



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

APPLICATION FOR REZONING

Magnolia Park

Project Name

9500 W. Memorial Road

Address / Location of Property to be Rezoned

Develop two-family lots

Purpose Statement / Proposed Development

R-2

Proposed Zoning District

Staff Use Only: 10925

Case No.: PC -

File Date: 2-1-24

Ward No.: W1

Nbhd. Assoc.: ---

School District: PIEDMONT

Extg Zoning: AA

Overlay:

AA undeveloped

Present Use of Property

5.00 Ac.

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

Property Owner Information (if other than Applicant):


Name

Mailing Address

City, State, Zip Code

Phone

Email


Signature of Applicant

IS617, LLC

Applicant's Name (please print)

820 W. Danforth Rd, #131

Applicant's Mailing Address

Edmond, OK 73003

City, State, Zip Code

405-205-3496

Phone

kaleb@virtusbuilds.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.

EXHIBIT "A"
LEGAL DESCRIPTION
9500 W. Memorial Road

Legal description prepared by Ryan R. Doudican, PLS 1591, 1/31/2013. Basis of bearing is S 89°58'15" E along the North line of the Northeast Quarter (NE/4), Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

A tract of land in the Northeast Quarter (NE/4), Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest Corner of said Northeast Quarter (NE/4);

Thence S 89°58'15" E along the North line of said Northeast Quarter (NE/4) a distance of 327.99 feet to the Northwest corner of the recorded plat of Carlisle Crossing;

Thence S 00°00'40" W along the West line of Carlisle Crossing a distance of 663.59 feet;

Thence N 89°58'00" W along the North line of the recorded plat of Carlisle Crossing a distance of 328.01 feet to a point on the West line of said Northeast Quarter (NE/4);

Thence N 00°00'46" E along the West line of said Northeast Quarter (NE/4), a distance of 663.57 feet to the POINT OF BEGINNING.

Said tract contains an area of 217,654.03 square feet or 5.00 acres, more or less.



OKT

WARRANTY DEED
(Oklahoma Statutory Form)

Doc#: R 2013 5326
Bk&Pg: RB 3990 1244-1246
Filed: 03-06-2013 DKC
03:18:30 PM WD
Canadian County, OK

17
③

KNOW ALL MEN BY THESE PRESENTS:

THAT Linda S. Haskins, Successor Trustee of the L.P. Kelly Family Trust, party of the first part, in consideration of the sum of Ten Dollars and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

IS617, LLC

party of the second part, the following described real property and premises situate in CANADIAN County, State of Oklahoma, to-wit:

The West Half (W/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian.

See Attached Exhibit A and Exhibit B

Return and Mail Tax Statements to
IS617, LLC

13919B N. May Ave. # 114
OKC, OK 73134

Tax I.D. Number: 90675

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record 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 parties of the second part, its successors, 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.

Signed and delivered 13 day of February, 2013.

L. P. Kelly Family Trust

Linda S. Haskins
By Linda S. Haskins, Successor Trustee

DS 127.50

THE STATE OF OREGON)

COUNTY OF: Lane)

SS. TRUSTEE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 13 day of February, 2013, personally appeared Linda S. Haskins, Successor Trustee of the L.P. Kelly Family Trust, to me known to be the identical person who executed the within and foregoing instrument as it's Successor Trustee, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

Ardemis Walsh

Notary Public in and for the State of Oregon

Notary's Printed Name: Ardemis Walsh

Notary's Commission Expires: 10-5-16



State of Oklahoma
Canadian County
Documentary Stamps

\$ 127.50

File No: 1300338

CAPITOL ABSTRACT AND TITLE COMPANY
6601 N. BROADWAY EXT., BLDG. #5
OKLAHOMA CITY, OKLAHOMA 73116
ATTN: SHIPPING

JAB/tm
8/27/09
6611-01
resignation

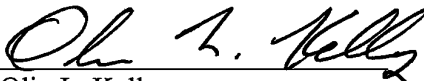
Exhibit A
RESIGNATION OF TRUSTEE

The undersigned, Olin L. Kelly, hereby resigns as Trustee of the L. P. Kelly Family Trust.

Linda S. Haskins, the person named as the Successor Trustee of the L. P. Kelly Family Trust, has indicated her consent to serve in that capacity.

This Resignation shall be effective as of the date hereof.

Dated this 8th day of September, 2009.


Olin L. Kelly

STATE OF OKLAHOMA

ss.

COUNTY OF CANADIAN

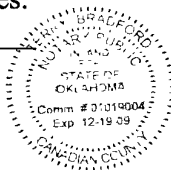
Before me, a Notary Public in and for said County and State, on this 8th day of September, 2009, personally appeared L. P. Kelly, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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


Notary Public

(SEAL)

My Commission Expires:



CERTIFICATION OF VITAL RECORD

Exhibit B STATE OF TEXAS COUNTY OF GRAYSON OFFICE OF COUNTY CLERK

Certified Record

STATE OF TEXAS
Bureau of Vital Statistics
Texas Department of Health

STATE FILE NUMBER

1. NAME OF DECEASED (a) FIRST (b) MIDDLE (c) LAST
Lester Carl Kelly

2. SEX
Male

3. DATE OF DEATH
November 12, 1999

4. DATE OF BIRTH
October 22, 1930

5. AGE
68

6. BIRTH PLACE (CITY & STATE OR FOREIGN COUNTRY)
Oklahoma City, OK

7. SOCIAL SECURITY NO.
444 - 28 - 8327

8. RACE
Caucasian

9. WAS THIS DECEASED EVER IN U.S. ARMED FORCES?
YES ☐ NO ☒

10. WAS DECEASED EVER IN U.S. ARMED FORCES?
YES ☐ NO ☒

11. EDUCATION (SPECIFY HIGHEST GRADE COMPLETED: GRADE OR SECONDARY) (0-12) COLLEGE (13-16, 17+)
8

12. MARITAL STATUS
MARRIED ☒ NEVER MARRIED ☐ WIDOWED ☐ DIVORCED ☐

13. SURVIVING SPOUSE OF WIFE, GIVE MAIDEN NAME
Sue Baird

14. DECEASED'S USUAL OCCUPATION
Retired

15. KIND OF BUSINESS OR INDUSTRY
Exec. Dir. of MHMR

16. RESIDENCE STREET ADDRESS
5505 Bella Vista St.

17. CITY OR TOWN
Sherman

18. COUNTY
Grayson

19. STATE
TX

20. ZIP CODE
75090

21. INSIDE CITY LIMITS
☐ YES ☒ NO

22. FATHER'S NAME
Lester P. Kelly

23. MOTHER'S MAIDEN NAME
Mary Pearmon

24. PLACE OF DEATH (CHECK ONLY ONE)
HOSPITAL: ☐ INPATIENT ☐ OUTPATIENT ☐ DCA ☐ OTHER: ☐ NURSING HOME ☒ RESIDENCE ☐ OTHER (SPECIFY)
Grayson Sherman

25. CITY OR TOWN OF OUTSIDE CITY LIMITS, GIVE PRECINCT NO.
Sherman

26. NAME OF HOSPITAL OR INSTITUTION (if not in institution, show street address)
5505 Bella Vista St.

27. INFORMANT - SIGNATURE & RELATIONSHIP
Sue Kelly Wife

28. MAILING ADDRESS OF INFORMANT
5505 Bella Vista Sherman, TX

29. METHOD OF DISPOSITION
BURIAL ☒ CREMATION ☐ REMOVAL FROM STATE ☐ DONATION ☐ OTHER (SPECIFY)
Cedarlawn Memorial Park
Sherman, TX

30. PLACE OF DISPOSITION (NAME OF CEMETERY, CREMATORIUM OR OTHER PLACE)
Cedarlawn Memorial Park
Sherman, TX

31. SIGNATURE OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH
Jed Bejard TMS

32. DATE OF DISPOSITION
11-16-99

33. NAME & ADDRESS OF FUNERAL HOME
Waldo Funeral Home, Inc.
P.O. Box 913360
Sherman, Texas 75091

34. CERTIFIER
☒ CERTIFYING PHYSICIAN TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE TIME, DATE, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER AS STATED.
☐ MEDICAL EXAMINER ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE TIME, DATE, PLACE, AND DUE TO THE CAUSE(S) AND MANNER AS STATED.
☐ JUSTICE OF THE PEACE

35. SIGNATURE & TITLE OF CERTIFIER
Rudolf Good Md 2800 N. US Hwy 75 Sherman, TX 75092

36. DATE SIGNED
11-17-99

37. TIME OF DEATH
9:30 am

38. PART 1 ENTER THE DISEASE, INJURY OR COMPLICATIONS THAT CAUSED THE DEATH. DO NOT ENTER THE MODE OF DYING SUCH AS CARDIAC OR RESPIRATORY ARREST, SHOCK, OR HEART FAILURE. LIST ONLY ONE CAUSE ON EACH LINE.
IMMEDIATE CAUSE (Final disease or condition resulting in death) → Co. of kidney

39. PART 2 OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART 1 (e.g., hypertension, diabetes, etc.)

40. MANNER OF DEATH
NATURAL ☒ ACCIDENT ☐ SUICIDE ☐ HOMICIDE ☐ PENDING INVESTIGATION ☐ COULD NOT BE DETERMINED ☐

41. DATE OF INJURY
41a. LOCATION (STREET AND NUMBER, CITY OR TOWN, STATE)
41b. DESCRIBE HOW INJURY OCCURRED

42. REGISTRATION FILE NO.
01-645-99

43. DATE RECEIVED BY LOCAL REGISTRAR
November 19, 1999

44. SIGNATURE OF LOCAL REGISTRAR
Sara Jackson

State of Texas X
County of Grayson X

23923

This is to certify that this is a true and correct reproduction of the original record as recorded in the office of the County Clerk, Grayson County, Texas.

Sara Jackson
Sara Jackson, County Clerk
Grayson County, Texas

By Deborah Whitney
Deputy
Date: November 19, 1999

Any Alteration, erasure or attempt to reproduce voids this certificate.



IS617, LLC
Kaleb Meek
820 W. Danforth Road, #131
Edmond, OK 73003

February 01, 2024

Attn: Mr. Jared Martin
City of Oklahoma City
Development Services Department
Subdivision & Zoning
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

RE: Letter of Authorization for 9500 W. Memorial Road rezoning submittal

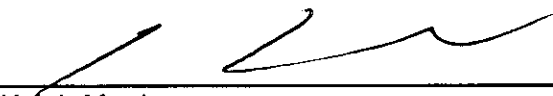
Dear Mr. Martin:

I, Kaleb Meek, hereby certify that I am the owner of the property located in the proposed rezoning area of 9500 W. Memorial Road.

I hereby authorize Arc Engineering Consultants, LLC to act as agents in the filing and representation of 9500 W. Memorial Road rezoning application to the City of Oklahoma City.

If you have any questions or comments, please feel free to contact me at the address listed above.

Respectfully,



Kaleb Meek

ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 300 feet of:

The West Half (W/2) of the Northwest Quarter (NW/4), of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section THIRTEEN (13), Township THIRTEEN (13) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma.

OWNER OF RECORD: IS617, LLC

That the addresses that are listed have been taken from the Treasurer's records of Canadian County, Oklahoma.

GRANTEE & ADDRESS & LEGAL DESCRIPTION:

090031990

QUAIL VILLAGE INVESTMENTS LLC
PO BOX 6718.EDMOND.OK.73083-
T13N R05W S12 SW4 - BEING THE E/2 SW4

090031992

SAYO LLC
PO BOX 720162.NORMAN.OK.73070
T13N R05W S12 SE4 A#1 PT SE4 - BEG 1971.19'W OF SE/C, TH W550.66' N462.77', NE110.53' NE519.32' W421.94' N1647.89' E1426.37' S221.28' SE218.65' SE83.94',

090031996

BURNS,E L TRUST
105 NE 44TH ST.OKLAHOMA CITY.OK.73105-0000
T13N R05W S13 NW4 A#1 - BEING THE E/2 NW4

090090675

IS617 LLC
820 W DANFORTH RD #131.EDMOND.OK.73003-
T13N R05W S13 NE4 A#12 PT NE4 BEING THE W2 NW4 NW4 NE4

090107474

CHESAPEAKE LAND CO LLC
PO BOX 330.GAINESVILLE.TX.76241-
T13N R05W S12 SE4 A#3 PT SE4 BEG @ SW/C, TH N987.16' E422.56', SW519.32' SW110.53' S462.76' W100' TPB.

090116631

WOOD,ANDREW F & KRISTIN N
13625 KESWICK LN.YUKON.OK.73099-0000
CARLISLE CROSSING LOT 1 BLK 1

090116632

SANCHEZ,LUIS F & SYLVIA M
13621 KESWICK LN.YUKON.OK.73099-0000
CARLISLE CROSSING LOT 2 BLK 1

090116633

PEER,PATRICK & MICHELLE
13617 KESWICK LN.YUKON.OK.73099
CARLISLE CROSSING LOT 3 BLK 1

090116634

VALERA,VINCENT G & NGUYEN,YEN T
13613 KESWICK LN.YUKON.OK.73099-
CARLISLE CROSSING LOT 4 BLK 1

090116635

THOMAS,TYLER L & MENYOUNDA K
13609 KESWICK LN.YUKON.OK.73099-
CARLISLE CROSSING LOT 5 BLK 1

090116636

OGUNBANWO,FEMI & OYEFUNKE
13605 KESWICK LN.YUKON.OK.73099-
CARLISLE CROSSING LOT 6 BLK 1

090116637

DAVIES,NICHOLAS K & MISTY D
13601 KESWICK LN.YUKON.OK.73099-
CARLISLE CROSSING LOT 7 BLK 1

090116638

CASH,PRESTON
13529 KESWICK LN.YUKON.OK.73099
CARLISLE CROSSING LOT 8 BLK 1

090116639

DAVICK,KENT M & MARY E
13409 AMBLESIDE DR.YUKON.OK.73099-
CARLISLE CROSSING LOT 9 BLK 1

090116640

DAVIS,XAVIER & RACQUEL
13521 KESWICK LN.YUKON.OK.73099
CARLISLE CROSSING LOT 10 BLK 1

090116641

SMITH,WILLIAM & ANGELA
9317 NW 134TH TER.YUKON.OK.73099
CARLISLE CROSSING LOT 11 BLK 1

090116642

PAYLOR,MARLES EDWIN TRUST
9321 NW 134TH TER.YUKON.OK.73099-
CARLISLE CROSSING LOT 12-A1 BLK 1 BEING ALL LT 12 LESS W5'

090116643

VARUGHESE,ABRAHAM & SARAMMA &
9325 NW 134TH TER.YUKON.OK.73099-
CARLISLE CROSSING LOTS 13 & 12-A2 BLK 1 BEING ALL LT 13 & W5' LT 12

090116644

ESCHLER,MILTON & KATIE
9329 NW 134TH TER.YUKON.OK.73099-
CARLISLE CROSSING LOT 14 BLK 1

090116645

FINLEY,DORSHEANIA A
13413 AMBLESIDE DR.YUKON.OK.73099-0000
CARLISLE CROSSING LOT 15 BLK 1

090116646

DAVICK,KENT & MARY ELLEN
13409 AMBLESIDE DR.YUKON.OK.73099-0000
CARLISLE CROSSING LOT 16 BLK 1

090116647

DOW,KENNY D & PATRICIA A
13405 AMBLESIDE DR.YUKON.OK.73099-2148
CARLISLE CROSSING LOT 17 BLK 1

090116659

MP CONSTRUCTION INC
4900 N PORTLAND AVE STE 111.OKLAHOMA CITY.OK.73112-
CARLISLE CROSSING LOT 1 BLK 2

090116660

DUBBERSTEIN,CHRISTOPHER JAMES & JOY E
13608 KESWICK LN.YUKON.OK.73099-
CARLISLE CROSSING LOT 2 BLK 2

090116661

SHIELDS,RICHARD DENNIS, JR & MANDY
13604 KESWICK LN.YUKON.OK.73099-
CARLISLE CROSSING LOT 3 BLK 2

090116662

MAKES CRY,CRAIG & CRYSTAL
13600 KESWICK LN.YUKON.OK.73099-0000
CARLISLE CROSSING LOT 4 BLK 2

090116663

WTG REVOCABLE TRUST DTD 06-23-2021
13528 KESWICK LN.YUKON.OK.73099
CARLISLE CROSSING LOT 5 BLK 2

090116664

SIMAZE,AYAMBANG & ACHIDI,NGWE
13524 KESWICK LN.YUKON.OK.73099
CARLISLE CROSSING LOT 6 BLK 2

090116665

CLIFTON,CHRISTOPHER JAMES
13520 KESWICK LN.YUKON.OK.73099-
CARLISLE CROSSING LOT 7 BLK 2

090116666

MAILER,CHRISTINE V LIVING TRUST
9300 NW 134TH TER.YUKON.OK.73099-0000
CARLISLE CROSSING LOT 1 & 2-A2 BLK 3 BEING ALL LOT 1 & S110' E5' LOT 2

090116667

JOHN,AJI GEORGE & SHYMOL AJI
9304 NW 134TH TER.YUKON.OK.73099-0000
CARLISLE CROSSING LOT 2-A1 BLK 3 BEING LOT 2 LESS S110' OF THE E5'

090116668

HANAN,JAY & ROBIN
9308 NW 134TH TER.YUKON.OK.73099-
CARLISLE CROSSING LOT 3 BLK 3

090116669

HAUCK,ALLAN E & BETTA P
9312 NW 134TH TER.YUKON.OK.73099-0000
CARLISLE CROSSING LOT 4 BLK 3

090116670

BRASKET,BRANDY & JAY
9316 NW 134TH TER.YUKON.OK.73099-
CARLISLE CROSSING LOT 5 BLK 3

090116671

TRENT,JANET S REVOCABLE TRUST
9320 NW 134TH TER.YUKON.OK.73099
CARLISLE CROSSING LOT 6 BLK 3

090116672

PEDFORD,TOBY
9317 NW 133RD CT.YUKON.OK.73099-
CARLISLE CROSSING LOT 7 BLK 3

090116673

TURNER,MICHAEL J
9313 NW 133RD CT.YUKON.OK.73099
CARLISLE CROSSING LOT 8 BLK 3

090116674

MUMME,KAYLA RESHEE & WILLIAM ANDREW
9309 NW 133RD CT.YUKON.OK.73099
CARLISLE CROSSING LOT 9 BLK 3

090116675

BERTHELOT,JOSEPH & ANDREA
9305 NW 133RD CT.YUKON.OK.73099-
CARLISLE CROSSING LOT 10 BLK 3

090116759

CARLISLE CROSSING PROPERTY OWNERS' ASSN
% CARLISLE WEST REAL ESTATE DE.PO BOX 721330.OKLAHOMA CITY.OK.73172-
CARLISLE CROSSING COMMON AREA "A"

090146576

SAVANNAH ESTATES COMMUNITY HOA

9025 NW 143RD ST.YUKON.OK.73099-

T13N R05W S12 SE4 A#12 PT SE4 - BEG 1971.19'W & 362.42'N OF SE/C, TH NW56.74', SW54.21' SW170.37' SW41.82' NW104.39' NW33.88' NW54.26' NE87.04' NE43.42', NE39.66' NE11.83' N76.23' NE94.48' NE62.03' NE82.04' NE136.93' NW172.23', NE64.49' NE170.67' NE102.52' SE186.64' SE60.58' SE90.12' NE74.89' SE56.37', SW79.14' SW838.33' TPB

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: January 25, 2024 at 7:30 AM.

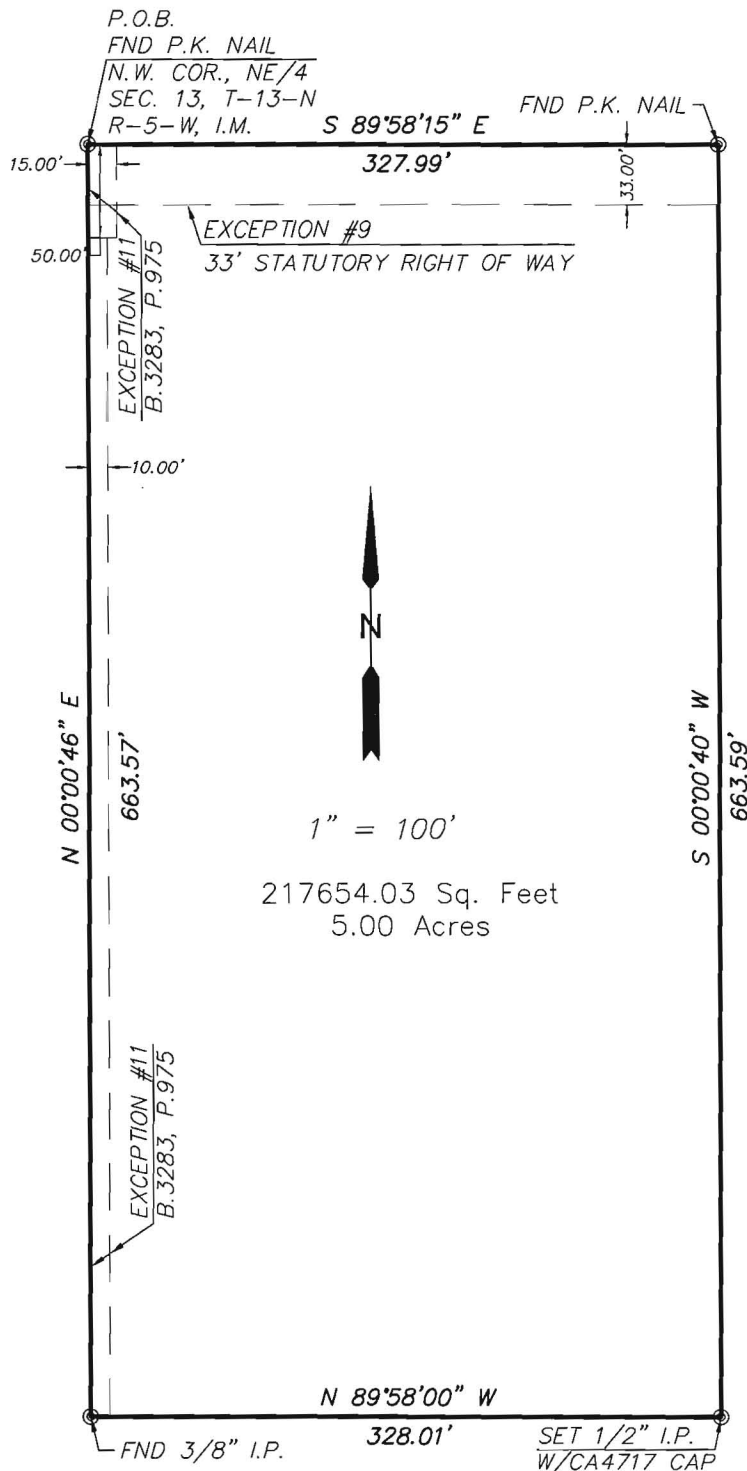
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor


Amanda Hays, License # 4893

COMPLETED: January 25, 2024

Order No. 24301070

PLAT OF SURVEY



LEGAL DESCRIPTION

Legal description prepared by Ryan R. Doudican, PLS 1591, 1/31/2013. Basis of bearing is S 89°58'15" E along the North line of the Northeast Quarter (NE/4), Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

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Commencing at the Northwest Corner of said Northeast Quarter (NE/4);

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Thence S 00°00'40" W along the West line of Carlisle Crossing a distance of 663.59 feet;

Thence N 89°58'00" W along the North line of the recorded plat of Carlisle Crossing a distance of 328.01 feet to a point on the West line of said Northeast Quarter (NE/4);

Thence N 00°00'46" E along the West line of said Northeast Quarter (NE/4), a distance of 663.57 feet to the POINT OF BEGINNING.

Said tract contains an area of 217,654.03 square feet or 5.00 acres, more or less.

NOTES

I, Ryan Doudican, a Registered Professional Land Surveyor, Do hereby certify that I, or others under my direct supervision, have made a careful survey of the property shown hereon.

This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of last site visit - 1/30/2013
Property appears to have access to a public street.

SCHEDULE BII ITEMS

Title Commitment Number: 1300338
Effective Date: January 17th, 2013
Capitol Abstract & Title Company

9. Statutory Roadway Easement in favor of the State of Oklahoma across the North 33 feet of subject property. (Affect subject property - As shown hereon)

10. Easement in favor of the City of Oklahoma City recorded in Book 3247, Page 583; corrected in Book 3272,

