



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR REZONING

Redistricting

Missouri Project

Project Name

2103 S Missouri Ave., OKC, OK 73129

Address / Location of Property to be Rezoned

Looking to rezone the property to I-2 to build a leaseable warehouse on

Purpose Statement / Proposed Development

I-2

Proposed Zoning District

Case No.:	PC 10943
File Date:	7-10-24
Ward No.:	W4
Nbhd. Assoc.:	SE OKC Community Watch
School District:	Crooked Oak
Extg Zoning:	R-1
Overlay:	AE-2

Vacant

Present Use of Property

.46 acres

ReZoning Area (Acres or Square Feet)

- ☐ 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.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Jason Garder, Owner of Ballgame LLC

Applicant's Name (please print)

4608 NE 93rd Place

Applicant's Mailing Address

OKC, OK 73131

City, State, Zip Code

405-623-5150

Phone

jason.garder@gmail.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.

2024061101075691 B: 15778 P: 1432
06/11/2024 02:24:14 PM Pgs: 3
Fee: \$22.00
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma

COUNTY TREASURER'S
RESALE DEED
(Individual)

When Recorded Return to:
BALLGAME LLC
4608 NE 93RD PL
OKLAHOMA CITY, OKLAHOMA 73131



WHEREAS, Forrest "Butch" Freeman, County Treasurer of Oklahoma County, State of Oklahoma, on the 11th day of June, 2024, sold separately and singly, in the manner provided by law, at tax resale and JASON S GARDER bid in for BALLGAME LLC the real estate hereinafter described, and

WHEREAS, all proceedings, notices and duties provided, required and imposed by law prerequisite to the vesting of authority in said County Treasurer to execute this resale deed have been followed, given, complied with and performed, and,

WHEREAS, the said Forrest "Butch" Freeman, County Treasurer, is now by law vested with the power and authority to execute this resale deed,

NOW, THEREFORE, this indenture, made this 11th day of June, 2024, between the State of Oklahoma, by Forrest "Butch" Freeman, the County Treasurer of Oklahoma County, of the first part, and BALLGAME LLC, of the second part, witnesseth, that the said party of the first part for and in consideration of the premises and the total sum paid, to-wit:

SEVENTEEN THOUSAND THREE HUNDRED AND ZERO/100 DOLLARS (\$17,300.00),

hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said party of the second part, his (or her) heirs, successors, executors, administrators and assigns, forever, the following separately described tracts, parcels, or lots of land so sold separately and singly for the amount bid in the total sum set opposite each, all of said tracts, parcels, or lots of land being located in Oklahoma County, Oklahoma, to-wit:

Description

Account Number: 14-312-5004

City: OKLAHOMA CITY

Addition Name: FERNDALE ADDITION

Lot: 000 Block: 026

Legal Description: BEG 143FT N OF SE/C TH W300FT N67FT E300FT S67FT TO BEG

Bid Amount: \$17,300.00

EXEMPTION DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3202, PAR 5

To have and to hold said tracts and parcels of land, with the appurtenances thereto belonging, to said party of the second part, his (or her) heirs, successors, executors, administrators and assigns, forever, in as full and ample manner as the said County Treasurer of said County is empowered by law to sell the same.

In testimony whereof, Forrest "Butch" Freeman, County Treasurer of said County of Oklahoma, State of Oklahoma, has hereunto set his hand and seal the day and year aforesaid.



STATE OF OKLAHOMA

By: Forrest "Butch" Freeman
County Treasurer

ACKNOWLEDGMENT

STATE OF OKLAHOMA
Oklahoma County

SS:

Before me, the undersigned, a Notary Public within and for the above named County and State, on this 11th day of June, 2024, personally appeared Forrest "Butch" Freeman, to me known to be the County Treasurer of Oklahoma County, Oklahoma, and the identical person who executed the within and foregoing instrument and conveyance of land, and acknowledged to me that he executed the same in his capacity as County Treasurer of Oklahoma County, Oklahoma, as his free and voluntary act and deed as such, and as the free and voluntary act and deed of Oklahoma County, and the State of Oklahoma, for the uses and purposes therein set forth.

Witness my hand and notorial seal the day and year above written.



Notary Public
(Or County Clerk)

My Commission Expires

5/18/25

My Commission Number

01008409

COUNTY TREASURER'S
RESALE TAX DEED

FROM

OKLAHOMA COUNTY

TO

STATE OF OKLAHOMA
County of Oklahoma

Filed in the Office of the County Clerk

for record this

day of

A.D. 20__ at __ o'clock __ M.

and recorded in Book __ of

on Page

County Clerk

By

Deputy

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

BIDDER # 130

AFFIDAVIT OF LAND OWNERSHIP: NON-EXEMPT BUSINESS OR TRUSTSTATE OF OKLAHOMA)

) SS.

COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Jason GARDNER
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an OWNER (role, such as titled officer or trustee) of BALL GAME LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
- This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
 No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
- The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
- If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
- I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
 AFFIANT, individually and as authorized agent of the Entity

5-31-24
 Date

The foregoing instrument was subscribed and sworn to before me this 31 day of May, 2024 by [Signature]

My Commission Expires: 11-02-2027

Vivianma Rodarte
 NOTARY PUBLIC

My Commission Number: 23014611



FERNDAL ADDITION 026 000 BEG 143FT N OF SE/C TH W300FT N67FT E300FT S67FT TO BEG

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

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

Executed at Oklahoma City, Oklahoma, on the 3rd day of JULY, 2024

[Signature]
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 3rd day of July, 2024.

My Commission Expires:

5/30/27

[Signature]
Notary Public
Commission # 23007337



name1	name2	mailingaddress1	city	state	zipcode
TITAN TOWERS LP	C/O GLOBAL TOWER PARTNERS MCCLAIN LINDA C REV TRUST	PO BOX 723597	ATLANTA	GA	31139
PETROLEUM EQUIPMENT CO INC		PO BOX 94411	OKLAHOMA CITY	OK	73143-4411
CHILDS ANN L		3215 ISIM RD	NORMAN	OK	73026
CHAPPELL FAMILY REV TRUST		7082 N PORTLAND AVE	CRESCENT	OK	73028-9282
FREEMAN ALFRED		601 LIONS PARK PL	MIDWEST CITY	OK	73110-8133
CARSON STEVEN M		2103 S MISSOURI AVE	OKLAHOMA CITY	OK	73129
PETROLEUM EQUIPMENT CO INC		PO BOX 94411	OKLAHOMA CITY	OK	73143-4411
BB INDUSTRIAL LLC	POWELL ANGELA CHRISTINE FBO DANNY FULLER IRA	15 NE 3RD ST	OKLAHOMA CITY	OK	73104
6 EAGLE PROPERTIES LLC		PO BOX 188	WHEATLAND	OK	73097-0188
CHAFFEE JOYCE & BILL		2516 NW 120TH ST	OKLAHOMA CITY	OK	73120
EQUITY TRUST CO CUST		PO BOX 37	ARCADIA	OK	73007
THE YARD LLC		9247 DEL WEBB LN NW	ALBUQUERQUE	NM	87120-7409

legal

FERNDALE ADDITION 031 000 BEG 150FT W OF SE/C BLK 31 TH N167.2FT W150FT S167.2FT E150FT TO BEG
FERNDALE ADDITION 000 000 1ACR IN NW/C N164FT OF W265FT OF BLK 30
FERNDALE ADDITION 000 000 S10FT OF E300FT BLK 26 & N124FT OF E300FT BLK 31
FERNDALE ADDITION 026 000 N67FT OF S77FT OF E300FT
FERNDALE ADDITION 026 000 N67FT OF S144FT OF E300FT
FERNDALE ADDITION 026 000 BEG 143FT N OF SE/C TH W300FT N67FT E300FT S67FT TO BEG
FERNDALE ADDITION 027 000 W314FT OF BLK 27
FERNDALE ADDITION BLK 026 N116FT OF E300FT & PT OF BLK 23 BEG SE/C LOT 23 N27FT WLY300FT S20.5FT
E300FT TO BEG
FERNDALE ADDITION 023 000 S100FT OF N308FT OF E300FT

FERNDALE ADDITION 000 000 PT OF BLKS 23 26 & 31 DESC AS BEG 116FT S OF NE/C BLK 26 FERNDALE ADD TH W
300FT N 299FT W361FT S 842.7FT E 361FT N 167.2FT E 150FT S 167.2FT E 150FTN 204.5FT W 300FT N 335FT
FERNDALE ADDITION 023 000 S69FT OF N208FT OF E300FT
FERNDALE ADDITION 022 000