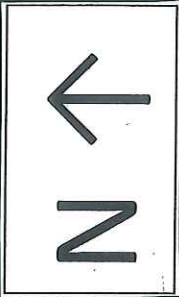


**PUBLIC HEARING NOTICE
TUESDAY, MAY 4, 2021
6:00 P.M.
ROOM 7 CITY HALL
104 W. THIRD STREET
GROVE, OK 74344**

The City of Grove Mayor and Council will hold a public hearing on Tuesday, May 4, 2021 at 6:00 PM at City Hall in Room #7, 104 West Third Street, Grove, Oklahoma 74344 to take public input on the proposed annexation of several tracts of land located along the U.S. Highway 59 corridor between Sailboat Bridge and the intersection of U.S. Highway 59 and E 250 Road, (aka Tom Cat Corner) Grove, Oklahoma as identified by the reference map and legally described in Exhibit A. The proposed Service Plan described in Exhibit B is available for inspection at Grove City Hall, 104 W. 3rd Street, Grove Library, 1140 NEO Loop, Grove, OK and online at www.cityofgroveok.gov.

Published in the Grove Sun newspaper on Tuesday, April 13, 2021.



PROPOSED ANNEXATION
REFERENCE MAP

Metes and Bounds Description of Northwest Annexation Boundary Line-US Highway 59

An annexation of land in Section 10, Township 25 North, Range 23 East, Delaware County, Oklahoma, more fully described as follows:

Beginning at the SW corner of the SE 1/4 of said Section 10,

Thence East along the south line of said Section 10 approximately 498 feet, crossing the U.S. Highway 59 right-of-way, to the SW corner of the Stone and Stone property;

Thence North along an east line of said Stone property approximately 208 feet to a NE corner of Stone property;

Thence approximately N 18° W along an east line of said Stone property approximately 201 feet to a NE corner of Stone property;

Thence West along the north line of said Stone property, and continuing beyond the Stone property and across U.S. Highway 59 right-of-way, approximately 569 feet to a point in the southwesterly right-of-way of U.S. Highway 59;

Thence Northwesterly with said right-of-way along a curve to the right a distance of approximately 140 feet to a point of tangent;

Thence approximately N 30° W along the southwesterly right-of-way of U.S. Highway 59 approximately 167 feet to a corner of said right-of-way;

Thence approximately N 58° E along the southwesterly right-of-way of U.S. Highway 59 approximately 81 feet to a corner of said right-of-way;

Thence approximately N 30° W along the southwesterly right-of-way of U.S. Highway 59 approximately 129 feet to a corner of said right-of-way;

Thence, leaving the U.S. Highway 59 right-of-way, approximately S 75° W along a north line of a tract of land owned by Cherokee Nation Entertainment, LLC (CNE) approximately 208 feet to a NE corner of said CNE property;

Thence approximately N 30° W along a north line of said CNE property approximately 208 feet to a NE corner of said CNE property;

Thence approximately S 75° W along a north line of said CNE property approximately 758 feet to a point on the west line of the SE 1/4 SW 1/4 of said Section 10, also being the NW corner of said CNE property;

Thence South along the west line of said SE 1/4 SW 1/4 approximately 737 feet to the SW corner of said SE 1/4 SW 1/4, also being the SW corner of said CNE property;

Thence East along the south line of said Section 10 approximately 1320 feet to the Point of Beginning;

And containing approximately 27 acres.

An annexation of land in Section 14, Township 25 North, Range 23 East, Delaware County, Oklahoma, more fully described as follows:

All of those parts both of the S 1/2 NW 1/4 and of the NE 1/4 SW 1/4, including all of Bowford Place Subdivision, less and except all of that part previously conveyed to G.R.D.A.;

AND

All of that part of the NW 1/4 NW 1/4 being more fully described as follows:

Beginning at the SW corner of said NW 1/4 NW 1/4,

Thence North along the west line of said NW 1/4 NW 1/4 approximately 269 feet to the NW corner of the Trent and Hardison (TH) property;

Thence approximately S 70° E along the north line of said TH property and continuing along the north line of the Meister Family property, approximately 774 feet to a point on the south line of said NW 1/4 NW 1/4;

Thence West along the south line of said NW 1/4 NW 1/4; to the Point of Beginning,

And containing approximately 29 acres.

An annexation of land in Section 15, Township 25 North, Range 23 East, Delaware County, Oklahoma, more fully described as follows:

All of the U.S. Highway 59 right-of-way and/or U.S. Highway 59 right-of-way easements;

AND

All of the N 1/2 NE 1/4 lying north of U.S. Highway 59,

LESS AND ACCEPT the tract of land described as follows:

Commencing at the NW corner of said NE 1/4 then west approximately 500 feet to the NW corner of Farmer property and to the Point of Beginning;

Thence South along a west line of the Farmer property approximately 436 feet to a corner in a west and north line of said Farmer property;

Thence West along a north line of said Farmer property, and continuing beyond said Farmer property, for a total distance of approximately 500 feet to the NW corner of the Wolverton and Cruise (WC) property;

Thence South along a west line of said WC property approximately 105 feet to the NE corner of a tract of land owned by Rob's Sod, Inc. (RS);

Thence approximately N 61° W along the north line of said RS property for approximately 417 feet to the NW of the RS property;

Thence North approximately N 2° E, and along the east line of the Harris and Harris property, approximately 335 feet to the north line of said Section 15;

Then East along the north line of said Section 15 approximately 877 feet to the point of beginning;

AND

All of that property south of and adjoining U.S. Highway 59, being more particularly described as follows:

Beginning at the NW corner of said NE 1/4;

Thence East 160 feet to a point on the south right-of-way of U.S. Highway 59;

Thence Southeasterly with said right-of-way along a curve to the left a distance of approximately 977 feet to a point of tangent;

Thence approximately N 27° E for approximately 81 feet;

Thence continuing Southeasterly along said right-of-way along a curve to the left a distance of approximately 92 feet;

Thence along said right-of-way approximately S 62° E approximately 1808 feet;

Thence leaving said right-of-way South approximately 733 feet to the G.R.D.A. taking line;

Thence following along the G.R.D.A. taking line for the following approximate calls:

S 71° W 182 feet; N 63° W 206 feet; N 42° W 152 feet; S 03° W 327 feet; S 17° W 180 feet;
S 50° E 247 feet; S 55° W 122 feet; N 60° W 93 feet; S 72° W 245 feet; S 34° E 209 feet;

S 15° E 221 feet; S 36° W 180 feet; S 62° W 117 feet; N 05° W 298 feet; N 51° W 232 feet;
N 25° E 276 feet; N 05° W 270 feet; N 17° W 268 feet; North 268 feet; N 32° W 215 feet;
S 64° W 197 feet; S 83° W 207 feet; thence N 65° W 211 feet; N 28° W 111 feet; N 44° W
218 feet; S 32° W 210 feet;

Thence leaving the G.R.D.A. taking line and following along the east line of the West 1/2 of SW 1/4 NE 1/4, North 314 feet for a corner, to a point in the north line of the SW 1/4 NE 1/4;

Thence along the north line of said SW 1/4 NE 1/4, West 660 feet to a point on the West line of said NE 1/4;

Thence North along the West line of said NE 1/4, 1320 feet, to the point of beginning, subject to Highway and right-of-way of a county road on the north and east sides.

And containing approximately 108 acres.

**SERVICE PLAN
EXHIBIT B**

Municipal Service	Cost to Extend to Annexed Area	Commencement Date
Police	The City of Grove will be responsible for the cost associated with providing police department personnel and vehicles.	Upon approval of the annexation ordinance.
Fire	No additional cost to continue providing mutual aid to the Hickory Grove FD. The City of Grove will be responsible for the cost associated with providing additional fire personnel and equipment if the annexed property is added to the Grove Fire District.	TBD
Water	No additional cost.	NA; service already provided through Rural Water District No. 10
Wastewater	A pressurized sewer line currently exists along the highway corridor; should any of the property owners desire to connect to the sewer line, GMSA policies will be followed.	Upon request of property owners.
Natural Gas	There are currently natural gas customers located in the annexed area that are provided service through GMSA and Rural Water District No. 10. New customers unable to be serviced by Rural Water District No. 10 will be served by GMSA per policy. GMSA will be responsible for the cost of maintenance and operations of natural gas service to their existing and new customers in the annexed territory.	Upon approval of the annexation ordinance. GMSA Natural Gas customers' rate will be reduced to the 'inside city limits' rate.
Electric	No additional cost to construct and/or maintain electric service can be identified. The area is presently served by Northeast Oklahoma Rural Electric Cooperative. REC will be responsible for maintenance and/or expansion of the electric distribution system in the area.	N/A; service already provided by REC
Solid Waste	No additional cost to construct and/or maintain garbage service can be identified. The area is presently served by CARDS previously known as Bernice Sanitation.	NA; service already provided
Traffic Signal Highway Lighting	OK Dept. of Transportation will include the cost to install a Traffic Signal and highway lighting in their Hwy 59 improvement project. The City of Grove will be responsible for the maintenance of the traffic signal and highway lighting.	Installation will be completed as part of ODOT's Hwy 59 road improvement project.
Streets	The City of Grove will be responsible for the cost of maintaining the right-of-ways, plus the sidewalks that will be a part of the improvements along Highway 59.	Upon approval of the annexation ordinance, the City of Grove will maintain the right-of-ways. Upon completion of the Hwy 59 improvements, the City will be responsible for maintaining the sidewalks.
Storm Siren	The City of Grove Emergency Management Department will install one storm siren in the area of the annexed property.	Within one-hundred eighty (180) days of the approval of the annexation ordinance.