

MINUTES
PLANNING & ZONING COMMISSION
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
TUESDAY, JULY 8TH, 2025 AT 5:00 P.M.

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE PLANNING & ZONING COMMISSION MET IN SPECIAL SESSION IN THE COUNCIL CHAMBER, 12 NORTH ROWE ON THE ABOVE DATE AND TIME.

BOARD MEMBERS: MIKE DUNHAM, RANDY GIBBS, REAGAN EARDMAN, GINA ALVIS-WATTS, DENNIS NANCE, ALTERNATE TRAVIS MILEUR.

1. CALL MEETING TO ORDER, ROLL CALL AND DECLARE A QUORUM.

Mike Dunham called the meeting to order at 5:00 p.m. and declared a quorum.

Members present were: Mike Dunham, Randy Gibbs, Reagan Eardman, Gina Alvis-Watts and Dennis Nance. Members absent: None.

Others in attendance: Mayor Zac Doyle, Casey Cowan, Jerry Cowan, Drew Stott, Bridgette Nichols, Jessi Stringer, Amy Carroll, Sheryl and Eddie Peters with their daughter, Kathy Baugus, Building Inspector Kenneth Young and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION TO ACKNOWLEDGE THE SPECIAL MEETING OF JUNE 13TH, 2025 WAS INVALID DUE TO NOTICE REQUIREMENTS.

Mike Dunham acknowledged the meeting of June 13th, 2025 was invalid due to the notice requirements.

3. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Dunham, second by Nance to enter into public hearing. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

Motion was made by Alvis Watts, second by Gibbs to waive the reading of the legal. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

Zoning Change for: Casey's General Store (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee).

The South 45 feet of Lot 4, all of Lots 5, 6, 7, 8, and 9 and the South 10 feet of Lot 10, all in Block 6 of Reeves Addition to the Town of Pryor Creek, Mayes County, Oklahoma, according to the recorded plat thereof.

Beginning at a point at the Northeast corner of the South half of Lot 4, Block 6, Reeves Addition to the City of Pryor Creek, said point being a found 3/8" iron rebar with cap stamped "GMF LS1107"; thence 500°27'43"E for a distance of 224.46 feet to a point for corner, with a 3/ 8" iron rebar being S01°21'07"E for a distance of 1.02 feet from the corner; thence S88°44'42"W for a distance of 239.77 feet to a set 1/2" iron rebar

with cap stamped "Halff CA707"; thence N15°18'26"E for a distance of 121.66 feet to a set Mag nail with washer stamped "Halff CA707"; thence along a curve to the left, having a radius of 2914.79 feet, a chord bearing of N13°37'34"E, and a chord distance of 171.03 feet to a set ½" iron rebar with cap stamped "Halff CA707"; thence N89°32'17"E for a distance of 40.05' to a set ½" iron rebar with cap stamped "Halff CA707"; thence S01°35'29" for a distance of 55.20 feet to a set ½" iron rebar with cap stamped "Halff CA707"; thence N89°32'17"E for a distance of 123.91 feet to the Point of Beginning.

The applicant is requesting the zone to be changed from Residential Duplex (RD) to Commercial Automotive Recreation (CAR) for the ability to build a convenience store.

b. Exit Public Hearing

Motion was made by Dunham, second by Alvis-Watts to exit public hearing. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

4. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: CASEY'S GENERAL STORE (OWNERS: WALLACE & PHILLIS BAKER TRUST: (LEGAL AS READ ABOVE).

Motion was made by Eardman, second by Dunham to recommend Council action to approve the zoning change to Commercial Automotive Recreation (CAR) from Residential Duplex (RD). Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

5. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Dunham, second by Nance to enter into public hearing. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

Closing of Easement for: Casey's General Stores (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee) (Legal as read in Item 3-Scrivener's error: Agenda ready Item 4).

The applicant is needing to close the easement for the preliminary plat.

b. Exit Public Hearing

Motion was made by Dunham, second by Gibbs to exit public hearing. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

6. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE CLOSING OF EASEMENT FOR: CASEY'S GENERAL STORE (FOR OWNERS: WALLACE & PHILLIS BAKER TRUST, LORI ANN REINHARD, TRUSTEE).

Motion was made by Eardman, second by Nance to recommend Council action to approve the closing of the easement for Casey's General Store. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

7. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Dunham, second by Nance to enter into public hearing. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

Preliminary Plat for: Casey's General Store (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee) (Legal as read in Item 3-Scrivener's error)

The applicant is requesting the Preliminary Plat to be approved, followed by the Final Plat to the Council.

b. Exit Public Hearing

Motion was made by Dunham, second by Gibbs to exit public hearing.
Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

8. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE FINAL PLAT FOR CASEY'S GENERAL STORE (FOR OWNERS: WALLACE & PHILLIS BAKER TRUST, LORI ANN REINHARD, TRUSTEE) (LEGAL AS READ IN ITEM 3 -SCRIVENER'S ERROR)

Motion was made by Eardman, second by Alvis-Watts to recommend Council action regarding the final plat for Casey's General Store (For Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee (Legal as read in Item 3). Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

9. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Dunham, second by Alvis-Watts to enter into public hearing.
Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

Zoning Change for: Casey Cowan

The North 660.21 feet of the South 877.21 feet of the East Half of the Southeast Quarter of the Northwest Quarter (E½SE¼NW¼) of Section Seven (7), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma.

The applicant is requesting the zone to be changed from Residential Mobile Home (RMH) to Commercial Automotive Recreation (CAR) for the ability to build a campground and RV park.

b. Exit Public Hearing

Motion was made by Dunham, second by Gibbs to exit public hearing. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

10. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: CASEY COWAN(LEGAL AS READ ABOVE).

Motion was made by Eardman, second by Nance to recommend Council action regarding the zoning change from Residential Mobile Home (RMH) to Commercial Automotive Recreation (CAR) for Casey Cowan (Legal as read above). Voting yes: Dunham, Gibbs, Eardman and Nance. Voting no: Alvis-Watts.

11. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Dunham, second by Nance to enter into public hearing. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

Zoning Change for: Joe Crab Real Property. (Applicant: Eight Point Creative, LLC)

The South Twenty-five (25) Feet of the Lot Numbered Seventeen (17), and all of Lot Numbered Eighteen (18) in Block Numbered Twenty-eight (28), in the WHITAKER ADDITION to the Incorporated Town of Pryor Creek, Mayes County, State of Oklahoma, according to the A.L. Gibbs Survey and Plat thereof. (21 N Indianola).

The applicant is requesting the zone to be changed from Commercial General (CG) to Residential Single-35 (RS-35) for the zoning to match the existing use.

b. Exit Public Hearing

Motion was made by Dunham, second by Eardman to exit public hearing. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

12. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: JOE CRAB REAL PROPERTY (APPLICANT: EIGHT POINT CREATIVE, LLC) (LEGAL AS READ ABOVE).

Motion was made by Gibbs, second by Eardman to recommend Council action regarding the zoning change from Commercial General (CG) to Residential Single-35 (RS-35) for Joe Crab Real Property (Applicant: Eight Point Creative, LLC) (Legal as read above) Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

13. ADJOURN

Motion was made by Dunham, second by Gibbs to adjourn. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

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: SL DATE FILED: 5/19/25 HEARING DATE: _____ CASE NUMBER _____

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

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NE CORNER OF 1ST & KIEFFER ROAD

LEGAL DESCRIPTION: PT. OF THE SW 1/4 9-21-19 (SEE ATTACHED SURVEY)

PRESENT USE: BARLAND PRESENT ZONING: AG FLOOD PLAIN [] Y [X] N HISTORIC DESIGNATION [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

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

PROPOSED USE: Future Possible Commercial Use

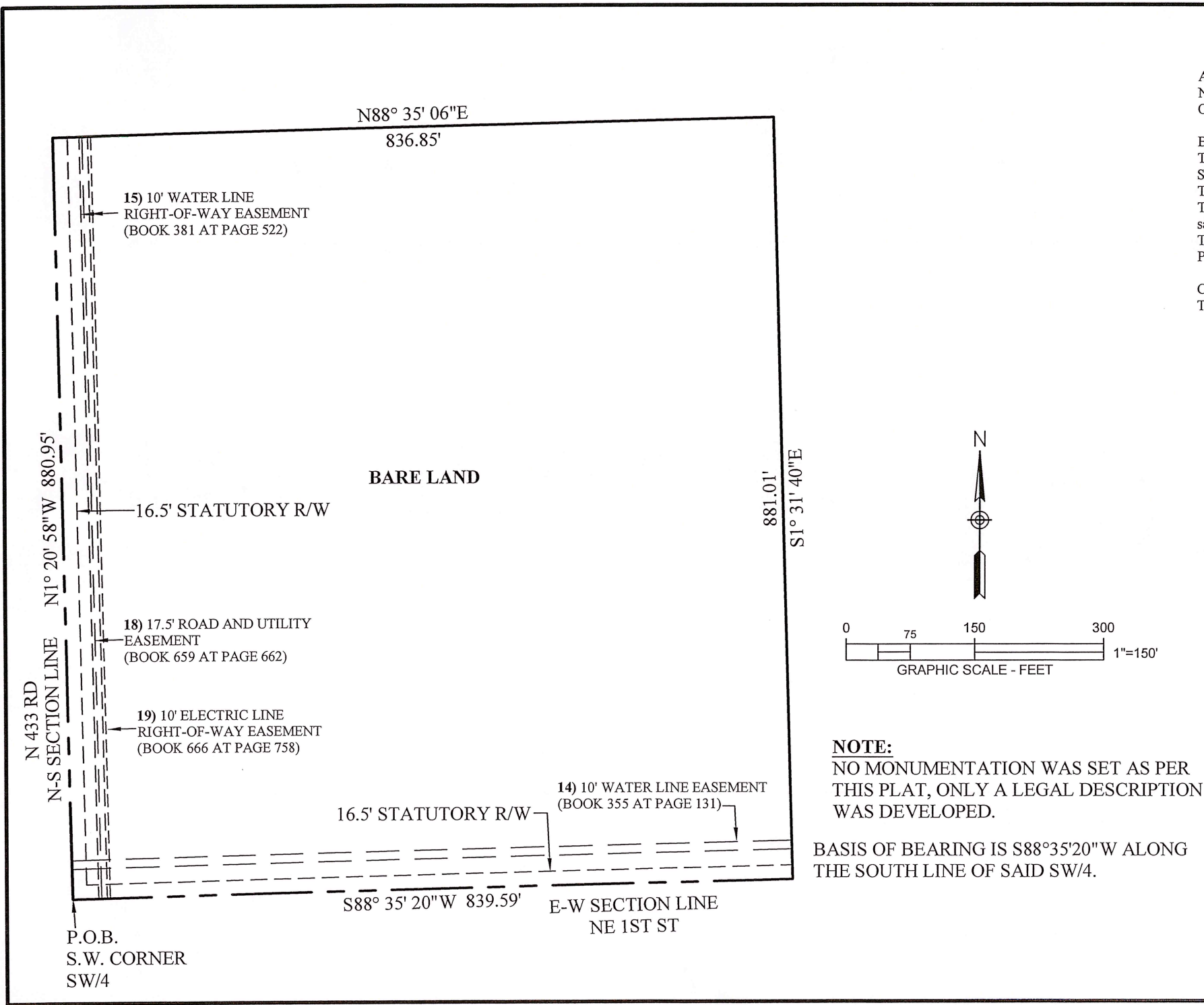
NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>A&R INVESTMENTS</u>	NAME	<u>A&R INVESTMENTS</u>
ADDRESS	<u>3671 W. 171st ST.</u>	ADDRESS	<u>3671 W. 171st ST.</u>
CITY, ST, ZIP	<u>KIEFFER, OK</u>	CITY, ST, ZIP	<u>KIEFFER, OK</u>
DAYTIME PHONE	<u>918-344-7774</u>	DAYTIME PHONE	<u>918-344-7774</u>
EMAIL		EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:		<u>JA Gould</u>	

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

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.



LEGAL DESCRIPTION

A tract of land situated in the Southwest Quarter (SW/4) of Section 9, 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:

Beginning at the Southwest Corner of said SW/4;
THENCE N1°20'58"W for a distance of 880.95 feet along the West Line of said SW/4;
THENCE N88°35'06"E for a distance of 836.85 feet;
THENCE S1°31'40"E for a distance of 881.01 feet to a point on the South Line of said SW/4;
THENCE S88°35'20"W for a distance of 839.59 feet along said South Line to the POINT OF BEGINNING.

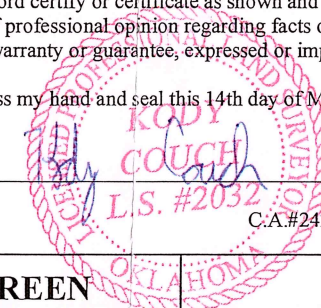
Contains 16.9525 acres, more or less.
This legal description was developed by Kody Couch, L.S. #2032, on 5/14/2025.

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 14th day of May, 2025.



Kody Couch, R.P.L.S. #2032
C.A.#2425 6/30/26 Copyright 2025

NOTE:

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

BASIS OF BEARING IS S88°35'20"W ALONG THE SOUTH LINE OF SAID SW/4.

GREEN COUNTRY SURVEYING			A&R INVESTMENTS PROPERTY	
207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX			WEST TRACT LEGAL DESCRIPTION PLAT	
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 5/14/2025	SCALE 1"=150'	CRD. FILE - 9-21-19 DWG FILE - A&R-1

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: SL DATE FILED: 9/19/25 HEARING DATE: _____ CASE NUMBER _____

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

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: _____

LEGAL DESCRIPTION: Pl of the SW1/4 9-21-19 (SEE ATTACHED SURVEY)

PRESENT USE Bare Land PRESENT ZONING AG FLOOD PLAIN [] Y [] N HISTORIC DESIGNATION [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RS 70 PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: SINGLE FAMILY HOMES

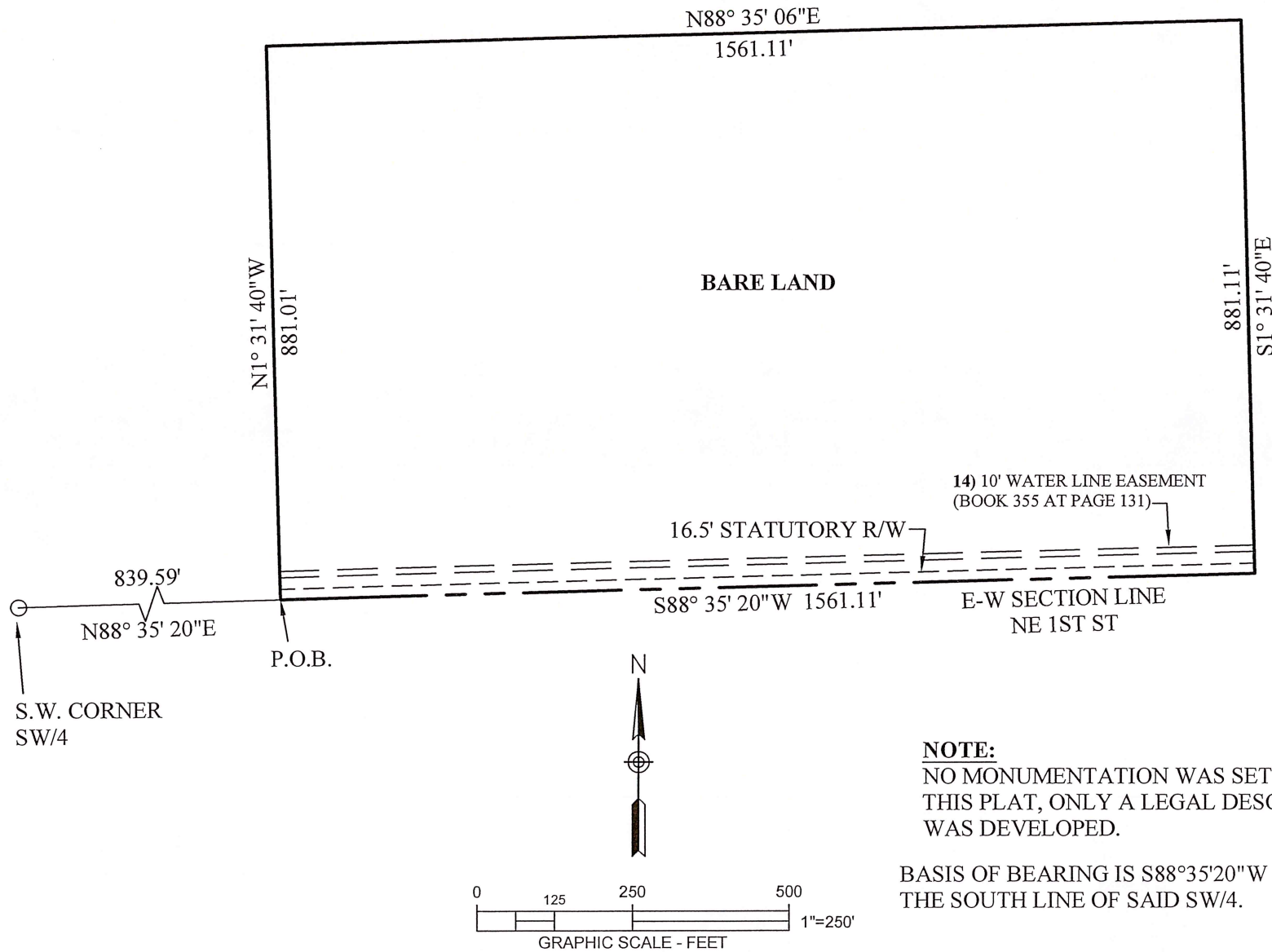
NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>A&R INVESTMENTS</u>	NAME	<u>A&R INVESTMENTS</u>
ADDRESS	<u>3671 W. 171ST ST</u>	ADDRESS	<u>3671 W. 171ST ST</u>
CITY, ST, ZIP	<u>KIRFER, OK</u>	CITY, ST, ZIP	<u>KIRFER, OK</u>
DAYTIME PHONE	<u>918-344-7774</u>	DAYTIME PHONE	<u>918-344-7774</u>
EMAIL	<u>SALES@ARINVESTMENTS</u>	EMAIL	<u>SALES@ARINVESTMENTS.LLC.COM</u>
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: _____			

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

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.



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

BASIS OF BEARING IS S88°35'20"W ALONG
THE SOUTH LINE OF SAID SW/4.

LEGAL DESCRIPTION

A tract of land situated in the Southwest Quarter (SW/4) of Section 9, 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 Southwest Corner of said SW/4, THENCE N88°35'20"E for a distance of 839.59 feet along said South Line to the POINT OF BEGINNING; THENCE N1°31'40"W for a distance of 881.01 feet; THENCE N88°35'06"E for a distance of 1561.11 feet; THENCE S1°31'40"E for a distance of 881.11 feet to a point on the South Line of said SW/4; THENCE S88°35'20"W for a distance of 1561.11 feet along said South Line to the POINT OF BEGINNING.

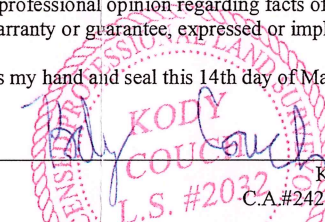
Contains 31.5754 acres, more or less.
This legal description was developed by Kody Couch, L.S. #2032, on 5/14/2025.

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 14th day of May, 2025.



Kody Couch, R.P.L.S. #2032
C.A.#2425 6/30/26 Copyright 2025

GREEN COUNTRY SURVEYING	A&R INVESTMENTS PROPERTY	
	EAST TRACT LEGAL DESCRIPTION PLAT	
207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 5/14/2025
SCALE 1"=250'		CRD. FILE - 9-21-19 DWG FILE - A&R-2

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

ZONING [X] **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: 1/15/25 DATE FILED: _____ HEARING DATE: _____ CASE NUMBER: _____
 [] RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER: _____
 NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 47 Acres, NE Corner of NE 1st St + Gaither Rd
 LEGAL DESCRIPTION: See attached Property Deed

PRESENT USE: Ag PRESENT ZONING: Ag FLOOD PLAIN [] Y [X] N HISTORIC DESIGNATION [] Y [X] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: Residential RS70 on plat PUD DESIGNATION INCLUDED: [] Y [X] N PUD PROPOSAL ATTACHED [] Y [X] N
 PROPOSED USE: To be platted and split into residential lots ranging from 1.5 acres up to 5 acres in size
 NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Steve Rhine</u>	NAME <u>A+R Investments LLC</u>
ADDRESS <u>3671 W 171st St</u>	ADDRESS <u>3671 W 171st St</u>
CITY, ST, ZIP <u>Kiefer OK 74041</u>	CITY, ST, ZIP <u>Kiefer OK 74041</u>
DAYTIME PHONE <u>918-949-0450</u>	DAYTIME PHONE <u>918-949-0450</u>
EMAIL <u>Steve@arinvestmentsllc.com</u>	EMAIL <u>Steve@arinvestmentsllc.com</u>
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Steve Rhine</u> <u>1/15/2025</u>	

DOES OWNER CONSENT TO THIS APPLICATION [X] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Managing Member

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		10.00
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$	147.00	
SIGN POSTING	\$18.50	18.50	
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		
300' PROPERTY OWNERS LIST	279X16	50.24	
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (.60 + 1.85 X # of mailing)	\$2.45 x = 2.49 = 279X16		16.74
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$26.74

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.
 It was decided to change because of Reminting 225.74.

NOTES:

1. This plat meets the Oklahoma minimum standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Surveyors.

2. BASIS OF BEARINGS:

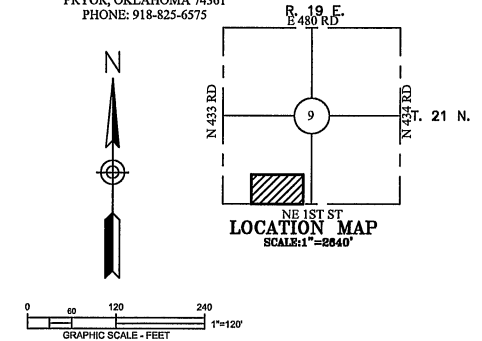
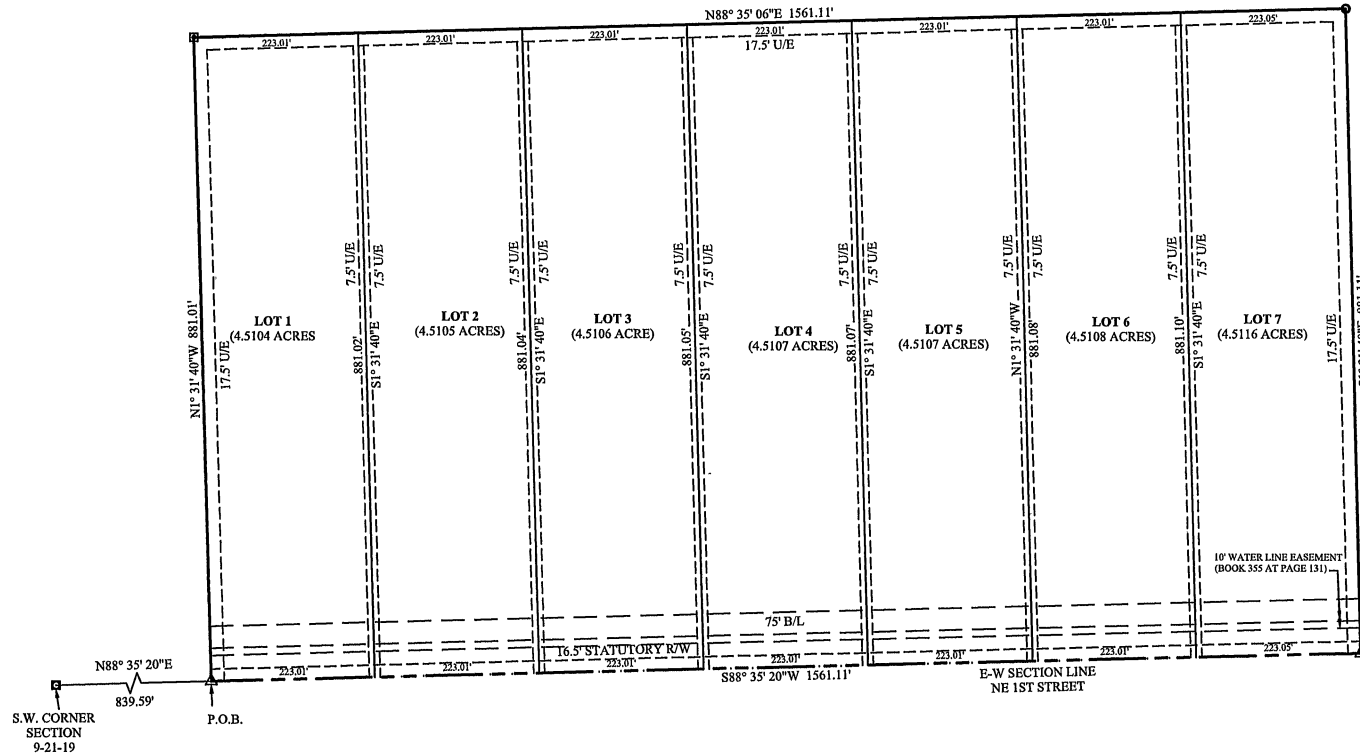
The bearings is N88°35'20"E along the South Line of the Southwest Quarter of said Section 9-21-19.

SUNSET ESTATES OF PRYOR

PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER:
A&R INVESTMENTS, LLC
3671 W. 171ST ST.
KIEFER, OK 74041
PHONE: 918-344-7774

SURVEYOR:
GREEN COUNTRY SURVEYING
207 S. ADAIR ST.
PRYOR, OKLAHOMA 74361
PHONE: 918-825-6575

**LEGAL DESCRIPTION**

A tract of land situated in the Southwest Quarter (SW/4) of Section 9, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, Oklahoma, being more particularly described as follows, to-wit:

Commencing at the Southwest Corner of said Section 9, THENCE N88°35'20"E for a distance of 839.59 feet along the South Line thereof to the POINT OF BEGINNING;
THENCE N1°31'40"W for a distance of 881.01 feet;
THENCE N88°35'06"E for a distance of 1561.11 feet;
THENCE S1°31'40"E for a distance of 881.11 feet to a point on said South Line;
THENCE S88°35'20"W for a distance of 1561.11 feet along said South Line to the POINT OF BEGINNING.

Contains 31.5754 acres, more or less.

DEPARTMENT OF ENVIRONMENTAL QUALITY

I certify that I have approved the application and plan for a plat of a residential development which is on file at the Mayes County Office of the Department of Environmental Quality, and hereby approve this plat for the use of City of Chouteau public water system and individual onsite sewage system.

Date _____

Environmental Specialist
Department of Environmental Quality

CERTIFICATE OF MAYES COUNTY TREASURER

I, the County Treasurer in and for Mayes County, State of Oklahoma, hereby certify that all taxes for the year of _____ and all previous years have been paid.

This _____ day of _____, 2025.

Mayes County Treasurer

CERTIFICATE OF COUNTY CLERK

This instrument has been filed in the Office of the County Clerk of Mayes County, State of Oklahoma.

This _____ day of _____, 2025.

County Clerk

SURVEYOR'S 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 26th day of May, 2025.

Kody Couch, R.P.L.S. #2032
C.A.#2425 6/30/26 Copyright 2025

STATE OF OKLAHOMA)
) SS.
COUNTY OF MAYES)

Before me, a notary public in and for said state and county, on this _____ day of _____, 2025, personally appeared _____ to me known to be the identical person who as subscribed his name to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed and the free and voluntary act of such company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written,

My commission expires:

Commission No. _____

Notary Public

OWNER CERTIFICATE & DEDICATION

The undersigned A&R Investments, LLC, does hereby certify that they are the record owner of the land shown on the plat of Sunset Estates of Pryor, Pryor Creek, Oklahoma and that the plat represents a correct survey of the above described property made with consent, and that it hereby dedicates to the public the utility easements as shown which are created for the installation and maintenance of public utilities, and that it hereby guarantees a clear title to all lands to dedicated from itself and its successors, heirs, or assigns forever and have caused the same to be released for all encumbrances so that the title is clear, except as shown in the abstractor's certificate and executed this instrument in accordance with the requirements of final plats of the Town of Pryor Creek, Oklahoma, this _____ day of _____, 2025.

Managing Agent

STATE OF OKLAHOMA)
) SS.
COUNTY OF MAYES)

Before me, a notary public in and for said state and county, on this _____ day of _____, 2025, personally appeared _____ to me known to be the identical person who as subscribed his name to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed and the free and voluntary act of such company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written,

My commission expires:

Commission No. _____

Notary Public

CITY PLANNING COMMISSION APPROVAL

I, _____, Chairman of the City Planning Commission for the City of Pryor Creek, State of Oklahoma, do hereby that the said Commission duly approved the annexed plat of Sunset Estates of Pryor on this _____ day of _____, 2025.

Chairman

CITY COUNCIL COMMISSION APPROVAL

Be it resolved by the Council of the City of Pryor Creek, Oklahoma, that the dedication shown on the attached plat of "Sunset Estates of Pryor Creek" is hereby accepted.

Approved by the City Council of the City of Pryor Creek this _____ day of _____, 2025.

Approved by the Mayor of the City of Pryor Creek, State of Oklahoma, on this _____ day of _____, 2025.

Chairman

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Pryor Creek, State of Oklahoma, do hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is not any special assessment procedure now pending against the land as shown on the plat of Sunset Estates of Pryor on this _____ day of _____, 2025.

City Clerk

SUNSET ESTATES
OF PRYOR

CRD. FILE - 9-21-19
DWG FILE - SUNSET-ES