

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 June 22, 5:00 PM

## **CITY OF EUFAULA, OK**

Community Center  
121 High Street  
Eufaula, OK 74432



## **NOTICE AND AGENDA OF MEETING**

Monday  
June 26, 2023  
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 CFR/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](http://CityofEufaulaOK.com)

Planning and Zoning Commission

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman

AGENDA  
Planning and Zoning Commission  
June 26, 2023  
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 15, 2023.
4. Discussion of the parking and sidewalk codes in the Downtown District.
5. Discussion of parking lot size requirements for commercial businesses.
6. 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 11, 5:00 PM

## **CITY OF EUFAULA, OK**

Community Center  
121 High Street  
Eufaula, OK 74432



## **MINUTES OF MEETING**

Monday  
May 15, 2023  
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](http://CityofEufaulaOK.com)

Planning and Zoning Commission

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman

AGENDA  
Planning and Zoning Commission  
May 15, 2023  
5:30 p.m.

1. Call to Order 6:40 PM Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves  
Members Present: Pennington, Sylvester, Linstead, Hickman.
3. Approval of Minutes.  
A. Planning and Zoning Commission meeting February 27, 2023.  
Motion to Approve minutes by Lindstead, 2<sup>nd</sup> by Hickman. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Hickman.
4. Discussion of the parking and sidewalk codes in the Downtown District.  
Motion to put in writing the requirement for 10-foot sidewalks for the Downtown District by Hickman, 2<sup>nd</sup> by Linstead. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Hickman.
5. Adjournment.  
Motion to Adjourn by Hickman, 2<sup>nd</sup> by Sylvester. Roll Call Vote: Yes – Pennington, Sylvester, Linstead, Hickman.



Planning and Zoning Commission Item No. 4

Meeting Date: June 26, 2023

## **Agenda Item Memo**

**Item Title:** Discussion of the parking and sidewalk codes in the Downtown District

**Initiator:** Brandon Linstead.

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** Brandon Linstead has proposed a discussion of downtown parking and sidewalks.

**Attachment:** Chapter 23 Downtown District Code.

## **CHAPTER 23**

### **DT - DOWNTOWN DISTRICT**

2300	General Description
2305	Permitted Principal Uses
2310	Permitted Accessory Uses and Structures
2315	Uses Permitted by Special Exception
2320	Minimum Yard Requirements
2325	Minimum Lot Width
2330	Maximum Intensity of Use
2335	Maximum Height
2340	Design Criteria
2345	Reserved for Future Use
2350	Signs
2355	Parking
2360	Use of Sidewalk

#### **SECTION 2300 GENERAL DESCRIPTION**

The Downtown (DT) district is defined as all properties bound within and or fronting J.C. Watts/High Street to Pine Street and Front Street to 1<sup>st</sup> Street.

The Downtown district is intended primarily to provide areas for commercial development compatible with the scale, character and streetscape of the traditional downtown area of the city. Appropriate land uses include public facilities, commercial retail, primarily on the street and pedestrian level, with office and/or residential uses above or below the street level. Portions of the area may be appropriate for inclusion in a local or other cultural resource designation. The uses, structures, and project design should focus on providing an interesting pedestrian experience that has variety and vitality and that is not dependent upon direct vehicular access or immediately adjacent parking.

#### **SECTION 2305 PERMITTED PRINCIPAL USES**

- (a) Any use permitted in the CG Commercial General district.
  - 1. Open area to include push carts and kiosks.
- (b) Residential.

#### **SECTION 2310 PERMITTED ACCESSORY USES AND STRUCTURES**

- (a) Any accessory use or structure permitted in the CG Commercial General district.

### **SECTION 2315 USES PERMITTED BY SPECIAL EXCEPTION**

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 18.

- (a) Hospitals, sanitariums, nursing homes, rest homes, convalescent homes, homes for orphans, homes for the aged provided that no such facility shall have a lot area of less than one (1) acre, and that no building in connection with such facility shall be closer than twenty-five (25) feet to any lot residentially zoned.
- (b) Day nursery.

### **SECTION 2320 MINIMUM YARD REQUIREMENTS**

The minimum yard requirements for the DT Downtown district are as follows:

No minimum required except as needed to meet other requirements of the city.

### **SECTION 2325 MINIMUM LOT WIDTH**

No minimum required except as needed to meet other requirements of the city.

### **SECTION 2330 MAXIMUM INTENSITY OF USE**

No minimum required except as needed to meet other requirements of the city.

### **SECTION 2335 MAXIMUM HEIGHT**

No minimum required except as needed to meet other requirements of the city.

### **SECTION 2340 DESIGN CRITERIA**

Use building materials that are similar to those used traditionally. Brick, stone, and painted wood are appropriate as primary materials. New products that convey a scale, finish, and character similar to traditional materials that have a proven durability in the city climate also may be considered. A large featureless surface or panelized products that lack a sense of scale are prohibited. A plaster finish may be used, when its detail expresses visual interest and conveys a sense of human scale. Coverage shall not exceed forty (40) percent of any exposed wall surface on the front of the building.

Site plan review is required for all development in the Downtown District. The applicant shall submit a complete site plan application pursuant to Chapter 21 (Site Plan Review).

### **SECTION 2345 RESERVED FOR FUTURE USE**

### **SECTION 2350 SIGNS**

All sign requirements in Chapter 15. The following signs do not require a sign permit:

1. One A-frame sign per business; A-frame sign not to exceed two (2) feet by three (3) feet with no encroachment on the minimum pedestrian traffic walkway. The sign must be kept in good repair and will only be allowed during the business's hours of operation.
2. Blade sign/Pedestrian sign may be no lower than 7 feet or higher than 9 feet and must be only 36 inches from building. Shall not be used in calculating signage use requirements for business.

#### **SECTION 2355 PARKING**

1. Conditional use based on need.
2. New Business/New Construction will need to submit parking plan with application
3. All applications will be considered on a case by case basis.

#### **SECTION 2360 USE OF SIDEWALK**

All provisions within the Eufaula Code of Ordinances that pertain to the use of sidewalks in the downtown area. In addition to those regulations, the following applies:

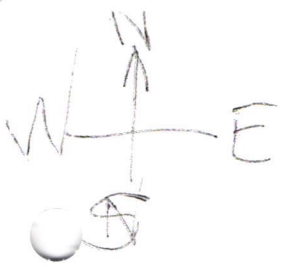
1. Outdoor displays, benches and seating may not be permanently affixed to the public sidewalk.
2. The business owner is responsible for the cleanliness and maintenance of the outdoor display area.
3. Operators conducting business outdoors on public sidewalks shall not make any loud or unreasonable noise of any kind by vocalizing or otherwise for the purpose of advertising or attracting to the operator's wares.
4. Mobile vending within the public right-of-way on publicly owned property is prohibited without the approval of the City council or in conjunction with a Special Event Permit.
5. Business owner will obtain approval for outdoor seating in conjunction with their business permit. Applicants will provide a sketch of the proposed seating area with dimensions, the location and size of the table and chairs, the proposed hours of operation of the outdoor seating area must be included in application.
6. No additional parking is required for outdoor seating subject to these regulations.
7. Sidewalk use permits are for food service establishments, restaurants, breweries and wineries located in the downtown area that would like to provide outdoor seating and service on a public sidewalk. Two categories of Sidewalk Use Permits: Type A for restaurants, breweries and wineries serving alcohol outside on the public sidewalk, and Type B for food service establishments that do not serve alcohol outside on the public sidewalk.
  - (i) Type A Sidewalk Lease Agreement: for businesses that hold a valid Oklahoma Alcoholic Beverage Permit. A complete application must be submitted to the City of Eufaula with the following: Site Plan of proposed seating drawn to scale with

measurements listed. Plan is to indicate any planters, wait stations, distance to curb, etc.

1. Copy of liability insurance and copy of Oklahoma Alcohol Beverage Permit
2. Application fee/Renewal fee: to be set and amended by resolution in the fee schedule by the City Council.
3. Fence Installation Permit fee: to be set and amended by resolution in the fee schedule by the City Council.
4. Signage must be posted indicating alcoholic beverages may not be removed from area.
5. City of Eufaula may revoke a sidewalk permit at any time. A person/business aggrieved by the revocation of a sidewalk use permit may appeal the revocation to the City Manager, whose decision will be final.
6. Sidewalk use Permit shall expire on the date specified in the executed sidewalk lease agreement, but may be renewed without the necessity of complying with the application process set forth in this section if the permit holder has not plead guilty of any alleged violation of this ordinance.

(ii) Type B Sidewalk Use and Fence Lease Agreement: for businesses that do not sell alcoholic beverages.

1. A complete application submitted to the City of Eufaula of proposed seating drawn to scale with measurements listed. Plan is to indicate any planters, wait stations, distance to curb, etc.
2. Permit applicant must be the owner or lessor of a food service, establishment located with the Type B Sidewalk Use and Fence Permit Zone.
3. Copy of Liability Insurance
4. Application fee/Renewal Fee: to be set and amended by resolution in the fee schedule by the City Council.
5. Fence Installation Permit Fee: to be set and amended by resolution in the fee schedule by the City Council.
6. Barriers if erected must receive a written determination of suitability from the City of Eufaula prior to installation. Said barriers may include but not be limited to fencing that reaches a height of 36 inches, or benches or other barriers that reach a minimum of 20 inches in height and a maximum of 42 inches in height. Living plant screens shall not be an acceptable barrier material.
7. The City of Eufaula may revoke a sidewalk use and fence permit at any time. A person/business aggrieved by the revocation of a sidewalk use permit may appeal the revocation to the City Manager, whose decision shall be final.
8. A sidewalk use and fence permit shall expire on the date specified in the executed sidewalk lease agreement, but may be renewed without the necessity of complying with the application process set forth in this section if the permit holder has not plead guilty or no contest and/or has not been convicted of any alleged violation of this ordinance.



none

Pine 60ft.

none

8ft.

7ft.

Selmon 65ft.

10ft.

11ft.

11ft.

Foley 60ft.

11ft.

12ft.

none

High 55ft.

none

80ft.  
50ft.  
Ngin

60ft. Pine

4ft. w/ AC  
Blocking

8ft.

6ft.

68ft. Selmon

6ft.

9ft.

10ft.

Foley 60ft.

10ft.

8.5ft.

9ft.

53ft JC Watts





Planning and Zoning Commission Item No. 5

Meeting Date: June 26, 2023

## **Agenda Item Memo**

**Item Title:** Discussion of parking lot size requirements for commercial businesses.

**Initiator:** Planning & Zoning Commission

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** Previous zoning variance requests have brought to our attention the need to review our parking lot size requirements for new commercial businesses.

**Attachment:** Chapter 14 Off-Street Parking and Loading Requirements.

## **CHAPTER 14**

### **OFF-STREET PARKING AND LOADING REQUIREMENTS**

- 1410 Applicability of Requirements
- 1420 General Requirements
- 1430 Setbacks
- 1440 Design Standards for Off-Street Parking Areas
- 1450 Design Standards for Off-Street Loading Areas
- 1460 Prohibited Off-Street Parking and Loading Areas
- 1470 Off-Street Parking and Loading Requirements for Various Types of Uses

#### **SECTION 1410 APPLICABILITY OF REQUIREMENTS**

The off-street parking and off-street loading facilities whether they are principal uses, accessory uses, or a minimum requirement of the initiation, enlargement, or change of use, shall meet the requirements of this Chapter as follows:

- (a) For all buildings and structures erected and all uses of land established after the effective date of this Code, parking and loading facilities shall be provided as required for the particular use by this Chapter.
- (b) When the intensity of use of any building, structure, or premise shall be increased through the addition of dwelling units, floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.
- (c) Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking and loading facilities shall be provided as required for such new use. However, if the existing use is nonconforming as to parking requirements, then parking requirements for a change in use shall be governed by Chapter 16 Parking and Loading Nonconformities.
- (d) Accessory off-street parking and loading facilities in existence on the effective date of this Code and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new building or use under the provisions of this Code.

#### **SECTION 1420 GENERAL REQUIREMENTS**

- (a) Space allocated to any required off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facilities. Space allocated to any required off-street

parking shall not be used to satisfy the space requirements for any off-street loading facilities.

- (b) Within the front and exterior side yards in the RM districts, not more than two vehicles shall be parked for each 600 square feet of area contained in the front or exterior side yards.
- (c) Required off-street parking spaces and required off-street loading berths shall not be used for the storage, sale, dismantling, or servicing of any vehicle, equipment, materials, or supplies.
- (d) Required off-street parking spaces and required off-street loading berths shall be located on the lot containing the use for which the required spaces or berths are to be provided.
- (e) Required enclosed off-street parking and loading areas shall meet the minimum yard requirements of the zoning district in which located, except that enclosed off-street parking and loading areas which are required, shall not be included in the computation of permitted floor area.
- (f) The capacity of an off-street parking area shall be the number of parking spaces, having minimum required dimensions, that are located thereon in such a manner that each space can be entered without passing through another space, except in the RS, RD, RMHP and AG districts, where access may be obtained through another parking space.
- (g) Required off-street parking surfacing shall be completed prior to the initiation of the use. A time extension may be granted upon application to the Board of Adjustments.

#### **SECTION 1430 SETBACKS**

- (a) Off-street loading areas shall not be located within 50 feet of any abutting property which is within an R district unless it's wholly within an enclosed building or screened on all sides abutting the R district by a screening wall or fence.
- (b) Unenclosed off-street parking and loading areas shall be set back from abutting streets as see forth in Table 1 below.

Table 1 Off -Street Parking and Loading Area Setbacks From Center line of  
Abutting Streets\*

Parking Area

1 to 5 Spaces

In an R district

Accessory to a dwelling	28 ft.	35 ft.	NA
Accessory to another use	40 ft.	50 ft.	50 ft.
Not in an R district, but within 50 feet of an R district	40 ft.	50 ft.	50 ft.

\*If the right-of-way width designated on the Major Street Plan exceeds 50 feet, add 1/2 of the amount by which the designated right-of-way exceeds 50 feet.

#### **SECTION 1440 DESIGN STANDARDS FOR OFF-STREET PARKING AREAS**

- (a) A required off-street parking space shall be at least 9 feet in width and at least 20 feet in length exclusive of access drives or aisles. Such space shall have a vertical clearance of at least 6 feet 6 inches.
- (b) Each required parking space shall be accessible from a public street without passing through another required space and no maneuvering incidental to parking shall be on any public street, except the RS, RD and AG districts.
- (c) Lighting used to illuminate an off-street parking area shall be so arranged as to direct the light away from properties within an R district which do not contain uses for which the parking is being provided.
- (d) Unenclosed off-street parking areas shall be surfaced with an all weather asphalt or concrete material or its equivalent material designed to carry the maximum load normally expected on that surface.
- (e) Unenclosed off-street parking areas which are principal uses shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an R district. Unenclosed off-street parking areas, containing 6 or more spaces, which are accessory to uses not required to provide screening shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an RS district, provided that if the parking area is located more than 50 feet from the RS lot line or lines, the screening requirement shall not apply.

#### **SECTION 1450 DESIGN STANDARDS FOR OFF-STREET LOADING AREAS**

- (a) Unless otherwise specified, a required off-street loading berth shall be at least 10 feet in width, 30 feet in length, exclusive of aisles, and shall have a vertical clearance of at least 14 feet.
- (b) Required off-street loading berths shall be provided access to and from a public street or alley by an access drive of at least 12 feet in width designed to permit convenient access by semi-trailer trucks.

- (c) Unenclosed off-street loading areas shall be surfaced with an all weather material.
- (d) Unenclosed off-street loading berths shall not be located within 50 feet of any property in an R district unless it is screened on all sides abutting the R district by a screening wall or fence.
- (e) Lighting used to illuminate an off-street loading area shall be so arranged as to direct the light away from the properties within an R district which do not contain uses for which the loading area is being provided.

#### **SECTION 1460 PROHIBITED OFF-STREET PARKING AND LOADING AREAS**

Off-Street Parking and-Loading is prohibited except in properly prepared off-street parking and loading spaces meeting the requirements of this Chapter.

#### **SECTION 1470 OFF-STREET PARKING AND LOADING REQUIREMENTS FOR VARIOUS TYPES OF USES**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 sq. ft. of enclosed passenger terminal area.	1 per 2,000 to 40,000 sq. ft. of floor area, plus 1 per additional 100,000 sq. ft.
Public Protection and Utility Facilities	None	None
Aquarium, art gallery, museum, planetarium, and cultural facility NEC	1 per 800 sq. ft. of floor area	1 per 10,000 to 200,000 sq. ft. plus 1 per each 200,000 sq.ft. of floor area
Children's Nursery	1 per 5000 sq. ft. plus 1 per State required employee of floor area.	None
Church	1 per 40 sq. ft. of chapel or sanctuary floor area.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area

College, University	1 per 600 sq. ft. of classroom floor area plus 1 per 4 dormitory beds plus 1 per 4 stadium seats	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq.ft. of floor area
Community Center	1 per 500 sq. ft. of floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft.
Emergency and Protective Shelter	1 per 1,000 sq. ft. of floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Golf Course	5 per green plus 1 per 400 sq. ft. of club house floor area.	1 per 10,000 to 100,000 plus 1 per each additional 100,000 sq. ft. of floor area
Hospital	1 per bed.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.

Library	1 per 500 sq. ft. of floor area.	1 per 10,000 to 200,00 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Private Club	1 per 400 sq. ft. of floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Public Park	1 per 4 stadium seats plus 1 per 500 sq. ft. of community center or recreation building plus 1 per 300 sq. ft. of pool area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Public Tennis Court	2 per court, plus 1 per 400 sq. ft. of club house area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Residential Treatment Center and Transitional Living Center	1 per each 1,000 sq. ft. of floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Schools Elementary & Junior High	1 per 1,200 sq. ft. of floor area.	1 per 10,000 to 200,0 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Senior High	1 per 800 sq. ft. of floor area plus 1 per 4 stadium seats.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Single-family detached dwelling, neighborhood group home and foster home	2 per dwelling unit.	None
Duplex dwelling	2 per dwelling unit.	None
Convent, Monastery and Novitiate	1 per 1,000 sq. ft. of floor area.	1 per 10,000 to 200,000 sq. plus 1 per each additional 200,000 sq. ft. of floor area.

Elderly/Retirement	.75 per dwelling unit.	None
Community Group Home	1 per 900 sq. ft. of floor area.	None
Fraternity or Sorority House	1 per 2 beds.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Life Care Retirement Center	.75 per dwelling unit and .35 per nursing center bed.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Mobile Home	2 per each mobile home dwelling unit.	None
Multi-family Dwelling	1.5 per efficiency or 1 bedroom dwelling unit.  2 per 2 or more bedroom dwelling unit.	None
Nursing Home	.35 per nursing center bed.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Rooming/ Boarding House	1 per 2 beds.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft.
Townhouses	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit.	None
Funeral Home	1 per 40 sq. ft. of assembly floor area plus 1 per 300 sq. ft. of non-assembly floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Office NEC	1 per 300 sq. ft. of floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.



Medical & Dental Offices, Clinics & Laboratories	1 per 250 sq. ft. of floor area.	Same as above
Entertainment and/ or Drinking Establishments Other than theater	1 per 75 sq. ft. of floor area.	1 per 5,000 to 10,000 sq. ft., plus 1 per each additional sq. ft. of floor area.
Eating Establishments	1 per 100 sq. ft. of floor area.	1 per 5,000 to 10,000 sq. ft. plus 1 per each additional 15,000 sq. ft. of floor area.
Motion Picture Theater	1 per 4 seats.	1 per 5,000 to 10,000 sq. ft. plus 1 per each additional 15,000 sq. ft. of floor area.
Retail Trade and Service Establishments	1 per 225 sq. ft. of floor area.	1 per 5,000 to 25,000 sq. ft., plus 1 per each additional 25,000 sq. ft. of floor area.
Antique and Furniture Stores	1 per 300 sq. ft. of floor area.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 25,000 sq. ft. of floor area.
Trade or Service Establishments	1 per 400 sq. ft. of floor area.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 25,000 sq. ft. of floor area.
Agriculture Implements, Automotive, Camper, Mobile home, Motorcycle & Truck Sales	1 per 600 sq. ft. of floor area plus 1 per 1,000 sq. ft. of open air display or service area.	1 per 5,000 to 10,000 sq. ft. plus 1 per each additional 15,000 sq. ft. of floor area.
Automobile Rental and Vehicle Repair	1 per 600 sq. ft. of floor area.	None

Auto Wash	None	None
Mini-Storage	1 per 5,000 sq. ft. of floor area.	None
Drive-in Restaurants	None or	1 per 5,000 to 25,000 sq. ft. of floor area plus 1 per each additional 25,000 sq. ft. of floor area.

Hotel, Motel	1 per sleeping room plus 1 per 225 sq. ft. of accessory facilities such as card shop, flower shop, barber and beauty shops, etc., and 1 per 100 sq. ft. for accessory facilities such as restaurants and taverns.	1 per 40,000 to 150,000 sq. ft. plus 1 per each additional 150,000 sq. ft. floor area, plus 1 per 5,000 to 25,000 sq. ft., plus 1 per each 25,000 sq. ft. of accessory facilities.
--------------	---	--

All Billiard Parlor through Commercial Recreation require the following:

Billiard Parlor, Bowling Alley, Gymnasium, Health Club, Racquetball Club, Rifle Range (enclosed), Skating Rink, Slot Car Track, Swimming Pool (enclosed) Tennis Club, Video Games, Enclosed Commercial Recreation Establishments, NEC	1 per 225 sq. ft. of floor area.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 25,000 sq. ft. of floor area.
---	----------------------------------	--

Golf Driving Range	1 per tee.	None
Drive- in Theater	None	None
Uses providing spectator seating such as stadiums, arenas, rodeo grounds	1 per 4 seats.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 25,000 sq. ft. of floor area.
Other Uses	As determined case by case by Board of Adjustment.	
Warehousing, NEC Wholesale Establish- ments NEC, Trucking Establishments, Truck Rentals	1 per 5,000 sq. ft. of floor area.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 5,000 sq. ft. of floor area.
Mining and Quarrying, Processing of Mineral Products i.e., washing, crushing, grading or manufacture of Portland Cement, concrete, or asphalt	1 per 1,000 sq. ft. of floor area	None
Manufacturing and Industry, NEC	1 per 1,000 sq. ft. of floor area	1 per 2,000 to 40,000 sq. ft. of floor area, plus 1 per 40,000 to 100,000 sq. ft. of floor area, plus 1 per each additional 100,000 sq. ft. of floor area

**Agenda**  
**Board of Adjustment**  
**June 26, 2023**  
**5:30 p.m.**

**Board of Adjustment**

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman

1. Call to Order Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
3. Approval of Minutes.
  - A. Board of Adjustment meeting June 12, 2023
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of requesting a special exception to build a 6-foot wrought iron fence encompassing the front and both sides of the property at the following location: Lot One (1); Lot Two (2) less the North 13 feet of the West 52.3 feet and Lot Three (3) less the West 52.3 feet and the South 42 feet of the North 55 feet of the East 27.7 feet of Lot Five (5), all located in Block 117 in the City of Eufaula, McIntosh County, State of Oklahoma.  
and  
The West 52.3 feet of Lot 3 and the East 27.7 feet of Lot 4 and the North 13 feet of the East 27.7 feet of Lot 5 and the North 13 feet of the West 52.3 feet of Lot 2, all in Block 117 City of Eufaula. Commonly known as 310 South 3<sup>rd</sup> Street.
  - a) Conduct a public hearing.
  - b) Take action.
5. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of requesting a Special Use Permit for short term residential rental (AirBnB) at the following location: Lot 3 and the West 39.7 feet of Lot 2, in Block 5 of Moore's Addition to the City of Eufaula. Commonly known as 308 Indian Ave.
  - c) Conduct a public hearing.
  - d) Take action.

6. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of requesting Special Use Permits for short term vacation rentals for 12 cabins (10 that are 12-foot x 24-foot and 2 that are 14-foot by 40-foot) located at the following location: The E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35, Township 10 North, Range 16 East, McIntosh County, State of Oklahoma, **LESS THE FOLLOWING TRACTS:**

(1) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of the said NW/4; Thence North 01 degrees, 13 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to an existing Corps of Engineers Monument; Thence North 26 degrees, 07 minutes, 17 seconds West along the Corps of Engineers Boundary line a distance of 1442.03 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet to the True point of beginning; Thence continuing South 63 degrees, 07 minutes, 17 seconds West parallel to said boundary line a distance of 624.00 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East parallel to said boundary line a distance of 624.00 feet to the True Point of Beginning. Said tract contain 3.00 acres more or less (Lake Eufaula Association, Inc)

(2) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of said NW/4; Thence North 01 degrees, 13 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to an existing Corps of Engineers Monument; Thence North 26 degrees, 07 minutes, 17 seconds West along the Corps of Engineers Boundary line a distance of 1442.03 feet to the True Point of Beginning; Thence continuing North 26 degrees, 07 minutes 17 seconds West along said boundary line a distance of 624.00 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East parallel to said boundary line a distance of 624.00 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet to the True Point of Beginning, said tract contains 3.00 acres, more or less (Lake Eufaula Association, Inc.).

(3) A tract of land situated in the SE/4 NW/4 and the NE/4 SW/4 of Section 35, Township 10 North, Range 16 East, McIntosh County , State of Oklahoma, better described as follows: Beginning at the NE corner of the SW/4; Thence South 01 degrees , 13 minutes, 40 seconds East a distance of 286.99 feet; Thence South 88 degrees, 34 minutes, 38 seconds West a distance of 411.71 feet; Thence North 01 degrees, 13 minutes, 48 seconds West a distance of 423.19 feet; Thence North 88 degrees, 34 minutes, 38 seconds East a distance of 411.73; Thence South 01 degrees, 13 minutes, 41 seconds East a distance of 136.20 feet to the Point of Beginning. (T. McDonald Construction)

(4) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of said NW/4 of Section 35; Thence North 01 degrees, 03 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to a found Corp of Engineers Marker; Thence North 26 degrees, 07 minutes, 17 seconds West along Corps of Engineers Boundary line a distance of 1172.61 feet to the True

Point of Beginning; Thence North 26 degrees, 07 minutes, 17 seconds West continuing along Corps boundary line a distance of 209.42 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East a distance of 209.42 feet to the True Point of Beginning (Fredrick Q. Sebastian).

(5) A tract of land situated in the E/2 W/2 of Section 35, Township 10 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SW Corner of the N/2 NE/4 SW/4 of said Section 35; Thence South 89 degrees, 59 minutes, 25 seconds East along the South line thereof a distance of 490.99; Thence North 00 degrees, 07 minutes, 42 seconds East parallel to the West line of said E/2 W/2 a distance of 798.47 feet; Thence North 89 degrees, 59 minutes, 25 seconds West parallel to said South line a distance of 490.99 feet a point on said West line; Thence South 00 degrees, 07 minutes, 42 seconds West along said West line a distance of 798.47 feet to the Point of Beginning. Said tract contains 9.00 acres (Cemetery).

(6) A tract of land situated in the E/2 NW/4 of Section 35 Township 10 North, Range 16 East of the I.B.M. McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of the NW Corner of the said E/2 NW/4; Thence North 01 degrees, 13 minutes, 34 seconds West 136.2 feet; Thence South 88 degrees, 34 minutes, 38 seconds West 441.73 feet to the Point of Beginning; Thence South 88 degrees, 34 minutes, 38 seconds West 580.80 feet; Thence North 01 degrees, 19 minutes West 750 feet; Thence North 88 degrees, 34 minutes, 38 seconds East 580.8 feet; Thence South 01 degrees, 19 minutes East 70 feet to the point of beginning (Methodist Church).

Commonly known as: 244 Matthews Lane.

- a) Conduct a public hearing.
- b) Take action.

## 7. Adjournment.

**MINUTES**  
**Board of Adjustment**  
**June 12, 2023**  
**5:30 p.m.**

**Board of Adjustment**

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman

1. Call to Order – 5:30PM Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves  
Members Present: Pennington, Sylvester, Linstead, Hickman.
3. Approval of Minutes.  
A. Board of Adjustment meeting May 15, 2022  
Motion to Approve by Linstead, 2<sup>nd</sup> by Penninton. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Hickman.
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting a setback variance from the road easement to allow for the building of a small bump out of 8ft extending towards B Street at the following location: Lot 10 Less N19.5' BLK 42 OT-Eufaula 390/570 1070/705. Commonly known as the 225 South B St.
  - a) Conduct a public hearing.
  - b) Take action.

Speaker Jacob Hunn. Motion to Approve with the following findings by Hickman, 2<sup>nd</sup> by Sylvester. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Hickman.

Findings:

  - a) The position of the historical building makes exceptional conditions that require the setback variance.
  - b) This variance will allow for the building to keep the staircase on the interior within code and allow for functional living space.
  - c) The allowance of the variance will not impair or obstruct the view of traffic.
5. Adjournment.  
Motion to Adjourn by Linstead, 2<sup>nd</sup> by Hickman. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Hickman.



Board of Adjustment Item No. 4

Meeting Date: June 26, 2023

## Agenda Item Memo

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a special exception request to build a 6-foot wrought iron fence encompassing the front and both sides of the property at the following location: at Lot One (1); Lot Two (2) less the North 13 feet of the West 52.3 feet and Lot Three (3) less the West 52.3 feet and the South 42 feet of the North 55 feet of the East 27.7 feet of Lot Five (5), all located in Block 117 in the City of Eufaula, McIntosh County, State of Oklahoma.

and

The West 52.3 feet of Lot 3 and the East 27.7 feet of Lot 4 and the North 13 feet of the East 27.7 feet of Lot 5 and the North 13 feet of the West 52.3 feet of Lot 2, all in Block 117 City of Eufaula. Commonly known as the 310 South 3<sup>rd</sup> Street.

**Initiator:** Frank Davis

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** Mr. Davis is seeking a special exception to build a 6-foot wrought iron fence enclosing the front of his yard. The ordinance only allows for a 4-foot-tall fence to be built in the front yard.

**Attachment:** Application, Title, Site Plan, Pictures of Project, Radius List, Radius Letters, Map, & Indian Journal Publication



CITY OF EUFAULA

APPLICATION FOR ZONING VARIANCE / SPECIAL EXCEPTION REQUEST

Date: May 23, 2023

Address or General Description: 310 South 3rd Street

Present Zoning: residential Owner of Record: FRANKLIN & RONNA DAVIS

Legal Description of tract under application, if described by meters and bonds, attach plat of 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. \_\_\_\_\_

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

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

Name: FRANK DAVIS

Address: 310 South 3rd Street

Phone: 918 490 3890

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

Signed: Frank Davis

Date: May 23, 2023

Printed Name: Frank Davis

Phone: 918-490-3890

Address: 310 South 3rd Street

## A. General Description of Property

Size in Acres or Square Feet: 45,000

Current Use: residential home

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

Frontage Road (Name and Description): High Street, 3rd Street, Locust St.

Identify structures and improvements on property: home

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

City Water: YES ☒ NO ☐

City Sewer: YES ☒ NO ☐

Identify the use(s) intended for the subject property: to provide security  
of home

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## B. General Description of Adjacent Property

Identify any buildings and give their approximate distance from your property lines: ROAD  
Frontage on all 3 sides

Explain the surrounding land uses: residential

## 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? NO

Does the extraordinary or exceptional conditions or circumstances apply to other property in the same use district? Explain: NO

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

Describe the variance/special exception as it pertains to your property: Wrought iron  
Fence surrounding 3 sides of property.  
6 Feet Fence

Describe the benefits, if any, of your requested variance/special exception to the adjacent properties and/or to the City of Eufaula: Improvement in looks of  
surrounding properties

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: Exceptionally suited.

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

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? unknown

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

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: NONE

**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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UNIFORM ABSTRACT CERTIFICATE

STATE OF OKLAHOMA, COUNTY OF MCINTOSH, ss:

The undersigned, *Eufaula Abstract And Title Company, Inc.*, hereby certifies that:

1. There is shown here in a true and correct abstract of all instruments filed for record or recorded in the Office of the County Clerk of said County during the period covered by this certificate which affects title to the following described real estate:

Lot One (1); Lot Two (2) less the North 13 feet of the West 52.3 feet and Lot Three (3) less the West 52.3 feet and the South 42 feet of the North 55 feet of the East 27.7 feet of Lot Five (5), all located in Block 117 in the City of Eufaula, McIntosh County, State of Oklahoma.

NOTE: We have omitted from this abstract all instruments relative to oil, gas, coal and other hydrocarbon minerals.

2. The records of the Offices of the Court Clerk and of the County Clerk of said County disclose that there are no executions, court proceedings nor suits pending in any of the Courts of record in said County, nor liens of any kind affecting the title to said real estate, and there are no judgements or transcripts of judgements, against any of the following named parties, either indexed and docketed prior to October 1, 1978, on the judgement docket of the Court Clerk of said County or filed for record or recorded on or after October 1, 1978, in the Office of the County Clerk of said County, affecting the title to said real estate, except as shown in this abstract:

**Franklin Lee Davis Jr.; Rona Sue Davis**

NOTE: Court certified herein only as to surface owners appearing in this abstract and no others.

NOTE: We do not certify to Uniform Code (U.C.C) Records.

3. The records of the Office of the County Treasurer of said County disclosed that:

Said real estate has been assessed for ad valorem taxes for each year covered by this certificate for which ad valorem taxes could be a lien against said real estate, and there are no valorem taxes levied against said real estate, due and unpaid, which are a lien on said property, nor tax sales thereof unredeemed, nor tax deeds given thereon, except as shown in this abstract:

**General Taxes: 2001 and prior years WE DO NOT CERTIFY. See title 68-O.S.A.-24233 Amended  
2002 thru 2007 inclusive PAID  
2008 PAID by Taylor, Bean & Whitaker**

And there are no unpaid special assessments certified to the Office of the County Treasurer, due and unpaid nor tax sales thereof unredeemed, nor tax deeds given thereon, except as shown in this abstract; and

**There are no unpaid personal taxes which are a lien on said real estate, except: NONE**

4. The undersigned is a duly, qualified and lawfully bonded abstractor, who is granted a Certificate of Authority in accordance with the Statutes of the State of Oklahoma to engage in the business of abstracting, and whose bond is in force at the date of this Certificate. The undersigned has a set of indexes in compliance with Oklahoma Statute Title 74, Section 227.15 and 227.19, compiled from the records of said county and not copied from the indexes in the Office of the County Clerk, and the searches covered by this Certificate reflect the records of said county and are not restricted to the indexes in the Office of the County Clerk.

**This certificate covers sheets No. 0 To 0 Both inclusive, and covers the period from:**  
November 1, 2007 at 7:59 o'clock A.M. to May 28, 2009 at 7:59 o'clock A.M.

**ABSTRACT NO. 12,781**

OFFICIAL SEAL  
OKLAHOMA LAND TITLE  
ASSOCIATION

*Eufaula Abstract And Title Company, Inc.*

BY *Lori Christine Hartline*  
**Lori Christine Hartline #4116**





JOINT TENANCY  
**WARRANTY DEED**  
(INDIVIDUAL FORM)

Know All Men by These Presents:

That **Jo Ann Edwards, a single woman**, party of the first part, in consideration of the sum of Ten and no/100s dollars and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Franklin L. Davis and Rona S. Davis, Husband and Wife**, of **310 S. 3<sup>rd</sup> Street, Eufaula, Oklahoma 74432**, 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, parties of the second part, the following described real property and premises situate in McIntosh County, State of Oklahoma to-wit:

The West 52.3 feet of Lot 3 and the East 27.7 feet of Lot 4 and the North 13 feet of the East 27.7 feet of Lot 5 and the North 13 feet of the West 52.3 feet of Lot 2, all in Block 117, City of Eufaula

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.

Signed and delivered this 2<sup>nd</sup> day of August, 2022.

Jo Ann Edwards  
Jo Ann Edwards

STATE OF OKLAHOMA	)	INDIVIDUAL ACKNOWLEDGMENT
	)	Oklahoma Form
COUNTY OF MCINTOSH	)	

2<sup>nd</sup> Before me, the undersigned, a Notary Public in and for said County and State, on this day of August, 2022, personally appeared **Jo Ann Edwards**, 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.

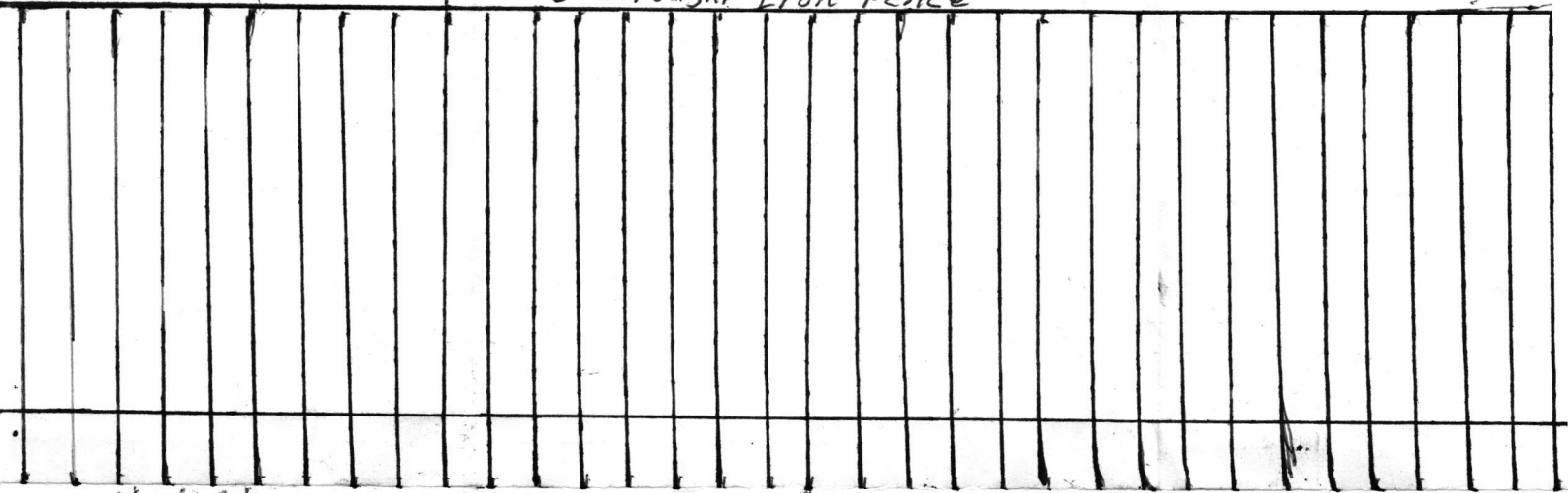
Given under my hand and seal the day and year last above written.

My Comm #  
15010594  
Comm Exp:  
11/24/23

Kay Robbins Wall  
Notary Public



6' wrought Iron Fence



High st

3rd st  
63' from center of road

Locust Ave  
45' from center Road









# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023

Time 09:21:43

Page : 2

### Account List

Account	460023454	Current Owner	Legal Description
ParcelID	1001-00-118-001-0-002-00	GRASSHOPPER HOLDING 7 LLC	PT LOT 1 & 2 BLK 118 EUFAULA BEG NE/C LOT 1 S91.47' POB S148.53' N895629W 88.53' S021700E 0.10' S874300W 90' N021700W 138.17' N871401E 51.74' N004515W 10.47' N893129E 132.43' POB 712/636 908/531 946/392 985/700 1123/135
Situs	00312 S. 4TH		
Sec/Twn/Rng		508 CARDINAL RD	
Subdivision	EUFAULA		
Block/Lot	0118 / 0001	MUSKOGEE OK 74403-	
Lot Size	2 Lots	Book/Page 1123-0135	
Account	460023453	Current Owner	Legal Description
ParcelID	1001-00-118-001-0-001-00	RAINWATER, LOUISE LIFE ESTATE	PT LOT 1 BLK 118 EUFAULA BEG NW/C LOT 1 E6.17' POB E91.93' S91.47' S893129W TO W/L LOT 1 N15.22' E4.24' N76.99' POB 690/611 947/186 1001/571 (& BEVERLY RAINWATER) 1015/19 1017/529
Situs	00300 S 4TH		
Sec/Twn/Rng			
Subdivision	EUFAULA	300 S 4TH	
Block/Lot	0118 / 0001	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 1017-0529	
Account	460023380	Current Owner	Legal Description
ParcelID	1001-00-107-002-0-003-00	SPELIGENE, BRIAN &	LOT 2 LESS S60' LESS N18' BLK 107 OT EUFAULA 644/272 734/543 826/800* 828/751
Situs	00210 S. 4TH		
Sec/Twn/Rng			
Subdivision	EUFAULA	CHRISTOPHER SPELIGENE	
Block/Lot	0107 / 0002	PO BOX 469	
Lot Size	1 Lots	EUFAULA OK 74432-000C	
		Book/Page 0826-0800	
Account	460023379	Current Owner	Legal Description
ParcelID	1001-00-107-001-0-002-00	FARROW, NANCY C	S42.3' LOT 1 & N18' LOT 2 BLK 107 OT EUFAULA 644/272 957/4 996/145 1120/265
Situs	00206 S. 4TH		
Sec/Twn/Rng		206 SO 4TH STREET	
Subdivision	EUFAULA		
Block/Lot	0107 / 0001	EUFAULA OK 74432-	
Lot Size	2 Lots	Book/Page 1120-0265	
Account	460023381	Current Owner	Legal Description
ParcelID	1001-00-107-002-0-004-00	DANIELS, TERRIE LYNN	S60' LOT 2 BLK 107 EUFAULA OT 463/210 984/177 1085/586 1091/314
Situs	00214 S 4TH		
Sec/Twn/Rng		PO BOX 857	
Subdivision	EUFAULA		
Block/Lot	0107 / 0002	EUFAULA OK 74432-	
Lot Size	1 Lots	Book/Page 1085-0586	
Account	460023483	Current Owner	Legal Description
ParcelID	1001-00-122-004-0-000-00	GREENE, CODY & KORTNEY, ETAL	LOT 4 BLK 122 EUFAULA O.T. 321/253 481/01 640/543 1016/131 (VANESSA JOEL ORTEGA & ANTHONY V. ORTEGA)
Situs	00400 S 2ND ST		
Sec/Twn/Rng		400 S 2ND ST	
Subdivision	EUFAULA		
Block/Lot	0122 / 0004	EUFAULA OK 74432-	
Lot Size	1 Lots	Book/Page 1016-0131	
Account	460023474	Current Owner	Legal Description
ParcelID	1001-00-121-002-0-001-00	MARTINEZ, JESSE & LAJUANA J.	LOT 2 LESS W70' OF S3' & S2 LOT 3 BLK 121 OT EUFAULA 402/667 608/350 610/117 792/367 1005/348 1012/623
Situs	00414 S 3RD ST		
Sec/Twn/Rng			
Subdivision	EUFAULA	414 S 3RD ST	
Block/Lot	0121 / 0002	EUFAULA OK 74432-000C	
Lot Size	2 Lots	Book/Page 1012-0623	
Account	460023442	Current Owner	Legal Description
ParcelID	1001-00-117-001-0-000-00	DAVIS, FRANKLIN LEE JR. &	LOT 1 BLK 117 EUFAULA OT 488/558 535/206 785/704
Situs	00310 S. 3RD ST		
Sec/Twn/Rng		RONA SUE	
Subdivision	EUFAULA	310 S 3RD ST	
Block/Lot	0117 / 0001	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 0785-0704	
Account	460023400	Current Owner	Legal Description
ParcelID	1001-00-109-007-0-000-00	HENSON, DONNA LYNN	LOT 7 BLK 109 EUFAULA OT 722/310
Situs	00207 S 3RD		
Sec/Twn/Rng			
Subdivision	EUFAULA	207 S 3RD	
Block/Lot	0109 / 0007	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page	





# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023

Time 09:21:43

Page : 3

### Account List

Account	460023385	Current Owner	Legal Description
ParcelID	1001-00-108-003-0-001-00	SHIELDS, NEAL GARY & KAYE SHIELDS &	PT OF LOT 3-4 BLK 108 EUFAULA OT
Situs	00210 S 3RD		BEG SW/C LOT 3 N66' NE/LY 149.70' TO
Sec/Twn/Rng		DONALD MARVIS JOHNSON	PT. ON E/L LOT 4 9'NW/LY FROM NE/C
Subdivision	EUFAULA	210 S 3RD STREET	LOT 3 SE/LY 9' TO NE /C LOT 3 SE/LY 76
Block/Lot	0108 / 0003	EUFAULA	50' TO SE/C LOT 3 W ALONG S LINE LOT
Lot Size	2 Lots	Book/Page 1115-0038	3 TO POB 1115/31 1115/38
Account	460023388	Current Owner	Legal Description
ParcelID	1001-00-108-006-0-002-00	ANDERSON, GAYNELLE	PT LOT 6-7 BLK 108 EUFAULA OT BEG
Situs	00209 S. 4TH		13'S OF NW/C LOT 6 E142.5'NE/LY TO
Sec/Twn/Rng		209 S 4TH	NE/C LOT 6 S15'SW/LY TO 40'W OF SE/C
Subdivision	EUFAULA	EUFAULA	LOT 6 E12.2'S TO 27.8'W OF E/L LOT 7 46
Block/Lot	0108 / 0006	Book/Page 0696-0094	5'W TO 28.5'N OF S/L LOT 7 W122.2'N108
Lot Size	2 Lots	OK 74432-000C	5'POB 572/187 695/296 696/94
Account	460023386	Current Owner	Legal Description
ParcelID	1001-00-108-003-0-002-00	MCCRACKEN SHROYER ENTERPRISES LLC	PT OF LOT 3-4 BLK 108 EUFAULA OT
Situs	00401 GRAND		BEG NW/C LOT 4 E135.60' TO NE/C LOT
Sec/Twn/Rng		118062 S 4140 RD	4 SE /LY 67.40' SW/LY 149.70' TO PT ON
Subdivision	EUFAULA	EUFAULA	W/L LOT 3 9'S OF SW/C LOT 4 N TO POB
Block/Lot	0108 / 0003	Book/Page 1125-0399	558/ 3763 1116/298 1125/399 1138/122
Lot Size	2 Lots	OK 74432-	1138/552
Account	460023488	Current Owner	Legal Description
ParcelID	1001-00-122-008-0-001-00	BASHAW, CHARLES & LADONNA	LOT 8 LESS S5'BLK 122 EUFAULA O.T.
Situs	00411 S 3RD		616/599 670/578 1101/201
Sec/Twn/Rng		24267 N COUNTRY RD 1387	
Subdivision	EUFAULA	STRATFORD	
Block/Lot	0122 / 0008	Book/Page 1101-0201	
Lot Size	1 Lots	OK 74872-	
Account	460023477	Current Owner	Legal Description
ParcelID	1001-00-121-005-0-001-00	SOUTHEAST OKLAHOMA DISTRICT	LOT 5 & N40' LOT 6 BLK 121 EUFAULA
Situs			OT
Sec/Twn/Rng		CHURCH OF NAZARENE	
Subdivision	EUFAULA	2200 FOSTER DRIVE	
Block/Lot	0121 / 0005	ADA	
Lot Size	2 Lots	Book/Page	OK 74820-000C
Account	460023450	Current Owner	Legal Description
ParcelID	1001-00-117-005-0-005-00	MCDONALD, PAMELA L. & JEREMY	S12.5' E90' LOT 5 AND LOT 7 BLK 117
Situs	00422 HIGH		EUFAULA OT 196/732 1054/591 1054/594
Sec/Twn/Rng		BLAKE MCDONALD	
Subdivision	EUFAULA	422 HIGH ST.	
Block/Lot	0117 / 0005	EUFAULA	
Lot Size	2 Lots	Book/Page 1054-0594	OK 74432-000C
Account	460023448	Current Owner	Legal Description
ParcelID	1001-00-117-004-0-004-00	JEFFRIES, JERRY LEMON JR. &	LOT 4 BEG SW/C E87.5' N34' W87.5' S34'
Situs	00309 S. 4TH	SANDRA GENE REV. TRUST	& S80' OF W87.5' LOT 5 BLK 117 OT
Sec/Twn/Rng			EUFAULA 653/378 675/190 861/507
Subdivision	EUFAULA	409 MILES AVE	968/384
Block/Lot	0117 / 0004	CHECOTAH	
Lot Size	2 Lots	Book/Page 0968-0384	OK 74426-000C
Account	460023452	Current Owner	Legal Description
ParcelID	1001-00-117-006-0-002-00	GRACE, SHARON	S108.1' LOT 6 BLK 117 EUFAULA OT
Situs	00426 HIGH		479/59 491/481 904/73 1108/667 1116/378
Sec/Twn/Rng		338 N RUTGERS	
Subdivision	EUFAULA	WICHITA	
Block/Lot	0117 / 0006	Book/Page 1116-0378	KS 67212-
Lot Size	1 Lots		
Account	460023478	Current Owner	Legal Description
ParcelID	1001-00-121-006-0-000-00	FIRST CHURCH OF THE NAZARENE	S60' LOT 6 ALL LOT 7 BLK 121 EUFAULA
Situs	00416 FOREST		O.T. 396/53 633/91 842/585 971/580
Sec/Twn/Rng		OF EUFAULA OK, INC.	Rental property as of 2020 per Joanne
Subdivision	EUFAULA	416 FOREST AVE.	Hess, Church Treasurer 918-618-3525
Block/Lot	0121 / 0006	EUFAULA	
Lot Size	2 Lots	Book/Page 0971-0580	OK 74432-000C



# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023

Time 09:21:43

Page : 4

### Account List

Account	460023486	Current Owner	Legal Description
ParcelID	1001-00-122-007-0-001-00	STEVENER, JAN K.	N50' LOT 7 BLK 122 EUFAULA O.T.
Situs	00405 S. 3RD ST		400/384 804/733 932/664
Sec/Twn/Rng			
Subdivision	EUFAULA	1446 NW 41ST STREET	
Block/Lot	0122 / 0007	OKLAHOMA CITY OK 73118-	
Lot Size	1 Lots	Book/Page 0932-0664	
Account	460023484	Current Owner	Legal Description
ParcelID	1001-00-122-005-0-000-00	BURNHAM, W.R. AND MARY ANN	LOT 5 BLK 122 EUFAULA O.T.
Situs	00303 HIGH ST		
Sec/Twn/Rng			
Subdivision	EUFAULA	303 HIGH ST	
Block/Lot	0122 / 0005	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page	
Account	460023475	Current Owner	Legal Description
ParcelID	1001-00-121-003-0-002-00	AQUINO, MARCY L.	N50' LOT 3 BLK 121 EUFAULA OT
Situs	00406 S. 3RD ST		592/641 741/600 761/702 890/305 979/326
Sec/Twn/Rng		504 WOODLAND ST	
Subdivision	EUFAULA		
Block/Lot	0121 / 0003	EUFAULA OK 74432-361C	
Lot Size	1 Lots	Book/Page 0979-0326	
Account	460023443	Current Owner	Legal Description
ParcelID	1001-00-117-002-0-001-00	DAVIS, FRANKLIN LEE JR. &	LOT 2 LESS N13' OF W52.3', LOT 3 LESS
Situs	00310 S. 3RD		W52.3' BLK 117 OT EUFAULA 488/558
Sec/Twn/Rng		RONA SUE	535/206 785/704
Subdivision	EUFAULA	310 S 3RD ST	
Block/Lot	0117 / 0002	EUFAULA OK 74432-000C	
Lot Size	2 Lots	Book/Page	
Account	460023485	Current Owner	Legal Description
ParcelID	1001-00-122-006-0-000-00	EPISCOPAL CHURCH	LOT 6 BLK 122 EUFAULA O.T.
Situs	00003 & HIGH ST		
Sec/Twn/Rng			
Subdivision	EUFAULA		
Block/Lot	0122 / 0006	OK 00000-000C	
Lot Size	1 Lots	Book/Page	
Account	460023487	Current Owner	Legal Description
ParcelID	1001-00-122-007-0-002-00	GREENE, KORTNEY	S50' LOT 7 BLK 122 EUFAULA O.T.
Situs	00409 S. 3RD		493/276 747/163-7 1145/710
Sec/Twn/Rng		400 S 2ND ST	
Subdivision	EUFAULA		
Block/Lot	0122 / 0007	EUFAULA OK 74432-	
Lot Size	1 Lots	Book/Page 1145-0710	
Account	460023451	Current Owner	Legal Description
ParcelID	1001-00-117-006-0-001-00	SMITH, ANNA PEARL	N68' LOT 6 BLK 117 EUFAULA OT
Situs	00311 S. 4TH		560/332 561/08 802/222 862/796 913/81
Sec/Twn/Rng		311 S 4TH ST	946/32 965/523 1142/722 1161/463
Subdivision	EUFAULA		
Block/Lot	0117 / 0006	EUFAULA OK 74432-	
Lot Size	1 Lots	Book/Page 1161-0463	
Account	460023439	Current Owner	Legal Description
ParcelID	1001-00-116-006-0-002-00	NICHOLS, ASHLEY	PT LOT 6-8 BLK 116 EUFAULA OT LESS
Situs	00219 HIGH		BEG NE/C LOT 6 W60' S150' E60' N150'
Sec/Twn/Rng		131 W FOLEY ST #649	POB & BEG SW/C LOT 8 N75' E TO 75'N
Subdivision	EUFAULA		OF SE/C LOT 8 S75' W160' POB 606/649
Block/Lot	0116 / 0006	EUFAULA OK 74432-	711/174 841/264 877/338 881/383 884/383
Lot Size	3 Lots	Book/Page 1151-0155	982/476 982/480 1151/155
Account	460023482	Current Owner	Legal Description
ParcelID	1001-00-122-003-0-002-00	DEFRANGE, RICKY & PEGGY	N57' LOT 3 BLK 122 EUFAULA OT
Situs	00404 S 2ND		415/403 457/160 589/752 601/135
Sec/Twn/Rng			1002/561 1006/279
Subdivision	EUFAULA	P.O. BOX 836	
Block/Lot	0122 / 0003	KREBS OK 74554-000C	
Lot Size	1 Lots	Book/Page 1006-0279	





# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023

Time 09:21:44

Page : 5

### Account List

Account	460023476	Current Owner	Legal Description
ParcelID	1001-00-121-004-0-000-00	TIGNANELLI, WAIDE R.	LOT 4 BLK 121 EUFAULA OT 545/703
Situs	00401 HIGH ST		691/94 1084/533
Sec/Twn/Rng		401 HIGH ST.	
Subdivision	EUFAULA		
Block/Lot	0121 / 0004	EUFAULA OK 74432-	
Lot Size	1 Lots	Book/Page 1084-0533	
Account	460023441	Current Owner	Legal Description
ParcelID	1001-00-116-007-0-003-00	MOTLEY, GEINA A & CURTIS DALE	PT LOT 7-8 BLK 116 BEG SW/C LOT 8
Situs	00307 S 2ND		N75'E TO 75'N OF SE/C LOT 8 S75' W160'
Sec/Twn/Rng		PO BOX 214	POB OT EUFAULA 402/51 1023/323
Subdivision	EUFAULA		1112/454
Block/Lot	0116 / 0007	CROWDER OK 74430-	
Lot Size	2 Lots	Book/Page 1112-0454	
Account	460023382	Current Owner	Legal Description
ParcelID	1001-00-108-001-0-001-00	JOHNSON, HELEN V. & DONALD	E'LY PT OF LOT 1 BLK 108 EUFAULA OT
Situs	00212 S. 3RD ST		BEG 87.7'W OF NE/C LOT 1 E87.7' SE'LY
Sec/Twn/Rng		MARVIS JOHNSON JR.	70.6' W96.3' NW'LY 69.5' POB 625/703
Subdivision	EUFAULA	4313 N FRANKLINIA STT	857/187 892/208 1070/380 (DONALD
Block/Lot	0108 / 0001	ST AUGUSTINE FL 32092-3682	MARVIS JOHNSON)
Lot Size	1 Lots	Book/Page 1070-0380	
Account	460023392	Current Owner	Legal Description
ParcelID	1001-00-109-002-0-002-00	CAREY, ROBERT JR. & CONNIE LEA	N5.5' LOT 2 & S53.5' LOT 3 BLK 109 OT
Situs	00210 S 2ND ST		EUFAULA 492/436 763/76 849/36 855/799
Sec/Twn/Rng		210 S 2ND ST	863/613 1109/729 1145/224
Subdivision	EUFAULA		
Block/Lot	0109 / 0002	EUFAULA OK 74432-	
Lot Size	2 Lots	Book/Page 1145-0224	
Account	460023449	Current Owner	Legal Description
ParcelID	1001-00-117-005-0-002-00	DAVIS, FRANKLIN LEE JR. &	E27.7' OF N55' OF S67.5' LOT 5 BLK 117
Situs			EUFAULA OT 488/558 535/206 785/704
Sec/Twn/Rng		RONA SUE	
Subdivision	EUFAULA	310 S 3RD ST	
Block/Lot	0117 / 0005	EUFAULA OK 74432-0000	
Lot Size	1 Lots	Book/Page	
Account	460023401	Current Owner	Legal Description
ParcelID	1001-00-109-008-0-001-00	SCRIBNER, BRIANNA	S50' LOT 8 BLK 109 EUFAULA OT
Situs	00215 S 3RD		715/497 737/141 906/682 1022/525
Sec/Twn/Rng			1110/69
Subdivision	EUFAULA	215 S 3RD ST	
Block/Lot	0109 / 0008	EUFAULA OK 74432-	
Lot Size	1 Lots	Book/Page 1110-0069	
Account	460023389	Current Owner	Legal Description
ParcelID	1001-00-108-006-0-003-00	WADE, VEOLA IVON REV TRUST	PTS OF LOT 6-8 BLK 108 E75' LOT 8,
Situs	00416 W Locust		E75' S28.5' LOT 7, E27.8' N46.5' LOT 7
Sec/Twn/Rng		416 LOCUST ST	544/636 981/376 981/382 1146/747
Subdivision	EUFAULA		
Block/Lot	0108 / 0006	EUFAULA OK 74432-	
Lot Size	3 Lots	Book/Page 1146-0747	
Account	460023445	Current Owner	Legal Description
ParcelID	1001-00-117-004-0-001-00	JENNINGS, JEFF L. &	E62.3' OF W149.8' LOT 4 & E62.3' OF N67
Situs	00415 W Locust AV		5' OF W149.8' LOT 5 BLK 117 OT
Sec/Twn/Rng		DANEL L. HAMBY	EUFAULA 466/549 480/679 485/203
Subdivision	EUFAULA	415 LOCUST AVE	544/119 592/25
Block/Lot	0117 / 0004	EUFAULA OK 74432-0000	
Lot Size	2 Lots	Book/Page 0592-0025	
Account	460023402	Current Owner	Legal Description
ParcelID	1001-00-109-008-0-002-00	LAYMAN, STEPHANIE	N50' LOT 8 BLK 109 EUFAULA OT
Situs	00211 S. 3RD		610/150 697/350 899/576 989/134*
Sec/Twn/Rng		415105 HWY 9	991/216 1009/318 1112/41
Subdivision	EUFAULA		
Block/Lot	0109 / 0008	EUFAULA OK 74432-	
Lot Size	1 Lots	Book/Page 1112-0036	



# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023  
Time 09:21:44

Page : 6

### Account List

Account	460023383	Current Owner	Legal Description
ParcelID	1001-00-108-001-0-002-00	HUTSON, BARBARA ELAINE	W90' LOT 1 BLK 108 EUFAULA OT 720/65
Situs	00410 LOCUST AV		720/661 892/397 898/662
Sec/Twn/Rng			
Subdivision	EUFAULA	410 LOCUST AVE	
Block/Lot	0108 / 0001	EUFAULA OK 74432-0043	
Lot Size	1 Lots	Book/Page 0898-0662	
Account	460023384	Current Owner	Legal Description
ParcelID	1001-00-108-002-0-000-00	SHIELDS, NEAL GARY & KAYE SHIELDS &	LOT 2 BLK 108 EUFAULA OT 621/738
Situs	00210 S. 3RD		1115/38
Sec/Twn/Rng			
Subdivision	EUFAULA	DONALD MARVIS JOHNSON	
Block/Lot	0108 / 0002	210 S 3RD STREET	
Lot Size	1 Lots	EUFAULA OK 74432-	
		Book/Page 1115-0038	
Account	460023391	Current Owner	Legal Description
ParcelID	1001-00-109-001-0-001-00	URQUHART, CHARLES A. & REGAN L	LOT 1 S94.5' LOT 2 BLK 109 EUFAULA O
Situs	00302 HIGH		T. 395/113 709/138
Sec/Twn/Rng			
Subdivision	EUFAULA	302 HIGH ST	
Block/Lot	0109 / 0001	EUFAULA OK 74432-000C	
Lot Size	2 Lots	Book/Page 0709-0138	
Account	460023403	Current Owner	Legal Description
ParcelID	1001-00-109-009-0-000-00	GUINN, ELWYN E. & MAXINE F.	LOT 9-11 BLK 109 EUFAULA OT 533/709
Situs	00322 HIGH	GUINN REVOCABLE TRUST AGREEMENT	546/460 846/549
Sec/Twn/Rng			
Subdivision	EUFAULA	322 HIGH ST	
Block/Lot	0109 / 0009	EUFAULA OK 74432-000C	
Lot Size	3 Lots	Book/Page 0846-0549	
Account	460023390	Current Owner	Legal Description
ParcelID	1001-00-108-007-0-003-00	SMITH, TERRI L	W75' S28.5' LOT 7 & W75' LOT 8 BLK 108
Situs	00416 LOCUST		EUFAULA OT. 522/672 726/637 1098/659
Sec/Twn/Rng			1098/661 1106/759
Subdivision	EUFAULA	P O BOX 857	
Block/Lot	0108 / 0007	EUFAULA OK 74432-	
Lot Size	2 Lots	Book/Page 1106-0759	
Account	460023446	Current Owner	Legal Description
ParcelID	1001-00-117-004-0-002-00	STEVENSON, BILL J. JR	N46' OF W87.5' LOT 4 BLK 117 OT
Situs	00301 S. 4TH		EUFAULA 397/162 611/707 852/424
Sec/Twn/Rng		180 OAK VIEW RD	852/425 874/425 939/334 977/281 985/54*
Subdivision	EUFAULA		986/397 1121/692
Block/Lot	0117 / 0004	NEWCASTLE CA 95658-	
Lot Size	1 Lots	Book/Page 1121-0692	
Account	460023387	Current Owner	Legal Description
ParcelID	1001-00-108-005-0-001-00	MCCRACKEN SHROYER ENTERPRISES, LLC	LOT 5 PT LOT 6 BEG NW/C S13' E142.50'
Situs	00403 GRAND		THENCE TO NE/ C W150' POB EUFAULA
Sec/Twn/Rng			OT 387/223 1116/681 1138/119 1138/121
Subdivision	EUFAULA	118062 S 4140 RD	
Block/Lot	0108 / 0005	EUFAULA OK 74432-	
Lot Size	2 Lots	Book/Page 1138-0119	



May 26, 2023

STEVENSON, BILL J. JR  
180 OAK VIEW RD  
NEWCASTLE, CA 95658-

Dear Property Owner:

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

**Commonly Known as:** 310 South 3<sup>rd</sup> Street

**Legal Description:** Lot One (1); Lot Two (2) less the North 13 feet of the West 52.3 feet and Lot Three (3) less the West 52.3 feet and the South 42 feet of the North 55 feet of the East 27.7 feet of Lot Five (5), all located in Block 117 in the City of Eufaula, McIntosh County, State of Oklahoma.  
And The West 52.3 feet of Lot 3 and the East 27.7 feet of Lot 4 and the North 13 feet of the East 27.7 feet of Lot 5 and the North 13 feet of the West 52.3 feet of Lot 2, all in Block 117 City of Eufaula.

**Proposed Use:** Applicant is requesting a special exception to build a 6-foot wrought iron fence encompassing the front and both sides of the property.

**Applicant/s:** Frank Davis

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 June 26, 2023, at 5:30pm at the Community Center, 121 High Street, 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







COUNTY OF MCINTOSH )  
STATE OF OKLAHOMA )

IN THE DISTRICT COURT

NO. Public Hrg Notice w/ Map (Davis)

**AFFIDAVIT OF PUBLICATION**  
**COOKSON HILLS PUBLISHERS, INC.**  
dba 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 Cookson Hills Publishers, Inc., Publisher 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 1, 2023



Signed and sworn to before me on this 1<sup>st</sup> day of June, 2023.



My Commission expires: April 3, 2026  
Commission #06003427

Notary  
Comm  
My Comm

**PUBLICATION FEE: \$** 75.40

588 words; 1 tabular lines; 2 column(s)  
— insertions

**Legal Notice**

Published in the Indian Journal,  
Thursday, June 1, 2023.

**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 Request Application for property located within the City of Eufaula.

The property requesting the Zoning Variance / Special Exception Request is described as follows:

Lot One (1); Lot Two (2) less the North 13 feet of the West 52.3 feet and Lot Three (3) less the West 52.3 feet and the South 42 feet of the North 55 feet of the East 27.7 feet of Lot Five (5), all located in Block 117 in the City of Eufaula, McIntosh County, State of Oklahoma.

and

The West 52.3 feet of Lot 3 and the East 27.7 feet of Lot 4 and the North 13 feet of the East 27.7 feet of Lot 5 and the North 13 feet of the West 52.3 feet of Lot 2, all in Block 117 City of Eufaula.

Commonly Known as: 310

South 3rd St.

Proposed Use: Applicant is requesting a special exception to build a 6-foot wrought iron fence encompassing the front and both sides of the property.

Applicant/s: Frank Davis

The public hearing will be held as follows: June 26, 2023 at 5:30 P.M. Board of Adjustments, Eufaula Community Center, 121 High Street.

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.





Musgraves, Julie <aa@cityofeufaulaok.com>

---

## Frank Davis application

1 message

---

**Juliet Colyer** <julietjanecolyer@gmail.com>  
To: aa@cityofeufaulaok.com

Fri, Jun 2, 2023 at 9:13 PM

I have no opposition to a zoning variance for a 6 foot wrought iron fence for my neighbor at 310 south 3rd Street, Frank Davis. It sounds lovely.

Juliet Colyer  
[Julietjanecolyer@gmail.com](mailto:julietjanecolyer@gmail.com)



Board of Adjustment Item No. **5**

Meeting Date: June 26, 2023

## **Agenda Item Memo**

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of requesting a Special Use Permit for short term rental (AirBnB) at the following location: Lot 3 and the West 39.7 feet of Lot 2, in Block 5 of Moore's Addition to the City of Eufaula. Commonly known as 308 Indian Ave.

**Initiator:** Sandra Basham

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** Ms. Basham is requesting a Special Use Permit for the mentioned property so she can rent the residence as a short-term vacation rental.

**Attachment:** Application, Title, Radius List, Radius Letters, Map, & Indian Journal Publication

**CITY OF EUFAULA**  
**NOTICE OF APPLICATION FOR**  
**SPECIAL USE PERMIT**

Notice is hereby given that the undersigned applicant has applied to the *Eufaula Planning Commission of the City of Eufaula*, sitting as the *Board of Adjustment* of said city, requesting a special use permit classification be approved for the following location:

Sandra Basham  
Name of Applicant  
W 39.7' Lot 2 Block 5 Moore Addition  
ADDRESS

Legal Description of property requesting special use permit:

Physical address of property: 308 Indian Ave. Zoning of Property: \_\_\_\_\_

For the purpose of permitting the applicant to cause said property to be used for the following purposes, to-wit:

Short Term Rental  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
[on original] Sandra Basham  
Signature of Applicant

5-20-2023  
Date

Said applicant will be considered by the Board of Adjustment at 6:00 (a.m. / p. m.), on the \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_, at which time, any and all persons interested in such change may appear and be heard in support or opposition of the granting of said special use permit.

(OKLAHOMA STATUTORY FORM)

INDIVIDUAL  
WARRANTY DEED

06561 512  
STATE OF OKLAHOMA }  
COUNTY OF MCINTOSH } SS  
I do hereby certify that this instrument was  
filed for record and duly recorded in my office

KNOW ALL MEN BY THESE PRESENTS:

THAT GLADYS PENDLEY, a single woman

4-30-80  
1 o'clock, 10 minutes, P  
in Book 252, Page 512  
IAN E. WARREN, County Clerk  
By: [Signature] Deputy

part Y of the first part, in consideration of the  
sum of TEN and NO/100----- dollars,  
and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do es  
hereby grant, bargain, sell and convey unto SANDRA BASHAM, 413 South Main, Eufaula, Okla.

part Y  
of the second part, the following described real property and premises situate in McINTOSH  
County, State of Oklahoma, to-wit:

Lot 3 and the West 39.7 feet of Lot 2, in Block 5 of Moore's Addition  
to the City of Eufaula, Oklahoma, according to the official plat  
thereof

This deed is from mother to daughter, there is no consideration paid and revenue  
stamps are not applicable.

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 part Y of the second part,  
her heirs and assigns forever, free, clear and discharged of and from all former  
grants, charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature.

Signed and delivered this 17 day of February, 19 80.

[Signature]  
GLADYS PENDLEY

INDIVIDUAL ACKNOWLEDGMENT—OKLAHOMA FORM

STATE OF OKLAHOMA, County of McINTOSH, SS.

Before me, a Notary Public in and for said County and State, on this 17 day of February, 1980,  
personally appeared GLADYS PENDLEY





# McIntosh

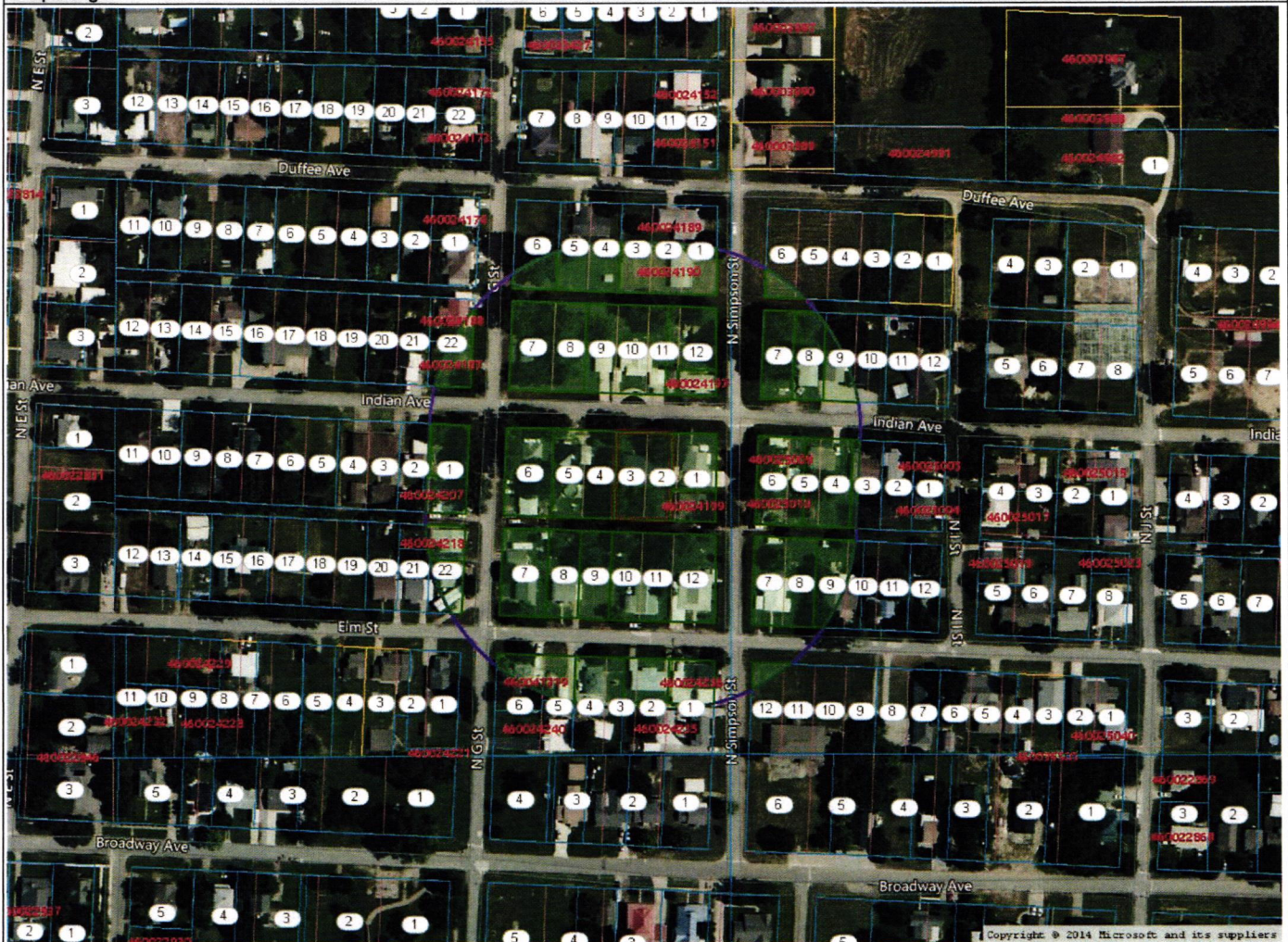
## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023

Time 09:26:50

Map Image



### Account List

<b>Account</b>	<b>460041319</b>	<b>Current Owner</b>	<b>Legal Description</b>
<b>ParcelID</b>	1180-00-008-005-0-001-00	BOSO, CHARLES & SHARON	PT OF LOTS 5 & 6 BLK 8 MOORE'S
<b>Situs</b>			ADDN CITY OF EUFAULA BEG NW/C
<b>Sec/Twn/Rng</b>			LOT 6 S004145W 90 FT THEN S885822E
<b>Subdivision</b>	MOORE	11531 BURNS OAKS RD	74.82 FT THEN N003106E 16 FT THEN
<b>Block/Lot</b>	0008 / 0005	OKLAHOMA CITY	S885822E 49.83 FT THEN N002459E 74
<b>Lot Size</b>	1 Lots	Book/Page 1170-0666	FT THEN N885822W 124.24 FT TO POB
			CONTAINING 0.239 ACRES MORE OR
<b>Account</b>	<b>460024194</b>	<b>Current Owner</b>	<b>Legal Description</b>
<b>ParcelID</b>	1180-00-004-009-0-000-00	GARRETT, JUSTINE &	LOTS 9-10 & W30' LOT 11 BLK 4 MOORE
<b>Situs</b>	00313 INDIAN AV	JACQUELINE KAY MCKENZIE	ADDITION 409/465 523/30 836/177
<b>Sec/Twn/Rng</b>		313 INDIAN AVE	859/310 937/575 1167/791
<b>Subdivision</b>	MOORE		
<b>Block/Lot</b>	0004 / 0009	EUFAULA	OK 74432-
<b>Lot Size</b>	3 Lots	Book/Page 1163-0204	
<b>Account</b>	<b>460024235</b>	<b>Current Owner</b>	<b>Legal Description</b>
<b>ParcelID</b>	1180-00-008-001-0-001-00	RONE, FRED C & KATHRYN L	S78.9' LOT 1 & S81.9' LOT 2 & S80.3 E21
<b>Situs</b>	00413 N SIMPSON ST EUFAU		3 LOT 3BLK 8 MOORE ADDITION 408/218
<b>Sec/Twn/Rng</b>		413 N SIMPSON ST	408/597 917/413 958/693 1060/766
<b>Subdivision</b>	MOORE		1093/43
<b>Block/Lot</b>	0008 / 0001	EUFAULA	OK 74432-
<b>Lot Size</b>	3 Lots	Book/Page 1093-0043	





# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023

Time 09:26:51

### Account List

Page : 2

Account	460025002	Current Owner	Legal Description
ParcelID	1290-00-005-009-0-000-00	BATES, MARIAN K. & GARY W.	LOT 9-10 BLK 5 SIMPSON ADDITION
Situs	00409 INDIAN AV		465/429 504/418 530/536-9 613/509
Sec/Twn/Rng			616/317 951/763 996/417 1024/560 '03
Subdivision	SIMPSON	2704 STILL MEADOW RD	CLAYTON T#610702238021
Block/Lot	0005 / 0009	EDMOND	V#CSS004318TXAB TG#H298016 (PD
Lot Size	2 Lots	Book/Page 1024-0560	EST'18#293)
Account	460024190	Current Owner	Legal Description
ParcelID	1180-00-004-001-0-002-00	WESTON, PAUL C & DOROTHY J	S2 LOT 1-3 BLK 4 MOORE ADDITION
Situs	00607 N SIMPSON ST	FAMILY TRUST	390/287 458/701 551/106 610/699 946/709
Sec/Twn/Rng			
Subdivision	MOORE	1309 SE 2ND	
Block/Lot	0004 / 0001	MOORE	OK 73160-000C
Lot Size	3 Lots	Book/Page 0946-0709	
Account	460025012	Current Owner	Legal Description
ParcelID	1290-00-006-009-0-001-00	PIERCE, LORA RAE	LOT 9 W25' LOT 10 BK 6 SIMPSON
Situs	00407 E ELM AV		417/276-5 730/685 844/324 888/600
Sec/Twn/Rng			
Subdivision	SIMPSON	407 E ELM AVE	
Block/Lot	0006 / 0009	EUFULA	OK 74432-000C
Lot Size	2 Lots	Book/Page 0888-0600	
Account	460025001	Current Owner	Legal Description
ParcelID	1290-00-005-008-0-000-00	LAMBERT, BARBARA & PATRICIA	LOT 8 BLK 5 SIMPSON ADDITION
Situs	00405 INDIAN AV	NEUENSCHWANDER 1/2 INT EACH	1159/726 1159/731
Sec/Twn/Rng			
Subdivision	SIMPSON	521 BORDER ST	
Block/Lot	0005 / 0008	EUFULA	OK 74432-
Lot Size	1 Lots	Book/Page 1159-0726	
Account	460025007	Current Owner	Legal Description
ParcelID	1290-00-006-003-0-000-00	GAWF, SHERLYN F. LIFE ESTATE &	LOT 3 BLK 6 SIMPSON ADDITION
Situs	00408 INDIAN AV		407/112 1141/308
Sec/Twn/Rng			
Subdivision	SIMPSON	KEVIN GAWF	
Block/Lot	0006 / 0003	408 INDIAN AVE	
Lot Size	1 Lots	EUFULA	OK 74432-000C
		Book/Page 1141-0308	
Account	460025008	Current Owner	Legal Description
ParcelID	1290-00-006-004-0-001-00	LEWIS, IDA	LOT 4 BLK 6 & E1/2 LOT 5 BLK 6
Situs	00404 INDIAN AV		SIMPSON ADDITION 883/315
Sec/Twn/Rng			
Subdivision	SIMPSON	% JACKSON LEWIS	
Block/Lot	0006 / 0004	404 E INDIAN	
Lot Size	2 Lots	EUFULA	OK 74432-000C
		Book/Page	
Account	460024238	Current Owner	Legal Description
ParcelID	1180-00-008-002-0-002-00	CRAIG, LARRY LELAND & FRANCES MARIE	N70' LOT 2 & N70' OF E21.3' LOT 3 BLK 8
Situs	00314 E ELM AV		MOORE ADD. 417/634 498/323 508/08
Sec/Twn/Rng			853/753 853/754 1154/135
Subdivision	MOORE	4350 S BERNITA	
Block/Lot	0008 / 0002	WICHITA	KS 67217-
Lot Size	2 Lots	Book/Page 1154-0135	
Account	460024206	Current Owner	Legal Description
ParcelID	1180-00-005-010-0-000-00	ROBINSON, LLOYD A & CARAMA M	LOT 10, 11 & 12 BLK 5 MOORE ADDITION
Situs	00317 E ELM AV		393/342 903/789 925/345 935/493
Sec/Twn/Rng			
Subdivision	MOORE	317 E ELM AVE	
Block/Lot	0005 / 0010	EUFULA	OK 74432-000C
Lot Size	3 Lots	Book/Page 0935-0493	
Account	460024236	Current Owner	Legal Description
ParcelID	1180-00-008-001-0-002-00	ROBERTS, RUSSELL KIRK JR	N70' LOT 1 BLK 8 MOORE ADDITION
Situs	00411 N SIMPSON ST		418/647 419/48 419/782 505/39 969/224
Sec/Twn/Rng			1137/698
Subdivision	MOORE	452 N CEDAR DR	
Block/Lot	0008 / 0001	MIDWEST CITY	OK 73130-
Lot Size	1 Lots	Book/Page 1137-0698	



# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023

Time 09:26:51

Page : 3

### Account List

Account	460024196	Current Owner	Legal Description
ParcelID	1180-00-004-011-0-002-00	BRIDGES, BRENDON & ERIN	E20' LOT 11 & N100' LOT 12, BLK 4 MOORE ADDITION 845/218
Situs			
Sec/Twn/Rng			
Subdivision	MOORE	PO BOX 310	
Block/Lot	0004 / 0011	EUFAULA	OK 74432-000C
Lot Size	2 Lots	Book/Page 0845-0218	
Account	460024199	Current Owner	Legal Description
ParcelID	1180-00-005-001-0-002-00	HOLMAN, COLBY J	S50' LOT 1 & S50' OF E 10.3' LOT 2 BLK 5 MOORE ADDITION 437/592 448/524
Situs	00509 N SIMPSON ST		1001/493 1091/598 1094/27 1115/327
Sec/Twn/Rng		509 N SIMPSON ST	
Subdivision	MOORE		
Block/Lot	0005 / 0001	EUFAULA	OK 74432-
Lot Size	2 Lots	Book/Page 1115-0327	
Account	460025010	Current Owner	Legal Description
ParcelID	1290-00-006-005-0-002-00	THOMAS, JESSE L & PAMELA J	S1/2 W1/2 LOT 5 BLK 6 & S1/2 LOT 6 BLK 6 SIMPSON ADDITION 367/662 832/205
Situs	00506 N SIMPSON AV		834/18 1059/750 1063/308 1105/600
Sec/Twn/Rng			
Subdivision	SIMPSON	31120 S TUCKER KNOB RD	
Block/Lot	0006 / 0005	KINTA	OK 74532-
Lot Size	2 Lots	Book/Page 1105-0600	
Account	460024198	Current Owner	Legal Description
ParcelID	1180-00-005-001-0-001-00	CHAPMAN, CHARLES K. & CATHLEEN	N90' LOT 1 & N90' OF E 10.3' LOT 2 BLK 5 MOORE ADDITION 447/435 811/456
Situs			
Sec/Twn/Rng			
Subdivision	MOORE	426735 E 1087 RD	
Block/Lot	0005 / 0001	CHECOTAH	OK 74426-
Lot Size	1 Lots	Book/Page 0811-0456	
Account	460025009	Current Owner	Legal Description
ParcelID	1290-00-006-005-0-001-00	SCISSORTAIL HOMES OF CARLTON LANDIN LLC	N70' W1/2 LOT 5 BLK 6 & N1/2 LOT 6 BLK 6 SIMPSON ADDITION 365/793 832/504
Situs	00508 N SIMPSON ST	% JJ & LINDSEY MORRIS	846/709 846/710 1003/548 1113/524
Sec/Twn/Rng			
Subdivision	SIMPSON	24 FIREFLY LANE	
Block/Lot	0006 / 0005	EUFAULA	OK 74432-
Lot Size	2 Lots	Book/Page 1113-0524	
Account	460025011	Current Owner	Legal Description
ParcelID	1290-00-006-007-0-000-00	WILLIAMS, TRINA	LOT 7 & 8 BLK 6 SIMPSON ADDITION 521/489 1104/778
Situs	00401 E ELM AV		
Sec/Twn/Rng			
Subdivision	SIMPSON	401 E ELM AVE	
Block/Lot	0006 / 0007	EUFAULA	OK 74432-651E
Lot Size	2 Lots	Book/Page 1104-0778	
Account	460032523	Current Owner	Legal Description
ParcelID	1290-00-012-009-0-000-00	XTREME RV RESORT, LLC	LOT 9-12 BLK 12 SIMPSON ADD. 990/720 1109/320
Situs			
Sec/Twn/Rng			
Subdivision	SIMPSON	200 ADAMS ST	
Block/Lot	0012 / 0009	EUFAULA	OK 74432-000C
Lot Size	4 Lots	Book/Page 1109-0320	
Account	460024197	Current Owner	Legal Description
ParcelID	1180-00-004-012-0-002-00	BRIDGES, CHRISTOPHER BRENDON &	S40' LOT 12 BLK 4 MOORE ADDITION 431/53 870/520 875/273 875/336
Situs	00327 INDIAN AV EUFAULA		
Sec/Twn/Rng			
Subdivision	MOORE	ERIN M.	
Block/Lot	0004 / 0012	PO BOX 310	
Lot Size	1 Lots	EUFAULA	OK 74432-000C
		Book/Page 0875-0273	
Account	460024200	Current Owner	Legal Description
ParcelID	1180-00-005-002-0-003-00	BASHAM, SANDRA	W39.7' LOT 2 LOT 3 BLK 5 MOORE ADDITION
Situs	00308 INDIAN AV		
Sec/Twn/Rng			
Subdivision	MOORE	308 INDIAN AVE	
Block/Lot	0005 / 0002	EUFAULA	OK 74432-000C
Lot Size	2 Lots	Book/Page	





# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023

Time 09:26:51

Page : 4

### Account List

Account	460024193	Current Owner	Legal Description
ParcelID	1180-00-004-007-0-000-00	KETCHUM, ELAINE MAE & STEVEN TERRY	LOT 7 & 8 BLK 4 MOORE ADDITION
Situs	00301 INDIAN AV		431/292 470/170 1135/784 1139/295
Sec/Twn/Rng		PO BOX 60	
Subdivision	MOORE		
Block/Lot	0004 / 0007	INDIANOLA	OK 74442-
Lot Size	2 Lots	Book/Page 1139-0295	
Account	460024201	Current Owner	Legal Description
ParcelID	1180-00-005-004-0-000-00	FLOOD, PAULINE M.	LOT 4 & 5 BLK 5 MOORE ADDITION
Situs	00306 INDIAN AV		270/317 429/415 400/19 399/740****
Sec/Twn/Rng		% HEATHER SMITH	998/654**
Subdivision	MOORE	306 INDIAN AVE	
Block/Lot	0005 / 0004	EUFULA	OK 74432-000C
Lot Size	2 Lots	Book/Page	
Account	460024240	Current Owner	Legal Description
ParcelID	1180-00-008-005-0-000-00	CROSS CUT INVESTMENTS, LLC	LOT 5-6 BLK 8 MOORE ADDITION LESS
Situs	00300 E ELM AV		PART 561/376 569/384 1106/612
Sec/Twn/Rng		2559 CROSSCUT AVE	
Subdivision	MOORE	CHOCTAW	OK 73020-
Block/Lot	0008 / 0005	Book/Page 1106-0612	
Lot Size	1 Lots		
Account	460024203	Current Owner	Legal Description
ParcelID	1180-00-005-007-0-000-00	CRALL, DONALD E & KRISTIE ANN	LOT 7 BLK 5 MOORE ADDITION 672/695
Situs	00301 E ELM AV		700/696 951/312 970/211 1073/305
Sec/Twn/Rng		11078 WHITETAIL DR	1094/225
Subdivision	MOORE		
Block/Lot	0005 / 0007	MORAVIA	IA 52571-
Lot Size	1 Lots	Book/Page 1094-0225	
Account	460024204	Current Owner	Legal Description
ParcelID	1180-00-005-008-0-000-00	BURNS, SHARON KAY	LOT 8 BLK 5 MOORE ADDITION 766/497
Situs	00305 E ELM AV		924/601 1139/297 1142/528
Sec/Twn/Rng		406974 E 1250 RD	
Subdivision	MOORE	EUFULA	OK 74432-000C
Block/Lot	0005 / 0008	Book/Page 1142-0528	
Lot Size	1 Lots		
Account	460024202	Current Owner	Legal Description
ParcelID	1180-00-005-006-0-000-00	MCQUAY, J.L. JR.	LOT 6 BLK 5 MOORE ADDITION 463/210
Situs	00512 N "G" ST		465/279
Sec/Twn/Rng		512 N "G"	
Subdivision	MOORE	EUFULA	OK 74432-000C
Block/Lot	0005 / 0006	Book/Page 0465-0279	
Lot Size	1 Lots		
Account	460024188	Current Owner	Legal Description
ParcelID	1180-00-003-022-0-002-00	STEVENSON, BILL JAY JR	N1/2 LOT 22 BLK 3 MOORE ADDITION
Situs	00607 N "G" ST		818/93 855/132 960/808 1097/778
Sec/Twn/Rng		180 OAK VIEW RD	1107/273
Subdivision	MOORE		
Block/Lot	0003 / 0022	NEWCASTLE	CA 95658-
Lot Size	1 Lots	Book/Page 1107-0273	
Account	460024218	Current Owner	Legal Description
ParcelID	1180-00-006-021-0-001-00	FEARS, JAMES ROBERT III &	LOT 21 LESS S100' & LOT 22 LESS S85'
Situs	00507 N "G" ST		BLK 6 MOORE ADDITION 402/392 404/28
Sec/Twn/Rng		JAMIE L. FEARS	775/409 850/444 947/135 947/138
Subdivision	MOORE	507 N "G" ST	
Block/Lot	0006 / 0021	EUFULA	OK 74432-1827
Lot Size	2 Lots	Book/Page 0947-0138	
Account	460024207	Current Owner	Legal Description
ParcelID	1180-00-006-001-0-001-00	FRENCH, BETTY JANE & CHAD FRENCH &	PT LOT 1-2 BLK 6 MOORE ADD BEG 81
Situs	00509 N "G" ST		5'S OF NE/C LOT 1 W70' S30' W40'S TO
Sec/Twn/Rng		LARRY D & JANET NEWPORT	SE/C LOT 1 N POB 626/316 680/152
Subdivision	MOORE	509 N "G"	875/742 1152/524
Block/Lot	0006 / 0001	EUFULA	OK 74432-000C
Lot Size	2 Lots	Book/Page 1152-0524	



# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023

Time 09:26:52

Page : 5

### Account List

Account	460024219	Current Owner	Legal Description
ParcelID	1180-00-006-021-0-002-00	GULLEY, RANDY D. & EVELYN S.	S100' LOT 21 BLK 6 MOORE ADD
Situs	00237 E ELM AV	REVOCABLE LIVING TRUST	486/484 840/276 859/622 863/621 876/724
Sec/Twn/Rng			917/246 (TRUST) 1132/69
Subdivision	MOORE	304 N "E" ST	
Block/Lot	0006 / 0021	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0917-0246	
Account	460024220	Current Owner	Legal Description
ParcelID	1180-00-006-022-0-002-00	HAMPTON, JONATHAN	S85' LOT 22 BLK 6 MOORE ADDITION '84
Situs	00239 E ELM AV		FLEETWOOD FESTIVAL
Sec/Twn/Rng			V#TXFL1AE101209191 T#H523926
Subdivision	MOORE	239 E. ELM AVE	TG#H309203 416/636 1054/170 (PD
Block/Lot	0006 / 0022	EUFAULA	EST'19#196)
Lot Size	1 Lots	Book/Page 1054-0170	
Account	460024187	Current Owner	Legal Description
ParcelID	1180-00-003-022-0-001-00	GREESON, GARY	S1/2 LOT 22 BLK 3 MOORE ADD 859/122
Situs	00235 INDIAN AV		859/123 879/541 882/675 1093/349
Sec/Twn/Rng			1134/215
Subdivision	MOORE	9112 NW 84TH ST	
Block/Lot	0003 / 0022	YUKON	OK 73099-
Lot Size	1 Lots	Book/Page 1134-0215	
Account	460024209	Current Owner	Legal Description
ParcelID	1180-00-006-002-0-002-00	PENDLEY, NICHOLAS WAYNE	BEG NW/C LOT 2 S111.5' E40' N30' E2.6'
Situs	00234 INDIAN AV		N81.5' W42.6' POB BLK 6 MOORE
Sec/Twn/Rng			ADDITION 388/327
Subdivision	MOORE	234 1/2 INDIAN AVE	
Block/Lot	0006 / 0002	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0388-0327	
Account	460024208	Current Owner	Legal Description
ParcelID	1180-00-006-001-0-002-00	PENDLEY, NICK	N81.5' LOT 1 E7.40' OF N81.5' LOT 2 BLK
Situs	00234 INDIAN AV		6 MOORE ADDITION 187/311 388/327
Sec/Twn/Rng			477/345 842/740
Subdivision	MOORE	2341/2 INDIAN AVE	
Block/Lot	0006 / 0001	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0842-0740	
Account	460024239	Current Owner	Legal Description
ParcelID	1180-00-008-003-0-002-00	ENGELSEN, WILLIAM & JANET BUCH	W28.7' LOT 3 ALL LOT 4 BLK 8 MOORE
Situs	00306 E ELM AV		ADDITION 399/227 748/347 792/345
Sec/Twn/Rng			807/675 1008/504 1019/666
Subdivision	MOORE	PO BOX 626	
Block/Lot	0008 / 0003	KREBS	OK 74554-000C
Lot Size	2 Lots	Book/Page 1019-0666	
Account	460024205	Current Owner	Legal Description
ParcelID	1180-00-005-009-0-000-00	LINSTEAD PROPERTIES, LLC	LOT 9 BLK 5 MOORE ADDITION 393/342
Situs	00309 E ELM AV		1023/225 1025/259 1051/627
Sec/Twn/Rng			
Subdivision	MOORE	PO BOX 894	
Block/Lot	0005 / 0009	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 1051-0627	
Account	460024192	Current Owner	Legal Description
ParcelID	1180-00-004-006-0-000-00	RITCHIE, JUSTIN	LOT 6 BLK 4 MOORE ADDITION 1005/487
Situs			
Sec/Twn/Rng			
Subdivision	MOORE	2808 CROYDON CT	
Block/Lot	0004 / 0006	OKLAHOMA CITY	OK 73120-
Lot Size	1 Lots	Book/Page 1005-0487	
Account	460024191	Current Owner	Legal Description
ParcelID	1180-00-004-004-0-000-00	HALLUM, MELVIN J. & NELLIE G.	LOT 4-5 BLK 4 MOORE ADDITION
Situs	00306 E DUFFEE AV		608/798 671/189
Sec/Twn/Rng			
Subdivision	MOORE	306 DUFFEE	
Block/Lot	0004 / 0004	EUFAULA	OK 74432-000C
Lot Size	2 Lots	Book/Page 0671-0189	





## McIntosh

### Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/30/2023

Time 09:26:52

#### Account List

Page : 6

Account	460024189	Current Owner	Legal Description
ParcelID	1180-00-004-001-0-000-00	WATSON, JOHN W.	N2 LOTS 1-3 BLK 4 MOORE ADDITION
Situs	00609 N SIMPSON ST		465/292 481/472
Sec/Twn/Rng			
Subdivision	MOORE	609 N SIMPSON	
Block/Lot	0004 / 0001	EUFAULA	
Lot Size	3 Lots	OK 74432-0000	
Book/Page	0481-0472		
Account	460025000	Current Owner	Legal Description
ParcelID	1290-00-005-003-0-000-00	U.S.A.	LOTS 3-7 BLK 5 SIMPSON ADDITION
Situs			
Sec/Twn/Rng			
Subdivision	SIMPSON		
Block/Lot	0005 / 0003		
Lot Size	5 Lots	00000-0000	
Book/Page			



May 30, 2023

WATSON, JOHN W.  
609 N SIMPSON  
EUFAULA, OK 74432-0000

Dear Property Owner:

The Board of Adjustments is considering Special Use Permit application for the following property:

**Commonly Known as:** 308 Indian Ave

**Legal Description:** Lot 3 and the West 39.7 feet of Lot 2, in Block 5 of Moore's Addition to the City of Eufaula.

**Proposed Use:** Applicant is requesting a Special Use Permit to offer a short-term residential rental (AirBnB) at the above location.

**Applicant/s:** Sandra Basham

Enclosed is a map showing the section and proposed location being considered for Special Use Permit. 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:

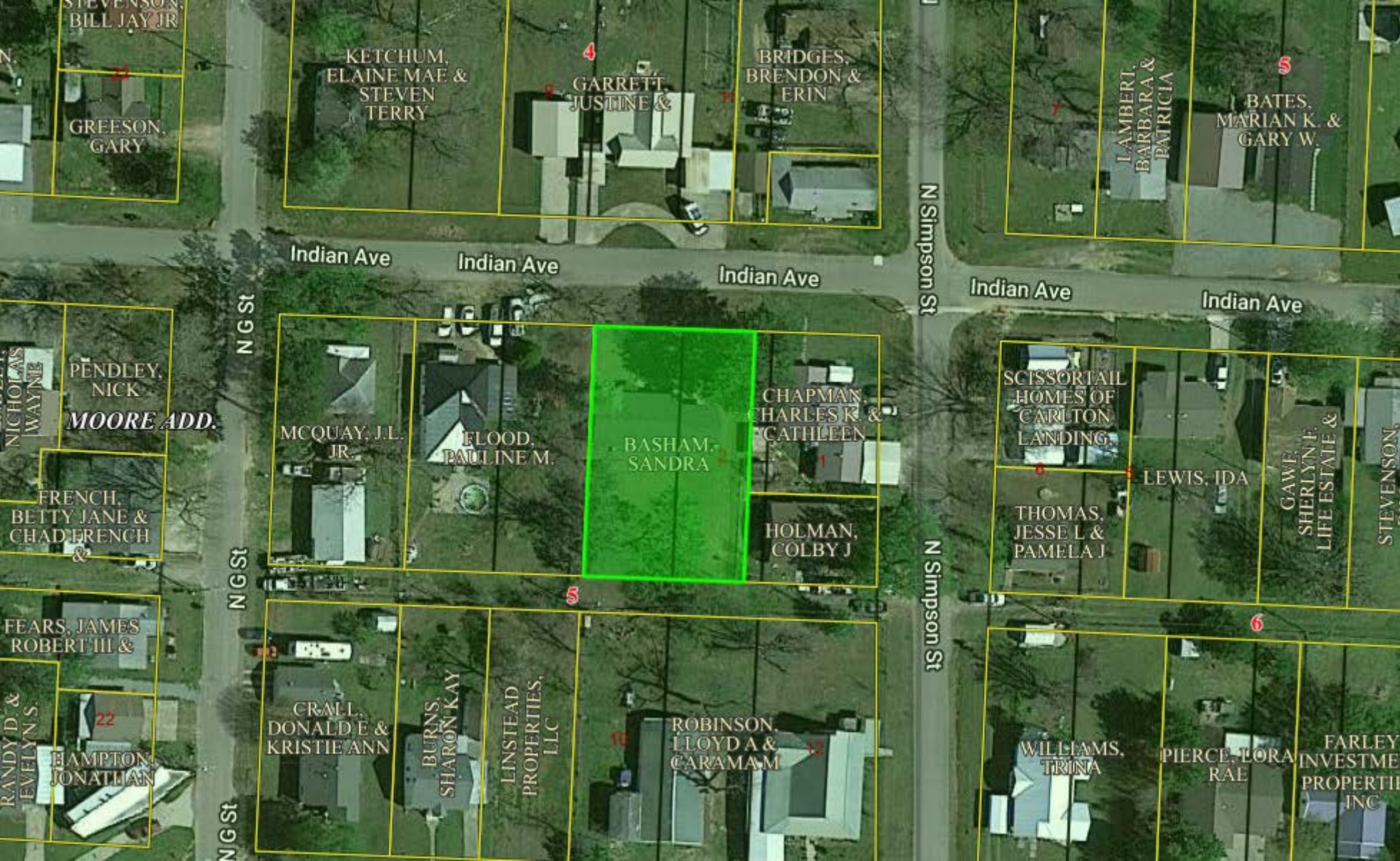
Phone: 918-689-2534

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 June 26, 2023, at 5:30pm at the Community Center, 121 High Street, 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



STEVENSON,  
BILL JAY JR

GREESON,  
GARY

KETCHUM,  
ELAINE MAE &  
STEVEN  
TERRY

4  
GARRETT,  
JUSTINE &

BRIDGES,  
BRENDON &  
ERIN

LAMBERT,  
BARBARA &  
PATRICIA

5  
BATES,  
MARIAN K. &  
GARY W.

Indian Ave

Indian Ave

Indian Ave

Indian Ave

Indian Ave

N G St

N Simpson St

NICHOLAS  
WAYNE

PENDLEY,  
NICK

MOORE ADD.

MCQUAY, J.L.  
JR.

FLOOD,  
PAULINE M.

BASHAM,  
SANDRA

CHAPMAN,  
CHARLES K. &  
CATHLEEN

SCISSORTAIL  
HOMES OF  
CARLTON  
LANDING

LEWIS, IDA

GAWF,  
SHERLYN F.  
LIFE ESTATE &

STEVENSON,

FRENCH,  
BETTY JANE &  
CHAD FRENCH  
&

FEARS, JAMES  
ROBERT III &

RANDY D. &  
EVELYN S.

22  
HAMPTON,  
JONATHAN

CRALL,  
DONALD E &  
KRISTIE ANN

BURNS,  
SHARON KAY

LINSTAD  
PROPERTIES,  
LLC

10  
ROBINSON,  
LLOYD A &  
CARAMAM

WILLIAMS,  
TRINA

6  
PIERCE, LORA  
RAE

FARLEY  
INVESTME  
PROPERTI  
INC

N G St

N Simpson St



COUNTY OF MCINTOSH )  
)  
STATE OF OKLAHOMA )

IN THE DISTRICT COURT

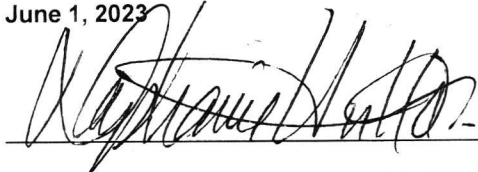
NO. Public Hrg Notice w/ Map (Basham)

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

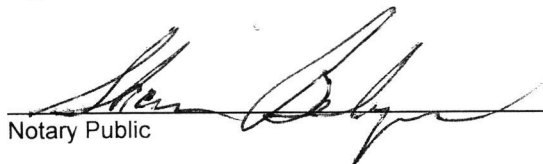
I, Daphanie Hutton, of lawful age, being duly sworn upon oath, deposes and says that I am the authorized representative of Cookson Hills Publishers, Inc., Publisher of the Indian Journal newspaper, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended 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 1, 2023



Signed and sworn to before me on this 1<sup>st</sup> day of June, 2023.



Notary Public

My Commission expires: April 3, 2026  
Commission #06003427

Nota  
Cor  
My Co

**PUBLICATION FEE: \$** 53.40

186 words; 1 tabular lines; 2 column(s)

— insertions

Shown as published in

PAGE B8 • THE MCINTOSH COUNTY DEMOCRAT • THE INDIA

**LEGAL NOTICES**

**Legal Notice**

Published in the Indian Journal,  
Thursday, June 1, 2023.

**City of Eufaula Public Hearing Notice**

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

The property requesting the Special Use Permit is described as follows:

Lot 3 and the West 39.7 feet of Lot 2, in Block 5 of Moore's Addition to the City of Eufaula

Commonly Known as: 308 Indian Ave

Proposed Use: Applicant is requesting a Special Use Permit to offer a short-term residential rental (AirBnB)

Applicant/s: Sandra Basham

The public hearing will be

held as follows: June 26, 2023 at 5:30 P.M Board of Adjustments, Eufaula Community Center, 121 High Street.

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the Special Use Permit 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.





Board of Adjustment Item No. 6

Meeting Date: June 26, 2023

## Agenda Item Memo

**Item Title** A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of the said NW/4; Thence North 01 degrees, 13 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to an existing Corps of Engineers Monument; Thence North 26 degrees, 07 minutes, 17 seconds West along the Corps of Engineers Boundary line a distance of 1442.03 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet to the True point of beginning; Thence continuing South 63 degrees, 07 minutes, 17 seconds West parallel to said boundary line a distance of 624.00 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East parallel to said boundary line a distance of 624.00 feet to the True Point of Beginning. Said tract contain 3.00 acres more or less (Lake Eufaula Association, Inc)

(1) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of said NW/4; Thence North 01 degrees, 13 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to an existing Corps of Engineers Monument; Thence North 26 degrees, 07 minutes, 17 seconds West along the Corps of Engineers Boundary line a distance of 1442.03 feet to the True Point of Beginning; Thence continuing North 26 degrees, 07 minutes 17 seconds West along said boundary line a distance of 624.00 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East parallel to said boundary line a distance of 624.00 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet to the True Point of Beginning, said tract contains 3.00 acres, more or less (Lake Eufaula Association, Inc.).

(2) A tract of land situated in the SE/4 NW/4 and the NE/4 SW/4 of Section 35, Township 10 North, Range 16 East, McIntosh County, State of Oklahoma, better described as follows: Beginning at the NE corner of the SW/4; Thence South 01 degrees, 13 minutes, 40 seconds East a distance of 286.99 feet; Thence South 88 degrees, 34 minutes, 38 seconds West a distance of 411.71 feet; Thence North 01 degrees, 13 minutes, 48 seconds West a distance of 423.19 feet; Thence North 88 degrees, 34 minutes, 38 seconds East a distance of 411.73; Thence South 01 degrees, 13 minutes, 41 seconds East a distance of 136.20 feet to the Point of Beginning. (T. McDonald Construction)

(3) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE

Corner of said NW/4 of Section 35; Thence North 01 degrees, 03 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to a found Corp of Engineers Marker; Thence North 26 degrees, 07 minutes, 17 seconds West along Corps of Engineers Boundary line a distance of 1172.61 feet to the True Point of Beginning; Thence North 26 degrees, 07 minutes, 17 seconds West continuing along Corps boundary line a distance of 209.42 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East a distance of 209.42 feet to the True Point of Beginning (Fredrick Q. Sebastian).

(4) A tract of land situated in the E/2 W/2 of Section 35, Township 10 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SW Corner of the N/2 NE/4 SW/4 of said Section 35; Thence South 89 degrees, 59 minutes, 25 seconds East along the South line thereof a distance of 490.99; Thence North 00 degrees, 07 minutes, 42 seconds East parallel to the West line of said E/2 W/2 a distance of 798.47 feet; Thence North 89 degrees, 59 minutes, 25 seconds West parallel to said South line a distance of 490.99 feet a point on said West line; Thence South 00 degrees, 07 minutes, 42 seconds West along said West line a distance of 798.47 feet to the Point of Beginning. Said tract contains 9.00 acres (Cemetery).

(5) A tract of land situated in the E/2 NW/4 of Section 35 Township 10 North, Range 16 East of the I.B.M. McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of the NW Corner of the said E/2 NW/4; Thence North 01 degrees, 13 minutes, 34 seconds West 136.2 feet; Thence South 88 degrees, 34 minutes, 38 seconds West 441.73 feet to the Point of Beginning; Thence South 88 degrees, 34 minutes, 38 seconds West 580.80 feet; Thence North 01 degrees, 19 minutes West 750 feet; Thence North 88 degrees, 34 minutes, 38 seconds East 580.8 feet; Thence South 01 degrees, 19 minutes East 70 feet to the point of beginning (Methodist Church).

Commonly known as: 244 Matthews Lane.

**Initiator:** Scott Hicks

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** Scott Hicks is requesting 12 Special Use Permits for 10 12-foot x 24-foot cabins and 2 14-foot x 40-foot cabins so that they can be used as short-term vacation rentals.

**Attachment:** Application, Title, Radius List, Radius Letters, Map, & Indian Journal Publication



CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks 405-403-3523  
Name of Applicant Phone

2304 Flair Dr. OKC, OK 73159  
Address of Applicant

Legal Description of property requesting special use permit:  
E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma.

Physical address of property: 244 Matthews Zoning of Property: Commercial

For the purpose of permitting the applicant to cause said property to be used for the following purposes, to-wit:

- Place cabin for rentals.  
- Short Term Rentals  
- 12x24 cabin #1

Scott Hicks 5-30-2023  
Signature of Applicant Date

Said applicant will be considered by the Board of Adjustment at which time, all persons interested in such change may appear and be heard in support or opposition of the granting of said special use permit.

Application fee \$200.00

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks

Name of Applicant

405-403-3523

Phone

2304 Flair Dr. OKC, OK 73159

Address of Applicant

Legal Description of property requesting special use permit:

E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma.

Physical address of property:

244 Matthews

Zoning of Property:

Commercial

For the purpose of permitting the applicant to cause said property to be used  
for the following purposes, to-wit:

Place cabin for rentals.

- Short Term Rentals

- 12x24 Cabin #2

Scott Hicks

Signature of Applicant

5-30-2023

Date

Said applicant will be considered by the Board of Adjustment at which time, all  
persons interested in such change may appear and be heard in support or  
opposition of the granting of said special use permit.

Application fee \$200.00

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks

Name of Applicant

405-403-3523

Phone

2304 Flair Dr. OKC, OK 73159

Address of Applicant

Legal Description of property requesting special use permit:

E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma.

Physical address of property:

244 Matthews

Zoning of Property:

Commercial

For the purpose of permitting the applicant to cause said property to be used  
for the following purposes, to-wit:

Place cabin for rentals.

- Short Term Rentals

- 12x24 Cabin #3

Scott Hicks

Signature of Applicant

5-30-2023

Date

Said applicant will be considered by the Board of Adjustment at which time, all  
persons interested in such change may appear and be heard in support or  
opposition of the granting of said special use permit.

Application fee \$200.00

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks

Name of Applicant

405-403-3523

Phone

2304 Flair Dr. OKC, OK 73159

Address of Applicant

Legal Description of property requesting special use permit:

E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma.

Physical address of property:

244 Matthews

Zoning of Property:

Commercial

For the purpose of permitting the applicant to cause said property to be used  
for the following purposes, to-wit:

Place cabin for rentals.

- Short Term Rentals

- 12x24 Cabin #4

Scott Hicks

Signature of Applicant

5-30-2023

Date

Said applicant will be considered by the Board of Adjustment at which time, all  
persons interested in such change may appear and be heard in support or  
opposition of the granting of said special use permit.

Application fee \$200.00

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks

Name of Applicant

405-403-3523

Phone

2304 Flair Dr. OKC, OK 73159

Address of Applicant

Legal Description of property requesting special use permit:

E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma.

Physical address of property:

244 Matthews

Zoning of Property:

Commercial

For the purpose of permitting the applicant to cause said property to be used  
for the following purposes, to-wit:

Place cabin for rentals.

- Short Term Rentals

- 12 x 24 Cabin # 5

Scott Hicks

Signature of Applicant

5-30-2023

Date

Said applicant will be considered by the Board of Adjustment at which time, all  
persons interested in such change may appear and be heard in support or  
opposition of the granting of said special use permit.

Application fee \$200.00

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks 405-403-3523  
Name of Applicant Phone

2304 Flair Dr. OKC, OK 73159  
Address of Applicant

Legal Description of property requesting special use permit:  
E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma

Physical address of property: 244 Matthews Zoning of Property: Commercial

For the purpose of permitting the applicant to cause said property to be used for the following purposes, to-wit:

Place cabin for rentals.  
- Short Term Rentals  
- 12 x 24 Cabin # 6

Scott Hicks 5-30-2023  
Signature of Applicant Date

Said applicant will be considered by the Board of Adjustment at which time, all persons interested in such change may appear and be heard in support or opposition of the granting of said special use permit.

Application fee \$200.00

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks 405-403-3523  
Name of Applicant Phone

2304 Flair Dr. OKC, OK 73159  
Address of Applicant

Legal Description of property requesting special use permit:  
E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma.

Physical address of property: 244 Matthews Zoning of Property: Commercial

For the purpose of permitting the applicant to cause said property to be used for the following purposes, to-wit:

Place cabin for rentals.  
- Short Term Rentals  
- 12 x 24 Cabin #7

Scott Hicks 5-30-2023  
Signature of Applicant Date

Said applicant will be considered by the Board of Adjustment at which time, all persons interested in such change may appear and be heard in support or opposition of the granting of said special use permit.

Application fee \$200.00

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks 405-403-3523  
Name of Applicant Phone

2304 Flair Dr. OKC, OK 73159  
Address of Applicant

Legal Description of property requesting special use permit:  
E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma.

Physical address of property: 244 Matthews Zoning of Property: Commercial

For the purpose of permitting the applicant to cause said property to be used for the following purposes, to-wit:

Place cabin for rentals.  
- Short Term Rentals  
- 12 x 24 Cabin #8

Scott Hicks 5-30-2023  
Signature of Applicant Date

Said applicant will be considered by the Board of Adjustment at which time, all persons interested in such change may appear and be heard in support or opposition of the granting of said special use permit.

Application fee \$200.00



CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks

Name of Applicant

405-403-3523

Phone

2304 Flair Dr. OKC, OK 73159

Address of Applicant

Legal Description of property requesting special use permit:

E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North Range 10 East, McIntosh County,  
State of Oklahoma.

Physical address of property:

244 Matthews

Zoning of Property:

Commercial

For the purpose of permitting the applicant to cause said property to be used  
for the following purposes, to-wit:

Place cabin for rentals.

- Short Term Rentals

- 12x24 Cabin #9

Scott Hicks

Signature of Applicant

5-30-2023

Date

Said applicant will be considered by the Board of Adjustment at which time, all  
persons interested in such change may appear and be heard in support or  
opposition of the granting of said special use permit.

Application fee \$200.00

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks 405-403-3523  
Name of Applicant Phone

2304 Flair Dr. OKC, OK 73159  
Address of Applicant

Legal Description of property requesting special use permit:  
E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma

Physical address of property: 244 Matthews Zoning of Property: Commercial

For the purpose of permitting the applicant to cause said property to be used for the following purposes, to-wit:

Place cabin for rentals.  
- Short Term Rentals  
- 12 x 24 Cabin #10

Scott Hicks 5-30-2023  
Signature of Applicant Date

Said applicant will be considered by the Board of Adjustment at which time, all persons interested in such change may appear and be heard in support or opposition of the granting of said special use permit.

Application fee \$200.00

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks

Name of Applicant

405-403-3523

Phone

2304 Flair Dr. OKC, OK 73159

Address of Applicant

Legal Description of property requesting special use permit:

E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma.

Physical address of property:

244 Matthews

Zoning of Property:

Commercial

For the purpose of permitting the applicant to cause said property to be used for the following purposes, to-wit:

Place cabin for rentals.

- Short Term Rentals

- 14x40 Cabin # 11

Scott Hicks

Signature of Applicant

5-30-2023

Date

Said applicant will be considered by the Board of Adjustment at which time, all persons interested in such change may appear and be heard in support or opposition of the granting of said special use permit.

Application fee \$200.00

CITY OF EUFAULA

APPLICATION FOR SPECIAL USE PERMIT

Scott Hicks

Name of Applicant

405-403-3523

Phone

2304 Flair Dr. OKC, OK 73159

Address of Applicant

Legal Description of property requesting special use permit:

E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35,  
Township 10 North, Range 10 East, McIntosh County,  
State of Oklahoma.

Physical address of property:

244 Matthews

Zoning of Property:

Commercial

For the purpose of permitting the applicant to cause said property to be used  
for the following purposes, to-wit:

Place cabin for rentals.

- Short Term Rentals

- 14x40 Cabin #17.

Scott Hicks

Signature of Applicant

5-30-2023

Date

Said applicant will be considered by the Board of Adjustment at which time, all  
persons interested in such change may appear and be heard in support or  
opposition of the granting of said special use permit.

Application fee \$200.00



Musgraves, Julie <aa@cityofeufaulaok.com>

---

## Building

3 messages

---

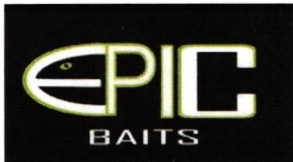
**Brian Knighten** <Brian.Knighten@knighten.com>  
To: "aa@CityOfEufaulaOK.com" <aa@cityofeufaulaok.com>

Tue, May 30, 2023 at 1:34 PM

I give Scott Hicks permission to build buildings, cabins rv spots shower facilities, fish cleaning station etc on my property.  
Brian Knighten  
FLUID MOVEMENT SOLUTIONS. LLC

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

Brian Knighten, Chief Executive Officer  
Knighten Industries - Corporate  
PO Box 12587  
Odessa, TX 79768  
Phone: 877-362-0468  
Mobile: 432-634-9306  
Email: Brian.Knighten@Knighten.com  
[Knighten Product Catalog](#)



CONFIDENTIALITY NOTICE: This e-mail, including any attachments and/or linked documents, is intended for the sole use of the intended addressee and may contain information that is privileged, confidential, proprietary, or otherwise protected by law. Any unauthorized review, dissemination, distribution, or copying is prohibited. If you have received this communication in error, please contact the original sender immediately by reply email and destroy all copies of the original message and any attachments. Please note that any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of Knighten Industries.

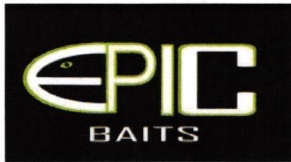
---

**Brian Knighten** <Brian.Knighten@knighten.com>  
To: "aa@CityOfEufaulaOK.com" <aa@cityofeufaulaok.com>

Tue, May 30, 2023 at 1:43 PM

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

Brian Knighten, Chief Executive Officer  
Knighten Industries - Corporate  
PO Box 12587  
Odessa, TX 79768  
Phone: 877-362-0468  
Mobile: 432-634-9306  
Email: Brian.Knighten@Knighten.com



---

**From:** Brian Knighten <Brian.Knighten@Knighthen.com>  
**Sent:** Tuesday, May 30, 2023 1:34:35 PM  
**To:** aa@CityOfEufaulaOK.com <aa@CityOfEufaulaOK.com>  
**Subject:** Building

[Quoted text hidden]

---

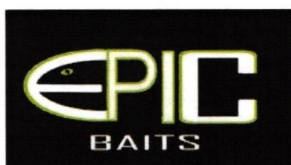
**Brian Knighten** <Brian.Knighten@knighthen.com>  
To: "aa@CityOfEufaulaOK.com" <aa@cityofeufaulaok.com>

Tue, May 30, 2023 at 1:51 PM

Address is 244 Matthew's  
Eufaula, ok 74432

Sent from my Verizon, Samsung Galaxy smartphone  
[Get Outlook for Android](#)

Brian Knighten, Chief Executive Officer  
Knighthen Industries - Corporate  
PO Box 12587  
Odessa, TX 79768  
Phone: 877-362-0468  
Mobile: 432-634-9306  
Email: Brian.Knighten@Knighthen.com  
[Knighthen Product Catalog](#)



---

**From:** Brian Knighten <Brian.Knighten@Knighthen.com>  
**Sent:** Tuesday, May 30, 2023 1:34:35 PM  
**To:** aa@CityOfEufaulaOK.com <aa@CityOfEufaulaOK.com>  
**Subject:** Building

[Quoted text hidden]



Fidelity National Title Insurance Company

**SCHEDULE C**

**PROPERTY DESCRIPTION**

The land referred to in this Policy is described as follows:

The E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35, Township 10 North, Range 16 East, McIntosh County, State of Oklahoma, **LESS THE FOLLOWING TRACTS:**

- (1) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of said NW/4; Thence North 01 degrees, 13 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to an existing Corps of Engineers Monument; Thence North 26 degrees, 07 minutes, 17 seconds West along the Corps of Engineers Boundary line a distance of 1442.03 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet to the True point of Beginning; Thence continuing South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence North 26 degrees, 07 minutes, 17 seconds West parallel to said boundary line a distance of 624.00 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East parallel to said boundary line a distance of 624.00 feet to the True Point of Beginning. Said tract contains 3.00 acres more or less (Lake Eufaula Association, Inc.)
- (2) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of said NW/4; Thence North 01 degrees, 13 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to an existing Corps of Engineers Monument; Thence North 26 degrees, 07 minutes, 17 seconds West along the Corps of Engineers Boundary line a distance of 1442.03 feet to the True Point of Beginning; Thence continuing North 26 degrees, 07 minutes, 17 seconds West along said boundary line a distance of 624.00 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East parallel to said boundary line a distance of 624.00 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet to the True Point of Beginning, said tract contains 3.00 acres, more or less (Lake Eufaula Association, Inc.)

Fidelity National Title Insurance Company

**SCHEDULE C**

**PROPERTY DESCRIPTION**

The land referred to in this Policy is described as follows:

- (3) A tract of land situated in the SE/4 NW/4 and the NE/4 SW/4 of Section 35, Township 10 North, Range 16 East, McIntosh County, State of Oklahoma, better described as follows: Beginning at the NE corner of the SW/4; Thence South 01 degrees, 13 minutes, 40 seconds East a distance of 286.99 feet; Thence South 88 degrees, 34 minutes, 38 seconds West a distance of 411.71 feet; Thence North 01 degrees, 13 minutes, 48 seconds West a distance of 423.19 feet; Thence North 88 degrees, 34 minutes, 38 seconds East a distance of 411.73; Thence South 01 degrees, 13 minutes, 41 seconds East a distance of 136.20 feet to the Point of Beginning (T. McDonald Construction, Inc.)
  
- (4) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of said NW/4 of Section 35; Thence North 01 degrees, 03 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to a found Corps of Engineers Marker; Thence North 26 degrees, 07 minutes, 17 seconds West along Corps of Engineers Boundary line a distance of 1172.61 feet to the True Point of Beginning; Thence North 26 degrees, 07 minutes, 17 seconds West continuing along Corps boundary line a distance of 209.42 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East a distance of 209.42 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet to the True Point of Beginning (Fredrick Q. Sebastian)

Fidelity National Title Insurance Company

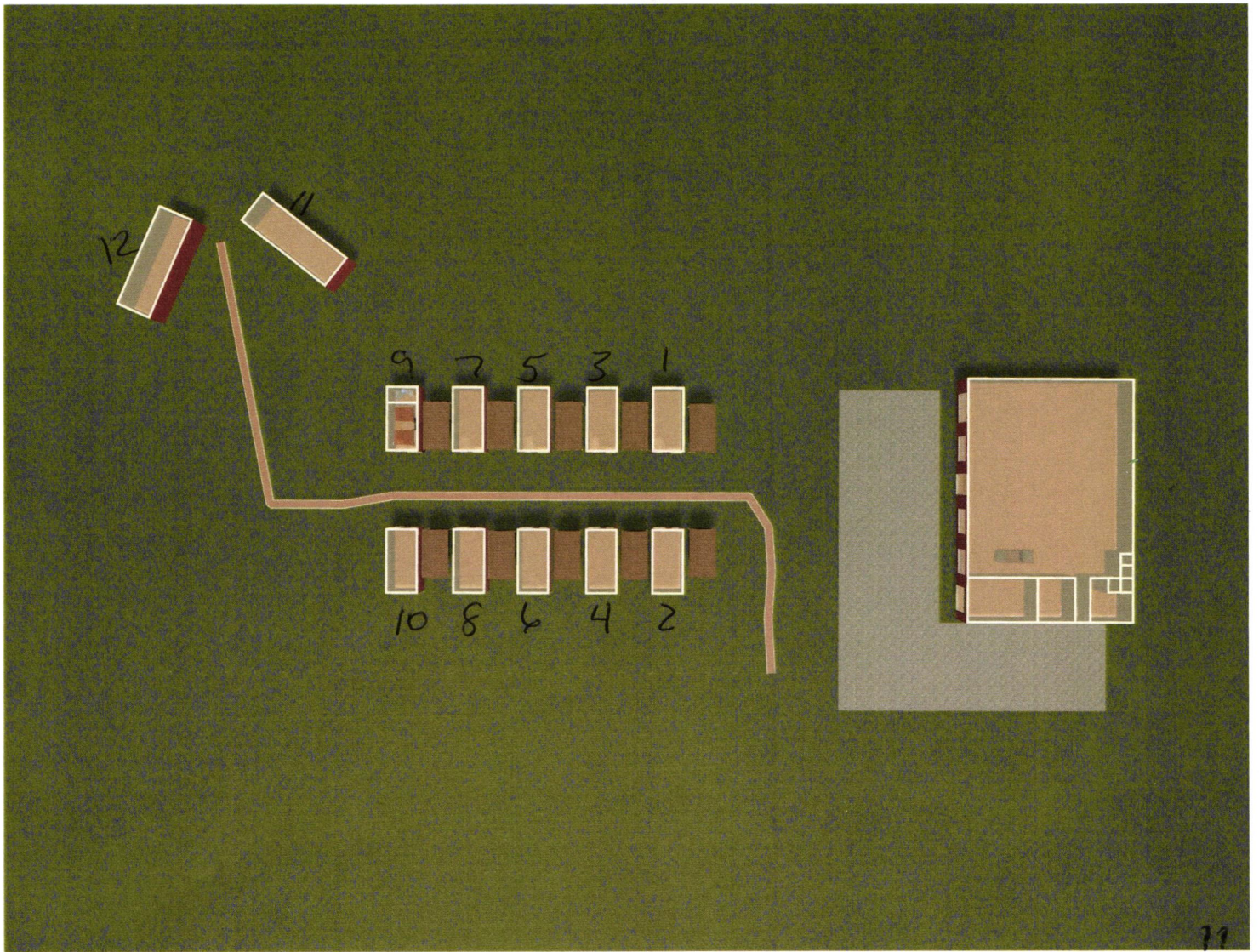
**SCHEDULE C**

**PROPERTY DESCRIPTION**

The land referred to in this Policy is described as follows:

- (5) A tract of land situated in the E/2 W/2 of Section 35, Township 10 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SW Corner of the N/2 NE/4 SW/4 of said Section 35; Thence South 89 degrees, 59 minutes, 25 seconds East along the South line thereof a distance of 490.99 feet; Thence North 00 degrees, 07 minutes, 42 seconds East parallel to the West line of said E/2 W/2 a distance of 798.47 feet; Thence North 89 degrees, 59 minutes, 25 seconds West parallel to said South line a distance of 490.99 feet a point on said West line; Thence South 00 degrees, 07 minutes, 42 seconds West along said West line a distance of 798.47 feet to the Point of Beginning. Said tract contains 9.00 acres (Cemetery)
- (6) A tract of land situated in the E/2 NW/4 of Section 35, Township 10 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of the NW Corner of said E/2 NW/4; Thence North 01 degrees, 13 minutes, 34 seconds West 136.2 feet; Thence South 88 degrees, 34 minutes, 38 seconds West 411.73 feet to the point of beginning; Thence South 88 degrees, 34 minutes, 38 seconds West 580.8 feet; Thence North 01 degrees, 19 minutes West 750 feet; Thence North 88 degrees, 34 minutes, 38 seconds East 580.8 feet; Thence South 01 degrees, 19 minutes East 750 feet to the point of beginning (Methodist Church)

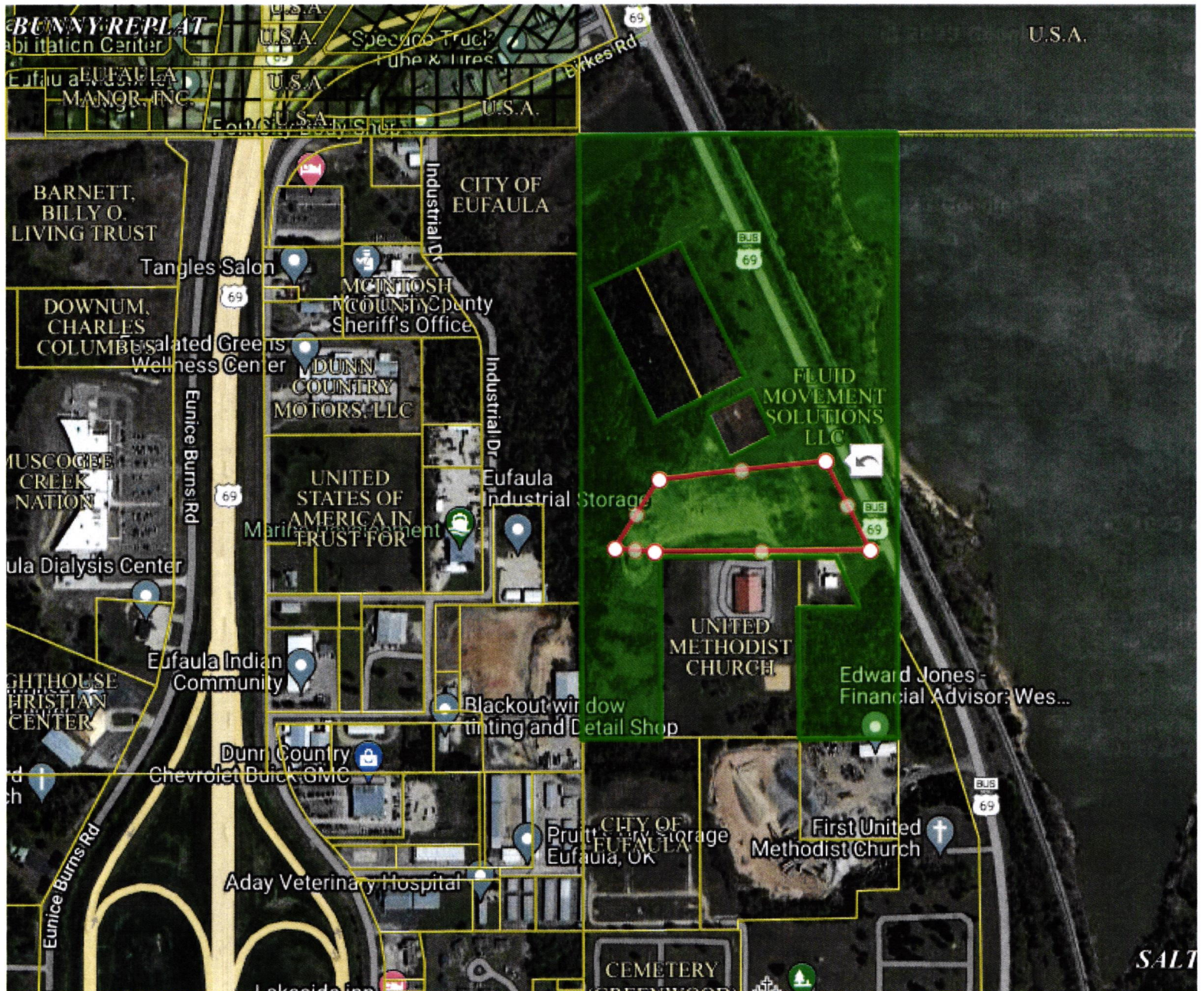




North

Mathews Lane









# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/31/2023

Time 11:27:52

Map Image



### Account List

Account	460041292	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-1-003-00	U.S.A	TRACT IN NE 35-10-16
Situs			
Sec/Twn/Rng			
Subdivision			
Block/Lot			
Lot Size		OK 00000-000C	
Account	460038844	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-010-00	MCQUAY CONSTRUCTION, LLC	35-10N-16E A TRACT IN NW/4
Situs	00799 INDUSTRIAL DR EUFAUL		BEGINNING AT SWSE/C NW S883214W
Sec/Twn/Rng	35-10N-16E	126 WEST FOLEY	417.58' N012150W 254' S883214W 92.76'
Subdivision			N012137W 437.23' N891332E 146.85'
Block/Lot		EUFAULA	N883918E 364.07' S011851E 688.7' TO
Lot Size	7.6390 Acres	Book/Page 1073-0786	POB CONTAINING 7.542 ACRES MORE
Account	460036393	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-036-00	MCDONALD, T. CONSTRUCTION, INC	BEG NE/C SW S011352E 286.99' POB
Situs			S883438W 411.78' N011348W 423.19'
Sec/Twn/Rng	35-10N-16E		S883438W 418.52' S012037E 799.26'
Subdivision		PO BOX 1043	N883208E 157.62' N000545E 38.86'
Block/Lot		EUFAULA	N884344E 497.63' N015606W 127.09'
Lot Size	10.1200 Acres	Book/Page 0935-0622	N875642E 174.15' N011352W 209.43' POB
			SEC 35-10-16 935/622





# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/31/2023

Time 11:27:52

### Account List

Page : 2

Account	460003939	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-030-00	MCDONALD, T. CONSTRUCTION, INC	BEG NE/C SW S011340E 286.99'
Situs			S883438W 411.71' N011348W 423.19'
Sec/Twn/Rng	35-10N-16E		N883438E 411.73' S011341E 136.20' POB
Subdivision		PO BOX 1043	SEC 35-10-16 750/699
Block/Lot		EUFAULA	
Lot Size	4.0000 Acres	OK 74432-000C	
Book/Page		0750-0699	
Account	460003936	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-027-00	CITY OF EUFAULA	BEG SW/C N2 NE SW S895925E 490.99'
Situs			N000742E 798.47' N895925W 490.99'
Sec/Twn/Rng	35-10N-16E		S000742W 798.47' POB SEC 35-10-16
Subdivision		PO BOX 684	579/207 765/554
Block/Lot		EUFAULA	
Lot Size	9.0000 Acres	OK 74432-000C	
Book/Page		0765-0554	
Account	460003969	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-3-027-00	PRUITT, MARSHALL & LINDA FAM REV TRUS	BEG NE/C NW SW S883212W 212.20'
Situs			S012748E 430' POB W150' N35' E150'
Sec/Twn/Rng	35-10N-16E		S35' POB & BEG NE/C NW SW S8812W
Subdivision		1802 EAST MCGILL CIRCLE	212.20' S012748E 430' N883212E 212.20'
Block/Lot		EUFAULA	N012748W 430' POB SEC 35-10-16
Lot Size	2.2000 Acres	OK 74432-	734/468-70 734/717 (STORAGE) 1102/540
Book/Page		1102-0540	1104/102
Account	460003941	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-3-002-00	PRUITT, MARSHALL & LINDA FAM REV TRUS	BEG NE/C NW SW S883212W 212' POB
Situs			S883212W 200' S012748E 395' N883212E
Sec/Twn/Rng	35-10N-16E		200' N012748W 395' POB SEC 35-10-16
Subdivision		1802 EAST MCGILL CIRCLE	601/575 723/70 1102/540
Block/Lot		EUFAULA	
Lot Size	1.8100 Acres	OK 74432-	
Book/Page		1102-0540	
Account	460031564	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-031-00	SMITH, STEVE & ALLYSON	BEG SE/C NW N010340W 331.86'
Situs			N260717W 1172.61' POB N260717W 209
Sec/Twn/Rng	35-10N-16E		42' S635243W 209.42' S260717E 209.42'
Subdivision		1201 STATE HWY 9A	N635243E 209.42' POB SEC 35-10-16
Block/Lot		EUFAULA	758/640 847/24 862/142 900/412
Lot Size	1.0000 Acres	OK 74432-000C	
Book/Page		0900-0412	
Account	460003938	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-029-00	LAKE EUFAULA ASSOCIATION INC.	BEG SE/C NW N011340W 331.86'
Situs	00851 MAIN ST EUFAULA		N260717W 1442.03' S635243W 209.42'
Sec/Twn/Rng	35-10N-16E		POB S635243W 209.42' N260717W 624'
Subdivision		PO BOX 792	N635243E 209.42' S260717E 624' POB
Block/Lot		EUFAULA	SEC 35-10-16 728/473
Lot Size	3.0000 Acres	OK 74432-000C	
Book/Page		0728-0473	
Account	460035986	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-035-00	ELKS ROAD INVESTMENTS, LLC	BEG SE/C SE NW N011348W E LINE 331
Situs			89' N260715W 376.16' POB S883438W
Sec/Twn/Rng	35-10N-16E	PO BOX 487	254.08' N011907W 212.46' N883438E 155
Subdivision			98' S260715E 233.85' POB SEC 35-10-16
Block/Lot		MCALESTER	916/474 973/252 982/285 999/805
Lot Size	1.0000 Acres	OK 74502-	1077/683
Book/Page		1077-0683	
Account	460003937	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-028-00	UNITED METHODIST CHURCH	BEG SE/C NW N011340W 136.20'
Situs		TRUSTEES	S883438W 411.73' POB S883438W 580
Sec/Twn/Rng	35-10N-16E		80' N011900W 750' N883438E 580.80'
Subdivision		220 S MAIN	S011900E 750' POB SEC 35-10-16
Block/Lot		EUFAULA	635/159
Lot Size	10.0000 Acres	OK 74432-000C	
Book/Page		0635-0159	
Account	460003935	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-026-00	EDGMON INVESTMENTS INC.	BEG NW/C NW N882700E 959.32'
Situs			S012042E 1537.15' POB N883918E 208
Sec/Twn/Rng	35-10N-16E		71' S012042E 417.42' S883918W 208.71'
Subdivision		418 S MAIN	N012042W 417.42' POB SEC 35-10-16
Block/Lot		EUFAULA	568/239
Lot Size	2.0000 Acres	OK 74432-000C	
Book/Page			



# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/31/2023

Time 11:27:52

Page : 3

### Account List

Account	460003919	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-037-00	EUFAULA INDUSTRIAL AUTHORITY	W2 NW LESS TRACTS SEC 35-10-16 538/526 560/275 1072/488
Situs			
Sec/Twn/Rng	35-10N-16E		
Subdivision			
Block/Lot		00000-000C	
Lot Size	14.7610 Acres	Book/Page	
Account	460003920	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-011-00	LAKE EUFAULA ASSOCIATION INC.	BEG SE/C NW N011340W 331.86' N260717W 1442.03' POB N260717W 624' S635243W 209.42' S260717E 624' N635243E 209.42' POB SEC 35-10-16 616/66
Situs			
Sec/Twn/Rng	35-10N-16E		
Subdivision		PO BOX 792	
Block/Lot		EUFAULA OK 74432-000C	
Lot Size	3.0000 Acres	Book/Page 0616-0066	
Account	460003911	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-002-00	CITY OF EUFAULA	N2 NE NW NW, N2 S2 NE NW NW SEC 35-10-16
Situs			
Sec/Twn/Rng	35-10N-16E		
Subdivision		EUFAULA INDUSTRIAL TRACT	
Block/Lot		00000-000C	
Lot Size	7.5000 Acres	Book/Page	
Account	460003910	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-2-001-00	FLUID MOVEMENT SOLUTIONS LLC	E2 NW,N2 NE SW LESS 31.26 ACRES CEMETERY & USA LESS 22A LESS 8A LESS 1A LESS 10.12A SEC 35-10-16 635/159 728/473 750/699 758/640 880/404 (1145/368 EASEMENT) 1170/702 1171/555
Situs			
Sec/Twn/Rng	35-10N-16E		
Subdivision		PO BOX 12587	
Block/Lot		ODESSA TX 79768-	
Lot Size	27.6200 Acres	Book/Page 1171-0555	
Account	460003690	Current Owner	Legal Description
ParcelID	0000-26-10N-16E-3-003-00	LOVES COUNTRY STORES, INC.	BEG SW/C E94.73'CURVE R RAD 639.35' 106.67' POB CURVE R RAD 639.35' 392 62 N712152E 419.44' CURVE L RAD 577 65' 314.43' N401035E 225.81' CURVE R RAD 1098.94' 448.29' S650038W 607.79' CURVE R RAD 748.48' 331.01' N893903W 301.90' S842227W 192.79' POB SEC 26-10
Situs	01597 BIRKES RD		
Sec/Twn/Rng	26-10N-16E		
Subdivision		GRANT THORNTON,LLP % LOVES	
Block/Lot		PO BOX 5256 IL 60522-	
Lot Size	8.3500 Acres	Book/Page	
Account	460023644	Current Owner	Legal Description
ParcelID	1020-00-017-001-0-000-00	U.S.A.	LOT 1-17 BLK 17 (PT LTS 2-4, PTS 9-13, ALL LTS 5-8 LOVE STATION) BUNNY CREEK
Situs			
Sec/Twn/Rng			
Subdivision	BUNNY CREEK		
Block/Lot	0017 / 0001	00000-000C	
Lot Size	17 Lots	Book/Page	
Account	460003686	Current Owner	Legal Description
ParcelID	0000-26-10N-16E-1-001-00	U.S.A.	ALL SECTION LESS HOSPITAL & LESS TRACTS SEC.26-10-16 550/238
Situs			
Sec/Twn/Rng	26-10N-16E		
Subdivision			
Block/Lot		00000-000C	
Lot Size	579.5700 Acres	Book/Page	





May 30, 2023

U.S.A.  
201 WEST BK 200  
STIGLER, OK 74462

Dear Property Owner:

The Board of Adjustments is considering 12 Special Use Permit applications for the following property:

**Commonly Known as:** 244 Matthews Lane

**Legal Description:** The E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35, Township 10 North, Range 16 East, McIntosh County, State of Oklahoma, **LESS THE FOLLOWING TRACTS:**

- (1) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of the said NW/4; Thence North 01 degrees, 13 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to an existing Corps of Engineers Monument; Thence North 26 degrees, 07 minutes, 17 seconds West along the Corps of Engineers Boundary line a distance of 1442.03 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet to the True point of beginning; Thence continuing South 63 degrees, 07 minutes, 17 seconds West parallel to said boundary line a distance of 624.00 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East parallel to said boundary line a distance of 624.00 feet to the True Point of Beginning. Said tract contain 3.00 acres more or less (Lake Eufaula Association, Inc)
- (2) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of said NW/4; Thence North 01 degrees, 13 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to an existing Corps of Engineers Monument; Thence North 26 degrees, 07 minutes, 17 seconds West along the Corps of Engineers Boundary line a distance of 1442.03 feet to the True Point of Beginning; Thence continuing North 26 degrees, 07 minutes 17 seconds West along said boundary line a distance of 624.00 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East parallel to said boundary line a distance of 624.00 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet to the True Point of Beginning, said tract contains 3.00 acres, more or less (Lake Eufaula Association, Inc.).
- (3) A tract of land situated in the SE/4 NW/4 and the NE/4 SW/4 of Section 35, Township 10 North, Range 16 East, McIntosh County, State of Oklahoma, better described as follows: Beginning at the NE corner of the SW/4; Thence South 01 degrees, 13 minutes, 40 seconds East a distance of 286.99 feet; Thence South 88 degrees, 34 minutes, 38 seconds West a distance of 411.71 feet; Thence North 01 degrees, 13 minutes, 48 seconds West a distance of 423.19 feet; Thence North 88 degrees, 34 minutes, 38 seconds East a distance of 411.73; Thence South 01 degrees, 13 minutes, 41 seconds East a distance of 136.20 feet to the Point of Beginning. (T. McDonald Construction)
- (4) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of said

NW/4 of Section 35; Thence North 01 degrees, 03 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to a found Corp of Engineers Marker; Thence North 26 degrees, 07 minutes, 17 seconds West along Corps of Engineers Boundary line a distance of 1172.61 feet to the True Point of Beginning; Thence North 26 degrees, 07 minutes, 17 seconds West continuing along Corps boundary line a distance of 209.42 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East a distance of 209.42 feet to the True Point of Beginning (Fredrick Q. Sebastian).

(5) A tract of land situated in the E/2 W/2 of Section 35, Township 10 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SW Corner of the N/2 NE/4 SW/4 of said Section 35; Thence South 89 degrees, 59 minutes, 25 seconds East along the South line thereof a distance of 490.99; Thence North 00 degrees, 07 minutes, 42 seconds East parallel to the West line of said E/2 W/2 a distance of 798.47 feet; Thence North 89 degrees, 59 minutes, 25 seconds West parallel to said South line a distance of 490.99 feet a point on said West line; Thence South 00 degrees, 07 minutes, 42 seconds West along said West line a distance of 798.47 feet to the Point of Beginning. Said tract contains 9.00 acres (Cemetery).

(6) A tract of land situated in the E/2 NW/4 of Section 35 Township 10 North, Range 16 East of the I.B.M. McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of the NW Corner of the said E/2 NW/4; Thence North 01 degrees, 13 minutes, 34 seconds West 136.2 feet; Thence South 88 degrees, 34 minutes, 38 seconds West 441.73 feet to the Point of Beginning; Thence South 88 degrees, 34 minutes, 38 seconds West 580.80 feet; Thence North 01 degrees, 19 minutes West 750 feet; Thence North 88 degrees, 34 minutes, 38 seconds East 580.8 feet; Thence South 01 degrees, 19 minutes East 70 feet to the point of beginning (Methodist Church).

**Proposed Use:** Applicant is requesting Special Use Permits for 10 12-foot x 24-foot cabin & 2 14-foot x 40 -foot cabins (12 cabins total) to offer short-term vacation rentals at the above location.

**Applicant/s:** Scott Hicks

Enclosed is a map showing the section and proposed location being considered for Special Use Permit. 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 June 26, 2023, at 5:30pm at the Community Center, 121 High Street, 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





BUNNY REPLAT  
Renovation Center

U.S.A.

Specialty Truck  
Tires & Lubes

69

U.S.A.

EUFULA  
MANOR, INC.

U.S.A.

U.S.A.

U.S.A.

69

Eufaula

U.S.A.

U.S.A.

U.S.A.

69

BARNETT,  
BILLY O.  
LIVING TRUST

U.S.A.

U.S.A.

U.S.A.

69

DOWNUM,  
CHARLES  
COLUMBIA

U.S.A.

U.S.A.

U.S.A.

69

MUSCOGEE  
CREEK  
NATION

U.S.A.

U.S.A.

U.S.A.

69

Eufaula Dialysis Center

U.S.A.

U.S.A.

U.S.A.

69

LIGHTHOUSE  
CHRISTIAN  
CENTER

U.S.A.

U.S.A.

U.S.A.

69

Shepherd Church

U.S.A.

U.S.A.

U.S.A.

69

Eufaula Indian  
Community

U.S.A.

U.S.A.

U.S.A.

69

Aday Veterinary Hospital

U.S.A.

U.S.A.

U.S.A.

69

Lakeside Inn

U.S.A.

U.S.A.

U.S.A.

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

BUS  
69

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

Industrial Dr

IN THE DISTRICT COURT  
COUNTY OF MCINTOSH )

)  
STATE OF OKLAHOMA )

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

City of Eufaula

PO Box 684

Eufaula OK 74432

NO. Notice of Condemnation - Clayton

Shown exactly as published in Newspaper

**Legal Notice**

Published in the Indian Journal,  
Thursday, June 8, 2023

NOTICE OF DILAPIDATED  
BUILDING CONDEMNATION

In the matter of:

Clayton, Eula & E.D. Arnetta  
Jones

2307 N Volutsia

Wichita, KS 67219

RE:

PROPERTY LOCATION: 409 S E  
St, Eufaula, OK 74432

LAND ID#: 460023143

PROPERTY LEGAL: N55° LOT 4  
BLK 51 OT-EUFAULA 653/298

You are hereby notified that the  
above-described property is  
believed to be a dilapidated  
structure public nuisance under  
the definition of the Eufaula Code  
of Ordinances and could be  
subject to condemnation.

Notice was sent for an  
administrative hearing on  
February 09, 2023, at 2:00 pm at  
Eufaula City Hall, 17 Hospital  
Dr., Eufaula, OK 74432.

Original order date: January 10,  
2023

Hearing date: February 09, 2023

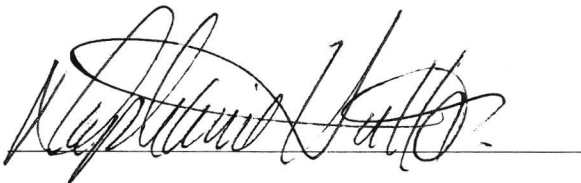
Final occupancy date: July 08,  
2023

Pursuant to Oklahoma Statue  
11-22-112 and City of Eufaula  
Code 8-701


I, Daphanie Hutton, of lawful age, being duly sworn upon  
oath, deposes and says that I am the authorized  
representative of Cookson Hills Publishers, Inc., Publisher  
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:**

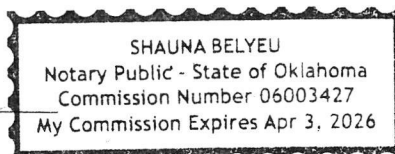
IJ: 6/8/2023



Signed and sworn to before me on 6/8/2023.



My Commission expires: April 3, 2026  
Commission #06003427



PUBLICATION FEE: \$19.70

Words: 122

Tabular Lines: 2

Column(s): 1

Insertions:





## Legal Notice

Published in the Indian Journal  
Thursday, June 8, 2023

### City of Eufaula Public Hearing Notice

Notice is hereby given that the City of Eufaula, Oklahoma, will conduct a public hearing on a 12 Special Use Permit Applications for property located within the City of Eufaula.

The property requesting the 12 Special Use Permits is described as follows:

The E/2 NW/4 and the N/2 NE/4 SW/4 of Section 35, Township 10 North, Range 16 East, McIntosh County, State of Oklahoma, LESS THE FOLLOWING TRACTS:

(1) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of the said NW/4; Thence North 01 degrees, 13 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet to an existing Corps of Engineers Monument; Thence North 26 degrees, 07 minutes, 17 seconds West along the Corps of Engineers Boundary line a distance of 1442.03 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet to the True point of beginning; Thence continuing South 63 degrees, 07 minutes, 17 seconds West parallel to said boundary line a distance of 624.00 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East parallel to said boundary line a distance of 624.00 feet to the True Point of Beginning. Said tract contain 3.00 acres more or less (Lake Eufaula Association, Inc)

(2) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of said NW/4; Thence North 01 degrees, 13 minutes, 40 seconds West along the East line thereof a distance of 331.86 feet

(4) A tract of land situated in the NW/4 of Section 35, Township 10 North, Range 16 East of I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of said NW/4 of Section 35; Thence North 01 degrees, 03 minutes 40 seconds West along the East line thereof a distance of 331.86 feet to a found Corp of Engineers Marker; Thence North 26 degrees 07 minutes, 17 seconds West along Corps of Engineers Boundary line a distance of 1172.61 feet to the True Point of Beginning; Thence North 26 degrees, 07 minutes, 17 seconds West continuing along Corps boundary line a distance of 209.42 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East a distance of 209.42 feet to the True Point of Beginning (Fredrick Q. Sebastian).

(5) A tract of land situated in the E/2 W/2 of Section 35, Township 10 North, Range 16 East of the I.B.M., McIntosh County, State of Oklahoma, better described as follows: Beginning at the SW Corner of the N/2 NE/4 SW/4 of said Section 35; Thence South 89 degrees 59 minutes, 25 seconds East along the South line thereof a distance of 490.99; Thence North 00 degrees 07 minutes, 42 seconds East parallel to the West line of said E/2 W/2 a distance of 798.47 feet; Thence North 89 degrees, 59 minutes, 25 seconds West parallel to said South line a distance of 490.99 feet to a point on said West line; Thence South 00 degrees, 07 minutes, 42 seconds West along said West line a distance of 798.47 feet to the Point of Beginning. Said tract contains 9.00 acres (Cemetery).

(6) A tract of land situated in the E/2 NW/4 of Section 35 Township 10 North, Range 16 East of the I.B.M. McIntosh County, State of Oklahoma, better described as follows: Beginning at the SE Corner of the NW Cor-

ner of an existing Corps of Engineers Monument; Thence North 26 degrees, 07 minutes, 17 seconds West along the Corps of Engineers Boundary line a distance of 1442.03 feet to the True Point of Beginning; Thence continuing North 26 degrees, 07 minutes 17 seconds West along said boundary line a distance of 624.00 feet; Thence South 63 degrees, 52 minutes, 43 seconds West a distance of 209.42 feet; Thence South 26 degrees, 07 minutes, 17 seconds East parallel to said boundary line a distance of 624.00 feet; Thence North 63 degrees, 52 minutes, 43 seconds East a distance of 209.42 feet to the True Point of Beginning, said tract contains 3.00 acres, more or less (Lake Eufaula Association, Inc.).

(3) A tract of land situated in the SE/4 NW/4 and the NE/4 SW/4 of Section 35, Township 10 North, Range 16 East, McIntosh County, State of Oklahoma, better described as follows: Beginning at the NE corner of the SW/4; Thence South 01 degrees, 13 minutes, 40 seconds East a distance of 286.99 feet; Thence South 88 degrees, 34 minutes, 38 seconds West a distance of 411.71 feet; Thence North 01 degrees, 13 minutes, 48 seconds West a distance of 423.19 feet; Thence North 88 degrees, 34 minutes, 38 seconds East a distance of 411.73; Thence South 01 degrees, 13 minutes, 41 seconds East a distance of 136.20 feet to the Point of Beginning. (T. McDonald Construction)

ner of the said E/2 NW/4; Thence North 01 degrees, 13 minutes, 34 seconds West 136.2 feet; Thence South 88 degrees, 34 minutes, 38 seconds West 441.73 feet to the Point of Beginning; Thence South, 88 degrees, 34 minutes, 38 seconds West 580.80 feet; Thence North 01 degrees, 19 minutes West 750 feet; Thence North 88 degrees, 34 minutes, 38 seconds East 580.8 feet; Thence South 01 degrees, 19 minutes East 70 feet to the point of beginning (Methodist Church).

Commonly Known as: 244 Matthews Lane

Proposed Use: Applicant is requesting Special Use Permits to offer short-term vacation rentals for 10 12-foot x 24-foot cabins & 2 14-foot x 40-foot cabins (12 cabins total) located on the above property.

Applicant/s: Scott Hicks

The public hearing will be held as follows:

June 26, 2023 at 5:30 P.M Board of Adjustments, Eufaula Community Center, 121 High Street.

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the Special Use Permit 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](mailto:aa@cityofeufaulaok.com).

