



### **Planning Commission Meeting**

Monday, December 11, at 6:00 p.m.  
City Council Meeting Room  
104 East Illinois, Vinita, Oklahoma

### **AGENDA**

1. Roll Call.
2. Discussion, consideration and possible action on request from OGB Holdings LLC/Mansion Entertainment Group to rezone property, previously used for agricultural purposes and annexed in as R-1, to C-2 Hwy Commercial & Commercial Recreation.

#### **A. LEGAL:**

The South Half (S1/2) of Section Twenty-One (21), Township Twenty-five (25) North, Range Twenty-one (21) East of the Indian Meridian, Craig County, Oklahoma according to the United States Government Survey thereof

#### **STREET OR APPROXIMATE LOCATION:**

NW corner of E HWY 60 & S 4460 RD

3. Discussion, consideration and recommendation to Vinita City Council for, or against, proposed annexation of property to City of Vinita.
    - A. The South Half of the Southeast Quarter of the Southeast Quarter (S/2 SE/4 SE/4) of Section Twenty-two (22), and all that part of the North Half of the Northeast Quarter of the Northeast Quarter of Section Twenty-seven (27) that is North of the Will Rogers Turnpike, all in Township Twenty-five (25) North, Range Twenty (20) East of the Indian Base and Meridian, Craig County, State of Oklahoma, according to the U.S. Government Survey thereof, together with the right to make connections to an outfall line for the disposal of sewage for residences on the South Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-two (22), Township Twenty-five (25) North, Range Twenty (20) East, and that portion of the North Half of the Northeast Quarter of the Northeast Quarter of Section Twenty-seven (27), Township Twenty-five (25) North, Range Twenty (20) East lying North of the Turnpike as described in Condemnation Case No. 10.585 of the District Court of Craig County, Oklahoma, together with an easement across that part of the Northeast Quarter of Section Twenty-seven (27), Township Twenty-five (25) North, Range Twenty (20) East, Craig County, Oklahoma, owned by Merlyn Hallett and Doris Hallett, husband and wife, to
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## -CONT AGENDA

connect with the sewer lines constructed by Continental Oil Company, a Delaware corporation, under an easement dated April 11, 1956, and recorded in Book 225 at Page 741 of the records of the County Clerk of Craig County, Oklahoma, together with the right of ingress and egress to and from the same for the purpose of constructing, reconstructing, laying, repairing and maintaining said sewer lines

LESS THE FOLLOWING THREE TRACTS, TO WIT:

A tract of land lying in the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section Twenty-two (22), Township Twenty-five (25) North, Range Twenty (20) East of the Indian Base and Meridian, Craig County, State of Oklahoma, more particularly described as follows: Beginning at a point 113.0 feet North of the Southeast Quarter of said Section Twenty-two (22); thence North 0°01' West on the North-South Section line 150.0 feet; thence South 89°54' West on a line parallel with the South boundary of Section Twenty-two (22) 375.0 feet, thence South 0°01' East 150.0 feet; thence North 89°54' East 375.0 feet to the point of beginning, containing 1.29 acres, more or less.

AND

And a tract of land lying in the South Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-two (22), Township Twenty-five (25) North, Range Twenty (20) East of the Indian Base and Meridian, Craig County, State of Oklahoma, more particularly described as follows: Beginning at a point on the North boundary of said South Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-two (22), and 393.3 feet West of the Northeast Corner thereof; thence South 0°01' East 215.0 feet; thence South 89°54' West 150.0 feet; thence North 0°01' West 215.0 feet; thence North 89°54' East 150.0 feet to the point of beginning, containing 0.70 acres, more or less.

AND

A tract of land lying in the South Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-two (22), Township Twenty-five (25) North, Range Twenty (20) East of the Indian Base and Meridian, Craig County, State of Oklahoma, more particularly described as follows: Beginning at a point on the North boundary of said South Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-two (22) and 343.3 feet West of said Northeast Corner thereof; thence South 0°01' East 393 feet; thence South 89°54' East 343.3 feet; thence North 0°01' West 393 feet to the point of beginning, containing 3.09 acres, more or less.

AND LESS AND EXCEPT THE FOLLOWING:

A piece, parcel, or tract of land located in the Northeast Quarter of the Northeast Quarter of Section Twenty-seven (27), Township Twenty-five (25) North, Range Twenty (20) East of the Indian Base and Meridian, Craig County, State of Oklahoma, according to the United States Government Survey thereof and more particularly described as follows:

Commencing at the Northeast Corner of said Northeast Quarter of the Northeast Quarter; thence South 87°58'16" West for a distance of 125.0 feet along the North line thereof, said line being the North line of the Oklahoma Turnpike Authority; thence from a tangent bearing South 53°26'38" West along a curve to the right having a radius of 16689.00 feet and an arc length of 184.03 feet, being subtended by a chord of South 53°07'41" West for a distance of 184.03 feet contiguous with the North line of said Oklahoma Turnpike Authority to the Point

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**-CONT AGENDA**

of Beginning, thence continuing along a curve to the right having a radius of 16689.00 feet and an arc length of 863.33 feet, being subtended by a chord of South 54°55'33" West for a distance of 863.24 feet contiguous with said North line of the Oklahoma Turnpike Authority; thence North 01°34'20" West for a distance of 472.99 feet to the South line of the State of Oklahoma perpetual easement recorded in Book 177 Page 668 of the Craig County Records; thence North 87°58'16" East for a distance of 703.65 feet along said South line of the State of Oklahoma perpetual easement and parallel to the North line of said Section 27; thence along a curve to the left having a radius of 11519.30 feet and an arc length of 16.34 feet, being subtended by a chord of South 84°06'14" East for a distance of 16.34 feet along said South line of the State of Oklahoma perpetual easement to the Point of Beginning.

Physical Location South 4410 and Excelsior Ave/E269 RD.

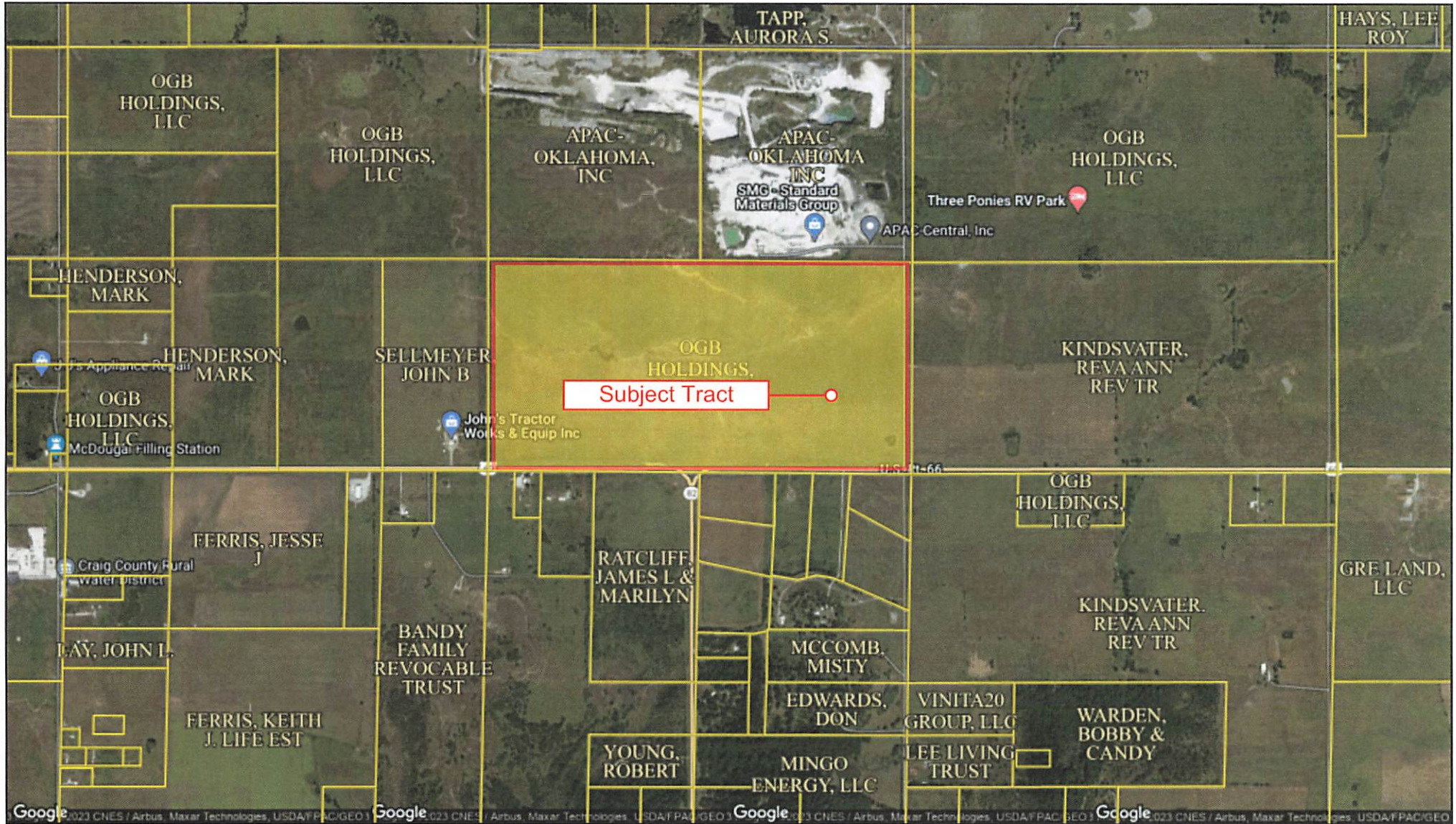
4. New Business
5. Adjourn.

  
Brian Prince, City Clerk

Posted November 7, 2023 at 1:40 pm.

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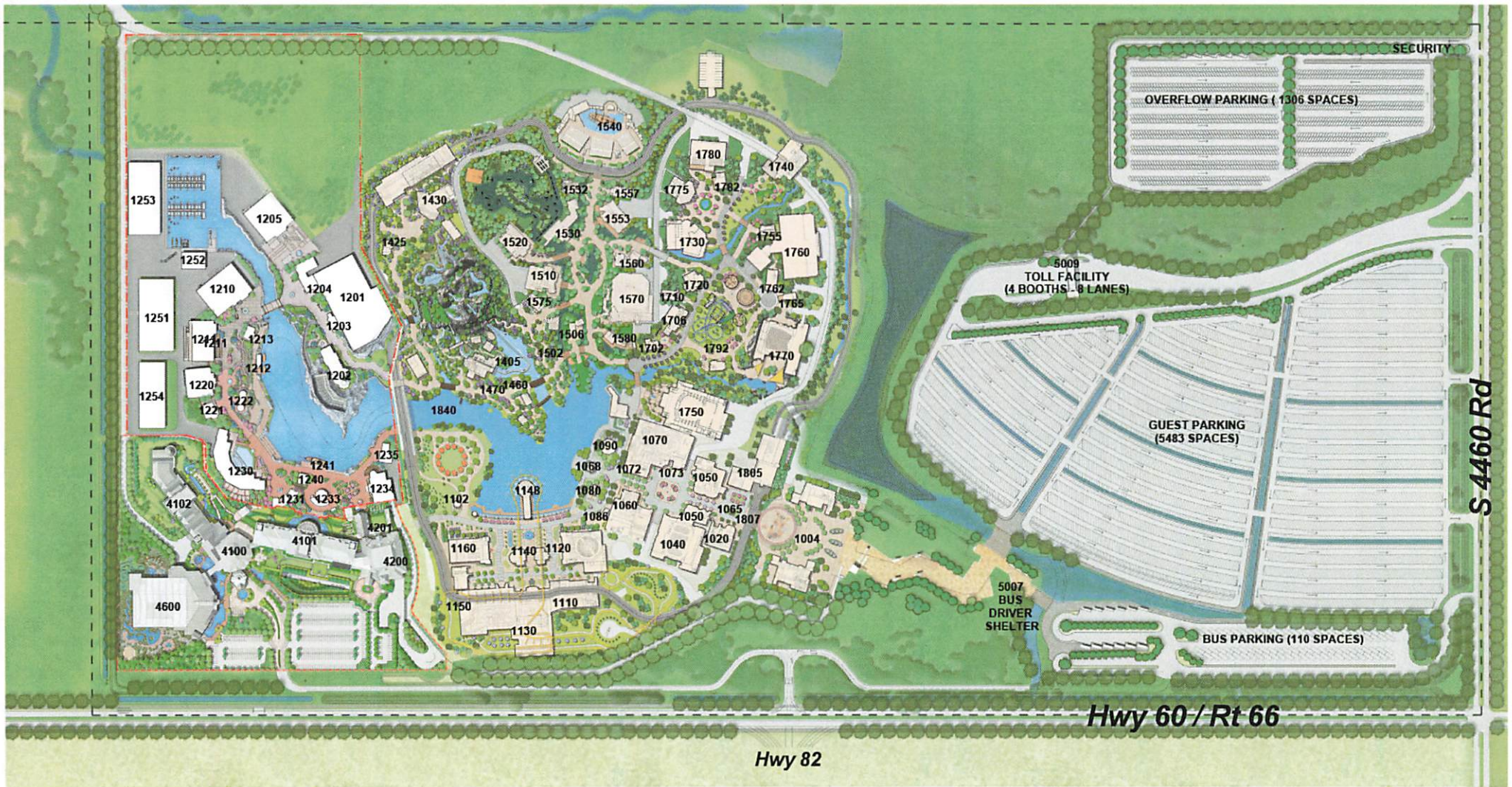


Date Created: 11/20/2023  
Created By: actDataScout

## American Heartland Theme Park Adjacent Ownership

1 inch = 2000 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



Subject: deed legal  
From: Nate Clair <nclair@adgblatt.com>  
To: brian@cityofvinita.com <brian@cityofvinita.com>  
Date: 2023-11-20 5:05 pm



i-2023-200606 Book 0739 Pg: 113  
02/03/2023 1:36 pm Pg 0110-0114  
Fee: \$ 26.00 Doc: \$ 0.00  
Tammy Malone - Craig County Clerk  
State of Oklahoma

**EXHIBIT A**

The North Half of the Northeast Quarter of the Northwest Quarter; of Section Twenty-seven (27), Township Twenty-five (25) North, Range Twenty-one (21) East of Indian Meridian, Craig County, Oklahoma, according to the United States Government Survey thereof.

AND

The South Half (S½) of Section Twenty-one (21), Township Twenty-five (25) North, Range Twenty-one (21) East of Indian Meridian, Craig County, Oklahoma, according to the United States Government Survey thereof.



NATE L. CLAIR, PLA, ASLA, CNU-A  
Senior Project Advisor

O 405.232.5700  
D 405.239.3249  
C 405.508.1305

920 W Main St  
OKC, OK 73106

[adgblatt.com](http://adgblatt.com)

[Schedule a meeting](#)

# Invoice



**SMITH BROTHERS**  
ABSTRACT

111 E. Canadian Ave, Vinita, OK 74301  
Phone: (918) 256-2617 Fax: (405)273-9813  
[www.smithbrothersabstract.com](http://www.smithbrothersabstract.com)

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**Billed To:**

ADG Blatt  
920 W. Main Street  
Oklahoma City, OK 73106  
Attn:

**Deliver To:**

ADG Blatt  
920 W. Main Street  
Oklahoma City, OK 73106

**Customer File No.:**

**Invoice No.:** 3072310751-2

**Invoice Date:** 11/20/2023

**Buyer(s):** OGB Holdings, LLC

**Seller(s):**

**Address:**  
Vinita, OK 74301

**Brief Legal:**  
S2 21-25-21

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**DESCRIPTION**  
300 foot radius

**AMOUNT**

\$300.00

Total amount due: \$300.00

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**Please remit payment to: 1401 S. Boulder Tulsa, OK 74119**

**THANK YOU FOR YOUR BUSINESS**



## OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072310751

COUNTY OF CRAIG

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Craig County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor and/or Treasurer of each of the following parcels of land:

A 300 foot radius of property owners surrounding the following described property, to wit:

**For APN/Parcel ID(s): 2774**

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The South Half of Section Twenty-one (21), Township Twenty-five (25) North, Range Twenty-one (21) East of the Indian Meridian, Craig County, Oklahoma, according to the United States Government Survey thereof.

OGB HOLDINGS, LLC  
4622 Pennsylvania Avenue  
Suite 600  
Kansas City, MO 64112

Subject property and  
NE¼ Section 20; and pt N½ Section 22;  
Township 25 North, Range 21

APAC-Oklahoma Inc  
P.O. Box 55038  
Lexington, KY 40555

N½ Section 21, Township 25 North,  
Range 21 East

John B. Sellmeyer  
26022 S. 4470 Road  
Vinita, OK 74301

E½ SE¼ Section 20, Township 25 North,  
Range 21 East

Reva Ann Kindsvater Revocable Trust  
28210 S. Highway 82  
Vinita, OK 74301

S½ Section 22; and  
Pt NW¼ Section 27; Township 25 North,  
Range 21 East

Jay Lee Kindsvater  
Jon Kindsvater and/or  
Cara Hanes  
28210 S. Highway 82  
Vinita, OK 74301

S½ Section 22; and  
Pt NW¼ Section 27; Township 25 North,  
Range 21 East

Bandy Family Revocable Trust  
452295 E. 290 Road  
Afton, OK 74301

Pt Section 28; and  
Pt Section 29; Township 25 North,  
Range 21 East

Mark E. Henderson  
447254 E. 260 Road  
Vinita, OK 74301

Pt NW¼ NW¼ NW¼  
Section 28, Township 25 North,  
Range 21 East

Hailey E. Poole &  
Corey Poole  
445213 E. Highway 60  
Vinita, OK 74301

E½ NW¼ NW¼  
Section 28, Township 25 North,  
Range 21 East

James L. Ratcliff and  
Marilyn Sue Rafcliff Revocable Trust  
112 Westwood Avenue  
Vinita, OK 74301

E½ NW¼ Section 28, Township 25 North,  
Range 21 East

Wayne Moorhead  
P.O. Box 341  
Vinita, OK 74301

Pt NE¼ Section 28, Township 25 North,  
Range 21 East

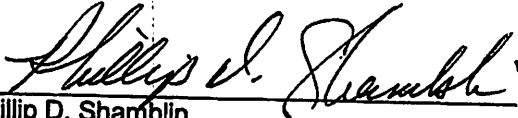
Wesley Gene McComb  
Family Trust  
P.O. Box 359  
Vinita, OK 74301

Pt NE¼ Section 28, Township 25 North,  
Range 21 East

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Countersigned:

Smith Brothers Abstract & Title Co., LLC



Phillip D. Shamblin  
Abstractor License No.: 4441



Lucas Strawn, CEO



November 21, 2023

**CITY OF VINITA  
PLANNING COMMISSION NOTICE**

Notice by the City of Vinita and the Planning Commission, that OGB Holdings LLC/Mansion Entertainment Group has requested, under requirements of the Zoning Ordinance of the Vinita City Code, an Amendment of said Zoning Ordinance and official zoning map of the City of Vinita, to change the zoning classification from R-1 to C-2 for the following described property, to-wit:

**LEGAL:**

The South Half (S1/2) of Section Twenty-One (21), Township Twenty-five (25) North, Range Twenty-one (21) East of the Indian Meridian, Craig County, Oklahoma according to the United States Government Survey thereof

**STREET OR APPROXIMATE LOCATION:**

E HWY 60

Said Public Hearing will be heard in the City Hall Council Room, 104 East Illinois, Vinita, OK, on the 11<sup>th</sup> day of December, 2023, at 6:00 p.m. All property owners affected by these applications may appear in person at the hearing to protest said Petition.

Respectfully,

  
Secretary of the Planning Commission



[Back](#)



## EXHIBIT A

The South Half of the Southeast Quarter of the Southeast Quarter (S/2 SE/4 SE/4) of Section Twenty-two (22), and all that part of the North Half of the Northeast Quarter of the Northeast Quarter of Section Twenty-seven (27) that is North of the Will Rogers Turnpike, all in Township Twenty-five (25) North, Range Twenty (20) East of the Indian Base and Meridian, Craig County, State of Oklahoma, according to the U.S. Government Survey thereof, together with the right to make connections to an outfall line for the disposal of sewage for residences on the South Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-two (22), Township Twenty-five (25) North, Range Twenty (20) East, and that portion of the North Half of the Northeast Quarter of the Northeast Quarter of Section Twenty-seven (27), Township Twenty-five (25) North, Range Twenty (20) East lying North of the Turnpike as described in Condemnation Case No. 10.585 of the District Court of Craig County, Oklahoma, together with an easement across that part of the Northeast Quarter of Section Twenty-seven (27), Township Twenty-five (25) North, Range Twenty (20) East, Craig County, Oklahoma, owned by Merlyn Hallett and Doris Hallett, husband and wife, to connect with the sewer lines constructed by Continental Oil Company, a Delaware corporation, under an easement dated April 11, 1956, and recorded in Book 225 at Page 741 of the records of the County Clerk of Craig County, Oklahoma, together with the right of ingress and egress to and from the same for the purpose of constructing, reconstructing, laying, repairing and maintaining said sewer lines.

### LESS THE FOLLOWING THREE TRACTS, TO WIT:

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AND

A tract of land lying in the South Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-two (22), Township Twenty-five (25) North, Range Twenty (20) East of the Indian Base and Meridian, Craig County, State of Oklahoma, more particularly described as follows: Beginning at a point on the North boundary of said South Half of the Southeast Quarter of the Southeast Quarter of Section Twenty-two (22) and 343.3 feet West of said Northeast

Corner thereof; thence South 0°01' East 393 feet; thence South 89°54' East 343.3 feet; thence North 0°01' West 393 feet to the point of beginning, containing 3.09 acres, more or less.  
AND LESS AND EXCEPT THE FOLLOWING:

A piece, parcel, or tract of land located in the Northeast Quarter of the Northeast Quarter of Section Twenty-seven (27), Township Twenty-five (25) North, Range Twenty (20) East of the Indian Base and Meridian, Craig County, State of Oklahoma, according to the United States Government Survey thereof and more particularly described as follows:

Commencing at the Northeast Corner of said Northeast Quarter of the Northeast Quarter; thence South 87°58'16" West for a distance of 125.0 feet along the North line thereof, said line being the North line of the Oklahoma Turnpike Authority; thence from a tangent bearing South 53°26'38" West along a curve to the right having a radius of 16689.00 feet and an arc length of 184.03 feet, being subtended by a chord of South 53°07'41" West for a distance of 184.03 feet contiguous with the North line of said Oklahoma Turnpike Authority to the Point of Beginning; thence continuing along a curve to the right having a radius of 16689.00 feet and an arc length of 863.33 feet, being subtended by a chord of South 54°55'33" West for a distance of 863.24 feet contiguous with said North line of the Oklahoma Turnpike Authority; thence North 01°34'20" West for a distance of 472.99 feet to the South line of the State of Oklahoma perpetual easement recorded in Book 177 Page 668 of the Craig County Records; thence North 87°58'16" East for a distance of 703.65 feet along said South line of the State of Oklahoma perpetual easement and parallel to the North line of said Section 27; thence along a curve to the left having a radius of 11519.30 feet and an arc length of 16.34 feet, being subtended by a chord of South 84°06'14" East for a distance of 16.34 feet along said South line of the State of Oklahoma perpetual easement to the Point of Beginning.

pg. 2

**PETITION FOR ANNEXATION**

On this 14<sup>th</sup> day of November, 2023, we, the undersigned, being at least three-fourths of the registered voters and the owners of at least three-fourths (in value) of the property in the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Vinita, Craig County, Oklahoma, in the manner provided for by Section 21-105 of Title 11 of the Oklahoma Statutes. Petitioners have attached hereto and made a part of this petition a legal description of the territory sought to be annexed, marked as Exhibit "A". The described territory is contiguous with City of Vinita, Craig County, Oklahoma. We shall give notice of the presentation of this Petition by publication at least once each week for two (2) successive weeks in a newspaper of general circulation in the municipality where the Petition has been presented. We request the territory be zoned C 2 upon annexation. [R-1]

LL&M Rentals LLC

LL&M, LLC. Wesley GENE M. Ford  
Signature of Landowner

Dan Ford  
Signature of Landowner

LL&M, LLC Wesley GENE M. Ford  
Typed or printed name of Landowner

Danny Hankford  
Typed or printed name of Landowner

P.O. Box 359 Vinita OK  
Address

601 W Canadian Vinita OK 74301  
Address

\_\_\_\_\_  
Phone Number

918-256-8600  
Phone Number

\_\_\_\_\_  
Email Address

mongo<sup>e</sup> junct.com  
Email Address



**Notice of Petition for Annexation**

On the 14<sup>th</sup> day of November, 2023, the undersigned, being at least three-fourths of the registered voters and the owners of at least three-fourths (in value) of the property in the territory hereinafter described, presented a Petition to the City of Vinita for the annexation of the following described territory to the City of Vinita, Craig County, Oklahoma, in the manner provided for by Section 21-105 of Title 11 of the Oklahoma Statutes. The legal description of the territory sought to be annexed is marked as Exhibit "A". The Petitioners request the territory be zoned C2.

LL&M Rentals LLC  
Name(s) of Landowner (as many as necessary)

RECEIPT BY THE CITY OF VINITA

Filed with the City of Vinita on the 14<sup>th</sup> day of November, 2023.

Brian K Prince

Signature of City Representative

Brian Prince City Clerk  
Typed or printed name City Representative and Title

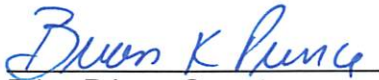


### **Regional Planning Commission Meeting**

Monday, December 11, 2023, immediately following the Planning Commission Meeting at 6:00 p.m.  
City Council Meeting Room  
104 East Illinois

### **AGENDA**

1. Roll Call.
2. Report from Regional Planning Secretary Brian Prince.
3. New Business.
4. Adjourn.



Brian Prince, Secretary

Posted this December 7, 2023 at 1:40pm.

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