



**Creek County, Oklahoma
Creek County Planning Commission (CCPC)**

REZONING APPLICATION

3. At the Public Hearing, the CCPC will recommend approval or denial based on the facts presented. You are strongly encouraged to attend to respond to any questions the Planning Commission might have; should you be unable to attend, a representative at your direction should attend.

4. Finally, the Board of Creek County Commissioners will hear your case and consider the recommendation of the CCPC before taking final action. The Board of Creek County Commissioners meets every Monday at 9:00 AM in the Collins Building, 317 E. Lee Suite 103.

Applicant: Nathalie Cornett, Eller & Detrich, P.C.
 Address: 2727 E. 21st St., Ste. 200 Tulsa, OK 74114
 Phone: (918) 747-8900
 Owner of Record: Jimmie Radcliffe Proof of Ownership: See attached Deed
 Current Zoning: A - Agricultural Current Use None - Vacant SWBT equipment station
 Requested Zoning: I - Industrial Proposed Use off-site contractor's office + equipment storage
 Address of Tract: -

Legal Description of Tract (attach copy of Deed): See attached Deed

Written Explanation of Project or Proposed Use: The Applicant requests rezoning from A to I to utilize the existing, vacant SWBT equipment station for the Owner's construction business.

Signature of land owner: See attached signature page Date: 10-30-2020

Phone # 918-747-8900

M 101
Ozark Trail

For Creek County Planner's Office Use Only:

CCZ 2028 Fee Amount 299 Check # 10757 CZM # _____
 Application Received By: Planning Date: 10-30-2020 Reference Case #: _____
 CCPC Date 12-15-2021 Action: Approved
 BOCC Date 12-21-2021 Action: Approved Resolution #: _____

Mailing Address: 17356 W. Ozark Trail, Sapulpa, OK 74066



Creek County, Oklahoma
Creek County Planning Commission (CCPC)

Rezone
to
Industrial

REZONING APPLICATION

1. Complete the application and submit to Creek County Planner's office (317 East Lee, Suite 101)
The Planning Commission meets the 3rd Tuesday of every month at 6:00 P.M. in the Ballroom of the Collins Building, 317 East Lee Street, Sapulpa, OK 74066.

2. Submit the following with this application:

- A. A recent aerial photograph with subject property boundaries will be printed in the office.
- B. A current certified survey with a north arrow that is to scale and that has been signed and sealed by a registered land surveyor or professional engineer.
- C. A professionally drawn and accurately scaled, Site Plan that indicates the following:
 - All proposed property lines and dimensions.
 - All proposed buildings, improvements and their setbacks from property lines.
 - All adjacent streets, street widths and existing access limitations.
 - North Arrow, scale of drawing and drawing preparation date.
 - Landscape Plan
 - Location of existing easements, if applicable
 - Provide the total area of the property in acres and square feet.
- D. A Microsoft word copy of the legal description emailed to the planner@creekcountyonline.com
A full legal description of the property with attached copies of any instruments referred to such as deeds, plats, covenants or restrictions
- E. Rezoning for Agriculture, Light Residential, Heavy Residential, or Manufactured Home District
Needs to provide a copy of names and addresses of all adjoining property owners within a three Hundred (300) foot radius of the "parent tract" subject property boundaries, prepared by the Planning and Zoning office with the Assessor data or by a Certified Title Abstract office plus \$7.00 fee per each name on the list.
- ✓ Rezoning for Commercial District or Industrial District needs to provide three (3) copies of each of the names and addresses of all adjoining property owners within a three hundred (300) foot radius of the "parent tract" subject property boundaries, prepared, signed and sealed by a Certified Title Abstract company plus \$7.00 fee per each name on the Certified Title Abstract list.
- F. Notice of Publication in the Sapulpa Herald newspaper – they will bill you directly
- G. Appropriate fee for zoning (make check payable to Creek County Planning)

- 1. Agriculture, Light Residential, Heavy Residential, Manufactured Home \$125.00
- 2. Commercial or Industrial..... \$225.00
- 3. Sign Posting Fee..... \$ 25.00
- 4. 300 foot radius in Planning office.....\$25.00

225.00
25.00
49.00

29902

Tax Roll Inquiry

Creek County Treasurer

Don Engle, Treasurer

Collins Bldg - 317 East Lee, Room 201 Sapulpa, OK 74066

Phone: 918-224-4501

Fax: 918-227-6397

E-Mail: dengle@creekcountyonline.com



20190015422

Owner Name and Address

RADCLIFFE JIMMIE E
17356 W OZARK TRL
SAPULPA OK 74066-0000

Taxroll Information

Tax Year : 2019
Property ID : 0000-31-018-011-0-001-00
Location :
School District : 31R KELLYVILLE **Mills :** 99.03
Type of Tax : Real Estate
Taxroll_Item# 15422

Legal Description and Other Information:

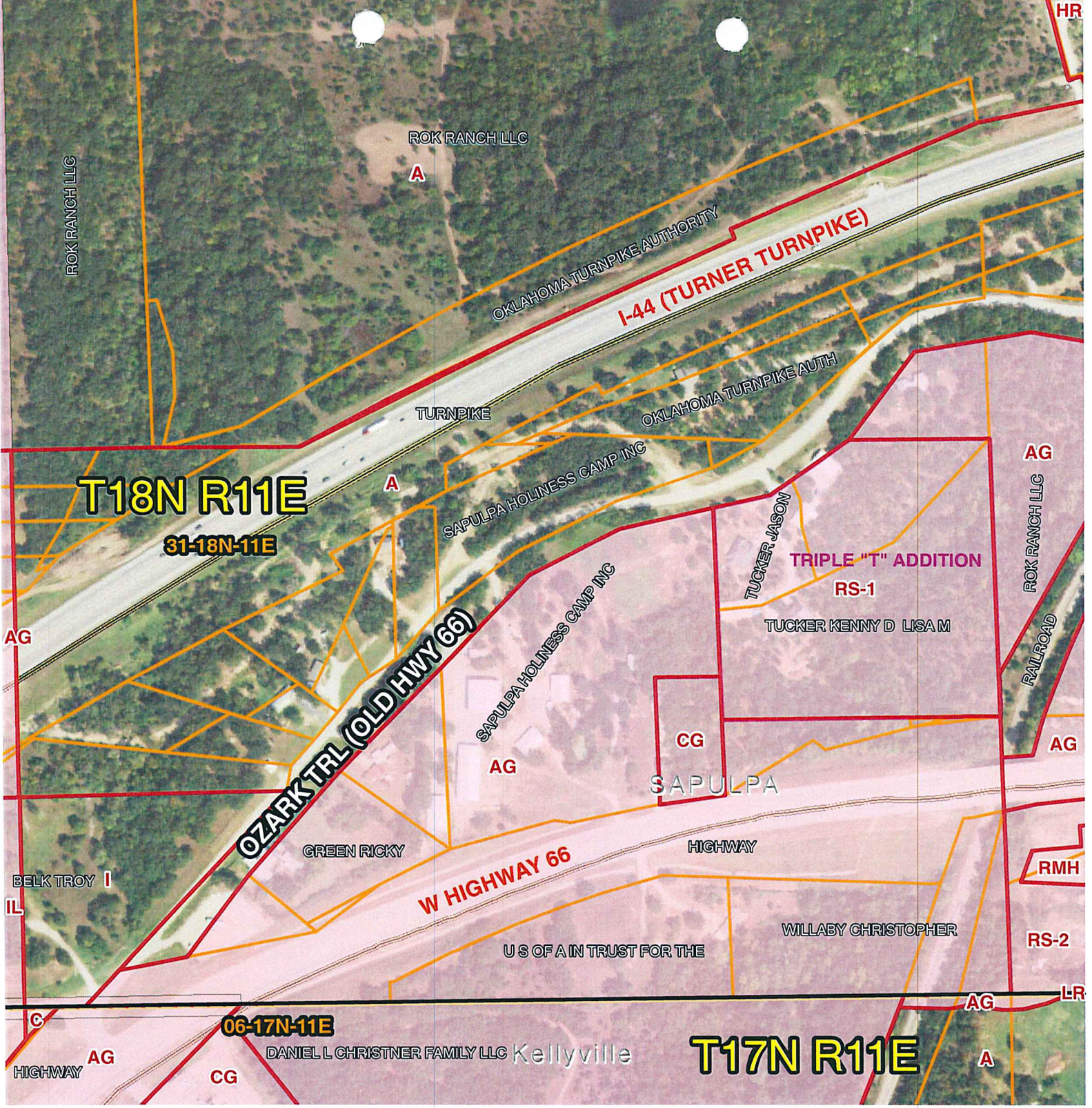
31-18-11 BEG 932.8 N OF SE COR SW SW N250 W100 S364.15 N41°15' E152 POB LESS PART OF LOT 4 COMM AT THE SW/C SW/4 TH N88D47°11'E 1281.24' TH N01 D01°56'W 1182.80 TH S88D58°04'W 38.05' TO POB TH S63D49°17'W 68.43' TH N01D01°56'W 29.08' TH N88D58°04'E 61.95' TO POB

Assessed Valuations	Amount
Land	1273
Improvements	464
Net Assessed	1737
Tax Values	Amount
Base Tax	172.00
Penalty	0.00
Fees	0.00
Payments	172.00
Total Paid	172.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/15/2020	42096	Other	Taxes	172.00	James E Radcliffe (WEB CC)

Login (build: 458:20201030.2)

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T18N R11E

31-18N-11E

OZARK TRL (OLD HWY 66)

I-44 (TURNER TURNPIKE)

W HIGHWAY 66

T17N R11E

DANIEL L CHRISTNER FAMILY LLC Kellyville

ROK RANCH LLC

A

TURNPIKE

A

SAPULPA HOLNESS CAMP INC

SAPULPA HOLNESS CAMP INC

AG

SAPULPA

CG

GREEN RICKY

HIGHWAY

U S OF A IN TRUST FOR THE

WILLABY CHRISTOPHER

TUCKER JASON

TRIPLE "T" ADDITION

RS-1

TUCKER KENNY D LISA M

AG

ROK RANCH LLC

RAILROAD

AG

RMH

RS-2

LR

AG

A

AG

BELK TROY I

IL

C

HIGHWAY

AG

CG

06-17N-11E

HR

18.00
5.00
9.00

Prepared by and after Recording,
Return To:
Mickey Villella
PO Box 282
La Veta, CO 81055

Send Tax Statements to Grantee at:
Jimmie E. Radcliffe
17456 W. Ozark Trail
Sapulpa, OK 74066

QUITCLAIM DEED

STATE OF OKLAHOMA
COUNTY OF CREEK

STATE OF OKLAHOMA
Creek County
Documentary Stamps: \$ 9.00

THIS INDENTURE, made this 15th day of DECEMBER 2014, from **SOUTHWESTERN BELL TELEPHONE COMPANY**, a Delaware corporation, (hereinafter referred to as "Grantor") unto **JIMMIE E. RADCLIFFE**, an individual (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof are hereby acknowledged, does by these presents remise, release and quit-claim unto Grantee forever all of Grantor's right, title and interest, if any, in and to:

THE TRACT(S) OR PARCEL(S) OF LAND located in the County of Creek, State of Oklahoma, including any improvements thereon, being more particularly described on Attachment "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property unto Grantee forever, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right, title, or interest in or to the Property or its appurtenances, or any rights thereof;

1-2015-000212 Bk 0955 Pg 723
01/07/2015 11:15 am Pg 723-728
Fee: \$ 23.00 Doc: \$ 9.00
Jennifer Mortazavi - Creek County Clerk
State of Oklahoma



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GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY REVOKES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY; AND SPECIFICALLY, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ANY SUBSTANCES OR MATERIALS WHICH ARE NOW OR HEREAFTER MAY BE CLASSIFIED OR CONSIDERED TO BE HAZARDOUS OR TOXIC UNDER ANY FEDERAL, STATE OR MUNICIPAL STATUTES, REGULATIONS, RULES, ORDINANCES, ORDERS, DECREES, OR ANY OTHER MANDATE, IN ANY FORM WHATEVER, HAVING THE FORCE AND EFFECT OF LAW, INCLUDING BUT NOT LIMITED TO THE COMMON LAW OR ANY OTHER APPLICABLE RULES OF LAW. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE "AS IS" AND WITH ALL FAULTS.

Furthermore, Buyer shall execute and acknowledge the "Release of Claims", in the form attached hereto as Attachment "B".

IN WITNESS WHEREOF, this Quitclaim Deed has been executed by Grantor as of the day and year first above written.

SOUTHWESTERN BELL TELEPHONE COMPANY, a Delaware corporation

By: _____

Print Name: JEROME LENTENO

Title: NGR - CRE PORTFOLIO MGT

1-2015-000212 Bk 0955 Pg 724
01/07/2015 11:15 am Pg 723-728
Fee \$ 23.00 Doc: \$ 9.00
Jennifer Mortazavi - Creek County Clerk
State of Oklahoma



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CALIFORNIA ALL PURPOSE

State of California

County of San Joaquin

On November 12, 2014 before me, Karen A. Scheflo Notary Public
(here insert name and title of the officer)

Personally appeared JEROME Centeno
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



I-2015-000212 Bk 0955 Pg 725
01/07/2015 11:15 am Pg 723-728
Fee \$ 23.00 Doc: \$ 9.00
Jennifer Mortazavi - Creek County Clerk
State of Oklahoma



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ATTACHMENT "A" TO QUITCLAIM DEED

That part of Lot 4 (otherwise described as SW 1/4 of SW 1/4) of Section 31, Township 18 North, Range 11 East, described as beginning at the point of intersection of the northerly side of West Ozark Trail (formerly U.S. 66) right-of-way with the east line of said Lot 4, which point is approximately 932.8 feet north of the southeast corner of said Lot, thence north a distance of 250 feet, thence west a distance of 100 feet, thence south a distance of approximately 364.15 feet to the northerly side of said West Ozark Trail right-of-way, thence north 41 degrees and 15 minutes east along the northerly side of said West Ozark Trail right-of-way a distance of approximately 152 feet to the point of beginning, containing 0.707 acres, more or less.

Subject to any and all easements, reservations, restrictions and covenants of record or not.

Said real property being subject to provisions of any public or private law, municipal, state or federal regulations and such facts as an accurate survey may disclose.

Being the same property described in that certain Quitclaim Deed dated September 23, 1974, from American Telephone and Telegraph Company to Southwestern Bell Telephone Company, and recorded on June 27, 1975, in Book 32 Page 1899, Official Records of Creek County, Oklahoma

I-2015-000212 Bk 0955 Pg 726
01/07/2015 11:15 am Pg 723-728
Fee: \$ 23.00 Doc: \$ 9.00

Jennifer Mortazavi - Creek County Clerk
State of Oklahoma



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ATTACHMENT "B" TO QUITCLAIM DEED

THIS RELEASE OF CLAIMS (this "Release of Claims") is given by **Jimmie E. Radcliffe**, an individual ("Buyer"), whose address is 17456 W. Ozark Trail, Sapulpa, OK 74066, effective as of December 15, 2014.

WHEREAS, Southwestern Bell Telephone Company., a Delaware corporation, ("Bell"), is contemporaneously herewith conveying to Buyer fee simple title to a certain parcel of land located in Creek County, State of Oklahoma, (the "Property") more particularly described above; and

WHEREAS, a material inducement to Bell to convey the Property to Buyer for the consideration agreed to by Bell and Buyer was the agreement of Buyer to execute this Release of Claims;

NOW, THEREFORE, in consideration of the mutual agreements of the parties, of the conveyance by Bell of the Property for the consideration stated in the Agreement, and for other good and valuable consideration, the receipt and adequacy of which are hereby conclusively acknowledged, Buyer hereby agrees as follows:

1. Buyer has inspected the Property and accepts the Property in its present condition, as is, as of the effective date of this Release of Claims, subject to all defects and conditions, both apparent and latent, if any.

2. To the extent permitted by law, Buyer, for Buyer and for Buyer's successors and assigns, and future grantees or holders of any interest in the Property, forever waives, releases and agrees not to make any claim, whether directly or by way of contribution, for any relief whatsoever, against Bell, any of its parent companies, and any subsidiaries of Bell or any company directly or indirectly controlled by Bell or any parent company of Bell ("Bell and Affiliates"), under the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or any federal, state or local statute or regulation or any federal or state common law whether now existing or applicable or hereinafter enacted or applicable, providing for any right of recovery for any environmental matter relating to or arising out of the Property.

3. This Release of Claims will be binding upon the Buyer and Buyer's heirs, executors, successors and assigns, and will inure to the benefit of Bell and Affiliates and their respective successors and assigns.

4. The Buyer will indemnify, defend and hold harmless Bell and Affiliates from and against all claims, liabilities, losses, damages, costs and expenses (including reasonable attorney's fees, expert witness fees and other costs of defense) for injury, including death to any person or

1-2015-000212 Bk 0955 Pg 727

01/07/2015 11:15 am Pg 723-728

Fee: \$ 23.00 Doc: \$ 9.00

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State of Oklahoma



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**CREEK COUNTY PLANNING COMMISSION (CCPC)
PLANNING AND ZONING DEPARTMENT
February 16th, 2021**

STAFF REPORT

NUMBER: CCZ-2028 | Rezoning
OWNERS: Jimmie Radcliffe
ADDRESS: Ozark Trail, Sapulpa
PARCEL NUMBER: 0000-31-018-011-0-001-00
STR: Section 31, Township 18 North, Range 11 East
LEGAL: THAT PART OF LOT 4 (OTHERWISE DESCRIBED AS SW 1/4 OF SW 1/4) OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 11 EAST, DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY SIDE OF WEST OZARK TRAIL (FORMERLY U.S. 66) RIGHT-OF-WAY WITH THE EAST LINE OF SAID LOT 4, WHICH POINT IS APPROXIMATELY 932.8 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH A DISTANCE OF 250 FEET, THENCE WEST A DISTANCE OF 100 FEET, THENCE SOUTH A DISTANCE OF APPROXIMATELY 364.15 FEET TO THE NORTHERLY SIDE OF SAID WEST OZARK TRAIL RIGHT-OF-WAY, THENCE NORTH 41 DEGREES AND 15 MINUTES EAST ALONG THE NORTHERLY SIDE OF SAID WEST OZARK TRAIL RIGHT-OF-WAY A DISTANCE OF APPROXIMATELY 152 FEET TO THE POINT OF BEGINNING, CONTAINING 0.707 ACRES, MORE OR LESS.

LOT SIZE: Tract 1 – .70
ZONING: Agricultural District
PROPOSED: Industrial District
EXISTING USE: Vacant
APPLICANT(S): Nathalie Cornett, Eller & Detrich, P.C.
DISTRICT: District #3– Commissioner Roger Smith
PREPARED BY: Wendy Murray
REQUEST: Rezoning from an Agriculture District to Industrial District to have an off-site service contractor’s office and vehicle and equipment storage.

APPLICABLE COUNTY CODE SECTIONS:

Planning and Zoning Regulations of Creek County Article 4 Specific District Regulations Section 4.6 *Industrial District*

BACKGROUND: There are applicable rezones in the area.

SURROUNDING LAND USE AND ZONING:

Subject tract is currently zoned Agricultural District.

North:	Agriculture District
East:	Agriculture District
West:	Agriculture District
South:	City of Sapulpa

Comprehensive Plan:

The property is designated Agriculture on the CCPC Future Land Use Map.

Flood Zone:

The property is not located within a flood zone.

REVIEW AND ANALYSIS OF FINDINGS FOR CCZ-2028:

The subject tract is .70 acres m/l and has approximately 156.00 feet of road frontage on Ozark Trail. The property will meet the minimum requirements for the Industrial District.



**CREEK COUNTY PLANNING COMMISSION (CCPC)
PLANNING AND ZONING DEPARTMENT
February 16th, 2021**

STAFF REPORT

PUBLIC COMMENT: We received a comment from the City of Sapulpa please see page 11.7

STAFF RECOMMENDATION:

Staff therefore recommends to the CCPC of the rezone subject to the specific conditions as outlined in the staff recommendation in compliance with our Creek County Regulations.

- (1) All open storage and display of merchandise, material and equipment shall be so screened by ornamental fencing or evergreen planting that it cannot be seen by a person standing on ground level adjacent to the side or the rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required in excess of seven (7) feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale, in addition to complying with the above screening requirements, shall be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.
- (2) All yards, unoccupied with buildings or merchandise or used as traffic ways, shall be landscaped with grass and shrubs and maintained in good condition the year round.
- (3) All of the lot used for the parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- (4) All servicing of vehicles carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- (5) Driveways used for ingress and egress shall not exceed twenty-five (25) feet in width, exclusive of curb returns.
- (6) Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent land uses or the use of adjacent streets, and shall not be of a flashing or intermittent type.

The applicant is proceeding in accordance with the requirements of the Planning and Zoning Regulations of Creek County regarding a rezone.

ATTACHMENTS:

1. Vicinity Map (1 page)
2. Surrounding Zoning Map (1 page)
3. Site Photo

S 177 WEST AVE

Subject Tract

44

W OZARK TRL

66

NAFCOAT LN

W 121 ST S

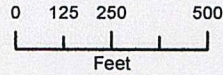
33

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2019



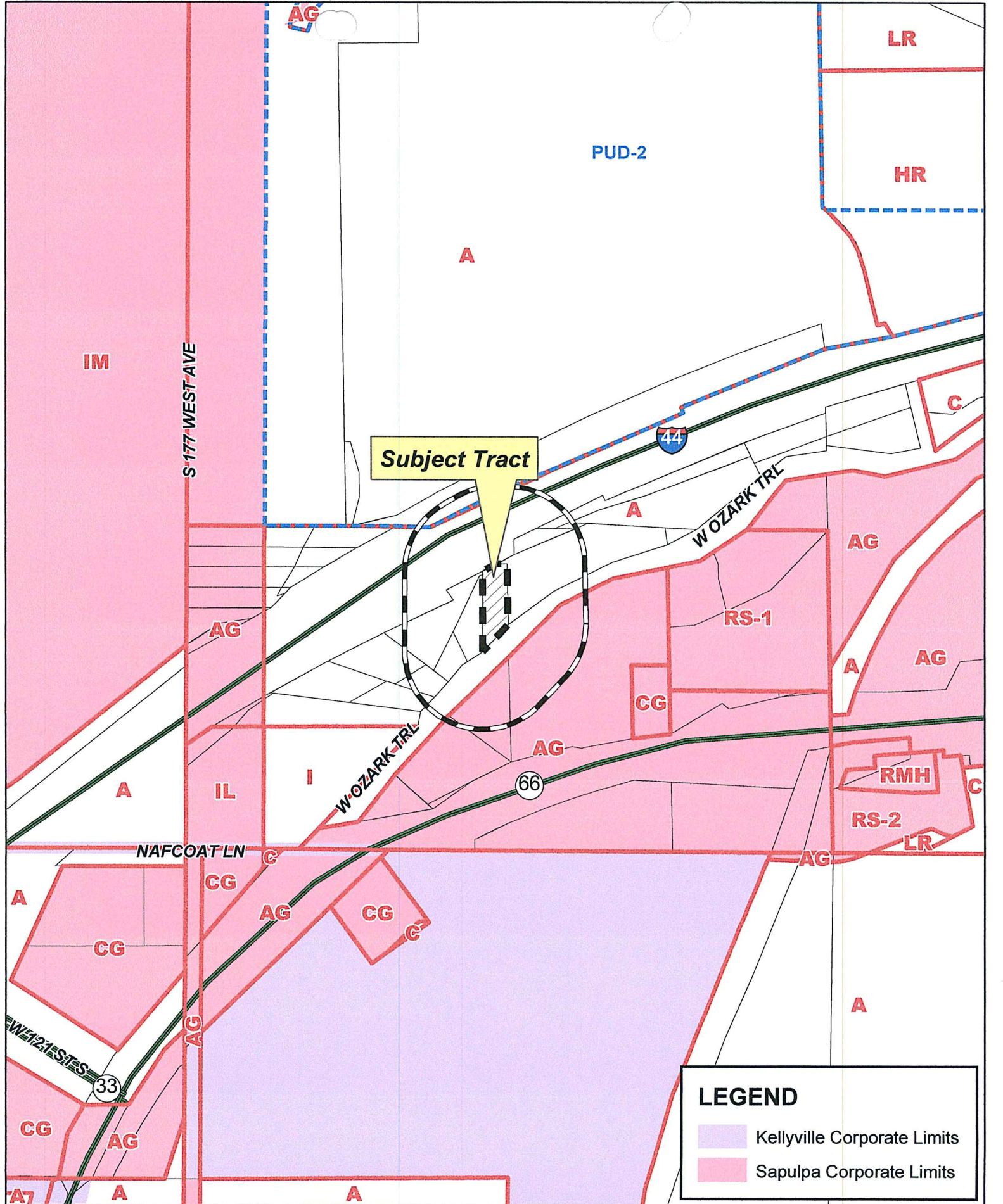
Subject Tract

CCZ-2028



31 18-11





Subject Tract

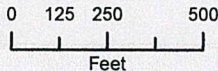
LEGEND

- Kellyville Corporate Limits
- Sapulpa Corporate Limits

300' Radius

Subject Tract

CCZ-2028



31 18-11





**CREEK COUNTY PLANNING COMMISSION (CCPC)
CREEK COUNTY PLANNING OFFICE - COLLINS BUILDING
317 EAST LEE AVE., SUITE 101, SAPULPA, OK 74066
OFFICE (918) 227-6369 FAX (918) 227-6308**

NOTICE is hereby given that an application has been filed with the Creek County Planning Commission (CCPC) requesting a rezoning from Agriculture District to Industrial District.

Applicant –CCZ-2028 Eller & Detrich for Radcliffe: Applicant, requests approval of rezoning from Agriculture District to Industrial for an off-site service contractor’s office and vehicle and equipment storage.

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PROPERTY LOCATION: Ozark Trail, Sapulpa

Pursuant to the provisions of 19.O.S 865.51§ et seq., as amended, and the provisions of Planning and Zoning Regulations and Zoning Districts of Creek County, all interested persons are notified that a public hearing upon such application will be held in Collins Building, 2nd Floor Ballroom located at 317 E Lee Street, Sapulpa, Oklahoma on the 16th day of February 2021 at 6:00 P.M, at such time and place any person interested may appear and be heard in said matter. Said hearing may be continued from time to time until completed. This application may be reviewed between 8:00 a.m. to 12 p.m. and 1:00 to 5:00 p.m., Monday through Friday in the Creek County Planning and Zoning Department located at 317 E. Lee Avenue, suite 101, Sapulpa, OK 74066 or you may call 918.227.6369 with any questions.

Dated this 27th day of January, 2021
Creek County Planning and Zoning

Wednesday, January 27, 2021, Sapulpa Herald - Page A11

650 LEGALS

650 LEGALS

Published by the Sapulpa Herald on Wednesday, January the 27, 2021.

CREEK COUNTY PLANNING COMMISSION (CCPC)
CREEK COUNTY PLANNING OFFICE - COLLINS BUILDING
317 EAST LEE AVE., SUITE 101, SAPULPA, OK 74066
OFFICE (918) 227-6369 FAX (918) 227-6308

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Dated this 27th day of January, 2021
Creek County Planning and Zoning

RADIUS REPORT

**TO: NATHALIE CORNETT
ELLER & DETRICH
2727 E. 21ST ST. #200
TULSA, OK 74114-3533**

RE: 300 Foot Radius Report covering the following tract of land:

That part of Lot 4 (otherwise described as SW 1/4 of SW 1/4) of Section 31, Township 18 North, Range 11 East, described as beginning at the point of intersection of the northerly side of West Ozark Trail (formerly U.S. 66) right-of-way with the east line of said Lot 4, which point is approximately 932.8 feet north of the southeast corner of said Lot, thence north a distance of 250 feet, thence west a distance of 100 feet, thence south a distance of approximately 364.15 feet to the northerly side of said West Ozark Trail right-of-way, thence north 41 degrees and 15 minutes east along the northerly side of said West Ozark Trail right-of-way a distance of approximately 152 feet to the point of beginning, containing 0.707 acres, more or less.

LAST KNOWN OWNERS AND ADDRESSES:

SEE EXHIBIT "A"

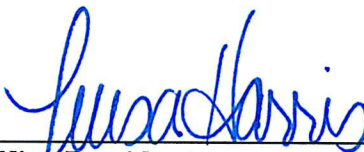
Dated this 30TH day of OCTOBER, 2020

We certify the information contained in this report concerning the last known owners and addresses as provided by the Creek County Assessor's Office. We assume no liability regarding any errors or omissions by the Creek County Assessor's office.



CREEK COUNTY ABSTRACT CO., INC.

BY:



Vice-President

CREEK COUNTY ABSTRACT COMPANY, INC.

BONDED ABSTRACTORS

204 East Dewey Avenue • Sapulpa, OK 74066 • Phone: 918.224.5150 • Fax: 918.224.9107

PO Box 750 • Sapulpa, OK 74067 • www.creekcountyabstract.com



CREEK

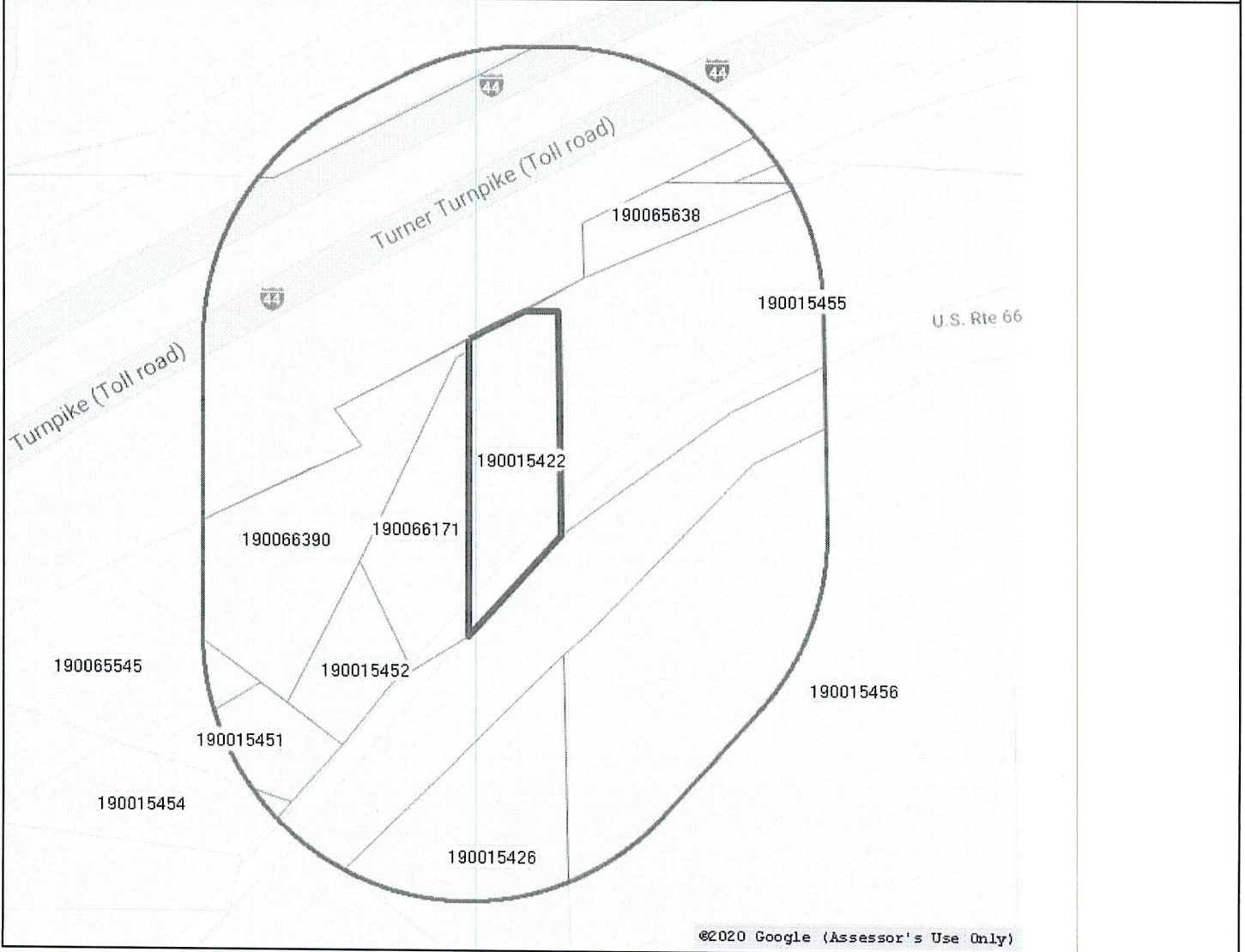
Parcel Map and Account Listing

Data provided by JaNell Enlow County Assessor

Date 10/30/2020

Time 10:27:22

Map Image



OKLAHOMA TURNPIKE AUTHORITY
3500 MARTIN LUTHER KING
OKLAHOMA CITY, OK 73111

BRENDA SHEILDS &
BLAKE SHIELDS & RANDY
FORREST
17449 W. OZARK TRAIL
SAPULPA, OK 74066

SAPULPA HOLINESS CAMP INC
RT. 1 BOX 476B
SAPULPA, OK 74066

JIMMIE E. RADCLIFFE
17356 W. OZARK TRAIL
SAPULPA, OK 74066

CHERROLL J. MOSS
P.O. BOX 528
SAPULPA, OK 74067-0528

CHARLES REYNOLDS
17351 OZARK TRAIL
SAPULPA, OK 74066

BENNY HAROLD MILLER
BELINDA LUNSFORD
P.O. BOX 52
SAND SPRINGS, OK 74063

State of Oklahoma
Dept. of Transportation
4002 N. Mingo Valley EXPWY
Tulsa, OK 74116

Creek County Planning
317 E. Lee, Suite 101
Sapulpa, OK 74066

TULSA OK 740

NEOPOST

FIRST-CLASS MAIL

01/26/2021

27 JAN 2021 PM 2 L

US POSTAGE \$005.86

PLACE STICKER AT TOP OF ENVELOPE. CUT THE FIBER AT THE RETURN/MAIL ISS. FOLD AT DOTTED LINE.
CERTIFIED MAIL®



9214 8901 9403 8325 0833 15

CHERROLL MOSS
PO BOX 528
SAPULPA OK 74

POST NOTICE
2/14
2/14

NIXIE

731 DE 1

0002/19/21

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
7406655433826

BC: 74066433826 *2293-00289-27-37

2028

Creek County Planning
317 E. Lee, Suite 101
Sapulpa, OK 74066

TULSA OK 740

NEOPOST

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CERTIFIED MAIL®



9214 8901 9403 8325 0834 14

SAPULPA HOLINESS CAMP INC
RR TBOX 476B
SAPULPA OK 740

NSN

NIXIE

731 DE 1

0002/01/21

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN
7406655433826

BC: 74066433826 *2293-00304-27-37

2028



Creek County, Oklahoma

Planning Department

March 30, 2021

RE: Zoning Verification Letter
PID: 0000-31-018-011-0-001-00

To Whom It May Concern:

Thank you for your recent inquiry concerning property in unincorporated Creek County. The property located at 17401 Ozark Trail with parcel identification number 0000-31-018-011-0-001-00 is located within the I-Industrial Zoning District. The I-Industrial Zoning District 4.6 of the Creek County Zoning Regulations is attached to this letter indicating all permitted uses and regulations associated within the I-Zoning District.

Please contact the Creek County Planning Office at (918) 227-6369 if you have any additional questions or concerns.

Sincerely,
Wendy Murray
Creek County Planning and Zoning

zoning determination letter.doc



**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
CREEK COUNTY, OKLAHOMA**

2021- 28

WHEREAS, at a regular meeting held on February 16th 2021, the Creek County Planning Commission (CCPC) voted 8-0 to recommend approval to the Creek County Board of Commissioners (CCBOC) of the following:

CCZ-2028 | Jimmie Radcliffe: Rezoning from an Agriculture District to Industrial District to have an off-site service contractor's office and vehicle and equipment storage.

LEGAL DESCRIPTION: THAT PART OF LOT 4 (OTHERWISE DESCRIBED AS SW 1/4 OF SW 1/4) OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 11 EAST, DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY SIDE OF WEST OZARK TRAIL (FORMERLY U.S. 66) RIGHT-OF-WAY WITH THE EAST LINE OF SAID LOT 4, WHICH POINT IS APPROXIMATELY 932.8 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH A DISTANCE OF 250 FEET, THENCE WEST A DISTANCE OF 100 FEET, THENCE SOUTH A DISTANCE OF APPROXIMATELY 364.15 FEET TO THE NORTHERLY SIDE OF SAID WEST OZARK TRAIL RIGHT-OF-WAY, THENCE NORTH 41 DEGREES AND 15 MINUTES EAST ALONG THE NORTHERLY SIDE OF SAID WEST OZARK TRAIL RIGHT-OF-WAY A DISTANCE OF APPROXIMATELY 152 FEET TO THE POINT OF BEGINNING, CONTAINING 0.707 ACRES, MORE OR LESS.

ADDRESS: Ozark Trail, Sapulpa
PARCEL: 0000-31-018-011-0-001-00
STR: Section 31, Township 18 North, Range 11 East

NOW, THEREFORE, be it resolved that the above described real estate be APPROVED for the Rezoning as requested; recommended by the CCPC; That upon the conclusion of a properly advertised public hearing and meaningful deliberation, the Creek County Board of Commissioners (CCBOC), by 3-0 vote, did APPROVE the above styled application and request as follows:

The applicant will comply with all sections of the Creek County Planning and Zoning Regulations, specifically *Section 4.6 Industrial District*.

APPROVED and done this 22nd day of February, 2021:

CREEK COUNTY BOARD OF COUNTY COMMISSIONERS:

Newt Stephens, Chair

Leon Warner, Vice Chair

Roger Smith, Member



ATTEST:

Jennifer Mortazavi, County Clerk