



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

APPLICATION FOR REZONING

Redistricting

4112 N. Lindsay Ave.

Project Name

4112 N. Lindsay Ave.

Address / Location of Property to be Rezoned

Office development.

Purpose Statement / Proposed Development

O-2

Proposed Zoning District

Staff Use Only:

Case No.: PC 10926

File Date: 2-13-24

Ward No.: W7

Nbhd. Assoc.: ----

School District: OKC

Extg Zoning: R-1

Overlay: _____

R-1

Present Use of Property

6.62 acres MOL

ReZoning Area (Acres or Square Feet)

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.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Kaitlyn Turner

Signature of Applicant

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

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbflaw.com; kturner@wbflaw.com;
esilberg@wbflaw.com

Email

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



Doc Stamps \$825.00

mailing address: 636 NE 41st, OKC, OK 73105

DEED OF PERSONAL REPRESENTATIVE

THIS INDENTURE made this 24th day of October, 2023, by and between Stephanie L. Johnson, the duly appointed, qualified and acting Personal Representative of the Estate of Dale L. Johnson, Deceased, Grantor, and Association of Oklahoma General Contractors, an Oklahoma not for profit corporation, Grantee(s).

WITNESSETH:

WHEREAS, the Probate Division of the District Court of Oklahoma County, State of Oklahoma, Case No. PB-2023-1122, after due and legal application by Grantor, did on the 9th day of October, 2023, make an Order Authorizing Sale of Real and Personal Property Under Tit. 58 O.S. §239, a certified copy of which Order Authorizing Sale of Real and Personal Property Under Tit. 58 O.S. §239 will be filed of record in the Office of the County Clerk of Oklahoma County, which Order Authorizing Sale of Real and Personal Property Under Tit. 58 O.S. §239 is hereby referred to and made a part of this Indenture.

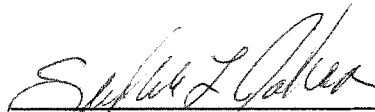
NOW, THEREFORE, Stephanie L. Johnson, Personal Representative of the Estate of Dale L. Johnson, Deceased, Grantor, pursuant to authority granted her in said Order Authorizing Sale of Real and Personal Property Under Tit. 58 O.S. §239, for and in consideration of the sum of Five Hundred Fifty Thousand and no/100 Dollars (\$550,000.00), less and except closing costs, paid to her in accordance with the terms set forth in said Order Authorizing Sale of Real and Personal Property Under Tit. 58 O.S. §239, has granted, bargained, sold, and conveyed, and by these presents does so grant, bargain, sell and convey unto Grantee, its successors and assigns, forever, all the right, title, interest and estate of said Dale L. Johnson, Deceased, at the time of his death, and also all the right, title, and interest that said Estate may have acquired by operation of law or otherwise, other than, or in addition to, that of said Decedent at the time of his death, in and to the following described real property situated in the County of Oklahoma, State of Oklahoma, to-wit:

Real estate located at 4112 N. Lindsay Ave., Oklahoma City, OK, 73105, and more particularly described as:

South 264' of Block 5 and
East 370' of South 198' of Block 4 and
East 370' of North 66' of Block 5
All of Northview addition to Oklahoma City, Oklahoma County, Oklahoma

TO HAVE AND TO HOLD, all and singular, the above-described premises, together with the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining, unto Grantee, her heirs, personal representatives, and assigns, forever.

IN WITNESS WHEREOF, Personal Representative as aforesaid, has hereunto caused this deed to be executed the day and year first above written.

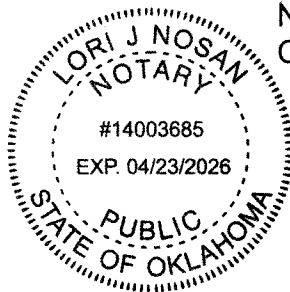

 Stephanie L. Johnson,
 Personal Representative


STATE OF OKLAHOMA)
) ss:
 COUNTY OF Canadian)

Before me, a notary public in and for this state, on this 24th day of October, 2023, personally appeared Stephanie L. Johnson, Personal Representative of the Estate of Dale L. Johnson, deceased, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:

 (SEAL)




 Notary Public
 Commission No. _____

Property Address: 4112 N. Lindsay Ave., Oklahoma City, OK 73105

Bried Legal: S264FT of BLK 5 & E370FT of S198FT of BLK 4 & E370FT of N66FT of BLK 5,
North View Addition

LETTER OF AUTHORIZATION

Robert Stem, Executive Director AOGC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location
4112 N. Lindsay, OKC, OK 73105

By: 

Title: Exec Dir

Date: 2 / 7 / 24

CERTIFICATE OF BONDED ABTRACTOR
(300 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 300 feet in all directions of the following described land:


The South 264 feet of Block 5 & the East 370 feet of the South 198 feet of Block 4 & the East 370 feet of the North 66 feet of Block 5, North View Addition, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), 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: February 7, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority #
File No. 2855860-OK99

OWNERSHIP REPORT
ORDER 2855860-OK99

DATE PREPARED: FEBRUARY 12, 2024
EFFECTIVE DATE: FEBRUARY 7, 2024 AT 7:30 AM

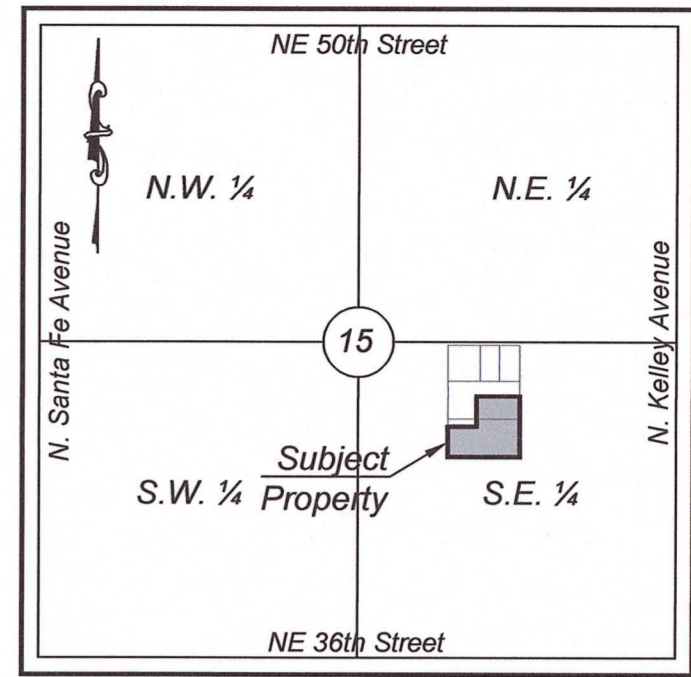
MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2658	R086716600	ASSOCIATION OF OKLAHOMA GENERAL CONTRACTORS		636 NE 41ST	OKLAHOMA CITY	OK	73105	NORTH VIEW ADDITION	000	000	NORTH VIEW ADDITION 000 000 S264FT OF BLK 5 & E370FT OF S198FT OF BLK 4 & E370FT OF N66FT OF BLK 5 (SUBJECT PROPERTY)	4112 N LINDSAY AVE OKLAHOMA CITY
2658	R086799000	STEELE PROPERTIES GROUP LLC		641 NE 39TH ST	OKLAHOMA CITY	OK	73105-7217	ELLIOTT PETERS SUB	007	000	ELLIOTT PETERS SUB 007 000 LOTS 47 THRU 50	641 NE 39TH ST OKLAHOMA CITY
2658	R086717010	ASSOCIATION OF OKLAHOMA	GENERAL CONTRACTORS	636 NE 41ST ST	OKLAHOMA CITY	OK	73105-7232	NORTH VIEW ADDITION	000	000	NORTH VIEW ADDITION 000 000 E275FT OF BLK 6	636 NE 41ST ST OKLAHOMA CITY
2658	R086716000	TJLK PROPERTIES LLC		312 NE 63RD ST	OKLAHOMA CITY	OK	73105-1428	NORTH VIEW ADDITION	000	000	NORTH VIEW ADDITION 000 000 S198FT OF BLK 4 EX E370FT & N66FT OF BLK 5 EX E370FT	4140 N LINDSAY AVE OKLAHOMA CITY
2658	R086713010	OKLAHOMA BANKERS	ASSOCIATION	643 NE 41ST ST	OKLAHOMA CITY	OK	73105-7295	NORTH VIEW ADDITION	000	000	NORTH VIEW ADDITION 000 000 N180FT OF E275FT & S150FT OF E250FT OF BLK 3	643 NE 41ST ST OKLAHOMA CITY
2658	R086712010	EQUITABLE VENTURE PARTNERS LLC		PO BOX 11732	OKLAHOMA CITY	OK	73136	NORTH VIEW ADDITION	000	000	NORTH VIEW ADDITION 000 000 A PT OF BLK 1 N2ACR OF BLK 4 DESCRIBED AS BEG AT A PT 680F E & 240FT S OF CENTER SEC 15 12N 3W TH E180FT S100FT W180F N100FT TO BEG	4208 N LINDSAY AVE OKLAHOMA CITY
2658	R086712005	DEAN ROBERT EUGENE		700 NE 42ND ST	OKLAHOMA CITY	OK	73105-7004	NORTH VIEW ADDITION	000	000	NORTH VIEW ADDITION 000 000 BEG NW/C BLK 1 TH S220FT E90FT N220FT W90FT TO BEG	700 NE 42ND ST OKLAHOMA CITY
2658	R086711000	BEALE JENNIFER L		712 NE 42ND ST	OKLAHOMA CITY	OK	73105	NORTH VIEW ADDITION	000	000	NORTH VIEW ADDITION 000 000 W167FT OF E342FT OF LOT 1	712 NE 42ND ST OKLAHOMA CITY
2658	R086712500	DEAN PHYLLIS M		708 NE 42ND ST	OKLAHOMA CITY	OK	73105-7004	NORTH VIEW ADDITION	001	000	NORTH VIEW ADDITION 001 000 BEG 90FT E OF NW/C TH E90FT S220FT W90FT N220FT W90FT TO BEG	708 NE 42ND ST OKLAHOMA CITY
2658	R086712000	DEAN ROBERT E		700 NE 42ND ST	OKLAHOMA CITY	OK	73105-7004	NORTH VIEW ADDITION	001	000	NORTH VIEW ADDITION 001 000 BEG 180FT E OF NW/C TH S310FT E98FT N310FT W98FT TO BEG PLUS E98FT OF W278FT OF N132FT OF BLK 4	0 UNKNOWN OKLAHOMA CITY
2658	R086711500	MONSON ANGELA Z		720 NE 42ND ST	OKLAHOMA CITY	OK	73105-7004	NORTH VIEW ADDITION	001	000	NORTH VIEW ADDITION 001 000 BEG 75FT W OF SE/C OF SD BLK TH W100FT TH N TO N LINE TH E100FT TH S TO BEG	720 NE 42ND ST OKLAHOMA CITY
2658	R086711200	PERRY SOPHIA L HOPSON		730 NE 42ND ST	OKLAHOMA CITY	OK	73105-7004	NORTH VIEW ADDITION	001	000	NORTH VIEW ADDITION 001 000 E75FT	730 NE 42ND ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2855860-OK99

DATE PREPARED: FEBRUARY 12, 2024
EFFECTIVE DATE: FEBRUARY 7, 2024 AT 7:30 AM

2658	R086715000	EQUITABLE VENTURE PARTNERS LLC		PO BOX 11732	OKLAHOMA CITY	OK	73136	NORTH VIEW ADDITION	004	000	NORTH VIEW ADDITION 004 000 W180FT OF N132FT EXC A TR NW/C 10FT E&W BY 180FT N&S	4200 N LINDSAY AVE OKLAHOMA CITY
2658	R086714000	WILSON VITA LERA TRS	WILSON VITA LERA REV TRUST	4201 N PHILLIPS AVE	OKLAHOMA CITY	OK	73105	NORTH VIEW ADDITION	004	000	NORTH VIEW ADDITION 004 000 E342FT OF N132FT	4201 N PHILLIPS AVE OKLAHOMA CITY
2658	R086718100	BONFIRE REAL ESTATE HOLDINGS LLC		5300 NE 48TH ST	OKLAHOMA CITY	OK	73121	NORTH VIEW ADDITION	008	000	NORTH VIEW ADDITION 008 000 PT OF BLK 8 BEG AT SW/C BLK 8 TH N310FT E155FT S116.30FT W24.40FT S19.60FT E24.40FT S174.10FT W155FT TO BEG CONT 1.09ACRS MORE OR LESS	4000 N LINDSAY AVE OKLAHOMA CITY
2658	R086718000	LACHMAN ENTERPRISE LLC		30 OVERBROOKE LN	GLEN HEAD	NY	11545	NORTH VIEW ADDITION	008	000	NORTH VIEW ADDITION 008 000 PT OF BLK 8 BEG 155FT E OF SW/C BLK 8 TH E310FT N310FT W310FT S116.30FT W24.40FT S19.60FT E24.40FT S174.10FT TO BEG CONT 2.22ACRS MORE OR LESS	711 NE 39TH ST OKLAHOMA CITY
2658	R086718200	HOPKINS SHAWN		PO BOX 54615	OKLAHOMA CITY	OK	73154-1615	NORTH VIEW ADDITION	008	000	NORTH VIEW ADDITION 008 000 E 1/2 OF E 1/2	725 NE 39TH ST OKLAHOMA CITY
2658	R168661850	ESPERANZA REAL ESTATE	INVESTMENTS LLC	12601 DUTCH FOREST LN	EDMOND	OK	73013	OKLAHOMA TOWNSHIP	000	000	OKLAHOMA TOWNSHIP 000 000 PT SE4 SEC 15 12N 3W N 1/2 OF E 1/2 SE4 SUBJ TO ESMTS OF RECORD	0 UNKNOWN UNINCORPORATED
2658	R133204505	CONSOLIDATED CAPITAL	INVESTMENTS LLC	1200 SOVEREIGN ROW	OKLAHOMA CITY	OK	73108	UNPLTD PT SEC 15 12N 3W	000	000	UNPLTD PT SEC 15 12N 3W 000 000 PT OF SE4 SEC 15 12N 3W BEG 1145FT S & 65FT E OF NW/C OF SE4 TH E300FT S155FT E175FT N145FT E100FT N165FT W575FT S155FT TO BEG OR FORM LOTS 1 THRU 11 & N135FT LOTS 12 THRU 23 & ALL LOTS 40 THRU 46 PLUS N 1/2 VAC ALLEY ADJ LOTS 1 THRU 4 ON S & ALL VAC ALLEY ADJ LOTS 5 THRU 11 ON S ELLIOTT PETERS SUBBLK 7 & VAC 39TH ST TERR	4010 N LINCOLN BLVD, Unit 120 OKLAHOMA CITY

ALTA/NSPS Land Title Survey
Part of the Southeast Quarter of
Section 15, Township 12 North, Range 3 West
City of Oklahoma City, Oklahoma County, Oklahoma



Vicinity Map
Section 15, Township 12N, Range 3W
Not To Scale

Surveyor's Notes

- The survey correctly shows the location of buildings, structures and other improvements situated on the subject property;
- Except as shown, there are no encroachments onto adjoining properties, streets or alleys by buildings, structures or other improvements, and no encroachments onto said property by buildings, structures or other improvements situated on adjoining properties;
- The subject property is located within an area having a Zone Designation, Zone X, areas of minimal flood hazard, by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 40109C0170 H and 40109C0190H, with an Effective Date of December 18, 2009, for Community Number 405378 in the City of Oklahoma City, Oklahoma County, Oklahoma, which is the current Flood Insurance Rate Map for the subject property.
- The subject property has direct physical access to North Lindsay Avenue, a public street or highway;
- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.

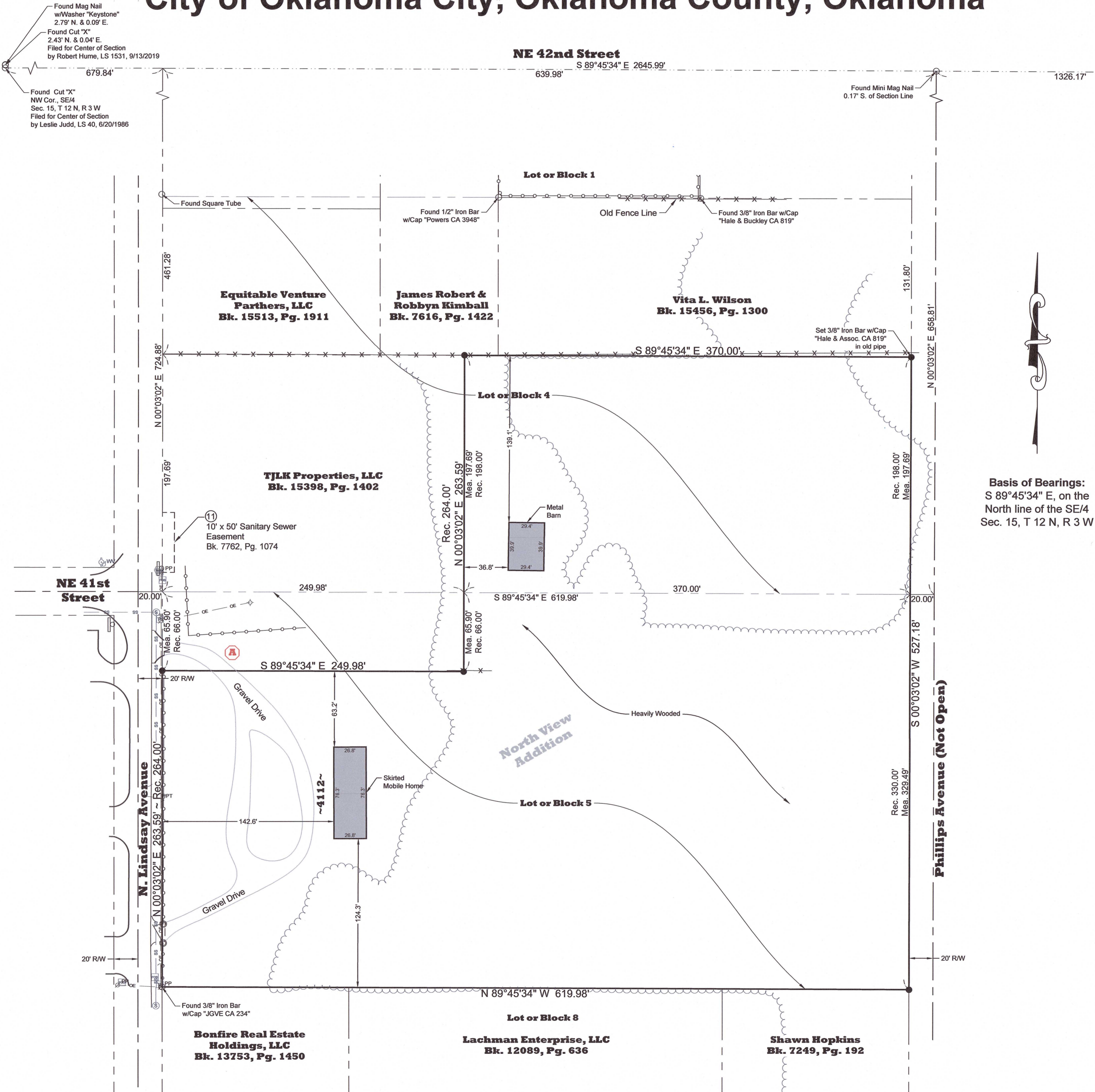
Statement of Encroachments

- (A) Gravel drive encroaches property line.

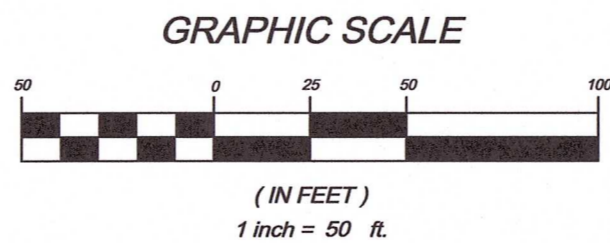
Legend			
○	FOUND MONUMENT	⊗	GAS METER
●	SET MONUMENT	⊙	SANITARY SEWER MANHOLE
	3/8" IRON BAR WITH CAP "HALE & ASSOC. CA 819"	⊗	WATER METER
⊗	TELEPHONE PEDESTAL	⊗	WATER VALVE
⊗	FIBER OPTIC PULL BOX	⊗	FIRE HYDRANT
⊗	ELECTRIC METER	⊗	SIGN
⊗	POWER POLE		
⊗	GUY ANCHOR		
<hr/>			
		SUBJECT PROPERTY	
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		PROPERTY LINE	
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		EASEMENT LINE	
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		SECTION LINE	
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		CENTER LINE	
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OE		OE	
		OVERHEAD ELECTRIC LINES	
<hr/>			
x x x x x x x x x x		HOG WIRE FENCE	
<hr/>			
○ — ○ — ○ — ○ — ○ — ○		CHAIN LINK FENCE	



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.



Basis of Bearings:
S 89°45'34" E, on the
North line of the SE/4
Sec. 15, T 12 N, R 3 W



Title Commitment

Commitment No.: 660741
Effective Date: July 13, 2023 at 7:30 AM
FirstTitle & Abstract Services, LLC
16305 N. May Avenue,
Edmond, Oklahoma 73013

Legal Description

The South Two-Hundred Sixty-four (264) feet, in Block Five (5), of NORTH VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.
And
The East Three-Hundred Seventy (370) feet of the South One-Hundred Ninety-eight (198) feet, in Block Four (4), of NORTH VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.
And
The East Three-Hundred Seventy (370) feet of the North Sixty-six (66) feet, in Block Five (5), of NORTH VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Notes Corresponding to Schedule "B-II"

- (1) Terms, conditions and provisions of Private Easement in favor of Oklahoma Liquefied Petroleum Gas Association, dated January 1, 2000, filed January 12, 2000 as Document No. 2000004964, and recorded in Book 7762, Page 1074 in the Office of the Oklahoma County Clerk. This item is plotted and does not affect the subject property.

Surveyor's Certificate

To Association of Oklahoma General Contractors, FirstTitle & Abstract Services, LLC and Alliant National Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a), and 13 of Table A thereof. The field work was completed on October 17 & 26, 2023.

Curtis Lee Hale, LS 1084

Oct. 31, 2023
Date of Plat or Map



CLIENT	Bobby Stem 636 NE 41st Street Oklahoma City, Oklahoma 73105
PROJECT NAME	North View Addition Part of Blocks 4 & 5 4112 North Lindsay Avenue Oklahoma City, Oklahoma ALTA/NSPS Land Title Survey
PROJECT NO.	4558.2
FILE	4558-2.dwg
DATE	10/25/2023
DRAWN BY	JMS
CHECKED BY	CH, CH
FIELD CREW	1
SHEET	1
OF	1