



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

The Corridor Project

Name of Development or Applicant

5900 Wildewood Drive

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

Single-Family and Multi-Family Residential

Summary Purpose Statement / Proposed Development

Staff Use Only	2016
Case No.: PUD -	
File Date:	5-2-24
Ward No.:	W7
Nbhd. Assoc.:	Wildewood Hills/Heights & OKC Adventure District
School District:	OKC
Extg Zoning:	PUD-1842
Overlay:	

+/-42.7623 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer 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.
- ☐ 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) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Corridor Project Partners, LLC

Name

11401 S Western Ave

Mailing Address

Oklahoma City, OK 73170

City, State, Zip Code

Phone

Email


Signature of Applicant
Mark W. Litzow, 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, etc..) can not be accepted for security purposes.



Return to:
Stewart Title of Oklahoma, Inc.
701 N. Broadway, Ste. 300
Oklahoma City, OK 73102

QUIT CLAIM DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 1979080
Stewart Title Guaranty Company

THIS INDENTURE, made this 18 day of April, 2023 between The **Corridor Project, LLC, an Oklahoma limited liability company**, party of the first part, and **Corridor Project Partners LLC, a Delaware limited liability company** party of the second part, **Witnesseth**, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party/parties of the second part all its right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TAX ID No.: 133081550

Grantee's Mailing Address: 11415 Western Ave. OK 73170
45.453 Acres in OK County, Oklahoma City, OK 73170

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party/parties of the second part, his/her/their/its heirs and assigns forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has caused these presents to be signed this 18 day of April, 2023.

The **Corridor Project, LLC, an Oklahoma limited liability company**

By: [Signature]
Darrin Webster, Manager

1979080

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of April, 2023, personally appeared, Darrin Webster, Manager of The **Corridor Project, LLC, an Oklahoma limited liability company**, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

Commission Expires: _____



EXHIBIT "A" LEGAL DESCRIPTION

TRACT 1

Lots 1, 2, and 3, in Block 14 of Wildewood Hills Addition, Section 3, to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 36 of Plats, page 96.

TRACT 2

A tract of land lying in the north half of Section 10, Township 12 North, Range 3 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

Beginning at the southeast corner of Lot 11, Block 2, Wildewood Professional Plaza, an Addition to the City of Oklahoma City, as recorded in Book 39 of Plats, page 68, Oklahoma County, Oklahoma;

Thence South 88°52'52" East, along the northerly right of way line of the access road for Interstate Highway 44, a distance of 196.33 feet;

Thence North 80°01'10" East, along said northerly right of way line, a distance of 392.46 feet;

Thence North 60°21'08" East along said northerly right of way line, a distance of 239.65 feet;

Thence North 74°06'23" East, along said northerly right of way line, a distance of 90.34 feet;

Thence North 00°05'45" East a distance of 585.04 feet;

Thence North 89°57'52" East a distance of 659.60 feet;

Thence North 00°07'18" East a distance of 619.92 feet;

Thence North 89°55'17" West a distance of 10.00 feet;

Thence North 00°07'37" West a distance of 67.90 feet to the southeast corner of Lot 1, Block 19, Wildewood Hills Addition, Section 4, to Oklahoma City, as recorded in Book 37 of Plats, page 83;

Thence North 89°55'17" West, along the southerly line of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of said Block 19, a distance of 707.23 feet;

Thence North 42°40'17" West, along the southwest line of Lot 9, of said Block 19, a distance of 135.60 feet to the most westerly corner of said Lot 9, Block 19, said point also being the easterly right of way line for Wildewood Drive as established by the plats of Wildewood Hills Addition, Section 4, Section 2 and Section 3;

Thence South 47°19'43" West, along said easterly right of way line, a distance of 31.70 feet to the beginning of a tangent curve;

Thence southwesterly, along said easterly right of way line, on a curve to the left having a radius of 609.93 feet (said curve subtended by a chord which bears South 39°42'13" West a distance of 161.86 feet) an arc distance of 162.34 feet to a point of tangency;

Thence South 32°04'43" West, along said easterly right of way line, a distance of 384.72 feet;

Thence South 20°37'11" West, along said easterly right of way line, a distance of 49.67 feet to a point of intersection with a non-tangent curve;

Thence southerly, along said easterly right of way line, on a curve to the left having a radius of 403.48 feet (said curve subtended by a chord which bears South 13°54'43" West, a distance of 75.01 feet) an arc distance of 75.12 feet to a point of tangency;

Thence South 08°34'43" West, along said easterly right of way line, a distance of 8.34 feet;

Thence North 81°25'17" West a distance of 50.00 feet to the southeast corner of Lot 1, Block 14, Wildewood Hills Addition, Section 3, as recorded in Book 36 of Plats, page 96;

Thence South 88°48'03" West, along the south line of Lots 1 through 7, inclusive, Block 14, of said Addition, a distance of 553.06 feet;

Thence North 85°58'19" West, along the south line of Lots 8, 9 and 10 of said Block 14, a distance of 222.97 feet to the southwest corner of Lot 10 of said Block 14, said point also being on the east line of Lot 12 of said Block 14;

Thence South 00°01'57" East, along the east line of Lots 12 and 13 of said Block 14, a distance of 145.00 feet to the southeast corner of Lot 13 of said Block 14;

Thence South $01^{\circ}11'57''$ East a distance of 50.00 feet to a point on the south right of way line for Northeast 58th Street;

Thence South $88^{\circ}48'03''$ West, along said south right way line, a distance of 116.36 feet to the beginning of a tangent curve;

Thence westerly, along said south right of way line, on a curve to the right having a radius of 73.99 feet (said curve subtended by a chord which bears North $81^{\circ}55'34''$ West a distance of 23.85 feet) an arc distance of 23.95 feet to a point of intersection with a non-tangent line, said point being the northeast corner Lot 10, Block 13, Wildewood Hills Addition, Section 3;

Thence South $31^{\circ}55'09''$ West, along the southeasterly line of said Lot 10, a distance of 154.81 feet;

Thence South $89^{\circ}28'25''$ West, along the south line of said Lot 10, a distance of 94.48 feet to the southwest corner of said Lot 10, said point being on the east line of Block 6, Wildewood Hills Addition, Blocks 1 through 8 as recorded in Book 33 of Plats, page 28;

Thence South $00^{\circ}01'57''$ East, along the east line of Block 6 and Block 5 of said Addition, a distance of 384.30 feet;

Thence South $59^{\circ}54'59''$ East, along the northeasterly line of said Block 5, a distance of 201.14 feet to the northeast corner of Lot 5, Block 5, Wildewood Hills Addition, Blocks 1 through 8, said point also being the northwest corner of Lot 3, Block 2, Wildwood Professional Plaza;

Thence South $79^{\circ}48'04''$ East, along the north line of said Lot 3, a distance of 76.95 feet to a point of intersection with a non-tangent curve, said point being the northeast corner of said Lot 3;

Thence northerly, northeasterly and easterly, on a curve to the right having a radius of 75.00 feet (said curve being subtended by a chord which bears North $49^{\circ}30'00''$ East a distance of 95.01 feet) an arc distance of 102.89 feet to a point of tangency;

Thence North $88^{\circ}48'03''$ East a distance of 95.00 feet to the beginning of a tangent curve;

Thence easterly on a curve to the right having a radius of 435.20 feet (said curve subtended by a chord which bears South $87^{\circ}00'59''$ East a distance of 63.49 feet) an arc distance of 63.54 feet to a point of tangency;

Thence South $82^{\circ}50'00''$ East, a distance of 98.64 feet to the beginning of a tangent curve;

Thence easterly, southeasterly, and southerly on a curve to the right having a radius of 75.00 feet (said curve subtended by a chord which bears South $50^{\circ}49'59''$ East a distance of 79.49 feet) an arc distance of 83.78 feet to a point of intersection with a non-tangent line, said point being the northwest corner of Lot 10, Block 2, of said Wildewood Hills Professional Plaza (the preceding five courses being along the southerly line of Lots 4 through 9, inclusive, Block 2, of said Addition);

Thence North $71^{\circ}10'01''$ East along the north line of said Lot 10, Block 2, a distance of 140.11 feet to the northeast corner of said Lot 10;

Thence South $01^{\circ}11'57''$ East, along the east line of Lots 10 and 11, of said Block 2, a distance of 211.49 feet to the point of beginning;

The aforescribed tract includes all of Lot 4 through 9, inclusive, in Block 2 of Wildewood Professional Plaza, now vacated, and all of Lots 1 through 11, inclusive, in Block 15, and Lots 14 through 23, inclusive, in Block 14, of Wildewood Hills Addition, Section 3, now vacated.

LESS AND EXCEPT the following described tracts of land conveyed to the State of Oklahoma, by Quit Claim Deeds recorded in Book 11833, page 1292 and in Book 11833, page 1296:

A strip, piece or parcel of land lying in part of the northwest quarter of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at a point on the present north right of way line of U.S. Highway No. I-44, a distance of 203.58 feet north of and 878.94 feet west of the southeast corner of said northwest quarter;

Thence South $88^{\circ}03'37''$ East a distance of 196.34 feet;

Thence North $79^{\circ}06'22''$ East a distance of 392.46 feet;

Thence North $81^{\circ}29'31''$ West a distance of 518.53 feet;

Thence North $89^{\circ}17'40''$ West a distance of 69.75 feet;

Thence South $00^{\circ}22'43''$ East a distance of 145.10 feet to the point of beginning.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

AND

A strip, piece or parcel of land lying in Lot 4, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at a point on the west line of said Lot 4, a distance of 41.89 feet South 01°15'53" West of the northwest corner of said Lot 4;

Thence South 01°15'53" West along said west line a distance of 103.44 feet to the southwest corner of said Lot 4;

Thence South 79°10'41" East along the south line of said Lot 4 a distance of 78.09 feet;

Thence northeasterly on a curve to the right having a chord bearing of North 36°50'13" East and having a radius of 75.00 feet an arc distance of 68.11 feet to a point on the east line of said Lot 4;

Thence North 27°08'54" West along said east line a distance of 74.11 feet;

Thence South 89°37'18" West a distance of 80.05 feet to the point of beginning.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearing.

TRACT 3

A strip, piece or parcel of land lying in Lot 3, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39 of Plats, page 68. Said parcel of land being described by metes and bounds as follows:

Beginning at a point where the permanent north right of way line of the frontage road for I-44 intersects the east line of said Lot 3, a distance of 55.95 feet North 00°22'42" West of the southeast corner of said Lot 3;

Thence North 00°22'42" West along said east line a distance of 9.55 feet;

Thence northeasterly along said east line on a curve to the right having a chord bearing of North 05°13'19" East and having a radius of 75.00 feet an arc distance of 14.66 feet to the northeast corner of said Lot 3;

Thence North 79°10'41" West along the north line of said Lot 3 a distance of 78.09 feet to the northwest corner of said Lot 3;

Thence South 45°24'56" West along the west line of said Lot 3 a distance of 53.27 feet to a point on said permanent north right of way line;

Thence South 89°17'40" East along said permanent north right of way line a distance of 113.38 feet to the point of beginning.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearing.

TRACT 4

A strip, piece or parcel of land lying in Lots 1 through 3, inclusive, Block 1, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39, page 68. Said parcel of land being described by metes and bounds as follows:

Beginning at a point where the permanent north right of way line of the frontage road for I-44 intersects the west line of said Lot 1, a distance of 78.77 feet North 00°22'42" West of the southwest corner of said Lot 1;

Thence South 89°17'40" East a distance of 294.97 feet to a point on the east line of said Block 1;

Thence northwesterly along said east line of Block 1 on a curve to the left having a chord bearing of North 43°37'02" West and having a radius of 25.00 feet an arc distance of 33.51 feet;

Thence North 82°00'45" West along the north line of Block 1 distance of 98.66 feet;

Thence northwesterly along said north line of Block 1 on a curve to the left having a chord bearing of North 86°11'44" West and having a radius of 385.20 feet an arc distance of 56.24 feet;

Thence South 89°37'17" West along said north line of Block 1 a distance of 94.99 feet;

Thence southwesterly along said north line of Block 1 on a curve to the left having a chord bearing of South 44°37'20" West and having a radius of 25.00 feet an arc distance of 39.27 feet to a point on the west line of Block 1;

Thence South 00°22'42" East along said west line of Block 1 a distance of 10.50 feet to the point of beginning.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearing.

TRACT 5

A strip, piece or parcel of land lying in Lot 10, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39, page 68. Said parcel of land being described by metes and bounds as follows:

Beginning at a point where the permanent north right of way line of the frontage road for I-44 intersects the east line of said Lot 10, a distance of 52.99 feet North $00^{\circ}22'43''$ West of the southeast corner of said Lot 10;

Thence North $89^{\circ}17'40''$ West along and permanent north right of way line a distance of 130.03 feet to a point on the west line of said Lot 10;

Thence northwesterly along said west line on a curve to the left having a chord bearing of North $09^{\circ}37'48''$ West and having a radius of 75.00 feet an arc distance of 21.89 feet to the northwest corner of said Lot 10;

Thence North $72^{\circ}00'25''$ East along the north line of said Lot 10 a distance of 140.09 feet to the northeast corner of said Lot 10;

Thence South $00^{\circ}22'43''$ East along said east line a distance of 66.83 feet to point of beginning.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearing.

**LEGAL DESCRIPTION
The Corridor Project**

April 30, 2024

Tract 1

A tract of land being a part of the North Half (N/2) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast (SE) corner of Lot 1, Block 19 of WILDEWOOD HILLS ADDITION SECTION 4;

THENCE South $00^{\circ}12'34''$ East, a distance of 67.90 feet;

THENCE North $89^{\circ}59'47''$ East, a distance of 10.00 feet;

THENCE South $00^{\circ}02'22''$ West, a distance of 461.52 feet;

THENCE South $89^{\circ}55'18''$ West, a distance of 659.67 feet;

THENCE North $00^{\circ}00'50''$ East, a distance of 56.89 feet;

THENCE North $80^{\circ}35'09''$ West, a distance of 493.93 feet to a point on the east right-of-way of Wildewood Drive;

THENCE along and with said east right-of-way the following 4 courses:

1. North $20^{\circ}32'15''$ East, a distance of 21.02 feet;
2. North $31^{\circ}59'47''$ East, a distance of 384.72 feet;
3. on a curve to the right having a radius of 609.93 feet, a chord bearing of North $39^{\circ}37'17''$ East, a chord distance of 161.86 feet and an arc length of 162.34 feet;
4. North $47^{\circ}14'47''$ East, a distance of 31.70 feet to the west corner of Lot 9 in said Block 19;

THENCE South $42^{\circ}45'13''$ East, along and with the southwest line of said Lot 9, a distance of 135.60 feet to the westerly south corner said Lot 9;

THENCE North $89^{\circ}59'47''$ East, along and with the south line of Lots 9 through 1 in said Block 19, a distance of 707.23 feet to the POINT OF BEGINNING.

AND

Lots 1, 2 and 3, in Block 14 of WILDEWOOD HILLS ADDITION SECTION 3, to Oklahoma City, Oklahoma County, Oklahoma according to the plat recorded in Book 36 of Plats, Page 96.

Containing a total of 553,147 square feet or 12.6985 acres, more or less.

Basis of Bearing: Oklahoma State Plane Coordinate System (North Zone, NAD83) using a bearing of N 88°43'08" E along the south line of Lots 1 through 7 in Block 14, WILDEWOOD HILLS ADDITION SECTION 3. All Distances are grid distances in U.S. Survey Feet.

AND

Tract 2

A tract of land being a part of the North Half (N/2) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast (SE) Corner of Lot 1 in Block 14 of WILDEWOOD HILLS ADDITION SECTION 3, said point also being on the west right-of-way of Wildewood Drive;

THENCE South 81°30'20" East, a distance of 50.00 feet to a point on the east right-of-way of said Wildewood Drive;

THENCE along and with said east right-of-way the following 3 courses:

1. North 08°29'58" East, a distance of 8.34 feet;
2. on a curve to the right having a radius of 403.48 feet, a chord bearing of North 13°49'47" East, a chord distance of 75.01 feet and an arc length of 75.12 feet;
3. North 20°32'15" East, a distance of 28.65 feet;

THENCE South 80°35'09" East, departing said east right-of-way, a distance of 493.93 feet;

THENCE South 00°00'50" West, a distance of 800.79 feet to a point on the north right-of-way of the access road for Interstate 44;

THENCE South 74°01'25" West, along and with said north right-of-way, a distance of 90.34 feet;

THENCE South 60°16'12" West, continuing along and with said north right-of-way, a distance of 239.65 feet;

THENCE North 81°09'37" West, departing said north right-of-way, a distance of 522.42 feet;

THENCE South 89°48'10" West, a distance of 199.78 feet to a point on the west line of Lot 10 in Block 2 of WILDEWOOD PROFESSIONAL PLAZA, said point also lying the east right-of-way of Wildewood Plaza;

THENCE along and with the east & north right-of-way of said Wildewood Plaza the following 5 courses:

1. along a non-tangent curve to the left having a radius of 75.00 feet, a chord bearing of North 42°34'25" West, a chord distance of 97.11 feet and an arc length of 105.63 feet;
2. North 82°54'56" West, a distance of 98.64 feet;
3. along a curve to the left having a radius of 435.20 feet, a chord bearing of North 87°05'56" West, a chord distance of 63.48 feet and an arc length of 63.54 feet;
4. South 88°43'07" West, a distance of 95.00 feet;
5. along a curve to the left having a radius of 75.00 feet, a chord bearing of South 75°20'04" West, a chord distance of 34.72 feet and an arc length of 35.04 feet to the

southeasterly corner of Lot 4 in said Block 2;

THENCE North $28^{\circ}03'25''$ West, along and with the east line of said Lot 4, a distance of 74.11 feet;

THENCE South $88^{\circ}43'08''$ West, departing said east line, a distance of 79.70 feet to a point on the west line of said Lot 4;

THENCE South $00^{\circ}07'18''$ East, along and with the west line of said Lot 4, a distance of 103.12 feet to the southwest corner of said Lot 4;

THENCE North $59^{\circ}59'55''$ West, along and with the northeasterly line of Lots 5 and 4 in Block 5 of WILDEWOOD HILLS ADDITION, a distance of 201.14 feet to the southeast corner of Lot 2 in said Block 5;

THENCE North $00^{\circ}06'53''$ West, along and with the east line of Lots 2 and 1 in said Block 5 and Lots 14 and 13 in Block 6 of said WILDEWOOD HILLS ADDITION, a distance of 384.30 feet to the southwest corner of Lot 10 in Block 13 of WILDEWOOD HILLS ADDITION SECTION 3;

THENCE North $89^{\circ}23'29''$ East, along and with the south line of said Lot 10, a distance of 94.48 feet to the southeast corner of said Lot 10;

THENCE North $31^{\circ}50'13''$ East, along and with the easterly line of said Lot 10, a distance of 154.81 feet to the easterly northeast corner of said Lot 10, said point also being on the south right-of-way of N.E. 58th Street;

THENCE along the south right-of-way of N.E. 58th Street on a non-tangent curve to the left having a radius of 73.99 feet, a chord bearing of South $82^{\circ}00'30''$ East, a chord distance of 23.85 feet and an arc length of 23.95 feet to a point on the north line of Lot 11 in said Block 13;

THENCE North $88^{\circ}43'07''$ East, along and with said north line of Lot 11 extended, a distance of 116.36 feet;

THENCE North $01^{\circ}16'53''$ West, departing said north line extended, a distance of 50.00 feet to the southwest corner of vacated Lot 14 in Block 14 of said WILDEWOOD HILLS ADDITION SECTION 3;

THENCE North $00^{\circ}06'53''$ West, along and with the west line of said vacated Lot 14, a distance of 145.00 feet to the northwest corner of said vacated Lot 14;

THENCE South $86^{\circ}03'18''$ East, along and with the north line of vacated Lots 14, 15 and 16 in said Block 14, a distance of 222.97 feet to the northeast corner of vacated Lot 16 in said Block 14;

THENCE North $88^{\circ}43'08''$ East, along and with the north line of Lots 17, 18, 19, 20, 21, 22 and 23, a distance of 553.06 feet to the POINT OF BEGINNING.

Containing 1,309,580 square feet or 30.0638 acres, more or less.

Basis of Bearing: Oklahoma State Plane Coordinate System (North Zone, NAD83) using a

bearing of N 88°43'08" E along the south line of Lots 1 through 7 in Block 14, WILDEWOOD HILLS ADDITION SECTION 3. All Distances are grid distances in U.S. Survey Feet.

Corridor Project Partners, LLC
11401 S Western Ave
Oklahoma City, OK 73170
PH: (405) 596-5865

April 9, 2024

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

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. 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 Simplified Planned Unit Development Rezone 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,



Darrin Webster (Apr 11, 2024 16:02 CDT)

Signature

Darrin Webster, Authorized Representative

Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:5765 000/PUD

May 2, 2024

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

Attention: Ms. Sarah Welch

RE: The Corridor Project, 5900 Wildewood Drive: PUD Submittal

Dear Ms. Welch:

On behalf of the property owner, Corridor Project Partners, LLC, we are submitting a request for a PUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 5900 Wildewood Drive in north Oklahoma City. The subject site is currently zoned as PUD-1842 with base zonings of R-1, "Single-Family Residential", R-4, "General Residential" and C-3, "Community Commercial" Districts. The property is currently undeveloped. The PUD, totaling +/-42.7623 acres, includes two tracts with base zonings of R-1, "Single-Family Residential" and R-4, "General Residential" to permit a residential development. This development consists of single-family and multi-family homes while also providing ample greenspace amenities for residents. This PUD is consistent and appropriate with the surrounding developments. Please find attached the following submittal documents for the above referenced project:

- PUD Application
- Letter of Authorization
- Warranty Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$2,700.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **June 13, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,

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

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, J&A
[4123 006 / PUD]

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:

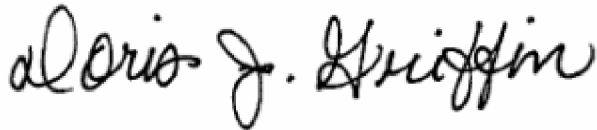
SEE LEGAL DESCRIPTION, ATTACHED

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (14), 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: April 23, 2024 at 7:30 AM

First American Title Insurance Company



By:

Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority # 0049
File No. 2648398-OK99

LEGAL DESCRIPTION

The Corridor Project

Tract 1

Lots 1, 2, and 3, in Block 14 of Wildewood Hills Addition, Section 3, to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 36 of Plats, page 96.

Tract 2

A tract of land lying in the north half of Section 10, Township 12 North, Range 3 West of the Indian Meridian, City of Oklahoma City,

Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING at the southeast corner of Lot 11, Block 2, Wildewood Professional Plaza, an Addition to the City of Oklahoma City, as

recorded in Book 39 of Plats, page 68, Oklahoma County, Oklahoma;

THENCE South 88°52'52" East, along the northerly right of way line of the access road for Interstate Highway 44, a distance of 196.33 feet;

THENCE North 80°01'10" East, along said northerly right of way line, a distance of 392.46 feet;

THENCE North 60°21'08" East along said northerly right of way line, a distance of 239.65 feet;

THENCE North 74°06'23" East, along said northerly right of way line, a distance of 90.34 feet;

THENCE North 00°05'45" East a distance of 585.04 feet;

THENCE North 89°57'52" East a distance of 659.60 feet;

THENCE North 00°07'18" East a distance of 619.92 feet;

THENCE North 89°55'17" West a distance of 10.00 feet;

THENCE North 00°07'37" West a distance of 67.90 feet to the southeast corner of Lot 1, Block 19, Wildewood Hills Addition, Section 4, to

Oklahoma City, as recorded in Book 37 of Plats, page 83;

THENCE North 89°55'17" West, along the southerly line of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of said Block 19, a distance of 707.23 feet;

THENCE North 42°40'17" West, along the southwest line of Lot 9, of said Block 19, a distance of 135.60 feet to the most westerly corner

of said Lot 9, Block 19, said point also being the easterly right of way line for Wildewood Drive as established by the plats of Wildewood

Hills Addition, Section 4, Section 2 and Section 3;

THENCE South 47°19'43" West, along said easterly right of way line, a distance of 31.70 feet to the beginning of a tangent curve;

THENCE southwesterly, along said easterly right of way line, on a curve to the left having a radius of 609.93 feet (said curve subtended

by a chord which bears South 39°42'13" West a distance of 161.86 feet) an arc distance of 162.34 feet to a point of tangency;

THENCE South 32°04'43" West, along said easterly right of way line, a distance of 384.72 feet;

THENCE South 20°37'11" West, along said easterly right of way line, a distance of 49.67 feet to a point of intersection with a non-tangent curve;

THENCE southerly, along said easterly right of way line, on a curve to the left having a radius of 403.48 feet (said curve subtended by a

chord which bears South 13°54'43" West, a distance of 75.01 feet) an arc distance of 75.12 feet to a point of tangency;

THENCE South 08°34'43" West, along said easterly right of way line, a distance of 8.34 feet;

THENCE North 81°25'17" West a distance of 50.00 feet to the southeast corner of Lot 1, Block 14, Wildewood Hills Addition, Section 3,

as recorded in Book 36 of Plats, page 96;

THENCE South 88°48'03" West, along the south line of Lots 1 through 7, inclusive, Block 14, of said Addition, a distance of 553.06 feet;

THENCE North 85°58'19" West, along the south line of Lots 8, 9 and 10 of said Block 14, a distance of 222.97 feet to the southwest

corner of Lot 10 of said Block 14, said point also being on the east line of Lot 12 of said Block 14;
 THENCE South 00°01'57" East, along the east line of Lots 12 and 13 of said Block 14, a distance of 145.00 feet to the southeast corner of Lot 13 of said Block 14;
 THENCE South 01°11'57" East a distance of 50.00 feet to a point on the south right of way line for Northeast 58th Street;
 THENCE South 88°48'03" West, along said south right of way line, a distance of 116.36 feet to the beginning of a tangent curve;
 THENCE westerly, along said south right of way line, on a curve to the right having a radius of 73.99 feet (said curve subtended by a chord which bears North 81°55'34" West a distance of 23.85 feet) an arc distance of 23.95 feet to a point of intersection with a non-tangent line, said point being the northeast corner Lot 10, Block 13, Wildewood Hills Addition, Section 3;
 THENCE South 31°55'09" West, along the southeasterly line of said Lot 10, a distance of 154.81 feet;
 THENCE South 89°28'25" West, along the south line of said Lot 10, a distance of 94.48 feet to the southwest corner of said Lot 10, said point being on the east line of Block 6, Wildewood Hills Addition, Blocks 1 through 8 as recorded in Book 33 of Plats, page 28;
 THENCE South 00°01'57" East, along the east line of Block 6 and Block 5 of said Addition, a distance of 384.30 feet;
 THENCE South 59°54'59" East, along the northeasterly line of said Block 5, a distance of 201.14 feet to the northeast corner of Lot 5, Block 5, Wildewood Hills Addition, Blocks 1 through 8, said point also being the northwest corner of Lot 3, Block 2, Wildewood Professional Plaza;
 THENCE South 79°48'04" East, along the north line of said Lot 3, a distance of 76.95 feet to a point of intersection with a non-tangent curve, said point being the northeast corner of said Lot 3;
 THENCE northerly, northeasterly and easterly, on a curve to the right having a radius of 75.00 feet (said curve being subtended by a chord which bears North 49°30'00" East a distance of 95.01 feet) an arc distance of 102.89 feet to a point of tangency;
 THENCE North 88°48'03" East a distance of 95.00 feet to the beginning of a tangent curve;
 THENCE easterly on a curve to the right having a radius of 435.20 feet (said curve subtended by a chord which bears South 87°00'59" East a distance of 63.49 feet) an arc distance of 63.54 feet to a point of tangency;
 THENCE South 82°50'00" East, a distance of 98.64 feet to the beginning of a tangent curve;
 THENCE easterly, southeasterly, and southerly on a curve to the right having a radius of 75.00 feet (said curve subtended by a chord which bears South 50°49'59" East a distance of 79.49 feet) an arc distance of 83.78 feet to a point of intersection with a non-tangent line, said point being the northwest corner of Lot 10, Block 2, of said Wildewood Hills Professional Plaza (the preceding five courses being along the southerly line of Lots 4 through 9, inclusive, Block 2, of said Addition);
 THENCE North 71°10'01" East along the north line of said Lot 10, Block 2, a distance of 140.11 feet to the northeast corner of said Lot 10;
 THENCE South 01°11'57" East, along the east line of Lots 10 and 11, of said Block 2, a distance of 211.49 feet to the POINT OF BEGINNING;
 The aforescribed tract includes all of Lot 4 through 9, inclusive, in Block 2 of Wildewood Professional Plaza, now vacated, and all of Lots 1 through 11, inclusive, in Block 15, and Lots 14 through 23, inclusive, in Block 14, of Wildewood Hills Addition, Section 3, now vacated.

LESS AND EXCEPT the following described tracts of land conveyed to the State of Oklahoma, by Quit Claim Deeds recorded in Book

11833, page 1292 and in Book 11833, page 1296;

A strip, piece or parcel of land lying in part of the northwest quarter of Section 10, Township 12 North, Range 3 West in Oklahoma

County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at a point on the present north right of way line of U.S. Highway No. I-44, a distance of 203.58 feet north of and 878.94 feet

west of the southeast corner of said northwest quarter;

THENCE South 88°03'37" East a distance of 196.34 feet;

THENCE North 79°06'22" East a distance of 392.46 feet;

THENCE North 81°29'31" West a distance of 518.53 feet;

THENCE North 89°17'40" West a distance of 69.75 feet;

THENCE South 00°22'43" East a distance of 145.10 feet to the POINT OF BEGINNING.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

AND

A strip, piece or parcel of land lying in Lot 4, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10,

Township 12 North, Range 3 West in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at a point on the west line of said Lot 4, a distance of 41.89 feet South 01°15'53" West of the northwest corner of said Lot 4;

THENCE South 01°15'53" West along said west line a distance of 103.44 feet to the southwest corner of said Lot 4;

THENCE South 79°10'41" East along the south line of said Lot 4 a distance of 78.09 feet;

THENCE northeasterly on a curve to the right having a chord bearing of North 36°50'13" East and having a radius of 75.00 feet an arc

distance of 68.11 feet to a point on the east line of said Lot 4;

THENCE North 27°08'54" West along said east line a distance of 74.11 feet;

THENCE South 89°37'18" West a distance of 80.05 feet to the POINT OF BEGINNING.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearing.

Tract 3

A strip, piece or parcel of land lying in Lot 3, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10,

Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39 of Plats, page 68. Said

parcel of land being described by metes and bounds as follows:

BEGINNING at a point where the permanent north right of way line of the frontage road for I-44 intersects the east line of said Lot 3, a

distance of 55.95 feet North 00°22'42" West of the southeast corner of said Lot 3;

THENCE North 00°22'42" West along said east line a distance of 9.55 feet;

THENCE northeasterly along said east line on a curve to the right having a chord bearing of North 05°13'19" East and having a radius of

75.00 feet an arc distance of 14.66 feet to the northeast corner of said Lot 3;

THENCE North 79°10'41" West along the north line of said Lot 3 a distance of 78.09 feet to the northwest corner of said Lot 3;

THENCE South 45°24'56" West along the west line of said Lot 3 a distance of 53.27 feet to a point on said permanent north right of way line;

THENCE South 89°17'40" East along said permanent north right of way line a distance of 113.38 feet to the POINT OF BEGINNING.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearing.

Tract 4

A strip, piece or parcel of land lying in Lots 1 through 3, inclusive, Block 1, Wildewood Professional Plaza, an Addition to Oklahoma City

of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39, page 68.

Said parcel of land being described by metes and bounds as follows:

BEGINNING at a point where the permanent north right of way line of the frontage road for I-44 intersects the west line of said Lot 1, a

distance of 78.77 feet North 00°22'42" West of the southwest corner of said Lot 1;

THENCE South 89°17'40" East a distance of 294.97 feet to a point on the east line of said Block 1;

THENCE northwesterly along said east line of Block 1 on a curve to the left having a chord bearing of North 43°37'02" West and having a

radius of 25.00 feet an arc distance of 33.51 feet;

THENCE North 82°00'45" West along the north line of Block 1 distance of 98.66 feet;

THENCE northwesterly along said north line of Block 1 on a curve to the left having a chord bearing of North 86°11'44" West and having

a radius of 385.20 feet an arc distance of 56.24 feet;

THENCE South 89°37'17" West along said north line of Block 1 a distance of 94.99 feet;

THENCE southwesterly along said north line of Block 1 on a curve to the left having a chord bearing of South 44°37'20" West and having

a radius of 25.00 feet an arc distance of 39.27 feet to a point on the west line of Block 1;

THENCE South 00°22'42" East along said west line of Block 1 a distance of 10.50 feet to the POINT OF BEGINNING.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearing.

Tract 5

A strip, piece or parcel of land lying in Lot 10, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10,

Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39, page 68. Said parcel of

land being described by metes and bounds as follows:

BEGINNING at a point where the permanent north right of way line of the frontage road for I-44 intersects the east line of said Lot 10, a

distance of 52.99 feet North 00°22'43" West of the southeast corner of said Lot 10;

THENCE North 89°17'40" West along and permanent north right of way line a distance of 130.03 feet to a point on the west line of said

Lot 10;

THENCE northwesterly along said west line on a curve to the left having a chord bearing of North 09°37'48" West and having a radius of

75.00 feet an arc distance of 21.89 feet to the northwest corner of said Lot 10;

THENCE North 72°00'25" East along the north line of said Lot 10 a distance of 140.09 feet to the northeast corner of said Lot 10;

THENCE South 00°22'43" East along said east line a distance of 66.83 feet to POINT OF BEGINNING.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearing.

OWNERSHIP REPORT
FILE NUMBER: 2648398-OK99

EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 A.M.
DATE PREPARED: MAY 2, 2024

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2640	R133081550	CORRIDOR PROJECT PARTNERS	11401 S WESTERN AVE	OKLAHOMA CITY	OK	73170- 5819	UNPLTD PT SEC 10 12N 3W	000	0	PT N 1/2 SEC 10 12N 3W BEG SE/C LOT 11 BLK 2 WILDEWOOD PRO PLZ TH E196.33FT NELY392.46FT TH NE239.65FT NE90.34FT N585.04FT E659.60FT N619.92FT W10FT N67.90FT W707.23FT NW135.60FT SW31.70FT TH ON CURVE TO LEFT SW161.86FT SW384.72FT SW49.67FT SLY ON CURVE TO LEFT 75.01FT SWLY8.34FT NWLY50FT W553.06FT NWLY222.97FT S145FT S50FT W116.36FT WLY ON A CURVE 23.85FT SWLY154.81FT W94.48FT S384.30FT SELY201.14FT SELY76.95FT NELY ON A CURVE TO RIGHT 95.01FT NELY95FT SELY63.49FT SE98.64FT TH ON A CURVE TO RIGHT 79.49FT NELY140.11FT S211.49FT TO BEG PLUS LOTS 1 2 & 3 BLK 14 WILDWOOD HILLS SEC 3 PLUS PT OF LTS 1 THRU 3 BLK 1 BEG 78.77FT N OF SW/C LT 1 TH E294.97FT - SEE COTINUED	0 UNKNOWN

OWNERSHIP REPORT
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2640	R133081550 CONTINUED									(CONTINUED) NWLY ON A CURVE 33.51FT NWLY98.66FT WLY ALONG A CURVE 56.24FT W94.99FT SWLY ALONG A CURVE 39.27FT S10.50FT TO BEG & PT LT 3 BLK 2 BEG 55.95FT N OF SE/C LT 3 TH N9.55FT NELY ON A CURVE 14.66FT NWLY78.09FT SW53.27FT E113.38FT TO BEG & PT LT 10 BLK 2 BEG 52.99FT N OF SE/C LT 10 TH W130.03FT NWLY ON A CURVE 21.89FT SELY140.09FT S66.83FT TO BEG ALL IN WILDEWOOD PROFESSIONAL PLAZA EX A TR BEG 203.58FT N & 878.94FT W OF SE/C NW4 TH ELY196.34FT NELY392.46FT NWLY518.53FT W69.75FT S145.10FT TO BEG & EX PT OF LOT 4 BLK 2 WILDEWOOD PROFESSIONAL PLAZA BEG 41.89FT SLY FROM NW/C LT 4 TH SLY103.44FT SELY78.09FT NELY ON A CURVE 68.11FT NWLY74.11FT W80.05FT TO BEG (SUBJECT PROPERTY)	
2637	R149791800	SDARBE LLC	14712 COLLINS WOOD LN	EDMOND	OK	73013	UNPLTD PT SEC 10 12N 3W	000	000	PT NE4 SEC 10 12N 3W BEG 1318.50FT W & 765.20FT S OF NE/C NE4 TH S866.10FT TO N R/W HWY TH SW ON A CURVE TO THE RIGHT 91.38FT SW188.53FT SW ON A CURVE TO THE RIGHT 186.04FT SW87.53FT SW53.18FT NLY81.50FT NE100FT NE193FT NE72FT N80FT NW191.50FT W112.70FT N652.57FT E660FT TO BEG	0 UNKNOWN

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2637	R149792200	FUDGE FAMILY RANCH LLC	726 W SHERIDAN AVE	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PT OF NE4 SEC 10 12N 3W BEG 1646.40FT S OF NW/C OF NE4 TH S763FT TO BLVD NE729.6FT N480FT W660FT TO BEG EX A STRIP ON S SIDE BEING 185.5FT ON W & 120.48FT ON E	501 E I 44 SERVICE RD OKLAHOMA CITY
2637	R149792000	PLEASANT VALLEY DEVELOPMENT COMPANY	5801 BROADWAY EXT STE 500	OKLAHOMA CITY	OK	73118-7486	f	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PT NE4 SEC 10 12N 3W BEG 2006.6FT S OF NW/C E/2 W/2 NE4 TH NE159.68FT NLY81.5FT NE100FT NE193FT NE72FT N80FT NW191.50FT W110FT S590.81FT TO BEG SUBJ TO ESMTS OF RECORD	5701 N LINCOLN BLVD OKLAHOMA CITY
2637	R149792100	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PT OF NE4 SEC 10 12N 3W BEG AT SW/C OF INTERSECTION OF N LINE OF GRAND BLVD & W 1/2 OF W 1/2 OF NE4 TH NELY 729.7FT N120.48FT SWLY 696.38FT S185.5FT TO BEG EXEMPT	0 UNKNOWN
2637	R149791000	OKLAHOMA COUNTY	320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102-3441	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PT OF SEC 10 12N 3W BEG AT A PT 650FT E 765.3FT S OF NW/C OF NE4 S & PAR TO W LINE OF SEC 257.9FT TH E10FT N257.9FT W10FT TO BEG	0 UNKNOWN
2637	R143751145	EARL KELLON LECEDERIC	6204 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105-6434	WILDEWOOD HILLS 4TH	016	008	WILDEWOOD HILLS 4TH 016 008	6204 N WILDEWOOD DR OKLAHOMA CITY
2637	R143751155	BEATTY HAROLD EDWIN II	6200 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105-6434	WILDEWOOD HILLS 4TH	016	009	WILDEWOOD HILLS 4TH 016 009	6200 N WILDEWOOD DR OKLAHOMA CITY

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2637	R143751165	BATSON CAMERON	609 NE 61ST ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS 4TH	016	010	WILDEWOOD HILLS 4TH 016 010	609 NE 61ST ST OKLAHOMA CITY
2637	R143751175	DRIVER HAZEL LESTER; KENNEDY DAMITA	613 NE 61ST ST	OKLAHOMA CITY	OK	73105- 6401	WILDEWOOD HILLS 4TH	016	011	WILDEWOOD HILLS 4TH 016 011	613 NE 61ST ST OKLAHOMA CITY
2637	R143751185	NOEL THEODORE H & EMMA J	617 NE 61ST ST	OKLAHOMA CITY	OK	73105- 6401	WILDEWOOD HILLS 4TH	016	012	WILDEWOOD HILLS 4TH 016 012	617 NE 61ST ST OKLAHOMA CITY
2637	R143751195	CUBIT ARDIS D & BRENDA	6201 N POST OAK RD	OKLAHOMA CITY	OK	73105- 6427	WILDEWOOD HILLS 4TH	016	013	WILDEWOOD HILLS 4TH 016 013	6201 N POST OAK RD OKLAHOMA CITY
2637	R143751205	JOHNSON SEQUITA M	6205 N POST OAK RD	OKLAHOMA CITY	OK	73105- 6427	WILDEWOOD HILLS 4TH	016	014	WILDEWOOD HILLS 4TH 016 014	6205 N POST OAK RD OKLAHOMA CITY
2637	R143751555	HARRIS TIFFANY & ERIC	804 NE 61ST ST	OKLAHOMA CITY	OK	73105- 6406	WILDEWOOD HILLS 4TH	018	014	WILDEWOOD HILLS 4TH 018 014	804 NE 61ST ST OKLAHOMA CITY
2637	R143751565	HOLDER MONIQUE R	800 NE 61ST ST	OKLAHOMA CITY	OK	73105- 6406	WILDEWOOD HILLS 4TH	018	015	WILDEWOOD HILLS 4TH 018 015	800 NE 61ST ST OKLAHOMA CITY
2637	R143751575	ROSS TIMOTHY JAY S	712 NE 61ST ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS 4TH	018	016	WILDEWOOD HILLS 4TH 018 016	712 NE 61ST ST OKLAHOMA CITY
2637	R143751585	JACKSON BERNARD E & JENI L	708 NE 61ST ST	OKLAHOMA CITY	OK	73105- 6404	WILDEWOOD HILLS 4TH	018	017	WILDEWOOD HILLS 4TH 018 017	708 NE 61ST ST OKLAHOMA CITY
2637	R143751595	WILLIAMS EVELYN JOANNE	704 NE 61ST ST	OKLAHOMA CITY	OK	73105- 6404	WILDEWOOD HILLS 4TH	018	018	WILDEWOOD HILLS 4TH 018 018	704 NE 61ST ST OKLAHOMA CITY

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2637	R143751605	BROWN KENDALL PAUL	6200 N POST OAK RD	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS 4TH	018	019	WILDEWOOD HILLS 4TH 018 019	6200 N POST OAK RD OKLAHOMA CITY
2637	R143751655	AHMED SAGIRUDDIN & SALMA	15216 WORTHINGTON LN	EDMOND	OK	73013	WILDEWOOD HILLS 4TH	019	000	WILDEWOOD HILLS 4TH 019 000 LOT 5 EXEMPT	616 NE 61ST ST OKLAHOMA CITY
2637	R143751615	HAMILTON TROY LEE	6100 N POST OAK RD	OKLAHOMA CITY	OK	73105- 6426	WILDEWOOD HILLS 4TH	019	001	WILDEWOOD HILLS 4TH 019 001	6100 N POST OAK RD OKLAHOMA CITY
2637	R143751625	GARDNER LILLIAN	628 NE 61ST ST	OKLAHOMA CITY	OK	73105- 6402	WILDEWOOD HILLS 4TH	019	002	WILDEWOOD HILLS 4TH 019 002	628 NE 61ST ST OKLAHOMA CITY
2637	R143751635	PHAN THINH T, CAMACHO VALLE ELIZANDRA	624 NE 61ST ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS 4TH	019	003	WILDEWOOD HILLS 4TH 019 003	624 NE 61ST ST OKLAHOMA CITY
2637	R143751645	COHRAN ROBERT H & BONNIE F TRS, COHRAN FAMILY TRUST	620 NE 61ST ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS 4TH	019	004	WILDEWOOD HILLS 4TH 019 004	620 NE 61ST ST OKLAHOMA CITY
2637	R143751665	BEATTY CHRISTOPHER L	612 NE 61ST ST	OKLAHOMA CITY	OK	73105- 6402	WILDEWOOD HILLS 4TH	019	006	WILDEWOOD HILLS 4TH 019 006	612 NE 61ST ST OKLAHOMA CITY
2637	R143751675	JACKSON LEO JR & MABLELENE	608 NE 61ST ST	OKLAHOMA CITY	OK	73105- 6402	WILDEWOOD HILLS 4TH	019	007	WILDEWOOD HILLS 4TH 019 007	608 NE 61ST ST OKLAHOMA CITY
2637	R143751685	CHARLES ASHLEY J	501 W 15TH ST, Unit 123	EDMOND	OK	73013	WILDEWOOD HILLS 4TH	019	008	WILDEWOOD HILLS 4TH 019 008	604 NE 61ST ST OKLAHOMA CITY
2637	R103611695	MURRELL ARTHUR LEE & CANDRACE	6112 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105- 1438	WILDEWOOD HILLS 4TH	019	009	WILDEWOOD HILLS 4TH 019 009	6112 N WILDEWOOD DR OKLAHOMA CITY

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DATE PREPARED: MAY 2, 2024

2640	R085041175	HOWARD PAUL L, HOWARD PAULA LINA E	3823 CIMARRON ESTATE DR	OKLAHOMA CITY	OK	73121- 6427	WILDEWOOD HILLS	003	002	WILDEWOOD HILLS 003 002	5821 BRANIFF DR OKLAHOMA CITY
2640	R085041185	GRIFFIN JAMES A & LULA M	7189 COLLINGWOOD CT	ELKRIDGE	MD	21075- 5548	WILDEWOOD HILLS	003	003	WILDEWOOD HILLS 003 003	5817 BRANIFF DR OKLAHOMA CITY
2640	R085041195	TURNER ROOSEVELT III	5813 BRANIFF DR	OKLAHOMA CITY	OK	73105- 1627	WILDEWOOD HILLS	003	004	WILDEWOOD HILLS 003 004	5813 BRANIFF DR OKLAHOMA CITY
2640	R085041205	STEWART TROY L & LARHONDA E	5809 BRANIFF DR	OKLAHOMA CITY	OK	73105- 1627	WILDEWOOD HILLS	003	005	WILDEWOOD HILLS 003 005	5809 BRANIFF DR OKLAHOMA CITY
2640	R085041215	SCRUGGS CALVIN D & GINA Y	5805 BRANIFF DR	OKLAHOMA CITY	OK	73105- 1627	WILDEWOOD HILLS	003	006	WILDEWOOD HILLS 003 006	5805 BRANIFF DR OKLAHOMA CITY
2640	R085041225	KING JANISE Y, MURRAY GERALD, KING JOHN III, KING DONDI, KING=BOONE DIAHN, KING-ELAN DAHN	5801 BRANIFF DR	OKLAHOMA CITY	OK	73105- 1627	WILDEWOOD HILLS	003	007	WILDEWOOD HILLS 003 007	5801 BRANIFF DR OKLAHOMA CITY
2640	R085041235	DIXON LURIE J	5713 BRANIFF DR	OKLAHOMA CITY	OK	73105- 1625	WILDEWOOD HILLS	004	001	WILDEWOOD HILLS 004 001	5713 BRANIFF DR OKLAHOMA CITY
2640	R085041245	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	200 NE 21ST ST	OKLAHOMA CITY	OK	73105- 3299	WILDEWOOD HILLS	004	002	WILDEWOOD HILLS 004 002	5709 BRANIFF DR OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER: 2648398-OK99

EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 A.M.

DATE PREPARED: MAY 2, 2024

2640	R085041255	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	200 NE 21ST ST	OKLAHOMA CITY	OK	73105- 3299	WILDEWOOD HILLS	004	003	WILDEWOOD HILLS 004 003	0 UNKNOWN
2640	R085041315	CARRUTHERS VICTOR W & BRENDA TRS, CARRUTHERS VICTOR W & BRENDA J FAMILY LIV TRUST	5716 BRANIFF DR	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS	005	001	WILDEWOOD HILLS 005 001	5716 BRANIFF DR OKLAHOMA CITY
2640	R085041325	WILLIAMS ALFRED L LF EST, WILLIAMS WILLIE B LF EST, CUMBY DEVEROYLE DALE	5712 BRANIFF DR	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS	005	002	WILDEWOOD HILLS 005 002	5712 BRANIFF DR OKLAHOMA CITY
2640	R085041335	GRAHAM GEORGE E TRS, GRAHAM GEORGE E TRUST	3903 ELMCREST DR	HOUSTON	TX	77088- 7420	WILDEWOOD HILLS	005	003	WILDEWOOD HILLS 005 003	5708 BRANIFF DR OKLAHOMA CITY
2640	R085041345	MUMFORD RICHARD L	5704 BRANIFF DR	OKLAHOMA CITY	OK	73105- 1626	WILDEWOOD HILLS	005	004	WILDEWOOD HILLS 005 004	5704 BRANIFF DR OKLAHOMA CITY
2640	R085041355	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	200 NE 21ST ST	OKLAHOMA CITY	OK	73105- 3299	WILDEWOOD HILLS	005	005	WILDEWOOD HILLS 005 005	0 UNKNOWN
2640	R085041485	KNIGHTEN TERRY & ELLA	5804 BRANIFF DR	OKLAHOMA CITY	OK	73105- 1628	WILDEWOOD HILLS	006	000	WILDEWOOD HILLS 006 000 LOT 13 PLUS TRI TR IN NLY PRT LOT 14 BEG AT NW/C S12FT TH ELY 140.51FT TO NE/C TH W TO BEG	5804 BRANIFF DR OKLAHOMA CITY
2640	R085041435	GRAY TOLLIE L	5828 BRANIFF DR	OKLAHOMA CITY	OK	73105- 1628	WILDEWOOD HILLS	006	008	WILDEWOOD HILLS 006 008	5828 BRANIFF DR OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER: 2648398-OK99

EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 A.M.
DATE PREPARED: MAY 2, 2024

2640	R085041445	KERNAL BYRON L	5824 BRANIFF DR	OKLAHOMA CITY	OK	73105-1628	WILDEWOOD HILLS	006	009	WILDEWOOD HILLS 006 009	5824 BRANIFF DR OKLAHOMA CITY
2640	R085041455	SMITH LEON JR	5820 BRANIFF DR	OKLAHOMA CITY	OK	73105-1628	WILDEWOOD HILLS	006	010	WILDEWOOD HILLS 006 010	5820 BRANIFF DR OKLAHOMA CITY
2640	R085041465	HARRIS JOE L & AUDREY Y	5816 BRANIFF DR	OKLAHOMA CITY	OK	73105-1628	WILDEWOOD HILLS	006	011	WILDEWOOD HILLS 006 011	5816 BRANIFF DR OKLAHOMA CITY
2640	R085041475	WIGGINS ELVENIA	2809 SILVER GLADE RD	OKLAHOMA CITY	OK	73120-1741	WILDEWOOD HILLS	006	012	WILDEWOOD HILLS 006 012	5812 BRANIFF DR OKLAHOMA CITY
2640	R085041495	COOPER GEORGE W & GWENOLYN L	5800 BRANIFF DR	OKLAHOMA CITY	OK	73105-1628	WILDEWOOD HILLS	006	014	WILDEWOOD HILLS 006 014 EX TRI TR IN NLY PART BEG AT NW/C S12FT TH ELY 140.51FT TO NE/C TH W TO BEG	5800 BRANIFF DR OKLAHOMA CITY
2640	R085051025	RODRIGUEZ ANGELO, PARKER KATHLYN	507 NE 61ST ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS # 2	010	000	WILDEWOOD HILLS # 2 010 000 LOT 23 EX W5FT	507 NE 61ST ST OKLAHOMA CITY
2640	R085051030	PENDLETON GLENN B & WILMA J	505 NE 61ST ST	OKLAHOMA CITY	OK	73105-1419	WILDEWOOD HILLS # 2	010	000	WILDEWOOD HILLS # 2 010 000 W5FT LOT 23 & E70FT LOT 24	505 NE 61ST ST OKLAHOMA CITY
2640	R085051005	LEE BRIAN T & KANETA	6201 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105-6433	WILDEWOOD HILLS # 2	010	021	WILDEWOOD HILLS # 2 010 021	6201 N WILDEWOOD DR OKLAHOMA CITY
2640	R085051015	BELL JAMES W JR	513 NE 61ST ST	OKLAHOMA CITY	OK	73105-1419	WILDEWOOD HILLS # 2	010	022	WILDEWOOD HILLS # 2 010 022	513 NE 61ST ST OKLAHOMA CITY
2640	R085051165	WILLIAMS PAMELA S	412 NE 61ST ST	OKLAHOMA CITY	OK	73105-1418	WILDEWOOD HILLS # 2	011	000	WILDEWOOD HILLS # 2 011 000 W15FT LOT 3 & E60FT LOT 4	412 NE 61ST ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER: 2648398-OK99

EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 A.M.

DATE PREPARED: MAY 2, 2024

2640	R085051155	OWENS GYNDOLA	4121 NE 19TH CIR	OKLAHOMA CITY	OK	73121	WILDEWOOD HILLS # 2	011	000	WILDEWOOD HILLS # 2 011 000 W10FT LOT 2 & E65FT LOT 3	500 NE 61ST ST OKLAHOMA CITY
2640	R085051170	HUGHES DANA M	408 NE 61ST ST	OKLAHOMA CITY	OK	73105- 1418	WILDEWOOD HILLS # 2	011	000	WILDEWOOD HILLS # 2 011 000 W20FT LOT 4 & E55FT LOT 5	408 NE 61ST ST OKLAHOMA CITY
2640	R085051135	HOLMAN LARRY H & VERLINZA GAIL	6109 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105- 1437	WILDEWOOD HILLS # 2	011	001	WILDEWOOD HILLS # 2 011 001	6109 N WILDEWOOD DR OKLAHOMA CITY
2640	R085051145	JOHNSON BRAD R & KATHY E	19808 HARNESS CT	EDMOND	OK	73012- 3412	WILDEWOOD HILLS # 2	011	002	WILDEWOOD HILLS # 2 011 002 EX W10FT	504 NE 61ST ST OKLAHOMA CITY
2640	R085051365	FULLER LONNIE GENE	405 NE 60TH ST	OKLAHOMA CITY	OK	73105- 1623	WILDEWOOD HILLS # 2	011	024	WILDEWOOD HILLS # 2 011 024	405 NE 60TH ST OKLAHOMA CITY
2640	R085051375	HERNANDEZ CINTHIA; GUERRERO JOSE LUIS ALVISO	409 NE 60TH ST	OKLAHOMA CITY	OK	73105- 1623	WILDEWOOD HILLS # 2	011	025	WILDEWOOD HILLS # 2 011 025	409 NE 60TH ST OKLAHOMA CITY
2640	R085051385	JOHNSON FLOYD W	417 NE 60TH ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS # 2	011	026	WILDEWOOD HILLS # 2 011 026	417 NE 60TH ST OKLAHOMA CITY
2640	R085051395	DEBOSE LEONARDO E & MYRNA L, DEBOSE HUNTER NIKOLE, DEBOSE PENDER LASHAWN	6105 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105- 1437	WILDEWOOD HILLS # 2	011	027	WILDEWOOD HILLS # 2 011 027	6105 N WILDEWOOD DR OKLAHOMA CITY
2640	R085051415	JENKINS LEROY	7200 BROADWAY EXT	OKLAHOMA CITY	OK	73116- 9010	WILDEWOOD HILLS # 2	012	000	WILDEWOOD HILLS # 2 012 000 LOT 2 & E2FT LOT 3	408 NE 60TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER: 2648398-OK99

EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 A.M.

DATE PREPARED: MAY 2, 2024

2640	R085051425	CLYTUS JOYCE	404 NE 60TH ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS # 2	012	000	WILDEWOOD HILLS # 2 012 000 LOT 3 EX E2FT	404 NE 60TH ST OKLAHOMA CITY
2640	R085051405	ALEXANDER RUBY J, C/O SHEILA ALEXANDER	5 ELEANOR RD	NORTH HAVEN	CT	06473-1239	WILDEWOOD HILLS # 2	012	001	WILDEWOOD HILLS # 2 012 001	416 NE 60TH ST OKLAHOMA CITY
2640	R085051435	CELESTINE CURTIS H SR & LAJUANA TRS, CELESTINE CURTIS SR & L REV LIV TRUST	400 NE 60TH ST	OKLAHOMA CITY	OK	73105-1624	WILDEWOOD HILLS # 2	012	004	WILDEWOOD HILLS # 2 012 004	400 NE 60TH ST OKLAHOMA CITY
2640	R085051445	PRINCE ALONZO K SR	340 NE 60TH ST	OKLAHOMA CITY	OK	73105-1601	WILDEWOOD HILLS # 2	012	005	WILDEWOOD HILLS # 2 012 005	340 NE 60TH ST OKLAHOMA CITY
2640	R085051455	CLYTUS JOSEPH L JR TRS, CLYTUS JOSEPH L JR TRUST	5141 BURR OAKS RD	OKLAHOMA CITY	OK	73105-6617	WILDEWOOD HILLS # 2	012	006	WILDEWOOD HILLS # 2 012 006	338 NE 60TH ST OKLAHOMA CITY
2640	R085051465	FRANCISCO ANCEO, FRANCISCO PAULA	334 NE 60TH ST	OKLAHOMA CITY	OK	73105-1601	WILDEWOOD HILLS # 2	012	007	WILDEWOOD HILLS # 2 012 007	334 NE 60TH ST OKLAHOMA CITY
2640	R085051475	THOMPSON SANDRA D	330 NE 60TH ST	OKLAHOMA CITY	OK	73105-1601	WILDEWOOD HILLS # 2	012	008	WILDEWOOD HILLS # 2 012 008	330 NE 60TH ST OKLAHOMA CITY
2640	R103601115	PICKETT HOLLIS & BERKELEY G	6001 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105-1645	WILDEWOOD HILLS 3RD	012	000	WILDEWOOD HILLS 3RD 012 000 E6FT LOT 25 & ALL LOT 26	6001 N WILDEWOOD DR OKLAHOMA CITY
2640	R103601095	WARDSWORTH BESSIE, WARDSWORTH DORSEY RAY JR	8009 CURTIS TER	OKLAHOMA CITY	OK	73132-4044	WILDEWOOD HILLS 3RD	012	000	WILDEWOOD HILLS 3RD 012 000 LOT 24 & W3FT LOT 25	401 NE 59TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER: 2648398-OK99

EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 A.M.

DATE PREPARED: MAY 2, 2024

2640	R103601105	TORRANCE THOMAS	405 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1649	WILDEWOOD HILLS 3RD	012	000	WILDEWOOD HILLS 3RD 012 000 LOT 25 EXC W3FT & EXC E6FT	405 NE 59TH ST OKLAHOMA CITY
2640	R103601005	HAMILTON IVORY J, HAMILTON DAYNA L, GILLS STEPHANIE E	6002 CRESTVIEW DR	OKLAHOMA CITY	OK	73105- 1652	WILDEWOOD HILLS 3RD	012	014	WILDEWOOD HILLS 3RD 012 014	6002 CRESTVIEW DR OKLAHOMA CITY
2640	R103601010	LONG WALTER JR & ARLISA N	315 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1618	WILDEWOOD HILLS 3RD	012	015	WILDEWOOD HILLS 3RD 012 015	315 NE 59TH ST OKLAHOMA CITY
2640	R103601015	PATTON KAREN E	319 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1618	WILDEWOOD HILLS 3RD	012	016	WILDEWOOD HILLS 3RD 012 016	319 NE 59TH ST OKLAHOMA CITY
2640	R103601025	HOOKS GREGORY & VICTORIA HALL	323 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1618	WILDEWOOD HILLS 3RD	012	017	WILDEWOOD HILLS 3RD 012 017	323 NE 59TH ST OKLAHOMA CITY
2640	R103601035	BROWN GENESE J TRS, BROWN GENESE J LIV TRUST	327 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1618	WILDEWOOD HILLS 3RD	012	018	WILDEWOOD HILLS 3RD 012 018	327 NE 59TH ST OKLAHOMA CITY
2640	R103601045	HAWKINS PATRICIA A	331 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1618	WILDEWOOD HILLS 3RD	012	019	WILDEWOOD HILLS 3RD 012 019	331 NE 59TH ST OKLAHOMA CITY
2640	R103601055	WILLIAMS MARY L	335 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1618	WILDEWOOD HILLS 3RD	012	020	WILDEWOOD HILLS 3RD 012 020	335 NE 59TH ST OKLAHOMA CITY
2640	R103601065	CASH PATRICIA	339 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1618	WILDEWOOD HILLS 3RD	012	021	WILDEWOOD HILLS 3RD 012 021	339 NE 59TH ST OKLAHOMA CITY
2640	R103601075	JACKSON THEONIA, WILSON KEONIA	343 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1618	WILDEWOOD HILLS 3RD	012	022	WILDEWOOD HILLS 3RD 012 022	343 NE 59TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER: 2648398-OK99

EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 A.M.
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2640	R103601085	BARNETT MICHAEL W & R J	347 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1618	WILDEWOOD HILLS 3RD	012	023	WILDEWOOD HILLS 3RD 012 023	347 NE 59TH ST OKLAHOMA CITY
2640	R103601165	GRAY JACQUELYN ROYAL TRS, GRAY JACQUELYN ROYAL LIV TRUST	5921 CRESTVIEW DR	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS 3RD	013	000	WILDEWOOD HILLS 3RD 013 000 S5FT LOT 5 & ALL LOT 6	5921 CRESTVIEW DR OKLAHOMA CITY
2640	R103601155	BELL DEVERVELON P & LITA R	5925 CRESTVIEW DR	OKLAHOMA CITY	OK	73105- 1651	WILDEWOOD HILLS 3RD	013	005	WILDEWOOD HILLS 3RD 013 005 N70FT	5925 CRESTVIEW DR OKLAHOMA CITY
2640	R103601175	BERRY BUFORD & EDITH M	5917 CRESTVIEW DR	OKLAHOMA CITY	OK	73105- 1651	WILDEWOOD HILLS 3RD	013	007	WILDEWOOD HILLS 3RD 013 007	5917 CRESTVIEW DR OKLAHOMA CITY
2640	R103601185	DAVIS DON D & CHARLOTTE E TRS, DAVIS DON D & CHARLOTTE E LIV TRUST	5000 MARY ANN LN	OKLAHOMA CITY	OK	73150	WILDEWOOD HILLS 3RD	013	008	WILDEWOOD HILLS 3RD 013 008	5913 CRESTVIEW DR OKLAHOMA CITY
2640	R103601195	COOK DAMON RAY	5909 CRESTVIEW DR	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS 3RD	013	009	WILDEWOOD HILLS 3RD 013 009	5909 CRESTVIEW DR OKLAHOMA CITY
2640	R103601205	ROBINSON PATRICIA A	5905 CRESTVIEW DR	OKLAHOMA CITY	OK	73105- 1651	WILDEWOOD HILLS 3RD	013	010	WILDEWOOD HILLS 3RD 013 010	5905 CRESTVIEW DR OKLAHOMA CITY
2640	R103601255	LANGLANAIS LADONNA	342 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1619	WILDEWOOD HILLS 3RD	014	004	WILDEWOOD HILLS 3RD 014 004	342 NE 59TH ST OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER: 2648398-OK99

EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 A.M.
DATE PREPARED: MAY 2, 2024

2640	R103601265	GOD SPEED LIVING TRUST LLC	6804 GREEN MEADOW LN	OKLAHOMA CITY	OK	73132-3958	WILDEWOOD HILLS 3RD	014	005	WILDEWOOD HILLS 3RD 014 005	338 NE 59TH ST OKLAHOMA CITY
2640	R103601275	WILEMON ASHLEY	334 NE 59TH ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS 3RD	014	006	WILDEWOOD HILLS 3RD 014 006	334 NE 59TH ST OKLAHOMA CITY
2640	R103601285	KELLEY RICKI ZENDA	PO BOX 14846	OKLAHOMA CITY	OK	73113-0846	WILDEWOOD HILLS 3RD	014	007	WILDEWOOD HILLS 3RD 014 007	330 NE 59TH ST OKLAHOMA CITY
2640	R103601295	SMITH CHRISTIAN L	326 NE 59TH ST	OKLAHOMA CITY	OK	73105-1619	WILDEWOOD HILLS 3RD	014	008	WILDEWOOD HILLS 3RD 014 008	326 NE 59TH ST OKLAHOMA CITY
2640	R103601305	DOSS COLLINS BRITTANY	322 NE 59TH ST	OKLAHOMA CITY	OK	73105-1619	WILDEWOOD HILLS 3RD	014	009	WILDEWOOD HILLS 3RD 014 009	322 NE 59TH ST OKLAHOMA CITY
2640	R103601315	RELEVANT SERVICES & SOLUTIONS LLC	5995 SUMMERSIDE DR, PO BOX 796162	DALLAS	TX	75379-6162	WILDEWOOD HILLS 3RD	014	010	WILDEWOOD HILLS 3RD 014 010	318 NE 59TH ST OKLAHOMA CITY
2640	R103601325	GADDIS HERBERT W & JUDY ANN TRS, GADDIS HERBERT W & JUDY 2001 REV TRUST	310 NE 59TH ST	OKLAHOMA CITY	OK	73105-1619	WILDEWOOD HILLS 3RD	014	011	WILDEWOOD HILLS 3RD 014 011	310 NE 59TH ST OKLAHOMA CITY
2640	R103601335	PATTON GEORGE W, PATTON TAHREA D	5912 CRESTVIEW DR	OKLAHOMA CITY	OK	73105-1650	WILDEWOOD HILLS 3RD	014	012	WILDEWOOD HILLS 3RD 014 012	5912 CRESTVIEW DR OKLAHOMA CITY
2640	R103601345	THOMPSON CURTIS D	5908 CRESTVIEW DR	OKLAHOMA CITY	OK	73105-1650	WILDEWOOD HILLS 3RD	014	013	WILDEWOOD HILLS 3RD 014 013	5908 CRESTVIEW DR OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER: 2648398-OK99

EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 A.M.
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2640	R103781000	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	200 NE 21ST ST	OKLAHOMA CITY	OK	73105- 3299	WILDEWOOD PROFESSIONAL PLAZA	001	000	WILDEWOOD PROFESSIONAL PLAZA 001 000 LOTS 1 THRU 6 EX PT OF LTS 1 THRU 3 BEG 78.77FT N OF SW/C LT 1 TH E294.97FT NWLY ON A CURVE 33.51FT NWLY98.66FT WLY ALONG A CURVE 56.24FT W94.99FT SWLY ALONG A CUR	301 E I 44 SERVICE RD OKLAHOMA CITY
2640	R103781060	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	200 NE 21ST ST	OKLAHOMA CITY	OK	73105- 3299	WILDEWOOD PROFESSIONAL PLAZA	002	000	WILDEWOOD PROFESSIONAL PLAZA 002 000 LOTS 1 & 2	201 E I 44 SERVICE RD OKLAHOMA CITY
2640	R103781150	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	200 NE 21ST ST	OKLAHOMA CITY	OK	73105- 3299	WILDEWOOD PROFESSIONAL PLAZA	002	000	WILDEWOOD PROFESSIONAL PLAZA 002 000 LOTS 10 & 11 EX BEG 52.99FT N OF SE/C LT 10 TH W130.03FT NWLY ON A CURVE 21.89FT SELY140.09FT S66.83FT TO BEG	UNKNOWN
2640	R103781080	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	200 NE 21ST ST	OKLAHOMA CITY	OK	73105- 3299	WILDEWOOD PROFESSIONAL PLAZA	002	000	WILDEWOOD PROFESSIONAL PLAZA 002 000 LOT 3 EX BEG 55.95FT N OF SE/C LT 3 TH N9.55FT NELY ON A CURVE 14.66FT NWLY78.09FT SW53.27FT E113.38FT TO BEG	209 WILDEWOOD PLZ OKLAHOMA CITY

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD - ____

MASTER DESIGN STATEMENT FOR

The Corridor Project

5900 Wildewood Drive

April 19, 2024
May 2, 2024

PREPARED FOR:

Corridor Project Partners, LLC
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TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 LEGAL DESCRIPTION.....	1
3.0 OWNER/DEVELOPER	1
4.0 SITE AND SURROUNDING AREA.....	1
5.0 PHYSICAL CHARACTERISTICS	1
6.0 CONCEPT	2
7.0 SERVICE AVAILABILITY	2
8.0 SPECIAL DEVELOPMENT REGULATIONS.....	3
8.1 USE AND DEVELOPMENT REGULATIONS	4
9.0 SPECIAL CONDITIONS	4
9.1 ARCHITECTURAL REGULATIONS	6
9.2 LANDSCAPING REGULATIONS.....	6
9.3 LIGHTING REGULATIONS.....	6
9.4 SCREENING REGULATIONS.....	6
9.5 PLATTING REGULATIONS.....	6
9.6 DRAINAGE REGULATIONS.....	6
9.7 DUMPSTER REGULATIONS.....	6
9.8 VEHICULAR ACCESS REGULATIONS	7
9.9 PARKING REGULATIONS	7
9.10 SIGNAGE REGULATIONS	7
9.11 ROOFING REGULATIONS	7
9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS	7
9.13 HEIGHT REGULATIONS	7

9.14 SETBACK REGULATIONS.....	8
9.15 PUBLIC IMPROVEMENTS	8
9.16 OPEN SPACE	8
9.17 COMMON AREAS	8
9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES	8
9.19 SPECIFIC PLAN	8
10.0 DEVELOPMENT SEQUENCE	9
11.0 EXHIBITS	9

1.0 INTRODUCTION:

The Planned Unit Development (PUD) of The Corridor Project, consisting of +/-42.7623 acres are located within the Northwest Quarter (NW/4) of Section 10, Township 12 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 5900 Wildewood Drive.

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.

3.0 OWNER/DEVELOPER:

The Developer of the property described in Section 2.0 is Corridor Project Partners, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 5900 Wildewood Drive. The property is currently zoned as PUD-1842 with base zonings of R-1, "Single-Family Residential", R-4, "General Residential" and C-3, "Community Commercial" Districts. The subject property is undeveloped.

North: North of the subject site is zoned and developed as R-1, "Single Family Residential" District.

East: Immediately east of the subject site is zoned as R-1, "Single-Family Residential", and developed as such, and PUD-1842 which is undeveloped. An application has been submitted to the City of Oklahoma City to rezone the R-1 property to SPUD-1629 with a base zoning of C-3, "Community Commercial" to permit an event / wedding venue.

South: South of the subject site is zoned as O-2, "General Office" District and PUD-1228 and is undeveloped.

West: Directly west of the subject site is zoned and developed as R-1, "Single-Family Residential" District. Beyond is undeveloped and zoned as O-2, "General Office" District and C-3, "Community Commercial" District.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property ranges from approximately 1130-1160 and generally slopes to the southeast. Tree cover on the property is generally clustered in the southeast corner and the far west and east portions of the site and covers approximately 25% of the site. The property is not within the FEMA Floodplain. There are no USACoE regulated "Blue Line Streams" running through the property.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as single family and multi-family residential in two separate tracts while also providing ample greenspace amenities for residents. The greenspace amenities may include a clubhouse, pool, ponds, walking trails and outdoor gathering spaces. This proposed development will complement the surrounding areas. The close proximity to I-44 and I-235 provides residents quick access other areas of Oklahoma City and the surrounding cities.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-1, "Single-Family Residential" and the R-4, "General Residential" base zoning districts or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Table 6100.2: Agricultural and Residential Zoning Districts Bulk Standards
 - R-4 Setbacks: The setback requirements for the R-4 district are as follows:
 - Front Yard: 25 feet
 - Side Yard
 - Interior side yard: 5 feet
 - Corner side yard: 15 feet
 - Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 feet
 - This PUD proposes setbacks for the Tract 2 exterior boundary only. Said setbacks are as follows:
 - Northern Boundary: 15 feet for single family detached, 20 feet for all other uses
 - Eastern Boundary: 20 feet
 - Western Boundary: 20 feet
 - Southern Boundary: 0 feet

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Access into this PUD shall be via existing public streets.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 11 located at 900 NW 50th St. Approximately 3 miles southwest of this PUD development. Anticipated response times are of urban service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops within this Planned Unit Development. The closest EMBARK route is 018 Lincoln with the closest bus stops being approximately 0.2 miles north of the subject site along NE 63rd St.

7.7 DRAINAGE

The property within this Planned Unit Development is not within the FEMA 100-year floodplain. The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low (UL) land use topology area. Urban Low applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park, and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

The uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low area standards. The Urban Low designation calls for a gross density of 4-8 dwelling units per acre for single family and 15-30 dwelling units per acre for multifamily.

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

This PUD shall consist of two Tracts.

The use and development regulations of the **R-1, “Single-Family Residential” District** shall govern Tract 1 and the **R-4, “General Residential” District** shall govern Tract 2 within this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

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

TRACT 1

Permitted Uses:

- Artistic Graphics (8250.1)
- Community Recreation: Restricted (8250.4)
- Community Recreation: Property Owners Association (8250.3)
- Cultural Exhibits (8250.5)
- Model Home (8200.8)
- Murals (8250.16)
- Rainwater Harvesting (8150.7.1)
- Roof Garden (8150.7.2)
- Single-Family Residential (8200.14)

Tract 1 Bulk Standards

Minimum Lot Size:

The minimum lot size within Tract 1 shall be per the base zoning district.

Maximum Building Coverage:

The maximum building coverage within Tract 1 shall be per the base zoning district.

Density:

Density within Tract 1 shall be per the base zoning district.

Minimum Lot Width:

The minimum lot width within Tract 1 shall be per the base zoning district.

Setbacks:

Setbacks within Tract 1 shall be per the base zoning district.

TRACT 2

Permitted Uses:

- Community Garden (8150.6.1)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Home Garden (8150.6.4)
- Multiple-Family Residential (8200.12)
- Rainwater Harvesting (8150.7.2)
- Roof Garden (8150.7.2)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Tract 2 Bulk Standards

Minimum Lot Size:

The minimum lot size within Tract 2 shall be per the base zoning district.

Maximum Building Coverage:

The maximum lot coverage within Tract 2 shall be per the base zoning district.

Density:

Density within Tract 2 shall be per the base zoning district.

Minimum Lot Width:

The minimum lot width within Tract 2 shall be per the base zoning district.

Setbacks:

There shall be no internal setbacks, except as required by the City of Oklahoma City Fire Code.

Exterior Tract Setbacks:

Northern Boundary: 15 feet for single family detached, 20 feet for all other uses
Eastern Boundary: 20 feet
Western Boundary: 20 feet
Southern Boundary: 0 Feet

9.1 ARCHITECTURAL REGULATIONS

Exterior building facades on all structures, exclusive of windows and doors, shall consist of a minimum 70% masonry material. Brick, Stone, cast stone, glass fiber reinforced concrete, textured concrete panels, stucco, wood, split face concrete masonry and architectural metal panels are acceptable materials. Vinyl, aluminum, sheet metal siding, Exterior Insulation and Finish Systems (EIFS) are not permitted.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

Unique natural resources, such as significant vegetation, water courses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants shall be included in the subsequent Specific Plan. A Landscape Plan shall be required as part of said Specific Plan.

Existing healthy, mature trees will be protected in this PUD to the maximum extent possible.

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

Tract 1 shall not be required sight-proof screening.

To screen residential development within Tract 2 from the existing single-family development, a privacy fence (sight-proof screen) shall be required to be constructed entirely of wood, stucco, brick, or stone on a continuous footing. If constructed with wood (cedar) said screening shall require galvanized metal posts.

9.5 PLATTING REGULATIONS

Platting shall be per the City of Oklahoma City Subdivision Regulations.

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 a residential use.

9.8 VEHICULAR ACCESS REGULATIONS

Access shall be taken from E I-44 Service Road, stub streets may also be provided to the east. Tract 1 shall be permitted access through the existing neighborhood to the north and west.

Tract 2 shall not be permitted access through the existing neighborhood to the north or west except for temporary access to the property while under development.

Access to this PUD shall be per the City of Oklahoma City Municipal Code, 2020, as amended and the Subdivision Regulations.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

9.10 SIGNAGE REGULATIONS

The signage shall be per the City of Oklahoma City sign ordinance.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

Tract 1: 2 ½ stories and 35 feet.

Tract 2: 45 feet, except that any multiple family residential uses would be permitted a maximum of 70 feet but located no closer than 250 feet to the northern or western PUD boundary.

9.14 SETBACK REGULATIONS

See tract bulk standards for setback regulations.

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 OPEN SPACE

In order to preserve the existing physical characteristics and environmental features of the land, this PUD shall require a minimum 15% of the subject property be reserved for open space and maintained by the POA and the HOA required to be created pursuant to this PUD.

9.17 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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall apply but shall not supersede any regulation set forth in this Design Statement.

9.19 SPECIFIC PLAN

No building permits for occupiable structures shall be issued in this PUD nor shall construction commence until a Specific Plan, including all items listed in Section 59-4150C of the Oklahoma City Municipal Code, 2020, as amended, as well as those imposed by this Design Statement shall have been approved by the Planning Commission for Tract 2 of this PUD.

A Specific Plan shall not be required for detached single family development or Tract 1 of this PUD.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Tract Map
- C: Conceptual Site Plan

EXHIBIT "A"
LEGAL DESCRIPTION

The Corridor Project

April 30, 2024

Tract 1

A tract of land being a part of the North Half (N/2) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast (SE) corner of Lot 1, Block 19 of WILDEWOOD HILLS ADDITION SECTION 4;

THENCE South 00°12'34" East, a distance of 67.90 feet;

THENCE North 89°59'47" East, a distance of 10.00 feet;

THENCE South 00°02'22" West, a distance of 461.52 feet;

THENCE South 89°55'18" West, a distance of 659.67 feet;

THENCE North 00°00'50" East, a distance of 56.89 feet;

THENCE North 80°35'09" West, a distance of 493.93 feet to a point on the east right-of-way of Wildewood Drive;

THENCE along and with said east right-of-way the following 4 courses:

1. North 20°32'15" East, a distance of 21.02 feet;
2. North 31°59'47" East, a distance of 384.72 feet;
3. on a curve to the right having a radius of 609.93 feet, a chord bearing of North 39°37'17" East, a chord distance of 161.86 feet and an arc length of 162.34 feet;
4. North 47°14'47" East, a distance of 31.70 feet to the west corner of Lot 9 in said Block 19;

THENCE South 42°45'13" East, along and with the southwest line of said Lot 9, a distance of 135.60 feet to the westerly south corner said Lot 9;

THENCE North 89°59'47" East, along and with the south line of Lots 9 through 1 in said Block 19, a distance of 707.23 feet to the POINT OF BEGINNING.

AND

Lots 1, 2 and 3, in Block 14 of WILDEWOOD HILLS ADDITION SECTION 3, to Oklahoma City, Oklahoma County, Oklahoma according to the plat recorded in Book 36 of Plats, Page 96.

Containing a total of 553,147 square feet or 12.6985 acres, more or less.

Basis of Bearing: Oklahoma State Plane Coordinate System (North Zone, NAD83) using a bearing of N 88°43'08" E along the south line of Lots 1 through 7 in Block 14, WILDEWOOD HILLS ADDITION SECTION 3. All Distances are grid distances in U.S. Survey Feet.

AND

Tract 2

A tract of land being a part of the North Half (N/2) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast (SE) Corner of Lot 1 in Block 14 of WILDEWOOD HILLS ADDITION SECTION 3, said point also being on the west right-of-way of Wildewood Drive;

THENCE South 81°30'20" East, a distance of 50.00 feet to a point on the east right-of-way of said Wildewood Drive;

THENCE along and with said east right-of-way the following 3 courses:

1. North 08°29'58" East, a distance of 8.34 feet;
2. on a curve to the right having a radius of 403.48 feet, a chord bearing of North 13°49'47" East, a chord distance of 75.01 feet and an arc length of 75.12 feet;
3. North 20°32'15" East, a distance of 28.65 feet;

THENCE South 80°35'09" East, departing said east right-of-way, a distance of 493.93 feet;

THENCE South 00°00'50" West, a distance of 800.79 feet to a point on the north right-of-way of the access road for Interstate 44;

THENCE South 74°01'25" West, along and with said north right-of-way, a distance of 90.34 feet;

THENCE South 60°16'12" West, continuing along and with said north right-of-way, a distance of 239.65 feet;

THENCE North 81°09'37" West, departing said north right-of-way, a distance of 522.42 feet;

THENCE South 89°48'10" West, a distance of 199.78 feet to a point on the west line of Lot 10 in Block 2 of WILDEWOOD PROFESSIONAL PLAZA, said point also lying the east right-of-way of Wildewood Plaza;

THENCE along and with the east & north right-of-way of said Wildewood Plaza the following 5 courses:

1. along a non-tangent curve to the left having a radius of 75.00 feet, a chord bearing of North 42°34'25" West, a chord distance of 97.11 feet and an arc length of 105.63 feet;
2. North 82°54'56" West, a distance of 98.64 feet;
3. along a curve to the left having a radius of 435.20 feet, a chord bearing of North 87°05'56" West, a chord distance of 63.48 feet and an arc length of 63.54 feet;
4. South 88°43'07" West, a distance of 95.00 feet;
5. along a curve to the left having a radius of 75.00 feet, a chord bearing of South

75°20'04" West, a chord distance of 34.72 feet and an arc length of 35.04 feet to the southeasterly corner of Lot 4 in said Block 2;

THENCE North 28°03'25" West, along and with the east line of said Lot 4, a distance of 74.11 feet;

THENCE South 88°43'08" West, departing said east line, a distance of 79.70 feet to a point on the west line of said Lot 4;

THENCE South 00°07'18" East, along and with the west line of said Lot 4, a distance of 103.12 feet to the southwest corner of said Lot 4;

THENCE North 59°59'55" West, along and with the northeasterly line of Lots 5 and 4 in Block 5 of WILDEWOOD HILLS ADDITION, a distance of 201.14 feet to the southeast corner of Lot 2 in said Block 5;

THENCE North 00°06'53" West, along and with the east line of Lots 2 and 1 in said Block 5 and Lots 14 and 13 in Block 6 of said WILDEWOOD HILLS ADDITION, a distance of 384.30 feet to the southwest corner of Lot 10 in Block 13 of WILDEWOOD HILLS ADDITION SECTION 3;

THENCE North 89°23'29" East, along and with the south line of said Lot 10, a distance of 94.48 feet to the southeast corner of said Lot 10;

THENCE North 31°50'13" East, along and with the easterly line of said Lot 10, a distance of 154.81 feet to the easterly northeast corner of said Lot 10, said point also being on the south right-of-way of N.E. 58th Street;

THENCE along the south right-of-way of N.E. 58th Street on a non-tangent curve to the left having a radius of 73.99 feet, a chord bearing of South 82°00'30" East, a chord distance of 23.85 feet and an arc length of 23.95 feet to a point on the north line of Lot 11 in said Block 13;

THENCE North 88°43'07" East, along and with said north line of Lot 11 extended, a distance of 116.36 feet;

THENCE North 01°16'53" West, departing said north line extended, a distance of 50.00 feet to the southwest corner of vacated Lot 14 in Block 14 of said WILDEWOOD HILLS ADDITION SECTION 3;

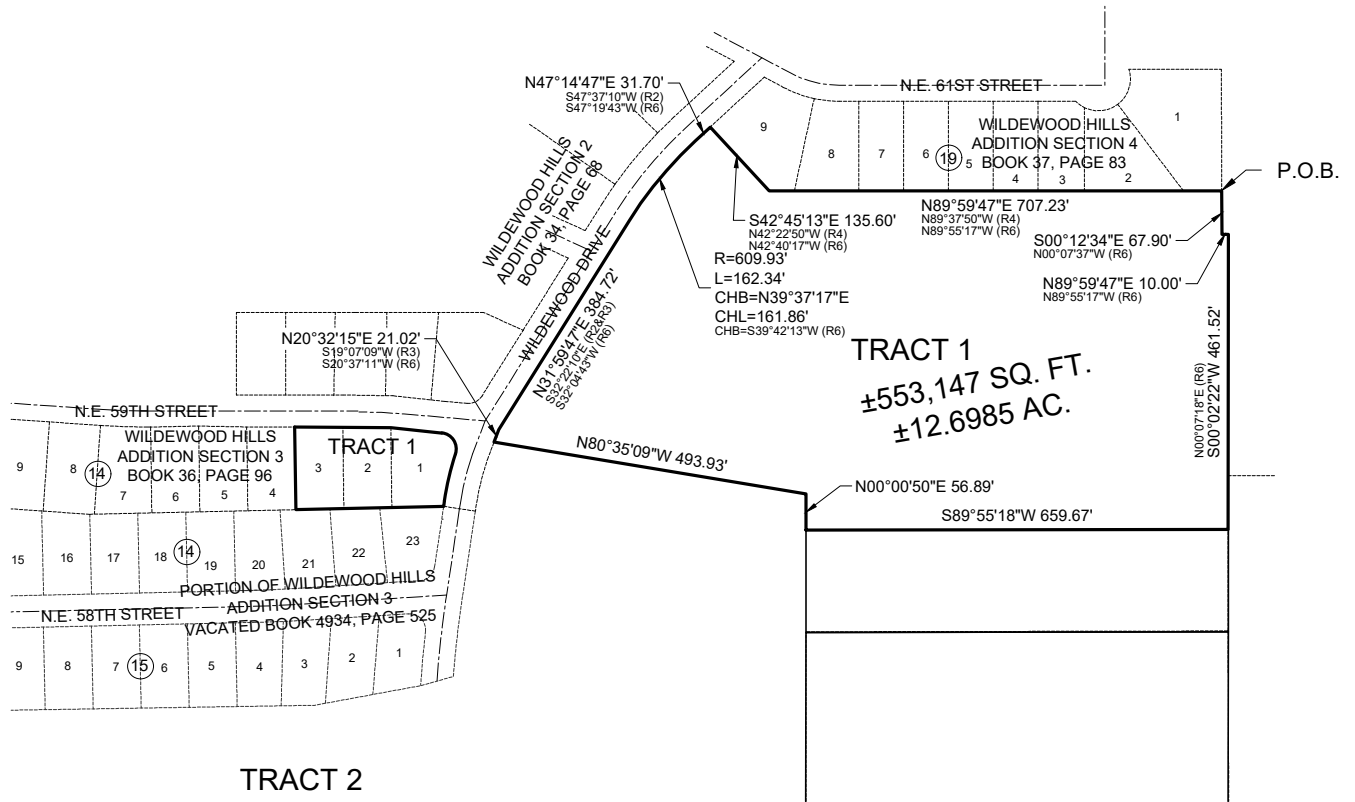
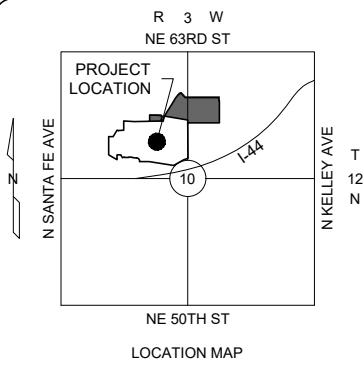
THENCE North 00°06'53" West, along and with the west line of said vacated Lot 14, a distance of 145.00 feet to the northwest corner of said vacated Lot 14;

THENCE South 86°03'18" East, along and with the north line of vacated Lots 14, 15 and 16 in said Block 14, a distance of 222.97 feet to the northeast corner of vacated Lot 16 in said Block 14;

THENCE North 88°43'08" East, along and with the north line of Lots 17, 18, 19, 20, 21, 22 and 23, a distance of 553.06 feet to the POINT OF BEGINNING.

Containing 1,309,580 square feet or 30.0638 acres, more or less.

Basis of Bearing: Oklahoma State Plane Coordinate System (North Zone, NAD83) using a bearing of N 88°43'08" E along the south line of Lots 1 through 7 in Block 14, WILDEWOOD HILLS ADDITION SECTION 3. All Distances are grid distances in U.S. Survey Feet.



R1 = Plat of WILDEWOOD HILLS ADDITION SECTION 1
R2 = Plat of WILDEWOOD HILLS ADDITION SECTION 2
R3 = Plat of WILDEWOOD HILLS ADDITION SECTION 3
R4 = Plat of WILDEWOOD HILLS ADDITION SECTION 4
R5 = Plat of WILDEWOOD PROFESSIONAL PLAZA
R6 = Quit Claim Deed recorded in Book 15437, Page 1239

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Date: 4-30-2024
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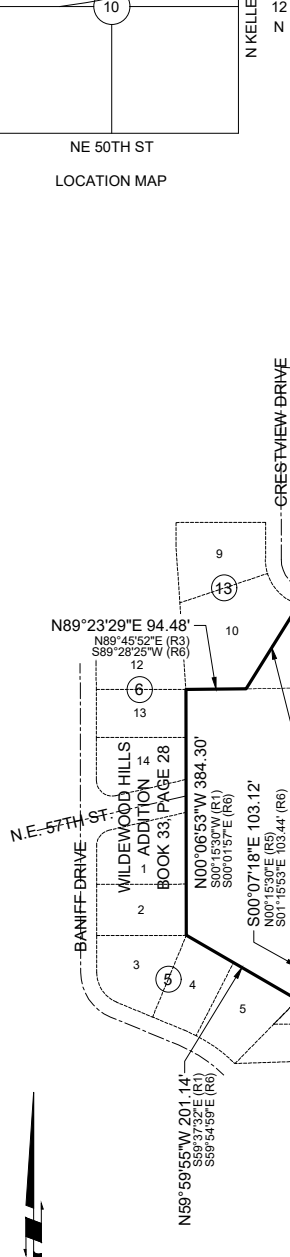
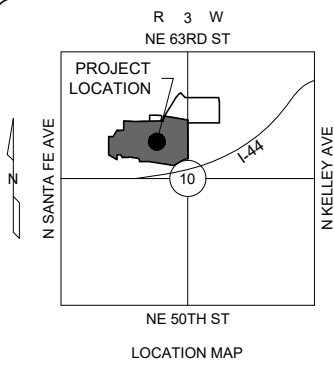
TRACT 1

WILDEWOOD DRIVE & N.E. 59TH STREET
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

ZONING EXHIBIT



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 •



R1 = Plat of WILDEWOOD HILLS ADDITION SECTION 1
R2 = Plat of WILDEWOOD HILLS ADDITION SECTION 2
R3 = Plat of WILDEWOOD HILLS ADDITION SECTION 3
R4 = Plat of WILDEWOOD HILLS ADDITION SECTION 4
R5 = Plat of WILDEWOOD PROFESSIONAL PLAZA
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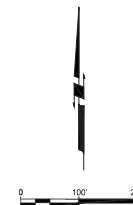
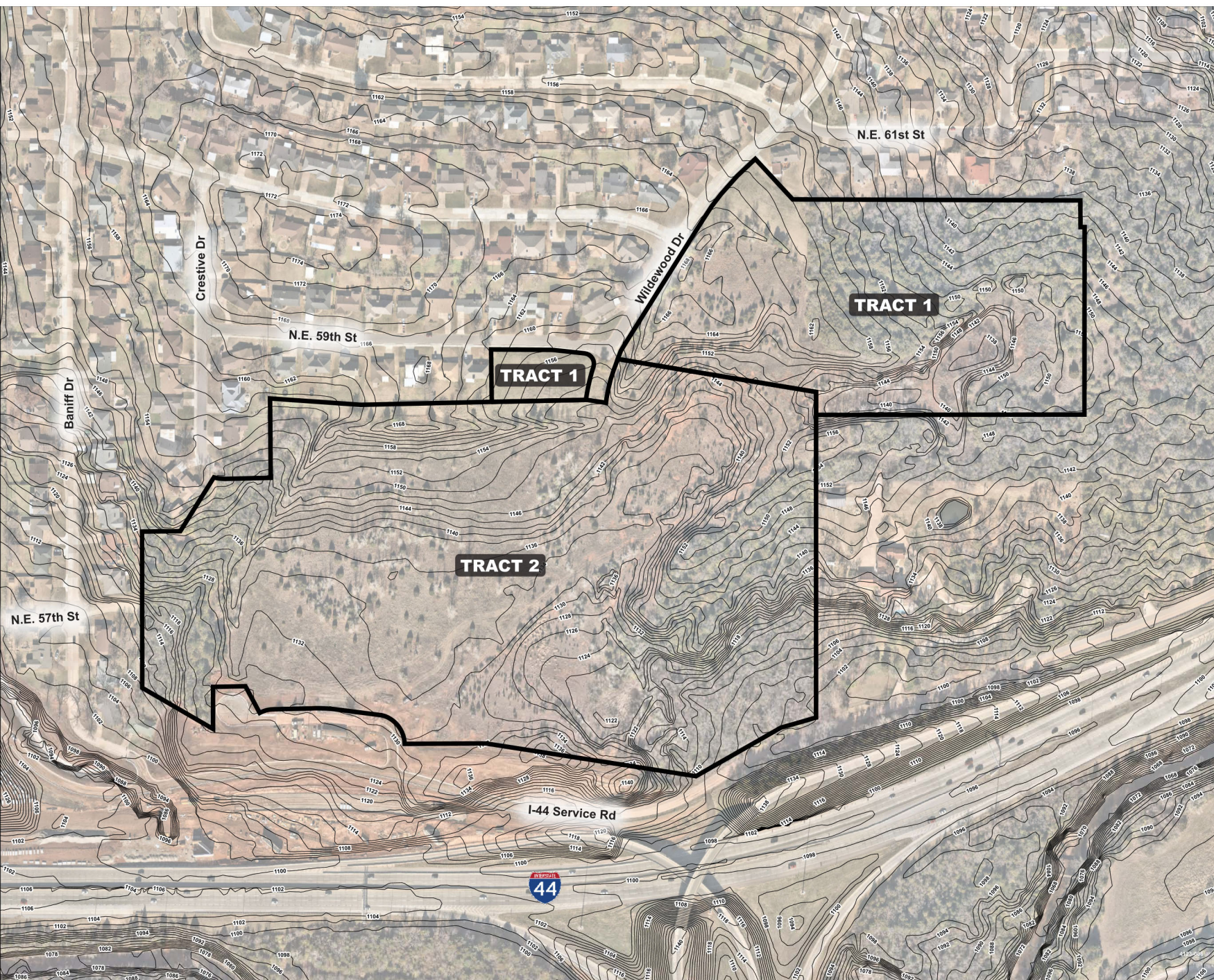
TRACT 2

WILDEWOOD PLAZA & I-44 SERVICE RD
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

ZONING EXHIBIT



Johnson & Associates
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Certificate of Authorization #1484 Exp. Date: 06-30-2025
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PUD-_____
The Corridor Project

Exhibit B
Tract Map



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104

ENGINEERS SURVEYORS PLANNERS

5/1/24

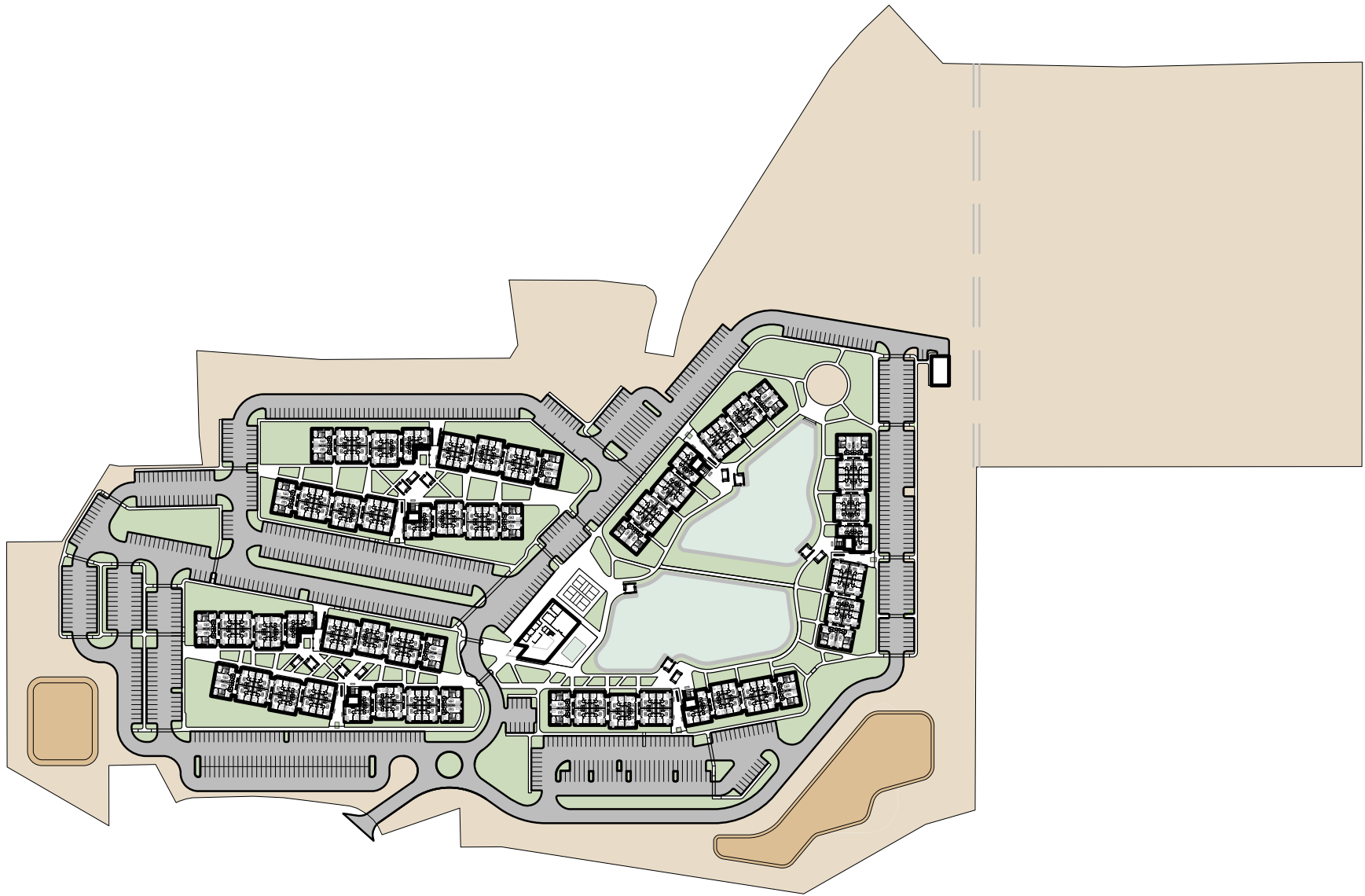


EXHIBIT C
THE CORRIDOR | SITE PLAN | SCALE 1:2000
2024.01.09