

PARTIAL VACATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Title 11 O.S. § 42-106, the undersigned parties, being 100% of the owners of lots embraced in the Final Plat of South Portland Commercial Park, an addition to the City of Oklahoma City, Cleveland County, Oklahoma, being a part of the West Half of Section One (1) in Township Ten (10) North of Range Four (4) West of the Indian Meridian, said plat recorded in Book 24 on Page 258 in the Plat of Records in the office of the County Clerk, Cleveland County, Oklahoma, attached and incorporated herein as **Exhibit A**, do hereby revoke, cancel, annul, and forever vacate the portion of the Final Plat of South Portland Commercial Park, specifically, the following:

1. The Limits of No Access stipulated along the south 183.63 feet of Lot 1, Block 2 in **Exhibit A**.

The undersigned hereby destroy the force and effect of the above-referenced Limit of No Access of the Final Plat of South Portland Commercial Park and further divest any and all public and private rights which may exist in and to said vacated portion of the Final Plat of South Portland Commercial Park, to wit:

Executed as of the 3rd day of December, 2024.

(Signatures on the following pages)

I-44, LLC
Name: John R. Bates
Title: Manager
Lot 1, Block 2
Common Area A & D/E

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS. LLC ACKNOWLEDGMENT

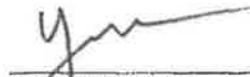
On the 21st day of November, 2024, before me appeared John R Bates to me personally known, who, being by me duly sworn, did say that he is the member/manager of I-44, LLC, a Limited Liability Company of the State of Oklahoma, and the said instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement; and said John R Bates acknowledged said instrument to be the free act and deed of said Limited Liability Company.

Given under my hand and seal the day and year last above written.

Karen J. Polee
Notary Public

My Commission No.: 22005359
My Commission Expires: 04/15/26





I-44 and South May, LLC
Name: Hunter Miller
Title: Manager
Lot 1, Block 3

STATE OF OKLAHOMA)
) SS. LLC ACKNOWLEDGMENT
COUNTY OF OKLAHOMA)

On the 21st day of November, 2024, before me appeared Hunter Miller to me personally known, who, being by me duly sworn, did say that he is the member/manager of I-44 and South May, LLC, a Limited Liability Company of the State of Oklahoma, and the said instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement; and said Manager acknowledged said instrument to be the free act and deed of said Limited Liability Company.


Given under my hand and seal the day and year last above written.


Notary Public

My Commission No.: 02001844

My Commission Expires: 01/31/2026




Ali Ghanianabadi

Decker Center, LLC

Name: Ali Ghanianabadi

Title: Manager

Lot 4, Block 1

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

SS. LLC ACKNOWLEDGMENT

On the 3rd day of December, 2024, before me appeared Ali Ghanianabadi to me personally known, who, being by me duly sworn, did say that he is the member/manager of Decker Center, LLC, a Limited Liability Company of the State of Oklahoma, and the said instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement; and said he acknowledged said instrument to be the free act and deed of said Limited Liability Company.

Given under my hand and seal the day and year last above written.


Notary Public

My Commission No.: 19001300

My Commission Expires: 02/04/2027



Ali Ghanianabadi

Brady's Plaza, LLC
Name: Ali Ghanianabadi
Title: Manager
Lot 3, Block 1

STATE OF OKLAHOMA)

SS. LLC ACKNOWLEDGMENT

COUNTY OF OKLAHOMA)

On the 3rd day of December, 2024, before me appeared Ali Ghanianabadi to me personally known, who, being by me duly sworn, did say that he is the member/manager of Brady's Plaza, LLC, a Limited Liability Company of the State of Oklahoma, and the said instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement; and said he acknowledged said instrument to be the free act and deed of said Limited Liability Company.

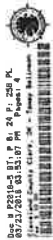
Given under my hand and seal the day and year last above written.

Mariana Guerrero
Notary Public

My Commission No.: 19001300

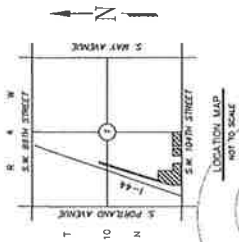
My Commission Expires: 02/04/2027





Doc #P2018-5 03/23/2018 03:53:07 PM 1259
James Bellman, State of Oklahoma, No. 1259, Commission Expires 12/31/2018

EXHIBIT A



FINAL PLAT

OF

SOUTH PORTLAND COMMERCIAL PARK

PART OF THE WEST HALF (W/2) OF SECTION 1, T10N, R4W, 1M,
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

BLOCK 1

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West, and Meridian 1 West, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southwest Quarter;

THENCE North 89°17'37" East, along the south line of said Southwest Quarter, a distance of 176.50 feet to the POINT OF BEGINNING;

THENCE North 0°42'52" West a distance of 90.30 feet;

THENCE South 89°17'37" East a distance of 49.10 feet;

THENCE North 41°37'00" West a distance of 33.08 feet;

THENCE North 07°27'42" East a distance of 409.48 feet;

THENCE North 15°22'54" East a distance of 272.49 feet;

THENCE North 89°17'37" East a distance of 196.01 feet;

THENCE South 02°57'59" East a distance of 442.14 feet;

THENCE North 89°17'37" East a distance of 245.30 feet;

THENCE South 02°57'59" East a distance of 222.06 feet;

THENCE South 47°25'08" West a distance of 27.45 feet;

THENCE South 0°42'52" East a distance of 50.00 feet to a point on the south line of said Southwest Quarter;

THENCE South 89°17'37" West, along said south line, a distance of 449.20 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 297.285 square feet or 6.516 acres, more or less.

BLOCK 2

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West, and Meridian 1 West, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southwest Quarter;

THENCE North 89°17'37" East, along the south line of said Southwest Quarter, a distance of 176.50 feet to the POINT OF BEGINNING;

THENCE North 0°42'52" West a distance of 303.00 feet;

THENCE North 89°17'37" East a distance of 211.61 feet;

THENCE South 02°57'59" East a distance of 225.10 feet;

THENCE South 47°25'08" West a distance of 22.35 feet;

THENCE South 0°42'52" East a distance of 33.08 feet;

THENCE South 89°17'37" East a distance of 30.27 feet to a point on the south line of said Southwest Quarter;

THENCE South 41°37'00" West, along said south line, a distance of 183.63 feet to the POINT OF BEGINNING;

Said described tract of land contains an area of 183.379 square feet or 4.187 acres, more or less.

BLOCK 3

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West, and Meridian 1 West, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southwest Quarter;

THENCE North 89°17'37" East, along the south line of said Southwest Quarter, a distance of 176.50 feet to the POINT OF BEGINNING;

THENCE North 0°42'52" West a distance of 50.00 feet;

THENCE North 89°17'37" East a distance of 27.54 feet;

THENCE North 02°57'59" West a distance of 225.13 feet;

THENCE North 89°17'37" East a distance of 493.23 feet;

THENCE South 02°57'59" East a distance of 203.20 feet to the southeast corner of said Southwest Quarter;

THENCE South 89°17'37" East, along the south line of said Southwest Quarter, a distance of 176.50 feet to the POINT OF BEGINNING;

Said described tract of land contains an area of 143.379 square feet or 3.302 acres, more or less.

SERVICE ROADWAY

A tract of land lying in the Southwest Quarter and the Northwest Quarter of Section 1, Township 10 North, Range 4 West, and Meridian 1 West, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of said Southwest Quarter;

THENCE North 89°17'37" East, along the south line of said Southwest Quarter, a distance of 176.50 feet to the POINT OF BEGINNING;

THENCE North 0°42'52" West a distance of 50.00 feet;

THENCE North 89°17'37" East a distance of 49.10 feet;

THENCE North 15°22'54" East a distance of 363.29 feet;

THENCE North 17°56'07" East a distance of 2,566.72 feet;

THENCE North 89°20'01" East a distance of 63.18 feet;

THENCE South 17°56'07" West a distance of 402.36 feet;

THENCE South 12°22'54" West a distance of 223.29 feet;

THENCE South 12°22'54" West a distance of 406.48 feet;

THENCE South 07°27'42" West a distance of 241.13 feet;

THENCE South 41°37'00" East a distance of 33.08 feet;

THENCE South 89°17'37" West a distance of 126.28 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 317.622 square feet or 7.2862 acres, more or less.

The Orion Group
Engineers • Environmental • Planners
2201 Woodland Blvd • Edmond, Oklahoma 73034 • 405.369.3136

SHEET NO.
2 OF 4

EXHIBIT A

FINAL PLAT
OF

SOUTH PORTLAND COMMERCIAL PARK
PART OF THE WEST HALF (W/2) OF SECTION 1, T10N, R4W, 1M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

Doc # P2018-08 ET, 9 N, 24 P, 204 P.
03/23/2018 03:51:01 PM Page 1
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- NOTES:
1. Existing easements (indicated by separate instrument numbers) are shown for reference only. The plat does not constitute a warranty of the accuracy of the information provided.
 2. The plat is a true and correct copy of the original as recorded in the public records of the State of Oklahoma.
 3. The plat is a true and correct copy of the original as recorded in the public records of the State of Oklahoma.
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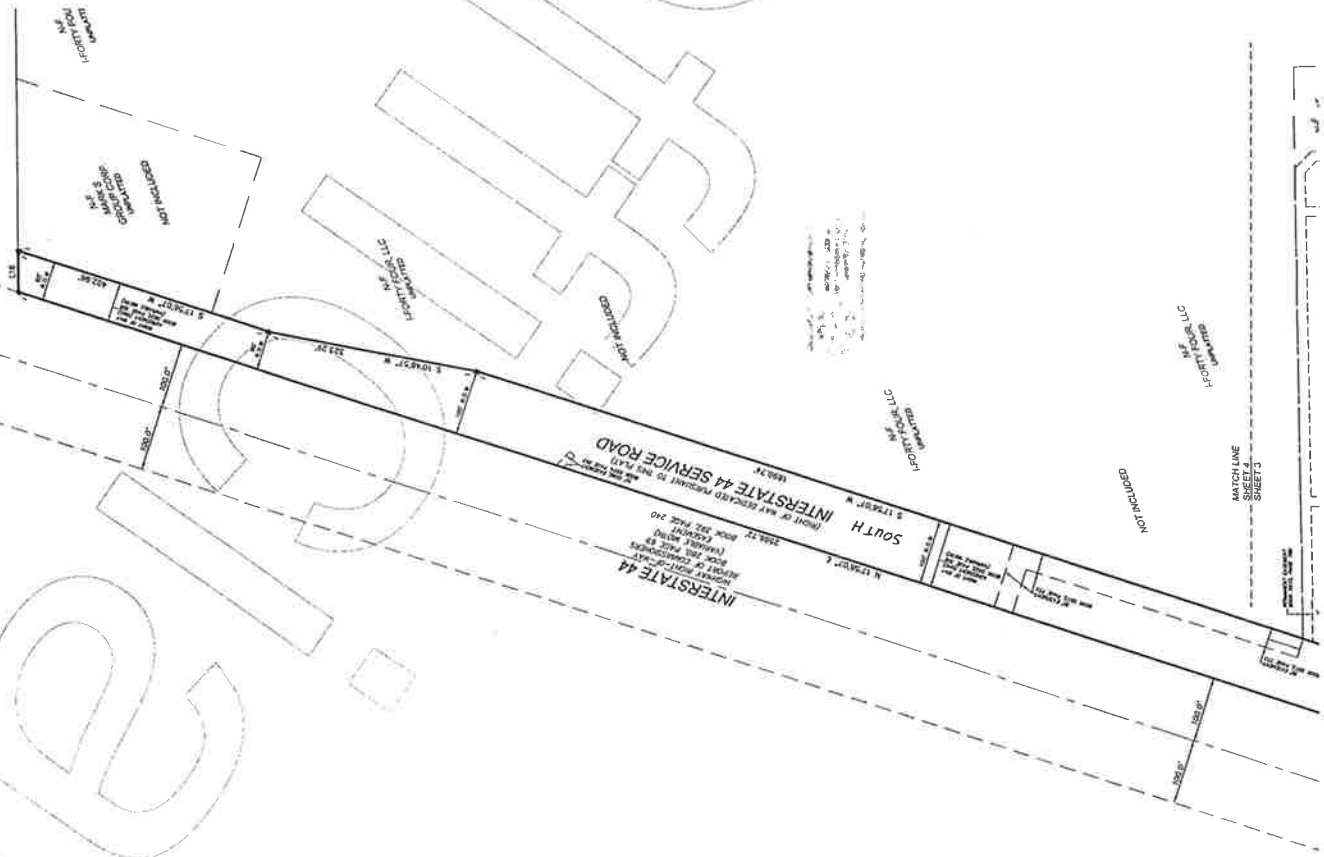
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98	N 0° 00' 00" E	0.00
99	N 0° 00' 00" E	0.00
100	N 0° 00' 00" E	0.00

LEGEND
BS = BUILDING STRACK LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = DRAINAGE EASEMENT

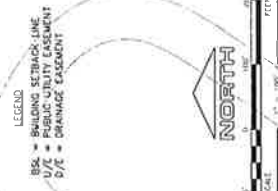


SOUTH PORTLAND COMMERCIAL PARK

PART OF THE WEST HALF (W/2) OF SECTION 1, T10N, R4W, I.M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



Line #	Direction	Length
1	N 00°42'21\"	10.00
2	S 89°12'37\"	63.65
3	S 89°12'37\"	74.67
4	S 89°12'37\"	37.50
5	S 00°42'21\"	10.00
6	S 89°12'37\"	49.10
7	N 41°37'00\"	33.08
8	N 80°02'30\"	55.26
9	S 37°23'50\"	29.55
10	S 19°22'54\"	66.71
11	S 00°42'21\"	50.00
12	S 47°23'48\"	37.45
13	S 47°23'48\"	37.45
14	N 49°12'21\"	37.54
15	S 89°12'37\"	60.54
16	N 89°12'37\"	63.18
17	N 02°37'42\"	34.17
18	S 00°42'21\"	50.00
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20	S 89°12'37\"	50.00
21	S 89°12'37\"	18.12
22	S 89°12'37\"	18.12
23	S 00°42'21\"	50.00
24	N 89°12'37\"	50.00
25	S 89°12'37\"	66.57
26	N 00°42'21\"	50.00



ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City on
this 28th day of January 2025

ATTEST:


CITY CLERK




MAYOR

REVIEWED for form and legality.



ASSISTANT MUNICIPAL COUNSELOR