



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

Johnson & Associates on behalf of LWTMF, LLC

Name of Applicant

16401 S Pennsylvania Ave

Address / Location of Property

To close an unused portion of SW 164th Street

Purpose Statement / Development Goal

Stat Case No.	1130
Case No.: CE	
File Date:	9-11-24
Ward No.:	W5
Nbhd. Assoc.:	-----
School District:	MOORE
Extg Zoning:	R-1 / PUD-1600
Overlay:	-----

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):

LWTMF, LLC

Name

2501 SW 134th Street

Mailing Address

Oklahoma City, OK, 73170

City, State, Zip Code

Phone

Email


 Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK, 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

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.

Return to:
Paul B Odom III
2300 SW 89th, Ste. A
Oklahoma City, OK 73159

①

FA-Country
IS.W

WARRANTY DEED
INDIVIDUAL FORM
"SURFACE ONLY"

Doc# R 2013 30286
Bk&Pg:RB 5184 908-909
Filed 07-24-2013
03 49 36 PM
Cleveland County, OK

MA
WD

KNOW ALL MEN BY THESE PRESENTS:

That LWTMF LAND LIMITED PARTNERSHIP, an Oklahoma Limited Partnership of Cleveland County, State of Oklahoma, party of the first part, in consideration of the sum of Ten and no/100 cents-----DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto LWTMF, L.L.C. of Cleveland County, State of Oklahoma, party of the second part, the following described real property and premises situated in Cleveland County, State of Oklahoma, to wit:

See Attached Exhibit "A"

"EXEMPTED FROM DOCUMENTARY STAMPS PER SEC 3202 PARAGRAPH #6"

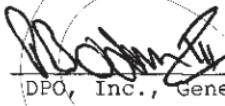
Property Address: 30-10-3W 160 AC SE/4

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

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

Signed and delivered this 19th day of July, 2013.

LWTMF Land Limited Partnership


DPO, Inc., General Partner
P.B. Odom III, President


STATE OF OKLAHOMA)
COUNTY OF Cleveland)

SS:

ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State on this 19th day of July, 2013, personally appeared P. B. Odom III, President of DPO, Inc., General Partner of LWTMF Land Limited Partnership, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his 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



"EXHIBIT A"

The Southeast Quarter (SE/4) of Section Thirty (30), Township Ten (10) North Range (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast Corner of said Southeast Quarter (SE/4);

Thence North $00^{\circ}50'01''$ West along the East line of said Southeast Quarter (SE/4) a distance of 2640.12 feet;

Thence South $89^{\circ}07'22''$ West along the North line of said Southeast Quarter (SE/4) a distance of 2642.95 feet;

Thence South $00^{\circ}51'51''$ East along the West line of said Southeast Quarter (SE/4) a distance of 2635.17 feet;

Thence North $89^{\circ}13'47''$ East along the South line of said Southeast Quarter (SE/4) a distance of 2641.53 feet to the Point of Beginning.

Attachment "A-1"

LEGAL DESCRIPTION

Sanabria
S.W. 164th Street Partial Vacation
August 5, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty (30) and a part of the Northeast Quarter (NE/4) and Northwest Quarter (NW/4) of Section Thirty-one (31), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of the NE/4 of said Section 31;

THENCE South 89°12'21" West, along and with the North line of the NE/4 of said Section 31, a distance of 83.00 feet to a point on the West line of an easement in favor of the City of Oklahoma City recorded in Book 4434, Page 1413 (OKC Easement 1), said point being the POINT OF BEGINNING;

THENCE South 01°08'55" East, along and with the West line of said OKC Easement 1, a distance of 7.51 feet;

THENCE South 87°08'51" West, departing said West line, a distance of 332.13 feet;

THENCE South 89°03'37" West, a distance of 1,466.70 feet;

THENCE South 89°08'28" West, a distance of 813.12 feet;

THENCE North 46°22'20" West, a distance of 33.57 feet to a point on the North line of the NW/4 of said Section 31;

THENCE North 88°46'28" East, along and with the North line of the NW/4 of said Section 31, a distance of 77.20 feet to the Northeast (NE) Corner of the NW/4 of said Section 31, the same being the Southwest (SW) Corner of the SE/4 of said Section 30;

THENCE North 00°52'24" West, along and with the West line of the SE/4 of said Section 30, a distance of 33.00 feet;

THENCE North 89°12'21" East, parallel with and 33.00 feet North of the South line of the SE/4 of said Section 30, a distance of 2,558.48 feet to a point on the West line of a 33' easement in favor of the City of Oklahoma City as described in Journal Entry for Case No. CJ-07-2347-BH (OKC Easement 2);

THENCE South 00°50'14" East, along and with the West line of said OKC Easement 2, a distance of 33.00 feet to the POINT OF BEGINNING.

Containing 139,620 square feet or 3.2052 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.

Prepared by Matthew Johnson P.L.S. 1807

Johnson & Associates

Certificate of Authorization No. 1484 (Expires 6-30-25)

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LWTMF, LLC
2501 SW 134th St.
Oklahoma City, OK 73170
PH: (405) 691-8797

November 16, 2023

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mrs. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Mrs. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Final Plat application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "P. Beckman", with a long, sweeping horizontal line extending to the right.

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 3343 005 / PA

September 9, 2024

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: Sanabria Easement Closure: Easement Closure Submittal

Dear Ms. Welch:

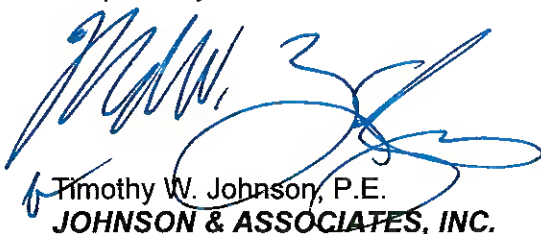
On behalf of our client, LWTMF, LLC, we are submitting a request for an easement closure application to be reviewed and recommended for approval by the Planning Commission. The proposed closure is located just west of Pennsylvania Ave and SW 164th Street in southwest Oklahoma City. This application seeks to partially vacate the existing SW 164th Street right-of-way that exists on the property. The street is not currently constructed at this point and dead ends at Pennsylvania Ave.

Please find attached the following submittal documents for the above referenced project:

- Application for Closure
- Letter of Authorization
- Deed
- Legal Description
- Petition
- Exhibit
- Filing Fee of \$1,400.00 to be paid online

Please review the following information for its completeness and place this application on the Planning Commission docket of **October 24, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES, INC.

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates, Inc.
[3343 003 / PER]

August 15, 2024

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: Sanabria Easement Closure: Easement Closure Submittal

Dear Ms. Welch:

On behalf of our client, LWTMF, LLC, we are submitting a request for an easement closure application to be reviewed and recommended for approval by the Planning Commission. The proposed closure is located just west of Pennsylvania Ave and SW 164th Street in southwest Oklahoma City. This application seeks to partially vacate the existing SW 164th Street right-of-way that exists on the property. The street is not currently constructed at this point and dead ends at Pennsylvania Ave.

Please find attached the following submittal documents for the above referenced project:

- Application for Dedication
- Letter of Authorization
- Deed
- Legal Description
- Petition
- Exhibit
- Filing Fee of \$1,400.00 to be paid online

Please review the following information for its completeness and place this application on the Planning Commission docket of **September 26, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES, INC.

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates, Inc.
[3343 003 / PER]

CERTIFICATE OF BONDED ABTRACTOR
(600 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CLEVELAND)

The undersigned bonded abstractor in and for Cleveland 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 Cleveland County, Oklahoma, as updated by the records of the County Clerk of Cleveland 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 600 feet in all directions of the following described land:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty (30) and a part of the Northeast Quarter (NE/4) and Northwest Quarter (NW/4) of Section Thirty-one (31), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of the NE/4 of said Section 31;
THENCE South 89°12'21" West, along and with the North line of the NE/4 of said Section 31, a distance of 83.00 feet to a point on the West line of an easement in favor of the City of Oklahoma City recorded in Book 4434, Page 1413 (OKC Easement 1), said point being the POINT OF BEGINNING;
THENCE South 01°08'55" East, along and with the West line of said OKC Easement 1, a distance of 7.51 feet;
THENCE South 87°08'51" West, departing said West line, a distance of 332.13 feet;
THENCE South 89°03'37" West, a distance of 1,466.70 feet;
THENCE South 89°08'28" West, a distance of 813.12 feet;
THENCE North 46°22'20" West, a distance of 33.57 feet to a point on the North line of the NW/4 of said Section 31;
THENCE North 88°46'28" East, along and with the North line of the NW/4 of said Section 31, a distance of 77.20 feet to the Northeast (NE) Corner of the NW/4 of said Section 31, the same being the Southwest (SW) Corner of the SE/4 of said Section 30;
THENCE North 00°52'24" West, along and with the West line of the SE/4 of said Section 30, a distance of 33.00 feet;
THENCE North 89°12'21" East, parallel with and 33.00 feet North of the South line of the SE/4 of said Section 30, a distance of 2,558.48 feet to a point on the West line of a 33' easement in favor of the City of Oklahoma City as described in Journal Entry for Case No. CJ-07-2347-BH (OKC Easement 2);
THENCE South 00°50'14" East, along and with the West line of said OKC Easement 2, a distance of 33.00 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), 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 5, 2024 at 7:30 AM

First American Title Insurance Company

A handwritten signature in black ink that reads "Panda Craven". The script is cursive and fluid, with the first name "Panda" and last name "Craven" clearly distinguishable.

By:

Panda Craven

Abstractor License No. 85

OAB Certificate of Authority # 49

File No. 2887943-MO99

OWNERSHIP LIST

ORDER NO. 2887943-MO99

DATE PREPARED: August 12, 2024
EFFECTIVE DATE: August 5, 2024 at 7:30 A.M.

OWNER	LOT	BLK	ADDITION
LWTMF, LLC 2501 SW 134th ST Oklahoma City OK 73170-5746			30-10-3W 160 AC SE/4 #77822 Part of Subject Property
P. B. ODOM III TRUST 2501 SW 134th ST Oklahoma City OK 73170-5746			31-10-3W 94.12 AC N/2 NE/4 & PRT NE/4 NW/4 BEG NE/C NW/4 W280.6` SWLY 1377.6` E691`N1320` POB #77827 Part of Subject Property
BRADLEY S. CUMMINGS 12625 Derby WAY Oklahoma City OK 73173-8838			31-10-3W 215.74 AC PRT W/2 BEG NW/C NW/4 N 88D E2382.40' S 17D W1396.28' S 88D W459.14' S660.79' N 88D E155' S660.87' N 88D E392.12' S 01D E1294.37' W660.02' S1D E1289.77' W1422.76' N2559.90' N2640' POB #191041
CITY OF OKLAHOMA CITY 100 N Walker AVE, # 200 Oklahoma City OK 73102-2230			30-10-3W 156.80 AC LOTS 3 & 4 & E/2 SW/4 LESS BEG S1363 NW/C SW/4 E450 S350 W450 N350 POB #54152
SW 164 & PENN, LLC PO Box 7187 Moore OK 73153-1187			32-10-3W 149 AC NW/4 LESS 11 AC TO MID CONTINENT & BOW PIPE LINE CO #77837
SHORT JUNCTION OPERATING, LLC 5661 N Classen BLVD Oklahoma City OK 73118-4015			32-10-3W 6 AC PRT NW/4 BEG 320` E NW/C S555` E470` N555` W470` POB #54157
SWEETGRASS PARTNERS, LLC 1320 N Porter AVE Norman OK 73071-6619	COMMON AREA "D" & D/E		NATIVE PLAINS, SECTION 2, to OKC, Cleveland County, OK #187131
SALLIE SACKER 16301 SHORTGRASS DR OKLAHOMA CITY OK 73170	16	7	SPRINGS AT NATIVE PLAINS, SECTION 2, a Planned Unit Development, to OKC, Cleveland County, OK #190853

AMBIKA NARAYAN 16305 SHORTGRASS DR OKLAHOMA CITY OK 73170	15	7	SPRINGS AT NATIVE PLAINS, SECTION 2, a Planned Unit Development, to OKC, Cleveland County, OK #190852
ANDREA GANDY 16309 SHORTGRASS DR OKLAHOMA CITY OK 73170	14	7	SPRINGS AT NATIVE PLAINS, SECTION 2, a Planned Unit Development, to OKC, Cleveland County, OK #190851
LANDMARK FINE HOMES, LP 2900 Washington DR Norman OK 73069-1014	13	7	SPRINGS AT NATIVE PLAINS, SECTION 2, a Planned Unit Development, to OKC, Cleveland County, OK #190850
ROBIN MARCOTTE 16317 SHORTGRASS DR OKLAHOMA CITY OK 73170	12	7	SPRINGS AT NATIVE PLAINS, SECTION 2, a Planned Unit Development, to OKC, Cleveland County, OK #190849
LANDMARK FINE HOMES, LP 2900 Washington DR Norman OK 73069-1014	11	7	SPRINGS AT NATIVE PLAINS, SECTION 2, a Planned Unit Development, to OKC, Cleveland County, OK #190848
LANDMARK TRUE INVESTMENTS, LLC 2900 Washington DR Norman OK 73069-1014	10	7	SPRINGS AT NATIVE PLAINS, SECTION 2, a Planned Unit Development, to OKC, Cleveland County, OK #190847
LANDMARK TRUE INVESTMENTS, LLC 2900 Washington DR Norman OK 73069-1014	9	7	SPRINGS AT NATIVE PLAINS, SECTION 2, a Planned Unit Development, to OKC, Cleveland County, OK #190846
LMFH PROPERTIES, LLC 2900 Washington DR Norman OK 73069-1014	8	7	SPRINGS AT NATIVE PLAINS, SECTION 2, a Planned Unit Development, to OKC, Cleveland County, OK #190845
SARA SHARP 1612 SW 163RD ST OKLAHOMA CITY OK 73170	7	7	SPRINGS AT NATIVE PLAINS, SECTION 2, a Planned Unit Development, to OKC, Cleveland County, OK #190844

Petition for Easement Closure

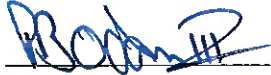
The undersigned do hereby request that an easement, existing within the City limits of Oklahoma City, be closed.

The easement is located as described by;

Exhibit A – Legal Description Attached

1.) 16003 S Pennsylvania Ave.

LWTMF, LLC
2501 SW 134th Street
Oklahoma City, OK 73170



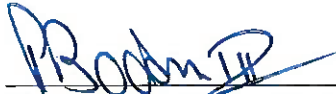
Signature *manager*

8.30.24

Date

2.) 2100 SW 164th St

P.B. Odom III, Trust
2501 SW 134th Street
Oklahoma City, OK 73170

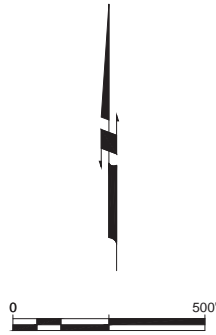
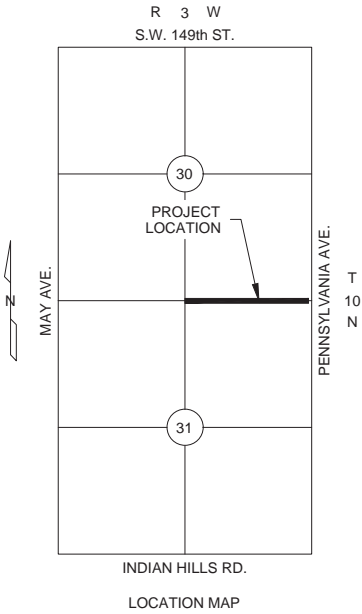


Signature *Trustee*

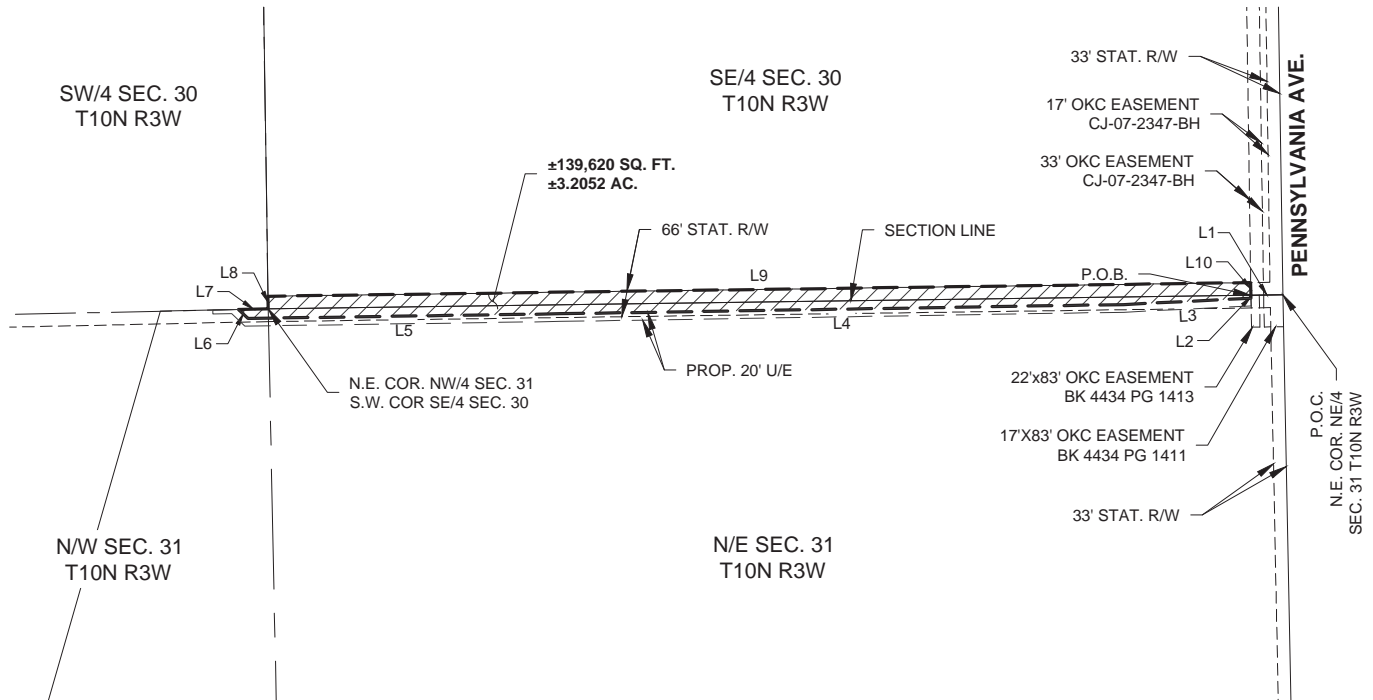
8.30.24

Date

ATTACHMENT "A-2"



Line Table		
Line #	Direction	Length
L1	S89°12'21"W	83.00'
L2	S01°08'55"E	7.51'
L3	S87°08'51"W	332.13'
L4	S89°03'37"W	1466.70'
L5	S89°08'28"W	813.12'
L6	N46°22'20"W	33.57'
L7	N88°46'28"E	77.20'
L8	N00°52'24"W	33.00'
L9	N89°12'21"E	2558.48'
L10	S00°50'14"E	33.00'



ACAD FILE: H:\3343\3343002\Exhibit\3343002-vacation2.dwg, 8/6/2024 9:57 AM, Matt Johnson
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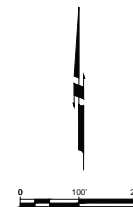
Copyright © 2024 Johnson & Associates

Proj. No.: 3343
Date: 8-5-24
Scale: 1"=500'

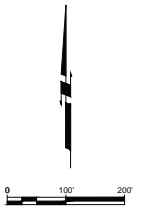
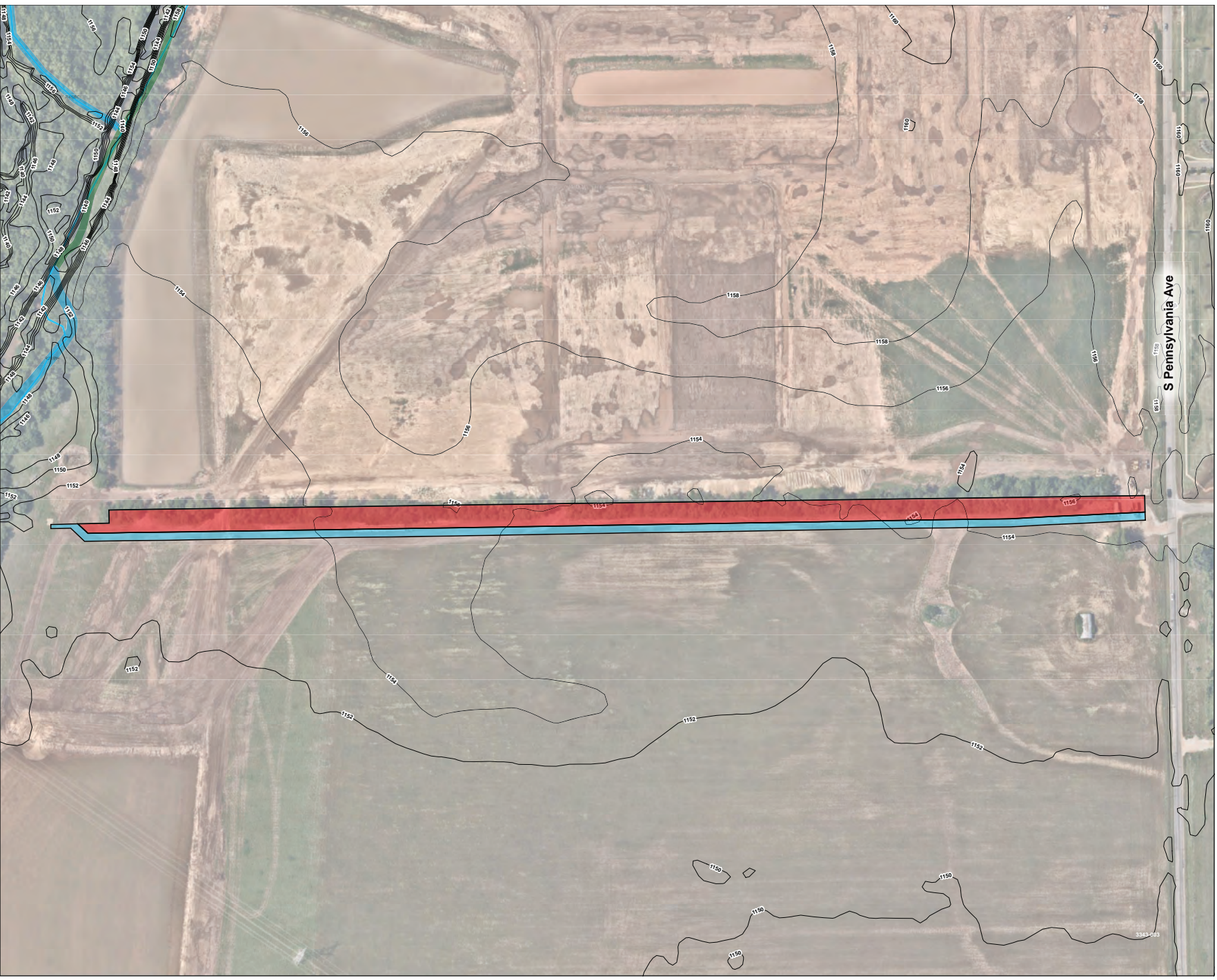
SANABRIA
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA
S.W. 164TH ST. PARTIAL VACATION



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •



Proposed SW 164th Street
Partial Vacation Exhibit



Sanabria Development

Proposed Easement
Dedication/Vacation

Legend

Proposed Easement Vacation
Proposed Easement Dedication



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 233-8875 FAX (405) 233-8875

ENGINEERS SURVEYORS PLANNERS
9/9/24