



ORDINANCE NO. 448

AN ORDINANCE ANNEXING CERTAIN TERRITORY INTO THE CORPORATE LIMITS OF THE CITY OF STILWELL, OKLAHOMA, TO BE KNOWN AS THE "CHEROKEE NATION ANNEX-2 ADDITION", AS MORE PARTICULARLY DESCRIBED HEREIN, ESTABLISH ZONING, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a municipal governing body by ordinance may add to the municipality territory adjacent or contiguous to its corporate limits and increase or diminish the corporate limits as the governing body deems desirable for the benefit of the municipality.

WHEREAS, the City Council of the City of Stilwell, Oklahoma (the "Council"), received a petition to annex certain lands more particularly described below, said petition being published in a newspaper as required by Title 11 O.S. § 21-105;

WHEREAS, the proposed territory is adjacent and contiguous of the City and will receive the same services as all other similar areas of the City, and will continue to receive such services by the same methods and/or means;

WHEREAS, the Council has determined that all the requisites to annexing the territory have been satisfied and met, all as required by law;

WHEREAS, the Council has determined it to be in the best interest of the City to annex the aforementioned territory.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILWELL, OKLAHOMA:

Section 1: That, pursuant to the laws made and provided by the State of Oklahoma, the real property hereinafter described may be lawfully annexed to the City of Stilwell and henceforth, for all purposes, considered a part of the City.

Section 2: That the following described real property and premises, situated in Adair County, Oklahoma, be and the same is hereby annexed to the City of Stilwell, Oklahoma, to-wit:

A part of the N/2 of SW/4 SW/4 of Section 26, Township 16 North, Range 25 East, described as follows: beginning at a point on the west line of U.S. #59 highway and a distance of 344 feet south of the north line of said tract; thence due west on a straight line to a point 104.4 feet east of the west line of said tract; thence due south to the south line of said tract; thence due east on the south line of said tract to the west line of U.S. #59 highway; thence in a northerly direction along the west line of said highway to point of beginning.

And

The east 125 feet of the west 225 feet of the north 150 feet of the SW/4 SW/4 SW/4 of Section 26, Township 16 North, Range 25 East, Adair County, Oklahoma,

And

The east 100 feet of the west 325 feet of the north 150 feet of the SW/4 SW/4 SW/4 of Section 26, Township 16 North, Range 25 East, Adair County, Oklahoma, less and except 15 feet on the south side of said east 100 feet of the west 325 feet of the north 150 feet of SW/4 SW/4 SW/4 for roadway and

The south fifteen (15) feet of the east 100 feet of the west 325 feet of the north 150 feet of SW/4 SW/4 SW/4 of Section 26, Township 16 North, Range 25 East, Adair County, Oklahoma, subject to easements of record.

Note: the south five (5) feet of the east 225 feet of the west 325 feet of the north 150 feet of the SW/4 SW/4 SW/4 of Section 26, Township 16 North, Range 25 East, Adair County, Oklahoma, has been annexed as a portion of the dry well addition to the city of Stilwell, Oklahoma

which is to be designated as “**CHEROKEE NATION ANNEX-2 ADDITION**” to the City of Stilwell, Oklahoma.

Section 3: That the “**CHEROKEE NATION ANNEX-2 ADDITION**” zoning shall be C-1 Commercial.

Section 4: That there shall be filed in the office of the County Clerk of Adair County, Oklahoma, a true and certified copy of this Ordinance, together with an accurate map of the territory hereby annexed.

Section 5: If any section, subsection or sentence, clause or phrase of this Ordinance is for any reason held invalid, such decision or decisions shall not affect the validity of the remaining portions of this Ordinance.

PASSED by the City Council this 8th day of September, 2026.

APPROVED by the Mayor this 8th day of September, 2026.

ATTEST:



Jean Ann Wright, Mayor

Larry A. Nettles, City Clerk-Treasurer

LEGAL DESCRIPTION

A PART OF THE N/2 OF SW/4 SW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 25 EAST DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF U.S. #59 HIGHWAY AND A DISTANCE OF 344 FEET SOUTH OF THE NORTH LINE OF SAID TRACT; THENCE DUE WEST ON A STRAIGHT LINE TO A POINT 104.4 FEET EAST OF THE WEST LINE OF SAID TRACT; THENCE DUE SOUTH TO THE SOUTH LINE OF SAID TRACT; THENCE DUE EAST ON THE SOUTH LINE OF SAID TRACT TO THE WEST LINE OF U.S. #59 HIGHWAY; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID HIGHWAY TO POINT OF BEGINNING.

AND

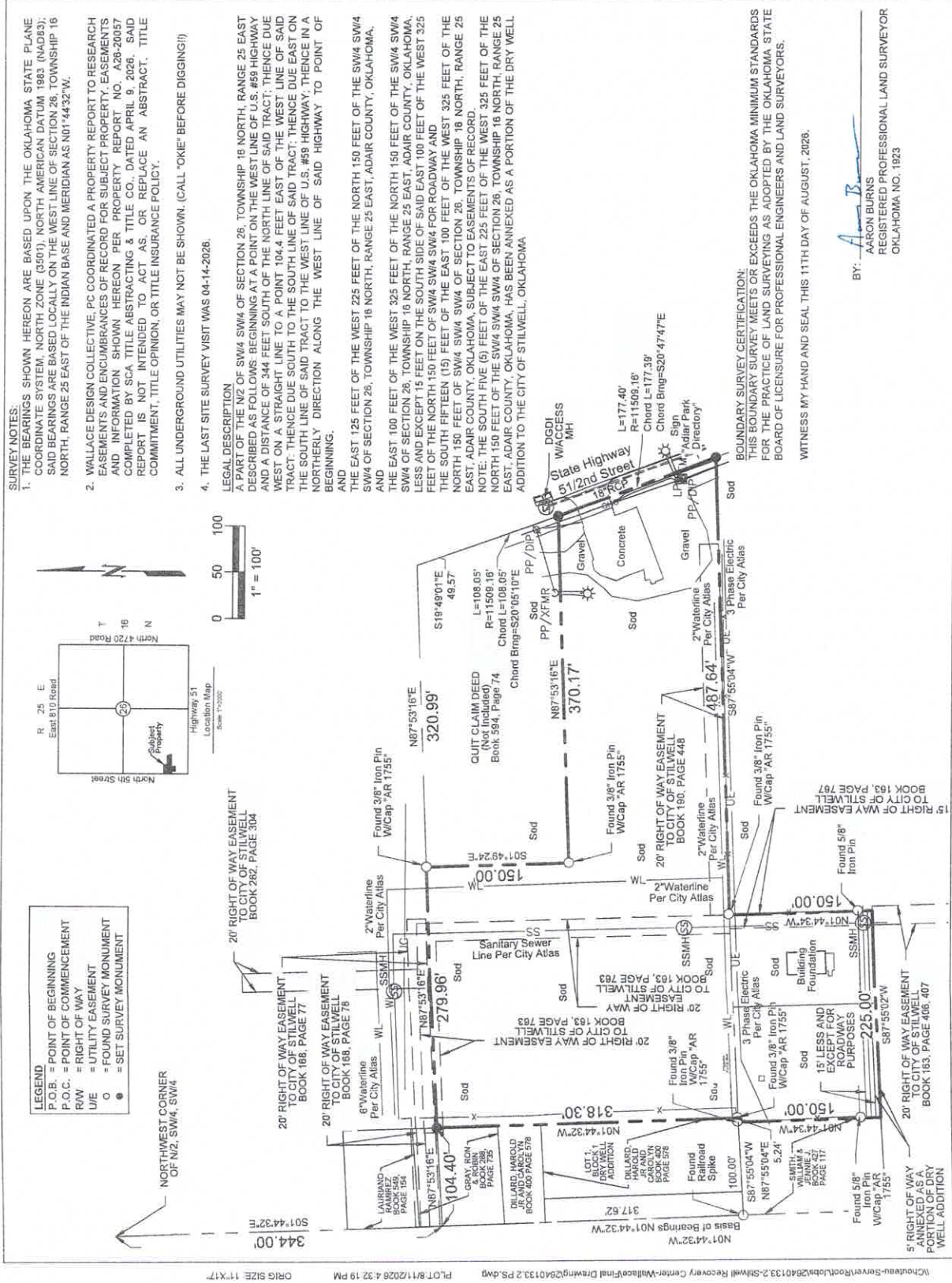
THE EAST 125 FEET OF THE WEST 225 FEET OF THE NORTH 150 FEET OF THE SW/4 SW/4 SW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 25 EAST, ADAIR COUNTY, OKLAHOMA,

AND

THE EAST 100 FEET OF THE WEST 325 FEET OF THE NORTH 150 FEET OF THE SW/4 SW/4 SW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 25 EAST, ADAIR COUNTY, OKLAHOMA, LESS AND EXCEPT 15 FEET ON THE SOUTH SIDE OF SAID EAST 100 FEET OF THE WEST 325 FEET OF THE NORTH 150 FEET OF SW/4 SW/4 SW/4 FOR ROADWAY AND

THE SOUTH FIFTEEN (15) FEET OF THE EAST 100 FEET OF THE WEST 325 FEET OF THE NORTH 150 FEET OF SW/4 SW/4 SW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 25 EAST, ADAIR COUNTY, OKLAHOMA, SUBJECT TO EASEMENTS OF RECORD.

NOTE: THE SOUTH FIVE (5) FEET OF THE EAST 225 FEET OF THE WEST 325 FEET OF THE NORTH 150 FEET OF THE SW/4 SW/4 SW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 25 EAST, ADAIR COUNTY, OKLAHOMA, HAS BEEN ANNEXED AS A PORTION OF THE DRY WELL ADDITION TO THE CITY OF STILWELL, OKLAHOMA



Dedication and Certificate to Plat Addition to City of Stilwell, Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

That Cherokee Nation, owner of the following described real estate in Adair County, Oklahoma, described as follows, to-wit:

Attached

We further certify that said plat is a correct survey of said property, made with our consent, that we hereby dedicate to the public use all streets, alleys, and utility reserves shown on said plat: that we hereby guarantee a clear title to the land, so dedicated from ourselves, our successors, and assigns forever and have caused the same to be released from all encumbrances so that the title is clear.

Executed on this 18th day of JUNE, 2026

By: [Signature]

Title Sec. Comm. Adm.

COUNTY TREASURER'S CERTIFICATE

I, Ann Bishop, do hereby certify that I am the duly qualified and acting County Treasurer of Adair County, Oklahoma, that the tax records of said county show that all taxes for the year 2025 and prior years are paid on 12-2-25

By: Ann Bishop

Adair County Treasurer 9-11-26



ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Mayor and City Council of the City of Stilwell, Oklahoma, that the dedication shown on the plat hereon of Cherokee Nation Annex-2, an addition to the City of Stilwell, Oklahoma, is hereby accepted.

Adopted by the Mayor and City Council of the City of Stilwell, this 8th Day of Sept., 2026

[Signature]

Jean Ann Wright, Mayor

ATTEST:

[Signature]

Larry A. Nettles, City Clerk-Treasurer



COUNTY COMMISSIONER

The Adair County Oklahoma Commissioner's Office acknowledges receipt of notice that the City of Stilwell has annexed the afore mentioned property in Adair County into the City of Stilwell.

Charles E.W. Boerker

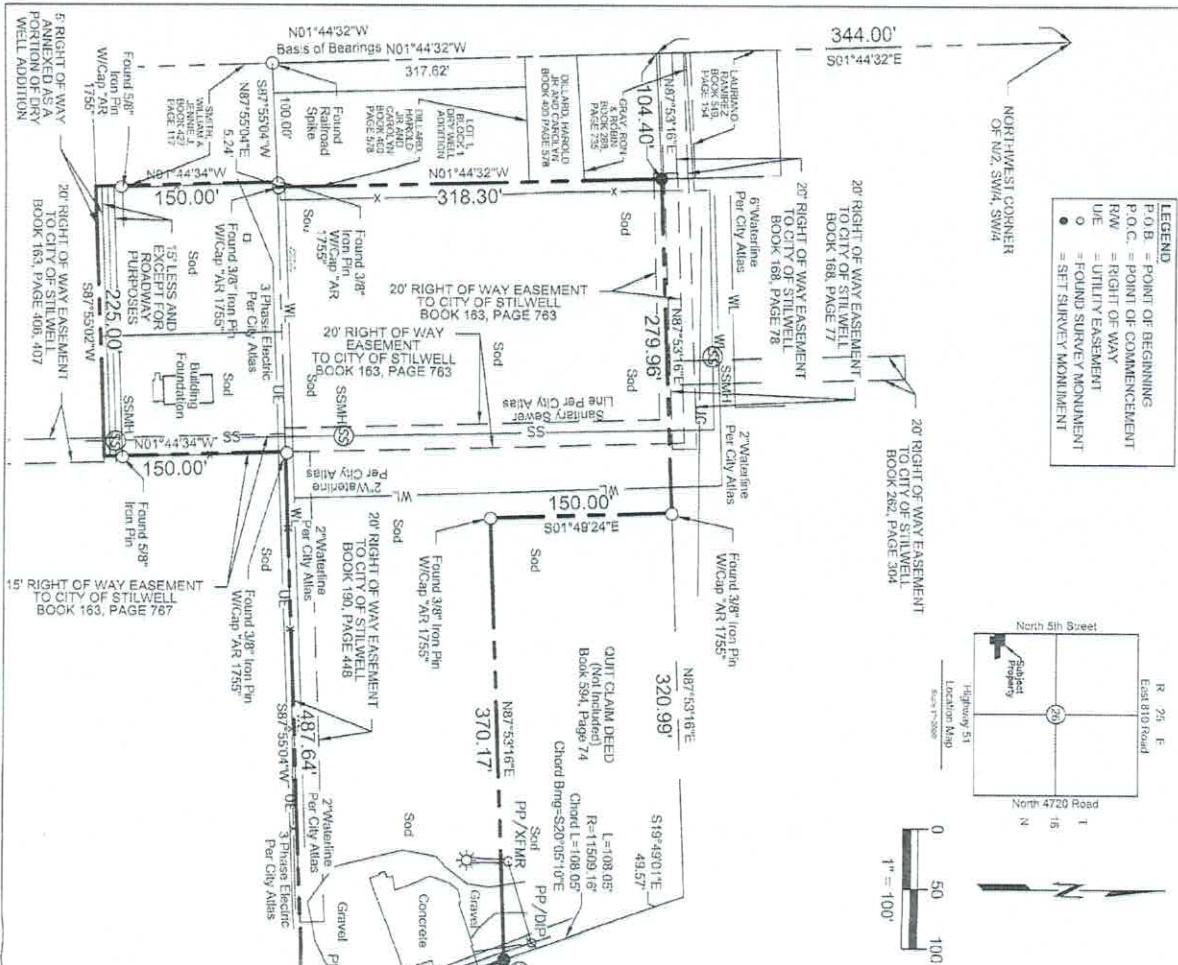
Representative Signature

9/21/2026

Date

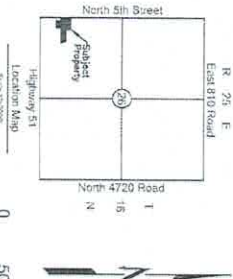
(Seal/Stamp)

Book 0658 Pg 458
Pg 0454-0460
09/22/2026 8:56am
Doc: \$0.00
Fee: \$30.00
Timothy Fishingham - Adair County Clerk
State of OK



Book 0658 Pg 6
09/22/2026 8:56am
Pg 0458-0460
Fee: \$30.00
Doc: \$0.00
Timothy Fishinghawk - Adair County Clerk
State of OK

LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
RW = RIGHT OF WAY
UE = UTILITY EASEMENT
● = FOUND SURVEY MONUMENT
○ = SET SURVEY MONUMENT



SURVEY NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (S501), NORTH AMERICAN DATUM 1983 (NAD83). SAID BEARINGS ARE BASED LOCALLY ON THE WEST LINE OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 25 EAST OF THE INDIAN BASE AND MERIDIAN AS NOT 44°32'W.
2. WALLACE DESIGN COLLECTIVE, P.C. COORDINATED A PROPERTY REPORT TO RESEARCH EASEMENTS AND ENCUMBRANCES OF RECORD FOR SUBJECT PROPERTY EASEMENTS AND INFORMATION SHOWN HEREON PER PROPERTY REPORT NO. A2620007 COMPLETED BY SCA TITLE ABSTRACTING & TITLE CO. DATED APRIL 9, 2026. SAID REPORT IS NOT INTENDED TO ACT AS OR REPLACE AN ABSTRACT, TITLE COMMITMENT, TITLE OPINION, OR TITLE INSURANCE POLICY.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN (CALL "OKIF" BEFORE DIGGING).
4. THE LAST SITE SURVEY VISIT WAS 04-14-2026.

LEGAL DESCRIPTION

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AND THE EAST 100 FEET OF THE WEST 225 FEET OF THE NORTH 150 FEET OF THE SW/4 SW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 25 EAST, ADAIR COUNTY, OKLAHOMA, THE EAST 100 FEET OF THE WEST 325 FEET OF THE NORTH 150 FEET OF THE SW/4 SW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 25 EAST, ADAIR COUNTY, OKLAHOMA, LESS AND EXCEPT 15 FEET OF THE SOUTH SIDE OF SAID EAST 100 FEET OF THE WEST 325 FEET OF THE NORTH 150 FEET OF THE SW/4 SW/4 FOR ROADWAY AND THE SOUTH FIFTEEN (15) FEET OF THE EAST 100 FEET OF THE WEST 325 FEET OF THE NORTH 150 FEET OF THE SW/4 SW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 25 EAST, ADAIR COUNTY, OKLAHOMA, SUBJECT TO EASEMENTS OF RECORD.

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BOUNDARY SURVEY CERTIFICATION
THIS BOUNDARY SURVEY MEET OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LAND SURVEYING PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
WITNESS MY HAND AND SEAL THIS 11TH DAY OF AUGUST, 2026.

BY:
AARON BURNS
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1923

wallace design collective	
wallace design collective, P.C. 1231 North Main Street, Suite 100 Tulsa, Oklahoma 74103 918.592.1532 central@wallacecollective.com eng. & 30-27	
59 Magnolia Street, Stilwell, Oklahoma	
DATE	08/11/2026
PROJECT NO.	2640133.21
DRAWN BY	ABS
SHEET NAME	
PLAT OF SURVEY	
SHEET NO. 1 of 1	

0904-448

AFFIDAVIT OF PUBLICATION

County of Adair, State of Oklahoma

Stilwell Democrat Journal
118 N. 2nd St
Stilwell, OK 74960
918-696-2228

I, Heather Kilpatrick, of lawful age, being duly sworn upon oath, deposes and says that I am the "authorized representative" of the Stilwell Democrat Journal 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 Stilwell for the County of Adair, 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:

1st insertion	August 27	2026
2nd insertion	September 3	2026
3rd insertion		2026
4th insertion		2026
5th insertion		2026

Heather Kilpatrick
Publisher

Signed and sworn to before me
on this 3 day of September, 2026.

Kelsey Linch
Notary Public

My Commission expires: July 21, 2029
Commission #25008584



PUBLICATION FEE: \$ 189.00
Calculation measurement:
upon request

Published in the Stilwell Democrat Journal on August 27 and September 3, 2026

NOTICE OF PETITION OF ANNEXATION

We, CHEROKEE NATION, owners of the following described real property located in Adair County, Oklahoma to-wit:

A TRACT OF LAND BEING:
A PART OF THE N/2 OF SW/4 SW/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 25 EAST DESCRIBED AS FOL-

LOWS: BEGINNING AT A POINT ON THE WEST LINE OF U.S. #59 HIGHWAY AND A DISTANCE OF 344 FEET

SOUTH OF THE NORTH LINE OF SAID TRACT; THENCE DUE WEST ON A STRAIGHT LINE TO A POINT 104.4 FEET EAST OF THE WEST LINE OF SAID TRACT; THENCE DUE SOUTH TO THE SOUTH LINE OF SAID TRACT; THENCE

DUE EAST ON THE SOUTH LINE OF SAID TRACT TO THE WEST LINE OF U.S. #59 HIGHWAY; THENCE IN A

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Do hereby petition the City Council that it be designated as CHEROKEE NATION ANNEX-2 ADDITION to the city of Stilwell, Oklahoma, and

The presentation of said petition will be heard on the 8th day of September, 2026, at 5:30 p.m. before the Stilwell City Council in the Stilwell City Hall located at 20 South First Street, Stilwell, OK. 74960.

Dated this day August 19, 2026.

Petitioner
City Clerk

in the Stilwell City Hall located at 20 South First Street, Stilwell, OK. 74960.

Dated this day August 19, 2026.

Petitioner
City Clerk

1-2026-002986 Book 0658 Pg 460
09/22/2026 8:56am Pg 0454-0460
Fee: \$30.00 Doc: \$0.00
Timothy Fishinghawk - Adair County Clerk
State of OK

RECEIVED

SEP 08 2026

CITY CLERK'S OFFICE
Stilwell, OK