



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

Oklahoma City Urban Renewal Authority

Name of Applicant 616 N WALNUT AVE

NE 5th/Walnut Ave/Harrison Ave/I-235

Address / Location of Property

Redevelopment of the Property

Purpose Statement / Development Goal

Staff Use Only	
Case No.:	CE <u>1133</u>
File Date:	<u>8OCT'24</u>
Ward No.:	<u>7</u>
Nbhd. Assoc.:	<u>DOWNTOWN OKC</u>
School District:	<u>OKC</u>
Extg Zoning:	<u>DBD</u>
Overlay:	<u>DSHA</u>

Vacant

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):

Oklahoma City Urban Renewal Authority

Name

105 N. Hudson Ave Suite 101

Mailing Address

Oklahoma City, OK 73102

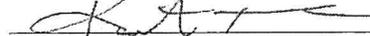
City, State, Zip Code

405-604-6780 ext 8

Phone

olen.cook@theallianceokc.org

Email


 Signature of Applicant

Kenton Tsoodle on behalf of OCURA

Applicant's Name (please print)

105 N. Hudson Ave Suite 101

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-604-6780 ext 8

Phone

olen.cook@theallianceokc.org

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.

EXHIBIT B

PROPERTY DEED TO OCURA



W
AFTER RECORDED RETURN TO:
Oklahoma City Urban Renewal Authority
Center for Economic Development Law
301 N. Harvey, Suite 100
Oklahoma City, OK 73102-3421

This Instrument is Exempt from the
Documentary Stamp Tax requirements
Pursuant to 68 O.S. § 3202(11)

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

I-235-3(2)127 aka 00519(02)
Oklahoma County

QUIT CLAIM DEED

THIS INDENTURE is made this 7th day of January, 2022 A.D., between the State of Oklahoma, ex rel., the **Oklahoma Department of Transportation** (the "Grantor"), and the **Oklahoma City Urban Renewal Authority, a public body corporate** (the "Grantee").

WITNESSETH:

That said Grantor, in consideration of the sum of **Ten and NO/100 Dollars (\$10.00)** and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, except for and subject to any existing utility easements, licenses or permits and subject to the reservations and exceptions made hereinafter, does hereby quitclaim, grant, bargain, sell and convey unto the Grantee, all Grantor's right, title, interest, estate, and every claim and demand, both at law and in equity and pursuant to the provisions set out in Title 11, Oklahoma Statutes, Section 38-109, (this conveyance is not made pursuant to Title 69, Oklahoma Statutes, Section 1001 and in accordance with the Agreement for Assistance in Implementing the Oklahoma Health Center Economic Development Project Plan made with The Oklahoma City Urban Renewal Authority authorized by approval of the Oklahoma Transportation Commission on the 5th day of April, 1993 and the Amended Agreement for Assistance in Implementing the Oklahoma Health Center Economic Development Project Plan authorized by approval of the Oklahoma Transportation Commission pursuant to Transportation Commission Agenda Item No. 144e formally approved by the Oklahoma Transportation Commission on the 7th day of September, 2004; in and to all the following described real property, to-wit:

(See Attached Exhibit A for Legal Description and Drawing)

together with any and all improvements and fixtures thereon, any and all right, title, and interest of Grantor in and to adjacent streets, alleys, rights-of-way, rights of ingress and egress, any and all reversionary interests thereto, any and all strips and gores between the above-described land and abutting properties, any and all rights in and to easements, walkways, and alleys, any and all interests appurtenant to the above-described lands, less and except all interests in oil, gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder previously reserved or conveyed of record (collectively, the "Property").

NOW, THEREFORE, the Grantee recognizes that the Property is being sold "as is," and the Grantee is responsible for its own due diligence in regard to zoning, licenses, permits, environmental issues, land uses, and other existing conditions. This conveyance is subject to the following conditions and restrictions: 1. Access to the Property from I-235 and its on and off ramps is prohibited, and 2. Prior to the construction of any improvements to or on the Property, all points

EXHIBIT A
Legal Description

I-235-3(2)127 aka 519(02)
Part of Parcel No' s. 357, 370, 371, 372, 373, 374, 375, 470, 471 & 472
Oklahoma County

Parcel 16 Flatiron

A strip, piece, or parcel of land lying in part of Blocks 29 and 36, MAYWOOD ADDITION to the City of Oklahoma City, and all that part of N.E. 6th Street, lying between Blocks 29 and 36 and lying in part of the alley in Block 36, all lying in the NW $\frac{1}{4}$ of Section 34, T12N, R3W in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the SW corner of Lot 17 of said Block 36, thence N 00°07'16" W along the West line of said Lot 17, a distance of 55.49 feet, thence N 89°52'44" E distance of 10.00 feet to the POINT OF BEGINNING, thence N 00°07'16" W and parallel with the West line of said Lot 17, a distance of 121.21 feet, thence Northeasterly on a curve to the left having a radius of 149.46 feet and a chord bearing of N 26°24'11 E and a chord distance of 172.62 feet, an arc distance of 184.03 feet, thence N 50°58'57" E a distance of 107.10 feet, thence S 39°01'03" E a distance of 271.76 feet, thence S 50°58'57" W a distance of 88.34 feet, thence Southwesterly on a curve to the right having a radius of 530.20 feet and a chord bearing of S 65°27'34" W and a chord distance of 265.09 feet, an arc distance of 267.93 feet, thence N 32°01'53" W a distance of 39.65 feet to said POINT OF BEGINNING.

Containing 1.5940 acres or 69,435 square feet, more or less.

Grantor, reserves and excepts unto itself, its successors and assigns ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS from said 1.5940 acres, more or less to the lands or right-of-ways covered by the abutting the Interstate Highway No. 235 Limited Access Highway, Harrison Street and NE 5th Street facilities, except, that the Lessee shall be allowed one (1) point of ingress and egress within the North 35.00 feet of Lot 17, Block 36.

EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION OF
PUBLIC RIGHTS-OF-WAY TO BE VACATED,
DISCONTINUED, AND CLOSED

LEGAL DESCRIPTION

N.E. 6TH Street Parcel

August 26, 2024

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of that portion of Platted 6th Street as shown on the recorded plat MAYWOOD ADDITION, lying within the tract of land described in the Quit Claim Deed recorded in Book 15031, Page 1144 (OCURA TRACT), being more particularly described as follows:

Commencing at the Northwest (NW) Corner of Lot 16, Block Thirty-six (36) as shown on said plat MAYWOOD ADDITION;

THENCE North 89°52'44" East, along and with the North line of said Block 36, a distance of 88.59 feet to a point on the Northwesterly Line of said OCURA TRACT, said point being the POINT OF BEGINNING;

THENCE along and with the Northwesterly line of said OCURA TRACT the following Two (2) Calls:

1. a curve to the left having a radius of 149.46 feet, a chord bearing of North 02°52'55" West, a chord length of 31.18 feet and an arc length of 31.24 feet;
2. North 50°58'57" East, a distance of 77.80 feet to a point on the South line of Block Twenty-nine (29) as shown on said plat MAYWOOD ADDITION;

THENCE North 89°52'44" East, along and with said South line, a distance of 37.65 feet to a point on the Northeasterly line of said OCURA TRACT;

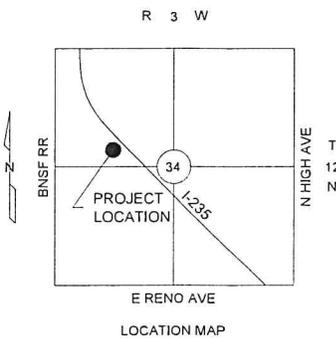
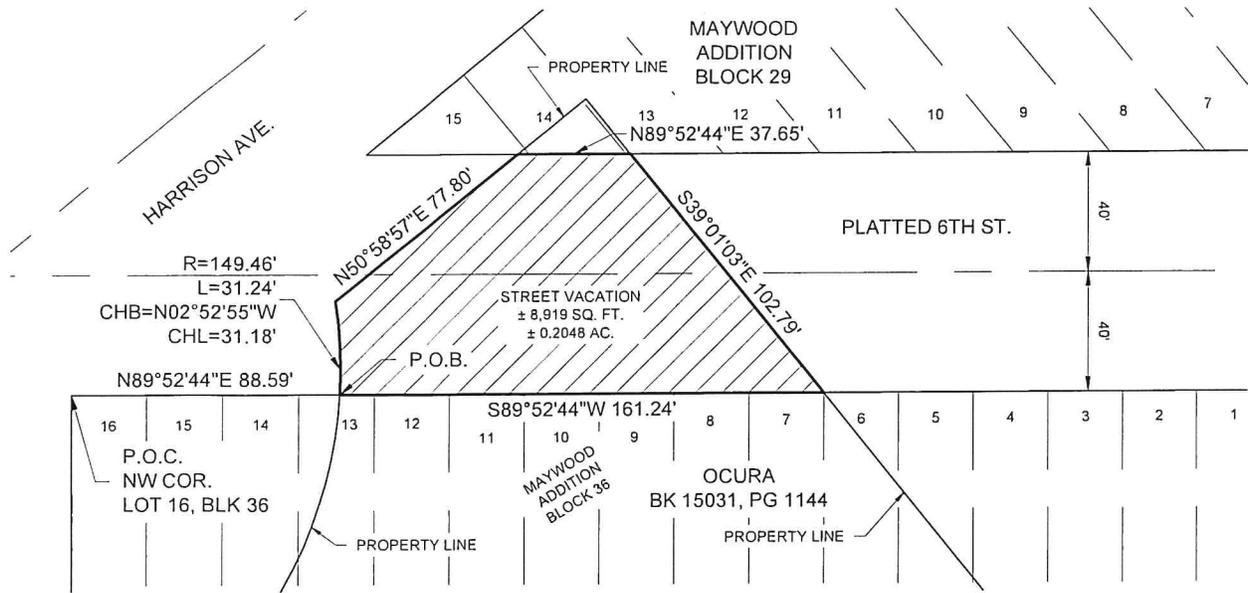
THENCE South 39°01'03" East, along and with said Northeasterly line, a distance of 102.79 feet to a point on the North line of said Block 36;

THENCE South 89°52'44" West, along and with said North line, a distance of 161.24 feet to the POINT OF BEGINNING.

Containing 8,919 square feet or 0.2048 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

N.E. 6TH Street Parcel



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Proj. No.: 4597002
 Date: 6-26-24
 Scale: 1"=60'

STREET VACATION
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
N.E. 5TH & WALNUT

Johnson & Associates, Inc.
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-6075 FAX (405) 235-6576 www.jaaco.com
 Certificate of Authorization #04 Exp. Date 05-20-25.25
 ENGINEERS SURVEYORS PLANNERS

LEGAL DESCRIPTION

Maywood Block 36 Alley Parcel

August 26, 2024

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of that portion of the 20' Alley within Block Thirty-six (36) shown on the recorded plat MAYWOOD ADDITION, lying within the tract of land described in the Quit Claim Deed recorded in Book 15031, Page 1144 (OCURA TRACT), being more particularly described as follows:

Commencing at the Southwest (SW) Corner of Lot 17 of said Block Thirty-six (36);

THENCE North $00^{\circ}07'16''$ West, along and with the West line of said Block 36, a distance of 140.00 feet to the South line of said 20' Alley;

THENCE North $89^{\circ}52'44''$ East, along and with said South line, a distance of 10.00 feet to a point on the West line of said OCURA TRACT, said point being the POINT OF BEGINNING;

THENCE North $00^{\circ}07'16''$ West, along and with said West line, a distance of 20.00 feet to a point on the North line of said 20' Alley;

THENCE North $89^{\circ}52'44''$ East, along and with said North line, a distance of 297.76 feet to a point on the East line of said OCURA TRACT;

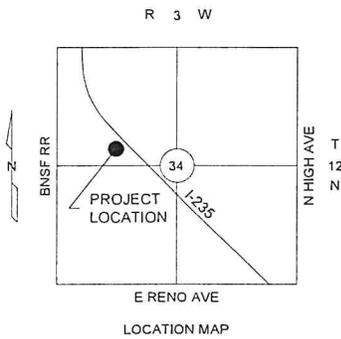
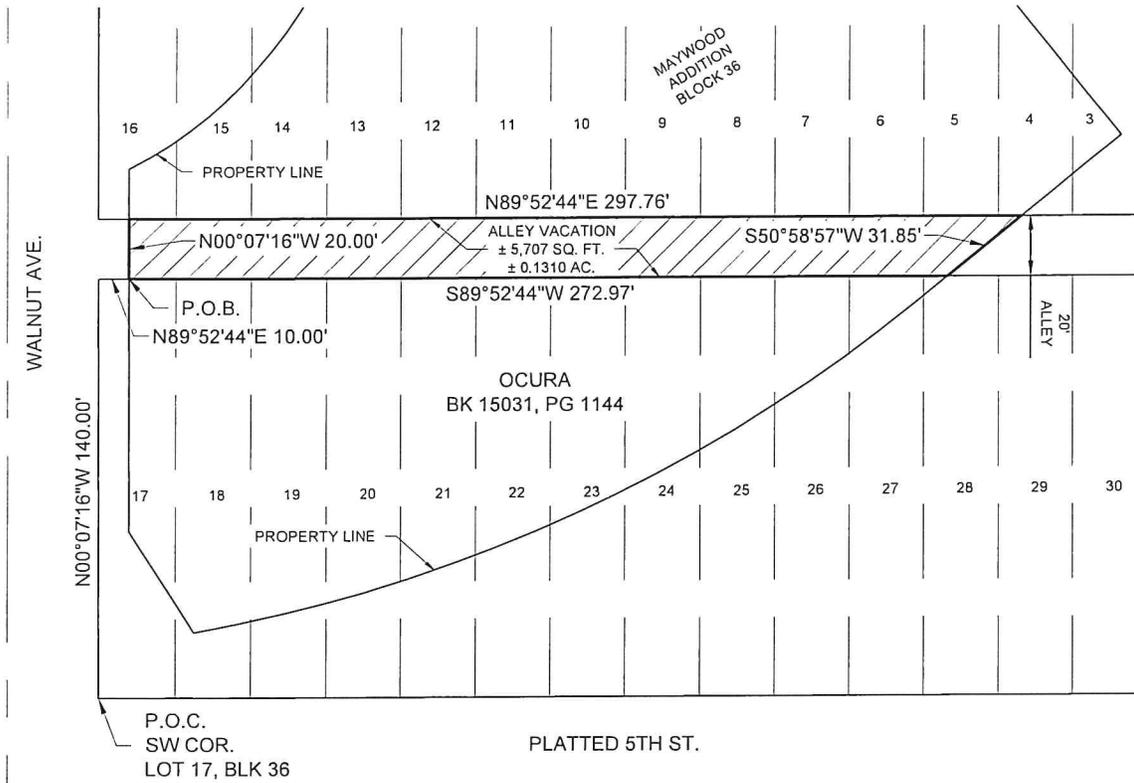
THENCE South $50^{\circ}58'57''$ West, along and with said East line, a distance of 31.85 feet to a point on the South line of said 20' Alley;

THENCE South $89^{\circ}52'44''$ West, along and with the South line of said 20' Alley, a distance of 272.97 feet to the POINT OF BEGINNING.

Containing 5,707 square feet or 0.1310 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

Maywood Block 36 Alley Parcel



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Proj. No.: 4597002
Date: 6-26-24
Scale: 1"=60'

ALLEY VACATION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
N.E. 5TH & WALNUT



Johnson & Associates, Inc.
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Certificate of Authorization #1494 Exp. Date 05-26-2028
• ENGINEERS • SURVEYORS • PLANNERS •