

Posted at City Hall, 64 Memorial Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on July 11, 2024 4:00 PM

CITY OF EUFAULA, OK

Community Center
121 High Street
Eufaula, OK 74432



NOTICE AND AGENDA OF MEETING

Monday
July 15, 2024
5:30 p.m.

Planning and Zoning Commission / Board of Adjustment

The City of Eufaula encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CRF/36).

Council Rules of Decorum limit citizen comments on agenda items, non-agenda items, and public hearings to five (5) minutes. Any person desiring to address the Council during such period is required to sign in with the City Clerk, provide their name, address, and specify the agenda item they wish to address. Remarks shall be directed to the matter being considered and the speaker is allowed to speak only one time. If written materials are to be submitted ten (10) copies should be made available and may not be returned. Under Oklahoma Law, the Council Members are prohibited from discussing or taking any action on items not on today's agenda.

The complete packet of information for the agenda items is available online at
CityofEufaulaOK.com

Planning and Zoning Commission

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member Serina Kleveter
Member Chelsea Lewis

AGENDA
Planning and Zoning Commission
July 15, 2024
5:30 p.m.

1. Call to Order Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
3. Approval of Minutes.
 - A. Planning and Zoning Commission meeting May 20, 2024.
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Zoning Change Application from AG- Agriculture to CG- Commercial General at the following location: A tract of land lying in the southwest quarter (SW/4) of Section 34, Township 10 North, Range 16 East of the Indian Meridian, State of Oklahoma, being more particularly described as follows: Commencing at the south quarter (S/4) corner of said Section 34: Thence along the east line of said SW/4, N01°46'44"W -410.08 feet to a point on the northwesterly right-of-way of State Highway No.9, and said point being the point of beginning. Thence along a non-tangent curve to the right, having a radius of 1382.40 feet, a chord bearing of S66°34'04"W. A chord length of 948.89 feet, for a distance of 966.58 feet: Thence S86°38'25"W-169.48 feet: Thence S88°27'21"W – 285.20 feet to a point on the east line of the Buck Subdivision, an Addition to McIntosh County; Thence departing said right-of-way and along said east line N01°30'47"W- 502.82 feet: Thence departing said line N89°19'01"E – 654.46 feet: Thence parallel with the east line of said SW/4, N01°46'44"W – 1022.14 feet: Thence S85°46'13"E – 683.63 feet to a point on the east line of said SW/4, from which the center quarter (C/4)corner bears N01°46'44"W – 1144.30 feet distant: Thence along said east line , S01°46'44"E – 1087.24 feet to the point of beginning, containing 1,225,291 square feet, or 28.13 acres, more or less. Commonly known as a trat of land between Buck Street and Helms Small Engine Repair along State Highway No. 9.
5. Adjournment.

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on May 15, 2024 4:00 PM

CITY OF EUFAULA, OK

Community Center
121 High Street
Eufaula, OK 74432



MINUTES OF MEETING

Monday

May 20, 2024

5:30 p.m.

Planning and Zoning Commission / Board of Adjustment

The City of Eufaula encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CRF/36).

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The complete packet of information for the agenda items is available online at CityofEufaulaOK.com

Planning and Zoning Commission

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member Serina Kleveter
Member Chelsey Lewis

MINUTES
Planning and Zoning Commission
May 20, 2024
5:30 p.m.

1. Call to Order – 5:30pm Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
Members Present: Kleveter, Pennington, Sylvester, Linstead, Lewis (arrived at 5:35pm)
3. Approval of Minutes.
A. Planning and Zoning Commission meeting April 15, 2024.
Motion to Approve Minutes by Linstead, 2nd by Pennington. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis.
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Zoning Change Application from RS-3 Residential to RM-1 Multifamily at the parts of Lots 2 and 3 and part of abandoned alley Block 39, City of Eufaula, Oklahoma, described as follows: Beginning at a point 170 feet East of the Northwest Corner of Lot 4; Thence Southerly 150 feet; Thence parallel to South line of Lot 2 and 3, 50 feet East; Thence Northerly 150 feet; Thence Westerly 50 feet to the point of beginning. Commonly known as 230 JC Watts Jr Ave.
Discussion. Community members that spoke in opposition: Cheryl Oulds, Emma Watts, Myeisha Warrior, Joy Pierce, Nadine Harper, Seresa French. Motion to Reject the application by Linstead, 2nd by Pennington. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis.
5. Adjournment.
Motion to Adjourn by Linstead, 2nd by Kleveter. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis.



Meeting Date: July 15, 2024

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Zoning Change Application from AG – Agriculture to CG-Commercial General at the following location: A tract of land lying in the southwest quarter (SW/4) of Section 34, Township 10 North, Range 16 East of the Indian Meridian, State of Oklahoma, being more particularly described as follows: Commencing at the south quarter (S/4) corner of said Section 34: Thence along the east line of said SW/4, N01°46'44"W -410.08 feet to a point on the northwesterly right-of-way of State Highway No.9, and said point being the point of beginning. Thence along a non-tangent curve to the right, having a radius of 1382.40 feet, a chord bearing of S66°34'04"W. A chord length of 948.89 feet, for a distance of 966.58 feet: Thence S86°38'25"W-169.48 feet: Thence S88°27'21"W – 285.20 feet to a point on the east line of the Buck Subdivision, an Addition to McIntosh County; Thence departing said right-of-way and along said east line N01°30'47"W- 502.82 feet: Thence departing said line N89°19'01"E – 654.46 feet: Thence parallel with the east line of said SW/4, N01°46'44"W – 1022.14 feet: Thence S85°46'13"E – 683.63 feet to a point on the east line of said SW/4, from which the center quarter (C/4)corner bears N01°46'44"W – 1144.30 feet distant: Thence along said east line , S01°46'44"E – 1087.24 feet to the point of beginning, containing 1,225,291 square feet, or 28.13 acres, more or less. Commonly known Tract of land between Buck St. and Helms Small Engine Repair along Highway 9

Initiator: Cynthia Dolbow with Ary Land Co. for Brain McClatchie, Eufaula Ranch.Holdings LLC / Project Manager.

Staff Information Source: Julie Musgraves, Executive Assistant.

Background: Cynthia Dolbow submitted an application on May 30, 2024 for Brain McClatchie with the intent to rezone the preliminary surveyed lot from AG-Agriculture to CG- Commercial General. They intend to break the lot up for multiple commercial lots.

All property owners within a 300-foot radius were notified by mail in a letter dated June 3, 2024. 2 property owners have contacted the City of Eufaula with written questions about this project.

Attachment: Zoning Change Application, General Warranty Deed, Preliminary Plat of Survey, Letter of Permission from Brian J McClatchie. Email from Kay Wall City Attorney, Radius List, 300 ft. Radius Letters with Map, and the Indian Journal Publication.

CITY OF EUFAULA
APPLICATION FOR ZONING CHANGE

Date: 5/21/24
Address or General Description: Hwy 9 Eufaula OK
Present Zoning: AG Owner of Record: Eufaula Ranch Holdings LLC
Legal Description of tract under application, if described by meters and bonds, attach plat of survey: See Attached Survey

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other). Attach documentation of interest and documentation from the owner of record authorizing this specific use permit.

Agent - Cynthia Dolbow Ary Land Co.

Are there any private or deed restrictions controlling use of tract (If yes, explain): No

Responsible party for advertising, zoning change application fee (\$150.00), and any additional fees:

Name: ~~Robert~~ Brian McClatchie
Address: (240) 409-3263
Phone:

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed: Cynthia Dolbow Date: 5.22.24
Printed Name: Cynthia Dolbow Phone: 9185195189
Address: 419174 E. 1100th Rd Checotah

A. General Description of Property

Size in Acres or Square Feet:
28.13 acres,

Current Use: Agriculture

Topography (Flat, Rolling, Hills, Etc.):
mostly flat.

Frontage Road (Name and Description):
Hwy 9 State 9

Identify structures and improvements on property: there is a 40x40 shop with concrete on property.

City Water: YES NO

City Sewer: YES NO

Identify the use(s) intended for the subject property: Commercial opportunities for buyers, restaurants, kids events, etc. Family centered.

B. General Description of Adjacent Property

Identify any buildings and give their approximate distance from your property lines:

Across the street is the Eufaula Middle
Adollar general is on same side of Road,
Next door is a repair shop.

Explain the surrounding land uses: A mix of commercial,
Residential and Industrial, as well as
a school.

C. Zoning Change Request

Describe the zoning change as it pertains to your property: Commercial Request.
General use for ~~business~~ local business
owners maybe some drive thru coffee or lunch options.

Describe the benefits, if any, of your requested zoning change to the adjacent properties and/or to the City of Eufaula: With the middle school it will give opportunity
to have a food option on that same side of the Hwy.
Also, could help bring more amenities to that part of eufaula.

Identify how well suited the subject property is for your zoning change request. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain:

Available city utilities as well as
being in city limits. topography is nice
and flat perfect access.

Explain how the proposed change in zoning will affect the road system(s) serving your area:

When speaking with ODOT they said this Exhibit
shows ~~the~~ the right amount of frontage for
accessibility.

Give an estimated traffic count (average daily trips) for the proposed zoning change. How will the potential traffic resulting from the increased use or activity be controlled? It may
increase traffic, however, mostly targeting
people already commuting through.

Is the proposed zoning change comparable to surrounding permitted uses and the existing development pattern? yes.

How will the proposed zoning change be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects)

Explain: While building off ODOT has requirements
I don't believe from our search and research
negative results. Drainage would be dealt with
culverts or appropriate measures.

Applicant: Do NOT Write Below This Line

Application received by: _____ Date: _____

Tract Acreage: _____ Public Hearing Date: _____

Section: _____ Township: _____

Range: _____ Present Zoning: _____

Application Number: _____ Fee Receipt No: _____

Planning Commission Recommendation

Recommendation: _____

City Council Action

Action: _____

Vote: _____

Vote: _____

Date: _____

Date: _____

Provisions: _____

Provisions: _____

After Recording return to:
Allegiance Title & Escrow
4521 E. 91st St., Ste. 101
Tulsa, OK 74137

Mail Tax Statement to:

Documentary Stamps:
Company: Allegiance Title & Escrow
File/Insured by: Allegiance Title & Escrow, LLC/ American Eagle Abstract

Tax ID #:
File #: 24-538

GENERAL WARRANTY DEED

(OKLAHOMA STATUTORY FORM)

THIS INDENTURE: Made this 1st day of May, 2024

Between **Norman Stauffer and Carolyn Stauffer, husband and wife**, Party of the First Part, hereinafter called party grantor, whether one of more, and **Eufaula Ranch Holdings LLC**, an Oklahoma limited liability company, Party of the Second Part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and no/100 -----Dollars, receipt of which is hereby acknowledged, said party grantor does by these presents, grant, bargain sell and convey unto said party grantee, his/her heirs, and assigns, all of the following described real estate, situated in McIntosh County, State of Oklahoma, to-wit:

SURFACE ONLY:

The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Ten (10) North, Range Sixteen (16) East of the Indian Base and Meridian, McIntosh County, State of Oklahoma, Less and Except that part platted as Buck Subdivision, McIntosh County, State of Oklahoma, according to the recorded plat thereof,

And Less and Except: A tract of land situated in the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Ten (10) North, Range Sixteen (16) East of the Indian Base and Meridian, McIntosh County, State of Oklahoma, more particularly described as follows:

Beginning at the Southeast Corner of the said SW $\frac{1}{4}$; thence West for a distance of 480 feet; thence Northeasterly, along the Southeasterly right-of-way line of State Highway No. 9, for a distance of 577 feet to the point where said right-of-way line intersects with the North-South line of said SW $\frac{1}{4}$; thence South 251 feet to the Point of Beginning,

AND

Lots One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Sixteen, and Seventeen (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17) of Block Seven (7) in Buck Subdivision, a subdivision being a part of the SW $\frac{1}{4}$ of Section 34, Township 10 North, Range 16 East of the Indian Base and Meridian, McIntosh County, State of Oklahoma, according to the recorded plat thereof,

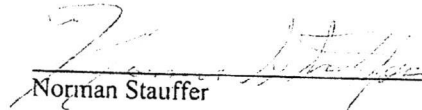
TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appearing forever.

AND said Party grantor, his/her/their heirs, executors and administrators does hereby covenant, promise and agree to and with said party grantee at the delivery of these presents that

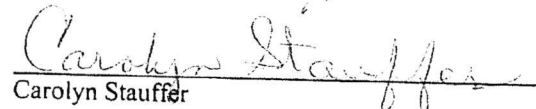
he/she/they is/are lawfully seized in his/her/their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances, or whatsoever nature and kind, EXCEPT: Easements, building restrictions of record and special assessments not yet due:

AND that said party grantor will WARRANT AND FOREVER DEFEND, the same unto said party grantee, his/her heirs and assigns against said party grantor, his/her/their heirs or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party grantor has hereunto set his/her/their hand the day and year above written.



Norman Stauffer



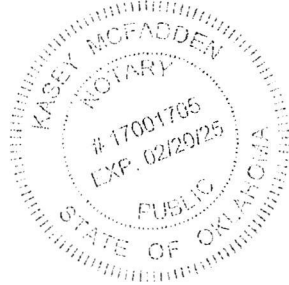
Carolyn Stauffer

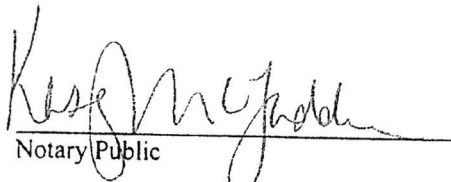
State of Oklahoma)
County of ~~Fulsa~~ McIntosh) ss

Before me, the undersigned, a Notary Public, in and for said County and State on this 1st day of May, 2024, personally appeared Norman Stauffer and Carolyn Stauffer, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My commission expires: 02/20/25





Notary Public

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF ~~OKLAHOMA~~) Utah
)
COUNTY OF Wasatch) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Brian McClatchie
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an Manager (role, such as titled officer or trustee) of Eufaula Ranch Holdings LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

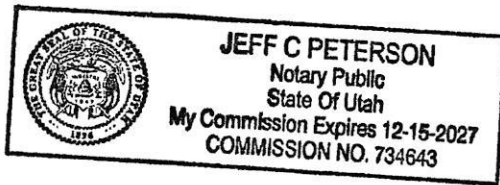
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

4/26/2024
Date

The foregoing instrument was acknowledged before me this 26th day of April, 2024, by Brian McClatchie.



[Signature]
NOTARY PUBLIC

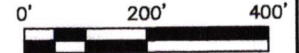
My Commission Expires: 12/15/2027

My Commission Number: 734643

PRELIMINARY PLAT OF SURVEY

PROPOSED TRACTS 10-16C

C/4 CORNER
IRON PIN WITH CAP
MARKED, "CA 2906"



- LEGEND:**
- - FOUND MONUMENT, AS DESCRIBED
 - - SET 1/2-INCH REDBARK WITH YELLOW CAP MARKED, "GREENHEAD CA 9003", UNLESS OTHERWISE NOTED
 - - CALCULATED POINT, NOTHING SET
 - ROW - RIGHT-OF-WAY
 - (M) - MEASURED BEARING AND/OR DISTANCE
 - (R) - RECORD BEARING AND/OR DISTANCE
 - ESMT - EASEMENT
 - S/E - SPECIAL EXCEPTIONS LIST #
 - X- - BARBED WIRE FENCE

NOTES:

1. PRELIMINARY PLAT OF SURVEY - NOT TO BE RELIED UPON AS FINAL SURVEY.
2. NO CORNERS WERE SET FOR THIS PRELIMINARY TRACT EXHIBIT.
3. FENCE LINES SUBJECT TO MEANDERING.

PRELIMINARY BOUNDARY DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 18 EAST OF THE INDIAN MERIDIAN, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S/4) CORNER OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF SAID SW/4, N01°46'44"W - 410.08 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 9, AND SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1382.40 FEET, A CHORD BEARING OF S86°34'04"W, A CHORD LENGTH OF 948.89 FEET, FOR A DISTANCE OF 968.58 FEET;

THENCE S86°38'25"W - 169.48 FEET;
THENCE S88°27'21"W - 285.20 FEET TO A POINT ON THE EAST LINE OF BUCK SUBDIVISION, AN ADDITION TO MCINTOSH COUNTY;

THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE, N01°30'47"W - 502.82 FEET;
THENCE DEPARTING SAID LINE, N89°19'01"E - 654.46 FEET;
THENCE PARALLEL WITH THE EAST LINE OF SAID SW/4, N01°46'44"W - 1022.14 FEET;
THENCE S85°46'13"E - 683.63 FEET TO A POINT ON THE EAST LINE OF SAID SW/4, FROM WHICH THE CENTER QUARTER (C/4) CORNER BEARS N01°46'44"W - 1144.30 FEET DISTANT;
THENCE ALONG SAID EAST LINE, S01°46'44"E - 1087.24 FEET TO THE POINT OF BEGINNING, CONTAINING 1,225,291 SQUARE FEET, OR 28.13 ACRES, MORE OR LESS.

GREENHEAD SURVEYING
1620 S BOULDER AVE, TULSA, OK 74119
(918) 212-0946 OK CA#9083



GREENHEAD



Parceling may end up changing these are the preliminary plan while waiting for Approval.



Musgraves, Julie <aa@cityofeufaulaok.com>

City of Eufaula Zoning

Brian McClatchie <brian@landhuntergroup.com>

Wed, May 22, 2024 at 12:30 PM

To: Cynthia Dolbow <cynthia@arylandco.com>, Julie Musgraves <aa@cityofeufaulaok.com>

Yes, we've asked Cynthia Dolbow to represent us (Eufaula Ranch Holdings LLC) at the zoning department.

Thanks!

Brian J. McClatchie

Land Hunter Group LLC

240-409-3263 Cell

brian@landhuntergroup.com

www.landhunter.com

From: Cynthia Dolbow <cynthia@arylandco.com>

Sent: Wednesday, May 22, 2024 11:11 AM

To: Brian McClatchie <brian@landhuntergroup.com>; Julie Musgraves <aa@cityofeufaulaok.com>

Subject: City of Eufaula Zoning

[Quoted text hidden]



Land Hunter Group, LLC

May 28, 2024

To Whom It May Concern,

Cynthia Dolbow has permission to represent Eufaula Ranch Holdings LLC regarding our efforts to change the zoning for our tracts along Hwy 9 to commercial.

Regards,

Brian McClatchie
Eufaula Ranch Holdings LLC/Project Manager
240-409-3263
brian@landhuntergroup.com

PRELIMINARY PLAT OF SURVEY

PROPOSED TRACTS 10-16C

- FOUND MEASUREMENT ADJUSTED
- SET BY ANGLE BEARING WITH CHAIN
- SET BY MARKED GREENHEAD TAPE
- UNLESS OTHERWISE NOTED
- CALCULATED POINT, NOTHING SET
- REAR RIGHT OF WAY
- MEASURED BEARING AND/OR DISTANCE
- RECEIVED BEARING AND/OR DISTANCE
- ESCAPEMENT
- SPECIAL CALCULATION
- BARBED WIRE FENCE

NOTES

1. PRELIMINARY PLAT OF SURVEY - NOT TO BE RELIED UPON AS FINAL SURVEY
2. NO CORNERS WERE SET FOR THIS PRELIMINARY TRACT EXHIBIT
3. FENCE LINES SUBJECT TO MEANDERING

PRELIMINARY BOUNDARY DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 34 TOWNSHIP 10 NORTH RANGE 18 EAST OF THE INDIAN MERIDIAN STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTH QUARTER (S/4) CORNER OF SAID SECTION 34 THENCE ALONG THE EAST LINE OF SAID SW/4 N 01°46'44" W - 410.08 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 9, AND SAID POINT BEING THE POINT OF BEGINNING

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1382.40 FEET A CHORD BEARING OF S 88°34'04" W A CHORD LENGTH OF 848.89 FEET FOR A DISTANCE OF 868.58 FEET

THENCE S 88°38'25" W - 188.48 FEET
 THENCE S 88°27'21" W - 285.20 FEET TO A POINT ON THE EAST LINE OF BLOCK SUBDIVISION AN ADDITION TO MCINTOSH COUNTY

THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE, N 01°30'47" W - 500.82 FEET

THENCE DEPARTING SAID LINE, N 88°19'01" E - 854.48 FEET

THENCE PARALLEL WITH THE EAST LINE OF SAID SW/4

N 01°48'44" W - 1022.14 FEET

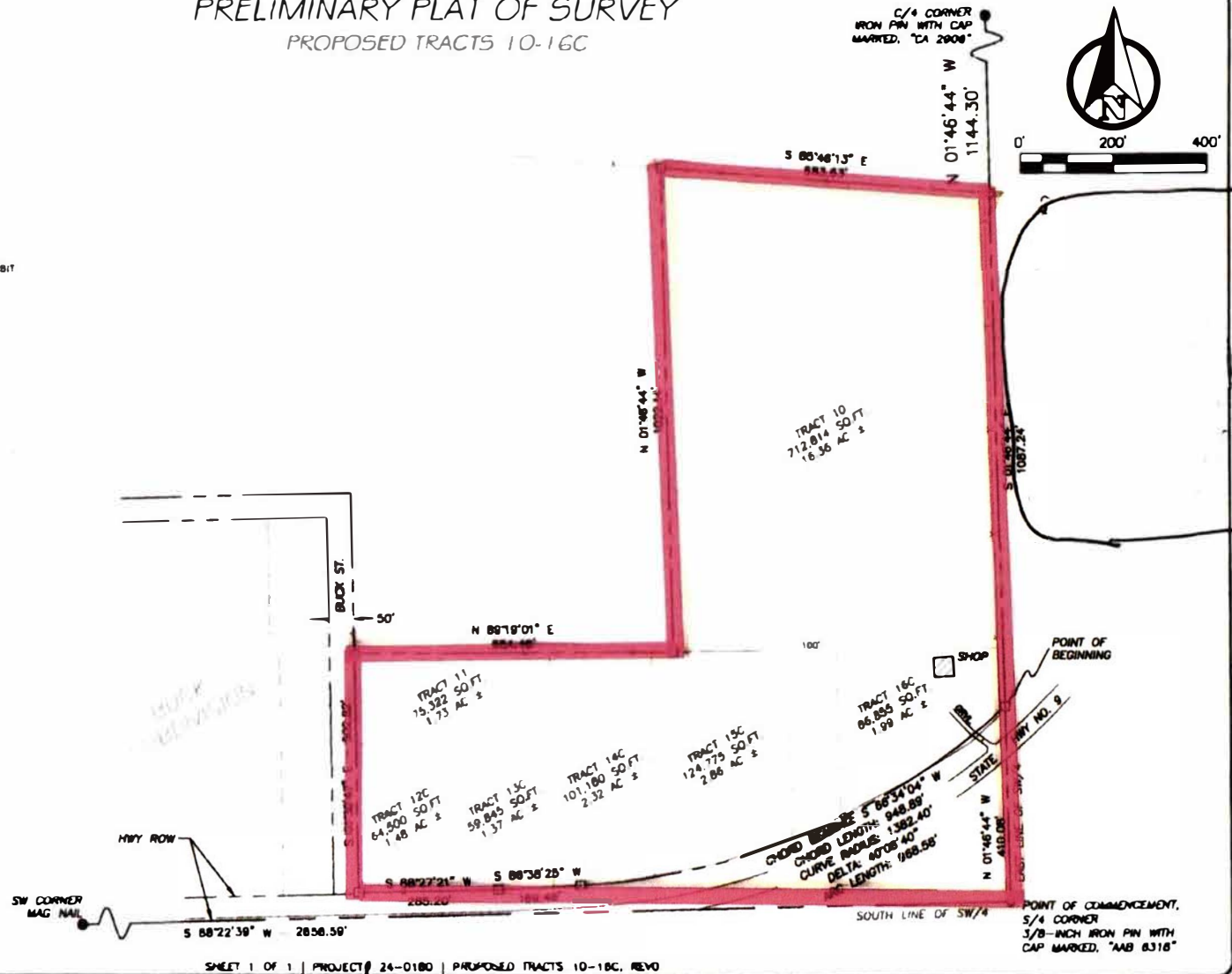
THENCE S 88°49'13" E - 883.83 FEET TO A POINT ON THE EAST LINE OF SAID SW/4 FROM WHICH THE CENTER QUARTER (C/4) CORNER BEARS N 01°48'44" W - 1164.30 FEET DISTANT

THENCE ALONG SAID EAST LINE, S 01°48'44" E - 1087.24 FEET TO THE POINT OF BEGINNING, CONTAINING 1,225,291 SQUARE FEET OR 28.13 ACRES MORE OR LESS

GREENHEAD SURVEYING
 1620 S BOULDER AVE., TULSA, OK 74119
 (918) 212-0946 OK.CA#9083



GREENHEAD





Musgraves, Julie <aa@cityofeufaulaok.com>

(no subject)

1 message

Kay Robbins Wall <krw@sbcglobal.net>
To: Julie Musgraves <aa@cityofeufaulaok.com>

Tue, May 28, 2024 at 4:59 PM

Julie,

The legal description at the left side of the survey is adequate for the application for a zoning change. Please make sure that you start your request to the Courthouse with "a tract of land lying in the southwest quarter..." and end it with "28.13 acres more or less".

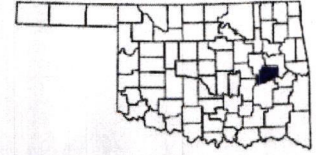
To change zoning should be our first step. At that time, we will not address the parceling, but it is the place to start.

If you have any questions, please let me know.

Thank you,

Kay

 **Scan_0219.pdf**
410K



TRINA WILLIAMS
McINTOSH COUNTY ASSESSOR

P. O. BOX 107
110 N. First Street
Eufaula, OK 74432

Phone 918-689-2611
Fax 918-689-3611
assessor46tlw@yahoo.com

May 30, 2024

City of Eufaula

INVOICE

Eufaula Ranch Holdings LLC (126.3 acres).....\$50.00

I had to do the 300' Radius on the entire acreage because I cannot split parcels without a document filed with the County Clerk's Office. If you have any questions, please let me know.

Respectfully,

Trina Williams
McIntosh County Assessor



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2024

Time 10:32:18

Account List

Account	Current Owner	Legal Description
460023583 ParcelID 1010-00-001-001-0-000-00 Situs 00185 N BUCK DR Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0001 / 0001 Lot Size 1 Lots	Current Owner LANTING, RONALD & ANNETTA 617 HAGEN DR LAKE HAVASU CITY AZ 86406- Book/Page 1126-0086	Legal Description LOT 2 BLK 1 BUCK SUB DIV 442/142 673/591 771/690 771/694 835/791 904/687 982/121 1071/728 1116/177 1126/86
460001534 ParcelID 0000-03-09N-16E-2-002-00 Situs 01561 JM BAILEY HWY EUFAL Sec/Twn/Rng 3-9N-16E Subdivision Block/Lot Lot Size 4.2600 Acres	Current Owner MAYHAR, ALLEN D & FRANKIE L 120608 S 4160 RD EUFAULA OK 74432-000C Book/Page 0958-0483	Legal Description TRACT 420'X 103.8'IN LOT 3, TRACT 210'X 420' LOT 3, 210'X 210' & 420' X 47 43' SEC 3-9-16 840/502 958/110 958/483
460001525 ParcelID 0000-03-09N-16E-1-002-01 Situs Sec/Twn/Rng 3-9N-16E Subdivision Block/Lot Lot Size 42.9400 Acres	Current Owner DEW, JILL 1/7 UND. INT. PO BOX 774 EUFAULA OK 74432-000C Book/Page 0886-0337	Legal Description LOT 2 LESS 5A, LESS 3A, LESS .06A TRACT SEC 3-9-16 886/337
460003902 ParcelID 0000-34-10N-16E-4-002-00 Situs Sec/Twn/Rng 34-10N-16E Subdivision Block/Lot Lot Size 3.0100 Acres	Current Owner HELMS, MELVIN E. & ELLA JUNE REVOCABLE LIVING TRUST 118270 S. 4100 RD EUFAULA OK 74432-000C Book/Page 0996-0194	Legal Description S2 SE BEG NW/C E180' S452.94' W69.54' S396.75' S4703W 58.7' SW ON CURVE R 1432.7' 91.3' N951.89' POB SEC 34-10-16 412/411 415/357 476/268 996/194 996/468
460003899 ParcelID 0000-34-10N-16E-3-002-00 Situs HC 63 BOX 1 Sec/Twn/Rng 34-10N-16E Subdivision Block/Lot 0000 / 0000 Lot Size 1.2000 Acres	Current Owner JONES, JESSICA & DONNIE II 1537 JM BAILEY EUFAULA OK 74432-000C Book/Page 1060-0211	Legal Description BEG SE/C SW W480' NE/LY ON SE/LT ROW 577' S251' POB SEC 34-10-16 120/268 438/271 1035/703 1060/211
460023603 ParcelID 1010-00-005-005-0-000-00 Situs 01769 BUCK DR Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0005 / 0005 Lot Size 1 Lots	Current Owner POSTOAK, KEISHA 9012 S 12TH FT SMITH AR 72908- Book/Page 1153-0248	Legal Description LOT 5 BLK 5 BUCK SUB DIV 396/463 1153/248 1154/34
460023616 ParcelID 1010-00-006-006-0-000-00 Situs HC 63 BOX 10 I Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0006 / 0006 Lot Size 1 Lots	Current Owner WINDBERRY, LAVERN HC 63 BOX 10 I EUFAULA OK 74432-000C Book/Page 0432-0393	Legal Description LOT 6 BLK 6 BUCK SUB DIV 432/393
460023615 ParcelID 1010-00-006-005-0-000-00 Situs 01677 BUCK DR Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0006 / 0005 Lot Size 1 Lots	Current Owner KEPHART, KIM 1677 BUCK ST EUFAULA OK 74432- Book/Page 1196-0639	Legal Description LOT 5 BLK 6 BUCK SUB DIV 808/721 820/731 1087/442 1196/639
460023614 ParcelID 1010-00-006-004-0-000-00 Situs HC 63 BOX 10 K Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0006 / 0004 Lot Size 1 Lots	Current Owner LANE, CAITLIN G. & DEVIN L. HUGHES 1665 BUCK DR. EUFAULA OK 74432- Book/Page 1086-0347	Legal Description LOT 4 BLK 6 BUCK SUB DIV 465/481 621/523 796/214 998/248 1086/347



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2024
Time 10:32:18

Account List

Account	460023613	Current Owner	Legal Description
ParcelID	1010-00-006-003-0-000-00	BEDFORD, RAMONA J.	LOT 3 BLK 6 BUCK SUB DIV 890/779
Situs			
Sec/Twn/Rng			
Subdivision	BUCK SUB	PO BOX 763	
Block/Lot	0006 / 0003	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0890-0779	
Account	460023612	Current Owner	Legal Description
ParcelID	1010-00-006-002-0-000-00	CASEY, MARTHA L	LOT 2 BLK 6 BUCK SUB DIV 388/250
Situs			
Sec/Twn/Rng			
Subdivision	BUCK SUB	PO BOX 208	
Block/Lot	0006 / 0002	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page	
Account	460023611	Current Owner	Legal Description
ParcelID	1010-00-006-001-0-000-00	JANUARY, JOE D	LOT 1 BLK 6 BUCK SUB DIV
Situs			
Sec/Twn/Rng			
Subdivision	BUCK SUB	PO BOX 453	
Block/Lot	0006 / 0001	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page	
Account	460023621	Current Owner	Legal Description
ParcelID	1010-00-006-012-0-000-00	JOHNSON, GWENDOLYN	LOT 12 BLK 6 BUCK SUB DIV 546/240
Situs	00231 N BUCK DR		668/347
Sec/Twn/Rng			
Subdivision	BUCK SUB	231 N BUCK DR	
Block/Lot	0006 / 0012	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0668-0347	
Account	460023620	Current Owner	Legal Description
ParcelID	1010-00-006-011-0-000-00	HYSELL, VERNON K. & DONNA D.	LOT 11 BLK 6 BUCK SUB DIV 362/174
Situs	01632 PITTMAN DR		563/394 633/05
Sec/Twn/Rng			
Subdivision	BUCK SUB	PO BOX 931	
Block/Lot	0006 / 0011	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page	
Account	460023619	Current Owner	Legal Description
ParcelID	1010-00-006-009-0-000-00	MUSCOGEE CREEK NATION	(SHARON K FRANZ) LOT 9-10 BLK 6
Situs	01664 PITTMAN DR		BUCK SUB DIV 732/781 863/297 867/767
Sec/Twn/Rng			867/769
Subdivision	BUCK SUB	PO BOX 297	
Block/Lot	0006 / 0009	OKMULGEE	OK 74447-000C
Lot Size	2 Lots	Book/Page 0867-0769	
Account	460023618	Current Owner	Legal Description
ParcelID	1010-00-006-008-0-000-00	GRAYSON, CAROLYN D & BARNABAS H	LOT 8 BLK 6 BUCK SUB DIV 401/694
Situs	01676 PITTMAN DR	OATH TRUST	1200/285
Sec/Twn/Rng		11534 S 261ST EAST AVE	
Subdivision	BUCK SUB	COWETA	OK 74429-
Block/Lot	0006 / 0008	Book/Page 1200-0285	
Lot Size	1 Lots		
Account	460023617	Current Owner	Legal Description
ParcelID	1010-00-006-007-0-000-00	CAREY, ROBERT LESLIE JR	LOT 7 BLK 6 BUCK SUB DIV 705/552
Situs	01692 PITTMAN DR		723/440 1182/792
Sec/Twn/Rng		1692 PITTMAN DR	
Subdivision	BUCK SUB	EUFAULA	OK 74432-
Block/Lot	0006 / 0007	Book/Page 1182-0792	
Lot Size	1 Lots		
Account	460023608	Current Owner	Legal Description
ParcelID	1010-00-005-010-0-000-00	GOODWIN, TIMOTHY M.	LOT 10 BLK 5 BUCK SUB DIV 481/41
Situs	01754 PITTMAN DR		487/466 882/239
Sec/Twn/Rng			
Subdivision	BUCK SUB	1754 PITTMAN DR	
Block/Lot	0005 / 0010	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0481-0041	



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Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2024

Time 10:32:19

Account List

Account	Current Owner	Legal Description
Account 460023607 ParcelID 1010-00-005-009-0-000-00 Situs 01764 PITTMAN DR Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0005 / 0009 Lot Size 1 Lots	Current Owner GOODWIN, TIMOTHY M. 1754 PITTMAN DR EUFAULA OK 74432-000C Book/Page 0882-0238	Legal Description LOT 9 BLK 5 BUCK SUB DIV 387/363 584/310 763/333 882/238
Account 460023606 ParcelID 1010-00-005-008-0-000-00 Situs 00214 COON CREEK RD Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0005 / 0008 Lot Size 1 Lots	Current Owner HAMMETT, CHARLES A. JR. & LORI ANNE 214 COON CREEK RD EUFAULA OK 74432-000C Book/Page 0506-0042	Legal Description LOT 8 BLK 5 BUCK SUB DIV 445/434 506/42
Account 460023587 ParcelID 1010-00-002-001-0-000-00 Situs HC 63 BOX 10 U Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0002 / 0001 Lot Size 2 Lots	Current Owner MCDONALD, PAMELA 1649 PITTMAN DR EUFAULA OK 74432-000C Book/Page	Legal Description LOT 1-2 BLK 2 BUCK SUB DIV 237/589 775/239
Account 460023601 ParcelID 1010-00-005-003-0-000-00 Situs 01735 BUCK DR Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0005 / 0003 Lot Size 1 Lots	Current Owner PITTMAN, KELLI S. HC 63 BOX 10-G EUFAULA OK 74432-000C Book/Page 0401-0274	Legal Description LOT 3 BLK 5 BUCK SUB DIV 401/274 418/555 487/465
Account 460023605 ParcelID 1010-00-005-007-0-000-00 Situs 00214 COON CREEK RD Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0005 / 0007 Lot Size 1 Lots	Current Owner HAMMETT, CHARLES A. JR. & LORI A. 214 COON CREEK ROAD EUFAULA OK 74432-000C Book/Page 0445-0366	Legal Description LOT 7 BLK 5 BUCK SUB DIV 445/366
Account 460023609 ParcelID 1010-00-005-011-0-000-00 Situs 01724 PITTMAN DR Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0005 / 0011 Lot Size 1 Lots	Current Owner HENDRICKS, CODY 1724 PITTMAN DR EUFAULA OK 74432- Book/Page 1177-0594	Legal Description LOT 11 BLK 5 BUCK SUB DIV 481/41 487/467 1043/275** 1177/594
Account 460023598 ParcelID 1010-00-005-001-0-000-00 Situs 01733 E BUCK ST Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0005 / 0001 Lot Size 2 Lots	Current Owner WILLIAMS, FREEDA & CHARLES D DOLLAR 1733 E BUCK ST EUFAULA OK 74432-000C Book/Page 1134-0605	Legal Description LOT 1 & N76.50' LOT 2 BLK 5 BUCK SUB DIV 380/417 427/353 459/328 460/320 508/87 1029/290 1134/605
Account 460023599 ParcelID 1010-00-005-002-0-000-00 Situs Sec/Twn/Rng Subdivision BUCK SUB Block/Lot 0005 / 0002 Lot Size 1 Lots	Current Owner WILES, SELMA % CODY HENDRICKS 1724 PITTMAN DR EUFAULA OK 74432- Book/Page	Legal Description S33.5' LOT 2 BLK 5 BUCK SUB DIV 140/335 459/268 460/320 1177/594
Account 460031634 ParcelID 0000-33-10N-16E-4-011-00 Situs Sec/Twn/Rng 33-10N-16E Subdivision Block/Lot Lot Size 0.0900 Acres	Current Owner EUFAULA PUBLIC WORKS AUTHORITY 00000-000C Book/Page	Legal Description BEG SE/C N856.58' POB W75' N50' E75' S50' POB SEC 33-10-16 759/677



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2024
Time 10:32:19

Account List

Account	460003882	Current Owner	Legal Description
ParcelID	0000-33-10N-16E-4-004-00	LAKE EUFAULA CHRISTIAN CHURCH	E2 SE SE LESS 6.13A LESS 2 AC SEC.33
Situs	00249 COON CREEK RD		10-16 759/677 871/389 1146/497
Sec/Twn/Rng	33-10N-16E	415987 HWY 9	
Subdivision			
Block/Lot		EUFAULA OK 74432-	
Lot Size	10.0000 Acres	Book/Page 1146-0497	
Account	460023602	Current Owner	Legal Description
ParcelID	1010-00-005-004-0-000-00	BURCHAM, SHAWN & ALYSSA	LOT 4 BLK 5 BUCK SUB DIV 359/817
Situs	01757 BUCK DR	LIVING TRUST	803/751 859/484 986/58 997/642 1000/320
Sec/Twn/Rng			1004/579 1037/333
Subdivision	BUCK SUB	241 MCGEE ST	
Block/Lot	0005 / 0004	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 1037-0333	
Account	460023604	Current Owner	Legal Description
ParcelID	1010-00-005-006-0-000-00	BURNS, SHELLIE	LOT 6 BLK 5 BUCK SUB DIV 636/295
Situs	00236 COON CREEK RD		735/743 833/665 847/60 898/474 1031/149
Sec/Twn/Rng			
Subdivision	BUCK SUB	PO BOX 294	
Block/Lot	0005 / 0006	HANNA OK 74845-000C	
Lot Size	1 Lots	Book/Page 1031-0149	
Account	460023610	Current Owner	Legal Description
ParcelID	1010-00-005-012-0-000-00	WIEDEL, DONNA	LOT 12 BLK 5 BUCK SUB DIV 111/95
Situs	01710 PITTMAN DR		944/703 1050/354 1099/805 1186/796
Sec/Twn/Rng			
Subdivision	BUCK SUB	121646 S 4120 RD	
Block/Lot	0005 / 0012	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 1186-0796	
Account	460023584	Current Owner	Legal Description
ParcelID	1010-00-001-002-0-000-00	BAILEY, MICHAEL PHILLIP	LOT 3 & S94' LOT 4 BLK 1 BUCK SUB DIV
Situs	00169 N BUCK		372/627 714/460 911/461 1026/148
Sec/Twn/Rng		169 N. BUCK ST.	1090/482
Subdivision	BUCK SUB		
Block/Lot	0001 / 0002	EUFAULA OK 74432-	
Lot Size	2 Lots	Book/Page 1090-0482	
Account	460023586	Current Owner	Legal Description
ParcelID	1010-00-001-008-0-000-00	EUFAULA PUBLIC SCHOOLS	LOT 8 BLK 1 BUCK SUB DIV 197/185
Situs	01630 JM BAILEY HWY		467/63 766/794 786/470 786/476 843/40
Sec/Twn/Rng			901/620 999/545
Subdivision	BUCK SUB	1717 W JM BAILEY HWY	
Block/Lot	0001 / 0008	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 0999-0545	
Account	460001536	Current Owner	Legal Description
ParcelID	0000-03-09N-16E-2-003-01	EUFAULA PUBLIC SCHOOLS	NW NW (LOT 4) LESS 5.73 ACRES RD
Situs			LESS 0.27A SEC 3-9-16 407/482
Sec/Twn/Rng	3-9N-16E		
Subdivision			
Block/Lot		00000-000C	
Lot Size	34.2300 Acres	Book/Page	
Account	460023585	Current Owner	Legal Description
ParcelID	1010-00-001-005-0-000-00	KRAY, SOKTHIDA	LOT 5-7 BLK 1 BUCK SUB DIV 709/494
Situs	00169 N BUCK DR		936/250-2 987/591 1041/760 1189/693
Sec/Twn/Rng		1770 JM BAILEY HWY	
Subdivision	BUCK SUB		
Block/Lot	0001 / 0005	EUFAULA OK 74432-	
Lot Size	3 Lots	Book/Page 1189-0693	
Account	460023622	Current Owner	Legal Description
ParcelID	1010-00-007-001-0-000-00	EUFAULA RANCH HOLDINGS LLC	LOT 1-17 BLK 7 BUCK SUB DIV 935/495
Situs			959/111 1199/753
Sec/Twn/Rng		104 EAST 600 SOUTH STE 869	
Subdivision	BUCK SUB		
Block/Lot	0007 / 0001	HEBER CITY UT 84032-	
Lot Size	17 Lots	Book/Page 1199-0753	



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2024
Time 10:32:19

Account List

Account		Current Owner	Legal Description
Account	460003847		
ParcelID	0000-33-10N-16E-1-001-00	WENDEL, MICHAEL R. TRUST 1/2 &	S2 NE, N2 SE SEC 33-10-16 404/342
Situs			1126/39 1126/41
Sec/Twn/Rng	33-10N-16E	WENDEL 2015 FAMILY TRUST 1/2	
Subdivision		PO BOX 126	
Block/Lot		EUFAULA OK 74432-000C	
Lot Size	160.0000 Acres	Book/Page 1126-0041	
Account	460001533		
ParcelID	0000-03-09N-16E-2-001-01	DEW, JILL 1/7 UND. INT.	LOT 3 LESS 210'X 210', SE NW LESS 3A
Situs			SEC 3-9-16 476/268 667/480 886/337
Sec/Twn/Rng	3-9N-16E	PO BOX 774	
Subdivision		EUFAULA OK 74432-000C	
Block/Lot		Book/Page 0886-0337	
Lot Size	76.2100 Acres		
Account	460003900		
ParcelID	0000-34-10N-16E-4-001-01	DEW, JILL 1/7 UND. INT.	S2 SE LESS 6.59A R/W LESS 1.50A SEC
Situs			34-10-16 **** 886/337
Sec/Twn/Rng	34-10N-16E	PO BOX 774	
Subdivision		EUFAULA OK 74432-000C	
Block/Lot		Book/Page 0886-0337	
Lot Size	55.9100 Acres		
Account	460003893		
ParcelID	0000-34-10N-16E-1-005-00	OWENS, ARTHUR &	NW LESS 2A,W2 NE,NW SE LESS 74.38
Situs	01473 Bunny Creek Rd		USA,BEG.SE/C OF NW SE S182' W45'
Sec/Twn/Rng	34-10N-16E	AGNES KATHERINE OWENS	N185' E45' POB SEC 34-10-16 398/747
Subdivision		PO BOX 628	463/149 558/128 781/328 781/330 966/290
Block/Lot		EUFAULA OK 74432-000C	91
Lot Size	203.6200 Acres	Book/Page 0781-0330	
Account	460003898		
ParcelID	0000-34-10N-16E-3-001-00	EUFAULA RANCH HOLDINGS LLC	SW LESS 2.38A R/W LESS TRACTS
Situs			LESS BUCK SUB.DIV SEC 34-10-16
Sec/Twn/Rng	34-10N-16E	104 EAST 600 SOUTH STE 869	414/282 935/495 959/111 1199/753
Subdivision			
Block/Lot		HEBER CITY UT 84032-	
Lot Size	126.3000 Acres	Book/Page 1199-0753	



May 31, 2024

MCKINDLES LIVING TRUST
5447 E GROVE AVE
MESA, AZ 85206

Re: Consideration of Zoning Change application for Nearby Property

Dear Property Owner:

The Planning and Zoning Commission is considering a Zoning Change application for the following property:

Commonly Known as: Tract of land between Buck St. and Helms Small Engine Repair along Highway 9.

Legal Description: A tract of land lying in the southwest quarter (SW/4) of Section 34, Township 10 North, Range 16 East of the Indian Meridian, State of Oklahoma, being more particularly described as follows: Commencing at the south quarter (S/4) corner of said Section 34: Thence along the east line of said SW/4, N01°46'44"W -410.08 feet to a point on the northwesterly right-of-way of State Highway No.9, and said point being the point of beginning. Thence along a non-tangent curve to the right, having a radius of 1382.40 feet, a chord bearing of S66°34'04" W. A chord length of 948.89 feet, for a distance of 966.58 feet: Thence S86°38'25"W-169.48 feet: Thence S88°27'21"W – 285.20 feet to a point on the east line of the Buck Subdivision, an Addition to McIntosh County; Thence departing said right-of-way and along said east line N01°30'47"W- 502.82 feet: Thence departing said line N89°19'01"E – 654.46 feet: Thence parallel with the east line of said SW/4, N01°46'44"W – 1022.14 feet: Thence S85°46'13"E – 683.63 feet to a point on the east line of said SW/4, from which the center quarter (C/4)corner bears N01°46'44"W – 1144.30 feet distant: Thence along said east line , S01°46'44"E – 1087.24 feet to the point of beginning, containing 1,225,291 square feet, or 28.13 acres, more or less.

Current Zoning: AG- Agriculture

Proposed Zoning: CG Commercial General

Applicant/s: Cynthia Dolbow with Ary Land Co. for Brain McClatchie Eufaula Ranch Holdings LLC / Project Manager.

Enclosed is a map showing the approximate section being considered for the Zoning Change request.

You are being notified because you are listed as a property owner within a 300-foot radius. If you have questions or would like to submit a comment for the record, please contact us through one of the following options:

Phone: 918-689-2534

Mail: P.O. Box 684, Eufaula, OK 74432

Email: AA@CityofEufaulaOK.com

The public hearings will be held as follows:

July 15, 2024 at 5:30 P.M. Eufaula City Council, Eufaula City Hall, 64 Memorial Dr.

August 5, 2024 at 5:30 P.M. Eufaula City Council, Eufaula City Hall, 64 Memorial Dr.

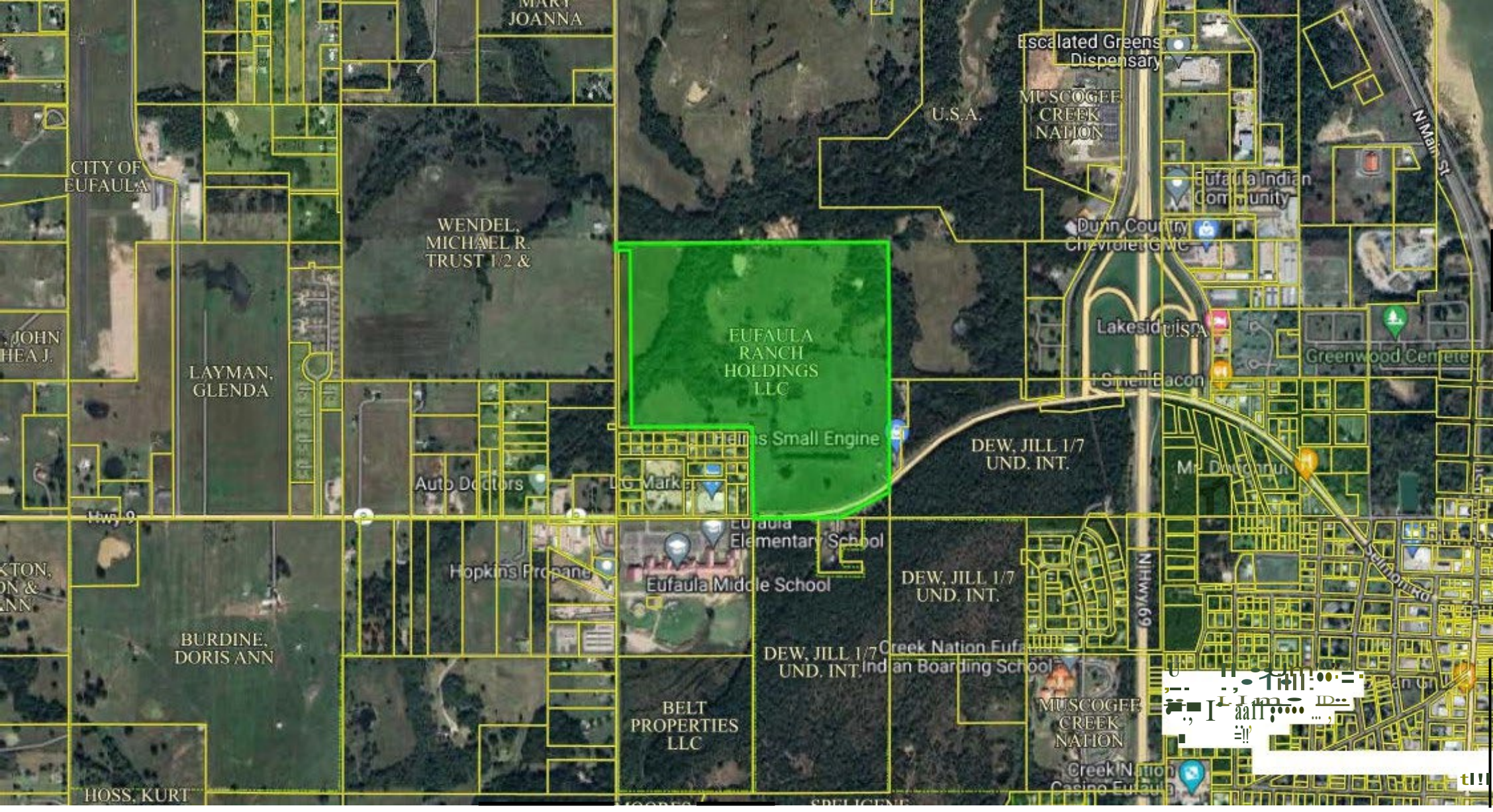
You are welcome to attend the public meeting and provide comments at the designated time.

Respectfully,

Julie Musgraves

Administrative Assistant

City of Eufaula



MARY JOANNA

Escalated Greens Dispensary

MUSCOGEE CREEK NATION

U.S.A.

CITY OF EUFAULA

WENDEL, MICHAEL R. TRUST 1/2 &

Eufaula Indian Community

Dunn County Chevrolet GMC

Lakeside USA

Greenwood Center

LAYMAN, GLENDA

EUFULA RANCH HOLDINGS LLC

DEW, JILL 1/7 UND. INT.

Harris Small Engine

Auto Doctors

LC Market

Eufaula Elementary School

Eufaula Middle School

DEW, JILL 1/7 UND. INT.

Hopkins Propane

DEW, JILL 1/7 UND. INT. Creek Nation Eufaula Indian Boarding School

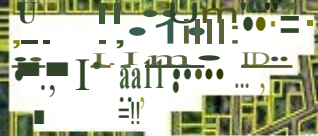
BELT PROPERTIES LLC

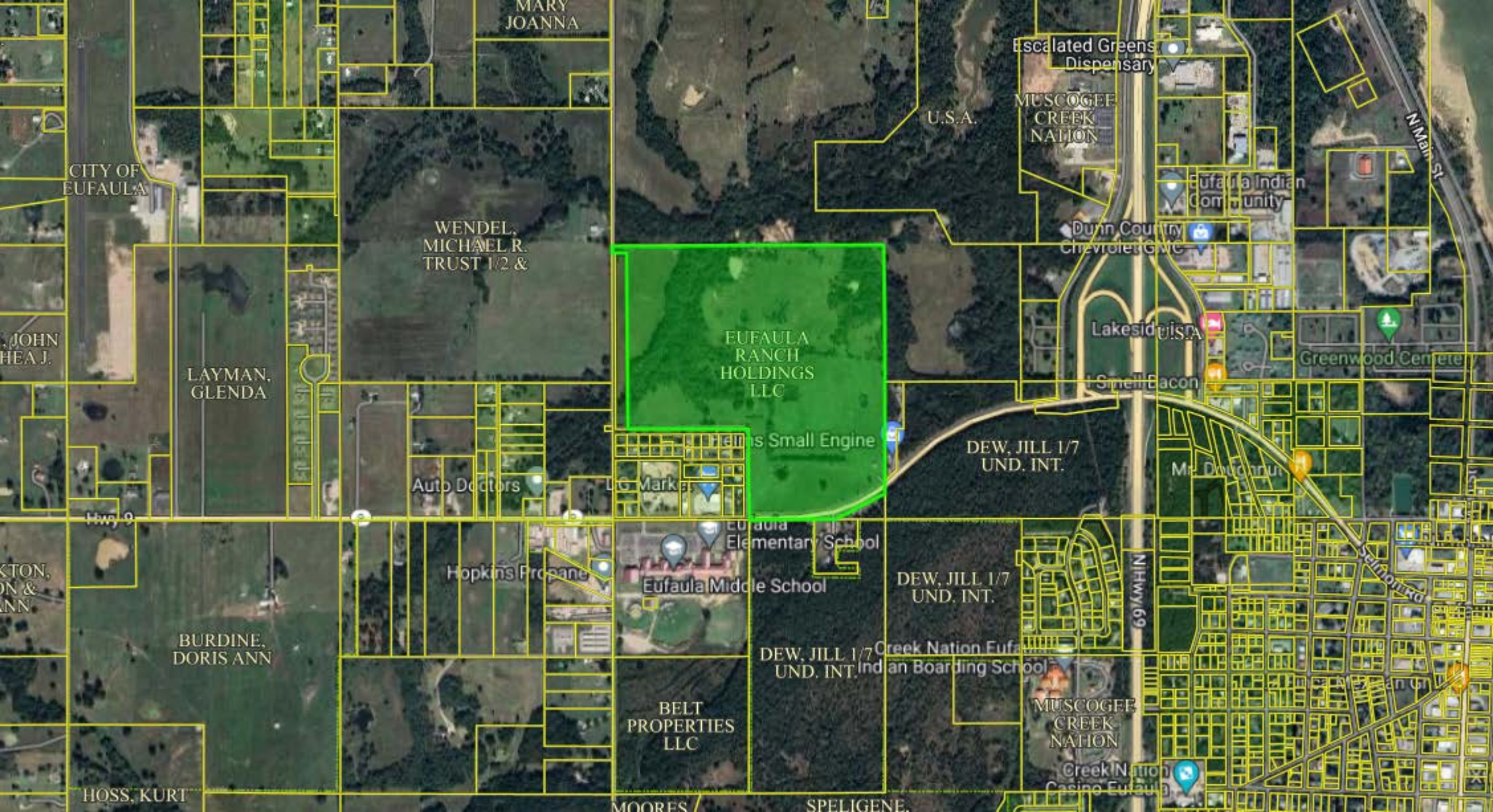
MUSCOGEE CREEK NATION

Creek Nation Casino Eufaula

BURDINE, DORIS ANN

HOSS, KURT





MARY JOANNA

Escalated Greens Dispensary

MUSCOGEE CREEK NATION

U.S.A.

Eufaula Indian Community

Dunn Country Chevrolet GMC

Lakeside USA

Greenwood Cemetery

Snell Bacon

EUFALA RANCH HOLDINGS LLC

DEW, JILL 1/7 UND. INT.

Harris Small Engine

Auto Doctors

LC Market

Mr. Davidson

Eufaula Elementary School

Hopkins Propane

Eufaula Middle School

DEW, JILL 1/7 UND. INT.

DEW, JILL 1/7 UND. INT.

Creek Nation Eufaula Indian Boarding School

BELT PROPERTIES LLC

MUSCOGEE CREEK NATION

Creek Nation Casino Eufaula

CITY OF EUFAULA

JOHN HEA J.

LAYMAN, GLENDA

STON, ON & ANN

BURDINE, DORIS ANN

HOSS, KURT

MOORES

SPELIGENE,

N Main St

N Hwy 69

Selmon Road

Hwy 9

COUNTY OF MCINTOSH)
STATE OF OKLAHOMA)

**IN THE DISTRICT COURT
NO. PUBLIC HEARING NOTICE**

**AFFIDAVIT OF PUBLICATION
COOKSON HILLS PUBLISHERS, INC.
Dbas The Indian Journal, McIntosh
County Democrat
109 S. Main, Eufaula, OK 74432
(918) 689-2191**

I, Daphanie Hutton, of lawful age, being duly sworn upon oath, deposes and says that I am the authorized representative of the Indian Journal newspaper, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Eufaula, for the County of McIntosh, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATION DATE(S):

June 6, 2024

[Handwritten Signature]

Signed and sworn to before me on this 6th day of June, 2024.

[Handwritten Signature]
Notary Public

SHAUN
Notary Public -
Commission N
My Commission

My Commission expires: April 3, 2026
Commission # 06003427

Legal Notice

Published in the Eufaula Indian Journal,
Thursday, June 6, 2024

**City of Eufaula
Public Hearing Notice**

Notice is hereby given that the City of Eufaula, Oklahoma, will conduct a public hearing on the proposed Zoning Change application of the property located within the City of Eufaula.

The property requesting the zoning change is described as follows:

Legal Description: : A tract of land lying in the southwest quarter (SW/4) of Section 34, Township 10 North, Range 16 East of the Indian Meridian, State of Oklahoma, being more particularly described as follows: Commencing at the south quarter (S/4) corner of said Section 34: Thence along the east line of said SW/4, N01°46'44"W -410.08 feet to a point on the northwesterly right-of-way of State Highway No.9, and said point being the point of beginning. Thence along a non-tangent curve to the right, having a radius of 1382.40 feet, a chord bearing of S66°34'04"W. A chord length of 948.89 feet, for a distance of 966.58 feet: Thence S86°38'25"W-169.48 feet: Thence S88°27'21"W - 285.20 feet to a point on the east line of the Buck Subdivision, an Addition to McIntosh County; Thence departing said right-of-way and along said east line N01°30'47"W- 502.82 feet: Thence departing said line N89°19'01"E - 654.46 feet.

Thence parallel with the east line of said SW/4, N01°46'44"W - 1022.14 feet: Thence S85°46'13"E - 683.63 feet to a point on the east line of said SW/4, from which the center quarter (C/4) corner bears

N01°46'44"W - 1144.30 feet distant: Thence along said east line, S01°46'44"E - 1087.24 feet to the point of beginning, containing 1,225,291 square feet, or 28.13 acres, more or less.

General Location Known: Tract of land between Buck St. and Helms Small Engine Repair along Highway 9.

Current Zoning: AG-Agriculture.

Proposed Zoning: CG-Commercial General.

Applicant/s: Cynthia Dolbow with Ary Land Co. for Brain McClatchie Eufaula

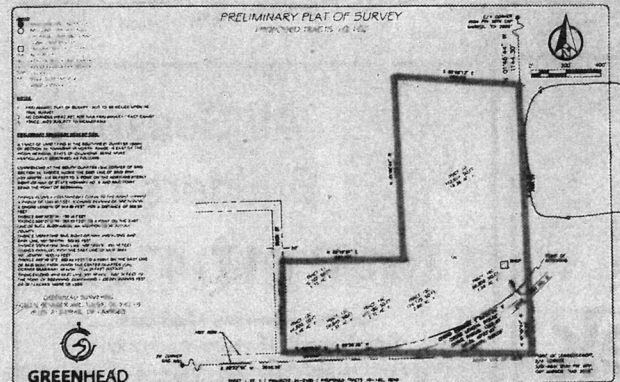
Ranch.Holdings LLC / Project Manager.

The public hearing will be held as follows:

July 15, 2024, at 5:30 P.M. Planning and Zoning Commission, Eufaula City Hall, 64 Memorial Dr.

August 5, 2024, at 5:30 P.M. Eufaula City Council, Eufaula City Hall, 64 Memorial Dr.

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the zoning change request. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Eufaula City Hall at 918-689-2534. A copy of the application is available for public inspection during normal working hours and can be accessed from the Eufaula City Hall at 64 Memorial Drive or by emailing aa@cityof-eufaulaok.com.



Agenda
Board of Adjustment
July 15, 2024
5:30 p.m.

Board of Adjustment

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member Serina Kleveter
Member Chelsea Lewis

1. Call to Order Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
3. Approval of Minutes.
 - A. Board of Adjustment meeting May 20, 2024
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Zoning Variance/Special Exception Application requesting permission to construct a 6 foot chain-link fence in front of their child care business located at: A part of Lots 7 and 8 in Block 116 in the City of Eufaula, more particularly described as follows: Beginning at the Southwest Corner of said Lot 8, thence running Northerly along the Westerly line of Lots 7 and 8 a distance of 75 feet; thence running Easterly parallel with the Southernly line of said Lot 8 to a point on the Easterly line of said Lot 8 a distance of 75 feet Northerly of the Southeast corner of said Lot 8; thence Southerly along the Easterly line of said Lot 8, 75 feet to the Southeast Corner; thence Westerly along the Southerly line of Lot 8, 160 feet to the Point of the Beginning, McIntosh County, Oklahoma, according to the official plat thereof. Commonly known as 307 S 2nd Street.
 - a) Conduct a public hearing.
 - b) Take action.
5. Adjournment.

Minutes
Board of Adjustment
May 20, 2024
5:30 p.m.

Board of Adjustment

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member Serina Kleveter
Member Chelsea Lewis

1. Call to Order – 6:07pm Chairman Sam Sylvester

2. Roll Call /Attendance Executive Assistant Julie Musgraves
Members Present: Kleveter, Pennington, Sylvester, Linstead, Lewis.

3. Approval of Minutes.
 - A. Board of Adjustment meeting April 15, 2023
Motion to Approve Minutes by Pennington, 2nd by Kleveter. Roll Call Vote: Yes-
Kleveter, Pennington, Sylvester, Linstead, Lewis.

4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Zoning Variance/Special Exception Application requesting a variance for lot size and setbacks to build a multifamily duplex at the parts of Lots 2 and 3 and part of abandoned alley Block 39, City of Eufaula, Oklahoma, described as follows: Beginning at a point 170 feet East of the Northwest Corner of Lot 4; Thence Southerly 150 feet; Thence parallel to South line of Lot 2 and 3, 50 feet East; Thence Northerly 150 feet; Thence Westerly 50 feet to the point of beginning. Commonly known as 230 JC Watts Jr Ave.
 - a) Conduct a public hearing.
 - b) Take action.Motion to Strike item due to the Rezoning Rejection in the Planning & Zoning Meeting by Linstead, 2nd by Pennington. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis.

5. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application requesting a Special Use Permit for a short-term residential rental (AirBnB) at the following location: Lot Seven (7), Block One (1), Rainbow Bend Estates, McIntosh County, State of Oklahoma., according to the recorded Plat thereof. Commonly known as 1977 Coon Creek Road.

- c) Conduct a public hearing.
- d) Take action.

Discussion. Chris Layman. Motion to Approve by Linstead, 2nd by Kleveter. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis.

- 6. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application requesting a Special Use Permit for short-term vacation rentals (AirBnB) at the following location: Lots 34- 45 of Southmore Addition, to the City of Eufaula, McIntosh County Commonly known as 701 S Main St.

- e) Conduct a public hearing.
- f) Take action.

Discussion. Tim Albro. Motion to Approve by Pennington, 2nd by Kleveter. Roll Call Vote: Yes- Kleveter, Pennington, Sylvester, Linstead, Lewis.

- 7. Adjournment.

Motion to Adjourn by Linstead, 2nd by Sylvester. Roll Call Vote: Yes -Kleveter, Pennington, Sylvester, Linstead, Lewis.



Board of Adjustment Item No. 4

Meeting Date: July 15, 2024

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a Zoning Variance/Special Exception Application requesting permission to place a 6-foot chain-link fence around the front yard of their childcare business that is zoned R1-Residential.
Legal Description: A part of Lots 7 and 8 in Block 116 in the City of Eufaula, more particularly described as follows: Beginning at the Southwest Corner of said Lot 8, thence running Northerly along the Westerly line of Lots 7 and 8 a distance of 75 feet; thence running Easterly parallel with the Southernly line of said Lot 8 to a point on the Easterly line of said Lot 8 a distance of 75 feet Northerly of the Southeast corner of said Lot 8; thence Southerly along the Easterly line of said Lot 8, 75 feet to the Southeast Corner; thence Westerly along the Southerly line of Lot 8, 160 feet to the Point of the Beginning, McIntosh County, Oklahoma, according to the official plat thereof. Commonly known as 307 S 2nd Street

Initiator: Geina Motley – Building Blocks Learning Center, LLC.

Staff Information Source: Julie Musgraves, Executive Assistant.

Background: Geina Motley owner of Building Blocks Learning Center, LLC submitted a Zoning Variance/ Special Exception Request on June 6, 2024. She is requesting permission to install a 6-foot chain-link fence around the front yard/ playground of her child care business for the safety of the children. The business is zoned R1-Residential. The proposed fence will replace the current 4-foot chain link fence.

Attachment: Application, Deed, Photographs of Current Fence, Radius List, Radius Letters, Map, & Indian Journal Publication

CITY OF EUFAULA

APPLICATION FOR ZONING VARIANCE / SPECIAL EXCEPTION REQUEST

Date: 6/15/24

Address or General Description: 307 S 2nd Street

Present Zoning: Residential Owner of Record: Geina Motley

Legal Description of tract under application, if described by meters and bonds, attach plat of survey: _____

See Attached Warranty Deed.

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other). Attach documentation of interest and documentation from the owner of record authorizing this specific use permit. N/A

Are there any private or deed restrictions controlling use of tract (If yes, explain): No there are no private or deed restrictions.

Responsible party for advertising, zoning variance application fee (\$150.00), and any additional fees:

Name: Geina Motley

Address: _____

Phone: 918-429-7698

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed: Geina Motley Date: 6-6-24

Printed Name: Geina Motley Phone: 918-429-7698

Address: _____

A. General Description of Property

Size in Acres or Square Feet: _____

Current Use: Daycare

Topography (Flat, Rolling Hills, Etc.): Flat

Frontage Road (Name and Description): 2nd street

Identify structures and improvements on property: Wanting to replace fence. Existing fence is old and children are able to climb over it with ease.

City Water: YES NO

City Sewer: YES NO

Identify the use(s) intended for the subject property: We need a higher fence on our playground for child safety. We are on a busy road and a 4 foot fence is not high enough to ensure children are not able to climb over.

B. General Description of Adjacent Property

Identify any buildings and give their approximate distance from your property lines: _____

Boomer Solutions 100 yards behind our building
two homes across street.

Explain the surrounding land uses: to the left ~~there are~~ and

~~two businesses~~ to the right there are
homes, as well as in front. There is a business
behind our building.

C. Zoning Variance / Special Exception Request

Is there extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship? Yes - a 4 foot fence is not

tall enough to ensure adequate safety for
children. - There have been a few instances
where a child has tried to climb the fence and
that could be very dangerous

Does the extraordinary or exceptional conditions or circumstances apply to other property in the same use district? Explain: Not necessarily as we are the

only daycare center in the area.

If the variance is granted will it cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan? Explain: No it

will cause no detriment, it will only make
the property better.

Describe the variance/special exception as it pertains to your property: A taller fence
is needed so that children are not able to
climb over and get into the busy road.

Describe the benefits, if any, of your requested variance/special exception to the adjacent properties and/or to the City of Eufaula: Many of the communities
children play on this playground and they will
be safer with a taller fence and it will make the
property look nicer & cleaner. as the current fence
is in bad shape

Identify how well suited the subject property is for the requested variance/special exception.

(Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain: The property is well

suited for the requested variance as it is just
replacing a fence that is already there - it
does not negatively affect anything.

Explain how the variance/special exception request will affect the road system(s) serving your area: The variance will not affect any road systems -

it will only ensure safety to our children and
make sure children are not able to get into
roadways.

Give an estimated traffic count (average daily trips) for the variance/special exception request.

How will the potential traffic resulting from the increased use or activity be controlled? The

variance will not affect traffic control at all.

Is the variance/special exception requested comparable to surrounding permitted uses and the existing development pattern? Yes it is comparable only a

little taller because it is a playground for
children.

How will the variance/special exception request be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects) Explain: _____

There are no adverse effects from putting up a taller fence - it will all be positive effects, ensuring that the children that attend the daycare are safe.

Applicant: Do NOT Write Below This Line

Application received by: _____ Date: _____

Tract Acreage: _____ Public Hearing Date: _____

Section: _____ Township: _____

Range: _____ Present Zoning: _____

Application Number: _____ Fee Receipt No: _____

Board of Adjustment Recommendation

Date: _____

Recommendation: _____

Vote: _____

Provisions: _____



**WARRANTY DEED
JOINT TENANCY**

KNOW ALL MEN BY THESE PRESENTS:

THAT **BUILDING BLOCK LEARNING CENTER, LLC, By: Michelle Jones, Managing Member**, party of the first part, in consideration of the sum of ONE AND NO/100 ---
-----DOLLARS and other valuable considerations, does hereby Convey unto **GEINA A. MOTLEY and CURTIS DALE MOTLEY, husband and wife**, parties of the second part, as joint tenants, and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either party, whose address is PO Box 214, Crowder 74430, County of Pittsburg, State of Oklahoma, the following described real property and premises, situate in McIntosh County, State of Oklahoma, to-wit:

A part of Lots 7 and 8 in Block 116 in the City of Eufaula, more particularly described as follows: Beginning at the Southwest Corner of said Lot 8, thence running Northerly along the Westerly line of Lots 7 and 8 a distance of 75 feet; thence running Easterly parallel with the Southerly line of said Lot 8 to a point on the Easterly line of said Lot 8 a distance of 75 feet Northerly of the Southeast corner of said Lot 8; thence Southerly along the Easterly line of said Lot 8, 75 feet to the Southeast Corner; thence Westerly along the Southerly line of Lot 8, 160 feet to the Point of Beginning, McIntosh County, Oklahoma, according to the official plat thereof

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. EXCEPT: Subject to other outstanding oil, gas, coal and other mineral and mineral rights of record, if any. Also subject to easements of record, as well as visible easements, if any.

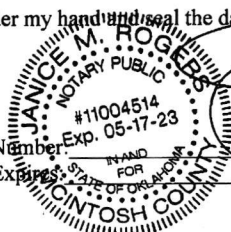
Signed and delivered this 1 day of June, 2021.

Michelle Jones
**BUILDING BLOCKS LEARNING CENTER,
LLC, By: Michelle Jones, Managing Member**

STATE OF OKLAHOMA)
COUNTY OF MCINTOSH) SS: **ACKNOWLEDGEMENT**

Before me the undersigned, a Notary Public in and for said County and State on this 1 day of June, 2021, personally appeared **BUILDING BLOCKS LEARNING CENTER, LLC, By: Michelle Jones, Managing Member**, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth and in the capacity therein stated. .

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



Janice M. Rogers
NOTARY PUBLIC

My Commission Number, Exp. 05-17-23
My Commission Expires





June 13, 2024

URQUHART, CHARLES A. & REGAN L
302 HIGH ST
EUFAULA, OK 74432-0000

Dear Property Owner:

The Board of Adjustments is considering a Zoning Variance / Special Exception application for the following property:

Commonly Known as: 307 S 2ND St

Legal Description: A part of Lots 7 and 8 in Block 116 in the City of Eufaula, more particularly described as follows: Beginning at the Southwest Corner of said Lot 8, thence running Northerly along the Westerly line of Lots 7 and 8 a distance of 75 feet; thence running Easterly parallel with the Southernly line of said Lot 8 to a point on the Easterly line of said Lot 8 a distance of 75 feet Northerly of the Southeast corner of said Lot 8; thence Southerly along the Easterly line of said Lot 8, 75 feet to the Southeast Corner; thence Westerly along the Southerly line of Lot 8, 160 feet to the Point of the Beginning, McIntosh County, Oklahoma, according to the official plat thereof.

Proposed Use: Applicant/s is requesting a Zoning Variance/Special Exception to construct a 6-foot chain link fence to replace the current fence in front of her childcare business which is zoned R1-Residential.

Applicant/s: Geina Motley – Building Block Learning Center, LLC.

Enclosed is a map showing the section and proposed location being considered for the zoning variance/special exception.

You are being notified because you are listed as a property owner within a 300-foot radius of the property. If you have questions or would like to submit a comment for the record, please contact us through one of the following options:

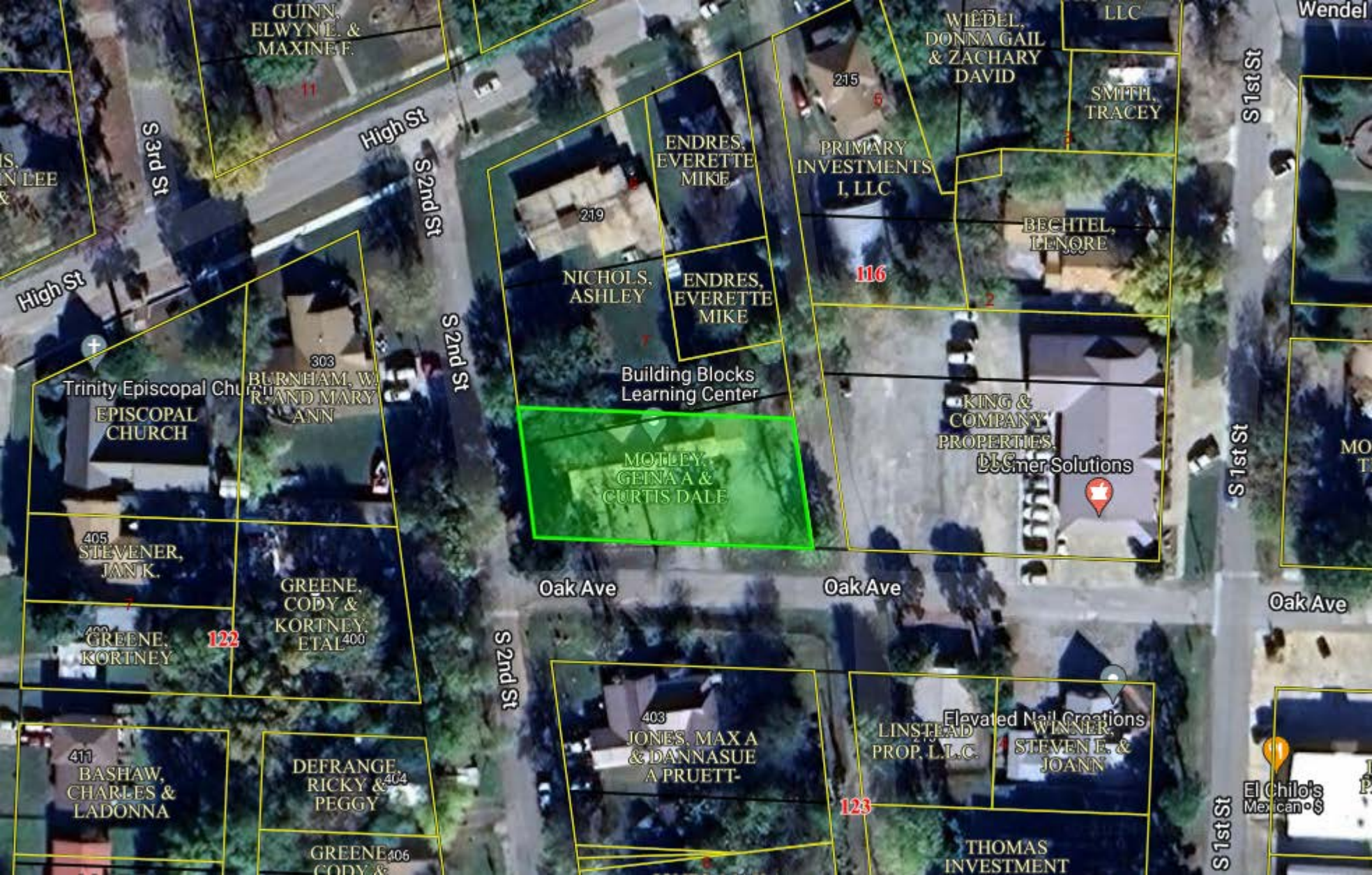
Phone: 918-689-2534

Mail: P.O. Box 684, Eufaula, OK 74432

Email: AA@CityofEufaulaOK.com

This item will be considered by the Board of Adjustments at the meeting on July 15, 2024, at 5:30pm at Eufaula City Hall located at 64 Memorial Drive, Eufaula, OK. You are welcome to attend the public meeting and provide comments at the designated time.

Respectfully,
Julie Musgraves
Administrative Assistant
City of Eufaula



GUINN, ELWYN E. & MAXINE F.

WIEDEL, DONNA GAIL & ZACHARY DAVID

SMITH, TRACEY

S 3rd St

High St

S 2nd St

ENDRES, EVERETTE MIKE

PRIMARY INVESTMENTS I, LLC

BECHTEL, LENORE

High St

BURNHAM, W. R. & MARY ANN

NICHOLS, ASHLEY

ENDRES, EVERETTE MIKE

Building Blocks Learning Center

116

KING & COMPANY PROPERTIES, LLC
Mer Solutions

MOTLEY, GEINA A & CURTIS DALE

Trinity Episcopal Church
EPISCOPAL CHURCH

405 STEVENER, JANK

GREENE, CODY & KORTNEY ETAL

Oak Ave

Oak Ave

Oak Ave

400 GREENE, KORTNEY

122

S 2nd St

411 BASHAW, CHARLES & LADONNA

DEFRANGE RICKY & PEGGY

403 JONES, MAX A & DANNASUE A PRUETT

LINSTEAD PROP. L.L.C.

Elevated Nail Creations
WINNER, STEVENE & JOANN

123

THOMAS INVESTMENT

S 1st St

El Chilo's Mexican

COUNTY OF MCINTOSH)
STATE OF OKLAHOMA)

318 words; 2 tabular lines;
2 column(s); — insertions

IN THE DISTRICT COURT
NO. PUBLIC HRG NOTICE W/ MAP
AFFIDAVIT OF PUBLICATION
COOKSON HILLS PUBLISHERS, INC.
Dbas The Indian Journal, McIntosh
County Democrat
109 S. Main, Eufaula, OK 74432
(918) 689-2191

Shown exactly as published in

Legal Notice

Published in the Eufaula Indian Journal,
Thursday, June 13, 2024

City of Eufaula Public Hearing Notice

Notice is hereby given that the City of Eufaula, Oklahoma, will conduct a public hearing on a Zoning Variance/Special Exception Application for property located within the City of Eufaula.

Proposed Use: Applicant is requesting a Zoning Variance/Special Exception to place a 6-foot chain-link fence around the front yard of their childcare business that is zoned R1- Residential.

The property requesting the Zoning Variance/Special Exception is described as follows: A part of Lots 7 and 8 in Block 116 in the City of Eufaula, more particularly described as follows: Beginning at the Southwest Corner of said Lot 8, thence running Northerly along the Westerly line of Lots 7 and 8 a distance of 75 feet; thence running Easterly parallel with the Southernly line of said Lot 8 to a point on the Easterly line of said Lot 8 a distance of 75 feet Northerly of the Southeast corner of said Lot 8; thence Southerly along the Easterly line of said Lot 8, 75 feet to the Southeast Corner; thence Westerly along the Southernly line of Lot 8, 160 feet to the Point of the Beginning, McIntosh County, Oklahoma, according to the official plat thereof. Commonly Known as: 307 S 2 nd St

Applicant/s: Geina Motley - Building Blocks Learning Center LLC

The public hearing will be held as follows:

July 15, 2024, at 5:30 P.M.
Board of Adjustments, Eufaula City Hall, 64 Memorial Drive

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the Zoning Variance/Special Exception request. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Eufaula City Hall at 918-689-2534. A copy of the application is available for public inspection during normal working hours and can be accessed from the Eufaula City Hall at 918-689-2534 or by emailing aa@cityofeufaulaok.com.

I, Daphanie Hutton, of lawful age, being duly sworn upon oath, deposes and says that I am the authorized representative of the Indian Journal newspaper, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Eufaula, for the County of McIntosh, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATION DATES:

June 13, 2024

[Handwritten Signature]

Signed and sworn to before me on this 13th day of June, 2024.

[Handwritten Signature]
Notary Public

Notary Public
Commission #
My Commission Expires

My Commission expires: April 3, 2026
Commission # 06003427



LPXLP

PUBLICATION FEE: \$ 74.30