



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**

7502

Redistricting  
~~XX~~ N. May Ave.

Staff Use Only:
Case No.: PC <u>10951</u>
File Date: <u>30SEP'24</u>
Ward No.: <u>2</u>
Nbhd. Assoc.: <u>---</u>
School District: <u>OKC</u>
Extg Zoning: <u>R-1/C-3/CV19-1253</u>
Overlay: <u>---</u>

Project Name  
 7500 N. May Ave.

R-1  
 Present Use of Property

Address / Location of Property to be Rezoned  
 Commercial development

Purpose Statement / Proposed Development  
 C-3

0.76 acres, MOL

Proposed Zoning District

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.) 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

*Signature of Applicant*  
 Williams, Box, Forshee & Bullard, P.C. on behalf of the applicant

Mailing Address

*Applicant's Name (please print)*  
 522 Colcord Drive

City, State, Zip Code

*Applicant's Mailing Address*  
 Oklahoma City, OK 73102

Phone

*City, State, Zip Code*  
 405-232-0080

Email

*Phone*  
 dmbbox@wbflaw.com; kturner@wbflaw.com, esilberg@wbflaw.com  
*Email*

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

# WARRANTY DEED

Statutory Form Individual

20190918011310800  
DEED 09/18/2019  
04:01:25 PM Book:14135  
Page:306 PageCount:2  
Filing Fee:\$15.00  
Doc. Tax:\$1276.50  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten



### Know All Men by These Presents:

THAT, **COMMERCIAL DEVELOPMENT, L.L.C.**, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of **TEN** and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **7500 CENTER, LLC, an Oklahoma limited liability company** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

**TAX ID No.: 079900775**

Grantee's Mailing Address: 5653 N Pennsylvania Ave., Oklahoma City, Ok. 73112, OK

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 18th day of September, 2019.

COMMERCIAL DEVELOPMENT L.L.C.

*Gene Barton Binning*  
Gene Barton Binning  
Manager

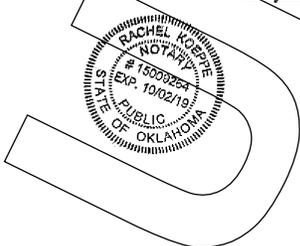
1901338  
Doc Stamps: \$1,276.50  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 18th day of September, 2019, personally appeared, **Gene Barton Binning**, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **Manager** 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.

*Teresa Koeppe*  
Teresa Koeppe  
Commission Expires: 5/14/2023



**RETURN TO:**  
Oklahoma City Abstract & Title Co.  
1900 N.W. Expressway, Suite 210  
Oklahoma City, OK 73118

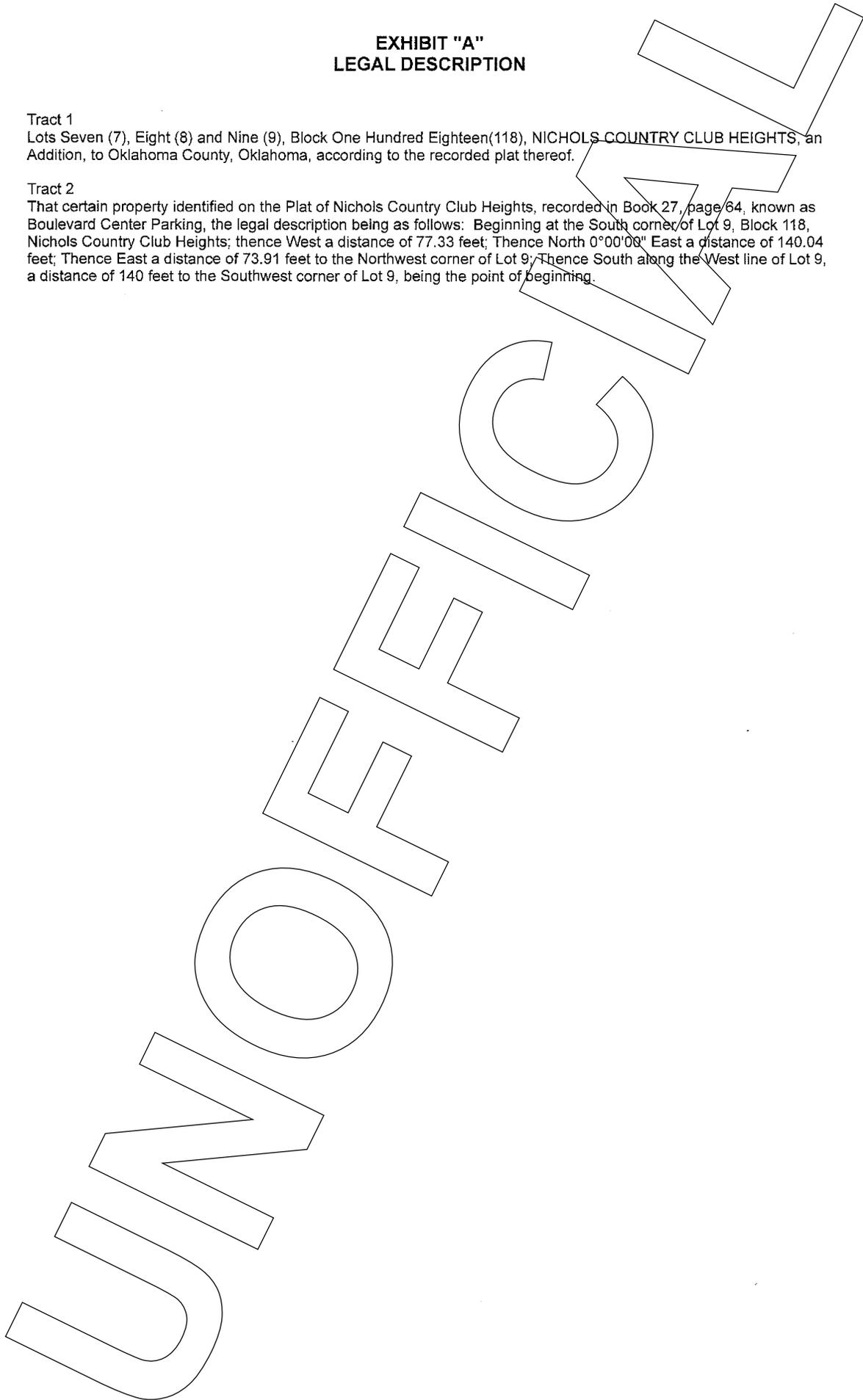
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Tract 1

Lots Seven (7), Eight (8) and Nine (9), Block One Hundred Eighteen(118), NICHOLS COUNTRY CLUB HEIGHTS, an Addition, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 2

That certain property identified on the Plat of Nichols Country Club Heights, recorded in Book 27, page 64, known as Boulevard Center Parking, the legal description being as follows: Beginning at the South corner of Lot 9, Block 118, Nichols Country Club Heights; thence West a distance of 77.33 feet; Thence North 0°00'00" East a distance of 140.04 feet; Thence East a distance of 73.91 feet to the Northwest corner of Lot 9; Thence South along the West line of Lot 9, a distance of 140 feet to the Southwest corner of Lot 9, being the point of beginning.



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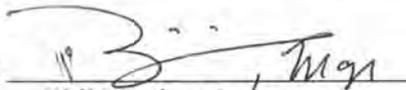
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## LETTER OF AUTHORIZATION

I, Phil Pippin, (the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property per the Deed(s) of record submitted.

7500 Center, LLC,  
an Oklahoma limited liability company

By:   
Phil Pippin, Manager

Date: 9/12/24



Tract 1

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OWNERSHIP REPORT  
ORDER 2893685-OK99

DATE PREPARED: SEPTEMBER 26, 2024  
EFFECTIVE DATE: SEPTEMBER 23, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2624	R079900775	7500 CENTER LLC		5653 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73112	NICHOLS COUNTRY CLUB HEIGHTS	118	0	NICHOLS COUNTRY CLUB HEIGHTS BLK 118 LOT 000 LOTS 7 THRU 9 & A TR BEG SW/C LT 9 TH W77.33FT N140.04FT E73.91FT S140FT TO BEG (SUBJECT PROPERTY)	7502 N MAY AVE OKLAHOMA CITY
2624	R079900200	HTC REALTY LLC	C/O INDUSTRY CONSULTING GROUP INC	621 N ROBINSON AVE STE 100	OKLAHOMA CITY	OK	73102	NICHOLS COUNTRY CLUB HEIGHTS	117	0	NICHOLS COUNTRY CLUB HEIGHTS 117 000 LOTS 7 THRU 22 EX BEG NW/C LT 22 TH ELY60FT TO NE/C LT 22 TH SLY22.66FT SELY52.95FT SLY20.86FT WLY.84FT SLY59.28FT WLY97.56FT NLY140FT TO BEG	2800 COUNTRY CLUB DR OKLAHOMA CITY
2624	R079900575	7518 CENTER LLC		204 N ROBINSON STE 700	OKLAHOMA CITY	OK	73102	NICHOLS COUNTRY CLUB HEIGHTS	117	0	NICHOLS COUNTRY CLUB HEIGHTS 117 000 PT OF BLK 117 BEG NW/C LT 22 TH ELY60FT TO NE/C LT 22 TH SLY22.66FT SELY52.95FT SLY20.86FT WLY.84FT SLY59.28FT WLY97.56FT NLY140FT TO BEG	7518 N MAY AVE, Unit A OKLAHOMA CITY
2624	R079900600	P T VENTURES LLC		204 N ROBINSON AVE STE 700	OKLAHOMA CITY	OK	73102	NICHOLS COUNTRY CLUB HEIGHTS	117	0	NICHOLS COUNTRY CLUB HEIGHTS BLK 117 LOT 000 BEG SE/C LOT 23 TH SLY5FT WLY130FT N121.10FT NELY ON A CURVE 181.28FT S165.95FT WLY41.59FT TO BEG PLUS A TR BEG SW/C LOT 23 TH SLY5FT WLY68.41FT N102.77FT NELY ON A CURVE 68.41FT SLY116.10FT TO BEG	7550 N MAY AVE, Unit 300 OKLAHOMA CITY
2624	R079900610	HTC REALTY LLC		621 N ROBINSON, Unit 100	OKLAHOMA CITY	OK	73102	NICHOLS COUNTRY CLUB HEIGHTS	117	0	NICHOLS COUNTRY CLUB HEIGHTS 117 000 BEG 5FT N & 104.54FT E OF SE/C LOT 23 TH N139.47FT W22.09FT N30.54FT NELY234.67FT S223.50FT WLY206.45FT N5FT TO BEG CONT .9775ACRS MORE OR LESS	2800 NW GRAND BLVD OKLAHOMA CITY

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2624	R079900615	PUBLIC PARKING LOT	SHOWN AS BOULEVARD PUBLIC PARKING ON PLAT	NO ADDRESS	OKLAHOMA CITY	OK		NICHOLS COUNTRY CLUB HEIGHTS	0	0	NICHOLS COUNTRY CLUB HEIGHTS BLK 000 LOT 000 A TR BEG NW/C LOT 22 BLK 117 TH SLY140FT WLY73.42FT N140.04FT ELY70FT TO BEG AKA TR 1A	0 UNKNOWN OKLAHOMA CITY
2624	R079900620	HTC REALTY LLC	C/O INDUSTRY CONSULTING GROUP INC	621 N ROBINSON AVE STE 100	OKLAHOMA CITY	OK	73102	NICHOLS COUNTRY CLUB HEIGHTS	0	0	NICHOLS COUNTRY CLUB HEIGHTS 000 000 BEG 5FT N & 41.71FT E OF SE/C LOT 23 BLK 117 TH N160.95FT TH NELY ALONG A CURVE 42.07FT S30.54FT E22.09FT S144.47FT WLY62.83FT N5FT TO BEG CONT .23ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
2624	R079900625	CHESHER GRAYFORD H & LOVETA CO TRS	CHESHER FAMILY REV LIV TRUST	2801 PEMBROKE TER	OKLAHOMA CITY	OK	73116-4226	NICHOLS COUNTRY CLUB HEIGHTS	118	1	NICHOLS COUNTRY CLUB HEIGHTS 118 001	2801 PEMBROKE TER
2624	R079900650	GALARZA SARA V		1713 RYAN WAY	EDMOND	OK	73003-3106	NICHOLS COUNTRY CLUB HEIGHTS	118	2	NICHOLS COUNTRY CLUB HEIGHTS 118 002	2805 PEMBROKE TER OKLAHOMA CITY
2624	R079900675	MCELROY LORRI		9645 DONNER SPRINGS AVE	LAS VEGAS	NV	89148-1688	NICHOLS COUNTRY CLUB HEIGHTS	118	3	NICHOLS COUNTRY CLUB HEIGHTS 118 003	2809 PEMBROKE TER OKLAHOMA CITY
2624	R079900700	LOCKWOOD KIM A & VONDA K		14609 LONGFORD WAY	EDMOND	OK	73013-1849	NICHOLS COUNTRY CLUB HEIGHTS	118	4	NICHOLS COUNTRY CLUB HEIGHTS 118 004	2813 PEMBROKE TER OKLAHOMA CITY
2624	R079900725	LOVELESS BOBBY A D		2817 PEMBROKE TER	OKLAHOMA CITY	OK	73116-4226	NICHOLS COUNTRY CLUB HEIGHTS	118	5	NICHOLS COUNTRY CLUB HEIGHTS 118 005	2817 PEMBROKE TER OKLAHOMA CITY
2624	R079900750	TONIAN VARTAN & KATHRYN L TRS	TONIAN VARTAN & KATHRYN L 2021 REVOCABLE TRUST	3419 NW 69TH ST	OKLAHOMA CITY	OK	73116	NICHOLS COUNTRY CLUB HEIGHTS	118	6	NICHOLS COUNTRY CLUB HEIGHTS 118 006	2821 PEMBROKE TER OKLAHOMA CITY

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2624	R079900875	RILEY WILLIAM A III & DEBORAH A TRS	RILEY WILLIAM A III & DEBORAH A REV TRUS	202 E 4TH ST	EDMOND	OK	73034-4569	NICHOLS COUNTRY CLUB HEIGHTS	119	2	NICHOLS COUNTRY CLUB HEIGHTS 119 002	2804 PEMBROKE TER OKLAHOMA CITY
2624	R079900900	HERMITAGE LEASING LLC		PO BOX 14378	OKLAHOMA CITY	OK	73113-0378	NICHOLS COUNTRY CLUB HEIGHTS	119	3	NICHOLS COUNTRY CLUB HEIGHTS 119 003	2808 PEMBROKE TER OKLAHOMA CITY
2624	R079900925	FINNEY REGINA		2812 PEMBROKE TER	OKLAHOMA CITY	OK	73116-4227	NICHOLS COUNTRY CLUB HEIGHTS	119	4	NICHOLS COUNTRY CLUB HEIGHTS 119 004	2812 PEMBROKE TER OKLAHOMA CITY
2624	R079900950	TETER PATRICIA GAYLE		10304 KENDAL AVE	YUKON	OK	73099-7817	NICHOLS COUNTRY CLUB HEIGHTS	119	5	NICHOLS COUNTRY CLUB HEIGHTS 119 005	2816 PEMBROKE TER OKLAHOMA CITY
2624	R079900975	PAXSON REESE L		2820 PEMBROKE TER	OKLAHOMA CITY	OK	73116-4227	NICHOLS COUNTRY CLUB HEIGHTS	119	6	NICHOLS COUNTRY CLUB HEIGHTS 119 006	2820 PEMBROKE TER OKLAHOMA CITY
2624	R079901000	UM CHAHAL LLC		15208 BURNING SPRING RD	EDMOND	OK	73013-1321	NICHOLS COUNTRY CLUB HEIGHTS	119	7	NICHOLS COUNTRY CLUB HEIGHTS 119 007	2824 PEMBROKE TER OKLAHOMA CITY
2624	R079901025	NIAZ AKBAR G TRS & REV LIV TRUST	OLOOMI SORAYA TRS & REV LIV TRUST	2828 PEMBROKE TER	OKLAHOMA CITY	OK	73116-4227	NICHOLS COUNTRY CLUB HEIGHTS	119	8	NICHOLS COUNTRY CLUB HEIGHTS 119 008	2828 PEMBROKE TER OKLAHOMA CITY
2624	R079901050	TONIAN VARTAN & KATHRYN L TRS	TONIAN VARTAN AND KATHRYN L 2021 REV TRUST	2709 W COUNTRY CLUB DR	OKLAHOMA CITY	OK	73116	NICHOLS COUNTRY CLUB HEIGHTS	119	9	NICHOLS COUNTRY CLUB HEIGHTS 119 009	2832 PEMBROKE TER OKLAHOMA CITY
2624	R079901075	KARIM BETTY KAY, CARPENTER TAMMY LYNN & LEA VICKI TRS	EDDIE PATRICIA J FAMILY TRUST	612 GLENLAKE DR	EDMOND	OK	73013	NICHOLS COUNTRY CLUB HEIGHTS	119	10	NICHOLS COUNTRY CLUB HEIGHTS 119 010	7420 N MAY AVE OKLAHOMA CITY
2624	R079901100	BISTRO LLC		7408 N MAY AVE	OKLAHOMA CITY	OK	73116-3202	NICHOLS COUNTRY CLUB HEIGHTS	119	0	NICHOLS COUNTRY CLUB HEIGHTS 119 000 E57.33FT OF LOT 11 & ALL LOTS 12 & 13 SUBJ TO EASEMENTS OF RECORD	7408 N MAY AVE OKLAHOMA CITY

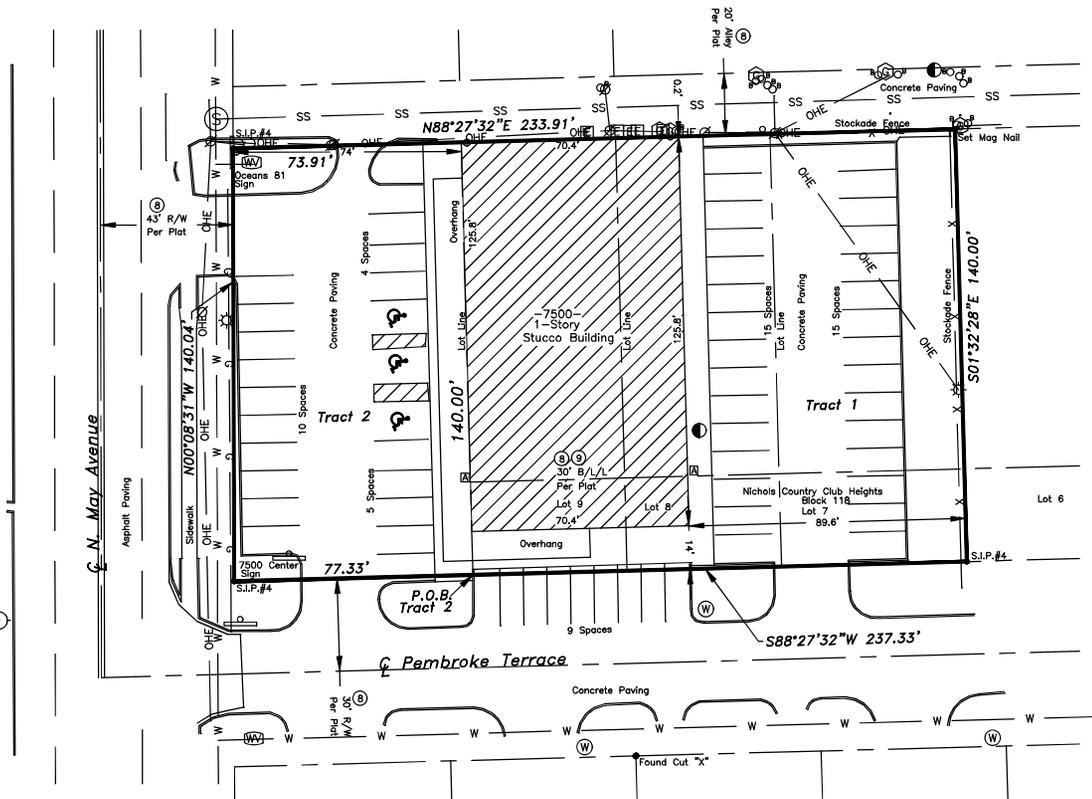
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2624	R079901175	BUTHION PROPERTIES LLC		2829 WARWICK DR	OKLAHOMA CITY	OK	73116-4212	NICHOLS COUNTRY CLUB HEIGHTS	119	14	NICHOLS COUNTRY CLUB HEIGHTS 119 014	2829 WARWICK DR OKLAHOMA CITY
2624	R079901200	BUTHION PROPERTIES LLC		7408 N MAY AVE	OKLAHOMA CITY	OK	73116-3202	NICHOLS COUNTRY CLUB HEIGHTS	119	15	NICHOLS COUNTRY CLUB HEIGHTS 119 015	2825 WARWICK DR OKLAHOMA CITY
2624	R079901225	OKLA CITY HOUSING AUTH		1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	NICHOLS COUNTRY CLUB HEIGHTS	119	0	NICHOLS COUNTRY CLUB HEIGHTS 119 000 LOT 16 EXEMPT	2819 WARWICK DR OKLAHOMA CITY
2624	R079901250	REAL ESTATE DONS LLC		PO BOX 720784	OKLAHOMA CITY	OK	73172	NICHOLS COUNTRY CLUB HEIGHTS	119	17	NICHOLS COUNTRY CLUB HEIGHTS 119 017	2817 WARWICK DR OKLAHOMA CITY
2624	R079901275	HARRINGTON MELAINE		2813 WARWICK DR	OKLAHOMA CITY	OK	73116	NICHOLS COUNTRY CLUB HEIGHTS	119	18	NICHOLS COUNTRY CLUB HEIGHTS 119 018	2813 WARWICK DR OKLAHOMA CITY
2801	R112471005	LAKESIDE REALTY LLC		5653 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73112-7769	LAKESIDE SUB	0	0	LAKESIDE SUB 000 000 PT OF MAY-VIEW ACRES & PT OF LAKESIDE SUBDIVISION DESCRIBED AS BEG AT NE/C LT 1 BLK 1 MAY-VIEW ADDN TH S874.20FT TO SE/C LT 8 BLK A LAKESIDE SUB ADDN TH WLY ALONG S LINE BLK A 269.67FT N365FT ELY29.67FT N85.27FT E5.01FT N335.21FT TO A POINT A SLY R/W OF GRAND BLVD TH NELY ON A CURVE RIGHT 249.43FT TO BEG CONT 4.78ACRS MORE OR LESS	7519 N MAY AVE OKLAHOMA CITY



ALTA/NSPS LAND TITLE SURVEY



EXCEPTIONS:

- #8: All matters set forth in Plat recorded in Book 27, Page 64. Affects as shown.
- #9: Building lines and utility easement across the subject property as shown on plat. Affects as shown.
- #10: Easement in favor of G. A. Nichols recorded in Book 1136, page 322. Assigned to Suburban Water Company by Conveyance of Easement recorded in Book 1184, page 487. Affect, blanket in nature.
- #11: Grant and Easement in favor of Suburban Water Company recorded in Book 1467, page 362. Assigned to City Water Works Trust by Deed and Conveyance recorded in Book 1627, page 370. Does not affect.

GENERAL SURVEY NOTES:

- 1: Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" unshaded by FEMA, on Flood Insurance Rate Map No. 40109C0165 H, dated December 18, 2009.
- 2: The Property has direct access to N. May Avenue and Pembroke Terrace, being dedicated public streets.
- 3: The total number of striped parking spaces on the subject property is 52, including 3 designated handicap spaces.
- 4: There is no observed evidence of current earth moving work, building construction or building additions.
- 5: There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- 6: There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 7: A assumed bearing of South 88°27'32" West as the South line of Block 118 of Nichols Country Club Subdivision per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- 8: Zoning classification have not been provided by the insurer and therefore are not shown on this survey.

Legal Description:

Tract 1  
Lots Seven (7), Eight (8) and Nine (9), Block One Hundred Eighteen(118), NICHOLS COUNTRY CLUB HEIGHTS, an Addition, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

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Containing 32,986.80 Sq. Ft. or 0.76 Acres, more or less.

POSSIBLE ENCROACHMENTS:

- A: South face of building is over the 30' building limit line.

To: Lakeside Realty Management LLC, Oklahoma City Abstract & Co. and American Security Title Insurance Company.

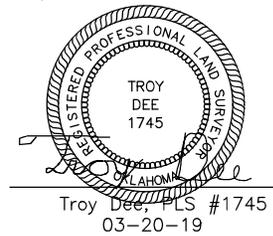
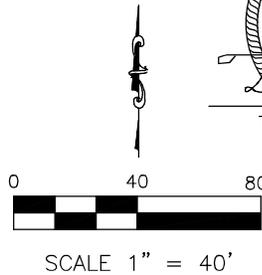
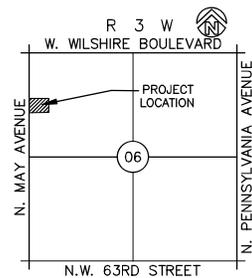
The property described herein is located completely within the property described in Oklahoma City Abstract & Co. Commitment No. 1901338 dated March 05, 2019.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no items of Table A thereof. The field work was completed on March 05, 2019.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call OKIE #19030108580669.

LEGEND	
⊕ POWER POLE	⊕ GAS METER
⊙ LIGHT POLE	⊕ GAS VALVE
⊙ CITY ANCHOR	⊕ SIGN
⊕ ELECTRIC METER	⊕ FIRE HYDRANT
⊕ ELEC. TRANSFORMER	⊕ WATER METER
⊕ SANITARY SEWER MANHOLE	⊕ WATER VALVE
⊕ SANITARY SEWER CLEANOUT	⊕ SECTION CORNER
⊕ STORM SEWER MANHOLE	⊕ QUARTER CORNER
⊕ TELEPHONE RISER	S.I.P. SET 3/8" IRON PIN
⊕ REGULATION CONTROL VALVE	F.A.P. FOUND 3/8" IRON PIN
⊕ CP BOLLARD	⊕ TREE
⊕ FIRE DEPARTMENT CONNECT	⊕ AIR CONDITIONER
	⊕ TRAFFIC SIGNAL BOX
— W	— WATER LINE
— SS	— SANITARY SEWER LINE
— T	— TELEPHONE LINE
— FT	— ELECTRIC LINE
— OHE	— OVERHEAD POWERLINE
— X	— BARBED WIRE FENCE
— B/LA	— BUILDING LIMIT LINE
— U/E	— UTILITY EASEMENT
— I.P.	— IRON PIN
— H/C	— HANDICAP
— COMP	— CORRUGATED METAL PIPE
— RCP	— REINFORCED CONCRETE PIPE



7500 N. May ALTA  
Golden Land Surveying  
920 N.W. 139th St. Pkwy, Oklahoma City, Oklahoma 73013  
C.A.# 7263 / Exp. Date = 6/30/2020  
Telephone: (405) 802-7883 Job No:19167  
troy@goldenls.com