

**MINUTES
PLANNING & ZONING COMMISSION
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, NOVEMBER 5, 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 ALTERNATE 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, Shryle Glancy, Gina Alvis-Watts and Travis Mileur. Members absent: none.

Others in attendance: Justin James, Brian and Ellen Knight, Lorabell McCurry, Mayor Larry Lees, Steve Powell and Terry Aylward.

2. OATH OF OFFICE TO BE ADMINISTERED TO:

a. Gina Alvis-Watts, Seat #4, term ending September 30, 2023.

Mayor Lees administered the Oath of Office to Gina Alvis-Watts, Seat #4, term ending September 30, 2023.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF OCTOBER 1st, 2020 REGULAR MEETING.

Motion was made by Glancy, second by Mileur to approve the October 1st, 2020 Regular Meeting. Voting yes: Dunham, Ragsdale, Glancy and Mileur. Abstaining, counting as a no vote: Alvis-Watts. Voting no: none.

4. PUBLIC HEARING

a. Enter Public Hearing

Motion by Glancy, second by Mileur to enter Public Hearing. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

Rezoning Applicant: Brian and Ellen Knight requested a zoning change for the property in the City of Pryor, to-wit: Two tracts of land situated in Lot 20, Block 3 of the PIERRE CHOUTEAU ADDITION to the City of PRYOR CREEK, Mayes County, State of Oklahoma, according to the official Survey and Plat filed thereof, and being more particularly described as follows, to-wit:

Tract 1: Beginning at a point on the South Line of said Lot 20, Block 3, said point being 100.00 feet Northeasterly of the Southwest Corner of the East 100.00 feet of the West 140.00 feet of said Lot 20; Thence Northeasterly along said Southerly Lot Line a distance of 12.53 feet; Thence Northwesterly for a distance of 97.94 feet to a point on the Northerly Line of said Lot 20; Thence

Northwesterly along the Northerly Line of said Lot 20 a distance of 7.62 feet; Thence Southerly for a distance of 99.35 feet to the point of beginning.
Tract 2: The Easterly 100 feet of the Westerly 140 feet of said Lot 20, Block 3, more particularly described as: Beginning at a point on the North Line of said Lot 20 a distance of 40.15 feet Easterly of the Northwest Corner of said Lot 20; Thence South 86° 08.015' East along the Northerly Line of said Lot 20 a distance of 100 feet; Thence South 0° 00.5' West parallel with the Westerly Line of said Lot 20 a distance of 99.14 feet to a point on the Southerly Line of said Lot 20; Thence South 84° 35.515' West along said Southerly Line a distance of 100 feet to a point 40.15 feet Easterly of the Southwest Corner of said Lot 20; Thence North 0° 00.5' East a distance of 115.45 feet to the point of beginning.

1. The present zoning designation for the property is RS (Residential Single). They are requesting a zoning change to RD (Residential Duplex).

No citizens were opposed to the rezoning of the property. Mrs. Knight explained to the Board their intentions with the lot. Steve Powell stated his recommendation is to approve the rezoning. It follows the current UDO.

a. Exit Public Hearing

Motion was made by Mileur, second by Glancy to recommend exiting the Public Hearing. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

5. DISCUSSION AND POSSIBLE ACTION ON APPLICANT'S REQUEST FOR REZONING FROM RS (RESIDENTIAL SINGLE) TO RD (RESIDENTIAL DUPLEX).

Motion was made by Alvis-Watts, second by Ragsdale to recommend to Council the rezoning from RS (Residential Single) to RD (Residential Duplex) Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

6. PUBLIC HEARING

a. Enter Public Hearing

Motion by Glancy, second by Mileur to enter Public Hearing. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

Rezoning Applicant: Justin James with James Properties requested a zoning change for the property in the City of Pryor, to-wit: A tract of land situated in the Southwest Quarter of the Northeast Quarter of the Northwest Quarter (SW¹/₄NE¹/₄NW¹/₄) of Section Seventeen (17), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian in Pryor Creek, Mayes County, State of Oklahoma and more particularly described as follows, to-wit: Beginning at a point on the South Right-of-Way of State Highway No. 20 and the East Line of said SW¹/₄NE¹/₄NW¹/₄, 50.94 feet South of the Northeast Corner thereof; Thence South 01°37'42" East for a distance of 106.56 feet and along said East Line to a point on the North Line of the HIRZEL ADDITION to the City of

PRYOR CREEK; Thence South 88° 12' 35" West for a distance of 475.39 feet and along said North Line; Thence North 01° 37' 02" West for a distance of 141.03 feet to a point on said South Right-of-Way; Thence North 87° 37' 45" East for a distance of 204.29 feet and along said Right-of-Way; Thence along a curve to the right having a radius of 2242.53 feet and an arc length of 273.61 feet, being subtended by a chord of South 84° 06' 40" East for a distance of 273.45 feet and along said Right-of-Way to the point of beginning.

1. The present zoning designation for the property is RD (Residential Duplex). They are requesting a zoning change to C/AR (Commercial / Automotive Recreation).

Lorabell McCurry spoke on behalf of Dorothy Guyaux. They were concerned that it might be a sales lot or a campground. Steve Powell stated the applicant has not specified that it would be either of those; however, with the zone C/AR, in the future anything allowed in C/AR could be put in that location. The applicant, Justin James, stated that he expects to put in a storage facility on the property.

b. Exit Public Hearing

Motion was made by Mileur, second by Glancy to recommend exiting the Public Hearing. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

7. DISCUSSION AND POSSIBLE ACTION ON APPLICANT'S REQUEST FOR REZONING FROM RD (RESIDENTIAL DUPLEX) TO C/AR (COMMERCIAL AUTOMOTIVE/RECREATION)

Motion was made by Glancy, second by Mileur to recommend to Council the rezoning from RD (Residential Duplex) to C/AR (Commercial/ Automotive Recreation) Less and Except Tract 2. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

8. ADJOURN.

Motion was made by Ragsdale, second by Mileur to adjourn. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. 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, Oklahoma 74362 - (918) 825-1679 - FAX (918) 825-6577

www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: SRL DATE FILED: 11-16-2020 TAC DATE: _____ HEARING DATE: _____ CASE NUMBER _____

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

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 909 Park St TRACT SIZE: _____

LEGAL DESCRIPTION FROM DEED, SURVEYOR OR ATTORNEY (ATTACHED COPY ALLOWED): WT Whitaker Addition 1165/531 BLK 39 LOT 11, E 60' LOTS 7, 10, S 25' OF W 80' LOT 10 1.67 Lots

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

INFORMATION ABOUT YOUR PROPOSAL

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

PROPOSED USE: _____

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Jimmy Roberts</u>	NAME <u>Jimmy Roberts</u>
ADDRESS <u>374 Sycamore Ln</u>	ADDRESS <u>374 Sycamore Ln</u>
CITY, ST, ZIP <u>Pryor, OK, 74361</u>	CITY, ST, ZIP <u>Pryor, OK, 74361</u>
DAYTIME PHONE <u>918-864-0733</u>	DAYTIME PHONE <u>918-864-0733</u>
EMAIL <u>Jimmy.roberts911@yahoo.com</u>	EMAIL <u>Jimmy.roberts911@yahoo.com</u>
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>11-15-2020</u>	

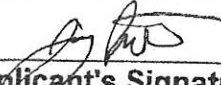
DOES OWNER CONSENT TO THIS APPLICATION? Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Self

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00	APPLICATION SUBTOTAL	\$ <u>10⁰⁰</u>
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	\$2.00 x =	\$	
1320' PROPERTY OWNERS MAILING & POSTAGE	\$2.00 x =	\$	
		NOTICE SUBTOTAL	\$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>10⁰⁰</u>

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

DISPOSITION

COMMISSION ACTION	DATE/VOTE
COUNCIL ACTION	DATE/VOTE
ORDINANCE NO.	DATE
PLAT NAME	PLAT WAIVER [] Y [] N


Applicant's Signature

11-15-2020
Date

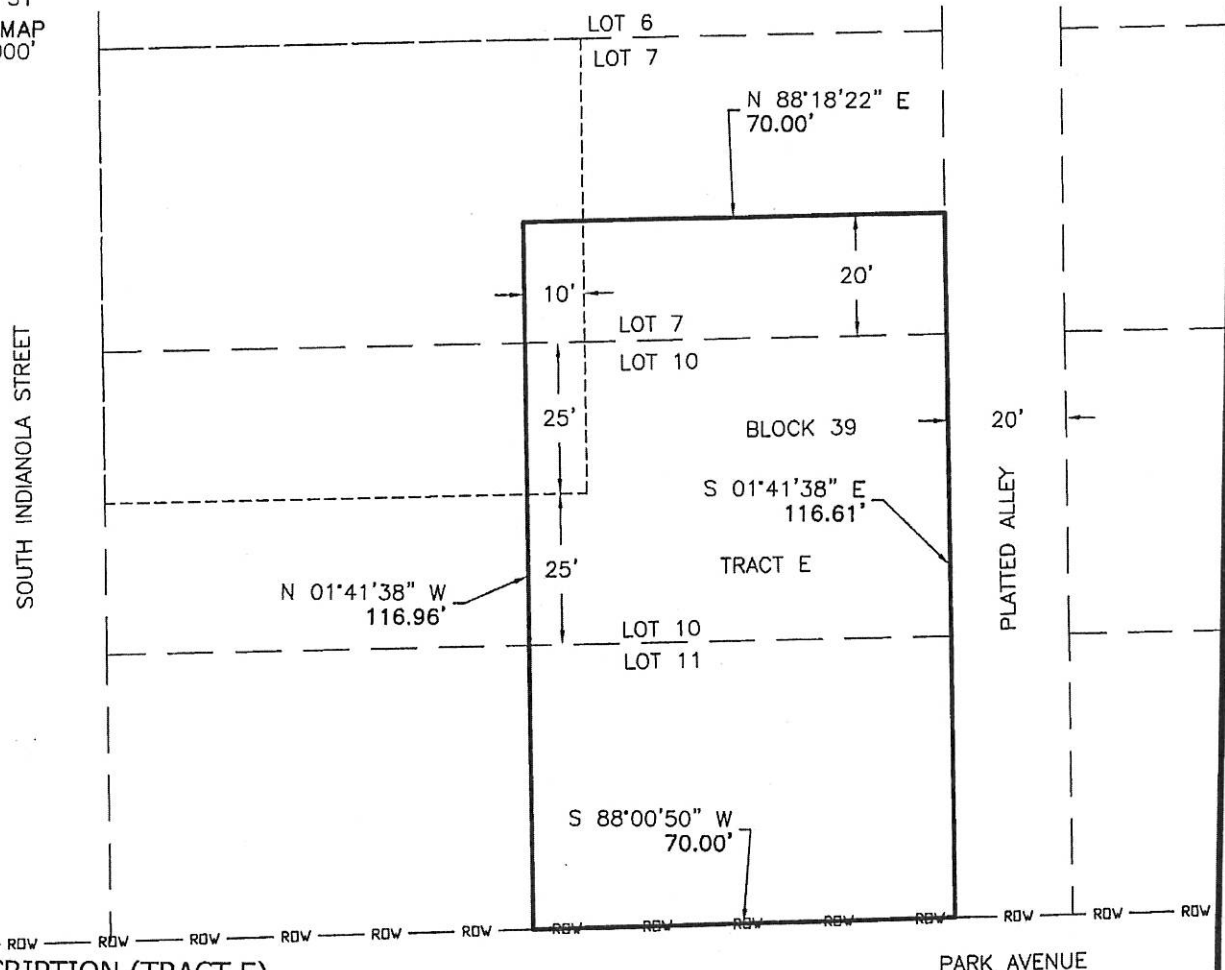
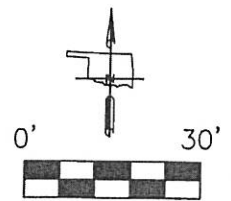
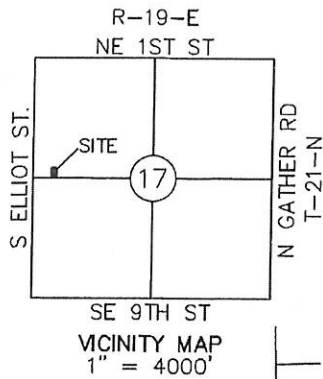
If your application is approved, you may need additional permits. Contact the City of Pryor Creek Community Development Department at 918-825-1679.

City of Pryor Creek
Community Development Department
12 North Rowe Street, 2nd Floor
Pryor, Oklahoma 74361
(918) 825-1679

EXHIBIT 'A'

OF A PART OF LOTS 7, 10 & 11 BLOCK 39 W. T. WHITAKER ADDITION

MAYES COUNTY, STATE OF OKLAHOMA



LEGAL DESCRIPTION (TRACT E)

THE WEST TEN FEET (10') OF THE EAST SEVENTY FEET (70') OF THE SOUTH TWENTY FEET (20') OF LOT SEVEN (7); AND THE EAST SIXTY FEET (60') OF THE SOUTH TWENTY FEET (20') OF LOT SEVEN (7); AND THE WEST TEN FEET (10') OF THE EAST SEVENTY FEET (70') OF THE NORTH TWENTY-FIVE FEET (25') OF LOT TEN (10); AND THE EAST SIXTY FEET (60') OF THE NORTH TWENTY-FIVE FEET (25') OF LOT TEN (10) AND THE EAST SEVENTY FEET (70') OF THE SOUTH TWENTY-FIVE FEET OF LOT TEN (10); AND THE EAST SEVENTY FEET (70') LOT ELEVEN (11) IN BLOCK 39, W.T. WHITAKER ADDITION, TO THE INCORPORATED TOWN OF PRYOR CREEK, MAYES COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT CONTAINS 8,174 SQUARE FEET OR 0.188 ACRES.

BASIS OF BEARING BEING THE SOUTH LINE OF BLOCK 39 AS BEING SOUTH 88°00'50" WEST.

I, JOSHUA R. LAMB, HEREBY STATE THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



TULSA LAND SURVEYING LLC
1501 EAST 6TH STREET
TULSA, OK 74120
(918) 794-6777
CA 6038
EXPIRES 6/30/2021



JOSHUA R. LAMB
OKLAHOMA PLS NO. 1678

DRAWING PREPARED: OCTOBER 16, 2020
TLS NO. 20-116 BASE TRACT E_REVISION

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, Oklahoma 74362 - (918) 825-1679 - FAX (918) 825-6577

www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: SL DATE FILED: 11-5-2020 TAC DATE: _____ HEARING DATE: _____ CASE NUMBER _____

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

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: Ragsdale Extended SW 1/2 Leth Street TRACT SIZE: 6.9 acres

LEGAL DESCRIPTION FROM DEED, SURVEYOR OR ATTORNEY (ATTACHED COPY ALLOWED): _____

See email from Steve Powell to Sheryl Lane (Attached)

PRESENT USE: Residential PRESENT ZONING: Residential FLOODPLAIN: [] Y [x] N HISTORIC DESIGNATION: [] Y [x] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RS-50 PUD DESIGNATION INCLUDED: [] Y [x] N PUD PROPOSAL ATTACHED: [] Y [x] N

PROPOSED USE: Residential Housing for single family dwellings

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Danny Ragsdale</u>	NAME <u>RRR Properties Mgt. LLC</u>
ADDRESS <u>1517 Merlin Circle</u>	ADDRESS <u>Same as Applicant</u>
CITY, ST, ZIP <u>Pryor OK 74361</u>	CITY, ST, ZIP _____
DAYTIME PHONE <u>918-74-0004</u>	DAYTIME PHONE _____
EMAIL <u>dragsdale1977@gmail.com</u>	EMAIL _____
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Danny Ragsdale</u> <u>11-5-2020</u>	

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

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00	APPLICATION SUBTOTAL	\$ <u>10.00</u>
NEWSPAPER PUBLICATION	\$		<u>105.00</u>
SIGNS	\$18.50		<u>18.50</u>
300' PROPERTY OWNERS LIST (MUST BE SUBMITTED WITH APPLICATION) **REQUIRED FOR ALL APPLICATIONS EXCEPT RG ZONING** <i>Sent 11-5-2020</i>			<u>300.00</u>
1320' PROPERTY OWNERS LIST (REQUIRED ONLY FOR RG ZONING - MUST BE SUBMITTED WITH APPLICATION) <i>Plat Review 125.00</i>			<u>125.00</u>
300' PROPERTY OWNERS MAILING & POSTAGE	$2.00 \times 74 = 74$	\$	<u>148.00</u>
1320' PROPERTY OWNERS MAILING & POSTAGE	$2.00 \times =$	\$	
		NOTICE SUBTOTAL	\$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>706.00</u>

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

DISPOSITION

COMMISSION ACTION	DATE/VOTE
COUNCIL ACTION	DATE/VOTE
ORDINANCE NO.	DATE
PLAT NAME	PLAT WAIVER [] Y [] N

Danny Lopez
Applicant's Signature

11-5-2020
Date

If your application is approved, you may need additional permits. Contact the City of Pryor Creek Community Development Department at 918-825-1679.

**City of Pryor Creek
Community Development Department
12 North Rowe Street, 2nd Floor
Pryor, Oklahoma 74361
(918) 825-1679**

NOTICE OF PUBLIC HEARING

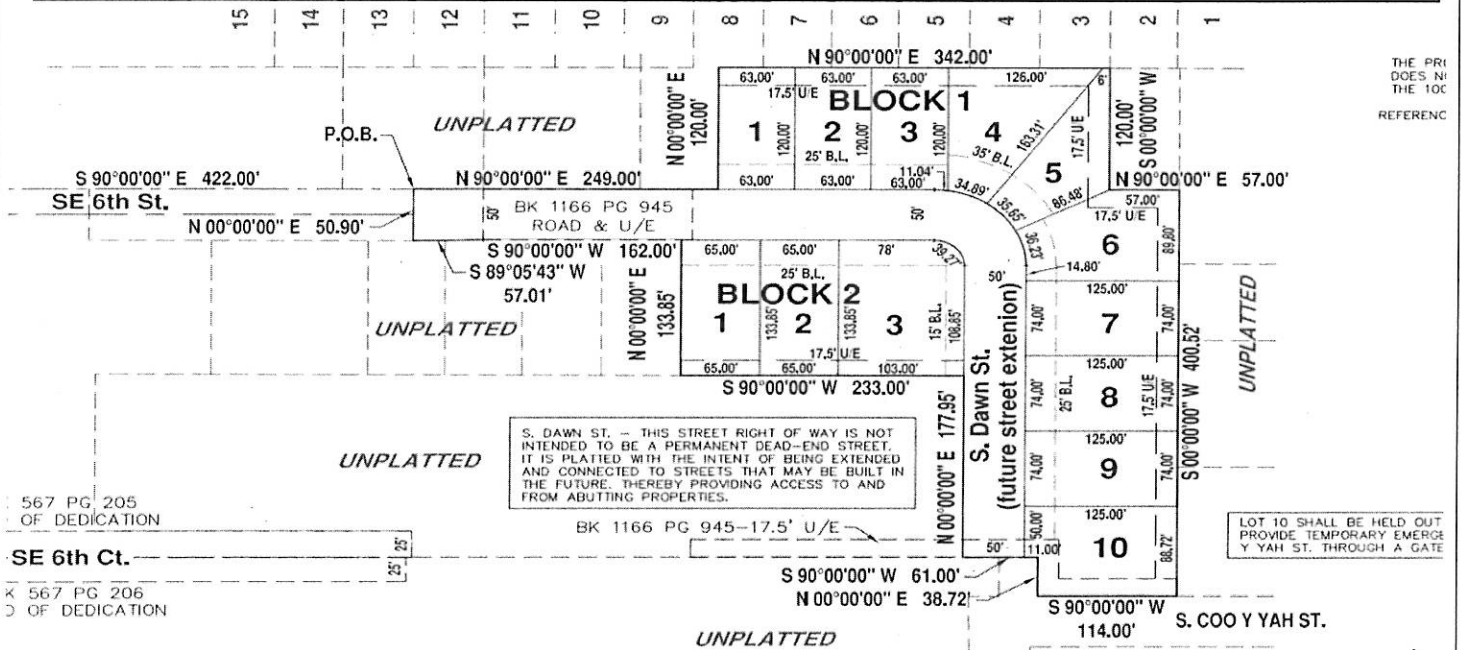
BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 10th day of December, 2020, 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 plat for the property as described below.

LEGAL DESCRIPTION

A tract of land situated in the Southeast Quarter (SE/4) of Section 18, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes county, Oklahoma, more particularly described as follows, to-wit:

Commencing at the Southwest Corner of the said SE/4; Thence North 00°00'00" East, a distance of 1799.80 feet and along the West Line of said SE/4; Thence South 90°00'00" East for a distance of 422.00 feet to the Point of Beginning; Thence North 90°00'00" East, a distance of 228.00 feet; Thence North 00°00'00" East to a point on the South boundary of Pryor Heights Subdivision, Block 6, a distance of 120.00 feet; Thence North 90°00'00" East along said south line of Block 6, Pryor Heights Subdivision, a distance of 321.00 feet; Thence South 00°00'00" West, a distance of 120.00 feet; Thence North 90°00'00" East, a distance of 57.00 feet; Thence South 00°00'00" West, a distance of 400.52 feet; Thence South 90°00'00" West, a distance of 114.00 feet; Thence North 00°00'00" East, a distance of 38.72 feet; Thence South 90°00'00" West, a distance of 61.00 feet; Thence North 00°00'00" East, a distance of 177.95 feet; Thence South 90°00'00" West, a distance of 233.00 feet; Thence North 00°00'00" East, a distance of 133.85 feet; Thence South 90°00'00" West, a distance of 162.00 feet; Thence South 89°05'43" West, a distance of 57.01 feet; Thence North 00°00'00" East, a distance of 50.90 feet to the Point of Beginning, containing 160,062 Square Feet or 3.67 Acres, more or less.



THE PRI
DOES N
THE 10C
REFERENCE

Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify the City Clerk, Eva Smith at 918-825-0888.



LOCATION MAP
SAY PLASTER

ELONG PLAIN DESCRIPTION

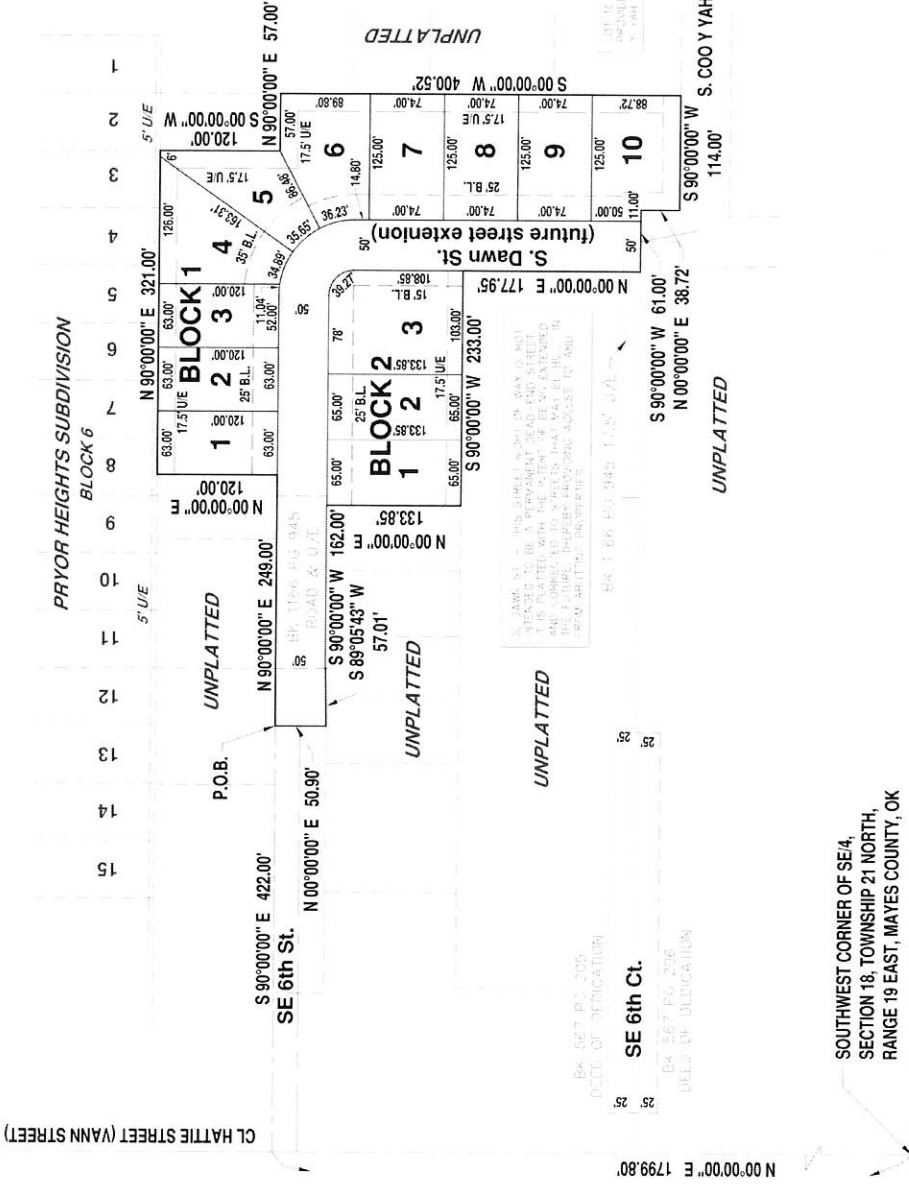
THE PROPERTY DESCRIBED AND SHOWN ON THIS SURVEY
WAS ACQUIRED BY THE STATE OF OKLAHOMA BY
THE 1906 PLAIN PLAIN
REFERENCE
FEDERAL LAND BUREAU (BUREAU OF LAND MANAGEMENT)
FIELD REPORT MAP "PLAINS, 1906", BY
WAS ACQUIRED BY THE STATE OF OKLAHOMA
MAP DATED SEPTEMBER 16, 1906

FINAL PLAT
of
RAGSDALE ADDITION

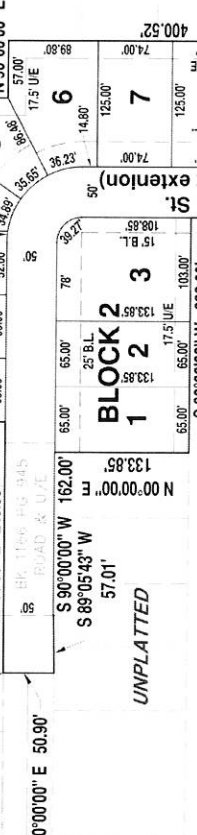
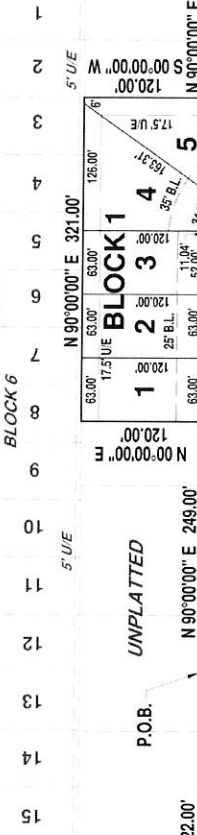
A TRACT OF LAND SITUATED IN SE/4, QUARTER 4, SECTION 18, TOWNSHIP 21 NORTH,
RANGE 19 EAST, MAYES COUNTY, STATE OF OKLAHOMA

SURVEYOR
LANDMARK SURVEYING LLC
1000 NORTH 1000 WEST
TULSA, OKLAHOMA 74107
PHONE: (918) 486-2884
FAX: (918) 486-2884
WWW.LANDMARKSURVEYING.COM

ENGINEER
FOR PROFESSIONAL ENGINEERING CONSULTING GROUP, LLC
2800 SOUTH CHERRY AVENUE, SUITE 207
TULSA, OKLAHOMA 74106
PHONE: (918) 486-2884
WWW.FOR-ENGINEERS.COM



PRYOR HEIGHTS SUBDIVISION
BLOCK 6



SOUTHWEST CORNER OF SE/4,
SECTION 18, TOWNSHIP 21 NORTH,
RANGE 19 EAST, MAYES COUNTY, OK

SOUTHWEST CORNER OF SE/4,
SECTION 18, TOWNSHIP 21 NORTH,
RANGE 19 EAST, MAYES COUNTY, OK

OWNER'S CERTIFICATE & DEED OF DEDICATION

STATE OF OKLAHOMA }
COUNTY OF MAYES } SS

KNOW ALL MEN BY THESE PRESENTS, that we, RRR Property Management, L.L.C., hereby certify that we are the Owners, and the person or persons having the right, title or interests to the following described tract of land, (to-wit:

A tract of land situated in the Southeast Quarter (SE/4) of Section 18, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, Oklahoma, more particularly described as follows, to-wit:

Commencing at the Southwest Corner of the said SE/4; Thence North 00°00'00" East, a distance of 1789.80 feet and along the West Line of said SE/4; Thence South 90°00'00" East, a distance of 422.00 feet to the Point of Beginning; Thence North 00°00'00" East, a distance of 228.00 feet; Thence North 00°00'00" East to a point on the Right of Way Subdivision, Block 6, a distance of 120.00 feet; Thence North 90°00'00" East, a distance of 120.00 feet to the Point of Beginning; Thence South 00°00'00" West, a distance of 120.00 feet; Thence North 90°00'00" East, a distance of 57.00 feet; Thence South 00°00'00" West, a distance of 400.52 feet; Thence South 90°00'00" West, a distance of 114.00 feet; Thence North 00°00'00" East, a distance of 38.72 feet; Thence South 90°00'00" West, a distance of 100.00 feet; Thence North 00°00'00" East, a distance of 177.95 feet; Thence South 90°00'00" West, a distance of 100.00 feet; Thence North 00°00'00" East, a distance of 162.00 feet; Thence South 89°05'43" West, a distance of 57.01 feet; Thence North 00°00'00" East, a distance of 30.90 feet to the Point of Beginning, containing 160,062 Square Feet or 3.67 Acres, more or less.

We further certify that we have caused said tract of land to be platted, into lots and have caused this plat to be made of said tract showing accurate dimensions of lots and street. We hereby designate said tract of land as RAGSDALE ADDITION and dedicate to the public use of all streets and utility easements as shown hereon.

DANNY H. RAGSDALE }
RRR PROPERTY MANAGEMENT, L.L.C. }

TERRI D. RAGSDALE }
RRR PROPERTY MANAGEMENT, L.L.C. }

DANNY H. RAGSDALE }
RRR PROPERTY MANAGEMENT, L.L.C. }

TERRI D. RAGSDALE }
RRR PROPERTY MANAGEMENT, L.L.C. }

STATE OF OKLAHOMA }
COUNTY OF MAYES } SS

Before me, the undersigned, a notary public in and for the county of Mayes County, State of Oklahoma, to me known to be the identical person who signed the RRR PROPERTY MANAGEMENT, L.L.C. to the within and foregoing instrument as the owner/developer and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose set forth.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

Notary Public

My Commission expires: _____

RESTRICTIVE COVENANTS

A. General Rights
The owner/developer herein imposes a restrictive covenant, which covenant shall be binding on said lot owner and shall be enforceable by City of Pryor Creek, Mayes County, Oklahoma, and by the supplier of any affected utility service. The owner/developer gives the right to any utility service for the several purposes of constructing, maintaining, operating, repairing, replacing and/or removing any and all public utilities, including telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including such facilities and appurtenances, valves, meters and equipment for each of ingress and egress to and upon said property together with the rights of access, provided forever. The owner/developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines, together with the right on ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along said lot, for the purpose of furnished water services to said lot, no building, structure or other above or below ground obstruction that interferes with the above set forth, for said lot, provided however, nothing herein shall be deemed to prohibit, drives, parking areas, curbing, landscaping and customary screening fences and walls that do not constitute obstruction.

FINAL PLAT

RAGSDALE ADDITION
A TRACT OF LAND SITUATED IN SE/4 LOCATED IN SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST, OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, STATE OF OKLAHOMA

RESTRICTIVE COVENANTS (CONTINUED)

B. Underground Service
Overhead lines for the supply of electric, telephone and cable television services may be located within said lot. Street light poles or standards may be served by overhead line or underground cable and sewerage within said lot. All supply lines including electric, telephone, cable television and gas lines shall be located underground for general utility services. service pedestals and transformers, as sources of supply at secondary voltages may also be located within said lot. Underground service cables and gas service lines to all structures which may be located within said lot, may run from the nearest gas main, service pedestal or transformer, as determined by a registered professional engineer, to the point of service structure or gas service line to a particular structure. The above installation of a service cable or gas service line to a particular structure shall be on each side of the right-of-way for said utility on said lot, covering a 5' strip extending 2.5 feet on each side of the service cable or line, extending from the gas main, service pedestal or transformer to the service cable entrance on the structure. Each supplier of electric, telephone, cable television and gas service through its agents and employee, shall at all times have the right of access to said lot or otherwise provided for in a deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas facilities installed by the supplier of the utility service. The owner of each said lot shall be responsible for the protection of the underground service facilities located on said lot and shall prevent the alteration of grade or any construction activity which would damage or interfere with the electric, telephone, cable television or gas facilities, each supplier of service shall pay for damage or relocation of such facilities, each supplier of service shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

The foregoing covenants set forth in this paragraph B shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of each lot agrees to be bound hereby.

C. Water Service
The owner of said lot shall be responsible for the protection of the public water mains located on said lot. Any alteration of grade in excess of three (3) feet from any construction activity, which would interfere with public water mains, shall be prohibited. The City of Pryor Creek, Mayes County, Oklahoma, shall be responsible for ordinary maintenance of public water mains but the owner, his agents or employee shall be responsible for any damage caused or necessitated by acts of the owner, his agents or employee. The City of Pryor Creek or their successors, shall at all time have access to and for the purpose of installing, maintaining, removing or replacing any portion of underground water facilities.

The foregoing covenants set forth in this paragraph C shall be enforceable by the City of Pryor Creek, Mayes County, Oklahoma, or its successors, and the owner of each lot agrees to be bound hereby.

D. Surface Drainage
Each lot shall contain and drain storm water, in an unobstructed manner, the surface water from lots and drainage across of higher elevation lots, to public streets and easements; no lot owner shall construct or permit to be constructed any building or other obstructions which would impair the drainage of surface waters over and across his lot.

The foregoing covenants set forth in this paragraph D shall be enforceable by any affected lot owner and by City of Pryor Creek, Mayes County, Oklahoma.

E. Gas Service
The City of Pryor Creek, through its agents and employees always have the right of access to said lot for the purpose of installing, removing, repairing or replacing any portion of the gas service. The owner of said lot shall be responsible for the protection of the gas service. The owner of said lot shall be responsible for alteration, grade or any other construction activity which would interfere with the gas service. The City of Pryor Creek shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner or its agents or contractors.

The foregoing covenants set forth in this paragraph E shall be enforceable by the City of Pryor Creek, Mayes County, Oklahoma and the owner of the lot agrees to be bound hereby.

F. Paving and Landscaping within easements
The owner shall be responsible for planting, any trees or shrubbery which would potentially endanger, threaten or harm any utility lines or structures, as determined by a City of Pryor Creek official that any trees or shrubbery located and damaged or damaged by the City of Pryor Creek shall have the right to remove said trees or shrubbery upon the (5) days notice or within such time the lot owner may remove and save.

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2019 as reflected by the tax records and that no taxes are due for 2020 taxes not as yet certified to me.

County Treasurer

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

The Mayes County Office of the Oklahoma Department of Environmental Quality has approved this plat for the use of Public Water and Public Sewer Systems on the _____ day of _____, 2020.

Environmental Program Specialist

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Mayes County, Oklahoma, this _____ day of _____, 2020. Filed in Book _____ Page _____

County Clerk

CERTIFICATE OF SURVEY

KNOW ALL MEN THESE PRESENTS, that I, Brett King, the undersigned, a Notary Public in and for the County of Mayes, State of Oklahoma, do hereby certify that the above and foregoing plat, as described property was made under the supervision to the best of my knowledge and the accompanying plat is a true and accurate representation of the same. I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

BRETT KING, RPLS #1533
C.A. #4572 6/30/21 Copyright 2022

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Brett King, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this _____ day of _____, 2020

Notary Public

My Commission expires: _____

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS RAGSDALE ADDITION HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REQUIREMENTS OF THE OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THE OWNER OR OF THE ENGINEER OR OF THE SURVEYOR.

BRETT KING #1533
C.A. #4572 6/30/21 Copyright 2022



December 10th, 2020

Pryor Board of Planning and Zoning
12 N. Rowe, Suite B
Pryor, OK 74361

RE: Staff Report – Ragsdale Addition Final Plat

Dear Board Members:

As staff for the Pryor P&Z board, we have reviewed and recommend approval of the final plat for the above named addition. The proposed plat is in compliance with current city zoning guidelines. We provide the following comment to be addressed prior to the further processing of this plat.

1. This plat represents Phase 1 of a 2 phase project. Therefore, the temporary connection to Coo-Y-Yah shall be included in the Phase 1 work.
2. All utility work shall be completed within the PMUB requirements.
3. The Mayor signature and Certification shall be added to the face of the plat.

RECOMMENDATION"

As technical staff to the Planning and Zoning Board, we recommend approval of the Ragsdale Addition Final Plat with the above comments.

Respectfully submitted
Infrastructure Solutions Group, LLC

Steve A. Powell, PE
Manager, Tulsa Office

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, Oklahoma 74362 - (918) 825-1679 - FAX (918) 825-6577 www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: 11/18/2020 DATE FILED: _____ TAC DATE: _____ HEARING DATE: 12/10/2020 CASE NUMBER _____

RES NON-RES MIXED USE BUILDING PERMIT APPLICATION NUMBER _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: N. of NE 1/4 of SW St. & N. Elliot TRACT SIZE: 12.52 AC.

LEGAL DESCRIPTION FROM DEED, SURVEYOR OR ATTORNEY (ATTACHED COPY ALLOWED):
see attached

PRESENT USE: Vacant PRESENT ZONING: RS-SD FLOODPLAIN: Y N HISTORIC DESIGNATION: Y N

INFORMATION ABOUT YOUR PROPOSAL

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

PROPOSED USE: Single family residential subdivision

NATURE OF PUD AMENDMENT: -

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Wallace Engineering - Nicole Watts</u>	NAME <u>Roosevelt Crossing, LLC</u>
ADDRESS <u>123 N. MLK Jr. Blvd</u>	ADDRESS <u>17211 S. 4170 Road</u>
CITY, ST, ZIP <u>Tulsa, OK 74103</u>	CITY, ST, ZIP <u>Claremore, OK 74017</u>
DAYTIME PHONE <u>918. 806. 7370</u>	DAYTIME PHONE _____
EMAIL <u>nwatts@wallasec.com</u>	EMAIL _____
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Nicole Watts</u> <u>11.18.2020</u>	

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

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00	APPLICATION SUBTOTAL	\$ 10.00
NEWSPAPER PUBLICATION	\$		127.50
SIGNS	\$18.50		18.50
300' PROPERTY OWNERS LIST (MUST BE SUBMITTED WITH APPLICATION) **REQUIRED FOR ALL APPLICATIONS EXCEPT RG ZONING**			-0-
1320' PROPERTY OWNERS LIST (REQUIRED ONLY FOR RG ZONING - MUST BE SUBMITTED WITH APPLICATION)			125.00
300' PROPERTY OWNERS MAILING & POSTAGE	\$2.00 x = 30	\$	60.00
1320' PROPERTY OWNERS MAILING & POSTAGE	\$2.00 x =	\$	
		NOTICE SUBTOTAL	\$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ 341.00

APPLICATION FEES 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 10th day of December, 2020, 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 plat for the property as described below.

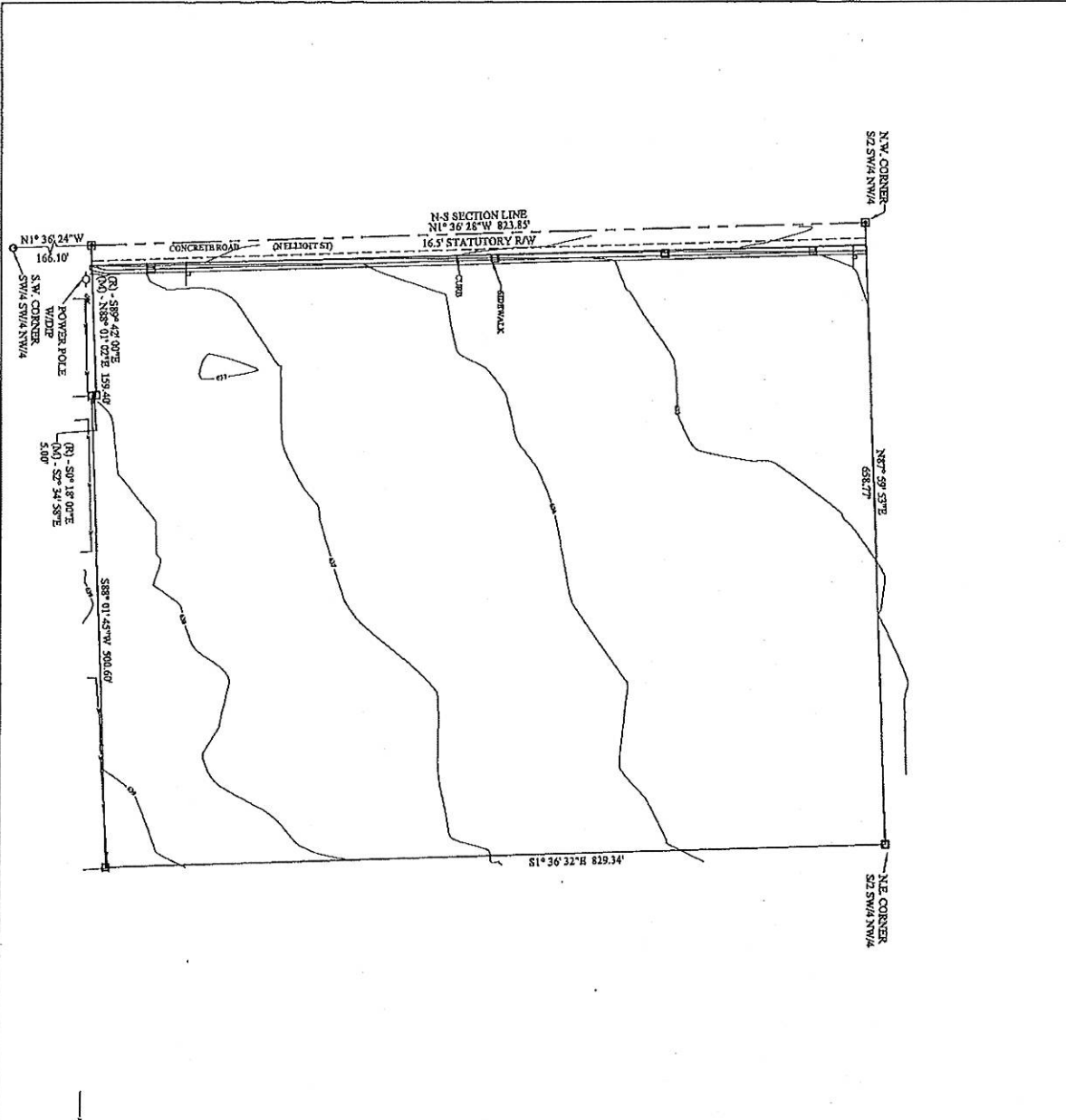
LEGAL DESCRIPTION

THE S/2 OF THE NW/4 OF THE SW/4 OF THE NW/4 AND PART OF THE SW/4 OF THE SW/4 OF THE NW/4 MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID SW/4 SW/4 NW/4; THENCE SOUTHERLY ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 493.98' FEET; THENCE S 89°42'E, A DISTANCE OF 159.4' FEET; THENCE S 0°18'E A DISTANCE OF 5.0' FEET; THENCE EASTERLY, PARALLEL TO THE SOUTH BOUNDARY OF SAID SW/4 SW/4 NW/4, A DISTANCE OF 500.6' FEET, MORE OR LESS, TO A POINT IN THE EAST BOUNDARY OF SAID SW/4 SW/4 NW/4, WHICH POINT IS 161.0' FEET NORTH OF THE SOUTHEAST CORNER THEROF; THENCE NORTHERLY, ALONG THE EAST BOUNDARY OF SAID SW/4 SW/4 NW/4, A DISTANCE OF 499.0' FEET, TO THE NORTHEAST CORNER THEROF; THENCE WESTERLY, ALONG THE NORTHERLY BOUNDARY OF SAID SW/4 SW/4 NW/4, A DISTANCE OF 660.0' FEET TO THE POINT OR PLACE OF BEGINNING, ALL IN SECTION 8, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN. CONTAINING 12.5209 ACRES AND SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify the City Clerk, Eva Smith at 918-825-0888.

SANITARY SEWER MANHOLE
 B.M. 624.94'
 E.L. 8' METAL PIPE (W) 625.99'
 E.L. 8' METAL PIPE (E) 627.00'



LEGAL DESCRIPTION

The South Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter (S2 NW/4 SW/4 NW/4) and a part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW/4 SW/4 NW/4), more particularly described as follows, to-wit:

Beginning at the Northwest Corner of said SW/4 SW/4 NW/4; thence S89°42'30\"/>

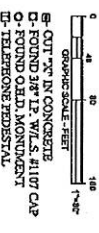
CERTIFICATION

I, G. Michael Finnell, do undertake, 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 was 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 October, 2024.

G. Michael Finnell, R.P.L.S.#1107
 C.A.#4265 650/22 Copyright 2020



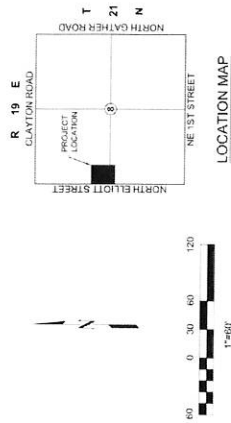
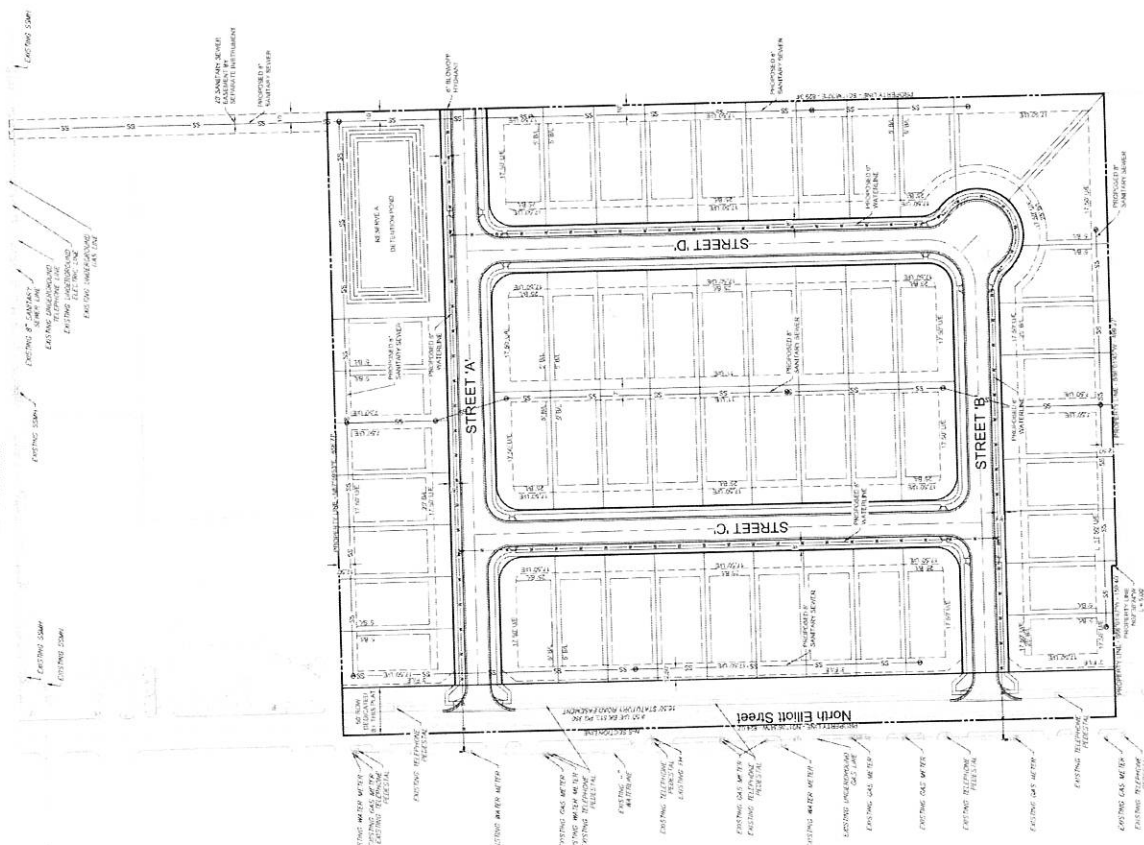
- 6\"/>

GREEN COUNTRY SURVEYING 301 EAST GARLAND AVENUE P.O. BOX 44 PROROK, OKLAHOMA 74662 918-625-5675 OFFICE 918-625-5686 FAX		DAVIS PROPERTY TOPOGRAPHY SURVEY PLAT G.M. FINELL - DAVIS/21 DWG FILE - DAVIS/21	
SCALE 1"=40'	DATE 10/10/2020	DRAWN (CREATED) G.M. FINELL	CHECKED (DATE) G.M. FINELL

CONCEPTUAL UTILITY LAYOUT Roosevelt Crossing

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (S2 NW4 SW4) OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4 NW/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINETEEN (19) EAST, THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, STATE OF OKLAHOMA.

LEGEND	
AC	ADJACENT
BN	BODYS & FACE
FG	FENCE & PERIMETER
FL	FILL
FR	FOUNDATION
PC	POINT OF COMMENCEMENT
PON	POINT
UT	UTILITY



OWNER:
Roosevelt Crossing, LLC
17211 South 470 Road
Claremore, Oklahoma 74017

ENGINEER:
Wallace Engineering Inc
Structural Consultants, Inc
123 North Martin Luther King Jr Blvd
Tulsa, Oklahoma, 74103
Phone: (918) 584-5859
Fax: (918) 584-5858
www.wallaceinc.com

SURVEYOR:
Green County Surveying
301 East Graham Avenue
P.O. Box 1070
Pryor, Oklahoma 74362
Phone: (918) 825-6575
Fax: (918) 825-6575
OKLAHOMA LICENSE NO. 100000000
COMPUTED BY: MICHAEL PINKELL



December 10th, 2020

Pryor Board of Planning and Zoning
12 N. Rowe, Suite B
Pryor, OK 74361

RE: Staff Report – Roosevelt Crossing Preliminary Plat

Dear Board Members:

As staff for the Pryor P&Z board, we have reviewed and recommend approval of the preliminary plat for the above named addition. The preliminary plat is in compliance with current city zoning guidelines. We provide the following comment to be addressed prior to the further processing of this plat.

1. Detail plans shall be provided for all proposed improvements including Utilities, Streets, Grading & Drainage and Erosion Control.
2. A valid SWP3 shall be prepared and submitted to the City & OWRB for approval.
3. A complete hydraulic report for sizing of the detention pond shall be completed and submitted for staff review.
4. It is noted the storm water discharge from this site will need an overland drainage easement. Therefore, a Public Drainage Easement will need to be prepared and submitted to the City of Pryor.

RECOMMENDATION"

As technical staff to the Planning and Zoning Board, we recommend approval of the Roosevelt Crossing Preliminary Plat with the above comments.

Respectfully submitted
Infrastructure Solutions Group, LLC

Steve A. Powell, PE
Manager, Tulsa Office