



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

APPLICATION FOR REZONING

NW Expressway & N. Sara Road

Project Name

NW Expressway & N. Sara Road 11701 N Sara Rd

Address / Location of Property to be Rezoned

Staff Use Only: 10947

Case No.: PC -

File Date: 8-14-24

Ward No.: W1

Nbhd. Assoc.: Surry Hills #1 HOA

School District: Piedmont

Extg Zoning: PUD-789

Overlay:

PUD-789 & Vacant

Present Use of Property

Subject property currently zoned PUD-789 & vacant. Rezoning to R-2 medium low density residential district

Purpose Statement / Proposed Development

R-2 Medium Low Density Residential District

Proposed Zoning District

14.81

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

Property Owner Information (if other than Applicant):

Michael Love- CCDC Properties

Name

16200 Sonoma Park Drive

Mailing Address

Edmond, OK 73013

City, State, Zip Code

405-848-1581

Phone

Michael@ccdcproperties.com

Email

Signature of Applicant

Kendall W. Dillon, P.E. Agent for Owner

Applicant's Name (please print)

300 Pointe Parkway Blvd

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

Phone

Kendall.Dillon@craftontull.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.

First American Title
108 N. Rock Island Avenue
El Reno, OK 73036

RETURN TO:

CCDC, Inc.
16200 Sonoma Park Drive
Edmond, OK 73012



Doc#: R 2017 184665
Bk&Pg: RB 4649 591-592
Filed: 10-18-2017
02:32:31 PM
Canadian County, OK

TMH
WD

EXEMPTION DOCUMENTARY STAMP
TAX O.S. TITLE 88, ARTICLE 32,
SECTION 3902 PAR 10

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Surrey, LLC, an Oklahoma limited liability company, part(y) (ies) of the first part, in consideration of the sum of *****Ten and NO/100 Dollars***** (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto CCDC, Inc.

(Mailing address: 16200 Sonoma Park Drive, Edmond, OK 73012), parties of the second part, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in the event of the death of either, the following described real property and premises situate in Canadian County, State of Oklahoma, to-wit:

"See Exhibit "A" Attached"

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part as such joint tenants and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. Subject to easements, restrictions and mineral reservations or conveyances of record.

Signed and delivered this 2nd day of October, 2017

SURREY, LLC

Claud Cypert
Claud Cypert, Manager/Member

Michael Love
Michael Love, Manager/Member

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oklahoma, COUNTY OF Canadian, §:

On this 2nd day of October, 2017, before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Claud Cypert and Michael Love, Managers/Members of Surrey, LLC, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he)(she)(they) executed the same as (his)(her)(their) free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires: _____
Commission No. _____
Courtesy Only/No Liability

Tracy J. Anderson
Notary Public

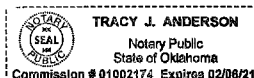


Exhibit "A"

**LEGAL DESCRIPTION OF A 22.44 ACRE TRACT IN
THE NE/4 OF SEC. 22, T13N-R5W, I.M., CANADIAN COUNTY,
OKLAHOMA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

DESCRIPTION OF A 22.44 ACRE TRACT IN THE NE/4 OF SECTION 22, T13N-R5W, I.M., CANADIAN COUNTY, OKLAHOMA.

**Beginning at the Southeast corner of the NE/4 of Section 22, T13N-R5W, I.M., Canadian County, Oklahoma; Thence S89°44'33"W along the South line of said NE/4 a distance of 1153.54 feet; Thence N0°00'00"W a distance of 1154.45 feet to a point on the South Right of Way Line of Northwest Expressway; Thence S62°07'57"E along the South line of said Right of Way line a distance of 1307.32 feet to a point on the East line of said NE/4; Thence S0°13'55"W along the East line of said NE/4 a distance of 538.17 feet to Southeast corner of said NE/4 and the Point of Beginning
CONTAINING 977517.2 SQ. FT. OR 22.44 ACRES, MORE OR LESS.**

Golden Land Surveying

920 N.W. 139th Parkway, Oklahoma City, Oklahoma 73013
C.A.# 7263 / Exp. Date 6/30/2018
Telephone: (405) 802-7883
tray1745@gmail.com

Legal Description

A tract of land situated within a portion of the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, more particularly described by metes and bounds as follows

BEGINNING at the Southeast corner of said NE/4; thence

N89° 51' 29"W with the South line of said NE/4 a distance of 1153.54 feet; thence

N00° 06' 56"W a distance of 823.73 feet; thence

S68° 51' 19"E a distance of 198.54 feet; thence

S27° 51' 27"W a distance of 25.39 feet; thence

S62° 08' 33"E a distance of 326.73 feet; thence

S89° 51' 29"E a distance of 357.60 feet; thence

S21° 05' 21"E a distance of 311.09 feet; thence

S89° 51' 29"E a distance of 225.24 feet to a point on the East Line of said NE/4; thence

S00° 20' 51"W with said East line a distance of 288.16 feet to the POINT OF BEGINNING.

Said tract contains 645,286 Sq Ft or 14.81 Acres, more or less.

Basis of Bearing: South Line of the NE/4 of Section 22, T13N, R5W, I.M. = N89° 51' 29"W

CCDC, Inc
16200 SONOMA PARK DRIVE.
Edmond, OK 73012

August 1, 2024

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

RE: Proposed NW Expwy & N. Sara Rd

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting, and planning of a tract of land situated within a portion of Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma


By: Michael Love
Title: President

CTA Project #

LETTER OF AUTHORIZATION

I,

CCDC Inc. or,
Property Owner of Record

Michael Love authorize,
Agent of the Property Owner of Record and Title

Williams, Box, Forshee & Bullard, P.C.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: Michael Love
Signature

Title: President
Manager / Proprietor

Date: 09/18/2024
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR
(400 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CANADIAN)

The undersigned bonded abstractor in and for Canadian 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 Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian 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 400 feet in all directions of the following described land:

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S00° 20' 51"W with said East line a distance of 288.16 feet to the POINT OF BEGINNING.

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

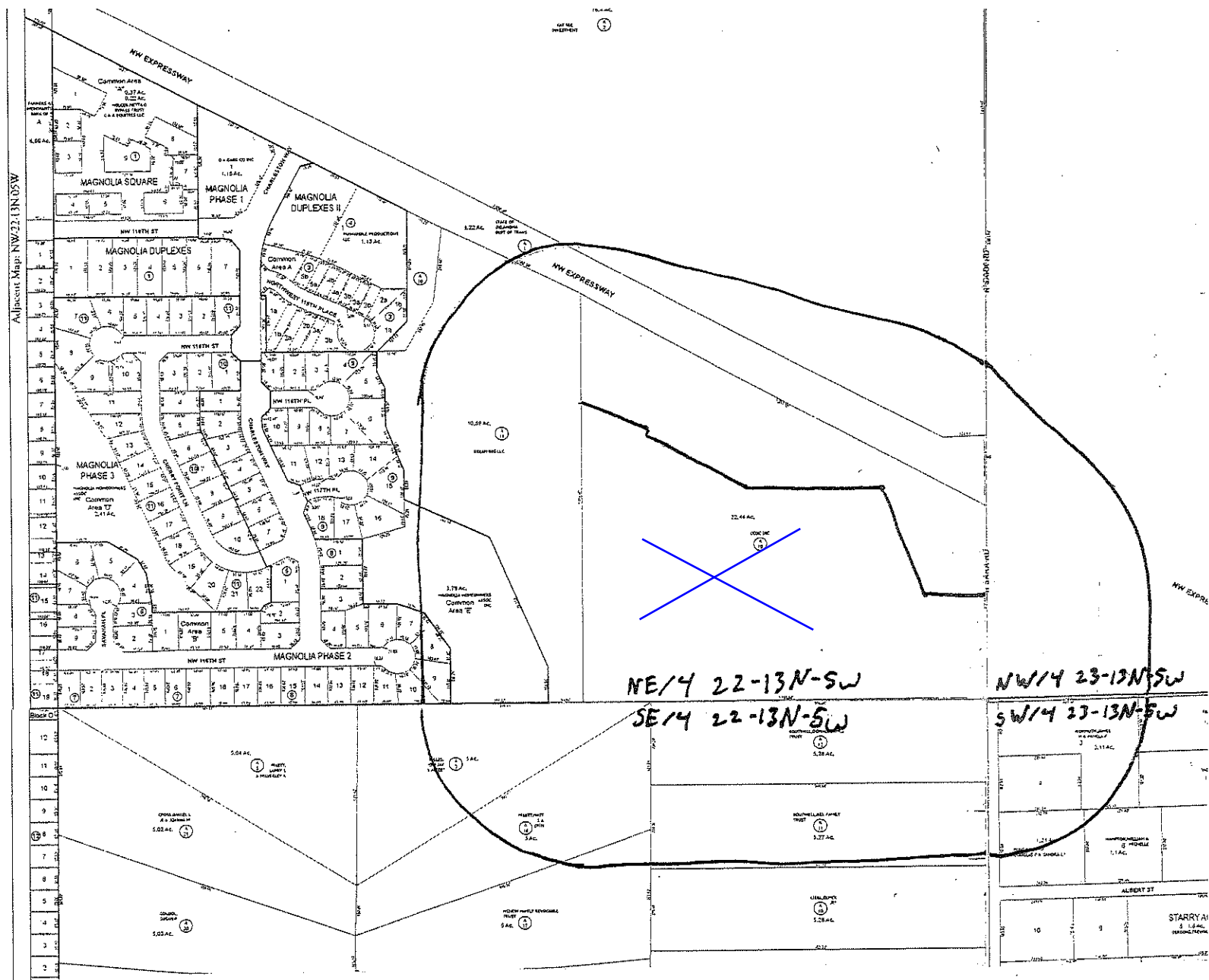
NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental 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: August 7, 2024 at 7:30 AM

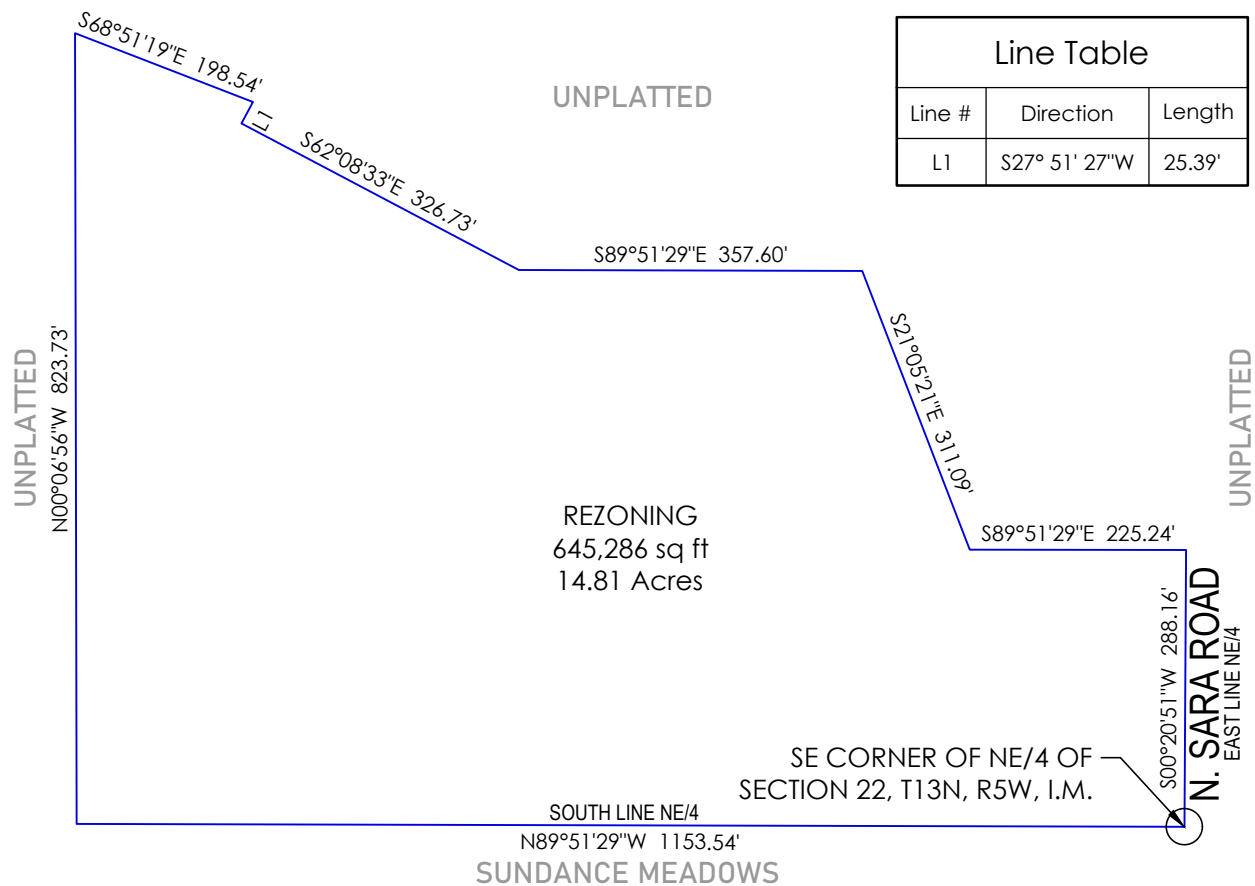
First American Title Insurance Company

By: 

Sarah Overholser
Abstractor License No. 4803
OAB Certificate of Authority # 0058
File No. 2888052-WA99



Owner	Mailing Address	Lot	Block	Legal Description
CCDC INC	16200 SONOMA PARK DR.EDMOND.OK.73012			PT NE/4 22-13N-5W (A#12 ON THE MAP) - INCLUDES SUBJECT PROPERTY
DREAM BIG LLC	9008 N KELLEY AVE.OKLAHOMA CITY.OK.73131			PT NE/4 22-13N-5W (A#11 ON THE MAP)
STATE OF OKLAHOMA DEPT OF TRANS	LEGAL DIVISION-BUSINESS OFFICE.200 NE 21ST ST.OKLAHOMA CITY.OK.73105			PT NE/4 22-13N-5W (A#1 ON THE MAP)
KAY BEE INVESTMENT	6801 N CLASSEN BLVD SUITE A.OKLA CITY.OK.73116			PT NE/4 22-13N-5W (A#2 ON THE MAP) AND PT NW/4 23-12N-05W A(#1 ON THE MAP)
JAMES M WORMUTH & PAMELA K WORMUTH	11350 N SARA RD.YUKON.OK.73099		3 & 4	STARRY ACRES
DOUGLAS P FUNDOM & SANDRA L FUNDOM	10549 ALBERT ST.YUKON.OK.73099		5	STARRY ACRES
WILLIAM HAMTON & MICHELLE HAMPTON	10535 ALBERT ST.YUKON.OK.73099		6	STARRY ACRES
EDGAR RILEY & ALMA RILEY	10400 NW EXPRESSWAY.YUKON.OK.73099		N/2 2	STARTTY ACRES
REX BOUTWELL FAMILY TRUST	11421 N SARAH RD.YUKON.OK.73099			PT SE/4 22-13N-5W (A#11 ON THE MAP) A/K/ATRACT 10 UNRECORDED, SUNDANCE MEADOWS
DONALD JAMES BOUTWELL TRUST	11501 N SARA RD.YUKON.OK.73099			PT SE/4 22-13N-5W (A#12 ON THE MAP) A/K/A TRACT 11 UNRECORDED SUNDANCE, MEADOWS
MCNEW FAMILY REVOCABLE TRUST	11400 SUNDANCE DR.YUKON.OK.73099			PT SE/4 22-13N-5W (A#17 ON THE MAP) A/K/A, TRACT 14 UNRECORDED SUNDANCE, MEADOWS
MATT S PRUITT & ERIN PRUITT	11424 SUNDANCE DR.YUKON.OK.73099			PT SE/4 22-13N-5W (A#16 ON THE MAP) A/K/A, TRACT 13 UNRECORDED SUNDANCE, MEADOWS
KIM JAY TULLIS & ALICE TULLIS	11500 SUNDANCE DRIVE.YUKON.OK.73099			PT SE/4 22-13N-5W (A#3 ON THE MAP) A/K/A TRACT 12 UNRECORDED SUNDANCE, MEADOWS
CHASE CRAIG	10804 NW 116TH ST.YUKON.OK.73099	10	8	MAGNOLIA 2
KERRY MAUREEN MCCANN	10800 NW 116TH ST.YUKON.OK.73099	9	8	MAGNOLIA 2
RONALD E WYMORE & PAMELA S WYMORE	10801 NW 116TH ST.YUKON.OK.73099	8	8	MAGNOLIA 2
JONATHAN JENNINGS & TAMARA JENNINGS	10805 NW 116TH ST.YUKON.OK.73099	7	8	MAGNOLIA 2
MAGNOLIA HOMEOWNERS ASSOC INC	PO BOX 850117.YUKON.OK.73085			MAGNOLIA 3 COMMON AREA "E"
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73105			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.



Line Table		
Line #	Direction	Length
L1	S27° 51' 27\"W	25.39'

LEGAL DESCRIPTION

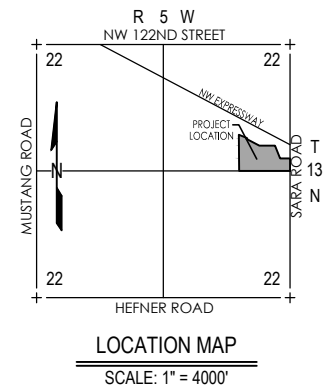
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Basis of Bearing: South Line of the NE/4 of Section 22, T13N, R5W, I.M. = N89° 51' 29\"W



SCALE: 1" = 200'

REZONING EXHIBIT - ATTACHMENT A	
 Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 f www.craftontull.com	SHEET NO.: 1 of 1 DATE: 07/29/24 PROJECT NO.: 11111-00