



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 CLOSING

Public Way (Street / Alley) or Easement

Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant

Name of Applicant

16201-16205 Whistle Creek Blvd.

Address / Location of Property

To close a portion of the eastern 20' utility easement.

Purpose Statement / Development Goal

Staff Use Only:	1131
Case No.: CE	_____
File Date:	9-12-24
Ward No.:	W7
Nbhd. Assoc.:	----
School District:	Edmond
Extg Zoning:	R-1
Overlay:	_____

R-1, Single-Family Residential District

Present Use of Property

SUBMITTAL REQUIREMENTS:

- ☐ 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a 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 closed. 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 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 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.) One (1) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own **more than** Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- ☐ 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate the owner's names of all property owners requesting closure.
- ☐ **OPTIONAL BUT RECOMMENDED:** One (1) certified Topographic Survey showing all existing utilities, with dimensions, within the proposed easement closure area. Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Kaitlyn Turner
Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of the applicant

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc.) or links to FileShare services (Dropbox, Google Drive, etc.) can not be accepted for security purposes.



Tax I.D.No. 218501060

Mall Tax Statement To:
First United Bank & Trust Company
1400 W. Main Street
Durant, OK 74701

After Recording Return To:
Legacy Title of Oklahoma, LLC
501 SE 4th St., Ste A
Moore, OK 73160
Attn: Policy Dept
Leg 2024-5417-MH

WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Authentic Custom Homes, LLC**, an Oklahoma limited liability company, party of the first part, in consideration of the sum of ***TEN AND NO/100***** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, do hereby grant, bargain, sell, and convey unto

Kyle A. Dawson

Property Address is: 16201 Whistle Creek Blvd Edmond, OK 73013

parties of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Lot Seven (7), in Block Six (6), of WHISTLE CREEK PHASE II, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by parties of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Authentic Custom Homes, LLC, an Oklahoma Limited Liability Company

By: 
Brandi C. Woods, Manager

ACKNOWLEDGMENT


State of **OKLAHOMA**

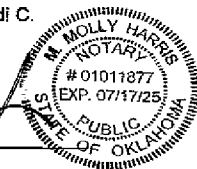
ss:

County of **OKLAHOMA**

The foregoing instrument was acknowledged before me on 10 day of July, 2024 by Brandi C. Woods, Manager of **Authentic Custom Homes, LLC**.

My Commission Expires: _____


Notary Public, Molly Harris



OAG 2024-1 – INDIVIDUAL

Exhibit to Deed
AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)
)
 COUNTY OF OKLAHOMA) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Kyle A. Dawson (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:

☒ A citizen of the United States; or
☐ Not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows.

No alien or any person who is not citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I acquired title to the Property in compliance with the requirements of 60 O.S. §121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FUTHER AFFIANT SAYETH NOT.

Kyle A. Dawson
 AFFIANT - Kyle A. Dawson

DATE 10th day of July, 2024

The foregoing instrument was subscribed and sworn to before me this 10th day of July, 2024 by Kyle A. Dawson.

V. Molly Harris
 NOTARY PUBLIC - Molly Harris

My Commission Expires: _____

My Commission Number: _____





Tax I.D.No. 218501050

Mail Tax Statement To:
Freedom Mortgage Corporation
907 Pleasant Valley Ave
Suite 3
Mt. Laurel, NJ 08054

After Recording Return To:
Legacy Title of Oklahoma, LLC
501 SE 4th St, Ste A
Moore, OK 73160
Attn: Policy Dept
Leg 2024-6400-MH

WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Authentic Custom Homes, LLC**, an Oklahoma limited liability company, party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, do hereby grant, bargain, sell, and convey unto

Tiffany Peltier, an unmarried woman

Property Address is: 16205 Whistle Creek Boulevard Edmond, OK 73013

parties of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

Lot Six (6), in Block Six (6), of WHISTLE CREEK PHASE II, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by parties of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Authentic Custom Homes, LLC, an Oklahoma Limited Liability Company
By: *Brandi C. Woods*
Brandi C. Woods, Manager

ACKNOWLEDGMENT

State of **OKLAHOMA**

ss:

County of **OKLAHOMA**

The foregoing instrument was acknowledged before me on 9 day of July, 2024 by Brandi C. Woods, Manager of **Authentic Custom Homes, LLC**.

My Commission Expires: _____

Molly Harris
MOLLY HARRIS
NOTARY PUBLIC
#01011877
EXP. 07/17/25
STATE OF OKLAHOMA

OAG 2024-1 – INDIVIDUAL

Exhibit to Deed
AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)
)
 COUNTY OF OKLAHOMA) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Tiffany Peltier (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am ☒ A citizen of the United States; or
☐ Not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
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6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I acquired title to the Property in compliance with the requirements of 60 O.S. §121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FUTHER AFFIANT SAYETH NOT.


 AFFIANT - Tiffany Peltier

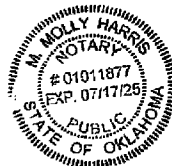
DATE 9th day of July, 2024

The foregoing instrument was subscribed and sworn to before me this 9th day of July, 2024 by Tiffany Peltier.


 NOTARY PUBLIC - Molly Harris

My Commission Expires: _____

My Commission Number: _____



LEGAL DESCRIPTION FOR 16201 WHISTLE CREEK BLVD.

Lot Seven (7) of Block Six (6) in WHISTLE CREEK PHASE II, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma

LEGAL DESCRIPTION FOR 16205 WHISTLE CREEK BLVD.

Lot Six (6) of Block Six (6) in WHISTLE CREEK PHASE II, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma

LETTER OF AUTHORIZATION


Kyle Dawson or,
Property Owner of Record

_____ authorize,
Agent of the Property Owner of Record and Title

Authentic Custom Homes, LLC / Williams, Box, Forshee & Bullard, P.C.
Designated Representative

To make application for municipal approvals and so all things necessary for the advancement of such application with respect to the property at the following location:

16201 Whistle Creek, OKC, OK, Oklahoma County
Address and County in the State of Oklahoma

By: 
Signature

Title: Property Owner
Manager/Proprietor

Date: 7/15/2024

LETTER OF AUTHORIZATION

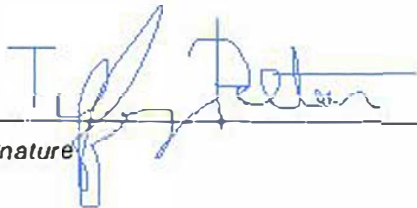
Tiffany Peltier _____ or,
Property Owner of Record

_____ authorize,
Agent of the Property Owner of Record and Title

Authentic Custom Homes, LLC / Williams, Box, Forshee & Bullard, P.C.
Designated Representative

To make application for municipal approvals and so all things necessary for the advancement of such application with respect to the property at the following location:

16205 Whistle Creek Blvd., OKC, OK in Oklahoma County
Address and County in the State of Oklahoma

By: 
Signature

Title: Property Owner
Manager/Proprietor

Date: 07/17/2024

CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **300** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 29th day of August, 2024.

AMERICAN EAGLE TITLE INSURANCE COMPANY



JESSICA LOUK
ABSTRACT MANAGER

State of Oklahoma)
) ss.
County of Oklahoma)

This instrument was acknowledged before me on September 4, 2024, by Jessica Louk, Abstract Manager.



NOTARY PUBLIC

My commission expires:
Order No.: 2407-0091-20 Update



"EXHIBIT A"

Lot Six (6), Block Six (6), of WHISTLE CREEK PHASE II, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

“Exhibit B”

Dated: September 4, 2024

Order No. 2407-0091-20 Update

PELTIER TIFFANY 16205 WHISTLE CREEK BLVD EDMOND, OK 73013-5079	218501050 LOT 006 BLOCK 006 WHISTLE CREEK PH II (SUBJECT PROPERTY)
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501000 LOT 001 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501010 LOT 002 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501020 LOT 003 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501030 LOT 004 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501040 LOT 005 BLOCK 006 WHISTLE CREEK PH II
DAWSON KYLE A 16201 WHISTLE CREEK BLVD EDMOND, OK 73013	218501060 LOT 007 BLOCK 006 WHISTLE CREEK PH II
TALATHI SAURABH 516 NW 161 ST ST EDMOND, OK 73013	218501070 LOT 008 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501080 LOT 009 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501090 LOT 010 BLOCK 006 WHISTLE CREEK PH II
ALAM SALMAN SCHREINER JULIE 1500 NW 127 TH ST OKLAHOMA CITY, OK 73120-5138	218501100 LOT 011 BLOCK 006 WHISTLE CREEK PH II
ALAM SALMAN SCHREINER JULIE 1500 NW 127 TH ST OKLAHOMA CITY, OK 73120-5138	218501110 LOT 012 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501120 LOT 001 BLOCK 007 WHISTLE CREEK PH II
SHIELDS JOHN MICHAEL TRS SINCLAIR ANN D 2015 REV TRUST 16220 WHISTLE CREEK BLVD EDMOND, OK 73013	218501130 LOT 002 BLOCK 007 WHISTLE CREEK PH II
CLARKE BENJAMIN R 16216 WHISTLE CREEK BLVD EDMOND, OK 73013	218501140 LOT 003 BLOCK 007 WHISTLE CREEK PH II

LITTLE NIKKI L 16212 WHISTLE CREEK BLVD EDMOND, OK 73013	218501150 LOT 004 BLOCK 007 WHISTLE CREEK PH II
BARNETT KENNETH C & KATIE D 16208 WHISTLE CREEK BLVD EDMOND, OK 73013-5079	218501160 LOT 005 BLOCK 007 WHISTLE CREEK PH II
YOON JE HYUN MUN HYEJIN 16204 WHISTLE CREEK BLVD EDMOND, OK 73013	218501170 LOT 006 BLOCK 007 WHISTLE CREEK PH II
MOHAMMADI REZA 4700 SPRING MANOR CT EDMOND, OK 73025-9218	218501180 LOT 007 BLOCK 007 WHISTLE CREEK PH II
ERB RYAN KATHRYN 16209 BRENTON HILLS AVE EDMOND, OK 73013	218501190 LOT 008 BLOCK 007 WHISTLE CREEK PH II
MEEK RYAN KINCAID KIMBERLY 16213 BRENTON HILLS AVE EDMOND, OK 73013	218501200 LOT 009 BLOCK 007 WHISTLE CREEK PH II
BOGATI ANKIT 16217 BRENTON HILLS AVE EDMOND, OK 73013	218501210 LOT 010 BLOCK 007 WHISTLE CREEK PH II
HARRIS DAVID J JR & JENNIFER R 16221 BRENTON HILLS AVE OKLAHOMA CITY, OK 73013	218501220 LOT 011 BLOCK 007 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501230 LOT 012 BLOCK 007 WHISTLE CREEK PH II
WMS SPRINGS INC 5300 N SHARTEL AVE, UNIT 18114 OKLAHOMA CITY, OK 73118	144521060 UNPLTD PT NW4 SEC 4 13N 3W BEING E600FT OF GOVT LOT 3 IN NW4 LESS & EX 6.55ACRS PLTD INTO WHISTLE CREEK PH II LESS & EX A TR BEG 2127.5FT E OF NW/C NW4 TH S272.37FT SE289.48FT S209.77FT E299.97FT S205.44FT E11.28FT TO THE E LINE OF NW4 TH N895.55 TO THE NE/C OF NW4 TH W500FT TO BEG UNPLTD PT SEC 04 13N 3W
GILLISPIE JANICE J TRS GILLISPIE JANICE J REV TRUST 16300 SNOWY OWL DR EDMOND, OK 73013-2004	207261390 LOT 016 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
BASSAT OMER BEN 12 SELWYN RD BELMONT, MA 02478-3556	207261400 LOT 017 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
TRAUGOTT DAVID M 16224 SNOWY OWL DR EDMOND, OK 73013-2094	207261410 LOT 018 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
MERCER DONNA S 16220 SNOWY OWL DR EDMOND, OK 73013-2094	207261420 LOT 019 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
HENRY JIMMY D & SANDRA K 16216 SNOWY OWL DR EDMOND, OK 73013	207261430 LOT 020 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II

BUSH CAROL ANN 16212 SNOWY OWL DR EDMOND, OK 73013-2094	207261440 LOT 021 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
CARTWRIGHT JASON N CARTWRIGHT CAITLIN 1975 SANTA MARIA WAY SACRAMENTO, CA 95864	207261450 LOT 022 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
YARBERRY CYNTHIA 16204 SNOWY OWL DR EDMOND, OK 73013-2094	207261460 LOT 023 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
BAKER DONALD EDWIN & CATHERINE MARIE REV TRUST 1310 BUCKTAIL CT KISSIMMEE, FL 34746	207261470 LOT 024 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
DUNCAN FAMILY TRUST 8227 NW STONEBRIDGE CT LAWTON, OK 73505	207261480 LOT 025 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
ZIV ITZHAK OZ OSNAT ZIV 815 ORMAN DR BOULDER, CO 80303-2616	207261490 LOT 026 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
WILLMANN TERI L 608 NW 161 ST ST EDMOND, OK 73013-1065	207261500 LOT 027 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
SMITH SUZANNE 612 NW 161 ST ST EDMOND, OK 73013-1065	207261510 LOT 028 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
LE THINH D 16216 CRESTED OWL DR EDMOND, OK 73013-2645	207261080 LOT 009 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
THRASH JAMES R THRASH AMBER D 3600 SEA RAY CHANNEL EDMOND, OK 73013	207261090 LOT 010 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
WESHLER ADI 3629 173 RD CT NE REDMOND, WA 98052-5703	207261100 LOT 011 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
HOWL ROBERT C TRS HOWL ROBERT C REV TRUST 801 CRYSTAL CREEK PL EDMOND, OK 73034	207261110 LOT 012 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
SCHWARTZ DAWN M TRS SCHWARTZ DAWN LIV TRUST 16205 SNOWY OWL DR EDMOND, OK 73013	207261120 LOT 013 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
BOECKMAN LINDSAY M 16209 SNOWY OWL DR EDMOND, OK 73013	207261130 LOT 014 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
SNOW FROG INVESTMENTS 3333 NW 172 ND TER EDMOND, OK 73012	207261140 LOT 015 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
TRAN NAM DUY GWEE JO LYNN 17612 BRAKEN DR EDMOND, OK 73012-1244	207261150 LOT 016 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II

SNOW FROG INVESTMENTS LLC 3333 NW 172 ND TER EDMOND, OK 73012	207261160 LOT 017 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
MIHM DAVID A 16225 SNOWY OWL DR EDMOND, OK 73013-2093	207261170 LOT 018 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
HOBBY PROPERTIES LLC 2580 LOBLOLLY LN EDMOND, OK 73012	207261180 LOT 019 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
FREEMAN GULNUR FREEMAN JOHN EUGENE 609 NW 160 TH ST EDMOND, OK 73013-1025	203211210 LOT 006 BLOCK 008 BRENTON HILLS SEC 4
BAKER JOHN R CO TRS BAKER TINA M CO TRS BAKER JOHN R 2021 REVOC TRUST 605 NW 160 TH ST EDMOND, OK 73013-1025	203211200 LOT 005 BLOCK 008 BRENTON HILLS SEC 4
ABDULKAFI ALBIRINI MAYADA ALAWAD 601 NW 160 TH ST EDMOND, OK 73013-1025	203211190 LOT 004 BLOCK 008 BRENTON HILLS SEC 4
HAUENSTEIN DAVID BAUMANN ROGER 509 NW 160 TH ST EDMOND, OK 73013	203211180 LOT 003 BLOCK 008 BRENTON HILLS SEC 4
GOALEN JEFFREY S MUCHMORE NANCY A 505 NW 160 TH ST EDMOND, OK 73013-1023	203211170 LOT 002 BLOCK 008 BRENTON HILLS SEC 4
KURUVILLA DILEEP & DIMBLE 501 NW 160 TH ST EDMOND, OK 73013-1023	203211160 LOT 001 BLOCK 008 BRENTON HILLS SEC 4
VILLAS AT CEDAR CREEK HOMEOWNERS ASSOCIATION INC 2000 E 15 TH UNIT 150 B EDMOND, OK 73013	207261550 LOT 000 BLOCK 000 PRIVATE STREETS THE VILLAS AT CEDAR CREEK PH II

CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **300** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 29th day of August, 2024.

AMERICAN EAGLE TITLE INSURANCE COMPANY


JESSICA LOUK
ABSTRACT MANAGER

State of Oklahoma)
) ss.
County of Oklahoma)

This instrument was acknowledged before me on September 3, 2024, by Jessica Louk,
Abstract Manager.



NOTARY PUBLIC

My commission expires:
Order No.: 2407-0090-20



"EXHIBIT A"

Lot Seven (7), Block Six (6), of WHISTLE CREEK PHASE II, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

“Exhibit B”

Dated: September 3, 2024

Order No. 2407-0090-20 Update

DAWSON KYLE A 16201 WHISTLE CREEK BLVD EDMOND, OK 73013	218501060 LOT 007 BLOCK 006 WHISTLE CREEK PH II (SUBJECT PROPERTY)
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501000 LOT 001 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501010 LOT 002 BLOCK 006 WHISTLE CREEK PH II
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TALATHI SAURABH 516 NW 161 ST ST EDMOND, OK 73013	218501070 LOT 008 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501080 LOT 009 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501090 LOT 010 BLOCK 006 WHISTLE CREEK PH II
ALAM SALMAN SCHREINER JULIE 1500 NW 127 TH ST OKLAHOMA CITY, OK 73120-5138	218501100 LOT 011 BLOCK 006 WHISTLE CREEK PH II
ALAM SALMAN SCHREINER JULIE 1500 NW 127 TH ST OKLAHOMA CITY, OK 73120-5138	218501110 LOT 012 BLOCK 006 WHISTLE CREEK PH II
AUTHENTIC CUSTOM HOMES LLC 2422 NW 178 TH ST EDMOND, OK 73012	218501120 LOT 001 BLOCK 007 WHISTLE CREEK PH II
SHIELDS JOHN MICHAEL TRS SINCLAIR ANN D 2015 REV TRUST 16220 WHISTLE CREEK BLVD EDMOND, OK 73013	218501130 LOT 002 BLOCK 007 WHISTLE CREEK PH II
CLARKE BENJAMIN R 16216 WHISTLE CREEK BLVD EDMOND, OK 73013	218501140 LOT 003 BLOCK 007 WHISTLE CREEK PH II

LITTLE NIKKI L 16212 WHISTLE CREEK BLVD EDMOND, OK 73013	218501150 LOT 004 BLOCK 007 WHISTLE CREEK PH II
BARNETT KENNETH C & KATIE D 16208 WHISTLE CREEK BLVD EDMOND, OK 73013-5079	218501160 LOT 005 BLOCK 007 WHISTLE CREEK PH II
YOON JE HYUN MUN HYEJIN 16204 WHISTLE CREEK BLVD EDMOND, OK 73013	218501170 LOT 006 BLOCK 007 WHISTLE CREEK PH II
MOHAMMADI REZA 4700 SPRING MANOR CT EDMOND, OK 73025-9218	218501180 LOT 007 BLOCK 007 WHISTLE CREEK PH II
ERB RYAN KATHRYN 16209 BRENTON HILLS AVE EDMOND, OK 73013	218501190 LOT 008 BLOCK 007 WHISTLE CREEK PH II
MEEK RYAN KINCAID KIMBERLY 16213 BRENTON HILLS AVE EDMOND, OK 73013	218501200 LOT 009 BLOCK 007 WHISTLE CREEK PH II
BOGATI ANKIT 16217 BRENTON HILLS AVE EDMOND, OK 73013	218501210 LOT 010 BLOCK 007 WHISTLE CREEK PH II
HARRIS DAVID J JR & JENNIFER R 16221 BRENTON HILLS AVE OKLAHOMA CITY, OK 73013	218501220 LOT 011 BLOCK 007 WHISTLE CREEK PH II
WMS SPRINGS INC 5300 N SHARTEL AVE, UNIT 18114 OKLAHOMA CITY, OK 73118	144521060 UNPLTD PT NW4 SEC 4 13N 3W BEING E600FT OF GOVT LOT 3 IN NW4 LESS & EX 6.55ACRS PLTD INTO WHISTLE CREEK PH II LESS & EX A TR BEG 2127.5FT E OF NW/C NW4 TH S272.37FT SE289.48FT S209.77FT E299.97FT S205.44FT E11.28FT TO THE E LINE OF NW4 TH N895.55 TO THE NE/C OF NW4 TH W500FT TO BEG UNPLTD PT SEC 04 13N 3W
BASSAT OMER BEN 12 SELWYN RD BELMONT, MA 02478-3556	207261400 LOT 017 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
TRAUGOTT DAVID M 16224 SNOWY OWL DR EDMOND, OK 73013-2094	207261410 LOT 018 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
MERCER DONNA S 16220 SNOWY OWL DR EDMOND, OK 73013-2094	207261420 LOT 019 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
HENRY JIMMY D & SANDRA K 16216 SNOWY OWL DR EDMOND, OK 73013	207261430 LOT 020 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
BUSH CAROL ANN 16212 SNOWY OWL DR EDMOND, OK 73013-2094	207261440 LOT 021 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
CARTWRIGHT JASON N CARTWRIGHT CAITLIN 1975 SANTA MARIA WAY SACRAMENTO, CA 95864	207261450 LOT 022 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II

YARBERRY CYNTHIA 16204 SNOWY OWL DR EDMOND, OK 73013-2094	207261460 LOT 023 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
BAKER DONALD EDWIN & CATHERINE MARIE REV TRUST 1310 BUCKTAIL CT KISSIMMEE, FL 34746	207261470 LOT 024 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
DUNCAN FAMILY TRUST 8227 NW STONEBRIDGE CT LAWTON, OK 73505	207261480 LOT 025 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
ZIV ITZHAK OZ OSNAT ZIV 815 ORMAN DR BOULDER, CO 80303-2616	207261490 LOT 026 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
WILLMANN TERI L 608 NW 161 ST ST EDMOND, OK 73013-1065	207261500 LOT 027 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
SMITH SUZANNE 612 NW 161 ST ST EDMOND, OK 73013-1065	207261510 LOT 028 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
MOORE MAX L TRS MOORE KAREN L TRS MOORE LIV TRUST 1100 DRIVER LN EDMOND, OK 73025	207261520 LOT 029 BLOCK 004 THE VILLAS AT CEDAR CREEK PH II
THRASH JAMES R THRASH AMBER D 3600 SEA RAY CHANNEL EDMOND, OK 73013	207261090 LOT 010 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
WESHLER ADI 3629 173 RD CT NE REDMOND, WA 98052-5703	207261100 LOT 011 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
HOWL ROBERT C TRS HOWL ROBERT C REV TRUST 801 CRYSTAL CREEK PL EDMOND, OK 73034	207261110 LOT 012 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
SCHWARTZ DAWN M TRS SCHWARTZ DAWN LIV TRUST 16205 SNOWY OWL DR EDMOND, OK 73013	207261120 LOT 013 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
BOECKMAN LINDSAY M 16209 SNOWY OWL DR EDMOND, OK 73013	207261130 LOT 014 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
SNOW FROG INVESTMENTS 3333 NW 172 ND TER EDMOND, OK 73012	207261140 LOT 015 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
TRAN NAM DUY GWEE JO LYNN 17612 BRAKEN DR EDMOND, OK 73012-1244	207261150 LOT 016 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
SNOW FROG INVESTMENTS LLC 3333 NW 172 ND TER EDMOND, OK 73012	207261160 LOT 017 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II

MIHM DAVID A 16225 SNOWY OWL DR EDMOND, OK 73013-2093	207261170 LOT 018 BLOCK 003 THE VILLAS AT CEDAR CREEK PH II
POLAN MICHELLE BARBARA & CHARLES BOGDAN 701 NW 160 TH ST EDMOND, OK 73013-1027	203211220 LOT 007 BLOCK 008 BRENTON HILLS 4
FREEMAN GULNUR FREEMAN JOHN EUGENE 609 NW 160 TH ST EDMOND, OK 73013-1025	203211210 LOT 006 BLOCK 008 BRENTON HILLS SEC 4
BAKER JOHN R CO TRS BAKER TINA M CO TRS BAKER JOHN R 2021 REVOC TRUST 605 NW 160 TH ST EDMOND, OK 73013-1025	203211200 LOT 005 BLOCK 008 BRENTON HILLS SEC 4
ABDULKAFI ALBIRINI MAYADA ALAWAD 601 NW 160 TH ST EDMOND, OK 73013-1025	203211190 LOT 004 BLOCK 008 BRENTON HILLS SEC 4
HAUENSTEIN DAVID BAUMANN ROGER 509 NW 160 TH ST EDMOND, OK 73013	203211180 LOT 003 BLOCK 008 BRENTON HILLS SEC 4
GOALEN JEFFREY S MUCHMORE NANCY A 505 NW 160 TH ST EDMOND, OK 73013-1023	203211170 LOT 002 BLOCK 008 BRENTON HILLS SEC 4
KURUVILLA DILEEP & DIMBLE 501 NW 160 TH ST EDMOND, OK 73013-1023	203211160 LOT 001 BLOCK 008 BRENTON HILLS SEC 4
VILLAS AT CEDAR CREEK HOMEOWNERS ASSOCIATION INC 2000 E 15 TH UNIT 150 B EDMOND, OK 73013	207261550 LOT 000 BLOCK 000 PRIVATE STREETS THE VILLAS AT CEDAR CREEK PH II
DAWSON JORDAN DAWSON BROOKE 508 NW 160 TH ST EDMOND, OK 73013	203211480 LOT 003 BLOCK 009 BRENTON HILLS SEC 4
HUSSAIN MOHAMMAD & SABINA 600 NW 160 TH ST EDMOND, OK 73013	203211490 LOT 004 BLOCK 009 BRENTON HILLS SEC 4
BRECHEN TIM & DENNET TRS BRECHEN TIM & DENNET REV TRUST 604 NW 160 TH ST EDMOND, OK 73013	203211500 LOT 005 BLOCK 009 BRENTON HILLS SEC 4

Petition for Easement Closure

The undersigned do hereby request that a portion of a 20-foot utility easement ("Easement") within the City of Oklahoma City limits, be closed. The Easement is located at:

See attached Exhibit "A" – Legal Description

Kyle A. Dawson
16201 Whistle Creek Blvd.
Oklahoma City, OK 73013

Kyle Dawson 9-12-24
Signature Date

Tiffany Peltier
16205 Whistle Creek Blvd.
Oklahoma City, OK 73013

Signature Date

Petition for Easement Closure

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See attached Exhibit "A" – Legal Description

Kyle A. Dawson
16201 Whistle Creek Blvd.
Oklahoma City, OK 73013

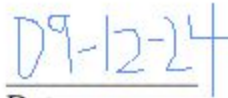
Signature

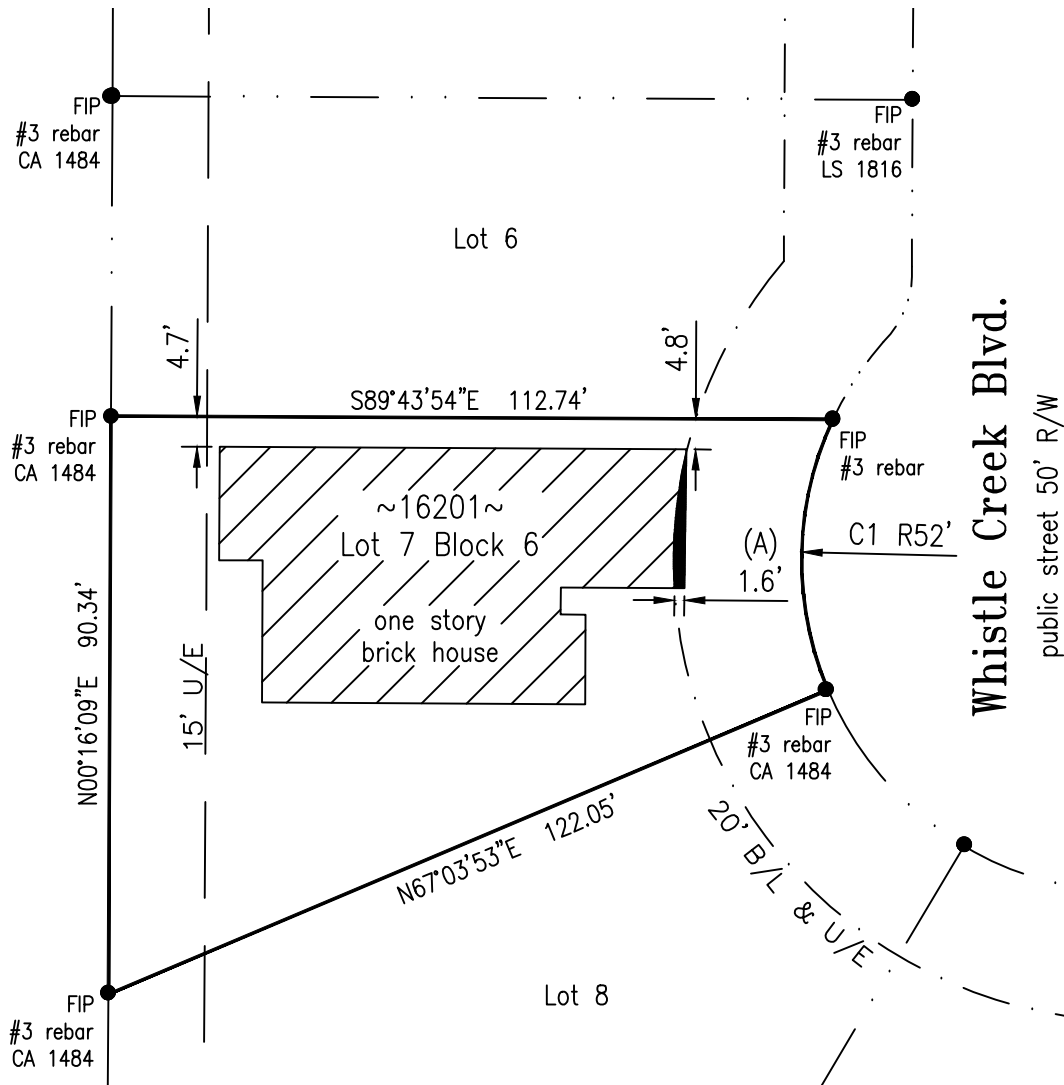
Date

Tiffany Peltier
16205 Whistle Creek Blvd.
Oklahoma City, OK 73013

Signature

Date





LEGEND

FIP=FOUND IRON PIN (#3=3/8" REBAR)
 B/L=BUILDING LINE
 U/E=UTILITY EASEMENT
 R/W=RIGHT OF WAY

CURVE 1

R=52.00', AL=43.51'
 CB=N1°02'15"E, CL=42.26'

Lot 7 Contains ±7321.3 square feet, or ±0.17 acres.
 (A) House is over 20' B/L by as much as 1.6 feet.

SURVEYOR'S CERTIFICATE

July 6, 2024

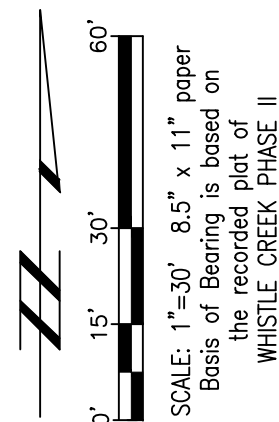
I, Michael A. Dawson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the field work was completed as of the date set forth above and that an on the ground survey was made under my supervision of a tract of land described as follows:

LEGAL DESCRIPTION

Lot Seven (7) of Block Six (6) in WHISTLE CREEK PHASE II, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof

I further certify that the property corners were set or found as shown.

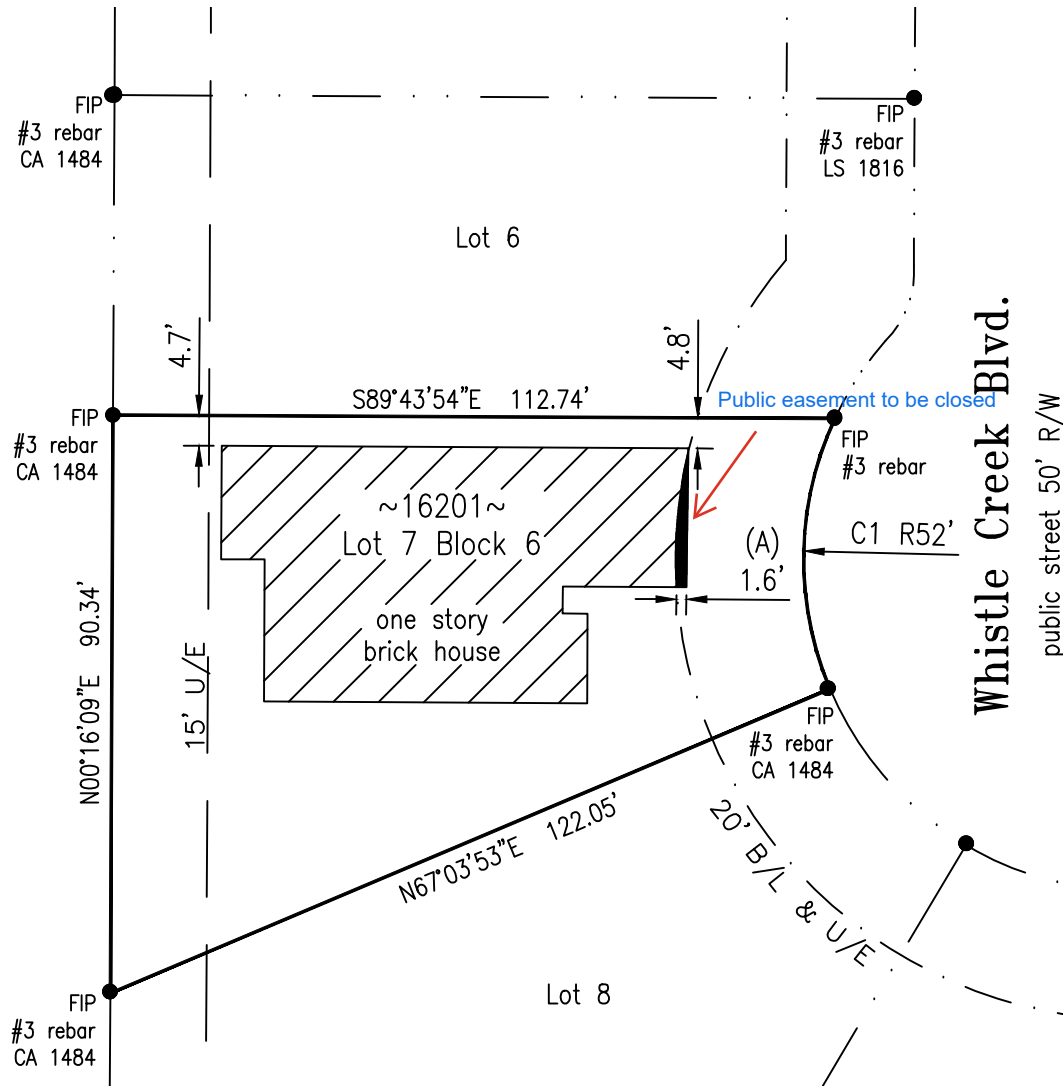
This survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.



MA Dawson
 7/8/24

FIELD DATE: 7/6/24	ASBUILT SURVEY
SCALE: 1"= 30'	16201 WHISTLE CREEK BLVD. OKLAHOMA CITY, OK. OKLAHOMA COUNTY, OK.
JOB NUMBER: 24-232	PATHFINDER SURVEYING CA # 8003 PO BOX 7433 MOORE, OK. 73153 Phone (405) 476-1469
SHEET 1 OF 1	MIKE@PATHFINDERSURVEY.COM

Property Owner - Kyle Dawson



LEGEND

FIP=FOUND IRON PIN (#3=3/8" REBAR)
B/L=BUILDING LINE
U/E=UTILITY EASEMENT
R/W=RIGHT OF WAY

CURVE 1

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July 6, 2024

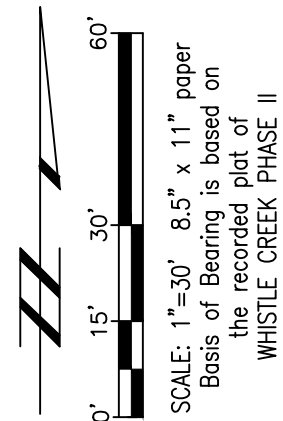
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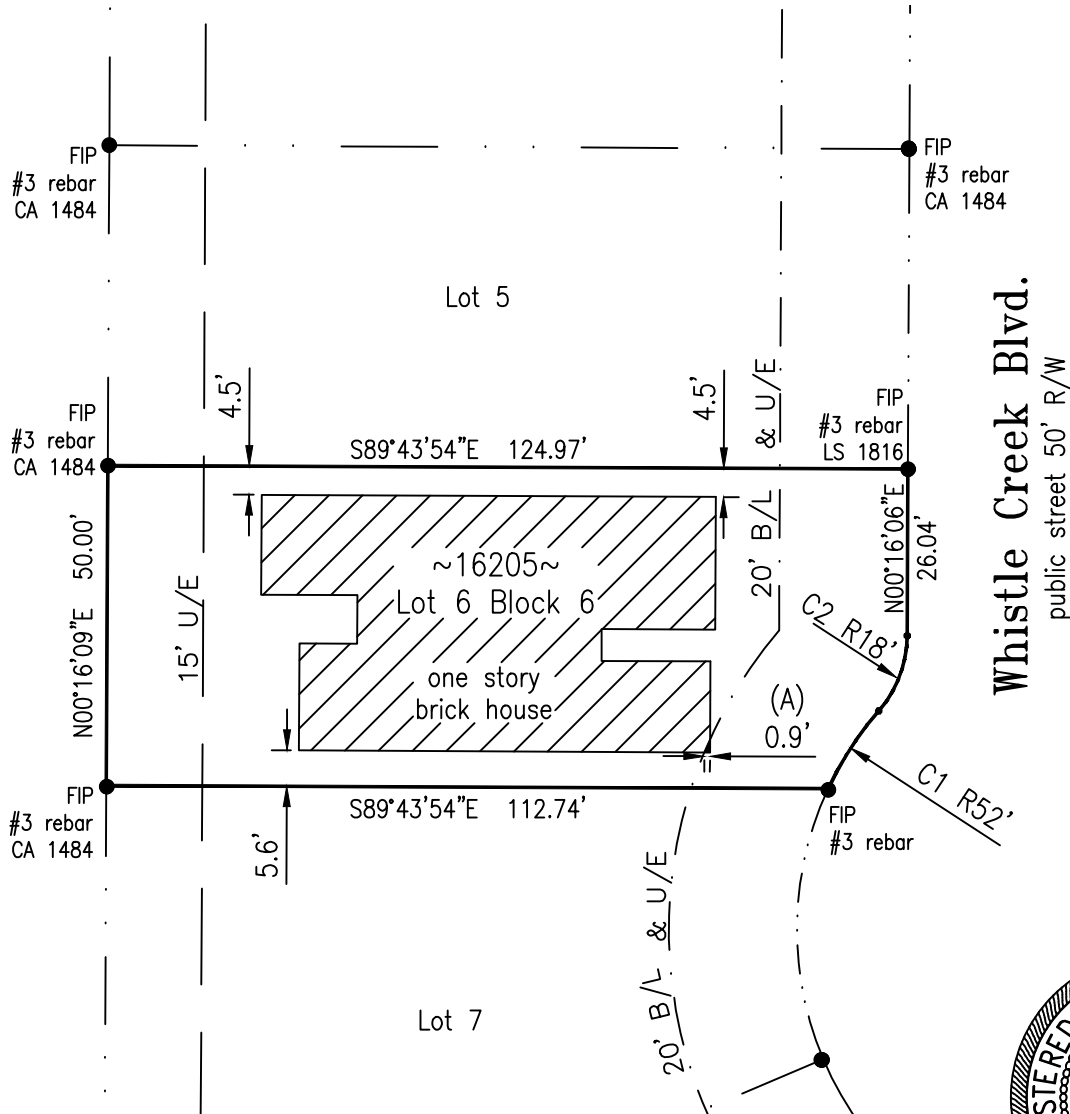
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7/8/24

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SHEET 1 OF 1	MIKE@PATHFINDERSURVEY.COM



SURVEYOR'S CERTIFICATE July 6, 2024

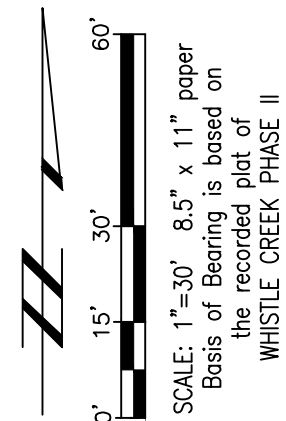
I, Michael A. Dawson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the field work was completed as of the date set forth above and that an on the ground survey was made under my supervision of a tract of land described as follows:

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B/L=BUILDING LINE
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R/W=RIGHT OF WAY

CURVE 1

R=52.00', AL=14.56'
CB=N33°01'58"E, CL=14.51'

CURVE 2

R=18.00', AL=12.81'
CB=N20°39'43"E, CL=12.54'

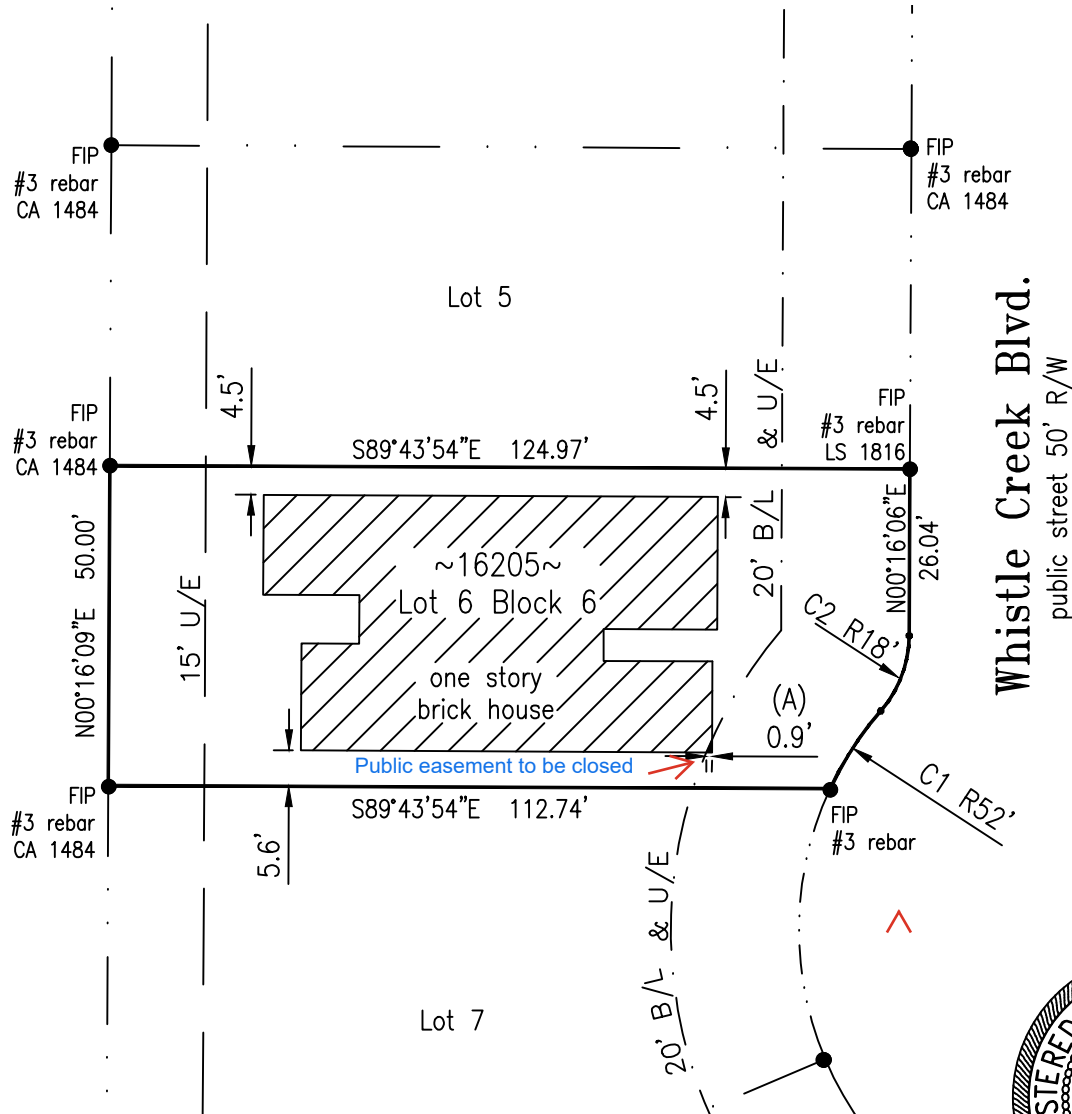


MA Dawson
7/8/24

Lot 6 Contains ±6126 square feet, or ±0.14 acres.
(A) House is over the 20' B/L by as much as 0.9 feet.

FIELD DATE: 7/6/24	ASBUILT SURVEY
SCALE: 1"= 30'	16205 WHISTLE CREEK BLVD. OKLAHOMA CITY, OK. OKLAHOMA COUNTY, OK.
JOB NUMBER: 24-233	PATHFINDER SURVEYING CA # 8003 PO BOX 7433 MOORE, OK. 73153 Phone (405) 476-1469
SHEET 1 OF 1	MIKE@PATHFINDERSURVEY.COM

Owner of property - Tiffany Peltier



SURVEYOR'S CERTIFICATE
July 6, 2024

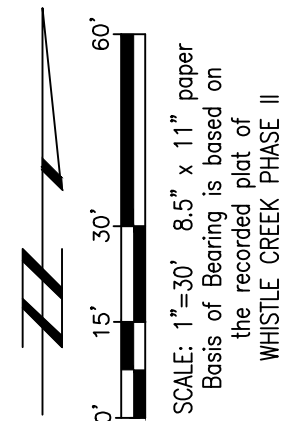
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SHEET 1 OF 1	MIKE@PATHFINDERSURVEY.COM

As-Surveyed Legal Description

Lots 4 and 7, Block 6, of Whistle Creek Phase II an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 81, Page 3.

The foregoing legal description was prepared by LEE ALLEN SCHROEDER, PLS 1502 on 09-11-2024.

Utility Disclaimer

The underground utilities depicted hereon have been located from record documents or field locations by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

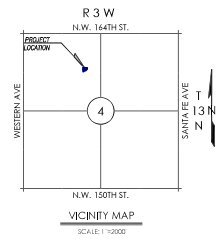
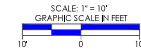
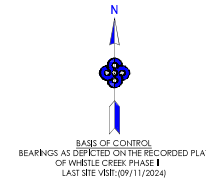
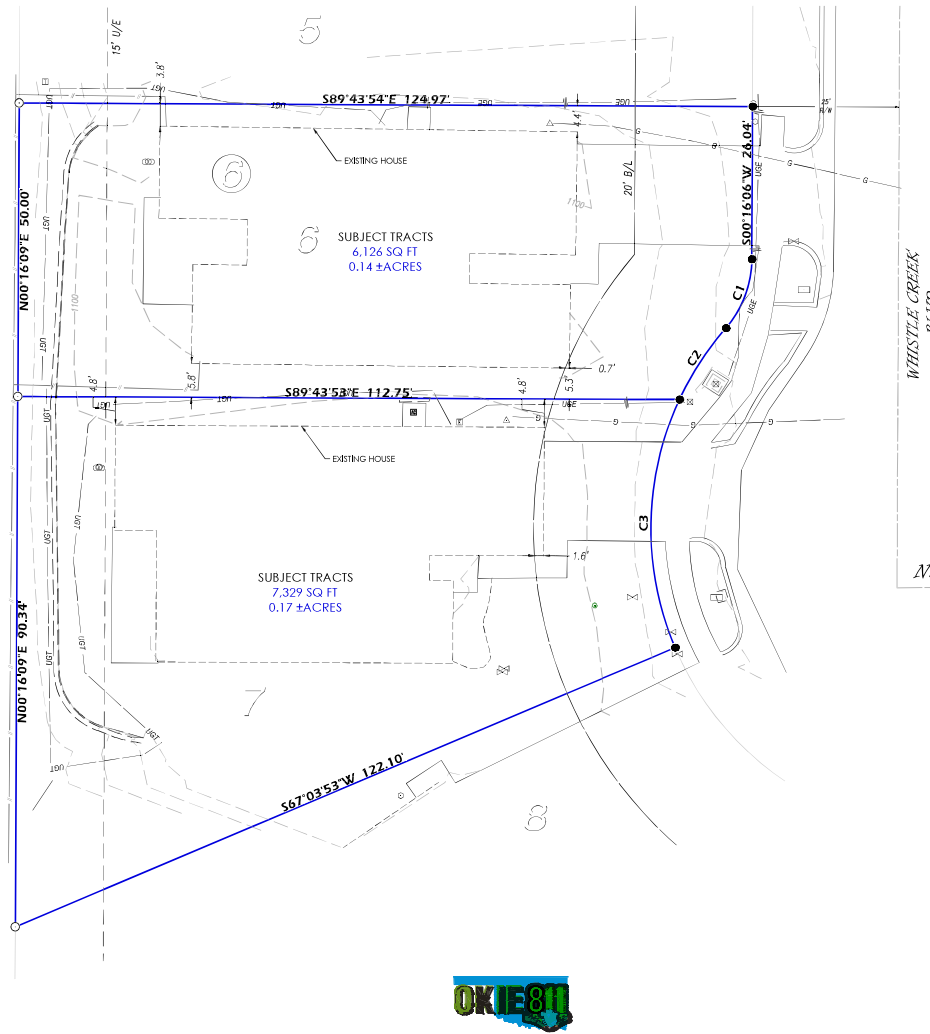
Utility elevations and sizes may have been measured under adverse field conditions. Upon exposing the utility, elevations and line sizes should be verified by the contractor prior to construction. Contractor should verify critical elevations using the benchmark provided by the surveyor or engineer. Any discrepancies should be immediately brought to the engineer's and surveyor's attention.

Legend

PROPERTY LINE	FLOODWAY
EX. EASEMENT	A LOT
EX. LOT LINE	AE LOT
EX. BOUNDARY	SHADE X
EX. R/W	BUILDING
EX. E/L	P/C
SECTION LINE	PROPERTY CORNER
PLATTED CL.	P/L
FENCE GATE	FENCE CORNER
VINYL FENCE	SEWER
HOT WIRE FENCE	SW
BARBED WIRE FENCE	RIGHT OF WAY
CHAIN LINK FENCE	U/E
PIPE FENCE	UTILITY EASEMENT
MASONRY FENCE	BL
WROUGHT IRON FENCE	BUILDING LIMIT
WOOD PRIVACY FENCE	HCP
OVERHEAD ELECTRIC	BLDG
TRANSMISSION LINE	BUILDING
UNDERGROUND ELECTRIC	B/C
UNDERGROUND TELEPHONE	BUILDING CORNER
UNDERGROUND CABLE	EXISTING
SANITARY SEWER	FL
GAS LINE	FENCE LINE
FIBER OPTIC	FND
WATER LINE	FOUND
RAILROAD (RAIL)	FL
EDGE OF TIMBER	FLOW LINE
R/DIRCHLOW	TR
STORM SEWER PIPE	TOP RIM
GRAVEL/DIRT DRIVE	CL
EDGE ASPH/CONC	CENTER LINE
CURB AND GUTTER	APPROX
SET MONUMENT	STATUTORY
CALCULATED POINT	
FOUND 3/8" IRON PIN 1/8" CA 1484"	
STORM SEWER MANHOLE	
SANITARY SEWER MANHOLE	
POWER POLE	
TELEPHONE PEDESTAL	
TV PEDESTAL	
GAS METER	
VALVE	
FIRE HYDRANT ASSEMBLY	
WATER METER	
ELECTRIC PEDESTAL	
MARKER/IRON	
WATER WELL	
APPROX. LOCATION OF WELL	
SPRINKLER HEAD	
SPRINKLER CONTROL VALVE	
TRAFFIC CONTROL BOX	
DOWN GUY	
SIGNAL PULL BOX	
ELECTRIC PULL BOX	
COMMUNICATIONS PULL BOX	
BENCHMARK	
CONTROL POINT	
BOLLARD/GUARD POST	
YARDLIGHT	
MAILBOX	
TREE	
PRESSURE RELIEF VALVE	
SHRUB/BUSH	
CLEANOUT	
ELECTRIC MANHOLE	
FIRE DEPT CONNECTION	
GAS VENT PIPE	
ELECTRIC JUNCTION BOX	
TRANSFORMER	
LIGHT POLE	
TELEPHONE MANHOLE	
YARD HYDRANT	

NOTE: NOT ALL ITEMS IN LEGEND MAY BE FOUND IN DRAWING.
ALL SET MONUMENTS EITHER 3/8" IRON PINS W/ CAPS STAMPED "CA879" OR MAG NAILS
WITH ALUMINUM SHIELDS STAMPED "CA879" UNLESS OTHERWISE NOTED.

TOPOGRAPHIC SURVEY OF A PORTION OF Block Six (6) OF Whistle Creek Phase II OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	12.81	18.00	04°07'13"	S20°39'43"W
C2	14.56	52.00	01°02'42"	S33°07'58"W
C3	43.51	52.00	04°56'45"	S01°02'15"W

Topographic Survey Certification

This project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the Specifications for Topographic and Planimetric Mapping contained in the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained and that the survey was completed on September 9th, 2024; and all coordinates are based on NAD83(2011) Epoch 2010.0 and all elevations are based on NAVD86.

Lee Allen Schroeder
LEE ALLEN SCHROEDER, PLS 1502



TOPOGRAPHIC SURVEY FOR AUTHENTIC CUSTOM HOMES		Block Six (6), Whistle Creek Phase II OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA	
	300 Pointe Parkway Boulevard Tulsa, OK 74309 405.787.6270 FAX: 405.787.6276 www.craftontull.com	Engineers & Surveyors CA 973 (PE/LS) EXPIRES 6/30/26	
		PROJECT NO: 23608200	
FILED DATE 9/12/24	CREATED JW	DRAWN JW	DATE 9/12/24