



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
Wallace Design Collective on behalf of
Independent School District No. 22, Canadian County

Name of Applicant

10000 West Memorial Road

Address / Location of Property

Partial closure of utility easement for a storm shelter addition

Purpose Statement / Development Goal

Staff Use Only:

1135

Case No.: CE

12-11-24

File Date:

W1

Ward No.:

Nbhd. Assoc.:

Piedmont

School District:

PUD-445

Extg Zoning:

Overlay:

Elementary School

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 property 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):

Dr. Eichelberger

Name

615 Edmond Road NW

Mailing Address

Piedmont, OK 73078

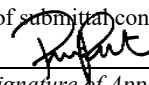
City, State, Zip Code

405.373.2311

Phone

drew.eichelberger@piedmontschools.org

Email


Signature of Applicant

Purvi Patel, Wallace Design Collective

Applicant's Name (please print)

410 N Walnut Ave, Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73013

City, State, Zip Code

405..536.2032

Phone

purvi.patel@wallace.design

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.

47 00
vta

10.00
2
2

BOOK PAGE
2946 532

Not Official

WARRANTY DEED

(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

That **STONERIDGE, L.L.C.**, an Oklahoma limited liability company, party of the first part, in consideration of the sum of Ten and No/100 dollars and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **INDEPENDENT SCHOOL DISTRICT NO. 22, CANADIAN COUNTY, OKLAHOMA**, party of the second part, the following described real property and premises situate in **CANADIAN** County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

MAIL TAX STATEMENT TO:
INDEPENDENT SCHOOL DISTRICT
NO. 22, CANADIAN COUNTY, OKLAHOMA
 713 Piedmont Road North
 Piedmont, OK 73078

Num. Index _____
 B.& P.N. Index _____
 Margin _____

together with the improvements thereon and the 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 and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature, subject to easements and restrictive covenants of record and LESS AND EXCEPT, any oil, gas and other minerals and all rights incident thereto, previously reserved or conveyed of record.

STATE OF OKLAHOMA

Canadian County

Signed and delivered this 21st day of July, 2004

Documentary Stamps: \$ 19⁵⁰

Return To:
Marcia J. Chappellear #390146
 c/o First American Title
 133 N.W. 8th Street
 Oklahoma City, OK 73102

STONERIDGE, L.L.C., an Oklahoma limited liability company

By: John D. Alexander
 John D. Alexander, manager

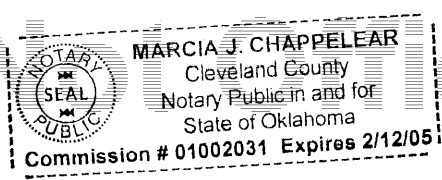
ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on July 21, 2004 by **John D. Alexander**, as manager of **STONERIDGE, L.L.C.**, an Oklahoma limited liability company.

My commission expires:
 02-12-2005

Marcia J. Chappellear
 MARCIA J. CHAPPELEAR Notary Public



6.5 19.50

Not Official

Not Official

Not Official

BOOK	PAGE
2946	533

"EXHIBIT A"

A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of said NE/4;

Thence South 88°44'18" West, along the North line of said NE/4, a distance of 947.72 feet;

Thence South 01°15'42" East, a distance of 17.00 feet, to the Point of Beginning;

Thence South 01°15'42" East, a distance of 642.45 feet;

Thence South 88°44'57" West, a distance of 678.17 feet;

Thence North 01°15'42" West, a distance of 642.32 feet;

Thence North 88°44'18" East, a distance of 678.17 feet, to the Point of Beginning.

A portion of said lands being platted as "Memorial Road" in the recorded plat of STONERIDGE FARMS SEC. 1, an Addition to the City of Oklahoma City, Canadian County, Oklahoma.

Not Official

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Not Official

Not Official



Doc # 2004020188
Bk 2946
Pg 532-533
DATE 07/23/04 13:30:52
Filing Fee \$15.00
Documentary Tax \$19.50
State of Oklahoma
County of CANADIAN
CANADIAN County Clerk
PHYLLIS BLAIR

Legal Description

A part of Lot One (1), Block One (1), PIEDMONT ELEMENTARY to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the Northwest corner of said Lot One (1);

THENCE North $88^{\circ}44'18''$ East along the north line of said Lot One (1), a distance of 35.79 feet to the west line of a Fifteen (15) foot utility easement as shown on said plat;

THENCE South $01^{\circ}15'42''$ East along the west line of said utility easement, a distance of 185.03 feet to the POINT OF BEGINNING;

THENCE North $88^{\circ}44'18''$ East a distance of 15.00 feet to the east line of said utility easement;

THENCE South $01^{\circ}15'42''$ East along the east line of said utility easement a distance of 163.38 feet;

THENCE South $88^{\circ}44'18''$ West a distance of 15.00 feet to the west line of said utility easement;

THENCE North $01^{\circ}15'42''$ West along the west line of said utility easement a distance of 163.38 feet to the POINT OF BEGINNING.

Containing 2,451 square feet or 0.056 acres, more or less.

December 11, 2024

City of Oklahoma City
Planning Department, Subdivision & Zoning
420 West Main Street, Suite 910
Oklahoma City, OK 73102

RE: Letter of Authorization for an Easement Closure Application

Dear Ms. Welch,

This letter is to authorize Wallace Design Collective, PC to submit an easement closure application with the City of Oklahoma City for the parcel located at 10000 West Memorial Road.

Sincerely,



Dr. Drew Eichelberger
Superintendent, Independent School District No. 22, Canadian County, Oklahoma
615 Edmond Road NW, Piedmont OK 73078
405-373-2311
drew.eichelberger@piedmontschools.org

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 9th day of December, 2024




Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 9 day of December, 20 24.

My Commission Expires:

01/02/27



Notary Public
Commission # 19000041



STONERIDGE LLC
305 W MEMORIAL RD STE A-2
OKLAHOMA CITY OK 73114-

TRAN,PHAT ETAL
10120 NW 139TH CIRCLE
YUKON OK 73099-0000

RIFFEY,COURTNEY LIVING TRUST
9912 NW 137TH ST
YUKON OK 73099-

O'CONNOR,TRISHA
9908 NW 137TH ST
YUKON OK 73099

099 LLC
12500 KINGSBROOK RD
OKLAHOMA CITY OK 73142-

STEINHOFF,DOUGLAS & SHERA LIVING
TRUST
9900 NW 137TH ST
YUKON OK 73099

SOLINSKI,PATRICK THOMAS &
HEATHER R
13801 KORBYN DR
YUKON OK 73099-

MARS,JOSEPH M
13800 AGATE DR
YUKON OK 73099-

DAVIDSON,TAYLOR & JACOB
13801 AGATE DR
YUKON OK 73099-

EITZEN,VINCE & SHEILA
10004 NW 137TH ST
YUKON OK 73099-0000

LEBLANC INVESTMENTS LLC
PO BOX 6718
EDMOND OK 73083

CHRISMAN,GARY L JR &
13401 N MORGAN RD
YUKON OK 73099-0000

NJOH,VICTOR N & CARINE N
10040 NW 134TH
YUKON OK 73099-0000

FINLEY,CY D & HEATHER J
10028 NW 137TH ST
YUKON OK 73099-0000

HULL,SHAUNA H & WAYNE DAVID
10024 NW 137TH ST
YUKON OK 73099-0000

WEIK,JEFF C & AIMEE L
10020 NW 137TH ST
YUKON OK 73099-0000

VARDARO,ERICA M
10016 NW 137TH ST
YUKON OK 73099-

MESCHBERGER,MICHAEL A JR & KORI
M
10012 NW 137TH ST
YUKON OK 73099-

GUST,DONALD ROLLAND
10008 NW 137TH ST
YUKON OK 73099-

SMITH,MICHAEL AARON & AMANDA
10036 NW 137TH ST
YUKON OK 73099

ARMSTRONG,THOMAS & DEBRA
10040 NW 137TH ST
YUKON OK 73099

TURNER,KIMBERLY N
13801 TEAGEN LN
YUKON OK 73099

MUELLER,KATIE DAWN
13800 TEAGAN LN
YUKON OK 73099

ABRELL,DEBBIE C REVOCABLE TRUST
13801 HUNTER JACKSON DR
YUKON OK 73099-

THOMPSON,DON S & VICKI
13800 HUNTER JACKSON DRIVE
YUKON OK 73099-0000

INDEPENDENT SCHOOL DISTRICT #22
713 PIEDMONT RD N
PIEDMONT OK 73078-0000

SCHOOL DISTRICT #22
713 PIEDMONT RD N
PIEDMONT OK 73078-0000

FISHER,RANDY & DEBORAH
10020 NW 134TH ST
YUKON OK 73099-0000

HAINES, JOEL & LISA REVOCABLE
TRUST
10060 NW 134TH ST
YUKON OK 73099-

CHRISMAN,GARY L JR &
13401 N MORGAN RD
YUKON OK 73099-0000

WOOD,ANDREW F
13625 KESWICK LN
YUKON OK 73099

PATTERSON,MARK E & KATE M REVOC
TRUST
9920 NW 134TH ST
YUKON OK 73099-

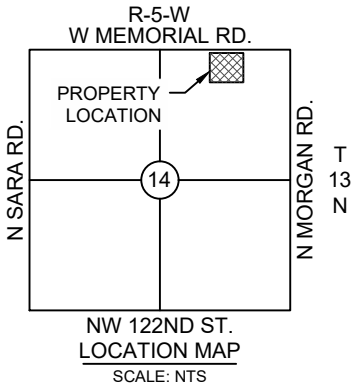
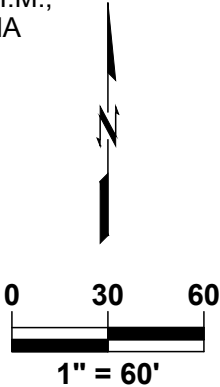
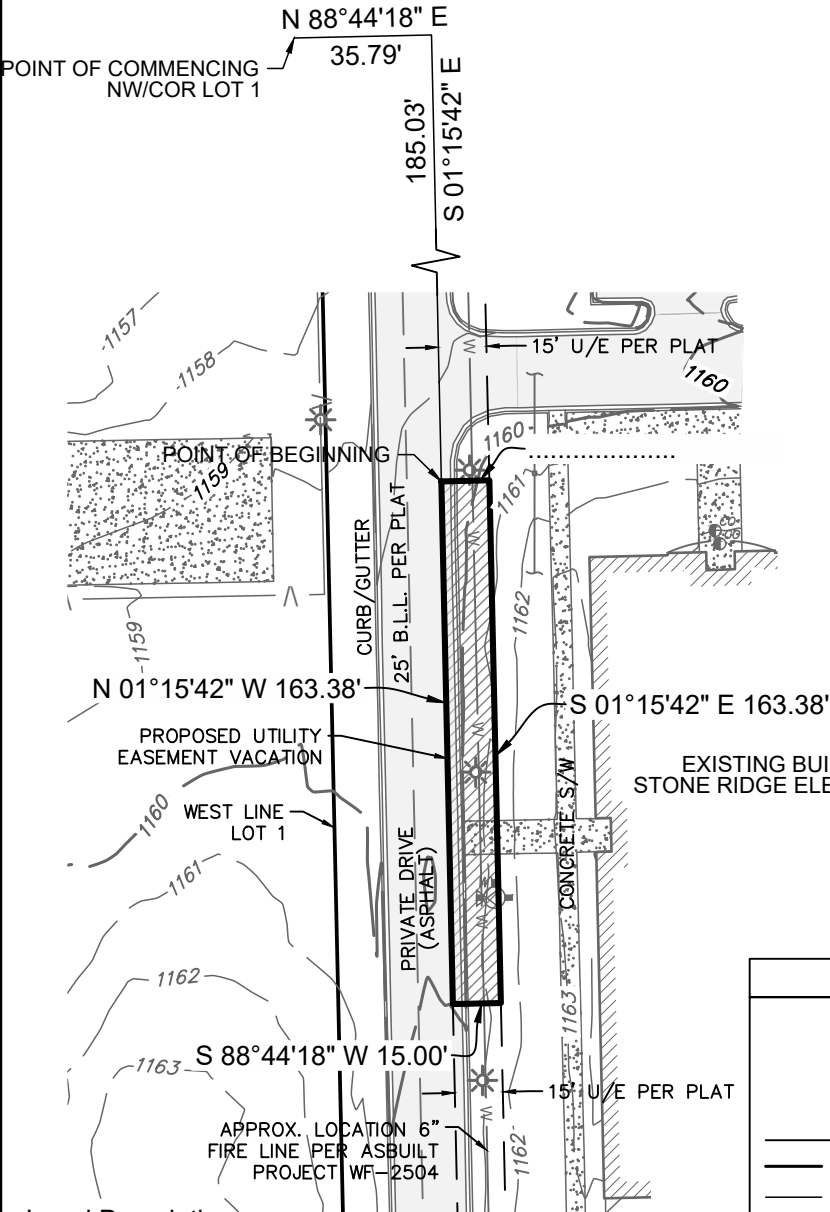
WASHINGTON,CHRISTOPHER E
PSC 428 BOX 14
APO AE 09633-0001

HATFIELD,KAREN S REVOCABLE
TRUST
10048 NW 137TH ST
YUKON OK 73099

STONERIDGE FARMS HOA INC
PO BOX 381
PIEDMONT OK 73078-

\\oke-server\Civil\Projects\2480032 Piedmont Stone Ridge Intermediate School\Survey\dwg\2480032 Utility Easement Vacation Exhibit.dwg PLOT: 12/11/2024 7:17:17 AM ORIG. SIZE: 8.5"X14"

EXHIBIT 'A'
UTILITY EASEMENT VACATION
A PART OF LOT 1, BLOCK 1, PIEDMONT ELEMENTARY
A SUBDIVISION WITHIN THE NE/4 OF SEC. 14, T.13N., R.5W., I.M.,
CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGEND

	LIGHT POLE
	SEWER CLEAN-OUT
	FIRE HYDRANT
	WATER VALVE
	WATER LINE
	MAJOR CONTOUR (5 FT INT.)
	MINOR CONTOUR (1 FT INT.)

Legal Description

A part of Lot One (1), Block One (1), PIEDMONT ELEMENTARY to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the Northwest corner of said Lot One (1);

THENCE North 88°44'18" East along the north line of said Lot One (1), a distance of 35.79 feet to the west line of a Fifteen (15) foot utility easement as shown on said plat;

THENCE South 01°15'42" East along the west line of said utility easement, a distance of 185.03 feet to the POINT OF BEGINNING;

THENCE North 88°44'18" East a distance of 15.00 feet to the east line of said utility easement;

THENCE South 01°15'42" East along the east line of said utility easement a distance of 163.38 feet;

THENCE South 88°44'18" West a distance of 15.00 feet to the west line of said utility easement;

THENCE North 01°15'42" West along the west line of said utility easement a distance of 163.38 feet to the POINT OF BEGINNING.

Containing 2,451 square feet or 0.056 acres, more or less.

NOTES:

- This exhibit is for a utility easement closure/vacation only and does not represent a boundary survey.

PIEDMONT STONE
RIDGE ELEMENTARY

10000 W MEMORIAL RD.
YUKON, OK



wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
410 north walnut ave.
oklahoma city, oklahoma 73104
405.236.5858
wallace.design
ok ca 1460 exp. 06-30-2025

UTILITY EASEMENT VACATION

REV.	DESCRIPTION	DATE
PROJECT NO.	2480032	SHEET 1 OF 1

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, a Notary Public in and for said County and State, on this 22nd day of March, 2006, personally appeared James J. Redden, to me known to be the identical person who executed the within and foregoing instrument associated the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witnessed by my hand(s) this 22nd day of March, 2006.

STATE OF OKLAHOMA)

COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 22nd day of March, 2006, personally appeared James J. Redden, to me known to be the identical person who executed the within and foregoing instrument associated the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Number is 03060132

My Commission Expires the 22nd day of March, 2007

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown of the annexed plat of Piedmont Elementary are hereby accepted.

Approved by the Council of the City of Oklahoma City, Oklahoma, this 16th day of March, 2006.

CITY OF OKLAHOMA CITY, OKLAHOMA

ATTEST: James J. Redden Mayor

CERTIFICATE OF CITY CLERK

James J. Redden City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all delinquent payments on unincorporated instruments upon special assessment have been paid in full and that there are no special assessments, provisions now pending against the land shown on the Final Plat of Piedmont Elementary, to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk this 16th day of March, 2006.

CITY PLANNING COMMISSION APPROVAL

I, John M. Dyer, Planning Director for the City of Oklahoma City Planning Commission, hereby certify that the Commission duly approved this plat on the 22nd day of March, 2006.

CERTIFICATE OF COUNTY TREASURER

David L. Redden County Treasurer of Canadian County, State of Oklahoma, hereby certify that I am duly sworn, qualified and acting County Treasurer of Canadian County, State of Oklahoma, that the tax records of said County show all taxes are paid for the year 2006 and prior years on the land shown on the annexed plat of Piedmont Elementary in addition to the City of Oklahoma City in Canadian County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at Canadian County, State of Oklahoma this 22nd day of March, 2006.

David L. Redden
County Treasurer - Canadian County, Oklahoma

BONDED ABSTRACTER'S CERTIFICATE

STATE OF OKLAHOMA)

COUNTY OF CANADIAN) SS

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land included in the annexed plat of Piedmont Elementary to the City of Oklahoma City, Canadian County, Oklahoma, appears to be vested in the Independent School District No. 22, Canadian County, Oklahoma, and that on the 22nd day of March, 2006, or on any date or dates referred to are unincorporated by pending orders, judgments, liens, mortgages, leases or other encumbrances, except mortgages of record of Ground Leases and Lease Purchase Agreements of record, that there are no outstanding tax sales certificates against said land and no tax debts are owed to any person.

EXECUTED at Edmond, Canadian County, Oklahoma, on this 22nd day of March, 2006.

Warranty Title & Abstract, Inc.

James J. Redden

Notary Public

SURVEYOR'S CERTIFICATE

I, James J. Redden, Registered Professional Land Surveyor No. 1510 in the State of Oklahoma, do hereby certify that this plat of Piedmont Elementary in addition to the City of Oklahoma City, Canadian County, Oklahoma, represents a lawful survey made under my supervision, and that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 21, Section 41-108 of the Oklahoma State Statutes.

STATE OF OKLAHOMA)

COUNTY OF CANADIAN) SS

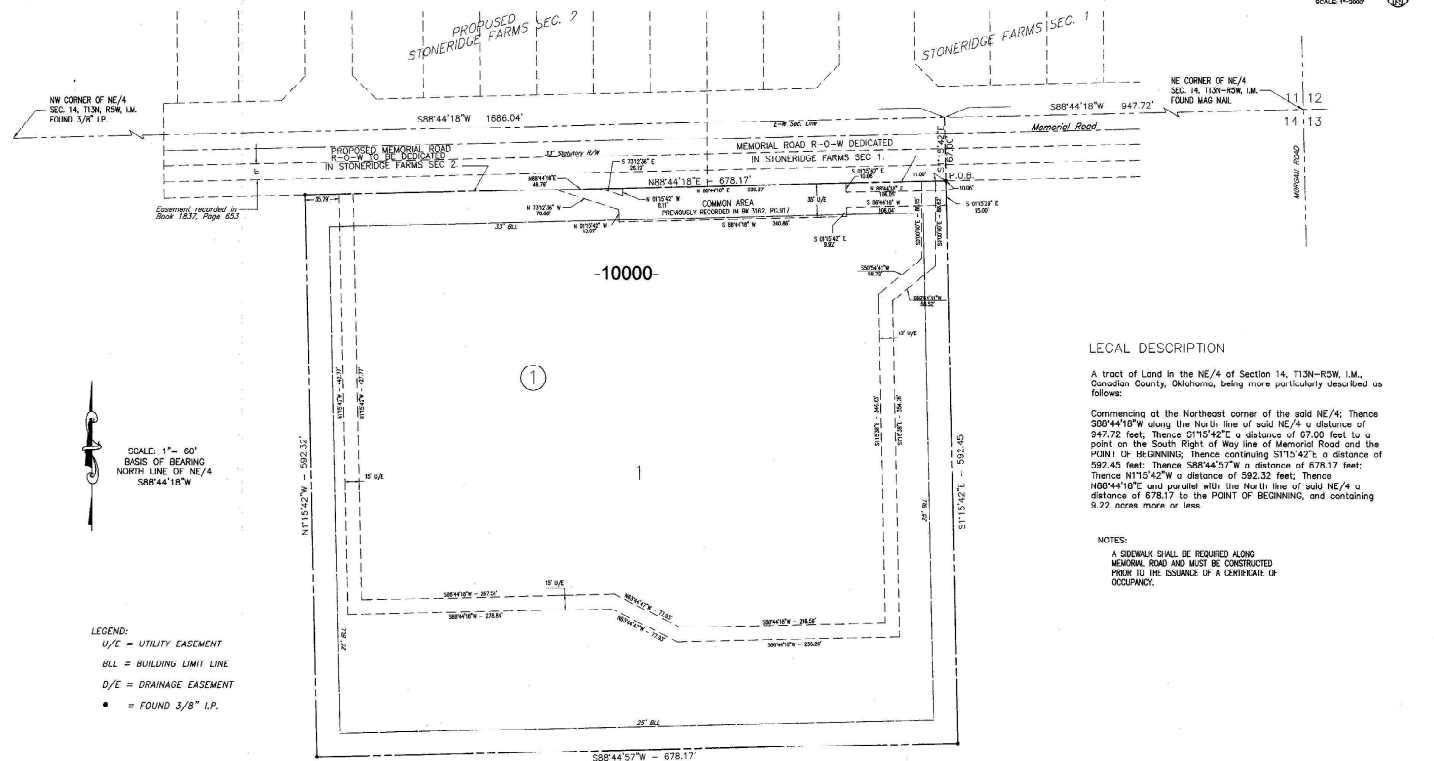
Before me, the undersigned, a Notary Public in and for said County and State, on this 22nd day of March, 2006, personally appeared James J. Redden, to me known to be the identical person who executed the within and foregoing instrument associated the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notarial seal the day and year last above written.

My Commission Number is 03060132

My Commission Expires the 22nd day of March, 2007

FINAL PLAT
OF
PIEDMONT ELEMENTARY
A PART OF THE NE/4 OF SECTION 14,
T13N-R5W, I.M., CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of Land in the NE/4 of Section 14, T13N-R5W, I.M., Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of the said NE/4; Thence 209°44'18\"W along the North line of said NE/4 a distance of 947.72 feet; Thence S17°54'42\"E a distance of 67.00 feet to a point on the South Right of Way line of Memorial Road and the POINT OF BEGINNING; Thence continuing S17°54'42\"E a distance of 592.45 feet; Thence S88°44'57\"W a distance of 678.17 feet; Thence N17°54'42\"W a distance of 592.32 feet; Thence N00°44'10\"E and parallel with the North line of said NE/4 a distance of 678.17 to the POINT OF BEGINNING, and containing 9.22 acres more or less.

NOTES:

A SIDEWALK SHALL BE REQUIRED ALONG MEMORIAL ROAD AND MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SCALE: 1\"= 60'
BASIS OF BEARING
NORTH LINE OF NE/4
S88°44'18\"W

LEGEND:
U/E = UTILITY EASEMENT
BL = BUILDING LIMIT LINE
D/E = DRAINAGE EASEMENT
• = FOUND 3/8\" I.P.

