



**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>

Staff Use Only	10925
Case No.: PC -	_____
File Date:	2-1-24
Ward No.:	W1
Nbhd. Assoc.:	---
School District:	PIEDMONT
Extg Zoning:	AA
Overlay:	_____

## 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

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](mailto: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.



ORT

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.

Ardemis Walsh

Notary Public in and for the State of Oregon
Notary's Printed Name: Ardemis Walsh
Notary's Commission Expires: 10-5-16

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.



State of Oklahoma
Canadian County
Documentary Stamps

\$ 127.50

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 |  
COUNTY OF CANADIAN | ss.

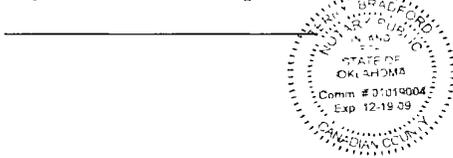
Before me, a Notary Public in and for said County and State, on this 8th day of September, 2009, personally appeared L. P. Kelly, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and 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 CERTIFICATE OF DEATH STATE FILE NUMBER

1. NAME OF DECEASED (a) FIRST Lester (b) MIDDLE Carl (c) LAST Kelly (d) MAIDEN		2. SEX Male	3. DATE OF DEATH November 12, 1999
4. DATE OF BIRTH October 22, 1930		5. AGE (a) YEARS 69 (b) MONTHS (c) DAYS (d) HOURS (e) MINUTES	6. BIRTH PLACE (CITY & STATE OR FOREIGN COUNTRY) Oklahoma City, OK
8. RACE Caucasian		10. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	11. EDUCATION (SPECIFY HIGHEST GRADE COMPLETED CLASS OR SECONDARY) 8 (0-18) COLLEGE (19-18, 17+)
12. MARITAL STATUS <input checked="" type="checkbox"/> MARRIED <input type="checkbox"/> NEVER MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> DIVORCED		13. SURVIVING SPOUSE OF WIFE, OR/VE MAIDEN NAME Sue Baird	14a. DECEDENT'S USUAL OCCUPATION Retired 14b. KIND OF BUSINESS OR INDUSTRY Exec. Dir. of MHMR
16a. RESIDENCE STREET ADDRESS 5505 Bella Vista St.		16b. CITY OR TOWN Sherman	16c. COUNTY Grayson 16d. STATE TX 16e. ZIP CODE 75090 16f. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
18. PATHER'S NAME Lester P. Kelly		17. MOTHER'S MAIDEN NAME Mary Pearmon	
19. PLACE OF DEATH (CHECK ONLY ONE) HOSPITAL: <input type="checkbox"/> INPATIENT <input type="checkbox"/> OUTPATIENT <input type="checkbox"/> DCA <input type="checkbox"/> OTHER: <input type="checkbox"/> NURSING HOME <input checked="" type="checkbox"/> RESIDENCE <input type="checkbox"/> OTHER (SPECIFY) Grayson Sherman			
21. COUNTY OF DEATH Grayson		20. CITY OR TOWN OF OUTSIDE CITY LIMITS, GIVE PRECISE NO. Sherman	
22. INFORMANT - SIGNATURE & RELATIONSHIP Sue Kelly Wife		23. MAILING ADDRESS OF INFORMANT 5505 Bella Vista Sherman, TX	
24. METHOD OF DISPOSITION <input type="checkbox"/> BURIAL <input type="checkbox"/> CREMATION <input type="checkbox"/> REMOVAL FROM STATE <input type="checkbox"/> DONATION <input type="checkbox"/> OTHER (SPECIFY)		25. PLACE OF DISPOSITION (NAME OF CEMETERY, CHAPEL OR OTHER PLACE) Cedarlawn Memorial Park 26. LOCATION (CITY, STATE) Sherman, TX 27. SIGNATURE OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH Jud Redford 11/18/99	
29. CERTIFIER <input checked="" type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> JUSTICE OF THE PEACE		28. NAME & ADDRESS OF FUNERAL HOME Waldo Funeral Home, Inc. P.O. Box 913360 Sherman, Texas 75091	
31. SIGNATURE & TITLE OF CERTIFIER Rudolf Good Md 2800 N. US Hwy 75 Sherman, TX 75092		32. DATE SIGNED 11 17 99	33. TIME OF DEATH 9:30 am
34. PRINTED NAME & ADDRESS OF CERTIFIER Rudolf Good Md 2800 N. US Hwy 75 Sherman, TX 75092			
35. PART 1 IMMEDIATE CAUSE (Final disease or condition resulting in death) Ca of kidney		36. PART 2 OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART 1 (e.g., heart disease, diabetes, etc.)	
37. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> YES <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		38. DID ALCOHOL USE CONTRIBUTE TO DEATH? <input type="checkbox"/> YES <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	
39. MANNER OF DEATH <input checked="" type="checkbox"/> NATURAL <input type="checkbox"/> ACCIDENT <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> PENDING INVESTIGATION <input type="checkbox"/> COULD NOT BE DETERMINED		40. AUTOPSY? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
41a. DATE OF INJURY		41b. TIME OF INJURY	
41c. LOCATION (STREET AND NUMBER, CITY OR TOWN, STATE)		41d. DESCRIBE HOW INJURY OCCURRED	
42b. REGISTRAR FILE NO. 01-645-99		42a. DATE RECEIVED BY LOCAL REGISTRAR November 19, 1999	
		43. SIGNATURE OF LOCAL REGISTRAR Sara Jackson	

WARNING: The penalty for knowingly making a false statement in this form shall be 2-10 years in prison and a fine of up to \$10,000. (Health and Safety Code, Sec. 196, 196a)

VS-112 REV. 9/95

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



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, 9<sup>th</sup> 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



**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

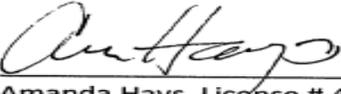
9025 NW 143RD ST.YUKON.OK.73099-

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.

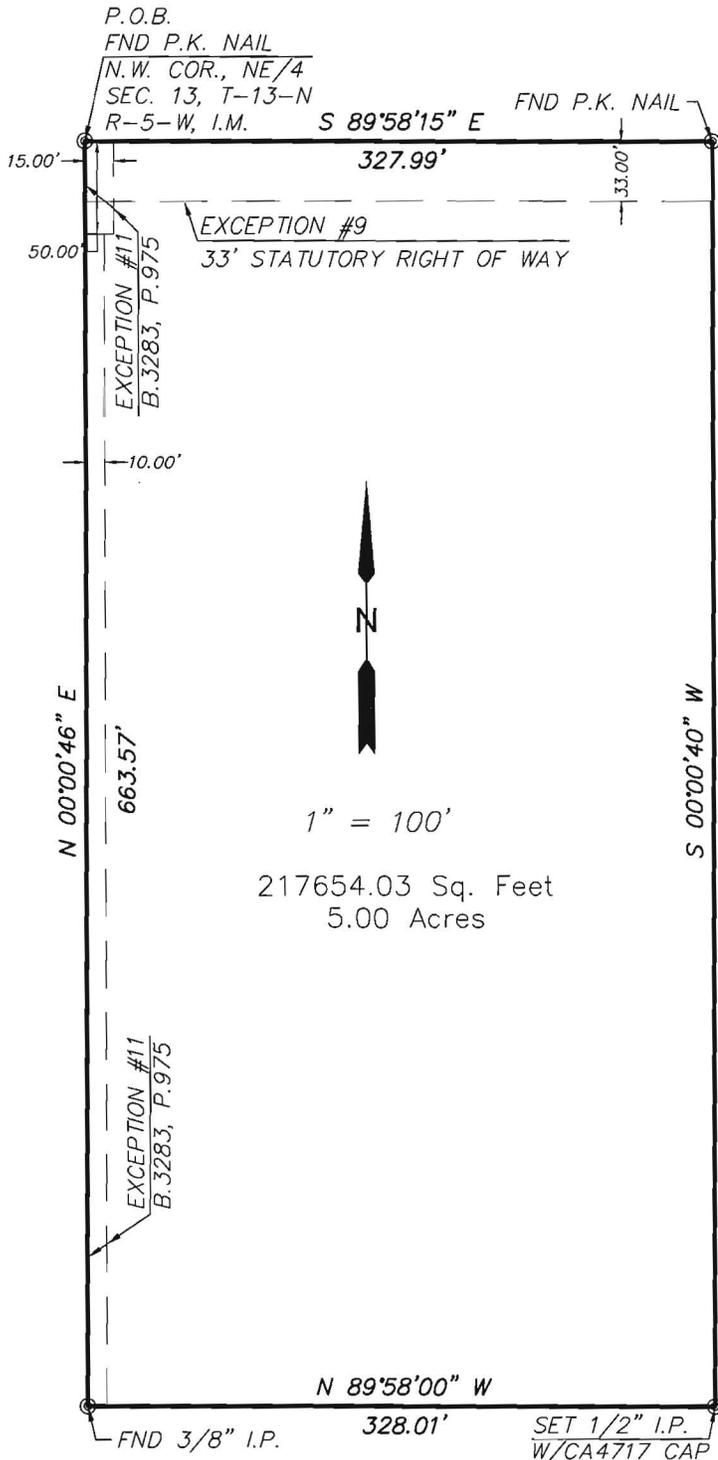
**OLD REPUBLIC TITLE COMPANY OF OKLAHOMA**  
**Bonded Abstractor**

  
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.

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:

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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,

