



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR REZONING

Redistricting

10801 S. Anderson Rd

Project Name

10801 S. Anderson Rd, Oklahoma City, OK 73165

Address / Location of Property to be Rezoned

Lot split of 5 acres into (2) approximately 2.5 acre lots

Purpose Statement / Proposed Development

R-A2

Proposed Zoning District

Staff Use Only

Case No.: PC 10882

File Date: 16MAR'23

Ward No.: 4

Nbhd. Assoc.: MID DEL

School District: AA

Extg Zoning: AE 2

Overlay:

Residential

Present Use of Property

5 acres

ReZoning Area (Acres or Square Feet)

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of **\$1500.00** must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant

Russell Linn

Applicant's Name (please print)

12395 SE 15th Street

Applicant's Mailing Address

Choctaw, OK 73020

City, State, Zip Code

405-213-3553

Phone

amylinn76@yahoo.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



Doc Stamps: \$330.00

Property Address: 10801 S. Anderson Rd, Oklahoma City, OK 73105

Taxes: 12395 SE 15th Street, Choctaw, OK 73020

Return Deed: Heritage Title of Oklahoma, LLC, 217 N Independence, Enid, OK 73701

WARRANTY DEED

That JAMES F. WYCKOFF AND MARTHA K. WYCKOFF, HUSBAND AND WIFE, party of the first part (Grantor), in consideration of the sum of TEN and NO/100THS DOLLARS (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto RUSSELL LINN AND AMY LINN, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP, THE WHOLE ESTATE TO VEST IN THE SURVIVOR, party of the second part (Grantee), the following described real property and premises situate in Cleveland County, State of Oklahoma, to-wit:

Part of the Northeast Quarter (NE/4) of Section Eight (8), Township Ten (10) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a Point 990.00 feet South and 33.00 feet West of the Northeast Corner of the Northeast Quarter, Thence South a distance of 361.79 feet; Thence West a distance of 602.00 feet; Thence North a distance of 361.79 feet; Thence East a distance of 602.00 feet to the Point or Place of Beginning containing 5.00 acres more or less.

18m

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

Said party Grantor(s), heirs, executors and assigns, do hereby covenant, promise and agree to and with said party Grantee(s), at the delivery of these presents that they lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements, building restrictions of record, protective and restrictive covenants of record, oil and gas leases of record, oil and gas interests as previously conveyed or reserved, and special assessments not yet due; and that party Grantor(s) will WARRANT AND FOREVER DEFEND the same unto the said party Grantee(s), their successors and assigns, against said party Grantor(s), their heirs or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

Signed and delivered this 27 day of December, 2022.

James F. Wyckoff
James F. Wyckoff

Martha K. Wyckoff
Martha K. Wyckoff

ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF CLEVELAND

Before me, a Notary Public, in and for said County and State, on this 27th day of December, 2022, personally appeared James F. Wyckoff and Martha K. Wyckoff, husband and wife to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the purposes therein set forth.

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

Kerston Clymer
Notary Public

Printed Name: Kerston Clymer

My Commission Expires: 01/16/26



Deed Presented for Filing By: Heritage Title of Oklahoma, LLC 217 N. Independence
File Number: HT-12603 Enid, Ok. 73701
Insured by: WFG National Title Insurance Company



10801 S. Anderson Rd, Oklahoma City 73165

Legal Description

Part of the Northeast Quarter (NE/4) of Section Eight (8), Township Ten (10) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a Point 990.00 feet South and 33.00 feet West of the Northeast Corner of the Northeast Quarter, Thence South a distance of 361.79 feet; Thence West a distance of 602.00 feet; Thence North a distance of 361.79 feet; Thence East a distance of 602.00 feet to the Point or Place of Beginning containing 5.00 acres more or less.

Account #	Owner	Address	Market Value	Parcel ID	Website
53030	BRINLEE, RICHARD S SR & PATSY L	10603 POWELL RD	\$50,150	OC52 10 1W 8003	https://property.spatialtest.com/ok/cleveland/#/property/53030
53031	10602 POWELL RD LLC	10602 POWELL RD	\$243,587	OC52 10 1W 8004	https://property.spatialtest.com/ok/cleveland/#/property/53031
53033	LINN, RUSSELL & AMY	10801 S ANDERSON RD	\$203,371	OC52 10 1W 8006	https://property.spatialtest.com/ok/cleveland/#/property/53033
53034	SALAZAR, MARY K & SAMUEL	10900 POWELL RD, Unit A	\$25,867	OC52 10 1W 8007	https://property.spatialtest.com/ok/cleveland/#/property/53034
53035	CHARPING, ANNA	10901 S ANDERSON RD	\$66,779	OC52 10 1W 8008	https://property.spatialtest.com/ok/cleveland/#/property/53035
53036	CHARPING, ANNA L	UNKNOWN	\$30,480	OC52 10 1W 8009	https://property.spatialtest.com/ok/cleveland/#/property/53036
53037	REEVES, DELANIE	11901 SE 109TH ST	\$35,454	OC52 10 1W 8010	https://property.spatialtest.com/ok/cleveland/#/property/53037
53046	MEKUSH, EDWIN	UNKNOWN	\$59,000	OC52 10 1W 9008	https://property.spatialtest.com/ok/cleveland/#/property/53046
53047	INGRAM, JAMES GORDON	10712 S ANDERSON RD	\$198,882	OC52 10 1W 9009	https://property.spatialtest.com/ok/cleveland/#/property/53047
73209	BRINLEE, DORIS	10817 POWELL RD	\$220,717	S052 10 1W 8013	https://property.spatialtest.com/ok/cleveland/#/property/73209
73210	HOULETTE, MICHAEL WESLEY	11825 SE 109TH ST	\$183,629	S052 10 1W 8014	https://property.spatialtest.com/ok/cleveland/#/property/73210
73211	CLEVELAND COUNTY RD	1 ASSESSOR	\$1,000	S052 10 1W 8015	https://property.spatialtest.com/ok/cleveland/#/property/73211
73250	KULKA, ERNEST F & BARBARA J-TRT	UNKNOWN	\$94,000	S052 10 1W 9024	https://property.spatialtest.com/ok/cleveland/#/property/73250



I CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF THE
RECORDS OF THE OFFICE OF THE
CLEVELAND COUNTY ASSESSOR

AS OF 1:46 AM/PM ON THIS
14th DAY OF March, 20 23

DOUGLAS WARR, COUNTY ASSESSOR

BY *Shirley Uphey*

BRINLEE, RICHARD S SR &PATSY L
10529 Applegrove CIR
Midwest City OK 73130-7061

10602 POWELL RD LLC
6915 N Classen BLVD
Oklahoma City OK 73116-7209

LINN, RUSSELL & AMY
12395 SE 15th ST
Choctaw OK 73020-7169

SALAZAR, MARY K & SAMUEL
15100 Edna RD
Oklahoma City OK 73165-6722

CHARPING, ANNA
10901 S Anderson RD
Oklahoma City OK 73165-8627

CHARPING, ANNA L
10901 S Anderson RD
Oklahoma City OK 73165-8627

REEVES, DELANIE
8324 SW 105TH ST
OKLAHOMA CITY OK 73173-7712

MEKUSH, EDWIN
16220 S HARRAH RD
Newalla OK 74857

INGRAM, JAMES GORDON
10712 S Anderson RD
Oklahoma City OK 73165-8606

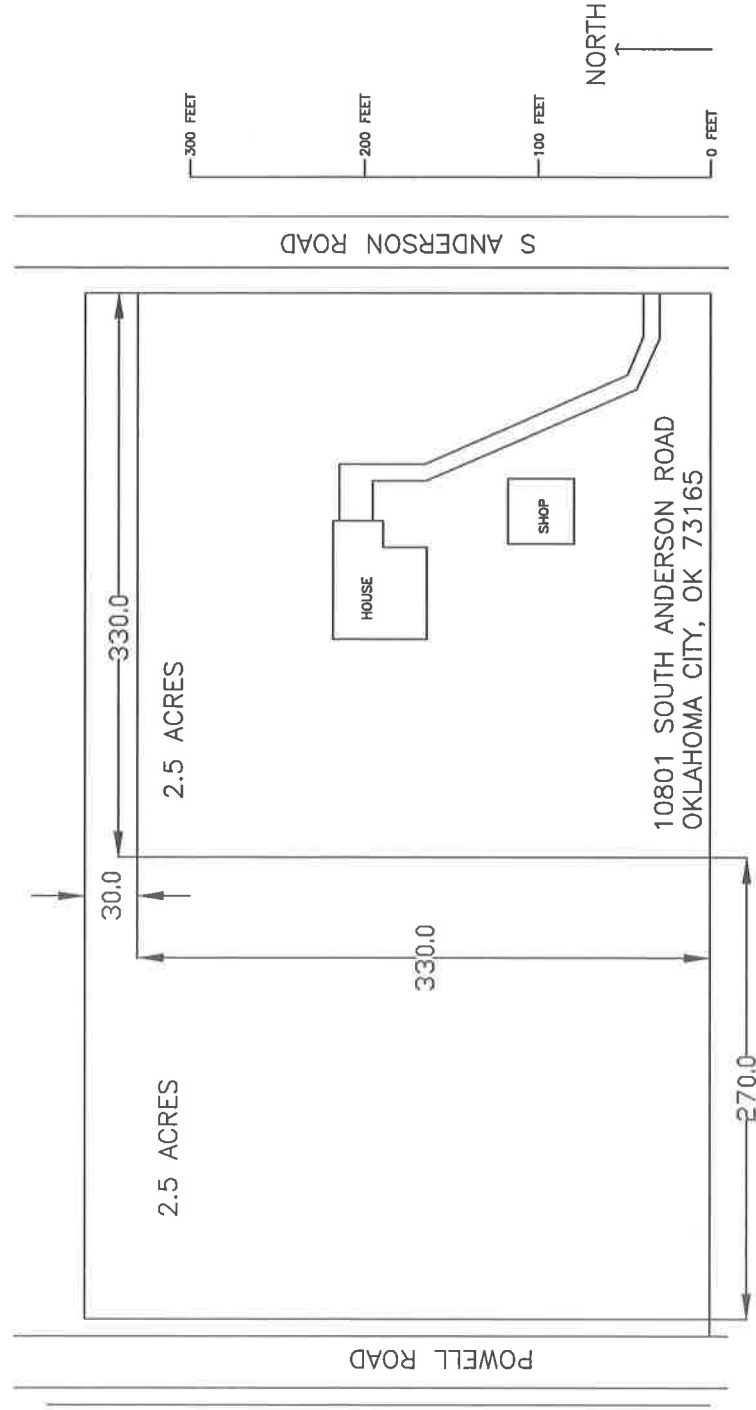
BRINLEE, DORIS
10817 Powell RD
Oklahoma City OK 73165-8618

HOULETTE, MICHAEL WESLEY
11825 SE 109th ST
Oklahoma City OK 73165-8602

CLEVELAND COUNTY RD
201 S Jones AVE
Norman OK 73069-6000

KULKA, ERNEST F & BARBARA J-TRT
7849 E 79TH ST
TULSA OK 74133-3622

DESIRED SPLIT



General Notes	
LOT SPLIT 10801 S. ANDERSON RD. OKC	
Area	Boundary Points
300 FEET	200 FEET
100 FEET	0 FEET
North Arrow	
REMODEL 10801 S. ANDERSON RD OKC, OK 73165	
Project	01
Date	3/13/2023
Drawn	As Noted