

ORDINANCE # 2025- 14AN ORDINANCE DECLARING CERTAIN PROPERTY TO BE  
SURPLUS PROPERTY AND AUTHORIZING ITS CONVEYANCE

THE CITY OF CLAREMORE HEREBY ORDAINS:

Section 1: The City of Claremore owns the following described property, to wit:

*The real property described on Exhibits A, B, C, and D attached hereto and made a part hereof.*

Section 2: The City has no further need for the property described in Section 1 and on Exhibits A, B, C, and D, and said property is therefore declared to be surplus and hereby authorized to be sold or conveyed. This property does not constitute a "public utility," as defined by Okla. Stat. tit. 11, § 35-201.

Section 3: This ordinance shall be referred to a vote of the electors of the City if a proper referendum petition is properly filed within thirty (30) days after its passage; otherwise, it shall go into effect thirty (30) days after the passage.

Section 4: The Mayor is hereby authorized to execute any and all conveyances on behalf of the City which are necessary to effectuate this ordinance.

PASSED AND APPROVED in regular session this 4<sup>th</sup> day of August, 2025.

CITY OF CLAREMORE, OKLAHOMA

Debbie Long  
DEBBIE LONG, MAYOR

ATTEST:

Sarah Sharp  
SARAH SHARP, CITY CLERK

APPROVED AS TO FORM:

Adam Heavin  
ADAM HEAVIN, CITY ATTORNEY

DATED 08/04/25

**Exhibit A**  
**Parcel I**  
[Associated Doc. # 2023-015724]

Legal Description:

A tract of land that is part of the Northwest Quarter (NW/4) of Section Twenty (20), Township Twenty-one (21) North, Range Sixteen (16) East of the Indian Base and Meridian (I.B.&M), Rogers County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows:

Commencing at the Northwest corner of Section 20; Thence North 88°48'49" East along the Northerly line of Section 20, and along the Northerly line of Claremore Plaza, an addition to the City of Claremore, Rogers County, State of Oklahoma, according to the recorded plat thereof, for 1527.05 feet to the Northeast corner of said Claremore Plaza; Thence South 01°19'22" East along the Easterly line of said Claremore Plaza for 470.41 feet to the Point of Beginning; Thence North 88°48'49" East parallel with the Northerly line of Section 20 for 450.58 feet to a point on the Westerly line of The Villas at Country Club Crossing, an addition to the City of Claremore, Rogers County, State of Oklahoma, according to the recorded plat thereof; Thence South 01°19'45" East along said Westerly line for 190.13 feet to the Southwest corner of The Villas at Country Club Crossing, the same being the Northwest corner of Lot Sixteen (16), Block One (1), Harvest Hill Amended, an addition to the City of Claremore, Rogers County, State of Oklahoma, according to the recorded plat thereof; Thence South 01°20'06" East along the Westerly line of Harvest Hills Amended, for 660.41 feet to the Southwest corner of Lot Twenty-Four (24), Block One (1), Harvest Hills Amended; Thence North 88°46'58" East along a Westerly line of Block 1 for 659.23 feet to the Northwest corner of Lot 35, Block 1, Harvest Hill Amended and the Easterly line of said NW/4 of Section 20; Thence South 01°20'04" East along said Easterly line and a Westerly line of Block 1 for 660.30 feet; Thence continuing along said Easterly line S 01°22'02" E for 109.11 feet to a point of curve; Thence Northwesterly along a curve to the right with a radius of 75.00 feet, a chord bearing of North 62°05'50" West, a chord distance of 36.35 feet, and an arc length of 36.72 feet; Thence North 48°04'18" West for 247.91 feet to a point of curve; Thence Northwesterly along a curve to the left with a radius of 135.00 feet, a chord bearing of North 69°38'03" West, a chord distance of 99.23 feet for an arc length of 101.61 feet; Thence South 88°48'13" West 60.00 feet Northerly of and parallel with the Northerly line of Tract 3 Revised, Deer Run Amendment Plat, an addition to the City of Claremore, Rogers County, State of Oklahoma, according to the recorded plat thereof, for 1211.73 feet; Thence North 84°04'20" West for 155.86 feet; Thence North 68°51'14" West for 136.07 feet; Thence North 06°45'51" West for 134.92 feet; Thence North 11°09'02" West for 51.64 feet to a point on the South line of Lot One (1), Block One (1), Claremore Plaza Phase II, an addition to the City of Claremore, Rogers County, State of Oklahoma, according to the recorded plat thereof; Thence North 88°40'13" east along said South line for 473.94 feet to the Southeast corner of said Lot 1; Thence North 01°19'16" West along the Easterly line of said Lot 1 for 116.77 feet to a point of curve; Thence along said Easterly line and Northeasterly along a curve to the right with a radius of 530.00 feet, a chord bearing of North 07°01'45" East, a chord distance of 153.94 feet, for an arc length of 154.49 feet; Thence North 27°21'15" West along said Easterly line for 36.72 feet to

a point of curve; Thence along said Easterly line and Northeasterly along a curve to the right with a radius of 537.65 feet, a chord bearing of North 61°00'59" West, a chord distance of 138.96 feet, for an arc length of 139.35 feet; Thence North 42°20'05" East for 210.50 feet; Thence North 47°39'55" West for 300.00 feet; Thence Northeasterly along a curve to the left with a radius of 440.00 feet, a chord bearing of North 21°54'57" East, a chord distance of 209.19 feet. For an arc length of 211.21 feet to the Southwest corner of Lot 2, Claremore Plaza; Thence South 81°50'11" East along the Southerly line of said Lot 2 for 20.00 feet; Thence North 88°48'49" East along said Southerly line for 317.24 feet to the Southeast corner of said Lot 2; Thence North 01°19'22" West along the Easterly line of said Lot 2 for 218.59 feet to the Point of Beginning.

**Exhibit B**  
**Parcel II**

[Associated Doc. # 2023-015723]

Legal Description:

A tract of land in the Northwest Quarter (NW/4) of Section 20, Township 21 North, Range 16 East, of the Indian Base and Meridian (I.B.&M), Rogers County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being described as follows:

Beginning at the Northern most corner of Claremore Plaza Phase II, an addition to the City of Claremore, Rogers County, State of Oklahoma, according to the recorded plat thereof, said point being on the easterly right-of-way of Scissortail Avenue; Thence Northeasterly along said right-of-way for the following 3 courses; Along a curve to the left with a radius of 442.00 feet, a chord bearing of North 51°21'36" East, a chord distance of 157.42 feet, and an arc length of 158.26 feet; Thence North 48°53'51" West for 2.00 feet; Thence Northeasterly along a curve to the left with a radius of 440.00 feet, a chord bearing of North 38°23'06" East, a chord distance of 41.72 feet, and an arc length of 41.74 feet; Thence South 47°39'55" East for 300.00 feet; Thence South 42°20'05" West for 210.50 feet to a point on the Northeasterly line of said Claremore Plaza Phase II; Thence Northwesterly along said line for the following three courses; Along a curve to the right with a radius of 537.65 feet, a chord bearing of North 45°19'23" West, a chord distance of 154.64 feet and an arc length of 155.18 feet; Thence North 37°03'17" West for 139.94 feet; Thence North 81°32'08" West for 33.44 feet to the Point of Beginning.

**Exhibit C**  
**Parcel III**  
[Associated Doc. # 2022-019739]

Legal Description:

A tract of land situated within the Northwest Quarter (NW/4) of Section Twenty (20), Township Twenty One North (T21N), Range Sixteen East (R16E) of the Indian Base & Meridian (I.B.&M), Rogers County, Oklahoma, same being a portion of Lot 2 of Claremore Plaza, an addition to the City of Claremore, Rogers County, Oklahoma, according to the recorded plat thereof, and being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said NW/4; Thence S 88°48'49" W along the North line of said NW/4 a distance of 1109.86 feet; Thence S 01°19'22" E along the East line of said lot a distance of 460.00 feet to the Point of Beginning; Thence S 01°19'22" E along the east line of said lot a distance of 229.00 feet; Thence S 88°48'49" W a distance of 317.24 feet; Thence N 81°50'11" W a distance of 20.00 feet; Thence along a curve to the left with a radius of 440.00 feet and a chord bearing of N 03°24'38" E a distance of 72.85 feet; Thence N 01°20'03" W a distance of 153.13 feet; Thence N 88°48'49" E a distance of 330.99 feet to the Point of Beginning, and containing 1.74 acres more or less.

**Exhibit D**  
**Parcel IV**

[Associated Doc. # 2023-017665]

Legal Description:

A tract of land in the Northwest Quarter of Section 20, Township 21 North, Range 16 East, of the Indian Base and Meridian, Rogers County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 20; thence N88°48'49"E along the north line of said Quarter Section a distance of 1527.39 feet to the northwest corner of the tract of land described in the General Warranty Deed recorded in Book 664, at Page 868 in the Clerk's Office; thence departing said north line S01°19'22"E along the west line of the aforementioned tract, and beyond, through a portion of the tract of land described in the Special Warranty Deed recorded in Book 2126, at page 190 in the Clerk's Office, a distance of 689.00 feet; thence S88°48'49"W a distance of 317.24 feet; thence N81°50'11"W a distance of 20.00 feet; thence along a non-tangent curve to the right having a radius of 440.00 feet; an internal angle of 32°56'19", a chord bearing of S24°37'59"W, a chord length of 249.48 feet and a length of 252.95 feet; thence S48°53'51"E a distance of 2.00 feet; thence along a non-tangent curve to the right having a radius of 442.00 feet, an internal angle of 38°45'03", a chord bearing of S60°28'40"W, a chord length of 293.27 feet and a length of 298.94 feet; thence S40°04'06"W a distance of 37.50 feet; thence S01°19'47"E a distance of 37.64 feet; thence S88°40'13"W a distance of 60.00 feet to the point of beginning; thence S01°19'47"E a distance of 49.73 feet to the northeast corner of the tract of land described in the Warranty Deed recorded in Book 1480, at Page 442 in the Clerk's Office (the "Lowe's Tract"); thence S88°41'54"W along the north line of said Lowe's Tract a distance of 705.09 feet to the northwest corner thereof, said point being the southeast Right-of-Way line of U.S. Highway 66, as now established; thence departing said north line of Lowe's Tract N25°45'41"E a distance of 89.08 feet; thence N57°19'42"E a distance of 68.22 feet; thence N88°49'05"E a distance of 571.26 feet; thence S46°15'21"E a distance of 49.56 feet; thence S01°20'05"E a distance of 28.85 feet to the point of beginning.