



**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>

<b>Staff Use Only:</b>	Case No.: CE - <u>1111</u>
	File Date: <u>10/30/23</u>
	Ward No.: <u>W2</u>
	Nbhd. Assoc.: <u>---</u>
	School District: <u>OKC</u>
	Extg Zoning: <u>SPUD-1488 / R-1</u>
	Overlay: <u>CE-1089</u>

## APPLICATION FOR CLOSING

### Public Way (Street / Alley) or Easement

NHG, LLC

Name of Applicant

NW 64th St & Shartel Ave      801 NW 64TH STREET

Address / Location of Property

0.1309 acres, more or less

Present Use of Property

Close easement on the developed property.

Purpose Statement / Development Goal

### SUBMITTAL REQUIREMENTS:

- 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a 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 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 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) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own **more than** Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate property the owner's names of all property owners requesting closure.
- 8.) Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.)

**Property Owner Information (if other than Applicant):**

NHG, LLC

Name

6801 N. Classen Blvd. Suite A

Mailing Address

Oklahoma City, OK 73116

City, State, Zip Code

405-843-5060

Phone

clayf@bde-kbi.com

Email

*Kaitlyn Turner*  
 Signature of Applicant

Williams, Box, Forshee & Bullard, P.C.  
 Applicant's Name (please print)

522 Colcord Dr.  
 Applicant's Mailing Address

Oklahoma City, OK 73102  
 City, State, Zip Code

405-232-0080  
 Phone

dmbox@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, Google Drive, etc..) can not be accepted for security purposes.

**ATTACHMENT "A-1"**

LEGAL DESCRIPTION

NW 64th St & Shartel Ave  
Street Vacation

October 6, 2023

A tract of land being a part of Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of N.W. 65th Street (Platted Mitchell Ave.) as shown in BILTMORE HEIGHTS ADDITION according to the Plat recorded in Book PL8, Page 21, being more particularly described as follows:

BEGINNING at the Southwest (SW) corner of Lot 16 in Block 1 of said plat BILTMORE HEIGHTS ADDITION;

THENCE South  $00^{\circ}57'53''$  East, along and with the extended West line of said Lot 16, a distance of 23.46 feet to the centerline of said N.W. 65<sup>th</sup> Street (Platted Michell Ave.);

THENCE North  $74^{\circ}31'13''$  West, along and with said centerline, a distance of 234.01 feet;

THENCE South  $89^{\circ}37'34''$  West, continuing along said centerline a distance of 26.96 feet to a point on the extended centerline of the North/South 10' Alley as shown on said plat BILTMORE HEIGHTS ADDITION;

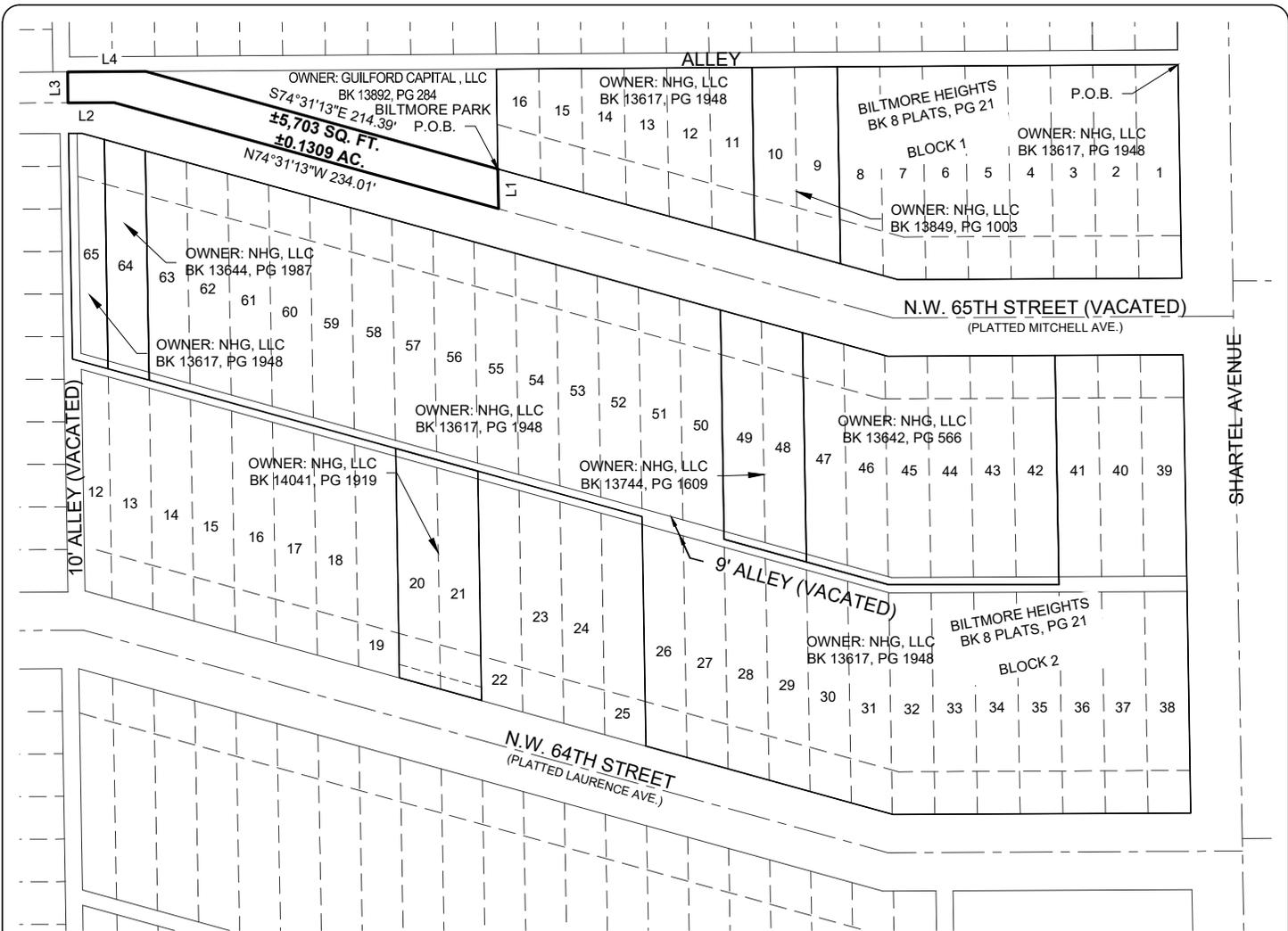
THENCE North  $00^{\circ}59'46''$  West, along and with said extended centerline of the 10' Alley, a distance of 18.10 feet to the North line of said N.W. 65<sup>th</sup> Street (Platted Michell Ave.);

THENCE North  $89^{\circ}37'34''$  East, along and with said North line, a distance of 45.78 feet;

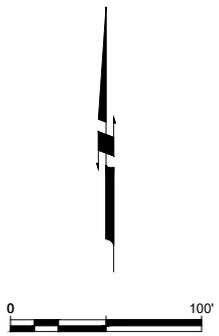
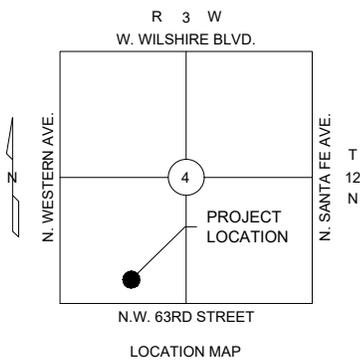
THENCE South  $74^{\circ}31'13''$  East, continuing along and with said North line, a distance of 214.39 feet to the POINT OF BEGINNING.

Containing 5,703 square feet or 0.1309 acres, more or less.

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



SHARTEL AVENUE



Line Table		
Line #	Direction	Length
L1	S00°57'53"E	23.46'
L2	S89°37'34"W	26.96'
L3	N00°59'46"W	18.10'
L4	N89°37'34"E	45.78'

ACAD FILE: S:\Civil 3D proj\3958\3958016\Exhibit\3958016-exhibit 2.dwg, 10/6/2023 2:35 PM, Jesse Patten  
 XREFS LOADED: 3958015-bdy.dwg

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Proj. No.: 3958016  
 Date: 10-6-25  
 Scale: 1"=100'

**NW 64TH ST & SHARTEL AVE**  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**STREET VACATION**



**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: 06-30-2023  
 • ENGINEERS • SURVEYORS • PLANNERS •



Record & Return to:  
American Eagle Title Group  
421 NW 13th St., Suite 320  
Oklahoma City, OK 73103  
File # 2309-0014-68

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That Guilford Capital LLC, an Oklahoma limited liability company ("Grantor"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged does grant, bargain, sell and convey unto NHG, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 6801 N Classen Boulevard, Oklahoma City, OK 73116, the real property and premises situated in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by Grantor, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Signed and delivered this 4 day of October 2023.

**Guilford Capital LLC, an Oklahoma limited liability company**

By:

  
**Thomas E. Erbar, Manager**

Presented for Filing by:  
American Eagle Title Group, LLC  
File No. 2309-0014-68  
Proposed Insurer:  
Old Republic National Title Insurance Company

ACKNOWLEDGMENT

STATE OF Oklahoma )  
COUNTY OF Oklahoma )SS.

This instrument was acknowledged before me on this 4 day of October 2023 by Thomas E. Erbar, Manager of Guilford Capital LLC, an Oklahoma limited liability company.

Tara Lyons  
Notary Public

My Commission Expires:

My Commission No:



UNOFFICIAL

Exhibit A

Biltmore Park, as described and depicted in the plat of Biltmore Heights Addition, a subdivision of North Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 8 of Plats, page 21.

UNOFFICIAL

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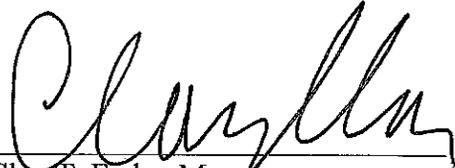
N.H.G., LLC  
6801 North Classen Blvd., Suite A  
Oklahoma City, Oklahoma 73116  
405-843-5060 (office) 405-848-2249 (fax)

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**LETTER OF AUTHORIZATION**

NHG, L.L.C., \_\_\_\_\_, (the property owner of record) or (an agent of 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 at the following location, the unvacated parcel of land directly south of Biltmore Park, as described and depicted in the plat of Biltmore Heights Addition, a subdivision of North Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 8 of Plats, Page 21.

By: \_\_\_\_\_

  
Clay T. Farha, Manager

Date: \_\_\_\_\_

10/23/2023



Dated: October 17, 2023 at 7:30 AM

**First American Title Insurance Company**

*Rochelle Duke*

By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2839806-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
2615				OKLAHOMA CITY	OK		BILTMORE HEIGHTS ADD			A tract of land being a part of Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of N.W. 65th Street (Platted Mitchell Ave.) as shown in BILTMORE HEIGHTS ADDITION according to the Plat recorded in Book PL8, Page 21, being more particularly described as follows: BEGINNING at the Southwest (SW) corner of Lot 16 in Block 1 of said plat BILTMORE HEIGHTS ADDITION; THENCE South 00°57'53" East, along and with the extended West line of said Lot 16, a distance of 23.46 feet to the centerline of said N.W. 65th Street (Platted Mitchell Ave.); THENCE North 74°31'13" West, along and with said centerline, a distance of 234.01 feet; THENCE South 89°37'34" West, continuing along said centerline a distance of 26.96 feet to a point on the extended centerline of the North/South 10' Alley as shown on said plat BILTMORE HEIGHTS ADDITION;THENCE North 00°59'46" West, along and with said extended centerline of the 10' Alley, a distance of 18.10 feet to the North line of said N.W. 65th Street (Platted Mitchell Ave.);THENCE North 89°37'34" East, along and with said North line, a distance of 45.78 feet;THENCE South 74°31'13" East, continuing along and with said North line, a distance of 214.39 feet to the POINT OF BEGINNING. (SUBJECT PROPERTY)	UNKNOWN
2615	R073379460	GUILFORD CAPITAL LLC	3601 N CLASSEN BLVD STE 207	OKLAHOMA CITY	OK	73118	BILTMORE HEIGHTS ADD	000	000	BILTMORE HEIGHTS ADD BLK 000 LOT 000 BILTMORE PARK AS DESCRIBED & DEPICTED IN THE PLAT OF BILTMORE HEIGHTS	UNKNOWN
2615	R073370900	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 11 THRU 16	0 UNKNOWN OKLAHOMA CITY
2615	R073370750	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
2615	R073370600	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
2615	R073370450	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 5 & 6	0 UNKNOWN OKLAHOMA CITY
2615	R073370300	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	001	000	BILTMORE HEIGHTS ADD 001 000 LOTS 3 & 4	0 UNKNOWN OKLAHOMA CITY
2615	R073372550	901 NW 64TH LLC	901 NW 64TH ST	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 22 THRU 25	901 NW 64TH ST OKLAHOMA CITY
2615	R073372400	NHG LLC	6801 N CLASSEN STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 20 & 21	0 UNKNOWN OKLAHOMA CITY
2615	R073372250	LOTS OF WORK LLC	PO BOX 54590	OKLAHOMA CITY	OK	73154-1590	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 18 & 19	907 NW 64TH ST OKLAHOMA CITY
2615	R073371500	REBEL INVESTMENT CO LLC	6500 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7310	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 8 THRU 11	6500 N CLASSEN BLVD OKLAHOMA CITY
2615	R073372850	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 26 THRU 36 PLUS S/2 VACATED ALLEY ADJ ON N & LOTS 37 THRU 41 PLUS ALL VACATED ALLEY LYING BETWEEN LTS 37 & 38 & LTS 39 & 40 PLUS N/2 VACATED ALLEY ADJ LT 41 ON S	0 UNKNOWN OKLAHOMA CITY
2615	R073371950	LOTS OF WORK LLC	PO BOX 54590	OKLAHOMA CITY	OK	73154-1590	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 12 THRU 17 PLUS VAC ALLEY ADJ ON N & W	913 NW 64TH ST OKLAHOMA CITY
2615	R073373900	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 42 THRU 47	814 NW 65TH ST OKLAHOMA CITY
2615	R073374050	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 48 & 49 & N/2 OF VACATED ALLEY ADJ SD LTS ON S	0 UNKNOWN OKLAHOMA CITY
2615	R073374200	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 50 THRU 63 PLUS N/2 VACATED ALLEY ADJ ON S	0 UNKNOWN OKLAHOMA CITY

2615	R073371050	BOULEVARD HOMES LLC	6528 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7310	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOTS 1 THRU 7 PLUS 1/2 VAC NW 65TH ST AKA MITCHELL AVE ADJ SD LOTS ON N	6528 N CLASSEN BLVD OKLAHOMA CITY
2615	R073375400	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	002	000	BILTMORE HEIGHTS ADD 002 000 LOT 65 PLUS N/2 OF VACATED ALLEY ADJ ON S & E/2 VACATED ALLEY ADJ SD LT ON W	0 UNKNOWN OKLAHOMA CITY
2615	R073375250	NHG LLC	6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	BILTMORE HEIGHTS ADD	002	064	BILTMORE HEIGHTS ADD 002 064	0 UNKNOWN OKLAHOMA CITY
2615	R073531000	RIGHT SIDE UP LLC	PO BOX 54590	OKLAHOMA CITY	OK	73154-1590	CASPERS SUB ADDITION	009	000	CASPERS SUB ADDITION 009 000 LOTS 7 8 & 9	0 UNKNOWN OKLAHOMA CITY
2615	R073530900	RIGHT SIDE UP LLC	PO BOX 54590	OKLAHOMA CITY	OK	73154-1590	CASPERS SUB ADDITION	009	000	CASPERS SUB ADDITION 009 000 LOTS 1 THRU 6 PLUS 1/2 VAC NW 65TH ST AKA MITCHELL AVE ADJ SD LOTS ON S	6632 N CLASSEN BLVD OKLAHOMA CITY
2615	R073531800	MARMAC DEVELOPMENT CORPORATION	6700 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7312	CASPERS SUB ADDITION	009	000	CASPERS SUB ADDITION 009 000 LOTS 10 THRU 16	900 NW 66TH ST OKLAHOMA CITY
2615	R073535400	MARMAC CONST CO INC	6700 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7342	CASPERS SUB ADDITION	010	000	CASPERS SUB ADDITION 010 000 LOTS 11 THRU 14	6700 N CLASSEN BLVD OKLAHOMA CITY
2615	R073535400	MARMAC CONST CO INC	6700 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7342	CASPERS SUB ADDITION	010	000	CASPERS SUB ADDITION 010 000 LOTS 11 THRU 14	6700 N CLASSEN BLVD OKLAHOMA CITY
2615	R073536200	CJM REAL ESTATE LLC	5740 OLIVER CT	OKLAHOMA CITY	OK	73142	CASPERS SUB ADDITION	010	000	CASPERS SUB ADDITION 010 000 LOTS 15 THRU 18	901 NW 66TH ST, Unit 100 OKLAHOMA CITY
2615	R073536210	KRISTINE BATES INTERIORS LLC	6404 N HILLCREST AVE	NICHOLS HILLS	OK	73116	CASPERS SUB ADDITION	010	000	CASPERS SUB ADDITION 010 000 LOTS 19 THRU 22	833 NW 66TH ST OKLAHOMA CITY
2615	R073533600	MCALLISTER & REED LLC	3836 NW 69TH ST	OKLAHOMA CITY	OK	73116	CASPERS SUB ADDITION	010	000	CASPERS SUB ADDITION 010 000 LOTS 1 THRU 10	6720 N CLASSEN BLVD OKLAHOMA CITY
2615	R085596880	O&M PROPERTY LLC	6533 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7309	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 S126.4FT (126.04FT MEASURED) OF E170FT LOT 2 & E170FT OF LOT 3	6533 N CLASSEN BLVD OKLAHOMA CITY
2615	R073454500	KRISTINE BATES INTERIORS LLC	PO BOX 16261	OKLAHOMA CITY	OK	73113-2261	SADLERS SUB ADDITION	001	000	SADLERS SUB ADDITION 001 000 LOTS 17 & 18	0 UNKNOWN OKLAHOMA CITY
2615	R073454600	DAVIS LINDA L	825 NW 66TH ST	OKLAHOMA CITY	OK	73116-7615	SADLERS SUB ADDITION	001	000	SADLERS SUB ADDITION 001 000 LOTS 19 & 20	825 NW 66TH ST OKLAHOMA CITY
2615	R073455400	TAYLOR THOMAS M SR & WATHENEAH	821 NW 66TH ST	OKLAHOMA CITY	OK	73116-7615	SADLERS SUB ADDITION	001	000	SADLERS SUB ADDITION 001 000 LOTS 21 & 22	821 NW 66TH ST OKLAHOMA CITY
2615	R073455410	HOLMES FRANCES M	801 NW 66TH ST	OKLAHOMA CITY	OK	73116	SADLERS SUB ADDITION	001	000	SADLERS SUB ADDITION 001 000 LOTS 23 & 24	817 NW 66TH ST OKLAHOMA CITY
2615	R073459900	SMITH CASSIE, MCHAUGHTON ROB	817 NW 68TH ST	OKLAHOMA CITY	OK	73116	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 15 & 16	0 UNKNOWN OKLAHOMA CITY
2615	R073459300	MCNAUGHTON ROB, SMITH CASSIE	817 NW 68TH ST	OKLAHOMA CITY	OK	73116	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 13 & 14	824 NW 66TH ST OKLAHOMA CITY
2615	R073459200	SMITH CASSIE, MCHAUGHTON ROB	817 NW 68TH ST	OKLAHOMA CITY	OK	73116	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 11 & 12	820 NW 66TH ST OKLAHOMA CITY
2615	R073459100	WALKER BOB	2500 CLEMSON CT	EDMOND	OK	73013	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 9 & 10	816 NW 66TH ST OKLAHOMA CITY
2615	R073458100	CARAPIA JAUN	411 NW 120TH ST	OKLAHOMA CITY	OK	73114-7308	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 7 & 8	812 NW 66TH ST OKLAHOMA CITY
2615	R073457300	EDWARDS JAMES E ETAL, EDWARDS VICKIE	3820 NW 19TH ST	OKLAHOMA CITY	OK	73107-3704	SADLERS SUB ADDITION	002	000	SADLERS SUB ADDITION 002 000 LOTS 3 THRU 6	806 NW 66TH ST OKLAHOMA CITY

**Petition for Easement Closure**

The undersigned does hereby request that an easement, existing within the City limits of Oklahoma City, be closed.

The easement is located as described by:

See attached "Exhibit A: Legal Description"

1.) [Property Address]

100% Owner

  
Signature

10-25-23

Date

[name/company]

NHG LLC

[Mailing address]

6801N. Classen St., Suite A

Oklahoma City, Oklahoma 73116

[phone number]

405-843-5060

[email address]

[clay@bde-kbi.com](mailto:clay@bde-kbi.com)