

MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, JANUARY 4TH, 2024 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, JOE BARNTS AND ALTERNATE TREY LARREMORE

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

At 5:48 p.m. Mike Dunham called the meeting to order and declared a quorum.

Members present were: Mike Dunham, Shryle Glancy, Danny Ragsdale. Joe Barnts arrived at 5:50 p.m. Members absent: Gina Alvis Watts.

Others in attendance: Mayor Zac Doyle, Danny Julkowski, Luke Swift, Building Inspector Kenneth Young and Terry Aylward.

Dunham moved to Item 3.

3. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Ragsdale, second by Glancy to enter into public hearing. Voting yes: Dunham, Ragsdale, Glancy. Voting no: none.

Danny Julkowski: Requesting a zoning change for:

A tract of land situated in the South Half of the Northeast Quarter (S/2 NE/4) of Section 16, 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 Northwest Corner of the South Half of the North Half (S/2 N/2) of said Section 16, THENCE N88°36'19"E for a distance of 3447.27 feet along the North Line thereof;
THENCE S1°35'06" E for a distance of 638.58 feet to the POINT OF BEGINNING;
THENCE N88°36'42"E for a distance of 550.00 feet;
THENCE S1°35'06"E for a distance of 550.00 feet to a point on the North Right-of-Way of State Highway #20;
THENCE S88°36'42"W for a distance of 550.00 feet along said Right-of-Way;
THENCE N1°35'06"W for a distance of 550.00 feet to the POINT OF BEGINNING.

Contains 6.9444 acres, more or less.

The current zoning is AG (Agriculture). Applicant is requesting the zone to be changed to CAR (Commercial Automotive Recreational) for a hardware store.

b. Exit Public Hearing

Motion was made by Ragsdale, second by Glancy to exit the public hearing. Voting yes: Dunham, Ragsdale, Glancy, Barnts. Voting no: none.

4. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: DANNY JULKOWSKI: (LEGAL AS READ ABOVE).

Motion was made by Glancy, second by Barnts to recommend Council action to approve the zoning change to CAR. Voting yes: Dunham, Ragsdale, Glancy, Barnts. Voting no: none.

5. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Ragsdale, second by Barnts to enter into public hearing. Voting yes: Dunham, Ragsdale, Glancy, Barnts. Voting no: none.

Luke Swift: Requesting Lot re-orientation for:
Lots Numbered Four (4) and Five (5) in Block Numbered Thirty-three (33B), of the WHITAKER ADDITION, Pryor Creek, Mayes County, State of Oklahoma,
Address: 15 S Ora.

b. Exit Public Hearing

Motion was made by Glancy, second by Ragsdale to exit the public hearing. Voting yes: Dunham, Ragsdale, Glancy, Barnts. Voting no: none.

6. DISCUSS, POSSIBLY APPROVE THE LOT RE-ORIENTATION FOR: LUKE SWIFT: LOTS NUMBERED FOUR (4) AND FIVE (5) IN BLOCK NUMBERED THIRTY-THREE (33b), OF THE WHITAKER ADDITION, PRYOR CREEK, MAYES COUNTY, STATE OF OKLAHOMA, ADDRESS: 15 S ORA.

Motion was made by Glancy, second by Barnts to approve the Lot Re-Orientatation for Luke Swift. Voting yes: Dunham, Ragsdale, Glancy, Barnts. Voting no: none.

Dunham moved back to Item 2.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF OCTOBER 26TH, 2023 SPECIAL MEETING.

Motion was made by Glancy, second by Dunham to approve minutes of October 26th, 2023 Special Meeting. Voting yes: Dunham, Glancy, Barnts. Abstaining, counting as a no vote: Ragsdale. Voting no: none

7. ADJOURN

Motion was made by Ragsdale, second by Barnts to adjourn. Voting yes: Dunham, Ragsdale, Glancy, Barnts. 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.pryorok.org

APPLICATION INFORMATION

RECEIVED BY: SRL DATE FILED: 3/25/24 HEARING DATE: _____ CASE NUMBER _____
 [] RESIDENTIAL NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____
 NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 101 N Mill St Pryor Ok 74361
 LEGAL DESCRIPTION: Pryor original Blk 9 W 75' Lot 15

PRESENT USE Vacant PRESENT ZONING Residential RD FLOOD PLAIN [] Y [] HISTORIC DESIGNATION [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

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

PROPOSED USE: _____

See attached page

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Jared Gates</u>	NAME <u>Jared gates</u>
ADDRESS <u>2487 W 460 RD</u>	ADDRESS <u>2487 W 460 rd</u>
CITY, ST, ZIP <u>Pryor Ok 74361</u>	CITY, ST, ZIP <u>Pryor Ok 74361</u>
DAYTIME PHONE <u>918-864-0546</u>	DAYTIME PHONE <u>918-864-0546</u>
EMAIL <u>Williamjgates30@gmail.com</u>	EMAIL <u>Williamjgates30@gmail.com</u>
FAX _____	FAX _____

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: [Signature] 3/25/2024

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

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ <u>10.00</u>
NEWSPAPER PUBLICATION	\$		<u>-</u>
SIGN POSTING	\$18.50		<u>1168.00</u>
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$ <u>18.50</u>
300' PROPERTY OWNERS LIST			<u>- 280.00</u>
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	<u>2.64</u> \times <u>15</u> = $\$2.01 \times 15 =$		<u>- 39.60</u>
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$ <u>516.10</u>

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

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: _____ DATE FILED: 3/26 HEARING DATE: _____ CASE NUMBER _____

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

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: _____

LEGAL DESCRIPTION: _____

PRESENT USE _____ PRESENT ZONING _____ FLOOD PLAIN [] Y [] N HISTORIC DESIGNATION [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

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

PROPOSED USE: food truck

NATURE OF PUD AMENDMENT: Turning a residential lot into commercial lot

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME	NAME
ADDRESS	ADDRESS
CITY, ST, ZIP	CITY, ST, ZIP
DAYTIME PHONE	DAYTIME PHONE
EMAIL	EMAIL
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.

NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 2nd day of May 2024, at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Planning and Zoning Commission will consider rezoning of 101 N Mill from RD (Residential Duplex) to CG (Commercial General) for the applicant to place a food truck.

LEGAL DESCRIPTION

PRYOR ORIG BLK 9 W 75' LOT 15 (101 N MILL).



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify City of Pryor Creek at 918-825-0888.

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

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

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

www.pryorok.org

APPLICATION INFORMATION

RECEIVED BY: SL DATE FILED: 2/7/24 HEARING DATE: _____ CASE NUMBER _____
 [] RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____
 NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: See attached
 LEGAL DESCRIPTION: See attached survey

PRESENT USE _____ PRESENT ZONING RS & AG FLOOD PLAIN [] 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: Divide property into 8 Tracts to sell

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Maria Chupp</u>	NAME <u>Thelma Nunley</u>
ADDRESS <u>8827 S 4265 Ln</u>	ADDRESS <u>996 N Elliott</u>
CITY, ST, ZIP <u>Enola OK 74036</u>	CITY, ST, ZIP <u>Pryor OK 74361</u>
DAYTIME PHONE <u>918-697-6589</u>	DAYTIME PHONE <u>918-230-3869</u>
EMAIL <u>mariaChupp71@gmail.com</u>	EMAIL _____
FAX _____	FAX _____

I, THE UNDERSIGNED/APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: [Signature] 2-7-24

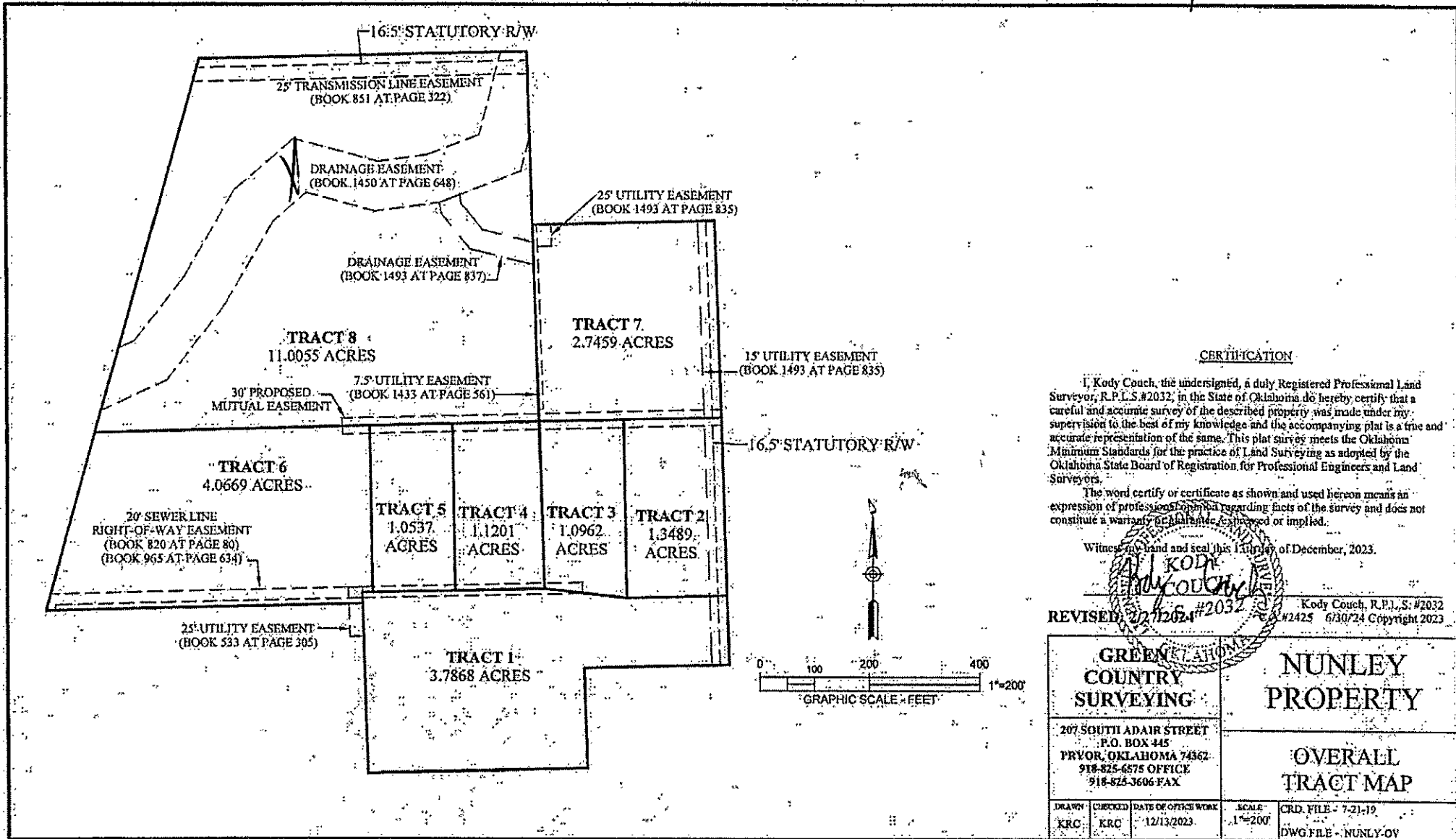
DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		<u>10⁰⁰</u>
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ <u>—</u>
NEWSPAPER PUBLICATION	\$		<u>10⁰⁰</u>
SIGN POSTING	\$18.50		<u>18⁵⁰</u>
Review letter fee from City Reviewer for P & Z Meeting	\$125.00 ?		\$ <u>125⁰⁰</u>
300' PROPERTY OWNERS LIST <u>280 X 5</u>			<u>1400⁰⁰</u>
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE <u>280 X 5</u>	<u>280 X 5</u>		<u>66.00</u>
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$ <u>1476.00</u>

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

- (Pt SE NE NE, Pt SW NE NE 7-21-19)
- (Pt NE NE 7-21-19)
- (Pt NE NE (tract) 7-21-19)
- (Pt SE NE NE 7-21-19)
- (5 Tracts) 7-21-19

$25 \times 264 = 5100$

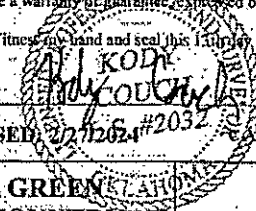


CERTIFICATION

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 of absolute liability expressed or implied.

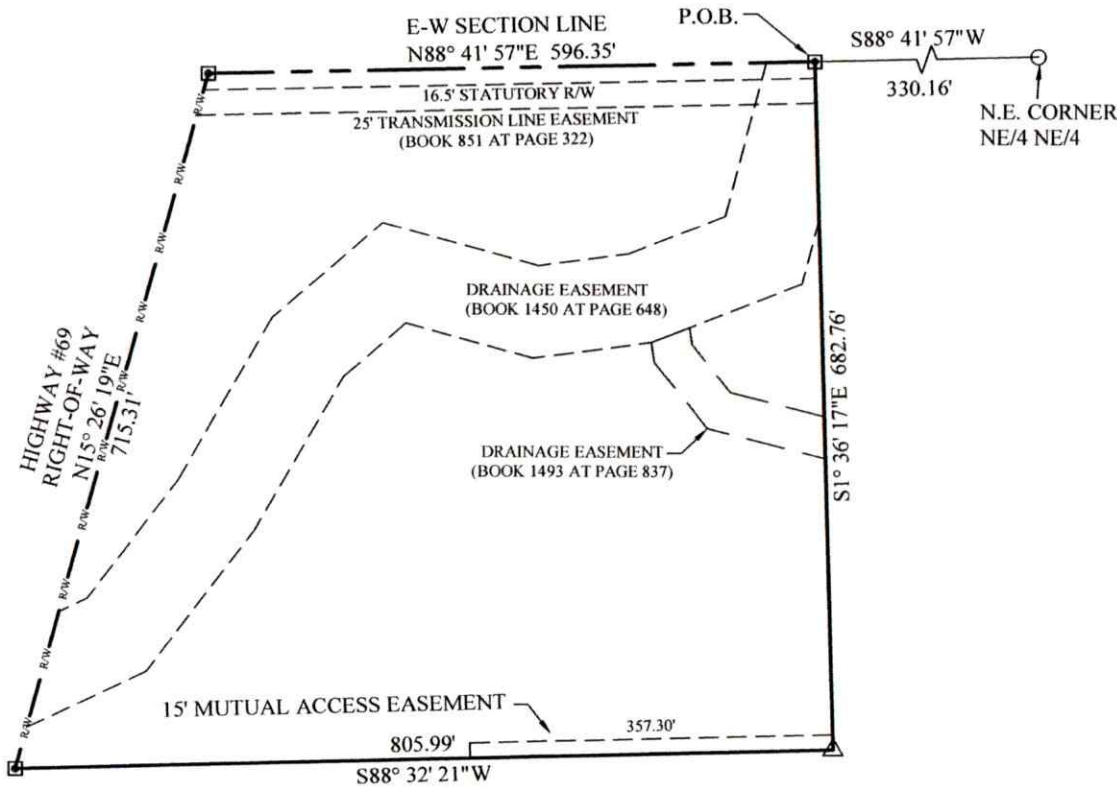
Witness my hand and seal this 1st day of December, 2023.



Kody Couch, R.P.L.S. #2032
6/24/25 6/30/24 Copyright 2023

REVISED 2/27/2024

GREEN COUNTRY SURVEYING		NUNLEY PROPERTY	
207 SOUTH ADAIR STREET P.O. BOX 445 PRVOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-824-3606 FAX		OVERALL TRACT MAP	
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 12/13/2023	SCALE 1"=200'
CRD. FILE - 7-21-19		DWG FILE - NUNLEY-OV	



□- SET 3/8" I.P. W/ L.S. #2032 CAP
 □- FOUND MONUMENTATION AS NOTED
 △- SET MAGNAIL W/L.S. #2032 WASHER
 BASIS OF BEARING IS S1°36'12"E ALONG
 THE EAST LINE OF SAID NE/4.

LEGAL DESCRIPTION

A tract of land situated in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section 7, 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 Northeast Corner of said NE/4 NE/4, THENCE S88°41'57"W for a distance of 330.16 feet to the POINT OF BEGINNING;
 THENCE S1°36'17"E for a distance of 682.76 feet;
 THENCE S88°32'21"W for a distance of 805.99 feet to a point on the Easterly Right-of-Way of Highway #69;
 THENCE N15°26'19"E for a distance of 715.31 feet along said Right-of-Way to a point on the North Line of said NE/4 NE/4;
 THENCE N88°41'57"E for a distance of 596.35 feet along said North Line to the POINT OF BEGINNING, with a mutual access easement over the South 15.00 feet of the East 357.30 feet thereof.

Contains 11.0055 acres, more or less.
 This legal description was developed by Kody Couch, L.S. #2032, on 12/13/2023.

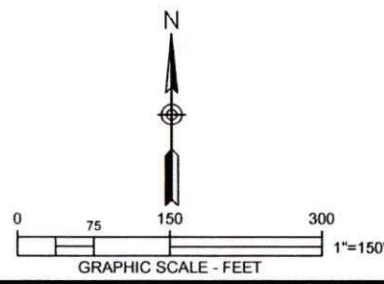
CERTIFICATION

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.

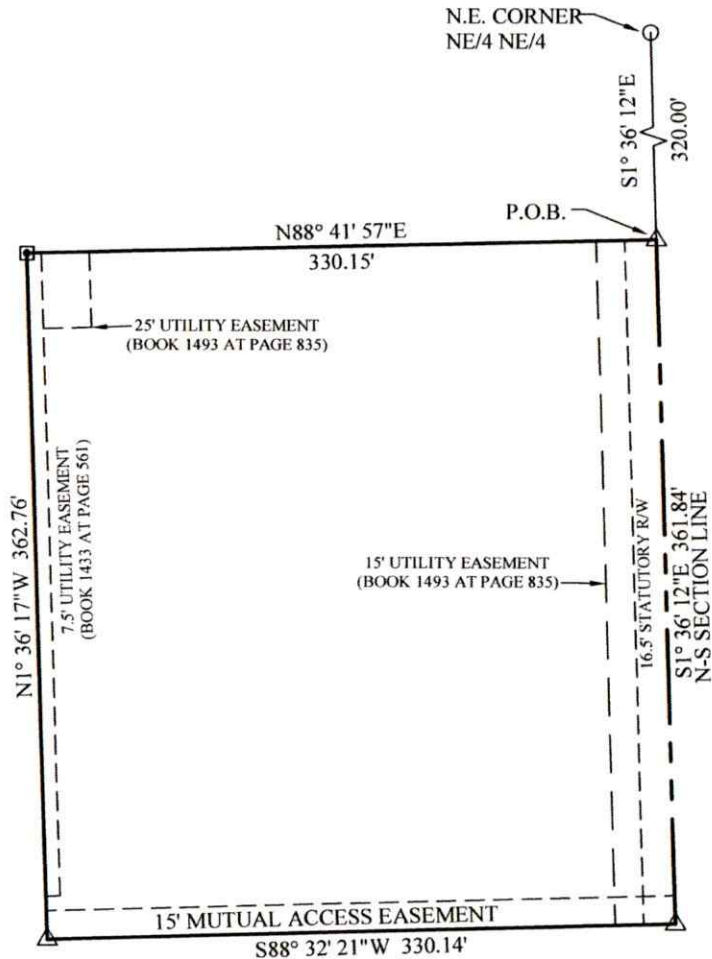
The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Witness my hand and seal this 13th day of December, 2023.

Kody Couch, R.P.L.S. #2032
 C.A.#2425 6/30/24 Copyright 2023

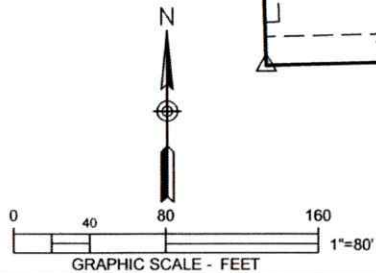


GREEN COUNTRY SURVEYING 207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		NUNLEY PROPERTY TRACT 8		
		SURVEY PLAT		
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 12/13/2023	SCALE 1"=150'	CRD. FILE - 7-21-19 DWG FILE - NUNLY-8



- ▣- SET 3/8" I.P. W/ L.S. #2032 CAP
- FOUND MONUMENTATION AS NOTED
- △- SET MAGNAIL W/L.S. #2032 WASHER

BASIS OF BEARING IS S1°36'12"E ALONG THE EAST LINE OF SAID NE/4.



LEGAL DESCRIPTION

A tract of land situated in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section 7, 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 Northeast Corner of said NE/4 NE/4, THENCE S1°36'12"E for a distance of 320.00 feet along the East Line thereof to the POINT OF BEGINNING; THENCE S1°36'12"E for a distance of 361.84 feet along said East Line; THENCE S88°32'21"W for a distance of 330.14 feet to a point on the West Line of the East Half of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (E/2 NE/4 NE/4 NE/4) of said Section 7; THENCE N1°36'17"W for a distance of 326.76 feet along said West line; THENCE N88°41'57"E for a distance of 330.15 feet to the POINT OF BEGINNING, with a mutual access easement over the South 15.00 feet thereof.

Contains 2.7459 acres, more or less.
This legal description was developed by Kody Couch, L.S. #2032, on 12/13/2023.

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.

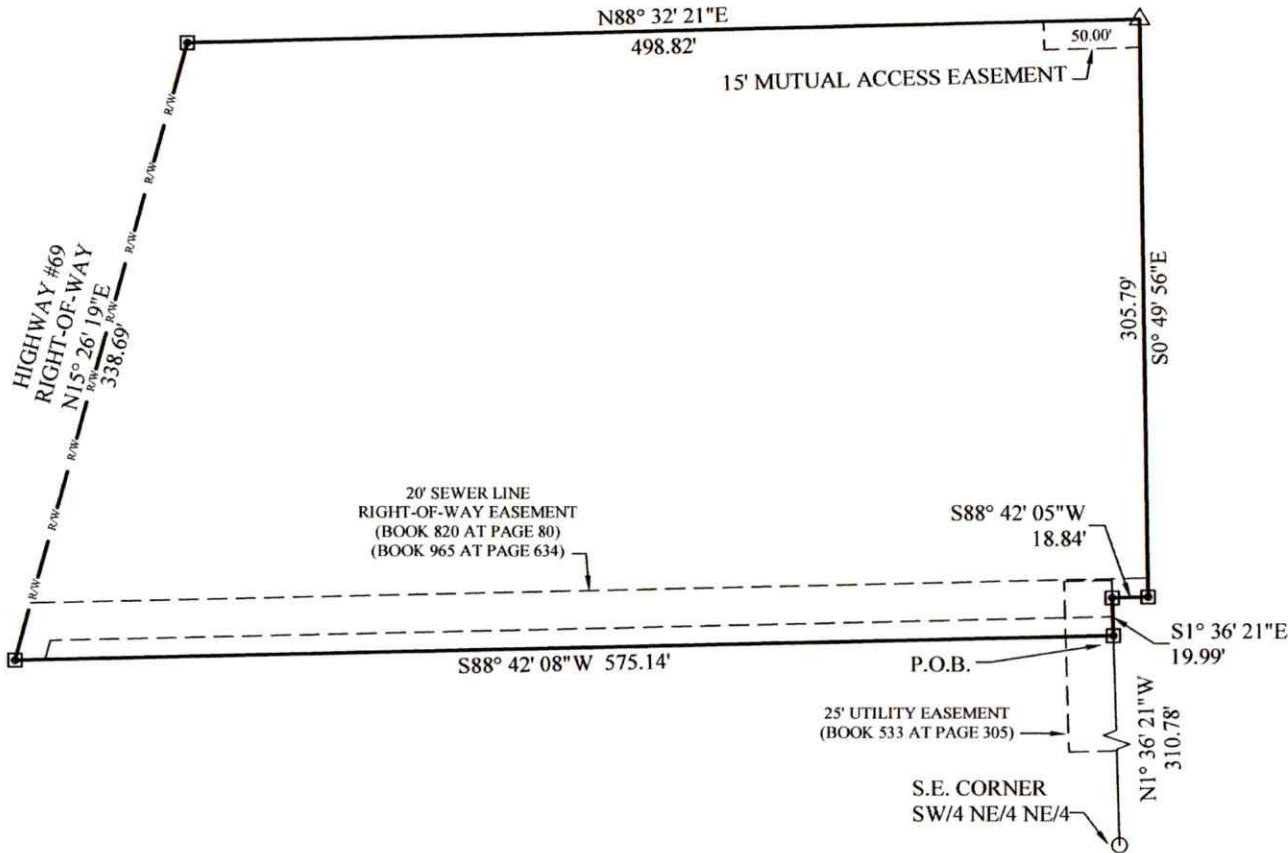
The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Witness my hand and seal this 13th day of December, 2023.



Kody Couch, R.P.L.S. #2032
C.A.#2425 6/30/24 Copyright 2023

GREEN COUNTRY SURVEYING		NUNLEY PROPERTY TRACT 7	
207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		SURVEY PLAT	
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 12/13/2023	SCALE 1"=80' CRD. FILE - 7-21-19 DWG FILE - NUNLY-7



LEGAL DESCRIPTION
 A tract of land situated in the Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE/4 NE/4 NE/4) and the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SW/4 NE/4 NE/4) of Section 7, 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 Southeast Corner of said SW/4 NE/4 NE/4, THENCE N1°36'21"W for a distance of 310.78 feet along the East Line thereof to the POINT OF BEGINNING;
 THENCE S88°42'08"W for a distance of 575.14 feet to a point on the Easterly Right-of-Way of Highway #69,
 THENCE N15°26'19"E for a distance of 338.69 feet along said Right-of-Way,
 THENCE N88°32'21"E for a distance of 498.82 feet;
 THENCE S0°49'56"E for a distance of 305.79 feet;
 THENCE S88°42'05"W for a distance of 18.84 feet to a point on said East Line;
 THENCE S1°36'21"E for a distance of 19.99 feet to the POINT OF BEGINNING, with a mutual access easement over the North 15.00 feet of the East 50.00 feet thereof.

Contains 4.0669 acres, more or less.
 This legal description was developed by Kody Couch, L.S. #2032, on 12/13/2023.

CERTIFICATION

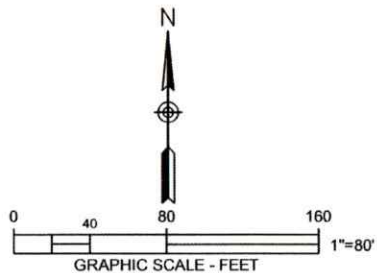
I, Kody Couch, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S.#2032, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate 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 13th day of December, 2023.



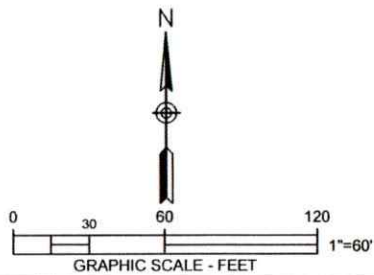
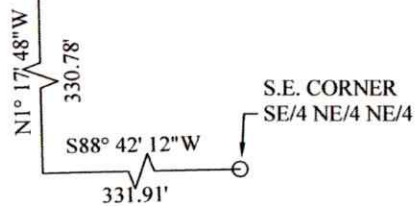
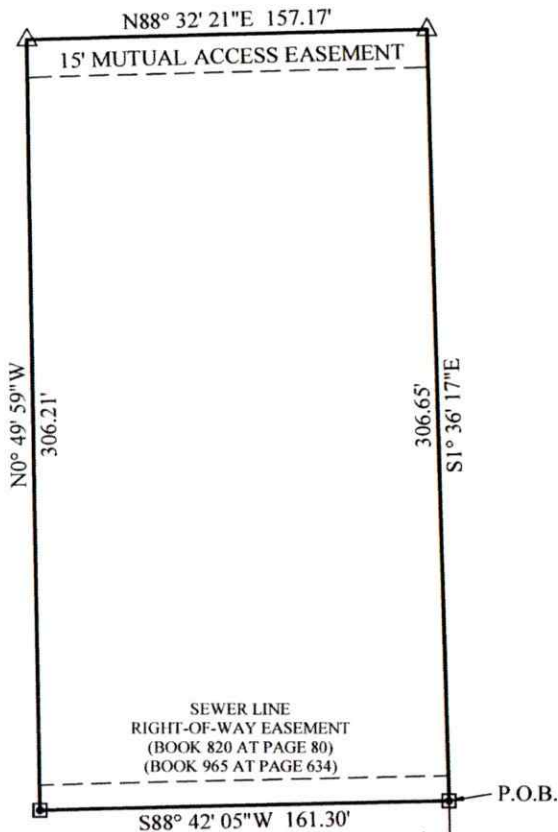
Kody Couch, R.P.L.S. #2032
 C.A.#2425 6/30/24 Copyright 2023



- ▣- SET 3/8" I.P. W/ L.S. #2032 CAP
- ▣- FOUND MONUMENTATION AS NOTED
- ▴- SET MAGNAIL W/L.S. #2032 WASHER

BASIS OF BEARING IS S1°36'12"E ALONG THE EAST LINE OF SAID NE/4.

GREEN COUNTRY SURVEYING		NUNLEY PROPERTY TRACT 6	
207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		SURVEY PLAT	
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 12/13/2023	SCALE 1"=80' CRD. FILE - 7-21-19 DWG FILE - NUNLY-6



- ▣- SET 3/8" I.P. W/ L.S. #2032 CAP
- ▣- FOUND MONUMENTATION AS NOTED
- ▴- SET MAGNAIL W/L.S. #2032 WASHER

BASIS OF BEARING IS S1°36'12"E ALONG THE EAST LINE OF SAID NE/4.

LEGAL DESCRIPTION

A tract of land situated in the Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE/4 NE/4 NE/4) of Section 7, 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 Southeast Corner of said SE/4 NE/4 NE/4, THENCE S88°42'12"W for a distance of 331.91 feet along the South Line thereof; THENCE N1°17'48"W for a distance of 330.78 feet to the POINT OF BEGINNING; THENCE S88°42'05"W for a distance of 161.30 feet; THENCE N0°49'59"W for a distance of 306.21 feet; THENCE N88°32'21"E for a distance of 157.17 feet; THENCE S1°36'17"E for a distance of 330.65 feet to the POINT OF BEGINNING, with a mutual access easement over the North 15.00 feet thereof.

Contains 1.1201 acres, more or less.
This legal description was developed by Kody Couch, L.S. #2032, on 12/13/2023.

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.

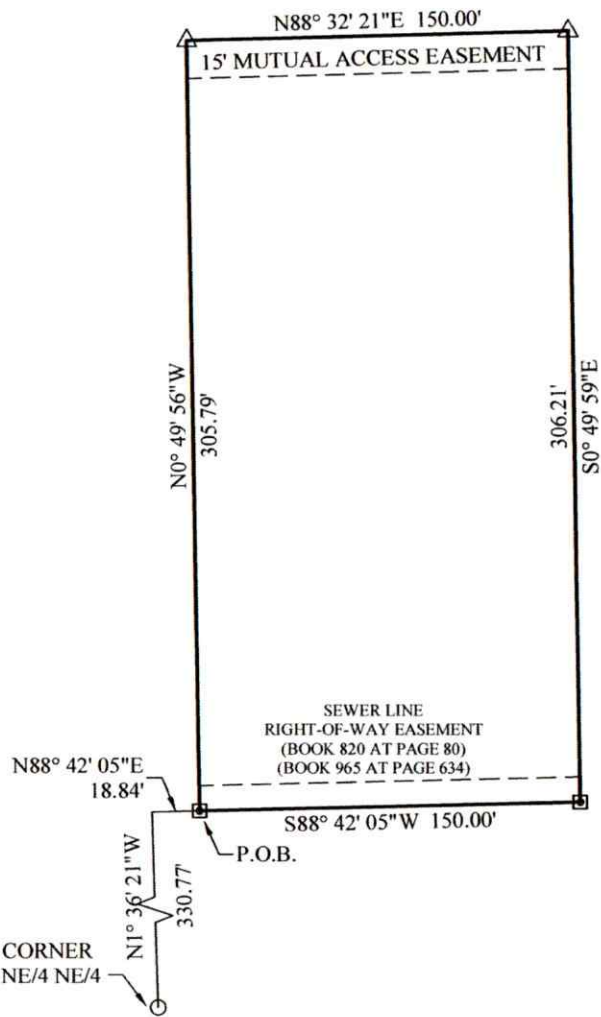
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Witness my hand and seal, this 13th day of December, 2023.



Kody Couch, R.P.L.S. #2032
C.A.#2425 6/30/24 Copyright 2023

GREEN COUNTRY SURVEYING		NUNLEY PROPERTY TRACT 4	
207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		SURVEY PLAT	
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 12/13/2023	SCALE 1"=60' CRD FILE - 7-21-19 DWG FILE - NUNLY-4



LEGAL DESCRIPTION

A tract of land situated in the Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE/4 NE/4 NE/4) of Section 7, 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 SE/4 NE/4 NE/4, THENCE N1°17'48"W for a distance of 330.77 feet along the West Line thereof; THENCE N88°42'05"E for a distance of 18.84 feet to the POINT OF BEGINNING; THENCE N0°49'56"W for a distance of 305.79 feet; THENCE N88°32'21"E for a distance of 150.00 feet; THENCE S0°49'21"E for a distance of 306.21 feet; THENCE S88°42'05"W for a distance of 150.00 feet to the POINT OF BEGINNING, with a mutual access easement over the North 15.00 feet thereof.

Contains 1.0537 acres, more or less.
This legal description was developed by Kody Couch, L.S. #2032, on 12/13/2023.

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 13th day of December, 2023.

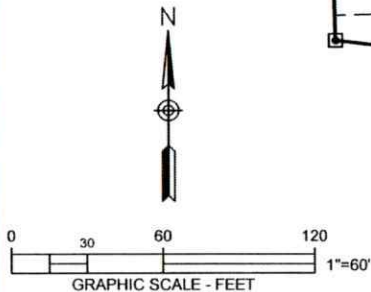
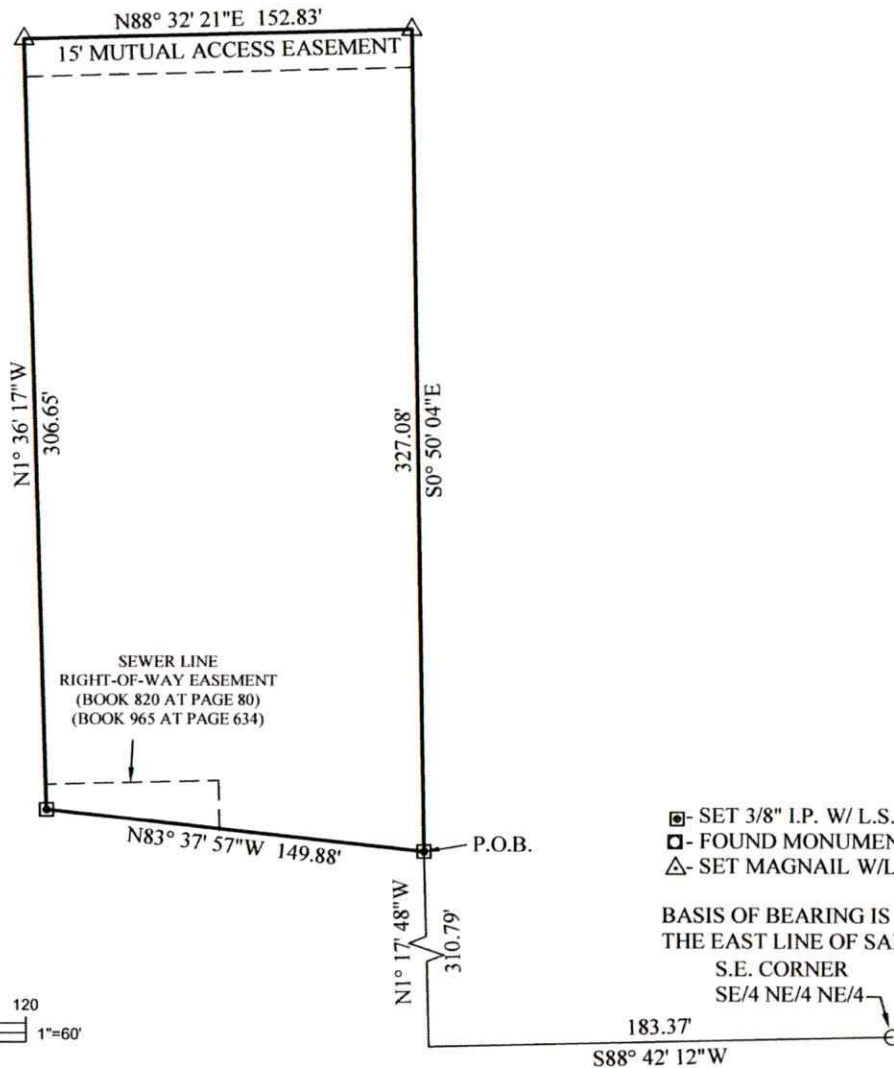


Kody Couch, R.P.L.S. #2032
C.A.#2425 6/30/24 Copyright 2023

- SET 3/8" I.P. W/ L.S. #2032 CAP
- FOUND MONUMENTATION AS NOTED
- △- SET MAGNAIL W/L.S. #2032 WASHER

BASIS OF BEARING IS S1°36'12"E ALONG THE EAST LINE OF SAID NE/4.

<p>GREEN COUNTRY SURVEYING</p> <p>207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX</p>		<p>NUNLEY PROPERTY TRACT 5</p>		
		<p>SURVEY PLAT</p>		
<p>DRAWN KRC</p>	<p>CHECKED KRC</p>	<p>DATE OF OFFICE WORK 12/13/2023</p>	<p>SCALE 1"=60'</p>	<p>CRD. FILE - 7-21-19 DWG FILE - NUNLEY-5</p>



- - SET 3/8" I.P. W/ L.S. #2032 CAP
- - FOUND MONUMENTATION AS NOTED
- △ - SET MAGNAIL W/L.S. #2032 WASHER

BASIS OF BEARING IS S1°36'12"E ALONG
THE EAST LINE OF SAID NE/4.

S.E. CORNER
SE/4 NE/4 NE/4

LEGAL DESCRIPTION

A tract of land situated in the Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE/4 NE/4 NE/4) of Section 7, 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 Southeast Corner of said SE/4 NE/4 NE/4, THENCE S88°42'12"W for a distance of 183.37 feet along the South Line thereof; THENCE N1°17'48"W for a distance of 310.79 feet to the POINT OF BEGINNING; THENCE N83°37'57"W for a distance of 149.88 feet; THENCE N1°36'17"W for a distance of 306.65 feet; THENCE N88°32'21"E for a distance of 152.83 feet; THENCE S0°50'04"E for a distance of 327.08 feet to the POINT OF BEGINNING, with a mutual access easement over the North 15.00 feet thereof.

Contains 1.0962 acres, more or less.
This legal description was developed by Kody Couch, L.S. #2032, on 12/13/2023.

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.

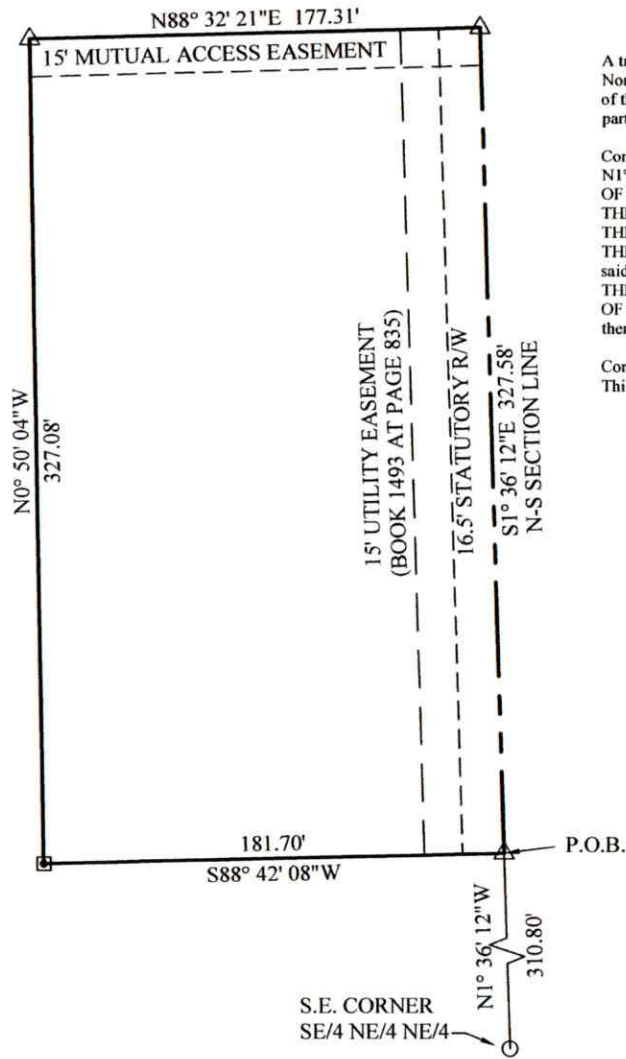
The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Witness my hand and seal this 13th day of December, 2023.



Kody Couch, R.P.L.S. #2032
C.A.#2425 6/30/24 Copyright 2023

GREEN COUNTRY SURVEYING		NUNLEY PROPERTY TRACT 3	
207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		SURVEY PLAT	
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 12/13/2023	SCALE 1"=60' CRD. FILE - 7-21-19 DWG FILE - NUNLY-3

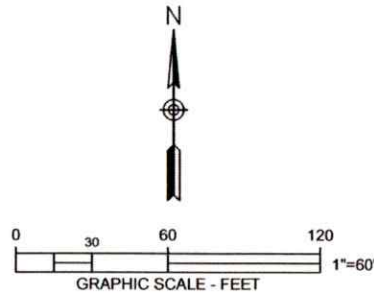


LEGAL DESCRIPTION

A tract of land situated in the Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE/4 NE/4 NE/4) of Section 7, 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 Southeast Corner of said SE/4 NE/4 NE/4, THENCE N1°36'12"W for a distance of 310.80 feet along the East Line thereof to the POINT OF BEGINNING;
 THENCE S88°42'08"W for a distance of 181.70 feet;
 THENCE N0°50'04"W for a distance of 327.08 feet;
 THENCE N88°32'21"E for a distance of 177.31 feet to a point on the East Line of said SE/4 NE/4 NE/4;
 THENCE S1°36'12"E for a distance of 327.58 feet along said East Line to the POINT OF BEGINNING, with a mutual access easement over and across the North 15.00 feet thereof.

Contains 1.3489 acres, more or less.
 This legal description was developed by Kody Couch, L.S. #2032, on 12/13/2023.



- ▣- SET 3/8" I.P. W/ L.S. #2032 CAP
- ▣- FOUND MONUMENTATION AS NOTED
- △- SET MAGNAIL W/L.S. #2032 WASHER

BASIS OF BEARING IS S1°36'12"E ALONG THE EAST LINE OF SAID NE/4.

CERTIFICATION

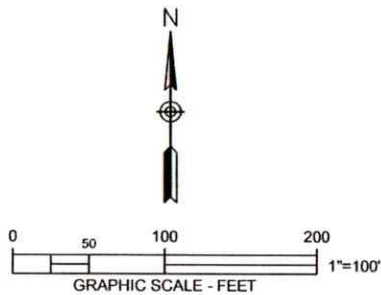
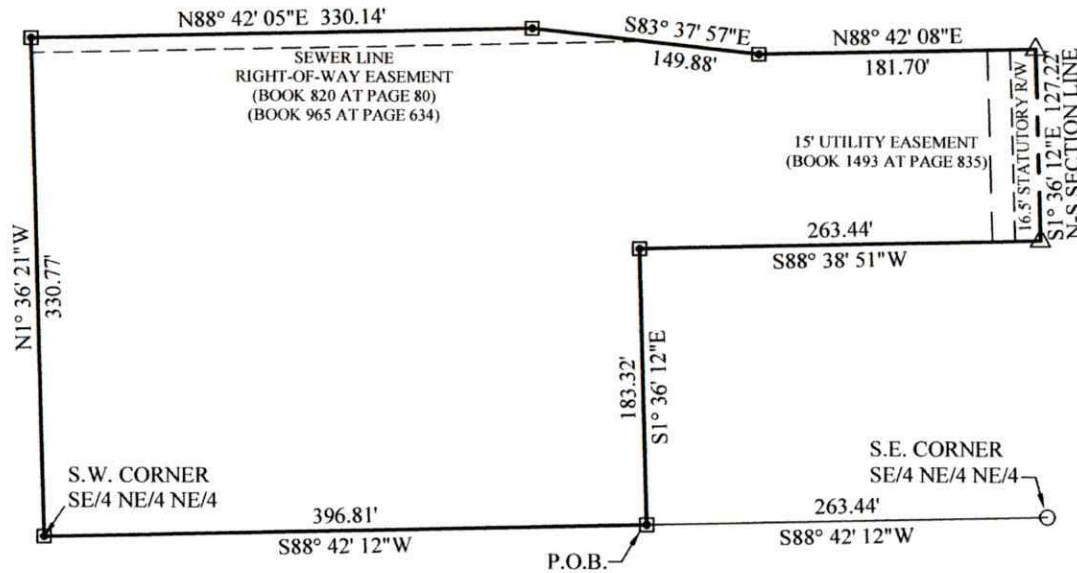
I, Kody Couch, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S.#2032, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate 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 13th day of December, 2023.

Kody Couch, R.P.L.S. #2032
 C.A.#2425 6/30/24 Copyright 2023

GREEN COUNTRY SURVEYING 207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		NUNLEY PROPERTY TRACT 2	
		SURVEY PLAT	
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 12/13/2023	SCALE 1"=60' CRD. FILE - 7-21-19 DWG FILE - NUNLY-2



- ▣- SET 3/8" I.P. W/ L.S. #2032 CAP
- ▣- FOUND MONUMENTATION AS NOTED
- △- SET MAGNAIL W/L.S. #2032 WASHER

BASIS OF BEARING IS S1°36'12"E ALONG THE EAST LINE OF SAID NE/4.

LEGAL DESCRIPTION

A tract of land situated in the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (SE/4 NE/4 NE/4) of Section 7, 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 Southeast Corner of said SE/4 NE/4 NE/4, THENCE S88°42'12"W for a distance of 263.44 feet along the South Line thereof to the POINT OF BEGINNING;
 THENCE S88°41'12"W for a distance of 396.81 feet along said South Line to the Southwest Corner of said SE/4 NE/4 NE/4;
 THENCE N1°36'21"W for a distance of 330.77 feet along the West Line of said SE/4 NE/4 NE/4;
 THENCE N88°42'05"E for a distance of 330.14 feet;
 THENCE S83°37'57"E for a distance of 149.88 feet;
 THENCE N88°42'08"E for a distance of 181.70 feet to a point on the East Line of said SE/4 NE/4 NE/4;
 THENCE S1°36'12"E for a distance of 127.22 feet along said East Line;
 THENCE S88°38'51"W for a distance of 263.44 feet;
 THENCE S1°36'12"E for a distance of 183.32 feet to the POINT OF BEGINNING.

Contains 3.7865 acres, more or less.
 This legal description was developed by Kody Couch, L.S. #2032, on 12/13/2023.

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 13th day of December, 2023.

Kody Couch
 KODY COUCH
 L.S. 2032

Kody Couch, R.P.L.S. #2032
 C.A.#2425 6/30/24 Copyright 2023

GREEN COUNTRY SURVEYING 207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		NUNLEY PROPERTY TRACT I	
		SURVEY PLAT	
DRAWN KRC	CHECKED KRC	DATE OF OFFICE WORK 12/13/2023	SCALE 1"=100' CRD. FILE - 7-21-19 DWG FILE - NUNLY-1

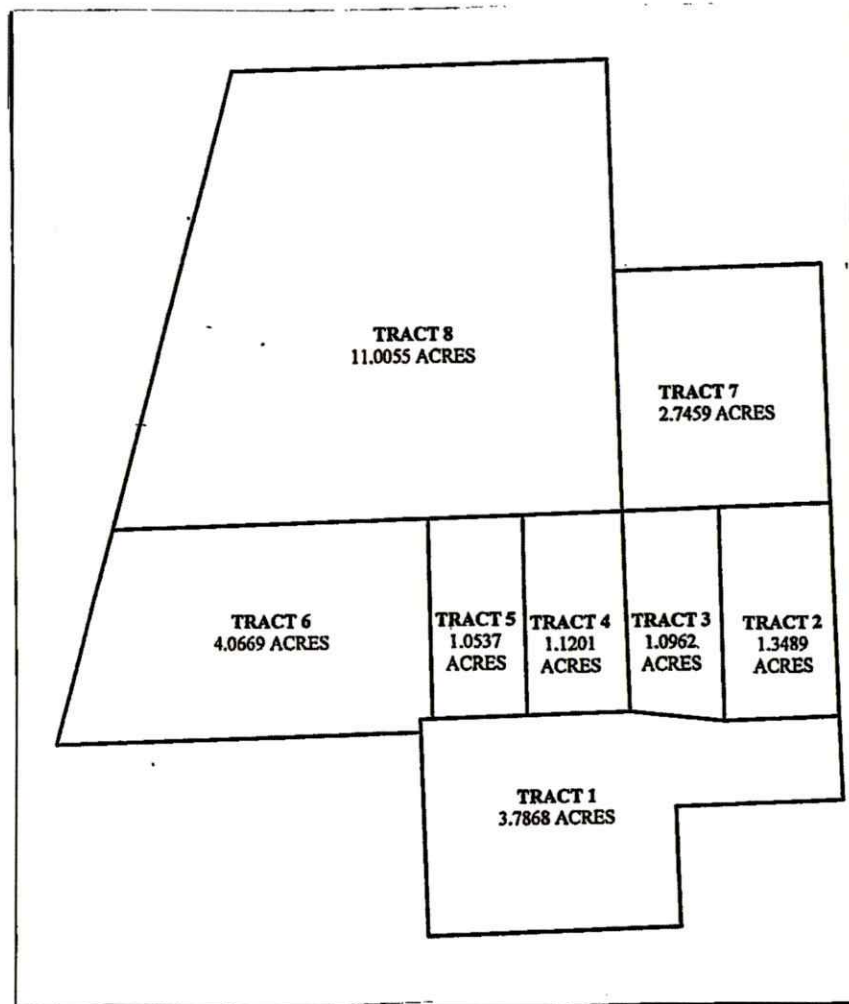
NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on May 2nd, 2024 at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Planning and Zoning Commission will consider the request for a Lot Split Type 2 for the property listed below.

LEGAL DESCRIPTION

5 tracts of land to be divided into 8 tracts. (1) PT SWNE NE PT SW NENE 7/21/19 (2) PT NENE (Tract 7) 7-21-19 (6) PT SENENE 7-21-19 (7) PT NENE 7-21-19 (8) 5 TRACTS 7-21-19 (Nunley Property N Elliott)



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify City of Pryor Creek at 918-825-0888.