°44'35" E A DISTANCE OF 206.88' TO A POINT; THENCE S 23°04'35" E A DISTANCE OF 175.25' TO A POINT; THENCE S 08°17'30" W A DISTANCE OF 77.84' TO A FOUND 12" IRON REBAR; THENCE N 01°33'03" W A DISTANCE OF 568.52' TO THE POINT OF BEGINNING, CONTAINING 222,832 SQ. FEET, 5.12 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.



NOTES:
(918) 801-2787
518 W KRAUSE ST, JAY, OK 74346
-SWOPE CONSULTING JAY OFFICE



SURVEY FOR
TC4 INVESTMENTS
801 W GRAHAM ST
PRYOR, OKLAHOMA 74361

CERTIFICATE OF SURVEYING ACCURACY
I, MONNIE D. SEARS, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: 07/27/2023

SIGNED:
REGISTERED LAND SURVEYOR
NO. 1359
STATE OF OKLAHOMA



DRAWN BY: K.W.R.
JOB NUMBER: 23-109
SUBMITTAL DATE: 07/27/2023
City: Pryor
DRAWING NAME: 23-109su.dwg
SHEET NUMBER: 1 OF 1