

**MINUTES
PLANNING & ZONING COMMISSION
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, FEBRUARY 6, 2020 AT 5:30 P.M.**

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

BOARD MEMBERS: MIKE DUNHAM, DANNY RAGSDALE, SHRYLE GLANCY, GINA ALVIS-WATTS, TRAVIS MILEUR AND ALTERNATES DARRELL MOORE, JOE BARNTS

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

At 5:30 p.m. Mike Dunham called the meeting to order and declared a quorum.

Members present were: Mike Dunham, Danny Ragsdale, Gina Alvis-Watts, Travis Mileur and Alternate Joe Barnts. Members absent: Shryle Glancy.

Others in attendance: Ex Officio Member Kenneth Young, Harriett Dunham, Mary Butler, Paul Butler, Cole McClain, Bob Mozingo, Raymond Greninger, Nicole Watts, Terry L. Davis, Jason Erwin, Deacon Greninger, Brandon Thomas, Sheilah Thomas, Theresa Washington, Allen Washington, Bill Kolb and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF DECEMBER 12, 2019 REGULAR MEETING.

Motion was made by Ragsdale, second by Mileur to approve minutes of December 12, 2019 Regular Meeting. Voting yes: Dunham, Ragsdale, Mileur. Abstaining counting as a no vote: Alvis-Watts and Barnts. Voting no: none.

- 3. PUBLIC HEARING:** Rezoning Applicant: KKT Architects for property owner Louella Rudd has requested a zoning change for the property in the City of Pryor, to-wit: LOT 11, BLOCK 1 LYING NORTH OF THE NEW HIGHWAY 20 AND LOT 12, 13 AND 16, BLOCK 1 AND LOTS 17, 18, 27 AND 28, BLOCK 1. LYING NORTH OF THE NEW HIGHWAY 20 ALL IN THE EASTSIDE FIRST ADDITION, A SUBDIVISION IN MAYES COUNTY, STATE OF OKLAHOMA. The present zoning designation for both properties is RS (Residential Single). They are requesting zoning change to RS-50 (Residential Single - 50).

- a. ENTER PUBLIC HEARING** A representative of the applicant, Nicole Watts with KKT Architects, spoke about the plan for the property. Several property owners in the area spoke regarding the covenant in place that states lot sizes along with other requirements. They are against the rezoning due to those items listed in the covenant. Members of the Board asked about how many properties are involved with the covenant and if that were all present. Chairman Dunham read an opinion from City Attorney Kim Ritchie regarding this. Street and drainage were mentioned but

Chairman Dunham reminded them those items would be discussed once plans were submitted. Building Inspector Kenneth Young gave information about the RS-50 requirements listed in code.

b. EXIT PUBLIC HEARING.

c. DISCUSSION AND POSSIBLE ACTION ON APPLICANT'S REQUEST FOR REZONING FROM RS (RESIDENTIAL SINGLE) TO RS-50 (RESIDENTIAL SINGLE – 50).

Motion was made by Ragsdale, second by Alvis-Watts to table until next month's meeting to see if they can get a resolution of dispute between property owners and developer with possible action taken to then bring back to the Board for decision of rezoning. Voting yes: Dunham, Ragsdale, Alvis-Watts, Mileur and Barnts. Voting no: none.

- 4. PUBLIC HEARING:** Rezoning Applicant: KKT Architects for property owner David R. Stewart has requested a zoning change for the property in the City of Pryor, to-wit: THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 500 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LESS THE EAST 175 FEET OF THE NORTH 100 FEET OF THE SOUTH 260 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN MERIDIAN AND PRINCIPLE BASE LINE, MAYES COUNTY, OKLAHOMA. The present zoning designation for both properties is AG (Agriculture) and RS (Residential Single) They are requesting zoning change to RS-50 (Residential Single -50).

- a. ENTER PUBLIC HEARING.** A representative of the applicant, Nicole Watts with KKT Architects, spoke about the plan for this property. Some property owners in the area spoke regarding this request. They were not concerned with the zoning change but did have issues with the street and drainage. Again, Mr. Dunham mentioned that those items would be discussed once plans were submitted. If there were any items they are currently concerned about regarding street and drainage, all were encouraged to call the City to find out how to get on Street Committee agenda.

b. EXIT PUBLIC HEARING.

c. DISCUSSION AND POSSIBLE ACTION ON APPLICANT'S REQUEST FOR REZONING FROM AG (AGRICULTURE) AND RS (RESIDENTIAL SINGLE) THEY ARE REQUESTING ZONING CHANGE TO RS-50 (RESIDENTIAL SINGLE-50).

Motion was made by Ragsdale, second by Barnts to recommend to Council approving the request for zone change from RS (Residential Single) to RS-50 (Residential Single – 50). Voting yes: Dunham, Ragsdale, Alvis-Watts, Mileur and Barnts. Voting no: none.

5. ADJOURN.

Motion was made by Mileur, second by Ragsdale to adjourn. Voting yes: Dunham, Ragsdale, Alvis-Watts, Mileur and Barnts. Voting no: none.

LOT SPLIT

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[] ZONING [] SPECIAL USE [] PUD [] PUD MAJOR AMENDMENT [] EASEMENT/RIGHT-OF-WAY VACATION
12 North Rowe Street, P.O. Box 1167, Pryor, Oklahoma 74362 - (918) 825-1679 - FAX (918) 825-6577 www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ TAC DATE: _____ HEARING DATE: _____ CASE NUMBER: _____

[] RES [] NON-RES [] MIXED USE [] BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: adjacent to 3986 W 530 Rd TRACT SIZE: .2425

LEGAL DESCRIPTION: See attached

PRESENT USE: _____ PRESENT ZONING: _____ FLOODPLAIN: [] Y [X] N HISTORIC DESIGNATION: [] Y [X] N

INFORMATION ABOUT YOUR PROPOSAL

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

PROPOSED USE: _____

NATURE OF PUD AMENDMENT: lot split to correct encroachment issue

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Oklahoma Ordnance Works Authority</u>	NAME _____
ADDRESS <u>4075 Sanders Mitchell</u>	ADDRESS _____
CITY, ST, ZIP <u>Pryor, OK 74361</u>	CITY, ST, ZIP <u>Same</u>
DAYTIME PHONE <u>918 825 3500</u>	DAYTIME PHONE _____
EMAIL <u>myerton@maip.com</u>	EMAIL _____
FAX <u>918 825 4022</u>	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Maria J. Jester</u>	

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

APPLICATION FEES			
BASE APPLICATION FEE	\$20.00	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		
SIGNS	\$18.50		
300' PROPERTY OWNERS LIST (MUST BE SUBMITTED WITH APPLICATION) **REQUIRED FOR ALL APPLICATIONS EXCEPT RG ZONING**			
1320' PROPERTY OWNERS LIST (REQUIRED ONLY FOR RG ZONING - MUST BE SUBMITTED WITH APPLICATION)			
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.83 x =	\$	
1320' PROPERTY OWNERS MAILING & POSTAGE	\$1.83 x =	\$	
		NOTICE SUBTOTAL	\$
RECEIPT NUMBER: _____		TOTAL AMOUNT DUE	\$

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

LEGAL DESCRIPTION

A tract of land situated in Government Lot Numbered 4 of Section 31, 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 Lot 4, THENCE: S88°28'26"W for a distance of 140.00 feet along the South Line thereof;

THENCE: N1°35'52"W for a distance of 40.00 feet to the POINT OF BEGINNING;

THENCE: N1°35'52"W for a distance of 260.00 feet;

THENCE: N88°24'08"E for a distance of 37.80 feet;

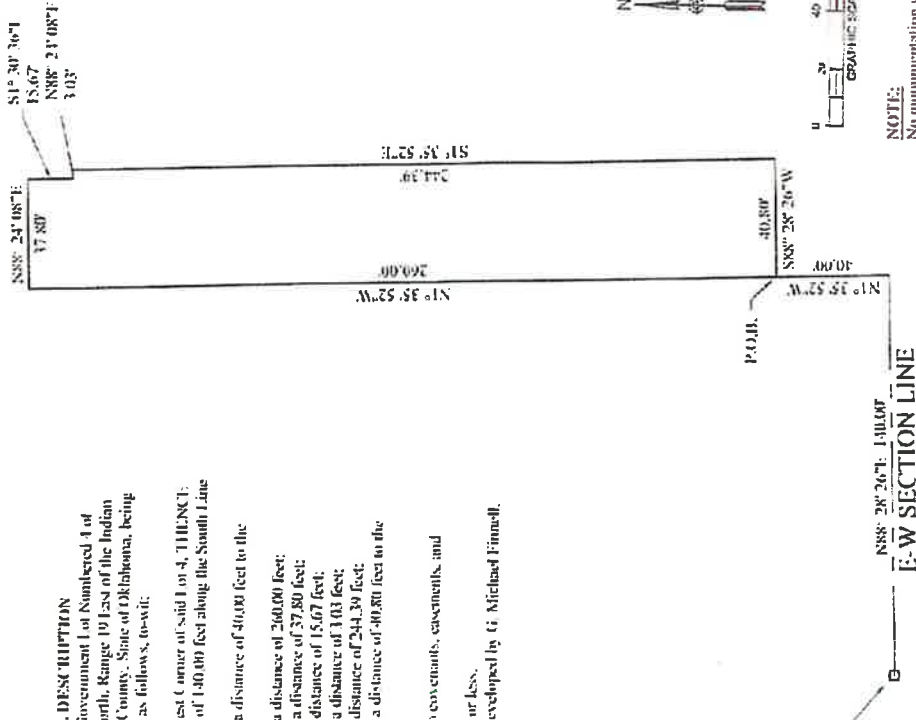
THENCE: S1°30'36"E for a distance of 15.67 feet;

THENCE: N88°24'08"E for a distance of 1.03 feet;

THENCE: S1°35'52"E for a distance of 244.39 feet;

THENCE: S88°28'26"W for a distance of 40.80 feet to the POINT OF BEGINNING.

Together with and subject to covenants, encumbrances, and restrictions of record.
Contains 0.2125 acres, more or less.
This legal description was developed by G. Michael Finnell, L.S. #1107, on 4/11/2020.



NOTE:
No monumentation was set as per this plat, only a legal description was developed

BASIS OF BEARING IS N88°28'26"E ALONG 1110' SOUTH LINE OF LOT 4 OF SAID SECTION 21-21-19.

CERTIFICATION

I, G. Michael Finnell, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S. #1107, 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 herein 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 11th day of April, 2020.
G. Michael Finnell, R.P.L.S. #1107
LAND SURVEYOR
STATE OF OKLAHOMA

GREEN COUNTRY SURVEYING	O.O.W.A. TO NADAF PROPERTY
301 EAST GRAHAM AVENUE P.O. BOX 345 PRYOR, OKLAHOMA 74902 918-825-6575 OFFICE 918-825-3606 FAX	LEGAL DESCRIPTION PLAT
OKLAHOMA KRO	DATE 4/11/2020
BY G.M.F.	SCALE 1" = 40'
CRD 1111 - OKWAMAP DWG 1111 - OKWAMAP	





Ready

K Ellis Ritchie

Jun 4, 2020 1:04 PM

Mayor and others,

MAIP and Mr. Nadaf have come to an agreement to cure his building encroachment onto MAIP property. We annexed the MAIP property and zoned it CG. Mr. Nadaf's property has not been annexed as yet. The agreement is that MAIP is going to sell Mr. Nadaf a strip of land 0.2425 acres in size which his building encroaches upon.

See the following with respect to city action on this:

1. The first question to answer is whether this is a Type 1 or Type 2 lot split under 10-15-5. This determines if, how or under what conditions it can be done and what kind of notice is required of the action.
2. The application involves a "Type 1" lot split. It is not one involving modifications of regulations of the CG zoned property. Therefore it is a "Type 1" under 10-15-5(D). This is based on review of Table 3-2 which indicates that CG zoned property has no minimum lot area, no minimum street frontage, no street, side or rear setback requirements. The split only creates one additional lot which then complies with the CG lot requirements.
3. NOTICE REQUIREMENT: Pursuant to Table 10-15-1 no public notice is required for action on the application. No mailing to adjacent owners or publication is required. If it is sent to the Planning Commission it needs to only be listed on the agenda for the meeting.
4. DECISION MAKING ON THE APPLICATION: Pursuant to Table ¹⁰⁻¹⁵⁻¹~~1-15-1~~ and 10-15-5(D) the Community Development Director can make the final decision to approve the application. In lieu of the Community Development Director making the decision it can be referred to the Planning Commission for final review and decision on the application.
5. RECORDING OF ACTION: Pursuant to 10-15-5 (G) certification of the appropriate approving authority must be affixed to the deed in their transaction.

10-15-5: LOT SPLITS AND ADJUSTMENTS: **A. Applicability:**

1. The procedures of this section may be used instead of the subdivision procedures for all:
 - a. Lot splits, which are non-exempt land divisions of platted or unplatted property resulting in the creation of no more than three (3) lots, including the parent tract and any remainders; and
 - b. Lot line adjustments, which combine multiple, existing abutting lots into a single lot or alter the boundary between or reconfigure the shapes of existing abutting lots without creating more lots than existed before the lot line adjustment occurred.
2. The procedures of this section may not be used for and no application may be approved by the Community Development Director or the Planning Commission if approval of the application would result in the creation of four (4) or more lots from the parent tract, as calculated cumulatively for the 5-year period immediately preceding the submittal date of the lot split/adjustment application.
3. Lots created by platting are deemed to create new parent tracts.

B. Application Submittal: Lot split and adjustment applications must be submitted to the Community Development Director.**C. Review Of Application:**

1. Upon receipt of a complete application for lot split/adjustment approval, the Community Development Director must review the proposal to determine whether it complies with these and other applicable regulations.
2. The Community Development Director is authorized to distribute relevant lot split/adjustment application documents to review agencies and specify a date by which review agency comments must be received if they are to be considered in the action on the proposed lot split/adjustment.
3. The Community Development Director must notify the applicant of all review agencies on the lot split/adjustment distribution list.
4. The Community Development Director is authorized to call an agency review meeting to allow applicants the opportunity to discuss review comments and recommendations with representatives from reviewing agencies. The Community Development Director must work with review agencies to integrate all review comments into a single comprehensive written summary. The written summary must be submitted to the applicant at least twenty four (24) hours before any agency review meeting at which the matter will be discussed.

D. Type 1 Lot Splits/Adjustments (Community Development Director Action):**1. Type 1** lot splits/adjustments are those that do not include any modifications of these regulations.

- a. The Community Development Director is authorized to review and take final action on type 1 lot split/adjustment applications, in accordance with the procedures of this subsection D.
 - b. If, after review of a proposed type 1 lot split/adjustment, the Community Development Director determines that the proposed lot split/adjustment complies with all applicable regulations and approval criteria and requires no modifications, the Community Development Director must approve the lot split/adjustment application. Otherwise, the Community Development Director is authorized to approve the type 1 lot split/adjustment with conditions or deny approval of the type 1 lot split/adjustment application.
2. In lieu of acting on a type 1 lot split/adjustment application in accordance with subsection D1b of this section, the Community Development Director is authorized to forward the lot split/adjustment application, a recommendation and any agency review comments to the Planning Commission for final review and decision in a public meeting.

3. The Planning Commission is not required to review and act on type 1 lot split/adjustment applications unless:
 - a. The applicant requests review and action by the Planning Commission or reversal of the Community Development Director's decision on the lot split/adjustment; or
 - b. The Community Development Director elects to forward the lot split/adjustment to the Planning Commission, without acting on the application.
4. Lot split/adjustment applications requiring review and action by the Planning Commission must be processed in accordance with the type 2 lot split/adjustment procedures of subsection E of this section.

E. Type 2 Lot Split/Adjustments (Planning Commission Action):

1. The type 2 lot split/adjustment procedures of this subsection must be followed for all lot split/adjustment applications that:
 - a. Include one or more requested modifications of these regulations; and
 - b. Lot split/adjustment applications that are forwarded to the Planning Commission in accordance with subsection D3 of this section.
2. Type 2 lot split/adjustment applications require review and action by the Planning Commission in a public hearing, in accordance with the procedures of this subsection E.
3. Following receipt of a recommendation from the Community Development Director, including any agency review comments, the Planning Commission must hold a public hearing on the lot split/adjustment application.
4. Notice of the Planning Commission's required public hearing on a type 2 lot split/adjustment must be mailed at least ten (10) days before the date of the hearing to all owners of property abutting the property that is the subject of the lot split/adjustment application (see subsection 10-15-1E of this chapter for additional information on required notices).
5. Following the public hearing, the Planning Commission must act to approve the lot split/adjustment, approve the lot split/adjustment with conditions or deny approval of the lot split/adjustment. If approval is denied, the Planning Commission must state the reasons for denial, which must be included in the official minutes of the meeting.
6. Approval of all type 2 lot split/adjustments requires an affirmative vote of at least a simple majority of the members of the Planning Commission who are present and voting.
7. The Planning Commission's action must be based on whether the proposed lot split/adjustment complies with all applicable regulations, other than those regulations for which a modification is expressly approved by the Planning Commission in accordance with section 10-15-6 of this chapter.
8. If a modification is approved or conditionally approved, the Planning Commission must state the reasons for approval of the modification and include the reasons in the official minutes of the meeting.
9. If a type 2 lot split/adjustment is approved with conditions, the Planning Commission is authorized to require the applicant submit revised documents that demonstrate compliance with the imposed conditions.

F. Review And Approval Criteria: Review and final action on all proposed type 1 and type 2 lot split/adjustments must be based on whether the proposed lot split/adjustment complies with the following review and approval criteria, as applicable:

1. Zoning:
 - a. All lots resulting from the lot split/adjustment will comply with all applicable zoning district regulations or come closer to complying with applicable zoning district regulations and create no new nonconformities; and
 - b. The lot line adjustment will not result in a single lot being included in multiple zoning districts, unless expressly approved as a modification (section 10-15-6 of this chapter).

2. Access, Streets And Trails:

a. When lots proposed to be split contain areas that do not comply with the street right-of-way requirements, the lot split/adjustment may not be approved, except upon a finding that one or more of the following conditions are met:

- (1) Adequate assurances are in place to ensure that the needed right-of-way is dedicated;
- (2) All utilities are already in place or the additional right-of-way is not required for utility placement;
- (3) The public has, by statutory easement or suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the requirements applicable to the particular street and sidewalk involved; or
- (4) Existing structures are located within the proposed right-of-way.

b. When the comprehensive plan or an adopted trails plan identifies the need for a trail on the subject property, the decision-making body is expressly authorized to condition approval of the lot split/adjustment on the dedication of a trail easement.

3. Flood Protection: The regulations of section 10-13-7 of this title apply to all portions of a proposed lot split/adjustment located in a flood hazard area.

G. Approval And Recordation:

1. Lot Splits:

- a. If a lot split application is approved, a certification must be affixed to the instrument of transfer. The certification must include notice of the conditions stated in subsection A2 of this section and be signed by the Planning Commission Chair, another Planning Commission officer or the Community Development Director.
- b. The applicant is responsible for recording the certified instrument of transfer with the County Clerk, as an official document that will be contained in the abstract of the subject property. The applicant must provide the Community Development Director with evidence of recordation. The lot split approval lapses and is of no further effect if the conveyance is not recorded within two (2) years of the date of approval of the lot split. The Planning Commission is authorized to approve an extension of the time frame for recording if an extension request is filed by the applicant before the approval lapses (within the 2-year timeframe).

2. Lot Line Adjustments:

- a. If a lot line adjustment is approved, the Community Development Director must issue a certificate of compliance for lot line adjustment and affix a certification to the lot line adjustment declaration. The property description on the certificate must describe the reconfigured parcel or parcels, which will then be recognized by the City as legal lots. The certification must be signed by the Planning Commission Chair, another Planning Commission officer or the Community Development Director.
- b. The applicant is responsible for recording the signed certificate of compliance for lot line adjustment and certified lot line adjustment declaration with the County Clerk, as an official document that will be contained in the abstract of the subject property. The applicant must provide the Community Development Director with evidence of recordation. The lot line adjustment approval lapses and is of no further effect if the lot line adjustment declaration is not recorded within two (2) years of the date of approval of the lot line adjustment.

H. Effect Of Approval Of Lot Line Adjustments:

1. After approval and recordation of an executed lot line adjustment declaration, any combined lots will be considered a single lot for the purposes of complying with applicable zoning and subdivision regulations.
2. The owner of any combined lot resulting from a lot line adjustment may not sell, convey or mortgage any of the lots comprising the combined lot separate and apart from any of the other lots unless a land division is approved in accordance with these regulations.

3. Any attempted sale, conveyance or mortgage of lots within any combined lots separate and apart from any of the other lots within the combined lot is void.
 4. The covenants within the lot line adjustment declaration run with the title to the subject lots and are binding on all parties having or acquiring any right, title or interest in any part thereof.
 5. Lot line adjustments are for and inure to the benefit of the City, which has the right and standing to enforce the terms of the lot line adjustment declaration.
- I. Amendment Or Termination Of Lot Line Adjustments: Lot line adjustment declarations may be amended or terminated only by a written instrument executed by the subject property owner and approved by the Community Development Director and duly recorded in the Office of the County Clerk. Any subsequent lot line adjustment involving the subject property constitutes an amendment or termination of the previously approved lot line adjustment. (Ord. 2018-16, 12-4-2018)

10-3-3: LOT AND BUILDING REGULATIONS:

A. Table Of Regulations: The lot and building regulations of table 3-2 of this section apply to all principal uses and structures in Commercial and Industrial Districts, except as otherwise expressly stated in this UDO. General exceptions to lot and building regulations and rules for measuring compliance can be found in chapter 19 of this title. Additional regulations governing accessory uses and structures can be found in chapter 8 of this title.

TABLE 3-2
C AND I DISTRICT LOT AND BUILDING REGULATIONS

Regulations	CO	CC	CR	CAR	CG	IL	IH
Minimum lot area (sq. ft.)	12,000	12,000 ¹	12,000	12,000	-	-	-
Minimum street frontage (feet)	100	100	100	100	-	-	-
Building setbacks (feet):							
Street	50	50	50	50	-	50	50
Interior side (from R District)	15	15	15	15	-	50	50
Interior side (from C or I District)	-	-	-	-	-	-	-
Rear	10	10	10	20	-	50 ²	50 ²
Maximum building coverage (% of lot)	30	40	50	30	-	40	50
Maximum building height (feet)	35	35	35 ³	35	-	-	-

Notes:

1. Lot area of CC-Zoned parcels may not exceed 20,000 square feet.
2. Required only when abutting R-Zoned lot.
3. Greater building heights may be approved through the special exception process.

(Ord. 2018-16, 12-4-2018)

10-15-1: COMMON PROVISIONS:

- A. **Applicability:** The common provisions of this section apply to all of the procedures in this chapter unless otherwise expressly stated.
- B. **Review And Decision-Making Authority (Summary Table):** Table 15-1 of this section provides a summary of the review and approval procedures of this chapter. In the event of conflict between this summary table and the detailed procedures contained elsewhere in this chapter, the detailed procedures govern.

TABLE 15-1
REVIEW AND DECISION-MAKING AUTHORITY SUMMARY TABLE

R	=	Review body (review and recommendation)
DM	=	Decision-making body (final decision to approve or deny)
< >	=	Public hearing required
Hearing notice: N = newspaper; M = mail; P = posting (signs)		

Procedure		Staff	Planning Commission	Board Of Adjustment	City Council	Public Notice
Zoning text amendments		R	<R>	-	<DM>	N
Zoning map amendments (non-HP)		R	<R>	-	<DM>	N,M,P
Subdivisions:						
	Preliminary plat	R	<DM>	-	-	M
	Final plat	DM	-	-	-	-
Lot splits and adjustments:						
	Type 1	DM	-	-	-	-
	Type 2	R	DM	-	-	M
Modifications		-	DM	-	-	-
Development plans		R	<R>	-	<DM>	N,M,P
Site plans		DM ¹	-	-	-	-
Zoning interpretations		DM ³	-	-	-	-
Administrative adjustments		DM	-	-	-	M
Special exceptions		-	-	<DM>	-	N,M,P ²

LEGAL DESCRIPTION

A tract of land situated in Government Lot Numbered 4 of Section 31, 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 Lot 4, THENCE: N88°28'26"E for a distance of 140.00 feet along the South Line thereof;

THENCE: N1°35'52"W for a distance of 40.00 feet to the POINT OF BEGINNING;

THENCE: N1°35'52"W for a distance of 260.00 feet;

THENCE: N88°24'08"E for a distance of 37.80 feet;

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Together with and subject to covenants, easements, and restrictions of record.

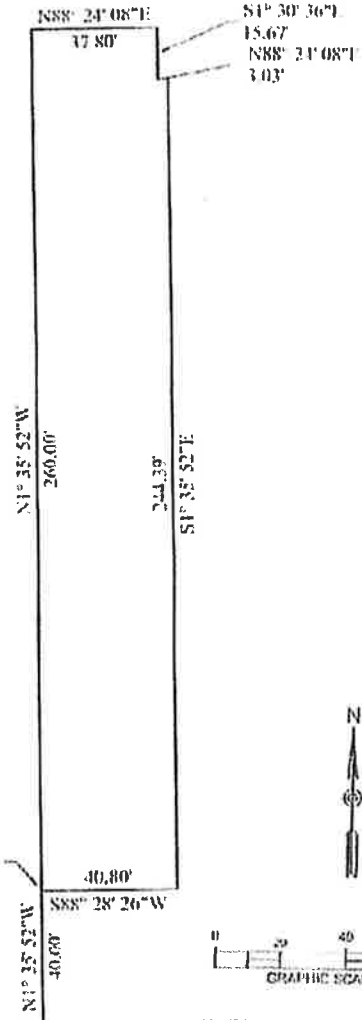
Contains 0.2425 acres more or less.

This legal description was developed by G. Michael Fimmell, L.S. #1107, on 07/11/2020.

FOUND OLD
MONUMENT
S.W. CORNER
SECTION 31

N88°28'26"E 140.00'
E-W SECTION LINE

P.O.B.

**NOTE:**

No monumentation was set as per the legal description was developed.

BASIS OF BEARING IS N88°28'26"E
SOUTH LINE OF LOT 4 OF SAID S1
21-21-19.