



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 PUD ReZONING

Planned Unit Development District

Setenta Grove II

Name of Development or Applicant

7303 S. Anderson Road

Address / Location of Property (Provide County name & parcel no. if unknown)

22.23 acres

ReZoning Area (Acres or Square Feet)

Rezone property for rural development with specific setback requirements

Summary Purpose Statement / Proposed Development

Staff Use Only:	2060
Case No.:	PUD
File Date:	2-4-25
Ward No.:	W4
Nbhd. Assoc.:	-----
School District:	Mid-Del City
Extg Zoning:	PUD-1794
Overlay:	AE-2

REQUIREMENTS FOR SUBMITTAL:

- ☐ 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.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$2700.00 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

Joel Bryant
Signature of Applicant

Les Chateaux, LLC

Applicant's Name (please print)

10607 SE 15th Street, Suite B

Applicant's Mailing Address

Midwest City, OK 73130

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.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.



QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS:

That CARLOS NATHAN POPLAWSKY BERRY, a single man ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, convey and quitclaim to LES CHATEAUX LLC, an Oklahoma limited liability company ("Grantee"), with a mailing address of 10601 SE 15th Street, Oklahoma City, OK 73130, that certain real property (the "Property") situated in Oklahoma County, Oklahoma, described on Exhibit A, attached hereto and made a part hereof together with all improvements thereon and all rights and appurtenances thereunto belonging, including without limitation all reversionary rights in or related to adjacent easements and vacated streets, alleyways, railroad rights of way, and other easements.

TO HAVE AND TO HOLD the Property unto the Grantee and Grantee's successors and assigns forever.

EXECUTED and delivered this 16 day of APRIL, 2021.

"GRANTOR"


CARLOS NATHAN POPLAWSKY BERRY

Documentary Stamps Not Required :Section 3202 #3

[Acknowledgment is attached on the next page.]

Return to:
Stewart Title of Oklahoma, Inc.
701 N. Broadway, Ste. 300
Oklahoma City, OK 73102


GF # 1016133mwc

ACKNOWLEDGMENT

State of Florida)
) ss:
Miami-Dade County)

This instrument was acknowledged before me on the 16 day of April, 2021, by Carlos Nathan Poplawsky Berry.

My Commission Expires: _____


Notary Public

Commission Number: _____



EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1016133

A part of the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows; Beginning at the Southeast Corner of the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Eleven (11) North, Range One (1) West of Indian Meridian; Thence North $08^{\circ}23'31''$ West along the East line of said Southeast Quarter (SE/4) a distance of 1094.38 feet; Thence South $89^{\circ}36'29''$ West a distance of 1319.00 feet; Thence South $00^{\circ}24'24''$ East a distance of 1084.20 feet; Thence South $89^{\circ}56'58''$ East along the South Section line of said Southeast Quarter (SE/4) a distance of 1318.76 feet to the Point of Beginning.



First American Title
615 S. I-35 Service Rd.
Moore, OK 73160

Return To:
Jason Scott Clem and Kari Kay Hoffman Clem
11809 Setenta Grove Cir
Oklahoma City, OK 73150

WARRANTY DEED
JOINT TENANCY
(Corporation Form)

Doc Stamps: **980.25** ✓
Filed/insured by: First American Title Insurance
Company
File No.: **2875786-OK12 (KZ)**

Tax ID#: **1314-21-950-1070**

That **SWM & Sons, Inc., an Oklahoma corporation**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Jason Scott Clem and Kari Kay Hoffman Clem, husband and wife**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Lot Eight (8), in Block Two (2), of SETENTA GROVE II, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Property Address: **11809 Setenta Grove Cir, Oklahoma City, OK 73150**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **August 28, 2024**.

2875786

980.25

6/28 UD

SWM & Sons, Inc., an Oklahoma corporation

By: Stan W. Malaske
Name: Stan W. Malaske
Title: President

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA**

}
} ss.
}

COUNTY OF **OKLAHOMA**

This instrument was acknowledged before me on **August 28, 2024**, by **Stan W. Malaske** as **President** of **SWM & Sons, Inc.** an **Oklahoma** corporation.



Kathy Zangari
NOTARY PUBLIC **Kathy Zangari**

My Commission Expires: **3/29/2025**

Mail Tax Statements To:
Red Diamond Home Loans, LLC
165 South Kimball Avenue
Southlake, TX 76092

OAG 2024-1 – INDIVIDUAL

Exhibit to DeedAFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)
)
 COUNTY OF OKLAHOMA)

ss.

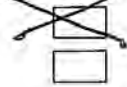
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned JASON SCOTT CLEM (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 a 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.

FURTHER AFFIANT SAYETH NOT.

Tara Scott C
AFFIANT

8-28-24
Date

The foregoing instrument was subscribed and sworn to before me this 28th day of AUGUST 2024,
by JASON SCOTT CLEM

My Commission Expires: 03/29/2025
My Commission Number: 01005410

[Signature]
NOTARY PUBLIC



UNOFFICIAL

OAG 2024-1 – INDIVIDUAL

Exhibit to DeedAFFIDAVIT 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 KARI KAY HOFFMAN CLEM (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 a 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.

FURTHER AFFIANT SAYETH NOT.

Kari Kay Hoffman Clem
AFFIANT

Date

8-28-24

The foregoing instrument was subscribed and sworn to before me this 28th day of AUGUST 2024,
by KARI KAY HOFFMAN CLEM

My Commission Expires: 03/29/2025
My Commission Number: 01005410

NOTARY PUBLIC



UNOFFICIAL



First American Title
615 S. I-35 Service Rd.
Moore, OK 73160

Return To:
Trio Development Company, LLC
14400 SE 29th Street
Choctaw, OK 73020

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **133.50**
Filed/insured by: First American Title Insurance Company
File No.: **2846607-OK12 (KZ)**

Tax ID#: **1314-21-950-1060**

That **Les Chateaux LLC, an Oklahoma Limited Liability Company By No Bounds Development LLC, an Oklahoma Limited Liability Company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----
---Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es)
hereby, grant, bargain, sell and convey unto **Trio Development Company, LLC, an Oklahoma limited liability company**,
(the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Lot Seven (7), in Block Two (2), of SETENTA GROVE II, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Property Address: **11817 Setenta Grove Circle, Oklahoma City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **January 12, 2024**.


2846607

13350

4/24

Les Chateaux LLC , an Oklahoma limited liability company

By: No Bounds Development, LLC, an Oklahoma limited liability company, its Manager/Member

By: 

Name: Joel Bryant

Title: Manager

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA**

}


ss.

COUNTY OF **OKLAHOMA**

}

This instrument was acknowledged before me on **January 12, 2024**, by **Joel Bryant** as ***manager** of **Les Chateaux LLC, an Oklahoma Limited Liability Company** By **No Bounds Development LLC** an **Oklahoma limited liability company. its Manager/Member**




NOTARY PUBLIC **Kathy Zangari**

My Commission Expires: **3/29/2025**

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

6. 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 subject me and/or the Entity to 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.

FURTHER AFFIANT SAYETH NOT.

Stan W. Malaske
AFFIANT, individually and as authorized agent of the Entity

Date

1/12/24

The foregoing instrument was acknowledged before me this 12TH day of JANUARY, 20 24,
by STAN W. MALASKE



NOTARY PUBLIC

My Commission Expires: 03/29/2025My Commission Number: 01005410



First American Title
615 S. I-35 Service Rd.
Moore, OK 73160

Return To:
SWM & Sons, Inc.
14400 SE 29th
Choctaw, OK 73020

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **133.50**
Filed/insured by: First American Title Insurance
Company
File No.: **2883489-OK12 (KZ)**

Tax ID #: **1314-21-950-1080**

That **Les Chateaux LLC, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **SWM & Sons, Inc., an Oklahoma corporation**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Lot Nine (9), in Block Two (2), of SETENTA GROVE II, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Property Address: **11801 Setenta Grove Circle, Oklahoma City, OK 73150**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **September 06, 2024.**

2883489 133.50 3/22
VD

Les Chateaux LLC , an Oklahoma limited liability company

By: No Bounds Development, LLC, an Oklahoma limited liability company, its Manager/Member

By: 

Name: Joel Bryant

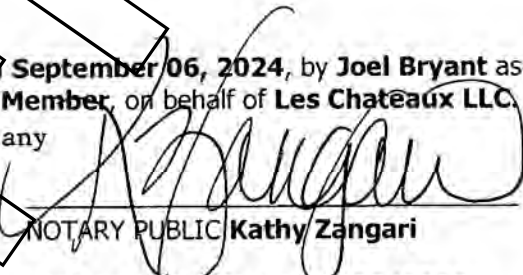
Title: Manager

STATE OF **Oklahoma**

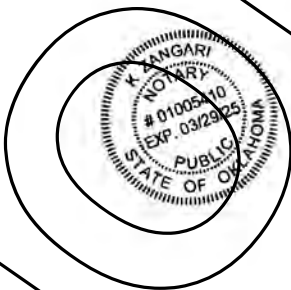
COUNTY OF **Oklahoma**

SS.

This instrument was acknowledged before me on **September 06, 2024**, by **Joel Bryant** as **Manager** of **No Bounds Development, LLC, Manager/Member**, on behalf of **Les Chateaux LLC**, an Oklahoma limited liability company


NOTARY PUBLIC **Kathy Zangari**

My Commission Expires: **3/29/2025**



OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**STATE OF OKLAHOMA)

) SS.

COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned STAN W. MALASKE
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an PRESIDENT (role, such as titled officer or trustee) of SWM & SONS, INC. (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. 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 a 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.
4. The Entity 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.
5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. 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 subject me and/or the Entity to 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.

FURTHER AFFIANT SAYETH NOT.

Stan W. Malaske
 AFFIANT, individually and as authorized agent of the Entity

Date

9/6/24

The foregoing instrument was subscribed and sworn to before me this 6th day of SEPTEMBER, 20 24, by STAN W. MALASKE

My Commission Expires: 03/29/2025My Commission Number: 01005410

NOTARY PUBLIC



Return To:
SWM & Sons, Inc.
14400 Southeast 29th Street
Choctaw, OK 73020

Courtesy Filing

First American Title
615 S. I-35 Service Rd.
Moore, OK 73160

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **136.50**

Tax ID#: **1314-21-950-1130**

First American Title Insurance

Company: **ACCOMMODATION RECORDING**
File No.: **2911732-OK12 (KZ)**

That **Les Chateaux LLC, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100——Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **SWM & Sons, Inc., an Oklahoma corporation**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Lot Fourteen (14), in Block Two (2), of SETENTA GROVE II, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof

Property Address: **11832 Setenta Grove Circle, Oklahoma City, OK 73150**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **January 13, 2025**.

2911732

BL

4/24

DOC 136.50

Les Chateaux LLC , an Oklahoma limited liability company

By: No Bounds Development, LLC, an Oklahoma limited liability company, its Manager/Member

By: 

Name: Joel Bryant

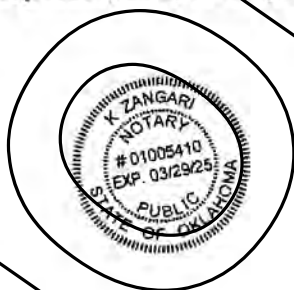
Title: Manager

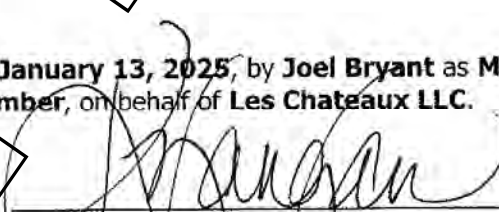
STATE OF **Oklahoma**

COUNTY OF **Oklahoma**

} SS.

This instrument was acknowledged before me on **January 13, 2025**, by **Joel Bryant** as **Manager** of **No Bounds Development, LLC, Manager/Member**, on behalf of **Les Chateaux LLC**.




NOTARY PUBLIC **Kathy Zangari**

My Commission Expires: **3/29/2025**

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to DeedAFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA

SS.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned STAN W. MALASKIE (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

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

2. I am a/an PRESIDENT (role, such as titled officer or trustee) of SUN & SONS, INC. an Oklahoma Corporation (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property") and to bind the Entity for the consequences of any false statements in this Affidavit.

3. 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 a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they 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 or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.

4. The Entity 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.

5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

6. 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 subject me and/or the Entity to 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.

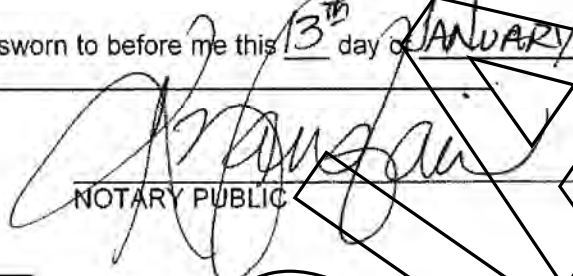
FURTHER AFFIANT SAYETH NOT.

Stan W. Malaskie
AFFIANT, individually and as authorized agent of the Entity

Date

1/13/25

The foregoing instrument was subscribed and sworn to before me this 13th day of JANUARY, 2025
by Stan W. Malaske


NOTARY PUBLIC

My Commission Expires _____



UNOFFICIAL



WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Les Chateaux LLC AKA Les Chateaux LLC**, an Oklahoma limited liability company of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Brandon Swearingen Renovations LLC**, an Oklahoma limited liability company party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 219501140 and 219501150

Lots Fifteen (15) and Sixteen (16), in Block Two (2), of SETENTA GROVE II, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered December 13, 2024.

LES CHATEAUX LLC, an Oklahoma limited liability company

By: **No Bounds Development, LLC**,
an Oklahoma limited liability company, single member

By: Joel Bryant
Joel Bryant as Managing Member

WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

The State of OKLAHOMA

County of OKLAHOMA

LLC ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 13 day of December 2024, personally appeared Joel Bryant, of Les Chateaux LLC AKA Les Chateaux LLC, an Oklahoma limited liability to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

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



Notary Public in and for the State of

Notary's Printed Name:

Notary's Commission Expires:

Mail Deed and Tax Statements To:
Brandon Swearingen Renovations LLC, an
Oklahoma limited liability company
3413 S Hiwassee Rd
Choctaw, OK 73020

Presented for filing by and return to:
Chicago Title Oklahoma Co.
1601 NW Expressway, Suite 1000
Oklahoma City, OK 73118
File No.: 710402400804
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA)

COUNTY OF Oklahoma)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Brandon Swearingen
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Managing Member (role, such as titled officer or trustee) of Brandon Swearingen Renovations LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. 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 a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they 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 or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity 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 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizen(s) or bona fide residents of the State of Oklahoma.
6. 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 subject me and/or the Entity to 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.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity

Date

12/13/24

The foregoing instrument was subscribed and sworn to before me this 13 day of December
2024, by Brandon Swearingen

My Commission Expires:

My Commission Number:

NOTARY PUBLIC



EXHIBIT A
LEGAL DESCRIPTION
SETENTA GROVE II

All of Lots 1 through 18 in Block 2, Setenta Grove II, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



February 4, 2025

To: Subdivision & Zoning
9th Floor, 420 W. Main
OKC
(405) 297-2623

From: Terri Massey
tmasley@gc-okc.com
405-265-0641 x 109

TRANSMITTAL LETTER

Via: E-Mail, subdivisionandzoning@okc.gov

Re: PUD Application for property located at 7303 S. Anderson Road (Setenta Grove II)

Attachments:

Rezoning application
Legal Description of Property to be Rezoned (Exhibit A)
Letters of Authorization
Deeds to Property
Ownership List with certification
PUD Design Statement with Exhibits

Comments: Please accept the attached PUD rezoning application and supporting documents for placement on the March 27, 2025, Planning Commission docket. The filing fee of \$2700 will be remitted once the invoice with case number is provided. The legal description and PUD document in Word Format are included in this e-mail along with the ownership list in Excel Format.

Thanks,

tmasley

Date: 11/31/25

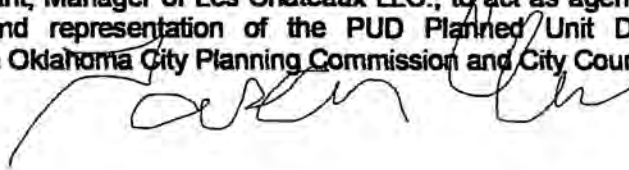
City of Oklahoma City
Planning Department
Subdivision & Zoning Division
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

RE: Letter of Authorization for Rezoning to the Planned Unit Development District (PUD) all of the lots in the Setenta Grove II Addition located north of SE 74th Street and west of Anderson Road in Oklahoma City

To Whom It May Concern:

As owner of Lots 8 in Block 2 of Setenta Grove II I hereby authorize Grubbs Consulting, LLC and/or Joel Bryant, Manager of Les Chateaux LLC., to act as agents on my behalf in the preparation, filing and representation of the PUD Planned Unit Development rezoning application before the Oklahoma City Planning Commission and City Council on my property.

Respectfully,



Jason Clem
Lot 8 Block 2

Date: 1-10-25

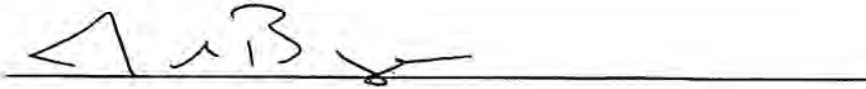
City of Oklahoma City
Planning Department
Subdivision & Zoning Division
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

RE: Letter of Authorization for Rezoning to the Planned Unit Development District (PUD) all of the lots in the Setenta Grove II Addition located north of SE 74th Street and west of Anderson Road in Oklahoma City

To Whom It May Concern:

As owner of Lots 1-6, 10-13, 17-18 in Block 2 of Setenta Grove II I hereby authorize Grubbs Consulting, LLC and/or Joel Bryant, Manager of Les Chateaux LLC., to act as agents on my behalf in the preparation, filing and representation of the PUD Planned Unit Development rezoning application before the Oklahoma City Planning Commission and City Council on my property.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joel Bryant', is written over a horizontal line.

Joel Bryant, Manager
Les Chateaux LLC

Lots 1-6, 10-13 & 17-18,
Block 2

Date: 1-9-2025

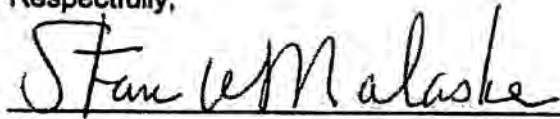
City of Oklahoma City
Planning Department
Subdivision & Zoning Division
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

RE: Letter of Authorization for Rezoning to the Planned Unit Development District (PUD) all of the lots in the Setenta Grove II Addition located north of SE 74th Street and west of Anderson Road in Oklahoma City

To Whom It May Concern:

As owner of Lots 7+9+14 in Block 2 of Setenta Grove II I hereby authorize Grubbs Consulting, LLC and/or Joel Bryant, Manager of Les Chateaux LLC., to act as agents on my behalf in the preparation, filing and representation of the PUD Planned Unit Development rezoning application before the Oklahoma City Planning Commission and City Council on my property.

Respectfully,



Stan Malaske, Manager
SWM & Sons Inc.
Lots 9 & 14, Block 2

Stan Malaske, Manager
Trio Development Co. LLC
Lot 7, Block 2

Date: 1/10/25

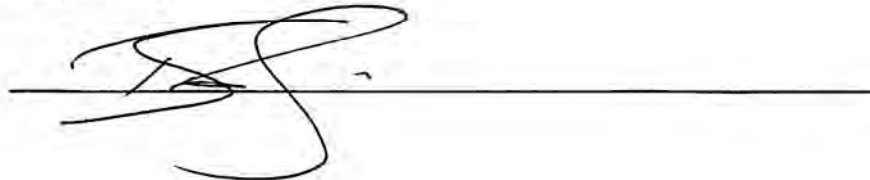
City of Oklahoma City
Planning Department
Subdivision & Zoning Division
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

RE: Letter of Authorization for Rezoning to the Planned Unit Development District (PUD) all of the lots in the Setenta Grove II Addition located north of SE 74th Street and west of Anderson Road in Oklahoma City

To Whom It May Concern:

As owner of Lots 15/16 in Block 2 of Setenta Grove II I hereby authorize Grubbs Consulting, LLC and/or Joel Bryant, Manager of Les Chateaux LLC., to act as agents on my behalf in the preparation, filing and representation of the PUD Planned Unit Development rezoning application before the Oklahoma City Planning Commission and City Council on my property.

Respectfully,

A handwritten signature in black ink, appearing to be 'BS', is written over a horizontal line.

Brandon Swearingen, Member Manager
Brandon Swearingen Renovations LLC

Lots 15 & 16, Block 2

CERTIFICATE OF BONDED ABTRACTOR

(500 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 500 feet in all directions of the following described land:

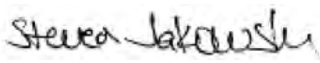
See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (8), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: January 2, 2025 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2912313-OK99

OWNERSHIP REPORT
ORDER 2912313-OK99

DATE PREPARED: JANUARY 21, 2025
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1314	R219501000	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	1	SETENTA GROVE II BLK 002 LOT 001 (PART OF SUBJECT PROPERTY)	11925 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501010	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	2	SETENTA GROVE II BLK 002 LOT 002 (PART OF SUBJECT PROPERTY)	11917 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501020	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	3	SETENTA GROVE II BLK 002 LOT 003 (PART OF SUBJECT PROPERTY)	11909 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501030	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	4	SETENTA GROVE II BLK 002 LOT 004 (PART OF SUBJECT PROPERTY)	11901 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501040	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	5	SETENTA GROVE II BLK 002 LOT 005 (PART OF SUBJECT PROPERTY)	11833 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501050	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	6	SETENTA GROVE II BLK 002 LOT 006 (PART OF SUBJECT PROPERTY)	11825 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501060	TRIO DEVELOPMENT COMPANY LLC		14400 SE 29TH ST	CHOCTAW	OK	73020-6530	SETENTA GROVE II	2	7	SETENTA GROVE II BLK 002 LOT 007 (PART OF SUBJECT PROPERTY)	11817 SETENTA GROVE CIR OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2912313-OK99

DATE PREPARED: JANUARY 21, 2025
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

1314	R219501070	CLEM JASON SCOTT & KARI KAY		11809 SETENTA GROVE CIR	OKLAHOMA CITY	OK	73150- 6410	SETENTA GROVE II	2	8	SETENTA GROVE II BLK 002 LOT 008 (PART OF SUBJECT PROPERTY)	11809 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501080	SWM & SONS INC		14400 SE 29TH ST	CHOCTAW	OK	73020- 6530	SETENTA GROVE II	2	9	SETENTA GROVE II BLK 002 LOT 009 (PART OF SUBJECT PROPERTY)	11801 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501090	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	10	SETENTA GROVE II BLK 002 LOT 010 (PART OF SUBJECT PROPERTY)	11800 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501100	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	11	SETENTA GROVE II BLK 002 LOT 011 (PART OF SUBJECT PROPERTY)	11808 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501110	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	12	SETENTA GROVE II BLK 002 LOT 012 (PART OF SUBJECT PROPERTY)	11816 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501120	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	13	SETENTA GROVE II BLK 002 LOT 013 (PART OF SUBJECT PROPERTY)	11824 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501130	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	14	SETENTA GROVE II BLK 002 LOT 014 (PART OF SUBJECT PROPERTY)	11832 SETENTA GROVE CIR OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2912313-OK99

DATE PREPARED: JANUARY 21, 2025
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

1314	R219501140	BRANDON SWEARINGEN RENOVATIONS LLC		3413 S HIWASSEE RD	CHOCTAW	OK	73020- 6125	SETENTA GROVE II	2	15	SETENTA GROVE II BLK 002 LOT 015 (PART OF SUBJECT PROPERTY)	11900 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501150	BRANDON SWEARINGEN RENOVATIONS LLC		3413 S HIWASSEE RD	CHOCTAW	OK	73020- 6125	SETENTA GROVE II	2	16	SETENTA GROVE II BLK 002 LOT 016 (PART OF SUBJECT PROPERTY)	11908 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501160	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	17	SETENTA GROVE II BLK 002 LOT 017 (PART OF SUBJECT PROPERTY)	11916 SETENTA GROVE CIR OKLAHOMA CITY
1314	R219501170	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE II	2	18	SETENTA GROVE II BLK 002 LOT 018 (PART OF SUBJECT PROPERTY)	11924 SETENTA GROVE CIR OKLAHOMA CITY
1311	R144237050	LERA INVESTMENT GROUP LLC		12309 SWAN HAVEN DR	OKLAHOMA CITY	OK	73170	UNPLTD PT SEC 28 11N 1W	0	0	UNPLTD PT SEC 28 11N 1W PT OF SEC 28 11N 1W BEG 177.07FT W OF SE/C N/2 SW4 TH W2406.68FT NE145.34FT NE278.61FT NE62.44FT NE111.85FT NE194.21FT E1852.20FT S498.42FT TO BEG CONT 27.17ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
1311	R144237210	LERA GROUP LLC		7200 S ANDERSON RD	OKLAHOMA CITY	OK	73150- 6431	UNPLTD PT SEC 28 11N 1W	0	0	UNPLTD PT SW4 SEC 28 11N 1W BEING N100FT OF W183FT OF TRACT DESC BEG 577.51FT N OF SW/C SW4 TH E615.63FT N377.32FT W615.33FT S377.32FT TO BEG EX W33FT	7200 S ANDERSON RD OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2912313-OK99

DATE PREPARED: JANUARY 21, 2025
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

1311	R144237211	LERA INVESTMENT GROUP LLC		12309 SWANHAVEN DR	OKLAHOMA CITY	OK	73170-4749	UNPLTD PT SEC 28 11N 1W	0	0	UNPLTD PT SEC 28 11N 1W 000 000 PT SW4 SEC 28 11N 1W BEG 577.51FT N OF SW/C SW4 TH E615.63FT N377.32FT W615.33FT S377.32FT TO BEG EX N125FT OF W350FT & EX W33FT FOR RD	0 UNKNOWN OKLAHOMA CITY
1311	R144237212	LERA GROUP LLC		7200 S ANDERSON RD	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 28 11N 1W	0	0	UNPLTD PT SW4 SEC 28 11N 1W BEG 829.83FT N OF SW/C SW4 TH E350FT N125FT W167FT S100FT W183FT S25FT TO BEG EX W33FT FOR RD	0 UNKNOWN OKLAHOMA CITY
1311	R144237215	LERA INVESTMENT GROUP LLC		12309 SWANHAVEN DR	OKLAHOMA CITY	OK	73170	UNPLTD PT SEC 28 11N 1W	0	0	UNPLTD PT SEC 28 11N 1W 000 000 AN UNDIVIDED 2/3 INTEREST IN PT SW4 SEC 28 11N 1W BEG 1332.7FT N OF SW/C SW4 TH E615.3FT S377.9FT W615.3FT N377.2FT TO BEG CONT 5.3ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
1311	R144237230	ARNOLD LANADA S		RR 1 BOX 355	STILWELL	OK	74960	UNPLTD PT SEC 28 11N 1W	0	0	UNPLTD PT SEC 28 11N 1W 000 000 PT SW4 SEC 28 11N 1W BEG 258.72FT N SW/C SW4 TH N8.79FT E210FT N210FT W210FT N98.58FT E616.8FT S376.67FT W357.20FT N57.88FT W258.72FT TO BEG EX W33FT FOR RD	7428 S ANDERSON RD OKLAHOMA CITY
1311	R144237233	ARNOLD LANADA S		RR 1 BOX 355	STILWELL	OK	74960	UNPLTD PT SEC 28 11N 1W	0	0	UNPLTD PT SEC 28 11N 1W 000 000 PT SW4 SEC 28 11N 1W BEG 267.51FT N OF SW/C OF SW4 TH E210FT N210FT W210FT S210FT TO BEG EX W33FT FOR ROAD	7428 S ANDERSON RD OKLAHOMA CITY
1311	R144237235	ARNOLD LANADA		RR 1 BOX 355	STILWELL	OK	74960	UNPLTD PT SEC 28 11N 1W	0	0	UNPLTD PT SEC 28 11N 1W 000 000 PT SW4 SEC 28 11N 1W BEG SW/C OF SW4 N200.84FT E615.92FT S199.32FT W615.92FT TO BEG EX W258.72FT & S33FT FOR ROADES	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2912313-OK99

DATE PREPARED: JANUARY 21, 2025
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

1311	R144237237	BARI FAMILY LIVING TRUST		5424 HOLLY BROOKE LN	OKLAHOMA CITY	OK	73135- 4331	UNPLTD PT SEC 28 11N 1W	0	0	UNPLTD PT SEC 28 11N 1W 000 000 PT SW4 SEC 28 11N 1W BEG SW/C SW4 TH N258.72FT E258.72FT S258.72FT W258.72FT TO BEG SUBJ TO ESMTS OF RECORD	7410 S ANDERSON RD OKLAHOMA CITY
1314	R144246157	FIVE STONE REV TRUST		7200 S FIELDS ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 29 11N 1W	0	0	UNPLTD PT SE4 SEC 29 11N 1W NE4 OF SW4 SE4 EX BEG SW/C OF NE4 SW4 SE4 TH E315FT N83FT E235FT N349FT W550FT S432FT TO BEG PLUS A TR BEG 440.06FT S OF NE/C SE4 NW4 SE4 TH SWLY660.57FT S28.20FT E635FT N219.94FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1314	R144247002	FIVE STONE REV TRUST		7200 S FIELDS ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 29 11N 1W	0	0	UNPLTD PT SE4 SEC 29 11N 1W E/2 OF SE4 SW4 SE4 & W/2 OF SE4 SW4 SE4 SUBJ TO ROAD ESMTS OF RECORD	7300 S FIELDS ST OKLAHOMA CITY
1314	R144247005	FIVE STONE REV TRUST		7200 S FIELDS ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 29 11N 1W	0	0	UNPLTD PT SE4 SEC 29 11N 1W BEG 660.4FT W & 660FT N OF SE/C OF SW4OF SE4 TH E315FT N83FT E235FT N349FT W550FT S432FT TO BEG	7200 S FIELDS ST OKLAHOMA CITY
1314	R144249000	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 29 11N 1W	0	0	UNPLTD PT SEC 29 11N 1W 000 000 PT SE4 SEC 29 11N 1W BEG 1291.64FT S OF NE/C OF SE4 TH S280.72FT W1319FT N469.06FT NE301.11FT SE794.26FT NE172.25FT SE231.98FT E50FT TO BEG EX .68ACRS BEG 1332.52FT S & 50FT W & NWLY 31.98FT FROM NE/C OF SE4 EXEMPT	7104 S ANDERSON RD OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2912313-OK99

DATE PREPARED: JANUARY 21, 2025
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

1314	R144249005	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 29 11N 1W	0	0	UNPLTD PT SEC 29 11N 1W 000 000 PT SE4 SEC 29 11N 1W BEG 1332.52FT S & 50FT W & NWLY 31.98FT FROM NE/C OF SE4 TH NWLY 200FT SWLY 172.25FT SELY 151.59FTE170.60FT TO BEG CONT .68ACRS MORE OR LESS EXEMPT	0 UNKNOWN OKLAHOMA CITY
1314	R218611000	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE 1	1	1	SETENTA GROVE 1 BLK 001 LOT 001	11925 SE 74TH ST OKLAHOMA CITY
1314	R218611010	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE 1	1	2	SETENTA GROVE 1 BLK 001 LOT 002	11901 SE 74TH ST OKLAHOMA CITY
1314	R218611020	LES CHATEAUX LLC		10607 SE 15TH ST, Unit B	MIDWEST CITY	OK	73130	SETENTA GROVE 1	1	3	SETENTA GROVE 1 BLK 001 LOT 003	11825 SE 74TH ST OKLAHOMA CITY
1314	R218611030	ELEMENT HOMES LLC		11801 SE 74TH ST	OKLAHOMA CITY	OK	73130	SETENTA GROVE 1	1	4	SETENTA GROVE 1 BLK 001 LOT 004	11801 SE 74TH ST OKLAHOMA CITY
1314	R218611040	ELEMENT HOMES LLC		10601 SE 15TH ST	MIDWEST CITY	OK	73130- 6015	SETENTA GROVE 1	1	5	SETENTA GROVE 1 BLK 001 LOT 005	11725 SE 74TH ST OKLAHOMA CITY
1325	R144298010	MARTINEZ JUAN	OPENING DOORS RENTAL LLC	11800 SE74TH ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 32 11N 1W	0	0	UNPLTD PT NE4 SEC 32 11N 1W BEG 947.03FT W OF NE/C NE4 TH S880FT W257.19FT N880FT E257.19FT TO BEG SUBJ TO ESMTS OF REC	11800 SE 74TH ST OKLAHOMA CITY
1325	R144298020	MUGLER MATTHEW & LAURA		11900 SE 74TH ST	OKLAHOMA CITY	OK	73150- 6426	UNPLTD PT SEC 32 11N 1W	0	0	UNPLTD PT SEC 32 11N 1W 000 000 PT NE4 SEC 32 11N 1W BEG 432.65FT W OF NE/C NE4 TH S880FT W257.19FT N880FT E257.19FT T O BEG SUBJ TO ESMTS OF RECORD	11900 SE 74TH ST OKLAHOMA CITY

OWNERSHIP REPORT
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DATE PREPARED: JANUARY 21, 2025
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

1325	R144298025	LEWALLEN JESSICA PEARL		11724 SE 74TH ST	OKLAHOMA CITY	OK	73150- 6426	UNPLTD PT SEC 32 11N 1W	0	0	UNPLTD PT SEC 32 11N 1W 000 000 PT NE4 SEC 32 11N 1W BEG 1204.22FT W OF NE/C NE4 TH S880FT W257.19FT N880FT E257.19FT TO BEG SUBJ TO ESMTS OF REC	11724 SE 74TH ST OKLAHOMA CITY
1325	R144298030	MANOVSKY JAMES P & LAUREL J REV TRUST		11820 SE 74TH ST	OKLAHOMA CITY	OK	73150- 6423	UNPLTD PT SEC 32 11N 1W	0	0	UNPLTD PT SEC 32 11N 1W 000 000 PT NE4 SEC 32 11N 1W BEG 689.94FT W OF NE/C NE4 TH S880FT W257.19FT N880FT E257.19FT TO BEG	11820 SE 74TH ST OKLAHOMA CITY
1325	R144298045	BARNUM TIMOTHY L & TINA L		11700 SE 74TH ST	OKLAHOMA CITY	OK	73150- 6426	UNPLTD PT SEC 32 11N 1W	0	0	UNPLTD PT SEC 32 11N 1W 000 000 PT NE4 SEC 32 11N 1W BEG 1461.41FT W OF NE/C NE4 TH S880FT W249.19FT N880FT E249.19FT TO BEG	11700 SE 74TH ST OKLAHOMA CITY
1325	R168523700	DO PHAM T & PHAN Q TRS	PROVIDENTIAL DO JOINT REV TRUST	2908 TWIN LAKE DR	MOORE	OK	73165- 7351	CASS TOWNSHIP	0	0	CASS TOWNSHIP 000 000 PT OF NE4 SEC 32 11N 1W BEG NE/C NE4 TH S334.56FT W432.60FT N334.56FT E432.65FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1332	R142814930	SMITH JERRY ELLIS		12200 SE 74TH ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 33 11N 1W	0	0	UNPLTD PT SEC 33 11N 1W 000 000 PT OF NW4 SEC 33 11N 1W BEG AT NW/C OF NW4 TH S1249.78FT E50FT N531.79FT E APPROX 640FT NW TO BEG CONT 6.81ACRS MORE OR LESS EX A TR BEG 50FT E & 50FT S OF NW/C NW4 TH S522.73FT E250FT N522.73FT W250FT TO BEG	7600 S ANDERSON RD OKLAHOMA CITY
1332	R142814960	SMITH JERRY E & DONNA J		12200 SE 74TH ST	CHOCTAW	OK	73020	UNPLTD PT SEC 33 11N 1W	0	0	UNPLTD PT SEC 33 11N 1W 000 000 PT NW4 SEC 33 11N 1W BEG NW/C NW4 TH E931.55FT TH S APPROX 710FT TH W APPROX 235FT TH NW TO BEG CONT 9.51ACRS MORE OR LESS EX BEG 50FT E & 50FT S OF NW/C NW4 TH E250FT S261.36FT NW TO BEG	12020 SE 74TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2912313-OK99

DATE PREPARED: JANUARY 21, 2025
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

1332	R142814975	SMITH JERRY ELLIS & DONNA J		12200 SE 74TH ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 33 11N 1W	0	0	PT OF NW4 SEC 33 11N 1W BEG 50FT E & 50FT S OF NW/C NW4 TH E250FT S261.36FT W250FT N261.36FT TO BEG CONT 1.50ACRS	7500 S ANDERSON RD CHOCTAW
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THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD-_____

MASTER DESIGN STATEMENT

February 4, 2025

PREPARED FOR:

**Les Chateaux, LLC
10607 SE 15th Street, Suite B
Midwest City, OK 73130**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

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1.0 INTRODUCTION

The Planned Unit Development is located within the Southeast Quarter (SE/4) of Section 29, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma, and consists of 22.23 acres.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit “A”, which is made a part of this design statement.

3.0 DEVELOPER

The developer of the property described in Section 2.0 is Les Chateaux LLC.

4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned PUD-1794 with a portion of the east boundary located in the AE-2 Tinker Airport Overlay District. Surrounding properties are zoned and used for:

North: AA & SP-340 (County Maintenance Facility)
East: AA/residence
South: PUD-1794(RA-2 & C-3)/residential under construction & vacant
West: AA/residence and agricultural buildings

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

5.0 PHYSICAL CHARACTERISTICS

The property drains towards the street and to the south via existing private drainage easements.

6.0 CONCEPT

The concept for this PUD is to develop a rural residential development.

7.0 SERVICE AVAILABILITY

7.1 STREETS

This site takes access from Anderson Road, a rural arterial street, with the interior street constructed to local street standards.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are currently unavailable. Private on-site sewer solutions shall be utilized meeting all ODEQ requirements.

7.3 WATER

Public water facilities for this property are currently unavailable. Private on-site water solutions shall be utilized on site.

7.4 FIRE PROTECTION

Police and Fire protection are available from the City of Oklahoma City. The nearest fire station is located approximately 300 feet north of the site, Station Number 28 located at 7101 S. Anderson Rd. Individual fire suppression systems shall be provided within each residence or a water distribution system capable of providing adequate water volume and pressure to each home for fire suppression purposes will be provided.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Gas, electrical, and telephone services serve several developments in the area of this Planned Unit Development and have lines adjacent to the subject property. Proper coordination with the various utility companies will be made in conjunction with this Development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

Development of this parcel will comply with the requirements of the Oklahoma City Municipal Code, 2020, as amended.

7.8 PLAN OKC

The property is designated pursuant to the Rural Medium. The uses and concept proposed in this Planned Unit Development are consistent and in compliance with Plan OKC.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this planned unit development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations

of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended (Code), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this planned unit development, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **RA Single-Family One-Acre Rural Residential District** shall govern development within this PUD, except as modified herein.

8.2 LOT REGULATIONS

- a) Minimum lot size for single family development shall be 43,560 square feet.
- b) Residential density for single family development shall not exceed 18 lots.
- c) Minimum lot width for single family development shall be 120 feet at the platted building limit line, except where abutting a cul-de-sac the lot width shall be permitted to be 75 feet at the platted building limit line.
- d) There shall be no open space requirement for residential development.
- e) Building setbacks within each lot shall be as follows:
 - Front: 40 feet
 - Side: 15 feet interior and 25 feet adjacent to Anderson Road
 - Rear: 25 feet
- f) Maximum building height shall be 2 ½ stories or 35 feet.

8.3 FAÇADE REGULATIONS

Exterior building wall finish on primary structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, wood and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

8.4 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified

herein. Healthy mature trees along the south, west and north boundaries of the property for a distance of 25 feet from the edge of the property shall be preserved.

8.5 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

8.6 PLATTING REGULATIONS

Platting shall be required for all single-family residential development within this PUD. Lot line adjustments in accordance with the Oklahoma City Subdivision Regulations shall be permitted administratively.

8.7 ACCESS REGULATIONS

One access point shall be permitted onto S. Anderson Road to serve the development. Residential lots shall not be permitted to take direct access from Anderson Road.

8.8 SIGNAGE REGULATIONS

Signs shall comply with the Oklahoma City Municipal Code.

8.9 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

8.10 OTHER REGULATIONS

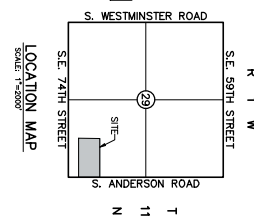
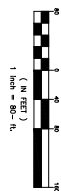
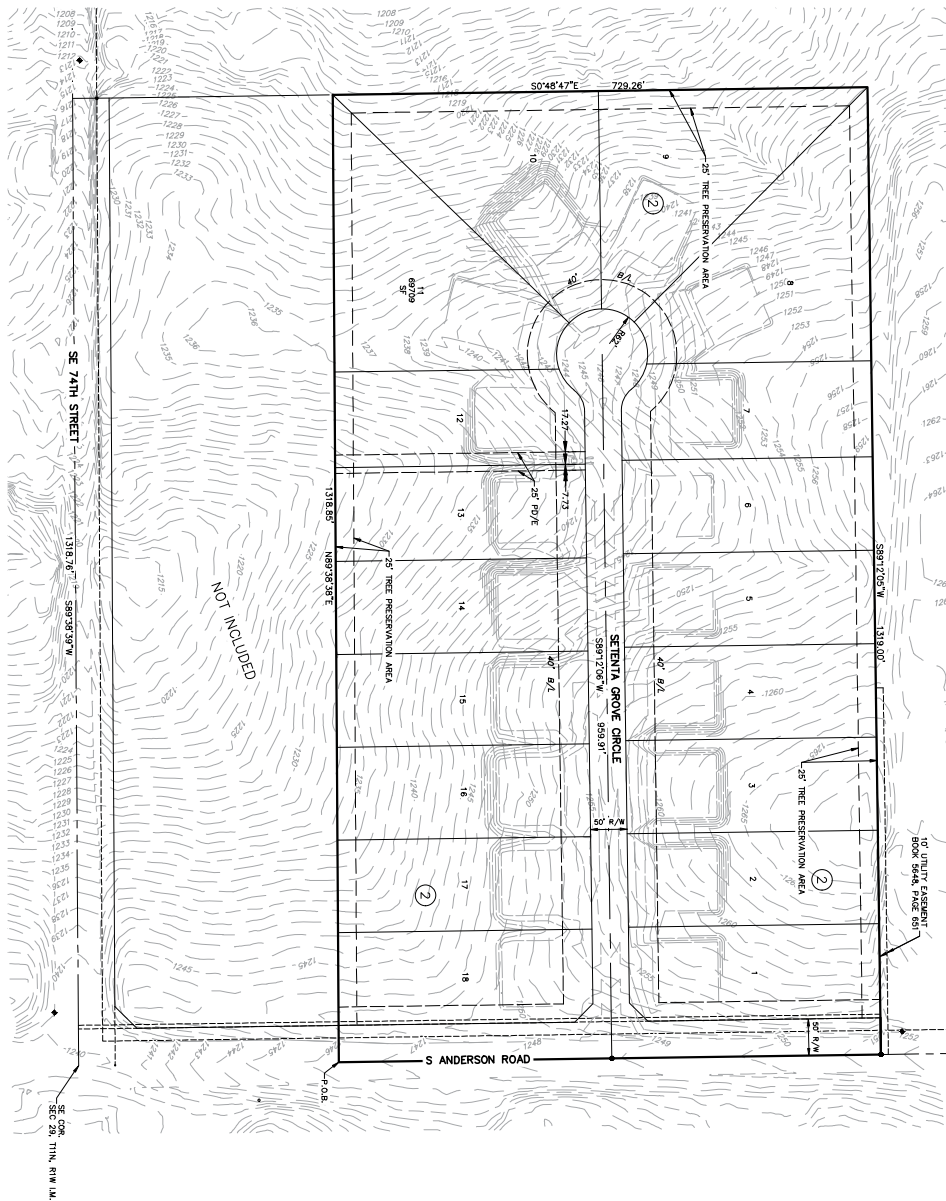
Individual fire suppression systems for each residence or a water distribution system capable of providing adequate water volume and pressure to each residence for fire suppression purposes per Section 5.6.4 of the Oklahoma City Subdivision Regulations shall be required.

9.0 EXHIBITS

Exhibit A: Legal Description
Exhibit B: Master Development Plan Map

**EXHIBIT A
LEGAL DESCRIPTION
SETENTA GROVE II**

All of Lots 1 through 18 in Block 2, Setenta Grove II, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



SETENTA GROVE II

EXH-B

Proj. No.: 20-117
Date: 1/22/2020
Scale: (Horizontal) 1" = 100'
(Vertical) N/A
Drawn By: KLP
Checked By: ME
Approved By: MCO

REVISIONS		
NO.	DESCRIPTION	DATE

SETENTA GROVE II
7303 S ANDERSON ROAD
OKLAHOMA CITY, OK
MASTER DEVELOPMENT PLAN



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0640
RUBBS CONSULTING, LLC, CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/2022