



**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 SPECIAL PERMIT

Sara Road Truck Driving School

Project Name

701 N Sara Rd

Address / Location of Property

Staff Use Only:	586
Case No.: SP	
File Date:	1-26-24
Ward No.:	W3
Nbhd. Assoc.:	---
School District:	YUKON
Extg Zoning:	I-2
Overlay:	

Truck Driving School

Proposed Use

The site will be used for a truck driving school expansion to educate OK citizens for higher paying jobs.

Purpose Statement (provide attachment if necessary)

### REQUIREMENTS FOR SUBMITTAL:

- ☒ 1.) One (1) Typed Legal Description of Proposed Special Permit 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 (600-foot for drinking establishments) area of the property to be considered. 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 (or 600-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.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ☐ 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Tom H. Vaught,  
Manager

Freedom Market Place Partners, LLC

Applicant's Name (please print)

3701 NE 104th St.

Applicant's Mailing Address

Oklahoma City, OK 73131

City, State, Zip Code

405-850-6556

Phone

tom@victorycre.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

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

701 N Sara Road Special Permit Area

TRACT 1 A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter (NE/4); Thence N00°11'31"E along the East line of said Northeast Quarter (NE/4), a distance of 510.16 feet; Thence N90°00'00"W a distance of 50.00 feet to the Point of Beginning; Thence S89°59'31"W a distance of 403.57 feet; Thence N28°00'03"E a distance of 61.48 feet; Thence N54°22'42"E a distance of 44.64 feet; Thence N44°10'08"E a distance of 45.68 feet; Thence N21°44'40"E a distance of 52.22 feet; Thence N23°04'05"E a distance of 49.23 feet; Thence N46°41'49"E a distance of 26.05 feet; Thence N58°34'59"E a distance of 36.32 feet; Thence N38°30'27"E a distance of 49.97 feet; Thence N12°06'02"E a distance of 14.02 feet; Thence N06°09'25"W a distance of 33.75 feet; Thence N26°05'30"W a distance of 48.19 feet; Thence N56°47'50"W a distance of 32.79 feet; Thence N36°39'58"E a distance of 10.98 feet; Thence N90°00'00"E a distance of 230.98 feet; Thence S00°11'31"W parallel with the East line of said Northeast Quarter (NE/4), a distance of 400.00 feet to the Point of Beginning.

State Of Oklahoma  
Canadian County  
Documentary Stamps  
**\$738.00**



Doc#: R 2024 828  
Bk&Pg: RB 5784 266-274  
Filed: 01-09-2024 TMH  
10:45:32 AM WD  
Canadian County, OK 9E

~~Return to:~~

Freedom Market Place Partners, LLC  
3540 East Hefner Road  
Oklahoma City, OK 73131

**Ret to:**

First American Title  
3000 W. Memorial Road, Suite 216  
Oklahoma City, OK 73120

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **738.00**

Tax ID#: **138653**

Filed/insured by: First American Title Insurance Company  
File No.: **2834486-OK11 (AJ)**

That **Spencer Property Investments, 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 **Freedom Market Place Partners, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Canadian** County, State of **Oklahoma**, to wit:

**SEE ATTACHED EXHIBIT A**

Property Address: **655 Blk N, Sara Road, Yukon, OK 73099**

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 08, 2024**.

**Spencer Property Investments, LLC, an  
Oklahoma limited liability company**

By:   
David Spencer, Manager/Member

①

**RECORDER'S MEMORANDUM**

*At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.*

## ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }  
 } **ss.**  
 COUNTY OF **CLEVELAND** }

This instrument was acknowledged before me on **January 08, 2024**, by **David Spencer** as **Manager/Member** of **Spencer Property Investments, LLC** an **Oklahoma limited liability company**.

\_\_\_\_\_  
 NOTARY PUBLIC **Amy Jones**

My Commission Expires **03-17-2027**



Mail Tax Statements To:  
 Freedom Market Place Partners, LLC  
 3540 East Hefner Road  
 Oklahoma City, OK 73131

**EXHIBIT 'A'**

File No.: **2834486-OK11 (AJ)**

Property: **655 Blk N, Sara Road, Yukon, OK 73099**

**TRACT 1**

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter (NE/4); Thence N00°11'31"E along the East line of said Northeast Quarter (NE/4), a distance of 510.16 feet; Thence N90°00'00"W a distance of 50.00 feet to the Point of Beginning; Thence S89°59'31"W a distance of 403.57 feet; Thence N28°00'03"E a distance of 61.48 feet; Thence N54°22'42"E a distance of 44.64 feet; Thence N44°10'08"E a distance of 45.68 feet; Thence N21°44'40"E a distance of 52.22 feet; Thence N23°04'05"E a distance of 49.23 feet; Thence N46°41'49"E a distance of 26.05 feet; Thence N58°34'59"E a distance of 36.32 feet; Thence N38°30'27"E a distance of 49.97 feet; Thence N12°06'02"E a distance of 14.02 feet; Thence N06°09'25"W a distance of 33.75 feet; Thence N26°05'30"W a distance of 48.19 feet; Thence N56°47'50"W a distance of 32.79 feet; Thence N36°39'58"E a distance of 10.98 feet; Thence N90°00'00"E a distance of 230.98 feet; Thence S00°11'31"W parallel with the East line of said Northeast Quarter (NE/4), a distance of 400.00 feet to the Point of Beginning.

**TRACT 2**

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter (NE/4); Thence N00°11'31"E along the East line of said Northeast Quarter (NE/4), a distance of 910.16 feet; Thence N90°00'00"W a distance of 50.00 feet to the Point of Beginning; Thence N90°00'00"W a distance of 230.98 feet; Thence N31°16'25"E a distance of 124.53 feet; Thence N13°01'29"E a distance of 318.33 feet; Thence N89°55'51"E a distance of 95.99 feet; Thence S00°11'31"W parallel with the East line of the Northeast Quarter (NE/4), a distance of 416.70 feet to the Point of Beginning.

**TRACT 3**

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 34; thence N00°11'31"E, along the East line of the Northeast Quarter, a distance of 510.16 feet to the Point of Beginning; thence S89°59'31"W, a distance of 50.00 feet; thence N00°11'31"E and parallel with the East line of the Northeast Quarter, a distance of 816.71 feet; thence N89°55'51"E, a distance of 50.00 feet to the East line of the Northeast Quarter; thence S00°11'31"W, along the East line of the Northeast Quarter, a distance of 816.76 feet to the Point of Beginning.

Approval # 27393  
27394  
NOV 03 2023

Southeast Corner Northeast Quarter of Section 34, T. 12 N.,  
R. 5 W., 14th. Hog land found in place as per references  
filed with Oklahoma Department of Mines on 8-2-2016  
by PLS 6627 Controlling Owner

Date Revised 2 November 2023

Page 1 of 2

James S. Yager

Licensed Professional Land Surveyor Number 1006  
Professional Seal Number 2778

Certificate of Authorization Number 2778

1212 South Air Depot      Number 19 Suite 102

1212 South Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-337-3612/Fax 405-737-4215

## CERTIFICATE OF SURVEY

I, James S. Yager, Licensed Professional Land Surveyor, did perform a careful survey of the following described tracts:

TRACT 1 **701**  
A part of the Northeast Quarter of Section 34, T. 12 N., R. 5 W., I.M., Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 34, thence N.00°11'31"E., along the East Line of the Northeast Quarter of said Section 34 and being the basis for the bearings in the following described tract, prepared by James S. Yager, Licensed Professional Land Surveyor, a distance of 510.16 feet to THE POINT OR PLACE OF BEGINNING; thence S 89°59'31"W., a distance of 453.57 feet; thence N 28°00'03"E., a distance of 61.48 feet; thence N 54°22'42"E., a distance of 44.64 feet; thence N.44°10'08"E., a distance of 45.68 feet; thence N.21°44'40"E., a distance of 52.22 feet; thence N.23°04'05"E., a distance of 49.23 feet; thence N.46°41'49"E., a distance of 26.05 feet; thence N.58°34'59"E., a distance of 36.32 feet; thence N.38°30'27"E., a distance of 33.52 feet; thence N.89°59'31"E., a distance of 248.04 feet to the East Line of the Northeast Quarter of said Section 34; thence S.00°11'31"W., along the East Line of the Northeast Quarter of said Section 34, a distance of 269.85 feet to the point or place of beginning. Said described tract contains 96,024.860 Square Feet or 2.204 Acres, more or less.

TRACT 2 **401**  
A part of the Northeast Quarter of Section 34, T. 12 N., R. 5 W., I.M., Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 34, thence N.00°11'31"E., along the East Line of the Northeast Quarter of said Section 34 and being the basis for the bearings in the following described tract, prepared by James S. Yager, Licensed Professional Land Surveyor, a distance of 780.01 feet to THE POINT OR PLACE OF BEGINNING; thence S.89°59'31"W., a distance of 248.04 feet; thence N.38°30'27"E., a distance of 16.45 feet; thence N.12°06'02"E., a distance of 14.02 feet; thence N.06°09'25"W., a distance of 33.75 feet; thence N.26°05'30"W., a distance of 48.19 feet; thence N.56°47'50"W., a distance of 32.79 feet; thence N.36°39'58"E., a distance of 10.98 feet; thence N.31°16'25"E., a distance of 124.53 feet; thence N.13°01'29"E., a distance of 318.33 feet; thence N.89°55'51"E., a distance of 145.99 feet to the East Line of the Northeast Quarter of said Section 34; thence S.00°11'31"W., along the East Line of the Northeast Quarter of said Section 34, a distance of 546.90 feet to the point or place of beginning. Said described tract contains 102,206.421 Square Feet or 2.346 Acres, more or less.

## 17 FOOT LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 34, T. 12 N., R. 5 W., I.M., Canadian County, Oklahoma, being more particularly described as follows:

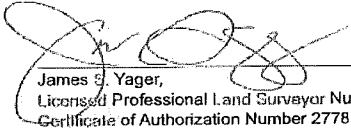
Commencing at the Southeast Corner of the Northeast Quarter of said Section 34, thence N.00°11'31"E., along the East Line of the Northeast Quarter of said Section 34 and the basis for the bearings in the following described tract prepared by James S. Yager, Licensed Professional Land Surveyor, a distance of 510.16 feet; thence N.90°00'00"W., a distance of 33.00 feet to THE POINT OR PLACE OF BEGINNING; thence continuing N.90°00'00"W., a distance of 17.00 feet; thence N.00°11'31"E. and parallel with the East Line of the Northeast Quarter of said Section 34, a distance of 816.71 feet; thence S.90°00'00"E., a distance of 17.00 feet; thence S.00°11'31"W. and parallel with the East Line of the Northeast Quarter of said Section 34, a distance of 816.71 feet to the point or place of beginning.

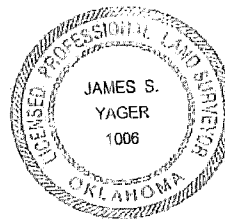
The basis for the bearings in the above description, are based upon the East Line of the Northeast Quarter of Section 34, T. 12 N., R. 5 W., I.M., Canadian County, Oklahoma. This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of Survey: 25 October 2023

Date Revised: 2 November 2023

Date Signed: 11-2-23

  
James S. Yager,  
Licensed Professional Land Surveyor Number 1006  
Certificate of Authorization Number 2778  
1212 S. Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110  
405-737-3412



Oklahoma City Planning Commission

Deed Approval # **27394**

**27393**  
NOV 03 2023

Date Revised: 11-2-2023

Page: 2 of 2

File Name: C:\Users\JYager\OneDrive\Documents\27394.dwg

**James S. Yager**

Licensed Professional Land Surveyor Number 1006

Certificate of Authorization Number 2778

1212 South Air Depot Number 19 Suite 102

Midwest City, Oklahoma 73110 Telephone: 405-237-3412 Fax: 405-737-4215

*Rev 2 Nov 23*

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to DeedAFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA     )  
   )  
 COUNTY OF Oklahoma     )     ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Ronan Brett Tucker  
 (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 partner (role, such as titled officer or trustee) of Freedom Market Place Partners LLC (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.

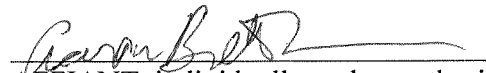
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State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

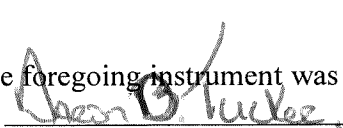


OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

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.

 AFFIANT, individually and as authorized agent of the Entity 11/8/24 Date

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of Jan, 2024,  
by .

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_



OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to DeedAFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA     )  
   )  
 COUNTY OF Oklahoma     )     ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Thomas H. Vaught  
 (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 Partner (role, such as titled officer or trustee) of Freedom Market Place Partners, LLC (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 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 citizens(s) or bona fide residents of the State of Oklahoma.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

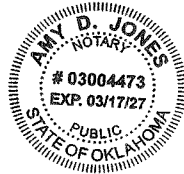
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]  
AFFIANT, individually and as authorized agent of the Entity

01/08/2024  
Date

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of Jan, 2024,  
by Thomas Wright



[Signature]  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_

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

**TRACT 1**

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter (NE/4); Thence N00°11'31"E along the East line of said Northeast Quarter (NE/4), a distance of 510.16 feet; Thence N90°00'00"W a distance of 50.00 feet to the Point of Beginning; Thence S89°59'31"W a distance of 403.57 feet; Thence N28°00'03"E a distance of 61.48 feet; Thence N54°22'42"E a distance of 44.64 feet; Thence N44°10'08"E a distance of 45.68 feet; Thence N21°44'40"E a distance of 52.22 feet; Thence N23°04'05"E a distance of 49.23 feet; Thence N46°41'49"E a distance of 26.05 feet; Thence N58°34'59"E a distance of 36.32 feet; Thence N38°30'27"E a distance of 49.97 feet; Thence N12°06'02"E a distance of 14.02 feet; Thence N06°09'25"W a distance of 33.75 feet; Thence N26°05'30"W a distance of 48.19 feet; Thence N56°47'50"W a distance of 32.79 feet; Thence N36°39'58"E a distance of 10.98 feet; Thence N90°00'00"E a distance of 230.98 feet; Thence S00°11'31"W parallel with the East line of said Northeast Quarter (NE/4), a distance of 400.00 feet to the Point of Beginning.

**TRACT 2**

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter (NE/4); Thence N00°11'31"E along the East line of said Northeast Quarter (NE/4), a distance of 910.16 feet; Thence N90°00'00"W a distance of 50.00 feet to the Point of Beginning; Thence N90°00'00"W a distance of 230.98 feet; Thence N31°16'25"E a distance of 124.53 feet; Thence N13°01'29"E a distance of 318.33 feet; Thence N89°55'51"E a distance of 95.99 feet; Thence S00°11'31"W parallel with the East line of the Northeast Quarter (NE/4), a distance of 416.70 feet to the Point of Beginning.

**TRACT 3**

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 34; thence N00°11'31"E, along the East line of the Northeast Quarter, a distance of 510.16 feet to the Point of Beginning; thence S89°59'31"W, a distance of 50.00 feet; thence N00°11'31"E and parallel with the East line of the Northeast Quarter, a distance of 816.71 feet; thence N89°55'51"E, a distance of 50.00 feet to the East line of the Northeast Quarter; thence S00°11'31"W, along the East line of the Northeast Quarter, a distance of 816.76 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: January 17, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Sarah Overholser

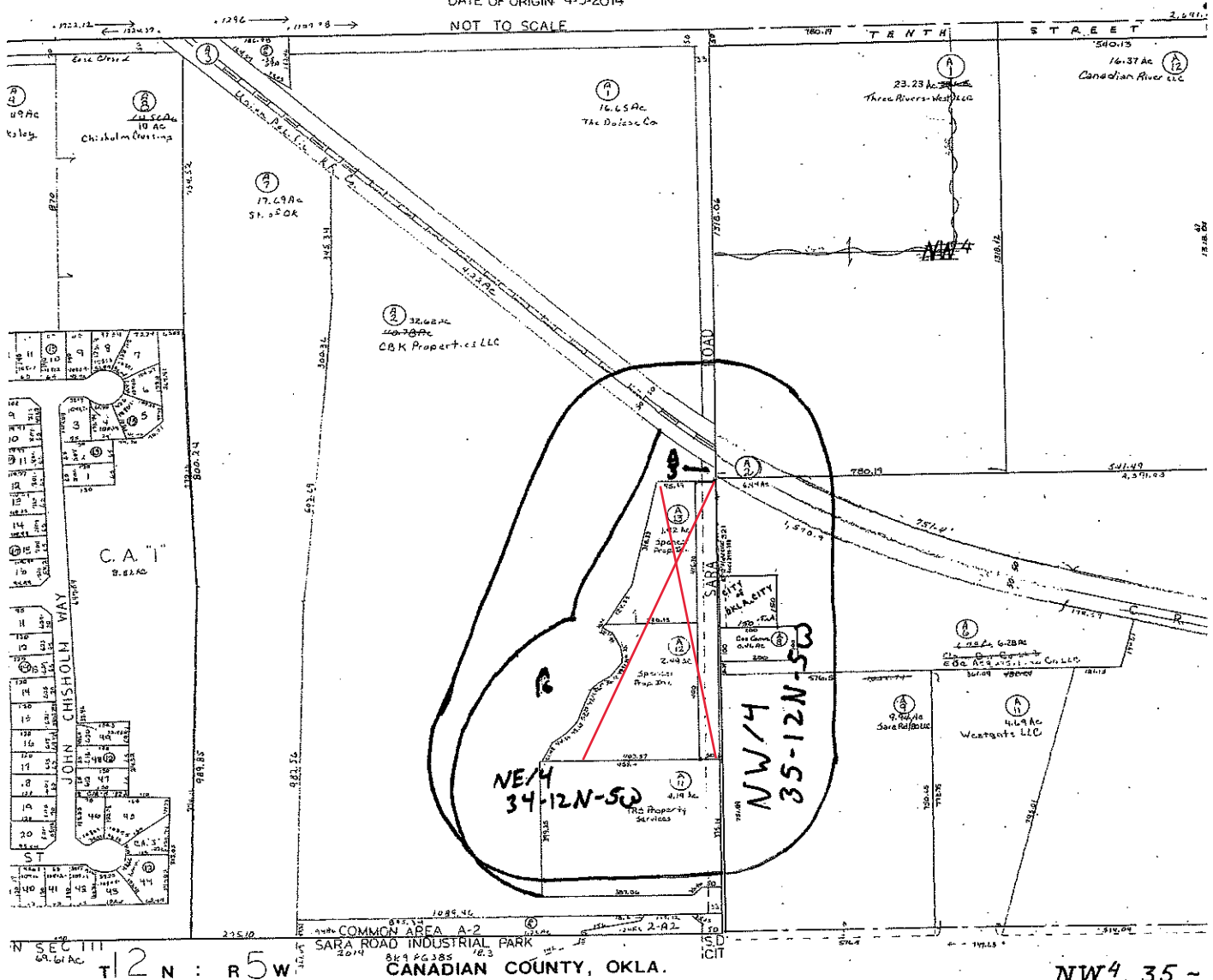
Abstractor License No. 4803

OAB Certificate of Authority # 0058

File No. 2853494-WA99

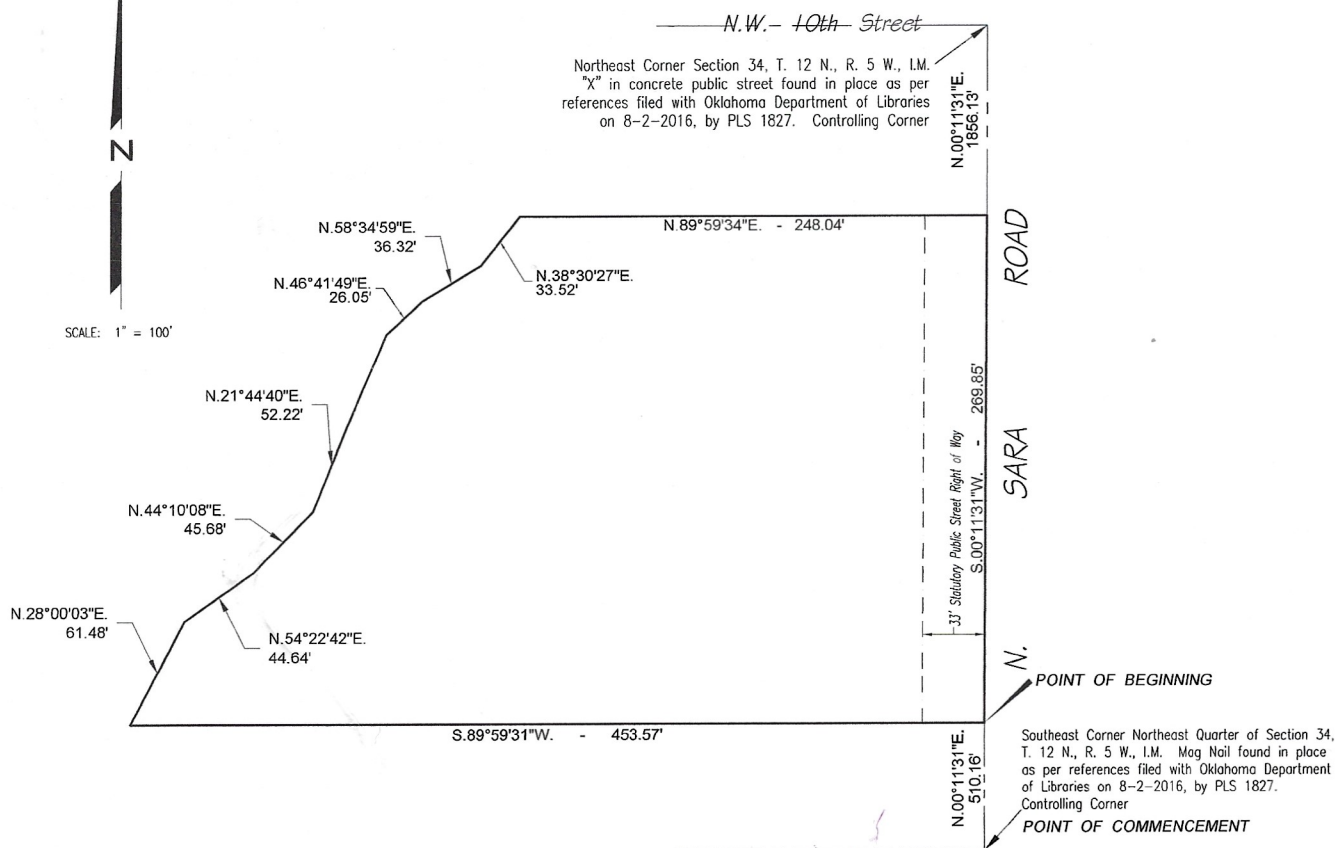
DATE OF ORIGIN 4-9-2014

NOT TO SCALE



Owner	Mailing Address	Legal Description
FREEDOM MARKET PLACE PARTNERS, LLC	13320 SW 29TH ST.YUKON.OK.73099	PT NE/4 34-12N-5W (A#12 & A#13 AND PT #2 ON THE MAP) - SUBJECT PROPERTY
CBK PROPERTIES LLC	PO BOX 429.PIEDMONT.OK.73078-0000	PT NE/4 34-12N-5W (A#3 ON THE MAP)
DAVINION PROPERTIES XIV LLC	525 N SARA RD.YUKON.OK.73099	PT NE/4 34-12N-5W (A#11 ON THE MAP)
CMT INDUSTRIAL PROPERTIES LLC	3999 MOFFAT RD NE.PIEDMONT.OK.73078	PT NE/4 34-12N-5W (A#15 & A#16 ON THE MAP)
UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS ST STOP 1690.OMAHA.NE.68178	PT NE/4 34-12N-5W (A#3 ON THE MAP) AND PT NW/4 35-12N-5W (A#2 ON THE MAP)
THE DOLESE COMPANY	BOX 677.OKLAHOMA CITY.OK.73101	PT NE/4 34-12N-5W (A#1 ON THE MAP)
BA LEASING BSC LLC	11333 MCCORMICK RD.MAILCODE: MD5-032-07-05.HUNT VALLEY.MD.21031	PT NW/4 35-12N-5W (A#1 ON THE MAP)
CANADIAN RIVER LLC	2804 RICE MINE RD NE.TUSCALOOSA.AL.73406	PT NW/4 35-12N-5W (A#5 ON THE MAP)
COOLEY PROPERTIES LLC	PO BOX 231.PIEDMONT.OK.73078	PT NW/4 35-12N-5W (#6 ON THE MAP)
THE CITY OF OKLA CITY	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102	PT NW/4 35-12N-5W (A#3 ON THE MAP)
COX COMMUNICATIONS INC	6205 PEACHTREE DUNWOODY RD TOWER A.12TH FL CORP TAX.ATLANTA.GA.30328	PT NW/4 35-12N-5W (A#8 ON THE MAP)
G&I X INDUSTRIAL OKC LLC	575 FIFTH AVE 38TH FLOOR.NEW YORK.NY.10017	PT NW/4 35-12N-5W (A#9) ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102	STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.

**PLAT OF SURVEY**  
A part of the Northeast Quarter of Section 34, T. 12 N., R. 5 W., I.M.  
Oklahoma City, Canadian County, Oklahoma



**CERTIFICATE OF SURVEY**

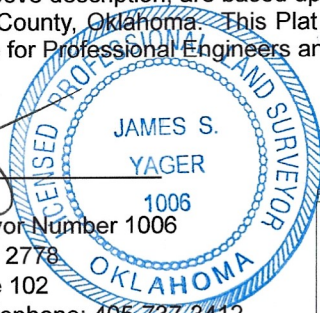
I, James S. Yager, Licensed Professional Land Surveyor, certify that I have made a careful survey of the following described tract:

A part of the Northeast Quarter of Section 34, T. 12 N., R. 5 W., I.M., Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter of said Section 34, thence N.00°11'31"E., along the East Line of the Northeast Quarter of said Section 34 and being the basis for the bearings in the following described tract, prepared by James S. Yager, Licensed Professional Land Surveyor, a distance of 510.16 feet; thence S.89°59'31"W., a distance of 33.00 feet to THE POINT OR PLACE OF BEGINNING; thence continuing S.89°59'31"W., a distance of 420.57 feet; thence N.28°00'03"E., a distance of 61.48 feet; thence N.54°22'42"E., a distance of 44.64 feet; thence N.44°10'08"E., a distance of 45.68 feet; thence N.21°44'40"E., a distance of 52.22 feet; thence N.23°04'05"E., a distance of 49.23 feet; thence N.46°41'49"E., a distance of 26.05 feet; thence N.58°34'59"E., a distance of 36.32 feet; thence N.38°30'27"E., a distance of 33.52 feet; thence N.89°59'31"E., a distance of 215.04 feet to a point 33.00 feet West of the East Line of the Northeast Quarter of said Section 34; thence S.00°11'31"W., 33.00 feet West of and parallel to the East Line of the Northeast Quarter of said Section 34, a distance of 269.85 feet to the point or place of beginning. Said described tract contains 87,120.000 Square Feet or 2.000 Acres, more or less.

The basis for the bearings in the above description, are based upon the East Line of the Northeast Quarter of Section 34, T. 12 N., R. 5 W., I.M., Canadian County, Oklahoma. This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date Signed: 1-26-24

James S. Yager,  
Licensed Professional Land Surveyor Number 1006  
Certificate of Authorization Number 2778  
1212 S. Air Depot Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-737-3412



Page 1 of 1

File Name: C:\SURVEYS\701 SARA ROAD\South Tract.DWG

**James S. Yager**

Licensed Professional Land Surveyor  
Certificate of Authorization Number 2778  
1212 South Air Depot \* Number 19 Suite 102  
Midwest City, Oklahoma 73110 Telephone: 405-737-3412



*350.45. Moderate Impact Institutional (59-8250.15).*

A.

The site shall front, or have direct access to, a street meeting design standards for, at least, a collector street.

B.

No off-street parking or loading space shall be located closer than 20 feet to any lot line abutting a residential district.

C.

Lighted outdoor facilities shall not be located closer than 20 feet to any property line that adjoins a residential use. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

D.

Properties developed and occupied as schools prior to the effective date of this chapter, shall be allowed to continue the use of such property for school purposes and to expand existing facilities without securing a special permit, provided the following conditions are met:

(1)

The property is zoned for residential, office or commercial use and was so designated prior to the effective date of this chapter.

(2)

All expansions or additions to existing facilities shall conform to the development regulations of the applicable zoning district.

(3)

Accessory uses shall be allowed only by grant of special exception or special permit and shall not be exempt from the requirements otherwise placed upon them by this chapter.

(4)

The application shall address: the size of the proposed site, the use anticipated, a description of the operation, and the means to mitigate impacts to surrounding land uses.