

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

July 5, 2022

5:30 P.M.

**Council Chambers
113 North Elm St
Sallisaw, Oklahoma**

A G E N D A

- 1. Meeting called to order**
- 2. Declaration of a quorum**
- 3. Consider approval of minutes of regular meeting of June 7, 2022.**
- 4. Discuss, consider and take possible action on Case No. PC 2022-004;
Preliminary presentation of Drake Prairie Estates, an addition to the City of
Sallisaw; by Barry and Carolyn Spyres and Jimmy Blanton.**
- 5. Discuss, consider, and take possible action on Case No. PC 2022-006;
Replat of Spring Valley, an addition to the City of Sallisaw by Harris
Properties, LLC**
- 6. Discuss, consider, and take possible action on Case No. PC 2022-008;
Replat of the Lot 4 of the Repat of Lot 2 of James Family Properties
Subdivision, Lot 1, 2 and 3, an addition to the City of Sallisaw by 4D
Investments.**
- 7. Adjourn**

Posted: JUNE 30, 2022

Time: 3:45 pm

Lisa Gabbert

AGENDA ITEM COMMENTARY

Meeting Date: July 5, 2022
Board: Sallisaw Planning Commission
Subject:

ITEM TITLE: Consider approval of minutes of regular meeting of June 7, 2022.

INITIATOR:

STAFF INFORMATION SOURCE:

BACKGROUND:

EXHIBITS: 1. 06.07.22 minutes

KEY ISSUES:

FUNDING SOURCE:

RECOMMENDATION:

SALLISAW PLANNING COMMISSION

REGULAR MEETING

JUNE 7, 2022

MINUTES

The Sallisaw Planning Commission met in a regular meeting on June 7, 2022, in the Sallisaw Council Chambers, located at 113 N. Elm, Sallisaw. Notice of the meeting given by posting at city hall on June 3, 2022 at 11:30 am; by posting on the City's website; by emailing to Sequoyah County Times; and by giving notice to the City Clerk's Office.

MEMBERS PRESENT:	Brady Bauer Ronnie Woodward	Crystal Sides Joe Velasquez	Matt Duke
MEMBERS ABSENT:	Tim Brown	Scott Looper	
OTHERS PRESENT:	Kelly Osburn	Dusty Riggs	
STAFF PRESENT:	Keith Miller	Chris Carter	Lisa Gabbert

Meeting called to order at 5:30 p.m. and a Quorum declared present.

MINUTES

The minutes of regular meeting of May 3, 2022 were presented for approval.
Motion made by Bauer, seconded by Woodward, for approval of minutes as presented.
Vote: Velasquez aye, Bauer aye, Sides aye, Woodward aye, Motion carried 4-0.

Discuss, consider, and take possible action on Case No. PC 2021-008; request to vacate the South 25 feet of Choctaw Street lying North of Block 9 of Payne Addition, Sallisaw, Sequoyah County, Oklahoma; by Joel and Rosalba Nieto.

Keith Miller informed the board that the agent for the vacate, which was previously tabled from the May 3, 2022 meeting, has not been in contact on rectifying matters on the request. Miller said he consulted the city attorney who advised to strike the request from the agenda for a later time.
Motion made by Bauer, seconded by Sides, to strike the item from the agenda.
Vote: Velasquez aye, Bauer aye, Sides aye, Woodward aye, Motion carried 4-0.

Discuss, consider, and take possible action on Case No. PC 2022-002; rezoning request from agriculture (A-1) to residential (R-1) by Dustin and Sheila Riggs.

Miller told the board the request for rezoning for the property was made for lesser setbacks for more area for construction of a single family dwelling.
Motion made by Sides, seconded by Woodward, for approval of rezoning request to change from agriculture (A-1) to residential (R-1).
Vote: Velasquez aye, Bauer aye, Sides aye, Woodward aye, Duke aye. Motion carried 5-0

ADJOURN

Motion made by Duke, seconded by Bauer, to adjourn the meeting, there being no further business.

Vote: Velasquez aye, Bauer aye, Sides aye, Woodward aye, Duke aye. Motion carried 5-0

Meeting ended at 5:37 p.m.

APPROVED this _____ day of _____, 2022

Joe Velasquez, Chairman

ATTEST:

Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: July 5, 2022
Board: Sallisaw Planning Commission
Subject: Request for replat

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2022-004; Preliminary presentation of Drake Prairie Estates, an addition to the City of Sallisaw; by Barry and Carolyn Spyres and Jimmy Blanton.

INITIATOR: Kelly Osburn, agent

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Kelly Osburn, agent for Barry and Carolyn Spyres and Jimmy Blanton, will present a preliminary plat of Drake Prairie Estates, an addition to the City of Sallisaw, for consideration and approval. The property is located on West Drake Road. The intent is for single-family dwellings.

EXHIBITS: 1. PC2022-004 app
2. PC2022-004 Plat

KEY ISSUES: None.

FUNDING SOURCE: N/A

RECOMMENDATION: Approval

PC2022-004

PLANNING COMMISSION

REQUEST FOR PLAT APPROVAL

Application is hereby made to the Planning Commission for the consideration of a recommendation to the City Council for

Drake Prairie Estates

General Location W. Drake Road
(Street Address)

Present Use of Property Ag

Proposed Use of Property Residential

Record Owner of Property Barry & Carolyn Spyras & Jimmy Blanton

If Applicant is other than owner, indicate interest: ☐ purchaser, ☐ lessee,

☒ agent for, Osborn Land Surveyors ☐ Other _____

Are there any Private or Deed Restrictions controlling the use of this property? No

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

Signed [Signature]

Address P.O. Box 1906, Sallisaw

Phone 918-775-9322

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application received by: Kan

Date: 3-16-22

Application No.: _____

Present Zoning A-1

Fee Receipt: _____

Requested: R-1

City Action: _____

P.C. Action _____

Date: _____

Ordinance No.: _____

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Barry & Carolyn Spyres, and Jimmy Blanton, being the sole owners of the fee simple and to the following described real estate situated in the County of Sequoyah, State of Oklahoma, to-wit:

A 31.07-acre parcel of land, more or less, less public road right of ways and being subject to any easements of record, being situated in a part of the S/2 S/2 SE/4 of Section 12, Township 11 North, Range 23 East of the Indian Base and Meridian Sequoyah County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma PLS #1628 on June 6, 2022. The basis of bearing for the described parcel is N89°54'43"W along the South line of the SE/4 of said Section 12 and is more particularly described as:
Commencing at an ODOT brass cap marking the SE corner of said S/2 S/2 SE/4; Thence along the south line thereof, N89°54'43"W 50.00 Feet to a magnail w/shiner for the point of beginning; Thence continuing along said South line N89°54'43"W 2593.47 Feet to an existing #4 rebar marking the the SW corner of said S/2 S/2 SE/4; Thence along the West line thereof N00°07'09"E 521.78 Feet to a #3 rebar w/cap; Thence S89°54'43"E 2593.73 Feet to an existing #3 rebar w/cap; Thence S00°08'53"W 521.73 Feet to the point of beginning.

have caused the same to be surveyed, staked and platted into Lots and have caused the same to be named and designated "Drake Prairie Estates", an addition to the City of Sallisaw, Oklahoma. We hereby dedicate to the City of Sallisaw, its successors and assigns, all easements and streets as shown on this plat and do hereby guarantee clear title to all land that is dedicated for the purpose of providing an orderly development of the entire tract.

owner-Barry Spyres

owner-Carolyn Spyres

owner-Jimmy Blanton

STATE OF OKLAHOMA

SS

COUNTY OF SEQUOYAH

Notary

My Commission Expires:

(SEAL)

APPROVAL OF PLAT

The Board of Commissioners of the City of Sallisaw, Oklahoma hereby approve this plat of "Drake Prairie Estates", an addition to the City of Sallisaw, Oklahoma, and accept all streets and easements shown therein.

Dated this ____ day of _____, 2021.

CITY OF SALLISAW

MAYOR

ATTEST:

CITY CLERK

(SEAL)

The Planning Commission of the City of Sallisaw, Oklahoma recommends approval of plat "Drake Prairie Estates", an addition to the City of Sallisaw, Oklahoma and the easements as shown therein.

Recommended Approval on ____day of _____ 2022

CHAIRMAN

SECRETARY

I certify that I have approved application and plan for a plat of a residential development which is on file at the Sequoyah County Courthouse and the Sequoyah County Office of the Oklahoma Department of Environmental Quality and hereby approve this plat for the use of Public water system and Private sewage system.

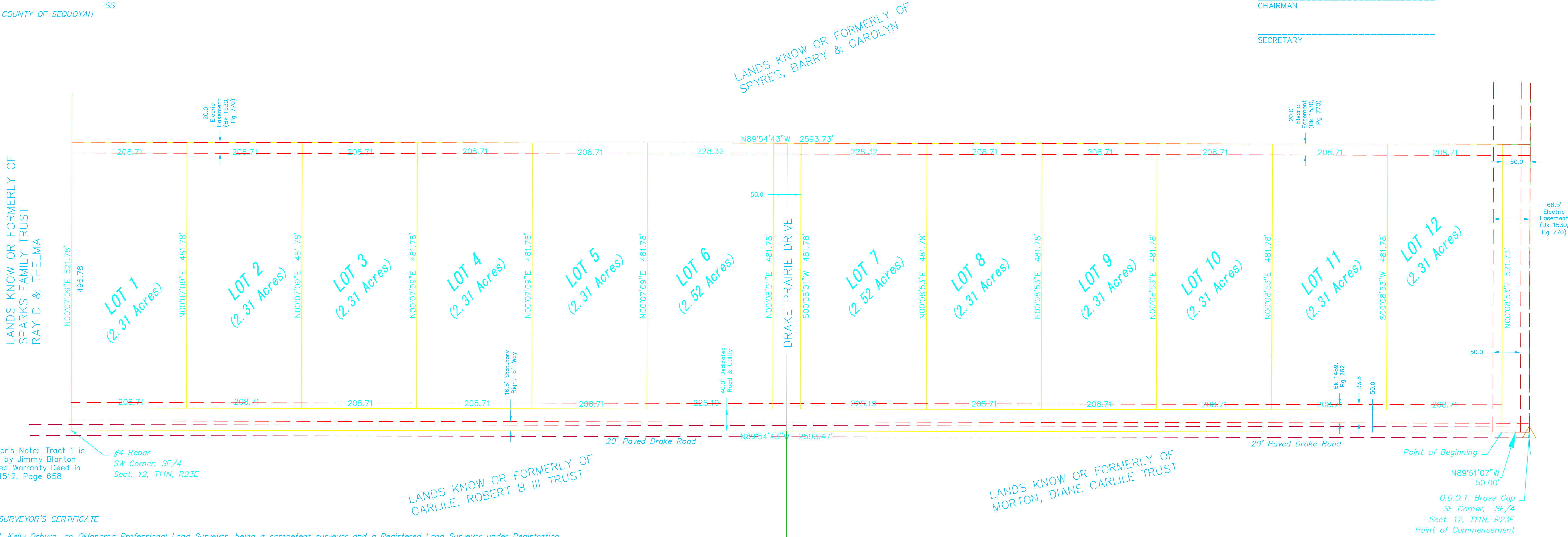
Note: Once plat approval has been obtained from the Department of Environmental Quality, no major soil modification may occur in an area designated for septic system approval:

Restrictions to approval:

Date:

Signed Environmental Specialist

Environmental Specialist Oklahoma Department of Environmental Quality ODEQ



SURVEYOR'S CERTIFICATE

I, Kelly Osburn, an Oklahoma Professional Land Surveyor, being a competent surveyor and a Registered Land Surveyor under Registration No. 1628, do hereby certify that I have carefully and accurately surveyed and staked the property located on a part of S/2 S/2 SE/4 of Section 12, Township 11 North, Range 23 East of the Indian Base and Meridian Sequoyah County, Oklahoma, as described on the plat and that monuments as shown or #3 rebar with caps #1628 have been placed at all property corners and that the described plat is a true representation of said survey. The Last Site Visit 3-8-2022. This survey meets the requirements of the Oklahoma Minimum Standards.

Certificate of Authorization: #5391; Expires 6-30-2023

Witness my hand this the ____ day of _____, 2022.

Kelly Osburn, P.L.S.

STATE OF OKLAHOMA

SS

COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____ 2022, personally appeared Kelly Osburn, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary

My Commission Expires:

(SEAL)

LANDS KNOW OR FORMERLY OF SPYRES, BARRY & CAROLYN

LANDS KNOW OR FORMERLY OF CARLILE, ROBERT B III TRUST

LANDS KNOW OR FORMERLY OF MORTON, DIANE CARLILE TRUST

Preliminary Drake Prairie Estates

An addition to the City of Sallisaw, being a part of the W/ 2 SE/ 4 and a part of the SE/ 4 SE/ 4 of Section 12, Township 11 North, Range 23 East, Sequoyah County, Oklahoma.

Date: JUNE 2022

Scale: 1"=100'

Owner/ Developer: Barry & Carolyn Spyres, Jimmy Blanton

Osburn Land Surveyors, Inc.

3615 West Cherokee

P.O. Box 1406

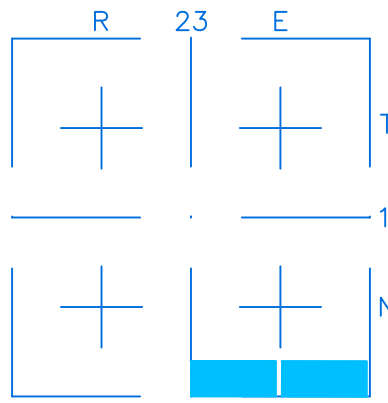
Sallisaw, OK

74955

Office - (918) 775-9522

Basis of Bearing
N89°54'43"W along
the South line of the SE/4
Sect. 12, T11N, R22E

Location Map



Location Map Scale: 1"=3000'
Section 12
Sequoyah County, Okla.

Set #3 Rebar

Existing #3 Rebar

Set Magnail w/shiner

TREASURER'S CERTIFICATE

I, Angela Gist, as Treasurer of Sequoyah County, Oklahoma, do hereby certify that all taxes on the property hereon platted and described have been paid or cash bond placed to secure the same.

Dated the ____ day of _____, 2022.

COUNTY TREASURER

NOTES:
Valley Land Title Company has conducted a search of easements and other right of ways on a parcel of land in the S/2 S/2 SE/4 of Section 12, Township 11 North, Range 23 East, Sequoyah County Oklahoma., Job #2022-0263.

Conveyance. Book 568, Page 476 Rural Water District #1 conveys to the City of Sallisaw. No specific location.

Book 1271, Page 431 is a Vesting deed conveying property unto Barry and Carolyn Spyres

Book 1489, Page 262 is a Water line easement in favor of Rural Water District #4 and is shown.

Book 1507, Page 721 is Sallisaw City Ordinance No. 2019-18 Annexing the S/2 NE/4 and the SE/4 of Section 12, Township 11 North, Range 23 East, Sequoyah County Oklahoma.

Book 1512, Page 658 is a Warranty Deed on part of the property to Jimmy Blanton and has been shown and labeled as Lot 1.

Book 1530, Page 16 is an affidavit of municipal code of the City of Sallisaw.

Book 1530, Page 770 is an electric easement in favor of the City of Sallisaw and is shown.

Any easements affecting this property that are unrecorded or implied which may exist prior to the filing of this plat have not been shown.

The Section line passing through this plat is subject to a 33.0' statutory right-of-way (16.5' on each side) as created by Volume 32, U.S. Statutes at Large, Page 722.

All Lot measurements are to Lot Corners.

AGENDA ITEM COMMENTARY

Meeting Date: July 5, 2022
Board: Sallisaw Planning Commission
Subject: Replat of Spring Valley Addition

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2022-006; Replat of Spring Valley, an addition to the City of Sallisaw by Harris Properties, LLC

INITIATOR: Osburn Land Surveyors, LLC

STAFF INFORMATION SOURCE: Building Development Staff

BACKGROUND: Kelly Osburn, agent for Harris Properties, LLC, will present a replat of Spring Valley Addition in the City of Sallisaw for consideration. Harris Properties, LLC is requesting to add one acre to the plat, reconfiguring a road into a cul de sac and renaming the addition from Spring Valley Addition to Harris Valley Addition. The property is located on West Chestnut Street. The zoning is residential (R-2).

EXHIBITS: 1. PC2022-006 App
2. PC2022-006 Replat of Spring Valley

KEY ISSUES: None.

FUNDING SOURCE: None

RECOMMENDATION: Approval

PC2022-006

APPROVAL OF RE-PLAT

Application is hereby made to the Building Development Director for ADMINISTRATIVE approval of a Single Lot Replat. Recommendation to the Sallisaw Board of Commissioners for approval of the following said action will take place at the next regularly scheduled meeting .

*Legal Description with Acreage: Harris Valley
*Local Street Address or Block: W. Chestnut Street
*Present Use of Property: Residential R-2
*Proposed Use of Property: Residential R-2
*Record Owner of Property: Aaron Harris Harris Properties, LLC

Are there any Private or Deed Restrictions controlling the use of this property?

The information submitted is complete, true and accurate. False or misleading information shall result in forfeiture of fee and application denial.

Address of responsible party: Oskum Land Surveyors P.O. Box 1405
Owner Signature: [Signature] Agent Signature: [Signature]

APPLICANT - DO NOT WRITE IN THIS AREA

Application Received by: KM Fee Received: 8.029415

Administrative Reviewer: KM Present Zoning: R-2

Administrative Approval: YES ☐ NO ☒ Rezoning Required: YES ☐ NO ☒

Planning Commission Action : YES ☒ NO ☐ City Council Approval: YES ☒ NO ☐

Directors Signature: _____ Date: _____

Send to PC

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Harris Properties, LLC, being the sole owner of the fee simple and to the following described real estate situated in the County of Sequoyah, State of Oklahoma, to-wit:

All of Spring Valley, an Addition to the City of Sallisaw, Sequoyah County, Oklahoma and Plat being filed April 1, 2008 in Book 82 Page 128A, also being more particularly described as follows:

A part of the N/2 N/2 NW/4 of Section 8, Township 11 North, Range 24 East of the Indian Base and Meridian, Sequoyah County, Oklahoma Described as: Commencing at the NW Corner of the N/2 N/2 NW/4; thence along the North line thereof, East 1368.00 feet; thence SOUTH 25.00 feet to the point of beginning; thence EAST 37.00 feet; thence SOUTH 150.00 feet; thence EAST 125.00 feet; thence SOUTH 225.00 feet; thence EAST 125.00 feet; SOUTH 161.21 feet to the North Right-of-Way fence of U.S. Interstate Highway #40; thence along said 1-40 R/W fence, N76°49'06" W 534.08 feet; thence NORTH 264.42 feet; thence EAST 233.00 feet; thence NORTH 150.00 feet to the point of beginning.

AND A plot described as starting 475 feet East and 208.85 feet South of the Northwest corner of the NE/4 NW/4 NW/4 of Section 8, Township 11 North, Range 24 East, Section 8, Township 11 North, Range 24 East, and extending West 208.85 feet to the North side of I-40 right of way, thence Southeastery along I-40 right of way to a point 245 feet SOUTH of the point of beginning; thence NORTH 245 feet to the point of beginning.

have caused the same to be surveyed, staked and platted and have caused the same to be named and designated "The Replat of Spring Valley Addition to Harris Valley", an addition to the City of Sallisaw, Oklahoma. We hereby dedicate to the City of Sequoyah, its successors and assigns, all easements and streets as shown on this plat and do hereby guarantee that the said land that is dedicated for the purpose of providing an orderly development of the entire tract.

General Manager—Austin Harris

STATE OF OKLAHOMA
COUNTY OF SEQUOYAH SS

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of March, 2022, personally appeared Harris Properties, LLC, to me known to be the legal owner of the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary

My Commission Expires:

(SEAL)
SURVEYOR'S CERTIFICATE

I, Kelly Osburn, Oklahoma Registered Professional Land Surveyor, No. 1628, do hereby certify that I have carefully and accurately surveyed the property located in Spring Valley Addition to the City of Sallisaw and a part of the NE/4 NW/4 NW/4 of Section 8, Township 11 North, Range 24 East, as described on this plat and that existing monuments have been found or #3 rebar with caps have been placed at all property corners and that the described plot is a true representation of said survey. This survey meets the requirements of the Oklahoma Minimum Standards.

Certificate of Authorization: #5391; Expires 6-30-2023

Witness my hand this the ____ day of March, 2022.

Kelly Osburn, P.L.S. 1628

STATE OF OKLAHOMA
COUNTY OF SEQUOYAH SS

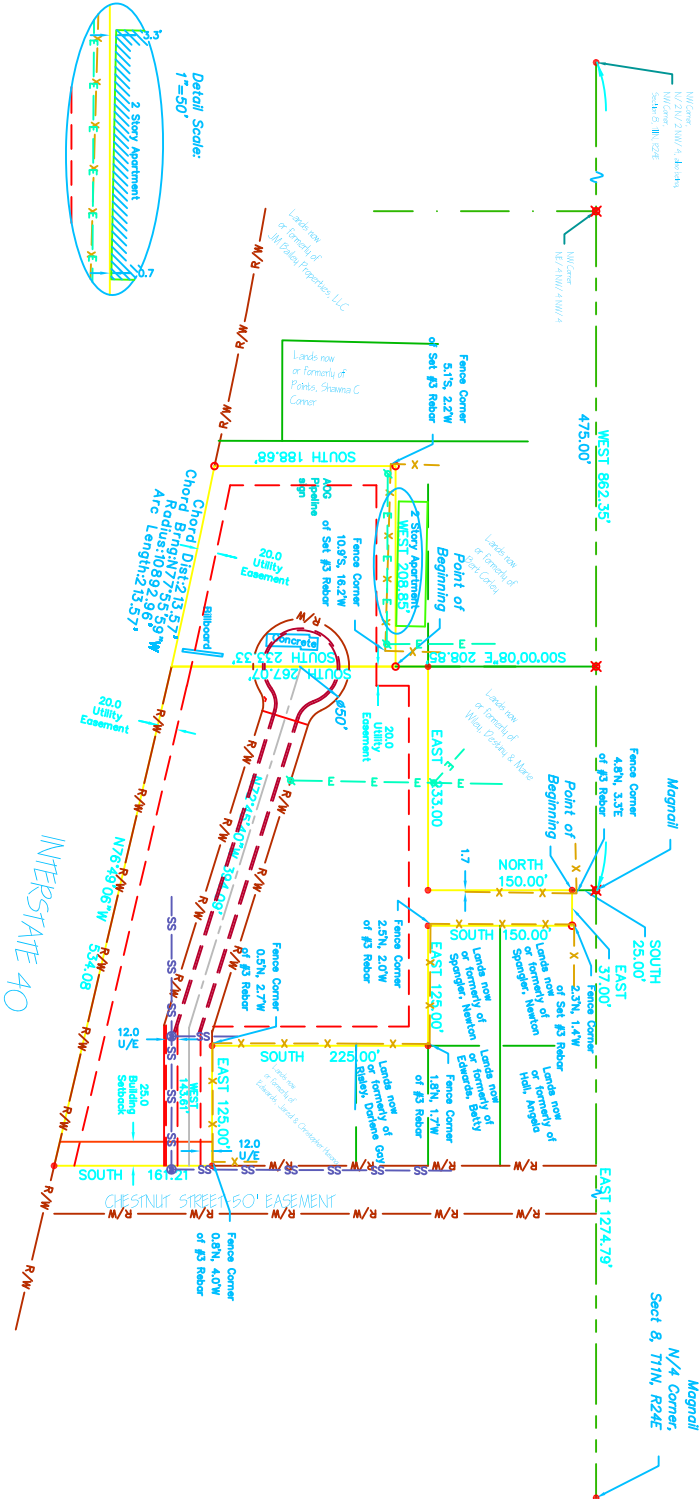
Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of March 2022, personally appeared Kelly Osburn, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary

My Commission Expires:

(SEAL)



Preliminary

The Replat of Spring Valley Addition to Harris Valley

An addition to the City of Sallisaw, being a part of the N/2 N/2 NW/4 of Section 8, Township 11 North, Range 24 East, Sequoyah County, Oklahoma.

Date: 03-2022 Scale: 1"=100'

Owner/Developer: Harris Properties, LLC

Osburn Land Surveyors, LLC.

3615 West Cherokee P.O. Box 1406

Sallisaw, OK 74955

Office — (918) 775-9322

APPROVAL OF PLAT

The Board of Commissioners of the City of Sallisaw, Oklahoma hereby approve this plat of "The Replat of Spring Valley Addition to Harris Valley", an addition to the City of Sallisaw, Oklahoma, and accepts the easements shown therein.

Dated this ____ day of March, 2022.

CITY OF SALLISAW

MAYOR

ATTEST:

CITY CLERK

(SEAL)

The Planning Commission of the City of Sallisaw, Oklahoma, recommends approval of plat "The Replat of Spring Valley, an Addition to the City of Sallisaw, March, 2022.

Chairman of the Board

Attest:

Secretary

TREASURER'S CERTIFICATE

I, Angela Gist, as Treasurer of Sequoyah County, Oklahoma, do hereby certify that all taxes on the property hereon platted and described have been paid or cash bond placed to secure the same.

Dated the ____ day of March, 2022.

COUNTY TREASURER

NOTES

SCA Title, LLC has conducted a search of easements and other right of ways on a parcel of land in the NE/4 NW/4 NW/4 and in the N/2 N/2 NW/4 of Section 8, Township 11 North, Range 24 East, Sequoyah County Oklahoma. Job #21-10457

Book 368, Page 510-511 is a gas pipeline easement which does not affect the property and has not been shown.

Highway Right-of-Way information from ODOT.

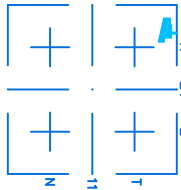
Easements affecting this property which may exist prior to the filing of this plat have not been shown.

The Section line passing through this plat is subject to a 33.0' statutory right-of-way (16.5' on each side) as created by Volume 32, U.S. Statutes at Large, Page 722.

Basis of Bearing is Bearings are based on the recorded plat of Spring Valley Addition to the City of Sallisaw



Location Map



AGENDA ITEM COMMENTARY

Meeting Date: July 5, 2022
Board: Sallisaw Planning Commission
Subject:

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2022-008; Replat of the Lot 4 of the Replat of Lot 2 of James Family Properties Subdivision, Lot 1, 2 and 3, an addition to the City of Sallisaw by 4D Investments.

INITIATOR: Trey Girdner, Bank of Cherokee County and Osburn Land Surveyors, LLC

STAFF INFORMATION SOURCE: Building Development Staff

BACKGROUND: Kelly Osburn and Trey Girdner will present a replat of Lot 4 of the replat of Lot 2 of the James Family Properties Subdivision, for consideration. The property is located in the 100 block of North Kerr Boulevard and the 100 block of North No Name Street. The intent is to add a road from Kerr Boulevard to No Name Street.

EXHIBITS: 1. PC2022-008 app
2. PC2022-008 Replat of Lot 4

KEY ISSUES: None

FUNDING SOURCE: N/A

RECOMMENDATION: Approval

PC2022-008

PLANNING COMMISSION

APPLICATION FOR PLAT APPROVAL

Application is hereby made to the Planning Commission of a recommendation to the City Council for rezoning of the following described property to a district

100 S. KEMER BLVD SALLISAW, OK
General Location 74955
(Street Address, Legal Description and Acreage: Attach additional sheets if necessary)

Present Use of Property VACANT

Proposed Use of Property BANK

Record Owner of Property UID INVESTMENTS

If Applicant is other than owner, indicate interest: ☐ purchaser, ☐ lessee,

☒ agent for, UID INV. ☐ other _____

Are there any Private or Deed Restrictions controlling the use of this property? NO

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

Signed [Signature] Address P.O. BOX 660
Phone 918-775-0855 HULBERT, OK 74441

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: Chris Cate Date: 6-21-22

Present Zoning _____

Fee Receipt: _____ Requested: _____

PC Action: _____ Date: _____

City Action: _____ Date: _____

Ordinance No.: _____

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Four D Real Estate LLC., being the sole owners of the fee simple and to the following described real estate situated in the County of Sequoyah, State of Oklahoma, to-wit:

Lot 4 of the Replat of Lot 2 of James Family Subdivision Lot 1, Lot 2, and Lot 3 an addition to the city of Sallisaw, Sequoyah County, Oklahoma.

have caused the same to be surveyed, staked and platted and have caused the same to be named and designated "The Replat of Lot 4 of The Replat of Lot 2 of James Family Subdivision Lot 1, Lot 2, and Lot 3", an addition to the City of Sallisaw, Oklahoma. We hereby dedicate to the City of Sequoyah, its successors and assigns, all easements and streets as shown on this plat and do hereby guarantee clear title to all land that is dedicated for the purpose of providing an orderly development of the entire tract.

Managing Member/CEO/President

STATE OF OKLAHOMA SS
COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of May 2022, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary
My Commission Expires:

(SEAL)

SURVEYOR'S CERTIFICATE

I, Kelly Osburn, Oklahoma Registered Professional Land Surveyor, No. 1628, do hereby certify that I have carefully and accurately surveyed the property known as Lot 4 of the REplat of Lot 2 of James Family Properties Subdivision Lot 1, Lot 2 and Lo 3 to the City of Sallisaw, as described on this plat and that existing monuments have been found or #3 rebar with caps have been placed at all property corners and that the described plat is a true representation of said survey. This survey meets the requirements of the Oklahoma Minimum Standards.

Certificate of Authorization: #5391; Expires 6–30–2023

Witness my hand this the _____ day of May, 2022.

Kelly Osburn, P.L.S. 1628

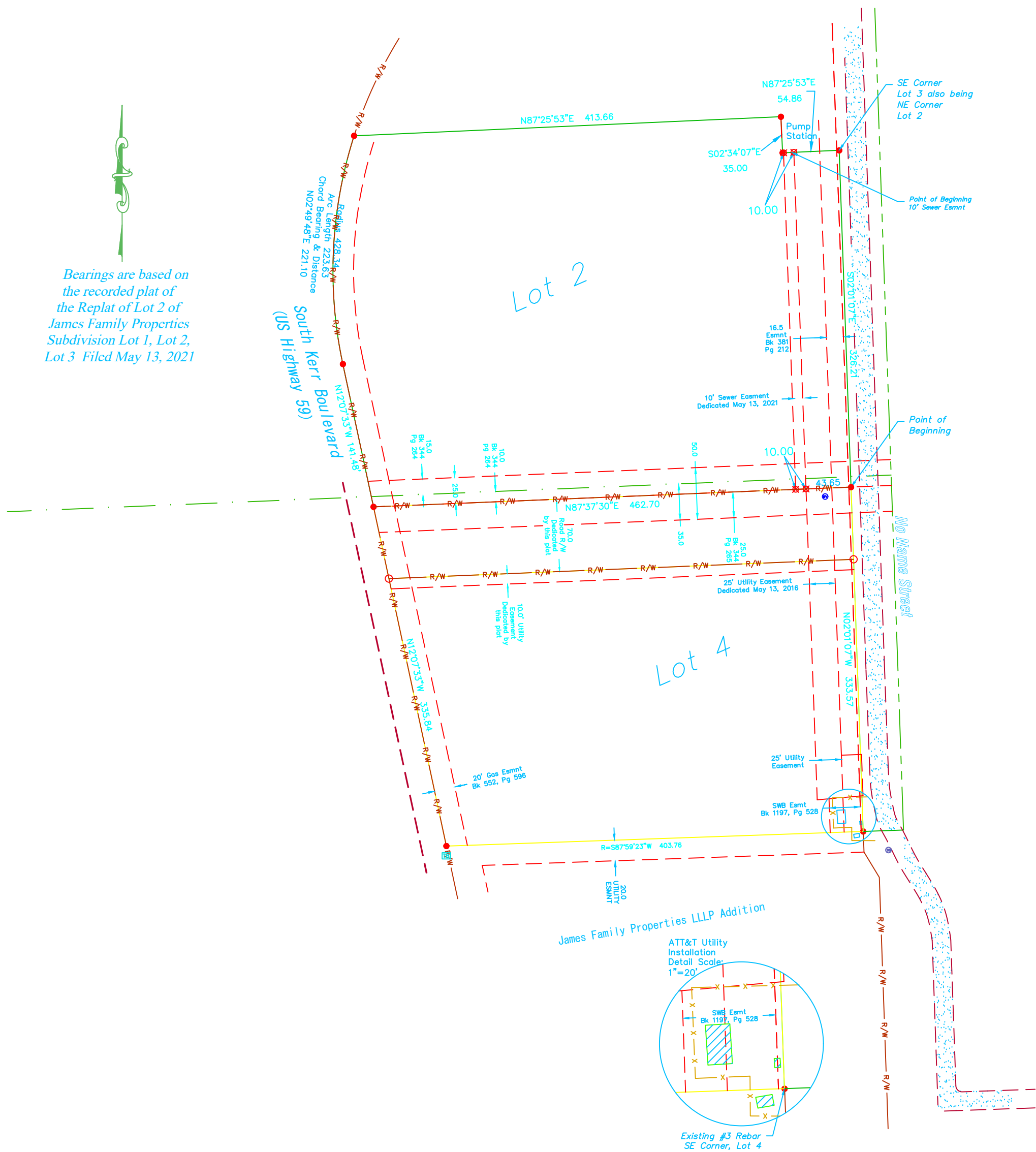
STATE OF OKLAHOMA SS
COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of May 2022, personally appeared Kelly Osburn, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary
My Commission Expires:

(SEAL)



The Replat of Lot 4 of the Replat of lot 2 of James Family Properties Subdivision Lot 1, Lot 2, and Lot 3

An addition to the City of Sallisaw, being a part of the SE ¼ NE ¼ of Section 6, Township 11 North, Range 24 East, Sequoyah County, Oklahoma.

Date: 05-2022 Scale: 1"=60'
Owner/ Developer: Bank of Cherokee County

Osburn Land Surveyors, LLC.
3615 West Cherokee P.O. Box 1406
Sallisaw, OK 74955
Office – (918) 775–9322

APPROVAL OF PLAT

The Board of Commissioners of the City of Sallisaw, Oklahoma hereby approve this plat of "The Replat of Lot 4 of The Replat of Lot 2 of James Family Subdivision Lot 1, Lot 2, and Lot 3", an addition to the City of Sallisaw, Oklahoma, and accepts the easements shown therein.

Dated this _____ day of May 2022.

CITY OF SALLISAW

MAYOR

ATTEST:

CITY CLERK

(SEAL)

The Planning Commission of the City of Sallisaw, Oklahoma, recommends approval of plat of The Replat of Lot 4 of The Replat of Lot 2 of James Family Subdivision Lot 1, Lot 2, and Lot 3, an Addition to the City of Sallisaw, Oklahoma, and the easements as shown therein, on this _____ day of May 2022.

Chairman of the Board
Attest:

Secretary

TREASURER'S CERTIFICATE

I, Angela Gist, as Treasurer of Sequoyah County, Oklahoma, do hereby certify that all taxes on the property hereon platted and described have been paid or cash bond placed to secure the same.

Dated the _____ day of May 2022.

COUNTY TREASURER

NOTES:

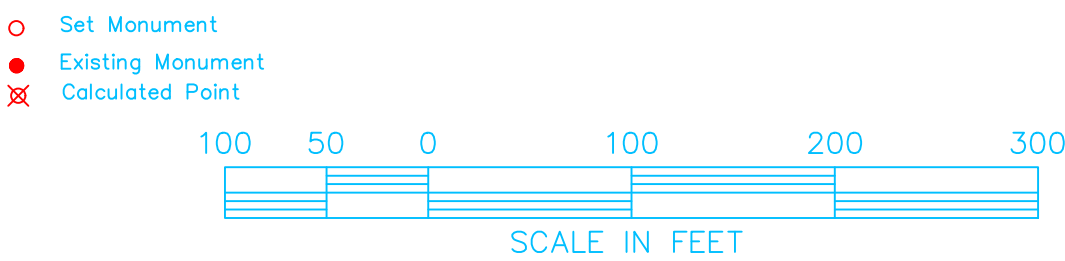
Highway Right-of-Way information from ODOT.

Easements affecting this property which may exist prior to the filing of this plat have not been shown.

Any and all building set backs shall be dictated and enforced by the City of Sallisaw per the applicable zoning ordinance for which this property is currently zoned.

The Section line passing through this plat is subject to a 33.0' statutory right-of-way (16.5' on each side) as created by Volume 32, U.S. Statutes at Large, Page 722.

Basis of Bearing is *Bearings are based on the recorded plat of James Family Properties Subdivision Lot 1, Lot 2, Lot 3 to the City of Sallisaw*



Location Map