

# City of Pryor Creek

P.O. BOX 1167  
12 North Rowe  
Pryor Creek, Oklahoma 74362  
918-825-0888 · FAX 918-825-6577



September 15, 2015

## NOTICE OF PUBLIC HEARING BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Dear Property Owner:

Notice is hereby given that an application and petition have been filed with the City of Pryor Creek requesting closing of an Easement consideration for the following real estate to-wit:

Applicant: Grand Lake Mental Health Centers, Inc., property owner of the property located at 109 North Fairland Street, aka:

Lot Numbered Three (3) of the FAIRLAND ADDITION to the Incorporated City of Pryor Creek, Mayes County, State of Oklahoma, according to the official recorded and filed plat thereof, LESS AND EXCEPT the East 459.9 Feet thereof, and LESS AND EXCEPT the South 10.00 Feet thereof.

AND

A tract of land situated in the South Half of the Southeast Quarter of the Southwest Quarter (S1/2 SE1/4 SW1/4) of Section Eight (8), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian Mayes County, State of Oklahoma, more particularly described as follows, to-wit:

Beginning at the Southwest corner of Lot 3 of the FAIRLAND ADDITION to the Incorporated City of Pryor Creek, Mayes County, Oklahoma, according to the official recorded and filed plat thereof; THENCE North 89 degrees 34' 30" East for a distance of 165.00 Feet and along the South line of said Lot 3; THENCE South 00 degrees 01' 36" East for a distance of 62.00 Feet and along the West line of said Lot 3; THENCE South 89 degrees 34' 31" West for a distance of 165.00 Feet to a point on the East line of Fairland Street; distance of 165.00 Feet to a point on the East line of Fairland Street: THENCE North 00 degrees 01' 36" West for a distance of 62.00 Feet and along said East line to the Point of Beginning, AND LESS AND EXCEPT the South 10.0 Feet thereof.

(A location map has been included with this letter.)

The property owner of the address listed above has requested closing an Easement (legal description as follows):

A strip of land situated in Lots 3 of the FAIRAND ADDITION to the City of Pryor Creek, Mayes County, Oklahoma, and more particularly described as follows, to-wit:

*DM*

The South 10.0 Feet of the North 76.0 Feet of the Wets 175.0 Feet AND the West 10.0 Feet of the South 62.0 Feet of said Lot 3.

The portion of the Easement requested to be closed has never been utilized by the Public or by any entity. The majority of the portion of the Easement sought to be closed has a building constructed over it, and sad building has existed for decades.

Per City of Pryor Creek Ordinance, this letter serves to notify all property owners within three hundred feet (300 feet) of portion of the Easement where the vacation is sought.

A Planning and Zoning Commission Meeting will be held on Thursday, October 1st at 7:00 p.m. at Pryor Creek City Hall in the City Council Chambers located at 12 North Rowe Street to address this zoning change request. The Planning and Zoning Commission is a recommendation board to the City Council. City Council will have the ultimate decision-making authority on the behalf of the City related to the vacation of the Easement. A future District Court petition will be sought by the property owner.

If you wish to comment during the City of Pryor Creek process on is petition please arrange to be present at this meeting. Anyone requiring special accommodations pursuant to Americans with Disabilities Act should notify either Eva Smith, City Clerk at 918-825-0888 or myself at 918-825-1679. Request for accommodations should be received at least 24 hours in advance of the hearing.

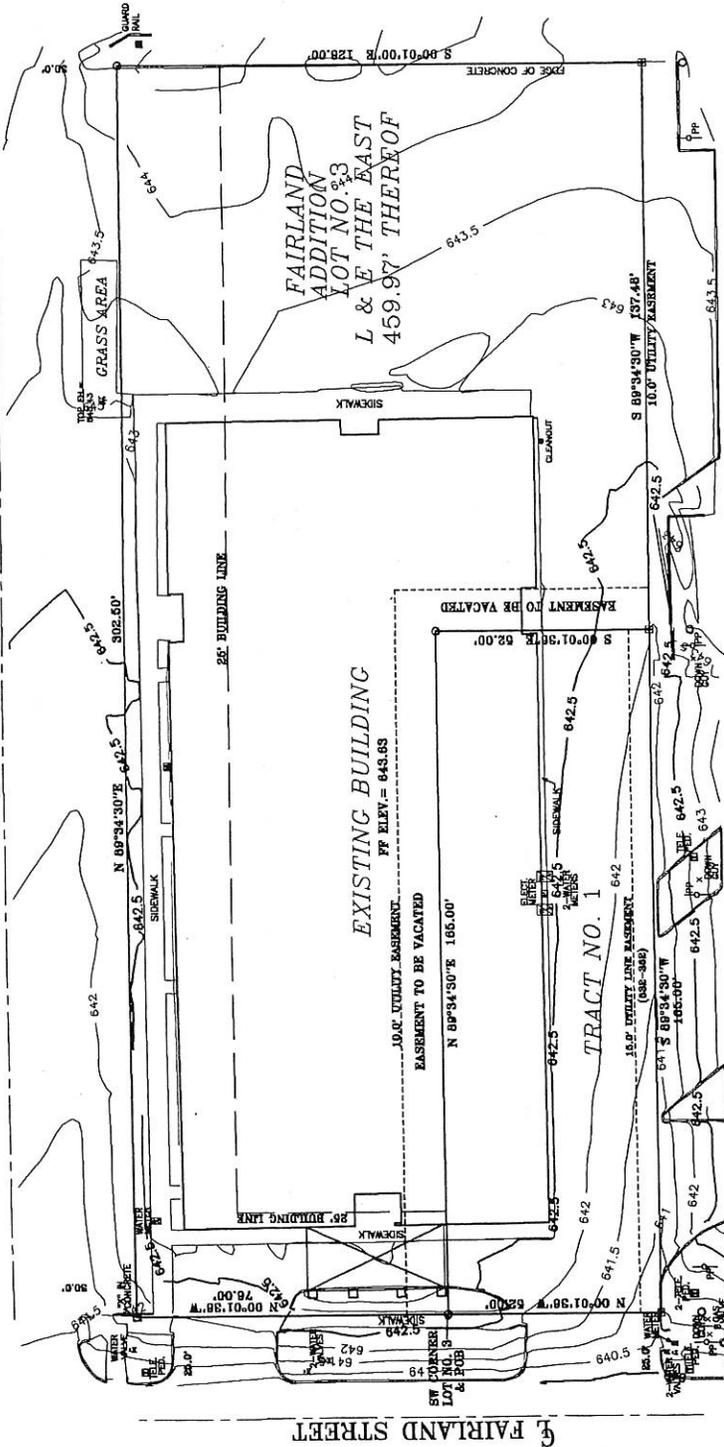
Sincerely,

A handwritten signature in black ink, appearing to read "Doug Moore". The signature is written in a cursive style with a large, prominent "D" and "M".

Doug Moore, APA, CFM  
Building Inspector/Code Enforcement

DM

9 N. E. 1ST PLACE



9 FAIRLAND STREET

**LEGAL DESCRIPTION**

Lot No. 3 LESS AND EXCEPT the East 459.97 feet thereof in the FAIRLAND ADDITION to the City of Pryor Creek, Mayes County, Oklahoma according to the official recorded and filed plat thereof. AND LESS AND EXCEPT the South 10.0' feet thereof.

AND

**TRACT NO. 1**

**LEGAL DESCRIPTION**

A tract of land situated in the SE/4 of the SW/4 of Section 8, T. 21 N., R. 19 E., Range 19 East of the Indian Base and Meridian and adjacent to Lot No. 3 of the FAIRLAND ADDITION to the City of Pryor Creek, Mayes County, Oklahoma and more particularly described as follows to-wit:

- Beginning at the Southwest Corner of said Lot No. 3.
- THENCE North 89 degrees 34 minutes 30 seconds East for a distance of 105.00 feet and along the Southerly line of said Lot No. 3;
- THENCE South 00 degrees 01 minutes 36 seconds East for a distance of 62.00 feet and along the Westerly line of said Lot No. 3;
- THENCE South 89 degrees 34 minutes 30 seconds West for a distance of 185.00 feet and along an extension of the South line of said Lot No. 3 to a point on the East Right-of-Way of Fairland Street;
- THENCE North 00 degrees 01 minutes 36 seconds West for a distance of 62.00 feet and along said right-of-way to the point of beginning; P.L.S. #1107, on 11/27/2014.
- AND LESS AND EXCEPT the South 10.0' feet thereof.

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

TOTAL ACRES: 0.9888 acres

**EASEMENT VACATION**

**LEGAL DESCRIPTION**  
A strip of land situated in Lot 3 of the FAIRLAND ADDITION to the City of Pryor Creek, Mayes County, Oklahoma and more particularly described as follows to-wit:

The South 10.0' feet of the North 76.0' feet of the West 176.0' feet AND the West 10.0' feet of the South 82.0' feet of said Lot 3. This legal description was prepared by G. Michael Funchell, P.L.S. #1107, on 5/11/2015.

**EASEMENT REVIEW**

- 1. Right-of-Way Easement filed in Book 532 at Page 382 does affect subject property and shall be filed in the District Court of Mayes County in order for it to be permanently vacated.
- 2. Resolution by the Utility Board of the City of Pryor Creek filed in Book 1099 at Page 879 does not affect subject property.
- 3. Right-of-Way Easement to the City of Pryor Creek filed in Book #1104 at Page 744 does not affect subject property.

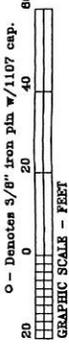
**CERTIFICATION**

I, G. Michael Funchell, the undersigned, a duly Registered Professional Land Surveyor, P.L.S. #1107, in the State of Oklahoma, do hereby certify that I have personally surveyed the above described property and that I am a duly Licensed Professional Land Surveyor in the State of Oklahoma. I have prepared this plat in accordance with the provisions of the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors. I have used the best means available to me to determine the location and extent of the easements and restrictions of record and I have expressed my professional opinion regarding facts of the survey and do not constitute a warranty or guarantee, expressed or implied.

Witness my hand and seal this 27th day of November, 2014.

G. Michael Funchell, P.L.S. #1107  
C.L.S. #1107 01/27/15

The basis of bearings was the East Line of Fairland Street.



**GREEN COUNTRY SURVEYING**  
301 EAST GRAHAM AVENUE  
P.O. BOX 445  
PRYOR CREEK, OKLAHOMA 74362  
OFFICE 918-855-6575  
FAX 918-825-3808

**GRAND LAKE MENTAL HEALTH CENTER**  
**PROPERTY SURVEY PLAT**

DATE	11/1/2014	CHECKED	APPROVED	SCALE	1"=20'
DRAWN	GMF	GMF	GMF	DRAWING NO.	MEDCNTR.CRD
REVISION	01/11/2015	GMF	GMF		MEDCNTR.PL