



The City of Oklahoma City  
 Development Services 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 PUD ReZONING

Planned Unit Development District

OnCue RE, LLC 3622 NW 192nd Street

Name of Development or Applicant 3621 'B' NW 190TH ST

SE/C of N. Portland Ave. and NW 192nd St. (OK County, R168574200)

Address / Location of Property (Provide County name & parcel no. if unknown)

Gasoline and retail sales

Summary Purpose Statement / Proposed Development

<b>Staff Use Only</b>	
Case No.: PUD -	1945
File Date:	16MAR'23
Ward No.:	8
Nbhd. Assoc.:	---
School District:	DEER CREEK
Extg Zoning:	PUD-1111
Overlay:	---

7.313 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Signature of Applicant*  
 David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.  
 Applicant's Name (please print)

522 Colcord Dr

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

esilberg@wbfbllaw.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.

AFTER RECORDING RETURN TO

Ms. Pilar Beare # 562418  
First American Title & Trust Company  
133 Northwest 8<sup>th</sup> Street  
Oklahoma City, OK 73102

Doc # 2005061200  
Bk 9688  
Pg 191-197  
DATE 04/27/05 11:10:51  
Filing Fee \$25.00  
Documentary Tax \$17472.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

(This space reserved for recording information)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

17472.00  
McGEE PROPERTIES, an Oklahoma general partnership, as successor in interest to and formerly known as McGee Properties, Ltd., an Oklahoma limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration paid to Grantor by CALIBER DEVELOPMENT COMPANY, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 14313 North May Avenue, Suite 125, Oklahoma City, Oklahoma, 73134, the receipt and sufficiency of which consideration are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, ALIENED, REMISED, RELEASED, CONFIRMED and CONVEYED and by these presents does hereby grant unto Grantee all of that certain real property located in Oklahoma County, Oklahoma, and being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof for all purposes (the "Land"), together with all improvements thereon and all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, including any utility rights of any type, and all adjacent streets, roads, alleys, or rights-of-way (said Land, together with such improvements and such aforesaid rights, benefits, privileges, easements, tenements, hereditaments and appurtenances, are hereinafter collectively referred to as the "Property"); LESS AND EXCEPT all oil, gas and other minerals previously reserved or conveyed of record.

This Special Warranty Deed is also made by Grantor and accepted by Grantee expressly subject to those exceptions (the "Permitted Exceptions") set forth in Exhibit "B" which is attached hereto and by this reference made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, and its successors and assigns, and covenants with Grantee, except as noted above, that at time of the delivery of this Special Warranty Deed, the Property was free and clear of and from any and all liens, claims, charges or encumbrances, other than the Permitted Exceptions, and that Grantor will WARRANT AND FOREVER DEFEND all and singular the Property, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 26th day of April, 2005.

7/25

## LEGAL DESCRIPTION

OnCue PARCEL

NW 19ND & N. PORTLAND  
OKLAHOMA CITY, OKLAHOMA COUNTY, OK

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter, also being the northwest corner of that certain tract of land described in Warranty Deed to the State of Oklahoma recorded in Book 8136, Page 1670;

THENCE North 89°16'26" East, along the north line of said Northwest Quarter and said Deed, passing at a distance of 105.67 feet the northeast corner of said Deed and continuing along the north line of said Northwest Quarter and the north line of that certain tract of land described as Parcel 18 in Journal Entry of Judgement On Jury Verdict Case No. CJ-2007-10110 in the District Court of Oklahoma County recorded in Book 13073, Page 923 for a total distance of 1217.00 feet to the northwest corner of that certain tract of land described in Warranty Deed recorded in Book 10557, Page 1830;

THENCE South 00°43'35" East, along the west line of said Warranty Deed, a distance of 62.49 feet to a point on the south right of way line of N.W. 192nd Street as established in said Journal Entry of Judgement and being the POINT OF BEGINNING;

THENCE continuing South 00°43'35" East, along the west line of said Warranty Deed, a distance of 254.56 feet to a point on the north line of Block 71, THE GROVE PHASE XIV recorded in Book 80 of Plats, Page 57;

THENCE along the north line of said Block 71, the following Three (3) courses:

1. South 89°16'26" West a distance of 353.08 feet;
2. South 30°13'56" West a distance of 178.42 feet;
3. South 89°16'26" West a distance of 505.94 feet to a point on the easterly right of way line of N. Portland Avenue (State Highway 74) as established by said Journal Entry of Judgement;

THENCE along said easterly right of way line and the southerly right of way line of said N. W. 192nd Street as established by said Journal Entry of Judgement, the following Four (4) courses:

1. North 00°12'00" West a distance of 359.37 feet;
2. North 44°29'29" East a distance of 57.78 feet;
3. North 89°16'26" East a distance of 700.00 feet;
4. North 87°11'28" East a distance of 206.63 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 318,543 square feet or 7.3127 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of North 89°16'26" East on the north line of the Northwest Quarter of Section 25, Township 14 North, Range 4 West of the Indian Meridian.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613  
Dodson-Thompson-Mansfield PLLC  
20 N.E. 38th Street - OKC, OK 73105  
January 23, 2023

## LETTER OF AUTHORIZATION

Caliber Development Company, LLC, (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 \_\_\_\_

192<sup>nd</sup> Street and Portland

By: WFB Anth

Title: President

Date: 03/15/23

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 26th day of April, 2005.

GRANTOR:

McGEE PROPERTIES,  
an Oklahoma general partnership

By Marcia McGee Beiber  
Name: Marcia McGee Beiber BEIBER AMB  
Title: Trustee of the Marcia McGee Beiber Trust  
dated August 4, 1988, General Partner BEIBER  
Date: April 23, 2005 AMB

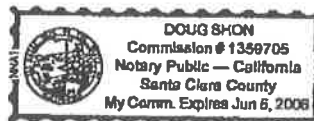
STATE OF Ca. §  
COUNTY OF Santa Clara. §

This foregoing instrument was acknowledged before me this 23 day of April, 2005, by Marcia McGee Beiber, as Trustee of the Marcia McGee Beiber Trust dated August 4, 1988, by and on behalf of said Trust as a General Partner of McGEE PROPERTIES, an Oklahoma general partnership, by and on behalf of said general partnership.

My Commission Expires:

6-5-06  
Commission No. 1359705  
(SEAL)

[Signature]  
NOTARY PUBLIC, STATE OF Ca.



IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 26th day of April, 2005.

GRANTOR:

McGEE PROPERTIES,  
an Oklahoma general partnership

By: Patricia McGee Maino  
Name: Patricia McGee Maino  
Title: General Partner  
Date: April 25, 2005

STATE OF California §  
COUNTY OF Monterey §

This foregoing instrument was acknowledged before me this 25 day of April, 2005, by Patricia McGee Maino, as General Partner of McGEE PROPERTIES, an Oklahoma general partnership, by and on behalf of said general partnership.

My Commission Expires:

June 17, 2008  
Commission No. 1495131  
(SEAL)

Kristy Dawn Consoli  
NOTARY PUBLIC, STATE OF California

308641.1/09330



---

Exhibit "A"

LEGAL DESCRIPTION

Tract 1

The Southeast Quarter (SE/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government survey thereof.

AND

Tract 2

The Southwest Quarter (SW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government survey thereof.

AND

Tract 3

The South Half (S/2) of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government survey thereof.

AND

Tract 4

The North Half (N/2) of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government survey thereof.

AND

---



Tract 5

The Northwest Quarter (NW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government survey thereof; LESS AND EXCEPT a parcel of land described as follows:

Beginning at the Northwest Corner of said NW/4, thence South along the West line of said NW/4 a distance of 72.86 feet; thence N89°44'32"E a distance of 33.00 feet to a point on the present East right-of-way line of State Highway No. 74, thence N60°33'46"E a distance of 83.54 feet to a point on the present South right-of-way line of East-West Section Line Road No. 93 (NW 192nd Street), thence N00°43'34"W a distance of 33.00 feet to a point on the North line of said NW/4, thence West along said North line a distance of 105.67 feet to the point of beginning.

308577.1/09330

Exhibit "B"

PERMITTED EXCEPTIONS

1. Lien for ad valorem taxes for 2005 and subsequent years, amount of which are not yet due or payable;
  2. Farm Lease dated July 10, 2004 by and between Grantor as "Lessor" therein and Richard A. Jacobs and Leon Jacobs as "Lessee";
  3. Long Term Contract for SCS Cost-Share Programs Contract No. 62-7335-9-517 by and between the United States Department of Agriculture and Grantor, originally dated March 29, 1989;
  4. City of Oklahoma City, Oklahoma zoning classification;
  5. Right-of-Way in favor of Phillips Petroleum Company, recorded in Book 520, Page 342 and shown hereon.
  6. Easement in favor of Phillips Petroleum Company, recorded in Book 520, Page 341 and shown herein.
  7. Easement in favor of Phillips Petroleum Company recorded in Book 706, Page 208 and shown hereon.
  8. Easement in favor of Phillips Petroleum Company recorded in Book 1914, Page 238.
  9. Right-of-Way in favor of Phillips Petroleum Company recorded in Book 2015, Page 547.
  10. Easement in favor of Oklahoma County recorded in Book 59, Page 483.
  11. Right-of-Way in favor of Sohio Corporation, recorded in Book 492, Page 342.
  12. Right-of-Way in favor of Stanolind Pipeline Company, recorded in Book 503, Page 605; and Agreement recorded in Book 1126, Page 56.
  13. Right-of-Way in favor of Phillips Petroleum Company, recorded in Book 424, Page 547.
  14. Right-of-Way in favor of Sohio Petroleum Company, recorded in Book 518, Page 266.
  15. Right-of-Way in favor of Sohio Petroleum Company, recorded in Book 528, Page 77; re-filed in Book 785, Page 290.
  16. Right-of-Way in favor of Phillips Petroleum Company, recorded in Book 847, Page 103.
  17. Right-of-Way in favor of Phillips Petroleum Company, recorded in Book 3406, Page 283.
-

18. Easement in favor of Southwestern Bell Telephone Company recorded in Book 3941, Page 875.
19. Right-of-Way in favor of Stanolind Pipeline Company, recorded in Book 503, Page 594.
20. Right-of-Way in favor of Phillips Petroleum Company & Standish Pipeline Company, recorded in Book 519, Page 275.
21. Right-of-Way in favor of Champlin Refining Company, recorded in Book 750, Page 80.
22. Right-of-Way in favor of Champlin Refining Company, recorded in Book 1866, Page 259.
23. Right-of-Way in favor of Phillips Petroleum Company, recorded in Book 2015, Page 547.
24. Right-of-Way in favor of Stanolind Pipeline Company, recorded in Book 503, Page 603.
25. Right-of-Way in favor of Phillips Petroleum Company, recorded in Book 519, Page 274.
26. Right-of-Way in favor of Champlin Refining Company, recorded in Book 750, Page 81.
27. Right-of-Way in favor of Champlin Refining Company, recorded in Book 1866, Page 259.
28. Right-of-Way in favor of Stanolind Pipeline Company, recorded in Book 503, Page 593.
29. Right-of-Way in favor of Phillips Petroleum Company, recorded in Book 519, Page 277.
30. Right-of-Way in favor of Phillips Petroleum Company, recorded in Book 3406, Page 283.
31. Easement in favor of Southwestern Bell Telephone Company recorded in Book 3941, Page 875.
32. Right-of-Way in favor of Oklahoma Natural Gas Company, recorded in Book 4639, Page 45.
33. Right-of-Way in favor of Swab Corporation, recorded in Book 5321, Page 401.
34. Right-of-Way in favor of Associated Natural Gas, recorded in Book 6327, Page 749.
35. Right-of-Way in favor of Phillips 66 Natural Gas, recorded in Book 6164, Page 2183.
36. Warranty Deed in favor of the State of Oklahoma recorded in Book 8136, page 1670.
37. Statutory Right-of-Way along all section lines.
38. Various gas lines across subject property as shown on Survey dated April 6, 2005 made by Bryan E. Coon.

**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:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7 ), 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: March 9, 2023 at 7:30 AM

**First American Title Insurance Company**

By: Steven Jakowski  
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2800309-OK99

OWNERSHIP REPORT  
ORDER 2800309-OK99

DATE PREPARED: MARCH 14, 2023  
EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
4900	R168574200	CALIBER DEVELOPMENT COMPANY LLC		14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134-1016	DEER CREEK TOWNSHIP	04W	025	DEER CREEK TOWNSHIP BLK 000 LOT 000 PT NW4 SEC 25 14N 4W BEING NW4 EX BEG NW/C TH S72.86FT E33FT NE83.54FT N33FT W105.67FT TO BEG FOR RD PURPOSES & EX BEG 447.80FT W OF NE/C NW4 TH SE65.22FT LEFT ON CURVE SE77.12FT RIGHT ON CURVE SE30.16FT LEFT ON CURVE SE128.78FT SE216.15FT RIGHT ON CURVE SE83.56FT W774.74FT NW226.82FT SW250.22FT N516.7FT E994.02FT TO BEG & EX BEG SW/C NW4 TH N2569.69FT E33FT NE83.54FT N33FT E1454.83FT S50FT SW550.36FT W700FT SW57.78FT S385FT SWLY100.5FT S550FT	0 UNKNOWN UNINCORPORATED
4900	R168574200 (continued)										SW101.98FT S650FT SELY551.11FT S100FT SWLY97.99FT W265.50FT TO BEG & EX APPROX 12.37ACRS PLTD INTO THE GROVE PH II & EX 1.729ACRS PLTD INTO THE GROVE RECREATION CENTER & EX 18.9976ACRS PLTD INTO THE GROVE PH V & EX 16.5582ACRS PLTD INTO THE GROVE PH VII & EX THAT PT PLTD INTO THE GROVE PH X & EX 12.66ACRS PLTD INTO THE GROVE PH XII & EX 31.75ACRS M OR L PLTD INTO THE GROVE PH XIII SUBJ TO ESMTS OF RECORD & EX 30.69ACRS PLTD INTO THE GROVE PH XIV (SUBJECT PROPERTY)	

OWNERSHIP REPORT  
ORDER 2800309-OK99

DATE PREPARED: MARCH 14, 2023  
EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 AM

4895	R257245000	OKLAHOMA DEPARTMENT	OF TRANSPORTATION	5534 N WESTERN AVE STE 3	OKLAHOMA CITY	OK	73118- 4006	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP 000 000 PT SW4 SEC 24 14N 4W BEG 33FT N & 33FT E OF SW/C OF SW4 N313.07FT E208.71FT S313.07FT W TO BEG	19300 N PORTLAND AVE UNINCORPORATED
4895	R257244020	BOLING THOMAS WAYNE & GINA BETH		3701 NW 192ND ST	EDMOND	OK	73012- 9011	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP PT SW4 SEC 24 14N 4W BEG SW/C SW4 TH N 501.68FT E1012.81FT S APPROX 501.68FT TO S LINE OF SW4 TH W APPROX 1012.81FT TO BEG BEING SW/C SW4 EX 1.5ACRS IN SW/C OF SW4 & EX BEG 310.51FT E & 90FT N OF SW/C SW4 TH NW62.68FT N215FT NW146.74FT E530.84FT S425.51FT W179.60FT NW300.34FT TO BEG & EX BEG 441.98FT N OF SW/C SW4 TH N59.70FT E258.52FT SE59.87FT W263.56FT TO BEG & EX BEG 789.50FT E OF SW/C SW4 N500FT E223.16FT S500.61FT W223.30FT TO BEG	3701 NW 192ND ST UNINCORPORATED
4895	R257244025	GOLESORKHI IRREVOCABLE FAMILY TR		5950 NW 39TH ST	WARR ACRES	OK	73122- 2009	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP 000 000 PT SW4 SEC 24 14N 4W BEG 310.51FT E & 90FT N OF SW/C SW4 TH NW62.68FT N215FT NW146.74FT E530.84FT S425.51FT W179.60FT NW300.34FT TO BEG CONT 5ACRS MORE OR LESS	0 UNKNOWN UNINCORPORATED
4895	R257244015	BOLING THOMAS WAYNE & GINA BETH		3701 NW 192ND ST	EDMOND	OK	73012- 9011	DEER CREEK TOWNSHIP	000	000	PT SW4 SEC 24 14N 4W BEG 789.50FT E OF SW/C SW4 N500FT E223.16FT S500.61FT W223.30FT TO BEG CONT 2.56ACRS MORE OR LESS	UNKNOWN

OWNERSHIP REPORT  
ORDER 2800309-OK99

DATE PREPARED: MARCH 14, 2023  
EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 AM

4895	R257244000	COUNTRY COLONNADE LLC				3701 NW 192ND ST	EDMOND	OK	73012-9011	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP PT SW4 SEC 24 14N 4W BEG 1012.80FT E OF SW/C SW4 TH N1458.03FT E1345.99FT S1455.45FT W1346.98FT TO BEG CONT 45.03 ACRES MORE OR LESS EX BEG 1652.48FT E OF SW/C SW4 TH N370FT W250FT N175FT E310FT S545FT W60FT TO BEG EX BEG 2209.09FT E & 132.50FT N OF SW/C SW4 TH N72.5FT E92FT S47.50FT SW35.36FT W67FT TO BEG & EX BEG 2251.09FT E OF SW/C SW4 TH N132.5FT E25FT NE35.36FT S157.50FT W50FT TO BEG & EX BEG 2209.09FT E & 172.5FT N OF SW/C SW4 TH NW36.83FT E17.33FT S32.5FT TO BEG	3301 NW 192ND ST UNINCORPORATED
4901	R168574350	SALLY LP				17927 N PORTLAND AVE	EDMOND	OK	73012-8960	DEER CREEK TOWNSHIP	0	0	DEER CREEK TOWNSHIP 04W 026 NE4 OF SEC 26 14N 4W EX A TR BEG NE/C TH S108.22FT W33FT NW56.91FT W365FT NW451.52FT N33FT E889.50FT TO BEG TO STATE & EX BEG SE/C NE4 TH W900FT N1015FT E900FT S1015FT TO BEG	0 UNKNOWN
4900	R211681380	THE GROVE MASTER HOMEOWNERS ASSOCIATION INC				14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134-1016	THE GROVE PH V	000	000	THE GROVE PH V 000 000 COMMON AREAS H I & J	0 UNKNOWN OKLAHOMA CITY
4900	R211681135	STANGLE CHARLES & COURTNEY				19020 BARNSTABLE CT	EDMOND	OK	73012	THE GROVE PH V	0	0	THE GROVE PH V 012 PT OF LOT 7 BEG N/C OF LOT 7 ALSO THE NW/C LOT 6 TH SE16.60FT LEFT ON CURVE SW40.25FT NW10FT SW35.45FT NW13.10FT NE73.09FT TO BEG	UNKNOWN
4900	R211681140	CUNNINGHAM RYAN & JULIE				1902 BARNSTABLE CT	EDMOND	OK	73012	THE GROVE PH V	012	000	THE GROVE PH V BLK 012 LOT 7 EX BEG N/C OF LOT 7 ALSO THE NW/C LOT 6 TH SE16.60FT LEFT ON CURVE SW40.25FT NW10FT SW35.45FT NW13.10FT NE73.09FT TO BEG	19021 BARNSTABLE CT OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2800309-OK99

DATE PREPARED: MARCH 14, 2023  
EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 AM

4900	R211681120	HARTSFIELD NOEL & BRITNI		19016 BARNSTABLE CT	EDMOND	OK	73012- 0005	THE GROVE PH V	012	005	THE GROVE PH V 012 005	19016 BARNSTABLE CT OKLAHOMA CITY
4900	R211681130	STANGLE CHARLES & COURTNEY		19020 BARNSTABLE CT	EDMOND	OK	73012	THE GROVE PH V	012	006	THE GROVE PH V 012 006	19020 BARNSTABLE CT OKLAHOMA CITY
4900	R211681150	BREWER MICHELLE J & JEREMEY W		19017 BARNSTABLE CT	EDMOND	OK	73012	THE GROVE PH V	012	008	THE GROVE PH V 012 008	19017 BARNSTABLE CT OKLAHOMA CITY
4900	R218222315	THE GROVE MASTER HOMEOWNERS	ASSOCIATION INC	14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134	THE GROVE PH XIV	000	000	THE GROVE PH XIV COMMON AREAS LL MM NN OO LESS AND EX A TR BEG SW/C LOT 001 BLK 073 THE GROVE PH XIV TH SE22.96FT NW18.15FT ON A RIGHT CURVE NE13.04FT TO BEG	
4900	R218221910	TABER BUILT HOMES LLC		PO BOX 6718	EDMOND	OK	73083	THE GROVE PH XIV	071	005	THE GROVE PH XIV BLK 071 LOT 005	19017 TARVER WAY OKLAHOMA CITY
4900	R218221920	PEREZ JASON KAREEN & TIFFANY ZAKIA		19021 TARVER WAY	EDMOND	OK	73012	THE GROVE PH XIV	071	006	THE GROVE PH XIV BLK 071 LOT 006	19021 TARVER WAY OKLAHOMA CITY
4900	R218221930	TABER BUILT HOMES LLC		PO BOX 6718	EDMOND	OK	73083	THE GROVE PH XIV	071	007	THE GROVE PH XIV BLK 071 LOT 007	19025 TARVER WAY OKLAHOMA CITY
4900	R218221940	JOHNSON AMANDA G		19029 TARVER WAY	EDMOND	OK	73012	THE GROVE PH XIV	071	008	THE GROVE PH XIV BLK 071 LOT 008	19029 TARVER WAY OKLAHOMA CITY



OWNERSHIP REPORT  
ORDER 2800309-OK99

DATE PREPARED: MARCH 14, 2023  
EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 AM

4900	R218221950	CALIBER DEVELOPMENT COMPANY LLC		14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134-1016	THE GROVE PH XIV	071	009	THE GROVE PH XIV BLK 071 LOT 009	3629 NW 190TH ST OKLAHOMA CITY
4900	R218221960	CANNON COLIN A & JULIANNE S		3625 NW 190TH ST	EDMOND	OK	73012	THE GROVE PH XIV	071	010	THE GROVE PH XIV BLK 071 LOT 010	3625 NW 190TH ST OKLAHOMA CITY
4900	R218221970	BURROUGH JONATHAN D & CHERIE JOHNSON		3621 NW 190TH ST	EDMOND	OK	73012	THE GROVE PH XIV	071	011	THE GROVE PH XIV BLK 071 LOT 011	3621 NW 190TH ST OKLAHOMA CITY
4900	R218221980	CHRISTOPHER DANIEL & NORMA JEAN		3617 NW 190TH ST	EDMOND	OK	73012	THE GROVE PH XIV	071	012	THE GROVE PH XIV BLK 071 LOT 012	3617 NW 190TH ST OKLAHOMA CITY
4900	R218221990	LEE JASON T	SUNDELL JOHN J	1842 DOLPHIN BLVDS	PETERSBURG ST	FL	33707	THE GROVE PH XIV	071	013	THE GROVE PH XIV BLK 071 LOT 013	3613 NW 190TH ST OKLAHOMA CITY
4900	R218222000	KAHNE PATRICK LYNDEN	KAHNE ERIN JOAL	3609 NW 190TH ST	EDMOND	OK	73012-2650	THE GROVE PH XIV	071	014	THE GROVE PH XIV BLK 071 LOT 014	3609 NW 190TH ST OKLAHOMA CITY
4900	R218222010	TABER BUILT HOMES LLC		PO BOX 6718	EDMOND	OK	73083	THE GROVE PH XIV	071	015	THE GROVE PH XIV BLK 071 LOT 015	3605 NW 190TH ST OKLAHOMA CITY
4900	R218222020	ABADAN PROPERTIES LLC		3601 NW 190TH ST	EDMOND	OK	73012	THE GROVE PH XIV	071	016	THE GROVE PH XIV BLK 071 LOT 016	3601 NW 190TH ST OKLAHOMA CITY
4900	R218222030	WASHINGTON BILLY W JR & JENNIFER D		19113 GROVE PKWY	EDMOND	OK	73013	THE GROVE PH XIV	071	017	THE GROVE PH XIV BLK 071 LOT 017	19113 GROVE PKWY OKLAHOMA CITY
4900	R218222040	FAFORE AYOMITUNDE		19117 GROVE PKWY	EDMOND	OK	73012	THE GROVE PH XIV	071	018	THE GROVE PH XIV BLK 071 LOT 018	19117 GROVE PKWY OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2800309-OK99

DATE PREPARED: MARCH 14, 2023  
EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 AM

4900	R218222050	HENDERSON ELIZABETH & STEVEN R		19121 GROVE PKWY	EDMOND	OK	73012	THE GROVE PH XIV	071	019	THE GROVE PH XIV BLK 071 LOT 019	19121 GROVE PKWY OKLAHOMA CITY
4900	R218222060	UKLEYA JOHN F JR & JENEFER		19125 GROVE PKWY	EDMOND	OK	73012	THE GROVE PH XIV	071	020	THE GROVE PH XIV BLK 071 LOT 020	19125 GROVE PKWY OKLAHOMA CITY
4900	R218222070	GERWIN DANA DIANNE F & DANIEL E		19124 GROVE PKWY	EDMOND	OK	73012	THE GROVE PH XIV	071	021	THE GROVE PH XIV BLK 071 LOT 021	19124 GROVE PKWY OKLAHOMA CITY
4900	R218222080	NAKAYAMA SEAN KEN & JESSICA FAYE		19120 GROVE PKWY	EDMOND	OK	73012	THE GROVE PH XIV	071	022	THE GROVE PH XIV BLK 071 LOT 022	19120 GROVE PKWY OKLAHOMA CITY
4900	R218222090	WALL NOELLE PAGE & JONATHAN LEE		19116 GROVE PKWY	EDMOND	OK	73012	THE GROVE PH XIV	071	023	THE GROVE PH XIV BLK 071 LOT 023	19116 GROVE PKWY OKLAHOMA CITY
4900	R218222100	NEXPOINT SFR SPE 3 LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	THE GROVE PH XIV	071	024	THE GROVE PH XIV BLK 071 LOT 024	19112 GROVE PKWY OKLAHOMA CITY
4900	R218222110	NUNES KEVIN	NUNES MARIA	19108 GROVE PKWY	EDMOND	OK	73012	THE GROVE PH XIV	071	025	THE GROVE PH XIV BLK 071 LOT 025	19108 GROVE PKWY OKLAHOMA CITY
4900	R218222120	CALIBER DEVELOPMENT COMPANY LLC		14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134- 1016	THE GROVE PH XIV	071	026	THE GROVE PH XIV BLK 071 LOT 026	19104 GROVE PKWY OKLAHOMA CITY
4900	R218222130	CALIBER DEVELOPMENT COMPANY LLC		14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134- 1016	THE GROVE PH XIV	071	027	THE GROVE PH XIV BLK 071 LOT 027	19100 GROVE PKWY OKLAHOMA CITY
4900	R218222140	CALIBER DEVELOPMENT COMPANY LLC		14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134- 1016	THE GROVE PH XIV	071	028	THE GROVE PH XIV BLK 071 LOT 028	19024 GROVE PKWY OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2800309-OK99

DATE PREPARED: MARCH 14, 2023  
EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 AM

4900	R218222150	CALIBER DEVELOPMENT COMPANY LLC		14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134-1016	THE GROVE PH XIV	071	029	THE GROVE PH XIV BLK 071 LOT 029	19020 GROVE PKWY OKLAHOMA CITY
4900	R218222240	RANA BIRENDRA & BASHANTI		19013 GROVE PKWY	EDMOND	OK	73012-4492	THE GROVE PH XIV	072	004	THE GROVE PH XIV BLK 072 LOT 004	19013 GROVE PKWY OKLAHOMA CITY
4900	R218222250	LEE JASON T	SUNDELL JOHN JEFFREY	1842 DOLPHIN BLVD S	PETERSBURG ST	FL	33707	THE GROVE PH XIV	072	005	THE GROVE PH XIV BLK 072 LOT 005	19017 GROVE PKWY OKLAHOMA CITY
4900	R218222260	WOOD QUINN PAXTON & KIM FRY		19021 GROVE PKWY	EDMOND	OK	73012	THE GROVE PH XIV	072	006	THE GROVE PH XIV BLK 072 LOT 006	19021 GROVE PKWY OKLAHOMA CITY
4900	R218222270	NASIR WAQAR	BATOOL ANSAR & CHAUDHRY ZAFAR	3616 NW 190TH ST	EDMOND	OK	73012	THE GROVE PH XIV	072	007	THE GROVE PH XIV BLK 072 LOT 007	3616 NW 190TH ST OKLAHOMA CITY
4900	R218222280	ANDREWS BRITTNYE LESHE & DIANTE WILLIAM		3620 NW 190TH ST	EDMOND	OK	73012	THE GROVE PH XIV	072	008	THE GROVE PH XIV BLK 072 LOT 008	3620 NW 190TH ST OKLAHOMA CITY
4900	R143683000	INDEPENDENT SCHOOL DISTRICT NO 6		20701 N MACARTHUR BLVD	EDMOND	OK	73012-9301	UNPLTD PT SEC 25 14N 4W	000	000	UNPLTD PT SEC 25 14N 4W 000 000 PT NW4 SEC 25 14N 4W BEG 447.80FT W OF NE/C NW4 TH SE65.22FT LEFT ON CURVE SE77.12FT RIGHT ON CURVE SE30.16FT LEFT ON CURVE SE128.78FT SE216.15FT RIGHT ON CURVE SE83.56FT W774.74FT NW226.82FT SW250.22FT N466.7FT E APPROX 365FT N50FT E TO BEG CONT 12.58ACRS MORE OR LESS PLUS A TR BEG 1217.30FT E OF NW/C NW4 TH E343.18FT S50FT W343.42FT N62.48FT TO BEG	UNKNOWN

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**OnCue RE, LLC**

March 16, 2023

**PREPARED FOR:**

OnCue RE, LLC  
916 N. Main St.  
Stillwater, OK 74075

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbbox@wbflaw.com](mailto:dmbbox@wbflaw.com)

## TABLE OF CONTENTS

INTRODUCTION .....	1.0
LEGAL DESCRIPTION .....	2.0
OWNER/DEVELOPER .....	3.0
SITE AND SURROUNDING AREA .....	4.0
PHYSICAL CHARACTERISTICS .....	5.0
CONCEPT .....	6.0
SERVICE AVAILABILITY .....	7.0
SPECIAL DEVELOPMENT REGULATIONS .....	8.0
USE AND DEVELOPMENT REGULATIONS .....	8.1
SPECIAL CONDITIONS .....	9.0
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
PLATTING REGULATIONS .....	9.5
DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12
HEIGHT REGULATIONS .....	9.13

SETBACK REGULATIONS .....	9.14
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
SPECIFIC PLAN.....	9.17
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>

## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of OnCue RE, LLC, consisting of 7.313 acres, is located within the Northwest Quarter (NW/4) of Section 25, Township 14 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **SECTION 2.0 ..... LEGAL DESCRIPTION**

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The developer of this property described in Section 2.0 is OnCue RE, LLC, an Oklahoma limited liability company.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned under PUD-1111. Surrounding properties are zoned and used for:

North: AA and PUD-1686 District and used for Boling Farms, residential structure, outside storage.  
East: PUD-1111 District and used for Grove Valley Elementary School.  
South: PUD-1111 District and used for a residential development.  
West: N. Portland Ave. and PUD-1535 District and is currently undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

## **SECTION 5.0 ..... PHYSICAL CHARACTERISTICS**

The property is currently undeveloped.

## **SECTION 6.0 ..... CONCEPT**

The concept for this PUD is to change the existing PUD-1111 base zoning to a C-3 Community Commercial District base zoning that will permit development for gasoline and retail sales.

## **SECTION 7.0 ..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is NW 192<sup>nd</sup> St. The nearest street to the east is Bloomfield Pl. The nearest street to the south is NW 178<sup>th</sup> St. The nearest street to the west is N. Portland Ave.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 37 located at 16820 N. Pennsylvania Ave. It is approximately 7.5 miles from this PUD development.

7.5 ..... GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.8 ..... COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

**SECTION 8.0 ..... SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is



applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 .....USE AND DEVELOPMENT REGULATIONS

There shall be two (2) tracts within this PUD. The use and development regulations of the C-3 Community Commercial District shall govern both tracts, except as herein modified.

**The following uses shall be permitted:**

8300.1	Administrative & Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.3	Community Recreation: Property Owners Association
8300.32	Convenience Sales and Personal Services
8300.54	Outdoor Sales and Display and Outdoor Storage [shall only be permitted as an accessory use]
8300.35	Eating Establishments: Fast Food [shall include seasonal snow cone stands and food trucks]
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food & Beverage Retail Sales
8300.45	Gasoline Sales: Large
8300.47	Gasoline Sales: Truck Stop
8300.58	Personal Services: General
8300.63	Retail Sales and Services: General

9.0 .....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1 .....FAÇADE REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% structural brick veneer, split or smooth face integral color concrete masonry block unit veneer, rock or stone masonry, drivet, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. However, the use of steel canopies/covers to provide coverage of parking and service areas shall be permitted in this PUD. This section shall not preclude metal storage buildings that are ancillary to the dominant use on site.

9.2 .....LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 ..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 ..... SCREENING REGULATIONS

Existing screening shall be permitted to remain and deemed to conform to applicable regulations.

9.5 ..... PLATTING REGULATIONS

Platting shall not be required.

9.6 ..... DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 ..... DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ..... ACCESS REGULATIONS

There shall be three (3) access points from NW 192<sup>nd</sup> St. and one (1) access point from N. Portland Ave. in this PUD. Each drive shall be permitted to maintain a width of 35 feet.

9.9 ..... PARKING REGULATIONS

The number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X, Table 10600.2 – Parking Requirements for Retail Use Categories, of the Oklahoma City Municipal Code, 2020, as amended.

9.10 ..... SIGNAGE REGULATIONS

Signage regulations shall be in accordance with Exhibit “C”.

9.11 ..... ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better.

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

**9.13 ..... HEIGHT REGULATIONS**

The base zoning district regulations shall regulate heights of structures in this PUD.

**9.14 ..... SETBACK REGULATIONS**

Unless modified herein, setback requirements in this PUD shall be the same as the base-zoning district.

**9.15 ..... PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

**9.16 ..... COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**9.17 ..... SPECIFIC PLAN**

A specific plan shall not be required.

**10.0 ..... DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.

**11.0 ..... EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A – Legal Description
- Exhibit B – Site Plan
- Exhibit C – Signage
- Exhibit D – Topography Map

## LEGAL DESCRIPTION

OnCue PARCEL

NW 19ND & N. PORTLAND  
OKLAHOMA CITY, OKLAHOMA COUNTY, OK

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter, also being the northwest corner of that certain tract of land described in Warranty Deed to the State of Oklahoma recorded in Book 8136, Page 1670;

THENCE North 89°16'26" East, along the north line of said Northwest Quarter and said Deed, passing at a distance of 105.67 feet the northeast corner of said Deed and continuing along the north line of said Northwest Quarter and the north line of that certain tract of land described as Parcel 18 in Journal Entry of Judgement On Jury Verdict Case No. CJ-2007-10110 in the District Court of Oklahoma County recorded in Book 13073, Page 923 for a total distance of 1217.00 feet to the northwest corner of that certain tract of land described in Warranty Deed recorded in Book 10557, Page 1830;

THENCE South 00°43'35" East, along the west line of said Warranty Deed, a distance of 62.49 feet to a point on the south right of way line of N.W. 192nd Street as established in said Journal Entry of Judgement and being the POINT OF BEGINNING;

THENCE continuing South 00°43'35" East, along the west line of said Warranty Deed, a distance of 254.56 feet to a point on the north line of Block 71, THE GROVE PHASE XIV recorded in Book 80 of Plats, Page 57;

THENCE along the north line of said Block 71, the following Three (3) courses:

1. South 89°16'26" West a distance of 353.08 feet;
2. South 30°13'56" West a distance of 178.42 feet;
3. South 89°16'26" West a distance of 505.94 feet to a point on the easterly right of way line of N. Portland Avenue (State Highway 74) as established by said Journal Entry of Judgement;

THENCE along said easterly right of way line and the southerly right of way line of said N. W. 192nd Street as established by said Journal Entry of Judgement, the following Four (4) courses:

1. North 00°12'00" West a distance of 359.37 feet;
2. North 44°29'29" East a distance of 57.78 feet;
3. North 89°16'26" East a distance of 700.00 feet;
4. North 87°11'28" East a distance of 206.63 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 318,543 square feet or 7.3127 acres, more or less.

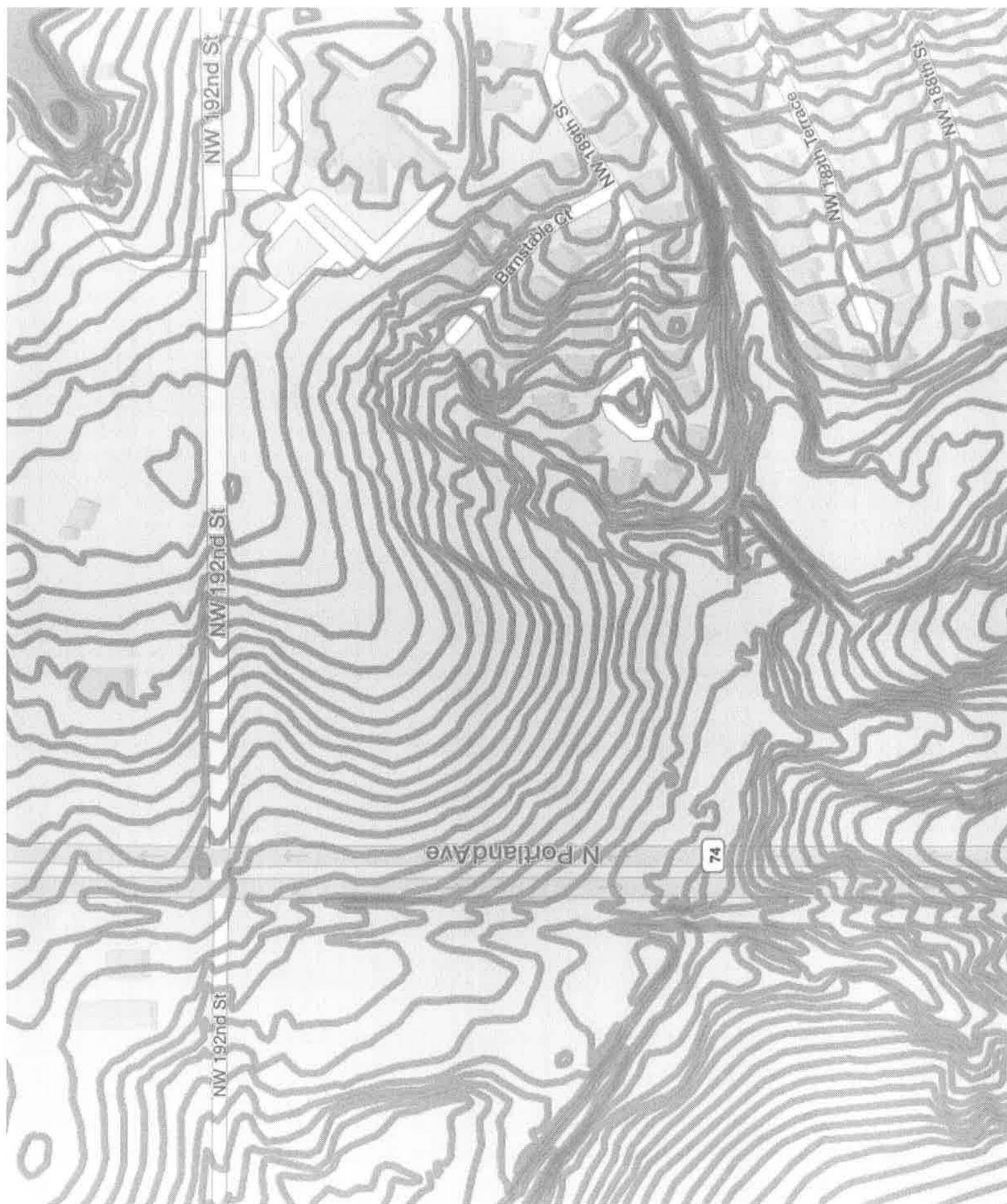
The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of North 89°16'26" East on the north line of the Northwest Quarter of Section 25, Township 14 North, Range 4 West of the Indian Meridian.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613  
Dodson-Thompson-Mansfield PLLC  
20 N.E. 38th Street - OKC, OK 73105  
January 23, 2023











## LEGAL DESCRIPTION

OnCue PARCEL

NW 19ND & N. PORTLAND  
OKLAHOMA CITY, OKLAHOMA COUNTY, OK

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter, also being the northwest corner of that certain tract of land described in Warranty Deed to the State of Oklahoma recorded in Book 8136, Page 1670;

THENCE North 89°16'26" East, along the north line of said Northwest Quarter and said Deed, passing at a distance of 105.67 feet the northeast corner of said Deed and continuing along the north line of said Northwest Quarter and the north line of that certain tract of land described as Parcel 18 in Journal Entry of Judgement On Jury Verdict Case No. CJ-2007-10110 in the District Court of Oklahoma County recorded in Book 13073, Page 923 for a total distance of 1217.00 feet to the northwest corner of that certain tract of land described in Warranty Deed recorded in Book 10557, Page 1830;

THENCE South 00°43'35" East, along the west line of said Warranty Deed, a distance of 62.49 feet to a point on the south right of way line of N.W. 192nd Street as established in said Journal Entry of Judgement and being the POINT OF BEGINNING;

THENCE continuing South 00°43'35" East, along the west line of said Warranty Deed, a distance of 254.56 feet to a point on the north line of Block 71, THE GROVE PHASE XIV recorded in Book 80 of Plats, Page 57;

THENCE along the north line of said Block 71, the following Three (3) courses:

1. South 89°16'26" West a distance of 353.08 feet;
2. South 30°13'56" West a distance of 178.42 feet;
3. South 89°16'26" West a distance of 505.94 feet to a point on the easterly right of way line of N. Portland Avenue (State Highway 74) as established by said Journal Entry of Judgement;

THENCE along said easterly right of way line and the southerly right of way line of said N. W. 192nd Street as established by said Journal Entry of Judgement, the following Four (4) courses:

1. North 00°12'00" West a distance of 359.37 feet;
2. North 44°29'29" East a distance of 57.78 feet;
3. North 89°16'26" East a distance of 700.00 feet;
4. North 87°11'28" East a distance of 206.63 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 318,543 square feet or 7.3127 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of North 89°16'26" East on the north line of the Northwest Quarter of Section 25, Township 14 North, Range 4 West of the Indian Meridian.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613  
Dodson-Thompson-Mansfield PLLC  
20 N.E. 38th Street - OKC, OK 73105  
January 23, 2023

