



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>

<small>Staff Use Only</small>	Case No.: PUD - 1999
File Date:	2-15-24
Ward No.:	W2
Nbhd. Assoc.:	Crown Hts & Edgemere Hts
School District:	OKC
Extg Zoning:	R-1 / C-3
Overlay:	CUP-26

APPLICATION FOR PUD ReZONING

Planned Unit Development District

NW 36th St & N Walker Ave
 Name of Development or Applicant

3700 N Walker Ave
 Address / Location of Property (Provide County name & parcel no. if unknown)

Office and Single Family Residential
 Summary Purpose Statement / Proposed Development

+/-32.5168
 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):

First Christian Church of Oklahoma City
 Name
 PO Box 18636
 Mailing Address
 Oklahoma City, OK 73154
 City, State, Zip Code
 Phone
 Email


 Signature of Applicant
 Mark W. Zitzow, 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.

886-317

6109

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT THE AMERICAN FIRST TRUST COMPANY IN OKLAHOMA CITY, a corporation Party of the First Part, in consideration of the sum of One and No/100 (\$1.00) Dollar, and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto FIRST CHRISTIAN CHURCH OF OKLAHOMA CITY, a corporation, Party of the Second Party, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

Beginning at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West; thence North a distance of eight hundred twenty-nine and nine-tenths (829.9') feet to a point; thence North sixty-six degrees and thirty-seven minutes (66 $^{\circ}$ 37') East a distance of one hundred fifty-three and five-tenths (153.5') feet to a point; thence North forty-two degrees and twenty-four minutes (42 $^{\circ}$ 24') East a distance of sixty (60') feet to a point; thence South seventy-four degrees and seven minutes (74 $^{\circ}$ 07') East a distance of thirty-seven (37') feet to a point; thence South thirty-two degrees and twelve minutes (32 $^{\circ}$ 12') East a distance of fifty-two (52') feet to a point; thence South eighty-eight degrees fifty-nine minutes (88 $^{\circ}$ 59') East a distance of ninety (90') feet to a point; thence South thirty-four degrees and twenty-six minutes (34 $^{\circ}$ 26') East a distance of one hundred twenty-nine (129') feet to a point; thence North thirty degrees twenty-five minutes (30 $^{\circ}$ 25') East a distance of one hundred twenty-nine and eight-tenths (129.8') feet to a point; thence South eighty-nine degrees forty-six minutes (89 $^{\circ}$ 46') East a distance of one hundred twenty-five and three-tenths (125.3') feet to a point; thence North sixty-three degrees thirty-one minutes (63 $^{\circ}$ 31') East a distance of fifty-two (52') feet to a point; thence South fifty-eight degrees forty-nine minutes (58 $^{\circ}$ 49') East a distance of seventy-three (73') feet to a point; thence North eighty degrees forty-five minutes (80 $^{\circ}$ 45') East a distance of fifty-six (56') feet to a point; thence North fifty-three degrees nine minutes (53 $^{\circ}$ 09') East a distance of one hundred thirty-two and three-tenths (132.3') feet to a point; thence North forty degrees sixteen minutes (40 $^{\circ}$ 16') East a distance of one hundred eighty-five and seven-tenths (185.7') feet to a point; thence North twenty-one degrees forty-nine minutes (21 $^{\circ}$ 49') East a distance of fifty and eight-tenths (50.8') feet to a point; thence North fifty-eight degrees seven minutes (58 $^{\circ}$ 07') West a distance of one hundred nineteen (119') feet to a point; thence North forty-one degrees fifty-three minutes (41 $^{\circ}$ 53') East a distance of one hundred twenty-seven (127') feet to a point; thence South seventy-six degrees thirty-seven minutes (76 $^{\circ}$ 37') East a distance of one hundred forty-four and four-tenths (144.4') feet to a point; thence North zero degrees fifty-one minutes (0 $^{\circ}$ 51') East a distance of one hundred twenty-three (123') feet to a point; thence North forty-four degrees nine minutes (44 $^{\circ}$ 09') West a distance of one hundred thirteen and six-tenths (113.6') feet to a point; thence North forty-eight degrees thirty-seven minutes (48 $^{\circ}$ 37') East a distance of sixty-two and seven-tenths (62.7') feet to a point; thence North eighty-two degrees

three minutes (88° 03') East a distance of one hundred thirty-two and six-tenths (132.6') feet to a point; thence North twenty degrees twenty-six minutes (20° 26') East a distance of sixty-three and nine-tenths (63.9') feet to a point; thence North thirty-six degrees thirty minutes (36° 30') East a distance of one hundred forty-five (145') feet to a point; thence South fourteen degrees thirty-nine minutes (14° 39') East a distance of one hundred twenty-seven and twenty-nine one hundredths (127.29') feet to a point; thence on a zero degree fifty-five minute (0° 55') curve to the right a distance of six hundred forty and nineteen one hundredths (640.19') feet to a point; thence North eighty-two degrees twenty-two minutes (82° 22') East a distance of fifty (50') feet to a point; thence on a zero degree fifty-five minute twenty second (0° 55' 20") curve to the right a distance of two hundred seventy-five and fifteen one hundredths (275.15') feet to a point; thence South four degrees thirty-nine minutes (4° 39') East a distance of six hundred eighty-nine and forty-five one hundredths (689.45') feet to a point; thence South eighty-nine degrees forty-six minutes (89° 46') West a distance of one thousand six hundred thirty-two and twenty-nine one hundredths (1632.29') feet to a point or place of beginning, and according to the survey and blueprint prepared by E. D. Hill, revised 7-25-46, being map 15, 346. PROVIDED, HOWEVER, that grantor and grantee herewith mutually agree that the conveyance of the above described premises to grantee is made subject to the following restrictions and covenants and that grantee shall take, hold and convey said premises SUBJECT to the following restrictions and covenants, to-wit:

That in the event grantee, at any time within twenty-five (25) years from the date hereof, should decide to sell or lease any portion of the above described premises, then in such event, grantee herewith agrees that J. W. Lyon, Steve Pennington and W. P. Atkinson, their heirs and assigns, are herewith granted an option or options to purchase or lease any portion or portions of said property (together with all improvements thereon and the appurtenances thereunto belonging), at the price offered for the sale or lease of any portion or portions of said property by a bona fide purchaser or purchasers thereof; and, each portion of the above described premises offered for sale or lease by grantee shall be covered by a separate option to purchase or lease, in favor of the aforesaid J. W. Lyon, Steve Pennington and W. P. Atkinson, their heirs and assigns, and each of said options shall be for a period of not less than thirty (30) days nor more than sixty (60) days after said J. W. Lyon, Steve Pennington and W. P. Atkinson, their heirs and assigns, have received individual written notice of each bona fide offer to purchase or lease a portion of the above described premises; 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 successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatever nature, except existing public highways and right-of-way contracts of record, and except the restrictions, covenants and provisions mentioned hereinabove.

IN WITNESS WHEREOF, the said Party of the First Part has caused these

presents to be signed in its name by its Vice-President, its corporate seal
affixed, and attested by its Assistant Secretary at Oklahoma City, Oklahoma
this 30th day of December, 1946.

THE AMERICAN FIRST TRUST COMPANY
IN OKLAHOMA CITY, a corporation

By *Wm. Gill*
Wm. Gill, Vice-President

WITNESSES:

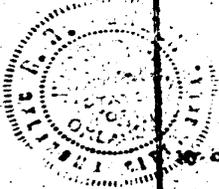
H. C. Ricketts
H. C. Ricketts, Assistant Secretary

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS.

On this 30th day of December, 1946, before me, the undersigned, a
Notary Public in and for the County and State aforesaid, personally appeared
Wm. Gill, to me known to be the identical person who signed the name of the
maker thereof to the within and foregoing instrument as its Vice-President and
acknowledged to me that he executed the same as his free and voluntary act and
deed, and as the free and voluntary act and deed of said corporation, for the
uses and purposes therein set forth.

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

Wm. E. Dean
Notary Public



My Commission Expires Jan 31st 1949



STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: This instrument was filed for record in the
15 day of Feb 1947 at 11:43 a.m. and duly recorded. Jan 15
JOE FARRIS, COUNTY CLERK

LEGAL DESCRIPTION

N.W. 36th & Walker

August 15, 2023

A tract of land being a part of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE North 89°31'35" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 30.00 feet to the POINT OF BEGINNING;

THENCE North 00°15'40" West, parallel with and 30.00 feet East of the West line of said Southeast Quarter (SE/4), a distance of 842.76 feet to a point on the South line of the recorded plat EDGEMERE HEIGHTS ADDITION;

THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following fourteen (14) calls:

1. North 66°21'20" East (North 66°37' East record), a distance of 120.72 feet;
2. North 42°08'20" East (North 42°24' East record), a distance of 60.00 feet;
3. South 74°22'40" East (South 74°07' East record), a distance of 37.00 feet;
4. South 32°27'40" East (South 32°12' East record), a distance of 52.00 feet;
5. South 89°14'40" East (South 88°59' East record), a distance of 90.00 feet;
6. South 34°41'40" East (South 34°26' East record), a distance of 129.00 feet;
7. North 30°09'20" East (North 30°25' East record), a distance of 129.80 feet;
8. North 89°58'20" East (South 89°46' East record), a distance of 125.30 feet;
9. North 63°15'20" East (North 63°31' East record), a distance of 52.00 feet;
10. South 59°04'40" East (South 58°49' East record), a distance of 74.07 feet (73 feet record);
11. North 80°33'59" East (North 80°45' East record), a distance of 54.06 feet (56 feet record);
12. North 52°57'59" East (North 53°09' East record), a distance of 132.30 feet;
13. North 40°04'59" East (North 40°16' East record), a distance of 185.70 feet;

14. North 21°37'59" East (North 21°49' East record), a distance of 50.80 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13672, Page 1798;

THENCE North 25°46'59" East (North 25°57'59" East record), along and with the East line of said tract of land recorded in Book 13672, Page 1798, a distance of 153.04 feet to the Northeast (NE) Corner of said tract of land, said corner lying on the East line of said EDGEMERE HEIGHTS ADDITION;

THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following eight (8) calls:

1. South 76°48'01" East (South 76°37' East record), a distance of 62.47 feet;
2. North 01°02'28" West (North 0°51' East record), a distance of 124.14 feet (123 feet record);
3. North 44°20'28" West (North 44°09' West record), a distance of 113.60 feet;
4. North 48°25'32" East (North 48°37' East record), a distance of 62.70 feet;
5. North 81°51'32" East (North 82°03' East record), a distance of 132.60 feet;
6. North 14°54'21" East (North 20°26' East record), a distance of 62.83 feet (63.9 feet record);
7. North 35°08'55" East (North 36°30' East record), a distance of 161.50 feet;
8. South 87°56'05" East (South 86°35' East record), a distance of 55.00 feet to a point on the West right-of-way line of Interstate 235;

THENCE along and with the West right-of-way line of Interstate 235 the following calls:

1. South 19°30'00" East, a distance of 60.00 feet;
2. North 74°44'15" East, a distance of 107.64 feet;
3. South 15°39'55" East, a distance of 22.73 feet;
4. South 11°37'28" East, a distance of 146.06 feet;
5. on a non-tangent curve to the right having a radius of 1,819.36 feet, a chord bearing of South 00°09'06" East, a chord length of 277.44 feet and an arc length of 277.71 feet;
6. South 22°45'37" West, a distance of 146.87 feet;
7. South 07°24'15" West, a distance of 119.96 feet;
8. South 25°50'18" West, a distance of 110.97 feet;

9. South 28°54'26" West, a distance of 458.57 feet;
10. South 05°00'17" West, a distance of 158.75 feet;
11. South 18°53'53" East, a distance of 104.38 feet;
12. South 33°22'38" West, a distance of 21.44 feet;
13. on a curve to the right having a radius of 381.97 feet, a chord bearing of South 61°30'27" West, a chord length of 360.18 feet and an arc length of 375.07 feet;
14. South 00°28'25" East, a distance of 50.00 feet to a point on the South line of said Southeast Quarter (SE/4);

THENCE South 89°31'35" West, along and with the South line of said Southwest Quarter (SW/4), a distance of 869.60 feet to the POINT OF BEGINNING.

Containing 1,416,430 square feet or 32.5168 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83).

February 15, 2024

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

Attention: Ms. Sarah Welch

RE: NW 36th St & N Walker Ave, 3700 N Walker Ave: PUD Submittal

Dear Ms. Welch:

On behalf of our client, Colony Developers, 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 3700 N Walker Ave, northeast of NW 36th St & N Walker Ave in north Oklahoma City. The subject site is currently zoned as CUP-26 with base zones of R-1, "Single-Family Residential" and C-3, "Community Commercial" districts. The property currently has two vacant structures on site, formerly the First Christian Church campus. The PUD, totaling +/-32.5168 acres, proposes base zones of R-1, "Single-Family Residential" and O-2, "General Office" Districts. The subject site will be developed as office and residential to include townhomes and single family residential with various lot sizes. This development will add housing variety to the area and will complement the surrounding residential 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
- Master Development 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 **March 28, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



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

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, J&A
[4743 000 / PUD]

P:\4743\PUD\sub ltr.docx

**First Christian Church of Oklahoma City
P.O. Box 18636
Oklahoma City, OK 73154**

October 24, 2023

City of Oklahoma City
Planning & Zoning 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, the undersigned hereby authorizes Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development 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,

FIRST CHRISTIAN CHURCH OF OKLAHOMA CITY,
an Oklahoma not-for-profit corporation

By: 

Rev. John D. Malget, Jr., Senior Minister

By: 

Raylene Harrison, Chairman and Trustee

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:4743-001/PUD

LEGAL DESCRIPTION

N.W. 36th & Walker

August 15, 2023

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4. South 11°37'28" East, a distance of 146.06 feet;
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8. South 25°50'18" West, a distance of 110.97 feet;

9. South 28°54'26" West, a distance of 458.57 feet;
10. South 05°00'17" West, a distance of 158.75 feet;
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13. on a curve to the right having a radius of 381.97 feet, a chord bearing of South 61°30'27" West, a chord length of 360.18 feet and an arc length of 375.07 feet;
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THENCE South 89°31'35" West, along and with the South line of said Southwest Quarter (SW/4), a distance of 869.60 feet to the POINT OF BEGINNING.

Containing 1,416,430 square feet or 32.5168 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83).

OWNERSHIP REPORT
ORDER 2856224-OK99

DATE PREPARED: FEBRUARY 12, 2024
EFFECTIVE DATE: FEBRUARY 7, 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
2662	R133222000	FIRST CHRISTIAN CHURCH		321 NW 36TH ST	OKLAHOMA CITY	OK	73118-8661	UNPLTD PT SEC 16 12N 3W	000	000	UNPLTD PT SEC 16 12N 3W 000 000 PT OF SE4 SEC 16 12N 3W BEG AT SW/C OF SE4 TH N829.9FT ELY ALONG S LINE EDGEMERE HTS TO W R/W LINE OF H/W TH SLY & SWLY ALONG W R/W OF H/W TO POINT 33FT N & 899.12FT E OF SW/C SE4 TH W899.12FT TO BEG EX W30FT & EX A TR BEG AT SE/C LT 4 BLK 7 OF EDGEMERE HEIGHTS ADDN TH NELY127FT SE85.59FT SWLY153.04FT NWLY119FT TO BEG (SUBJECT PROPERTY)	3700 N WALKER AVE OKLAHOMA CITY
2662	R049823950	LEE LARRY K & DEBORAH J		PO BOX 18834	OKLAHOMA CITY	OK	73154-0834	EDGEMERE HEIGHTS ADD	003	000	EDGEMERE HEIGHTS ADD 003 000 LOTS 19 & 20	4101 N HARVEY PKWY OKLAHOMA CITY
2662	R049822800	HANSON OLIVIA L		4117 N HARVEY PKWY	OKLAHOMA CITY	OK	73118-8431	EDGEMERE HEIGHTS ADD	003	001	EDGEMERE HEIGHTS ADD 003 001	4117 N HARVEY PKWY OKLAHOMA CITY
2662	R049824050	BRADFORD GEORGANN B		4017 N HARVEY PKWY	OKLAHOMA CITY	OK	73118-8429	EDGEMERE HEIGHTS ADD	004	000	EDGEMERE HEIGHTS ADD 004 000 PT LOT 1 BEG 25FT E NW/C SD LOT 1 TH SELY 224.9FT SLY 97FT TO SE/C SD LOT 1 NWLY 151.91FT NLY 100FT TO BEG	4017 N HARVEY PKWY OKLAHOMA CITY
2662	R049824750	BAKER LOLA		4001 N HARVEY PKWY	OKLAHOMA CITY	OK	73118-8429	EDGEMERE HEIGHTS ADD	004	015	EDGEMERE HEIGHTS ADD 004 015	4001 N HARVEY PKWY OKLAHOMA CITY
2662	R049824800	RANDALL CLARKE	RANDALL LAURIE JOHNSON	4009 N HARVEY PKWY	OKLAHOMA CITY	OK	73118-8429	EDGEMERE HEIGHTS ADD	004	016	EDGEMERE HEIGHTS ADD 004 016 ALL EX 25FT TRIANGLE IN NW/C	4009 N HARVEY PKWY OKLAHOMA CITY
2662	R049824850	SELLERS BEN	SELLERS ASHLEY	PO BOX 1374	OKLAHOMA CITY	OK	73101	EDGEMERE HEIGHTS ADD	005	001	EDGEMERE HEIGHTS ADD 005 001	3909 N HARVEY PKWY OKLAHOMA CITY
2662	R049825200	VENEKLASSEN MARK & MELISSA		425 NW 38TH ST	OKLAHOMA CITY	OK	73118-8411	EDGEMERE HEIGHTS ADD	005	008	EDGEMERE HEIGHTS ADD 005 008	425 NW 38TH ST OKLAHOMA CITY
2662	R049825250	MILLER DAVID J	MILLER LAURA B	417 NW 38TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE HEIGHTS ADD	005	009	EDGEMERE HEIGHTS ADD 005 009	417 NW 38TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2856224-OK99

DATE PREPARED: FEBRUARY 12, 2024
EFFECTIVE DATE: FEBRUARY 7, 2024 AT 7:30 AM

2662	R049825300	WHITE PATRICIA J TRS	WHITE PATRICIA JANE REV TRUST	409 NW 38TH ST	OKLAHOMA CITY	OK	73118- 8411	EDGEMERE HEIGHTS ADD	005	010	EDGEMERE HEIGHTS ADD 005 010	409 NW 38TH ST OKLAHOMA CITY
2662	R049825350	LYONS CAROL ELAINE TRS	LYONS CAROL ELAINE TRUST	401 NW 38TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE HEIGHTS ADD	005	011	EDGEMERE HEIGHTS ADD 005 011	401 NW 38TH ST OKLAHOMA CITY
2662	R049825352	HERSHBERGER JOHN DAVID		309 NW 38TH ST	OKLAHOMA CITY	OK	73118- 8409	EDGEMERE HEIGHTS ADD	005	012	EDGEMERE HEIGHTS ADD 005 012	309 NW 38TH ST OKLAHOMA CITY
2662	R049825500	WILKINSON JUDITH		3901 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8427	EDGEMERE HEIGHTS ADD	005	013	EDGEMERE HEIGHTS ADD 005 013	3901 N HARVEY PKWY OKLAHOMA CITY
2662	R049825600	ABBOTT JAMES D TRS	ABBOTT ANETTA J TRS ABBOTT JIM & ANNETTA REV TRUST	300 NW 38TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE HEIGHTS ADD	006	001	EDGEMERE HEIGHTS ADD 006 001	300 NW 38TH ST OKLAHOMA CITY
2662	R049825700	BUTLER ARCHIE J		308 NW 38TH ST	OKLAHOMA CITY	OK	73118- 8410	EDGEMERE HEIGHTS ADD	006	002	EDGEMERE HEIGHTS ADD 006 002	308 NW 38TH ST OKLAHOMA CITY
2662	R049825800	JOHNSON STEVEN DALE		400 NW 38TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE HEIGHTS ADD	006	003	EDGEMERE HEIGHTS ADD 006 003	400 NW 38TH ST OKLAHOMA CITY
2662	R049825900	CLARK STEVEN E & JANE E		408 NW 38TH ST	OKLAHOMA CITY	OK	73118- 8412	EDGEMERE HEIGHTS ADD	006	004	EDGEMERE HEIGHTS ADD 006 004	408 NW 38TH ST OKLAHOMA CITY
2662	R049825950	JOHNSON GREGORY MICHAEL		416 NW 38TH ST	OKLAHOMA CITY	OK	73118- 8412	EDGEMERE HEIGHTS ADD	006	005	EDGEMERE HEIGHTS ADD 006 005	416 NW 38TH ST OKLAHOMA CITY
2662	R049826000	TIMBERLAKE ANGELA P	TIMBERLAKE DONALD J JR	424 NW 38TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE HEIGHTS ADD	006	006	EDGEMERE HEIGHTS ADD 006 006	424 NW 38TH ST OKLAHOMA CITY
2662	R049826100	MCQUISTION FERNANDEZ CAROL	REV TRUST	3900 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8428	EDGEMERE HEIGHTS ADD	007	001	EDGEMERE HEIGHTS ADD 007 001	3900 N HARVEY PKWY OKLAHOMA CITY
2662	R049826200	BARNETT CANDLER H & KRIS A		3908 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8428	EDGEMERE HEIGHTS ADD	007	002	EDGEMERE HEIGHTS ADD 007 002	3908 N HARVEY PKWY OKLAHOMA CITY
2662	R049826300	BOOTHE RICHARD LEE II & TOBY C		3916 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8428	EDGEMERE HEIGHTS ADD	007	003	EDGEMERE HEIGHTS ADD 007 003	3916 N HARVEY PKWY OKLAHOMA CITY

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2662	R049826400	BOCKUS BRUCE L 2015 REV TRUST	BOCKUS SUZANNE S 2015 REV TRUST	3920 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8428	EDGEMERE HEIGHTS ADD	007	004	EDGEMERE HEIGHTS ADD 007 000 LOT 4 & PT SE4 SEC 16 12N 3W BEG AT SE/C LT 4 TH NELY127FT SE85.59FT SWLY153.04FT NWLY119FT TO BEG TOTAL ACREAGE .7204ACRS MORE OR LESS	3920 N HARVEY PKWY OKLAHOMA CITY
2662	R049826500	AYRES SHELLY S		4008 N HARVEY PKWY	OKLAHOMA CITY	OK	73118	EDGEMERE HEIGHTS ADD	007	005	EDGEMERE HEIGHTS ADD 007 005	4008 N HARVEY PKWY OKLAHOMA CITY
2662	R049826600	JOHNSON DANIEL C & KATHERINE L TRS	JOHNSON DANIEL & KATHERINE L 2015 REV FAMILY TRUST	4016 N HARVEY PKWY	OKLAHOMA CITY	OK	73118	EDGEMERE HEIGHTS ADD	007	006	EDGEMERE HEIGHTS ADD 007 006	4016 N HARVEY PKWY OKLAHOMA CITY
2662	R049826700	RHODES VALERIE FAMILY TRUST		4024 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8430	EDGEMERE HEIGHTS ADD	007	007	EDGEMERE HEIGHTS ADD 007 007	4024 N HARVEY PKWY OKLAHOMA CITY
2662	R049826800	BROWN ROY A	BROWN ALINE C	4100 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8432	EDGEMERE HEIGHTS ADD	007	008	EDGEMERE HEIGHTS ADD 007 008	4100 N HARVEY PKWY OKLAHOMA CITY
2662	R049826900	EVANS STANLEY L	EVANS SAUNDRA K	4108 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8432	EDGEMERE HEIGHTS ADD	007	009	EDGEMERE HEIGHTS ADD 007 009	4108 N HARVEY PKWY OKLAHOMA CITY
2662	R049827000	BALDRIDGE LINDA REA	MILLS JOSEPH W	208 NW 40TH ST	OKLAHOMA CITY	OK	73118- 8418	EDGEMERE HEIGHTS ADD	007	010	EDGEMERE HEIGHTS ADD 007 010	208 NW 40TH ST OKLAHOMA CITY
2662	R049827100	ESKEW ROBERT A & MICHELLE D		200 NW 40TH ST	OKLAHOMA CITY	OK	73118- 8418	EDGEMERE HEIGHTS ADD	007	011	EDGEMERE HEIGHTS ADD 007 011	200 NW 40TH ST OKLAHOMA CITY
2662	R049827200	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	EDGEMERE HEIGHTS ADD	007	012	EDGEMERE HEIGHTS ADD 007 012 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2662	R049827300	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	EDGEMERE HEIGHTS ADD	008	001	EDGEMERE HEIGHTS ADD 008 001 EXEMPT	UNKNOWN
2662	R049827400	AHPEATONE AARON K		201 NW 40TH ST	OKLAHOMA CITY	OK	73118- 8417	EDGEMERE HEIGHTS ADD	008	002	EDGEMERE HEIGHTS ADD 008 002	201 NW 40TH ST OKLAHOMA CITY
2662	R049827500	MCLLRVY ROBERT C	MCLLRVY ELIZABETH J	217 NW 40TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE HEIGHTS ADD	008	003	EDGEMERE HEIGHTS ADD 008 003	217 NW 40TH ST OKLAHOMA CITY

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2662	R049827600	SWINFORD JOHN W JR & SUZI B		4112 N HARVEY PKWY	OKLAHOMA CITY	OK	73118- 8433	EDGEMERE HEIGHTS ADD	008	004	EDGEMERE HEIGHTS ADD 008 004	4112 N HARVEY PKWY OKLAHOMA CITY
2662	R133223000	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 16 12N 3W	000	000	UNPLTD PT SEC 16 12N 3W 000 000 PT SE4 SEC 16 12N 3W BEG AT NE/C LOT 1 BLK 1 EDGEMERE HTS ADDN TH E570.12FT SELY ALONG RR R/W 1678.78FT ELY 30FT SELY 1016.34FT W401.19FT NWLY 964.6FT WLY 40.91FT NLY 695.92FT NWLY 122.31FT NLY 60FT TO SE/C LOT 11 BLK 7 EDGEMERE HTS TH FOLLOWING E BOUNDRY LINE EDGEMERE HTS TO N LINE SE4 TO BEG	0 UNKNOWN OKLAHOMA CITY
2663	R049488600	BUTTS BENJAMIN JOHN & JEANIE LEBLANC		501 NW 38TH ST	OKLAHOMA CITY	OK	73118	CROWN HEIGHTS ADD	016	000	CROWN HEIGHTS ADD 016 000 PT LOT 77 & ALL LOTS 78 THRU 82 LOT 77 BEING DESC AS FOLLOWS BEG SW/C SD LOT TH N76.50FT E2.7FT N91.75FT E TO NE/C SD LOT S173.45FT W21.4FT TO BEG PLUS PT SW4 SEC 16 12N 3W PT OF VACATED WALKER AVE BEG AT NE/C LOT 82 BLK 16 CROWN HEIGHTS ADDN TH S197.04FT E7FT N197.04FT W7FT TO BEG	501 NW 38TH ST OKLAHOMA CITY
2663	R049488580	BOCOCK JOSEPH H & DENICE A		513 NW 38TH ST	OKLAHOMA CITY	OK	73118- 7032	CROWN HEIGHTS ADD	016	000	CROWN HEIGHTS ADD 016 000 LOTS 74 75 76 & PT 77 BEG NW/C SD LOT 77 TH SELY 6.23FT S91.75FT W2.7FT N92.74FT TO BEG	513 NW 38TH ST OKLAHOMA CITY
2663	R049489000	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102- 2232	CROWN HEIGHTS ADD	018	000	CROWN HEIGHTS ADD 018 000 LOTS 23 THRU 27	0 UNKNOWN OKLAHOMA CITY
2663	R049488660	WILCOXEN MATTHEW C		500 NW 36TH TER	OKLAHOMA CITY	OK	73118- 7017	CROWN HEIGHTS ADD	018	000	CROWN HEIGHTS ADD 018 000 LOT 1 & E2FT LOT 2	500 NW 36TH TER OKLAHOMA CITY
2663	R049488960	511 NW 36TH LLC		480 NW 36TH ST	OKLAHOMA CITY	OK	73118	CROWN HEIGHTS ADD	018	000	CROWN HEIGHTS ADD 018 LOTS 17 THRU 22	0 UNKNOWN OKLAHOMA CITY
2663	R049488670	MERCER JIMMY W		504 NW 36TH TER	OKLAHOMA CITY	OK	73118- 7017	CROWN HEIGHTS ADD	018	002	CROWN HEIGHTS ADD 018 002 EX E2FT	504 NW 36TH TER OKLAHOMA CITY

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2663	R049488680	FERGUSON LONDON & BETHANY		508 NW 36TH TER	OKLAHOMA CITY	OK	73118	CROWN HEIGHTS ADD	018	003	CROWN HEIGHTS ADD 018 003	508 NW 36TH TER OKLAHOMA CITY
2663	R049488700	FERGUSON LAYNE		512 NW 36TH TER	OKLAHOMA CITY	OK	73118	CROWN HEIGHTS ADD	018	004	CROWN HEIGHTS ADD 018 004	512 NW 36TH TER OKLAHOMA CITY
2663	R049488720	THACH TEENA	GRIPKA JAMES	516 NW 36TH TER	OKLAHOMA CITY	OK	73118-7017	CROWN HEIGHTS ADD	018	005	CROWN HEIGHTS ADD 018 005	516 NW 36TH TER OKLAHOMA CITY
2663	R049488740	KAUGER YVONNE		2100 N LINCOLN BLVD	OKLAHOMA CITY	OK	73105	CROWN HEIGHTS ADD	018	006	CROWN HEIGHTS ADD 018 006	520 NW 36TH TER OKLAHOMA CITY
2663	R049489460	CHAPMAN MARY BETH	INMAN CHARLES MITCHELL	509 NW 37TH ST	OKLAHOMA CITY	OK	73118-7021	CROWN HEIGHTS ADD	020	003	CROWN HEIGHTS ADD BLK 020 LOT 000 LOTS 1 THRU 3	509 NW 37TH ST OKLAHOMA CITY
2663	R049489500	EDMONDSON JAMES E & SUZANNE R		515 NW 37TH ST	OKLAHOMA CITY	OK	73118-7021	CROWN HEIGHTS ADD	020	004	CROWN HEIGHTS ADD 020 004	515 NW 37TH ST OKLAHOMA CITY
2663	R049489520	ROBERTSON THOMAS P JR & JAYNE J		211 N ROBINSON STE 1360	OKLAHOMA CITY	OK	73102	CROWN HEIGHTS ADD	020	005	CROWN HEIGHTS ADD 020 005	517 NW 37TH ST OKLAHOMA CITY
2681	R049167420	WILLIAMSON STAN G		1616 E 19TH ST STE 201	EDMOND	OK	73013-6675	EDGEMERE PARK ADD	019	000	EDGEMERE PARK ADD 019 000 S10FT LOT 15 & ALL LOT 21	257 NW EUBANKS ST OKLAHOMA CITY
2681	R049167320	ROLEN REV TRUST		260 NW 36TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	019	000	EDGEMERE PARK ADD 019 000 W2 LOT 15 EX S10FT & ALL LOT 16	260 NW 36TH ST OKLAHOMA CITY
2681	R049167280	CLOUD ANN MARIE	CONATSER JARED JAMES	252 NW 36TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	019	000	EDGEMERE PARK ADD 019 000 LOT 14 & E/2 LOT 15 EX S10FT	252 NW 36TH ST OKLAHOMA CITY
2681	R049167180	MENDROS JAYE H		232 NW 36TH ST	OKLAHOMA CITY	OK	73118-8619	EDGEMERE PARK ADD	019	009	EDGEMERE PARK ADD 019 009	232 NW 36TH ST OKLAHOMA CITY
2681	R049167200	HODGES JOSEPH & KELLY		236 NW 36TH ST	OKLAHOMA CITY	OK	73118-8619	EDGEMERE PARK ADD	019	010	EDGEMERE PARK ADD 019 010	236 NW 36TH ST OKLAHOMA CITY
2681	R049167220	YI ANTHONY TRS	YI TOMMY TRS YI FAMILY REV TRUST	604 SW 63RD ST	LAWTON	OK	73505	EDGEMERE PARK ADD	019	011	EDGEMERE PARK ADD 019 011	240 NW 36TH ST OKLAHOMA CITY
2681	R049167240	WILSON PARKER A		244 NW 36TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	019	012	EDGEMERE PARK ADD 019 012	244 NW 36TH ST OKLAHOMA CITY
2681	R049167260	KNEELAND ELISABETH	FAGAN MATTHEW	248 NW 36TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	019	013	EDGEMERE PARK ADD 019 013	248 NW 36TH ST OKLAHOMA CITY
2681	R049167340	GATES WEEKS MERISA		264 NW 36TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	019	017	EDGEMERE PARK ADD 019 017	264 NW 36TH ST OKLAHOMA CITY

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2681	R049167360	SWANSON JERRY WARREN	SWANSON JAN MARIE	3650 N HARVEY PKWY	OKLAHOMA CITY	OK	73118-8657	EDGEMERE PARK ADD	019	018	EDGEMERE PARK ADD 019 018	3650 N HARVEY PKWY OKLAHOMA CITY
2681	R049167380	JOHNSON ALEX M		265 NW EUBANKS ST	OKLAHOMA CITY	OK	73118-8625	EDGEMERE PARK ADD	019	019	EDGEMERE PARK ADD 019 019	265 NW EUBANKS ST OKLAHOMA CITY
2681	R049167400	HILLS ADRIENNE LALLI		261 NW EUBANKS ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	019	020	EDGEMERE PARK ADD 019 020	261 NW EUBANKS ST OKLAHOMA CITY
2681	R049167440	GOOCH STEVEN C	SCHILER KAREN E	253 NW EUBANKS ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	019	022	EDGEMERE PARK ADD 019 022	253 NW EUBANKS ST OKLAHOMA CITY
2681	R049167450	WHITTINGTON JULIE	WHITTINGTON PAUL	249 NW EUBANKS ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	019	023	EDGEMERE PARK ADD 019 023	249 NW EUBANKS ST OKLAHOMA CITY
2681	R049168000	KUHN JERRY G JR	KUHN NIKKI SODOWSKY	305 NW EUBANKS ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	020	000	EDGEMERE PARK ADD 020 000 LOT 19 & STRIP ON W SIDE 8FT WIDE AT S END & 5FT WIDE AT N END LOT 20	305 NW EUBANKS ST OKLAHOMA CITY
2681	R049167720	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	EDGEMERE PARK ADD	020	000	EDGEMERE PARK ADD 020 000 LOTS A & 2 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2681	R049167805	ROBINS EDGE II LLC		480 NW 36TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	020	000	EDGEMERE PARK ADD 020 ALL OF LOT 5 & PT OF LOTS 6 & 7 BEG 97.67FT E OF NW/C LOT 7 TH E142.33FT S120FT SWLY70.16FT NWLY32.20FT W66.51FT N101.89FT TO BEG CONT .37 AC MORE OR LESS	440 NW 36TH ST OKLAHOMA CITY
2681	R049167800	ROBINS EDGE LLC		480 NW 36TH ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	020	000	EDGEMERE PARK ADD BLK 020 LOTS 6 & 7 EX BEG 97.67FT E OF NW/C LOT 7 TH E142.33FT S120FT SWLY70.16FT NWLY32.20FT W66.51FT N101.89FT TO BEG CONT .37 AC MORE OR LESS	480 NW 36TH ST OKLAHOMA CITY
2681	R049167940	MARTIN JASON D		415 NW EUBANKS ST	OKLAHOMA CITY	OK	73118-8648	EDGEMERE PARK ADD	020	000	EDGEMERE PARK ADD 020 000 LOT 16 EX SWLY 5FT	415 NW EUBANKS ST OKLAHOMA CITY
2681	R049167700	CASITA ACQUISITION CO LLC		PO BOX 1337	OKLAHOMA CITY	OK	73101-1337	EDGEMERE PARK ADD	020	001	EDGEMERE PARK ADD 020 001	3651 N HARVEY PKWY OKLAHOMA CITY

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2681	R049167740	PREVAIL DESIGN GROUP LLC		4705 SEABROOK CT	OKLAHOMA CITY	OK	73120	EDGEMERE PARK ADD	020	003	EDGEMERE PARK ADD 020 003	400 NW 36TH ST OKLAHOMA CITY
2681	R049167760	DAVIS BRENDA F		404 NW 36TH ST	OKLAHOMA CITY	OK	73118-8622	EDGEMERE PARK ADD	020	004	EDGEMERE PARK ADD 020 004	404 NW 36TH ST OKLAHOMA CITY
2681	R049167820	LUCKY A T INVESTMENTS LLC	TANAKA ARTHUR CARDLE FAYE	2436 SW 149TH ST	OKLAHOMA CITY	OK	73170	EDGEMERE PARK ADD	020	008	EDGEMERE PARK ADD 020 008	3624 N WALKER AVE OKLAHOMA CITY
2681	R049167830	MCCOMBS ALLISON G		3620 N WALKER AVE	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	020	009	EDGEMERE PARK ADD 020 009	3620 N WALKER AVE OKLAHOMA CITY
2681	R049167960	MILLER KYLE D	MILLER MORGAN K	409 NW EUBANKS ST	OKLAHOMA CITY	OK	73118	EDGEMERE PARK ADD	020	017	EDGEMERE PARK ADD 020 017	409 NW EUBANKS ST OKLAHOMA CITY
2681	R049167980	EAKINS KEITH ROLLIN & SHERRI CORINNNE		401 NW EUBANKS ST	OKLAHOMA CITY	OK	73118-8648	EDGEMERE PARK ADD	020	018	EDGEMERE PARK ADD 020 018	401 NW EUBANKS ST OKLAHOMA CITY
2681	R049168020	ODOR JAMES M & CAROLYN M		14100 PARKWAY PARKWAY COMMONS	OKLAHOMA CITY	OK	73134	EDGEMERE PARK ADD	020	020	EDGEMERE PARK ADD 020 020 EX STRIP ON W SIDE 8FT WIDE S END & 5FT WIDE AT N END OF LOT	301 NW EUBANKS ST OKLAHOMA CITY
2684	R048520050	SANDERSON LEON W	MYERS DOUGLAS M	P.O. BOX 54412	OKLAHOMA CITY	OK	73154-7378	CENTRAL PARK ADDITION	001	000	CENTRAL PARK ADDITION 001 000 N60.5FT LOTS 1 & 2	3633 N WALKER AVE OKLAHOMA CITY
2684	R048520150	GATEWOOD MARY & EVAN B JR		517 NW EUBANKS ST	OKLAHOMA CITY	OK	73118-7320	CENTRAL PARK ADDITION	001	000	CENTRAL PARK ADDITION 001 000 LOTS 9 & 10	517 NW EUBANKS ST OKLAHOMA CITY
2684	R048520125	MINOR MARGARET ANN		515 NW EUBANKS ST	OKLAHOMA CITY	OK	73118-7320	CENTRAL PARK ADDITION	001	000	CENTRAL PARK ADDITION 001 000 LOTS 7 & 8	515 NW EUBANKS ST OKLAHOMA CITY
2684	R048520100	WEISS ERIC	WEISS SABINA	509 NW EUBANKS ST	OKLAHOMA CITY	OK	73118	CENTRAL PARK ADDITION	001	000	CENTRAL PARK ADDITION 001 000 LOTS 5 & 6	509 NW EUBANKS ST OKLAHOMA CITY
2684	R048520075	SLATER DEBORAH M		505 NW EUBANKS ST	OKLAHOMA CITY	OK	73118-7320	CENTRAL PARK ADDITION	001	000	CENTRAL PARK ADDITION 001 000 LOT 3 & 4	505 NW EUBANKS ST OKLAHOMA CITY
2684	R048520025	WILLIAMSON STAN & THERESA WHITE		1616 E 19TH ST, Unit 201	EDMOND	OK	73013-6675	CENTRAL PARK ADDITION	001	000	CENTRAL PARK ADDITION 001 000 S97.7FT LOT 1 & 2	501 NW EUBANKS ST OKLAHOMA CITY

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2684	R048521375	WEBB AGGIE		504 NW EUBANKS ST	OKLAHOMA CITY	OK	73118- 7321	CENTRAL PARK ADDITION	004	000	CENTRAL PARK ADDITION 004 000 LOTS 3 & 4	504 NW EUBANKS ST OKLAHOMA CITY
2684	R048521350	FREEMAN GUY PARKER & MELISSA		500 NW EUBANKS ST	OKLAHOMA CITY	OK	73118- 7321	CENTRAL PARK ADDITION	004	000	CENTRAL PARK ADDITION 004 000 LOTS 1 & 2	500 NW EUBANKS ST OKLAHOMA CITY

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

PUD - _____

MASTER DESIGN STATEMENT FOR

NW 36th Street & N Walker Avenue

3700 N Walker Avenue

February 15, 2024
(revision dates)

PREPARED FOR:

Colony Developers, LLC
8500 Stonehurst Ct
Oklahoma City, OK 73120

Prepared by:

Johnson & Associates
1 East Sheridan Ave, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of NW 36th Street & N Walker Avenue, consisting of +/32.5168 acres are located within the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) N, Range Three (3) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 3700 N Walker Avenue.

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 Colony Developers, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 3700 N Walker Avenue. The property is currently zoned as CUP-26 with base zones of R-1, "Single-Family Residential" and C-3, "Community Commercial". The subject property currently has two vacant structures on site, formerly the First Christian Church campus.

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

East: Immediately east of the subject site is I-235 / Broadway Extension and beyond is zoned and developed as I-2, "Moderate Industrial" District.

South: Immediately south of the subject site is NW 36th St and beyond is zoned and developed as O-2, "General Office" and HP, "Historic Preservation" District.

West: West of the subject site is N Walker Ave. Beyond is zoned and developed as HP, "Historic Preservation" District and R-1, "Single-Family Residential" District.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property ranges from 1178 to 1124 and generally slopes to the middle and north of the site where there are existing Blue Line Streams. There are tree groupings around the aforementioned Blue Line Streams. The tree cover on the property is approximately 15%, primarily located along the northern boundary and through the middle of the site. There is FEMA Floodway located through the middle of an along the north boundary of the site. There are small pockets of area within the FEMA 100-Year and 500-Year Floodplain.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as office and high quality residential with various lot sizes to provide both townhomes and single-family residences within this development. This housing variety will complement the surrounding area and will provide additional options for future residents. The subject location is ideal for the proposed development due to the proximity and ease of access to I-235 / Broadway Extension.

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" base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Section 59-6100, Table 6100.1:
 - The Single-Family Residential (8200.14) use unit has been further defined within this PUD to permit attached single-family townhomes.

- Section 59-6100, Table 6100.2:
 - Minimum Lot Size:
 - The minimum lot size for the R-1 district outlined within the OKC Zoning Ordinance is 6,000 SF. This PUD proposes a minimum lot size of 2,600 SF for both Tract 1 and Tract 2. However, for Tract 2, that lot size is only permitted for no more than 10% of lots within the tract.

 - Maximum Lot Coverage:

The maximum lot coverage for the R-1 district outlined within the OKC Zoning Ordinance is 50%. This PUD proposes a maximum lot coverage of 80% for Tract 1 and 60% for Tract 2.

 - Minimum Lot Width:
 - The minimum lot width for the R-1 district outlined within the OKC Zoning Ordinance is 50 feet. This PUD proposes a minimum lot width of 25 feet for Tract 1 and 40 feet for Tract 2 if the homes are serviced by a rear loaded alley.

 - Setbacks:
 - Front Yard:
 - The front yard setback for the R-1 district outlined within the OKC Zoning Ordinance is 25 feet. This PUD proposes a front yard setback of 5 feet for Tract 1 and 10 feet for Tract 2.

 - Side Yard:
 - The interior and corner side yard setbacks for the R-1 district outlined within the OKC Zoning Ordinance are 5 feet and 15 feet, respectively. Within Tract 1, this PUD proposes no internal side yard and a 5-foot corner side yard setback. Within Tract 2, this PUD proposes an internal and corner side yard setback of 3 feet.

 - Rear Yard:
 - The rear yard setback for the R-1 district outlined within the OKC Zoning Ordinance is 10 feet. Within Tract 1, this PUD proposes a 5-foot rear yard setback. The Tract 2 regulations within this PUD propose a 5-foot rear yard setback.

- Section 10600, Table 10600.1: Parking Requirements
 - The parking requirement for the single-family residential use outlined within the OKC Zoning Ordinance is two (2) spaces per dwelling unit plus a garage. The number of spaces within this PUD will be in conformance with the OKC Zoning Ordinance and it is proposed that garages may be used to satisfy this requirement.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

This PUD proposes connections to NW 36th Street, which has a right-of-way width of 100 feet, and N Walker Avenue, which has a right-of-way width of 80 feet.

Proposed streets in this Planned Unit Development may be public streets that will conform to City of Oklahoma City standards.

7.2 SANITARY SEWER

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

7.3 WATER

Water facilities for this property are available to the site. Water services will be provided from extension of public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 11 located at 900 NW 50th Street. Approximately 1.4 miles northwest 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 & TRANSPORTATION FACILITIES

There are no bus stops in this Planned Unit Development nor are there any planned. There are existing bus routes in the vicinity that may provide transportation options to future residents. The closest being the BRT route along Classen Blvd that is ¾ of a mile west of this PUD.

There are existing bike routes near this PUD. Specifically, there are shared bike lanes along Walker Ave which connects to the striped bike lane route along Shartel Ave, approx. ¼ mile west of this PUD and connects to the larger OKC Bike network.

7.7 DRAINAGE

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

7.8 planOKC COMPREHENSIVE PLAN

Planokc projects this parcel to be in the Urban Medium Intensity land use topology. Developments within the Urban Medium designation are expected to be larger in scale and have greater intensity and mixture of uses. Developments should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. This PUD proposes a mixed density infill housing development to include a mix of lot sizes and single family housing types, the close proximity to Edgemere Park and Memorial Park, bike routes along Walker and the BRT route just $\frac{3}{4}$ of a mile west of the site. This Planned Unit Development is consistent and in compliance with the Urban Medium Intensity area standards.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

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

8.1 USE AND DEVELOPMENT REGULATIONS

There shall be three Tracts within this PUD. The use and development regulations of the **R-1, "Single-Family Residential" District** shall govern Tract 1 and Tract 2 within this PUD, except as herein modified below. The use and development regulations of the **O-2, "General Office" District** shall govern Tract 3 within this PUD, except as herein modified below. The approval of this PUD shall dissolve the existing CUP-26.

9.0 SPECIAL CONDITIONS:

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

TRACT 1 (R-1)

Permitted Use(s):

- Communications Services: Telecommunication Towers (8300.30)
- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Model Home (8200.8)
- Single-Family Residential (8200.14), further permitted to allow attached single-family townhomes.

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

Tract 1 Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 1 shall be 2,600 square feet.

Maximum Building Coverage:

The maximum lot coverage within Tract 1 shall be 80%.

Density:

There shall be a maximum of 30 lots within this tract.

Minimum Lot Width:

The minimum lot width within Tract 1 shall be 25 feet.

Setbacks:

Front: 5 feet
Interior Side Yard: None
Corner Side Yard: 5 feet
Rear: 5 feet

TRACT 2 (R-1)

Permitted Use(s):

- Communications Services: Telecommunication Towers (8300.30)
- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Model Home (8200.8)
- Single-Family Residential (8200.14)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

Tract 2 Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 2 shall be 2,600 square feet. However, that lot size is only permitted for no more than 10% of lots within this tract. All other lots shall be not less than 3,800 square feet.

Maximum Building Coverage:

The maximum building coverage within Tract 2 shall be 60%.

Density:

The maximum number of lots within this tract shall be limited to 110 lots.

Minimum Lot Width:

The minimum lot width within Tract 2 shall be 40 feet if homes are serviced by a rear loaded alley. If they are not, the minimum lot width shall be 50 feet.

Setbacks:

Front: min. 10 feet
Interior Side Yard: 3 feet
Corner Side Yard: 3 feet
Rear: 10 feet

TRACT 3 (O-2)

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Telecommunication Towers (8300.30)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Research Services: Restricted (8300.62)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

Tract 3 Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 3 shall be 12,000 square feet.

Maximum Building Coverage:

The maximum lot coverage within Tract 3 shall be per the base zoning.

Density:

Density within Tract 3 shall be per the base zoning.

Minimum Lot Width:

The minimum lot width within Tract 3 shall be 50 feet.

Setbacks:

The setbacks for Tract 3 shall be per the base zoning district. The existing building shall be deemed in conformance.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be 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.

The existing trees along the northern property line shall be preserved 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.

9.4 SCREENING REGULATIONS

Screening shall not be required for this PUD.

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

Roll off dumpsters shall be permitted within this PUD during the pendency of construction.

9.8 VEHICULAR ACCESS REGULATIONS

There may be two (2) access points from N Walker Avenue and two (2) access points from NW 36th Street in this PUD.

Boulevard-style entrances shall be permitted within this PUD.

9.9 PARKING REGULATIONS

The number and design 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.

For Tracts 1 and 2 parking spaces and garages are permitted to be located in the rear of the lot and accessed via an alley. Garages may be used to satisfy the parking requirement.

9.10 SIGNAGE REGULATIONS

Signage shall be per the base zoning district regulations. Entry signage may be placed in the median.

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.

Interior pedestrian pathways made part of this Planned Unit Development shall connect residential tracts to adjacent common areas.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the base zoning district regulations.

9.14 SETBACK REGULATIONS

Setbacks are defined within each development tract.

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

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

A minimum of 20% open space shall be provided within this PUD.

9.17 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.

9.18 SPECIFIC PLAN AND PERMITTING REQUIREMENTS

A specific plan shall not be required for 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 Master Development Plan

EXHIBIT "A"
LEGAL DESCRIPTION

N.W. 36th & Walker

August 15, 2023

A tract of land being a part of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE North 89°31'35" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 30.00 feet to the POINT OF BEGINNING;

THENCE North 00°15'40" West, parallel with and 30.00 feet East of the West line of said Southeast Quarter (SE/4), a distance of 842.76 feet to a point on the South line of the recorded plat EDGEMERE HEIGHTS ADDITION;

THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following fourteen (14) calls:

1. North 66°21'20" East (North 66°37' East record), a distance of 120.72 feet;
2. North 42°08'20" East (North 42°24' East record), a distance of 60.00 feet;
3. South 74°22'40" East (South 74°07' East record), a distance of 37.00 feet;
4. South 32°27'40" East (South 32°12' East record), a distance of 52.00 feet;
5. South 89°14'40" East (South 88°59' East record), a distance of 90.00 feet;
6. South 34°41'40" East (South 34°26' East record), a distance of 129.00 feet;
7. North 30°09'20" East (North 30°25' East record), a distance of 129.80 feet;
8. North 89°58'20" East (South 89°46' East record), a distance of 125.30 feet;
9. North 63°15'20" East (North 63°31' East record), a distance of 52.00 feet;
10. South 59°04'40" East (South 58°49' East record), a distance of 74.07 feet (73 feet record);
11. North 80°33'59" East (North 80°45' East record), a distance of 54.06 feet (56 feet record);
12. North 52°57'59" East (North 53°09' East record), a distance of 132.30 feet;
13. North 40°04'59" East (North 40°16' East record), a distance of 185.70 feet;

14. North 21°37'59" East (North 21°49' East record), a distance of 50.80 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13672, Page 1798;

THENCE North 25°46'59" East (North 25°57'59" East record), along and with the East line of said tract of land recorded in Book 13672, Page 1798, a distance of 153.04 feet to the Northeast (NE) Corner of said tract of land, said corner lying on the East line of said EDGEMERE HEIGHTS ADDITION;

THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following eight (8) calls:

1. South 76°48'01" East (South 76°37' East record), a distance of 62.47 feet;
2. North 01°02'28" West (North 0°51' East record), a distance of 124.14 feet (123 feet record);
3. North 44°20'28" West (North 44°09' West record), a distance of 113.60 feet;
4. North 48°25'32" East (North 48°37' East record), a distance of 62.70 feet;
5. North 81°51'32" East (North 82°03' East record), a distance of 132.60 feet;
6. North 14°54'21" East (North 20°26' East record), a distance of 62.83 feet (63.9 feet record);
7. North 35°08'55" East (North 36°30' East record), a distance of 161.50 feet;
8. South 87°56'05" East (South 86°35' East record), a distance of 55.00 feet to a point on the West right-of-way line of Interstate 235;

THENCE along and with the West right-of-way line of Interstate 235 the following calls:

1. South 19°30'00" East, a distance of 60.00 feet;
2. North 74°44'15" East, a distance of 107.64 feet;
3. South 15°39'55" East, a distance of 22.73 feet;
4. South 11°37'28" East, a distance of 146.06 feet;
5. on a non-tangent curve to the right having a radius of 1,819.36 feet, a chord bearing of South 00°09'06" East, a chord length of 277.44 feet and an arc length of 277.71 feet;
6. South 22°45'37" West, a distance of 146.87 feet;
7. South 07°24'15" West, a distance of 119.96 feet;
8. South 25°50'18" West, a distance of 110.97 feet;
9. South 28°54'26" West, a distance of 458.57 feet;

10. South 05°00'17" West, a distance of 158.75 feet;
11. South 18°53'53" East, a distance of 104.38 feet;
12. South 33°22'38" West, a distance of 21.44 feet;
13. on a curve to the right having a radius of 381.97 feet, a chord bearing of South 61°30'27" West, a chord length of 360.18 feet and an arc length of 375.07 feet;
14. South 00°28'25" East, a distance of 50.00 feet to a point on the South line of said Southeast Quarter (SE/4);

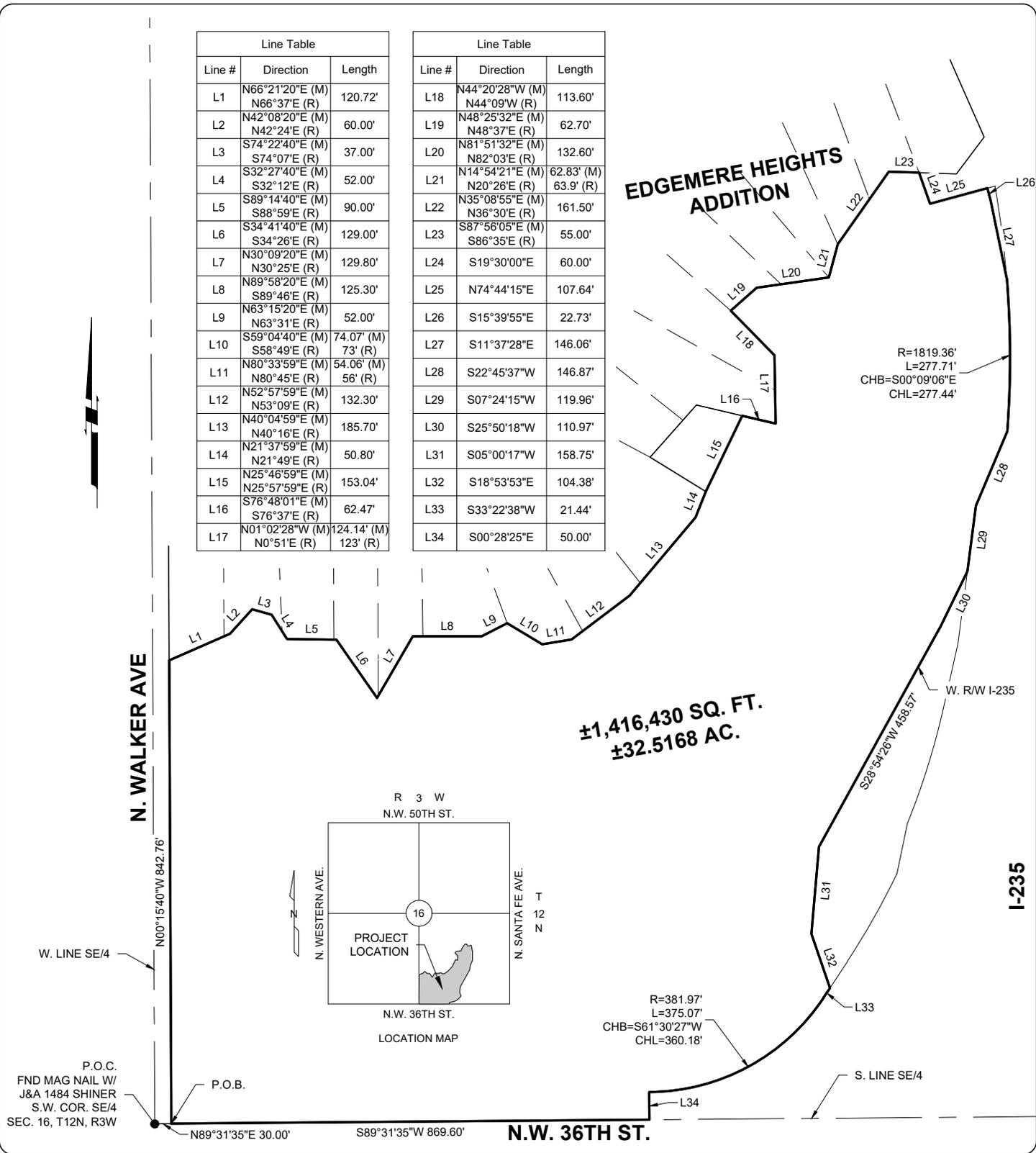
THENCE South 89°31'35" West, along and with the South line of said Southwest Quarter (SW/4), a distance of 869.60 feet to the POINT OF BEGINNING.

Containing 1,416,430 square feet or 32.5168 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83).

Line Table		
Line #	Direction	Length
L1	N66°21'20"E (M) N66°37'E (R)	120.72'
L2	N42°08'20"E (M) N42°24'E (R)	60.00'
L3	S74°22'40"E (M) S74°07'E (R)	37.00'
L4	S32°27'40"E (M) S32°12'E (R)	52.00'
L5	S89°14'40"E (M) S88°59'E (R)	90.00'
L6	S34°41'40"E (M) S34°26'E (R)	129.00'
L7	N30°09'20"E (M) N30°25'E (R)	129.80'
L8	N89°58'20"E (M) S89°46'E (R)	125.30'
L9	N63°15'20"E (M) N63°31'E (R)	52.00'
L10	S59°04'40"E (M) S58°49'E (R)	74.07' (M) 73' (R)
L11	N80°33'59"E (M) N80°45'E (R)	54.06' (M) 56' (R)
L12	N52°57'59"E (M) N53°09'E (R)	132.30'
L13	N40°04'59"E (M) N40°16'E (R)	185.70'
L14	N21°37'59"E (M) N21°49'E (R)	50.80'
L15	N25°46'59"E (M) N25°57'59"E (R)	153.04'
L16	S76°48'01"E (M) S76°37'E (R)	62.47'
L17	N01°02'28"W (M) N0°51'E (R)	124.14' (M) 123' (R)

Line Table		
Line #	Direction	Length
L18	N44°20'28"W (M) N44°09'W (R)	113.60'
L19	N48°25'32"E (M) N48°37'E (R)	62.70'
L20	N81°51'32"E (M) N82°03'E (R)	132.60'
L21	N14°54'21"E (M) N20°26'E (R)	62.83' (M) 63.9' (R)
L22	N35°08'55"E (M) N36°30'E (R)	161.50'
L23	S87°56'05"E (M) S86°35'E (R)	55.00'
L24	S19°30'00"E	60.00'
L25	N74°44'15"E	107.64'
L26	S15°39'55"E	22.73'
L27	S11°37'28"E	146.06'
L28	S22°45'37"W	146.87'
L29	S07°24'15"W	119.96'
L30	S25°50'18"W	110.97'
L31	S05°00'17"W	158.75'
L32	S18°53'53"E	104.38'
L33	S33°22'38"W	21.44'
L34	S00°28'25"E	50.00'



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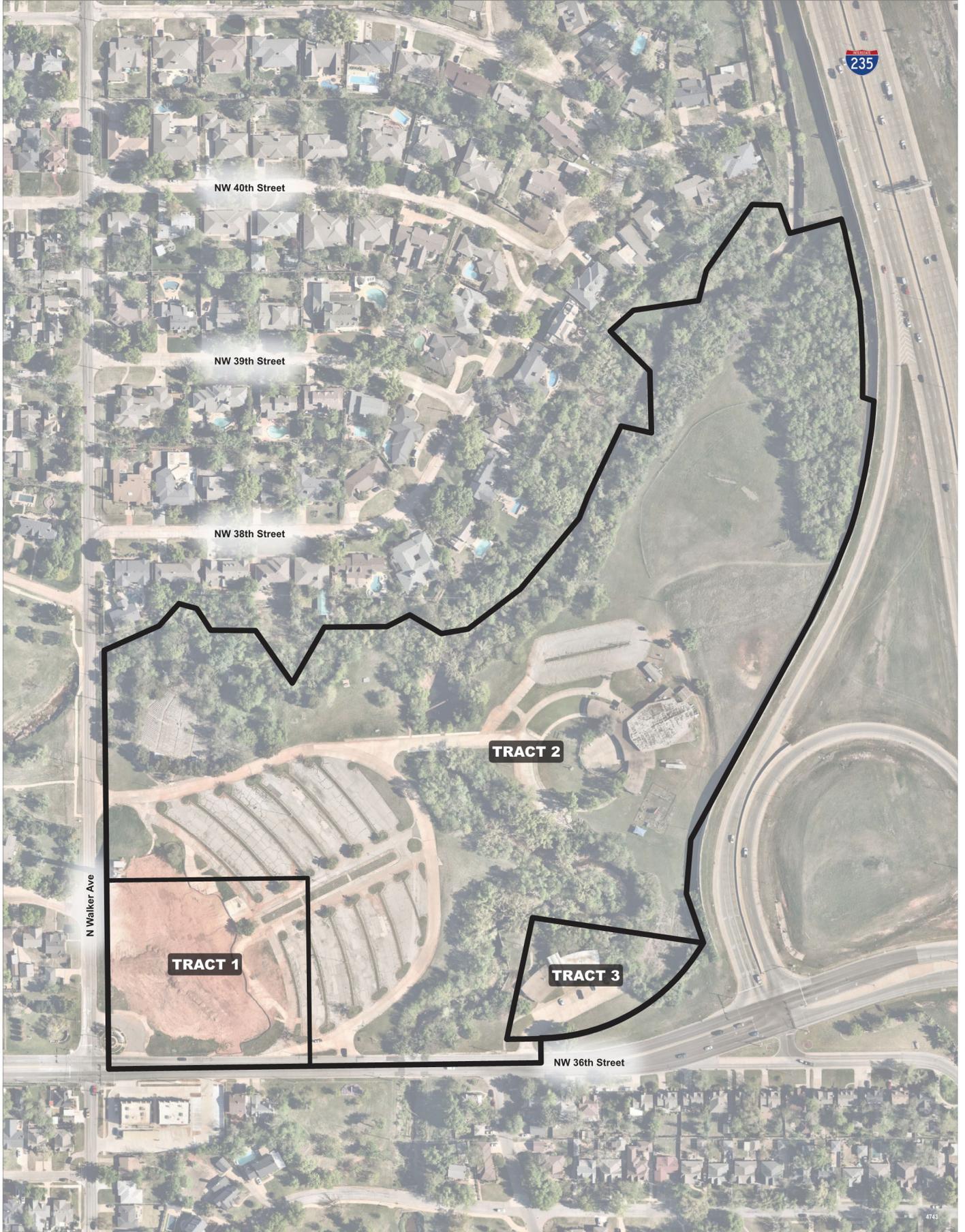
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Proj. No.: 4743001
 Date: 8-16-23
 Scale: 1"=250'

N.W. 36th & WALKER
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
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 •



235

NW 40th Street

NW 39th Street

NW 38th Street

N Walker Ave

TRACT 2

TRACT 1

TRACT 3

NW 36th Street

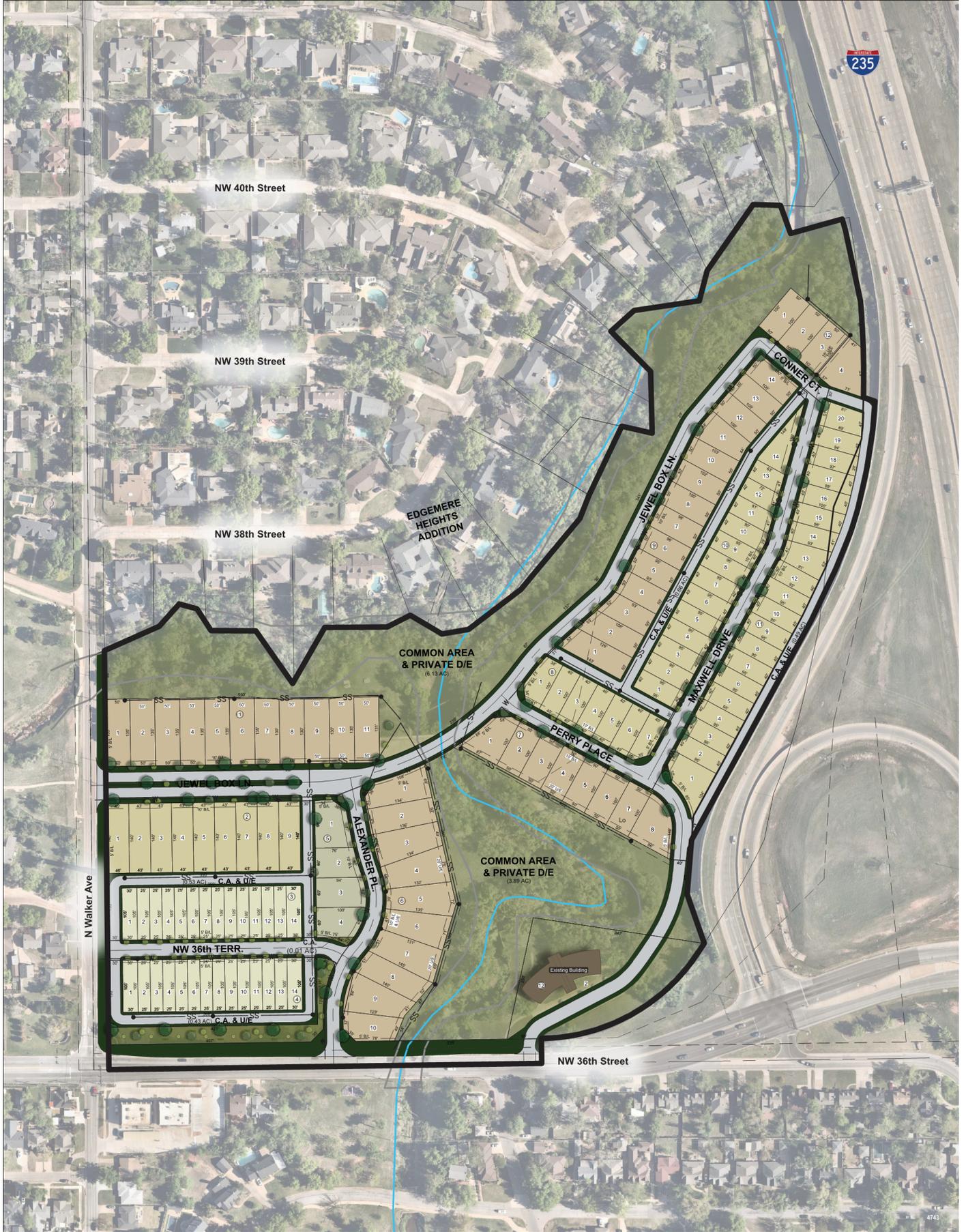


**PUD-_____
NW 36th St & N Walker Ave**

Exhibit B
Tract Map



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
PH: 405.234.8173 FAX: 405.234.0175
ENGINEERS SURVEYORS PLANNERS
2/13/2024



PUD-_____
NW 36th St & N Walker Ave
 Exhibit C

Conceptual Master Development Plan

Total Lot Count: 130

Residential Lot Count: 129
 (28) Townhomes

- (56) Single-Family | 40-ft. width
- (41) Single-Family | 50-ft. width & 6,000 SF
- (4) Single-Family | 60-ft. width & 6,000 SF



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 ENG: 224-8475 FAX: 405-234-9479

ENGINEERS SURVEYORS PLANNERS
 2/15/2024

Conceptual site plan showing feasible option
 permitted under proposed rezoning