



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

Tuscany Lakes North Duplexes

Project Name

12905 N RZ
West of County Line Rd between NW 122nd St & W Memorial R

Address / Location of Property to be Rezoned

Two-family Residential (Duplexes)

Purpose Statement / Proposed Development

R-2

Proposed Zoning District

Staff Use Only: Case No.: PC - 10888

File Date: 11MAY'23

Ward No.: 1

Nbhd. Assoc.: PIEDMONT

School District: R-1

Extg Zoning:

Overlay:

R-1

Present Use of Property

8.26

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):

Tuscany Lakes Development, LLC

Name

1500 SW 35th

Mailing Address

Moore, OK 73160

City, State, Zip Code

Phone

Email


Signature of Applicant

Jason Spencer, P.E. (Agent for Owner)

Applicant's Name (please print)

300 Pointe Parkway Blvd

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

(405) 787-6270

Phone

jason.spencer@craftontull.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.

Doc#: R 2013 7087
Bk&Pg: RB 3998 646-648
Filed: 03-27-2013
12:00:16 PM
Canadian County, OK

LMG
QC

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Harold J. McConnell, a single person, of Yukon, Oklahoma ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quit claim, grant, bargain, sell and convey unto Harold J. McConnell, Trustee of the Harold J. McConnell Revocable Trust of 13101 County Line Road, Yukon, Oklahoma 73099 ("Grantee"), the following described real property and premises situate in Canadian County, State of Oklahoma described in *Exhibit A*, attached hereto and made a part hereof, together with all the improvements thereon and the appurtenances thereunto.

Exempt Documentary Stamp Tax O.S. Title 68, Section 3202(4)

TO HAVE AND TO HOLD said described premises unto the Grantee, its successors and assigns, forever.

DATED this 14 day of February 2013.

Harold J. McConnell
Harold J. McConnell



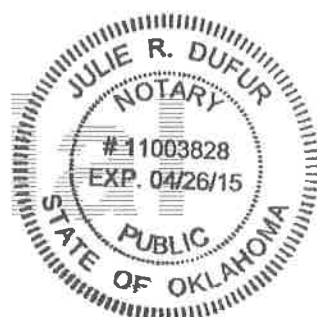
STATE OF OKLAHOMA)
) ss
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public in and for this state on this 14 day of February, 2013, personally appeared Harold J. McConnell, a single person, 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 voluntary act and deed for the uses and purposes therein set forth.

Julie R. Dufur
Notary Public

My Commission Expires: _____
My Commission Number: _____

Return to: *ehv* LIDIA LAW FIRM
1320 E. 9th, Suite 9
Edmond, Oklahoma 73034



Return To:
1500 SW 3th
moore, OK 73100



Doc#: R 2021 22349
Bk&Pg: RB 5319 317-319
Filed: 06-28-2021
03:16:10 PM
Canadian County, OK

DAR
QC

(3) F

QUIT CLAIM DEED

THIS INDENTURE is made this 28 day of JUNE, 2021, between BAM Development, LLC, an Oklahoma Limited Liability Company, ("Grantor"), and Tuscany Lakes Development, LLC, an Oklahoma limited liability company, ("Grantee").

WITNESSETH, that Grantor, in consideration of the sum of Ten and no/100 Dollars (\$10.00) to it in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said Grantee all of its right, title, and interest in and to the property situated in Canadian County, Oklahoma, with the following legal description, to-wit:

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of said SE/4, marked by a MAG nail with shiner stamped CA6391 found in place; thence North 89°06'46" West along the South line of said SE/4 (being the basis of bearing for this description) a distance of 2290.01 feet to the Southeast corner of that certain tract described in the Warranty Deed on file in the Office of the Canadian County Clerk in Book 495, on Page 213; thence North 00°02'58" West along the East line of said tract a distance of 400.00 feet to a point marked by a 1/2" Iron Pin found in place; thence North 89°06'14" West a distance of 19.60 feet to the intersection of said line and the exterior line of that certain tract described in the Warranty Deed on file in the Office of the Canadian County Clerk in Book 3066, Page 1107; thence North 00°00'05" East along said line a distance of 44.48 feet; thence South 89°56'42" West along said line a distance of 330.00 feet to a point on the West line of said SE/4; thence North 00°00'05" East along the West line of said SE/4 a distance of 1650.97 feet to a point on that certain tract described in the Warranty Deed on file in the Office of the Canadian County Clerk in Book 2180, at Page 501; thence North 31°19'23" East along the exterior line of said tract a distance of 618.53 feet to a point on the North line of said SE/4; thence South 89°56'41" East along the North line of said SE/4 a distance of 1901.53 feet to a point on the exterior line of that certain tract remaining after the sale of the tract in the Warranty Deed on file in the Office of the Canadian County Clerk in

TUSCANY LAKES NORTH

R-2 ZONING TRACT

LEGAL DESCRIPTION

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said SE/4; thence

S00°11'01"E along the East line of said SE/4 a distance of 426.78 feet; thence

S89°48'59"W a distance of 220.00 feet; thence

N00°11'01"W a distance of 22.96 feet; thence

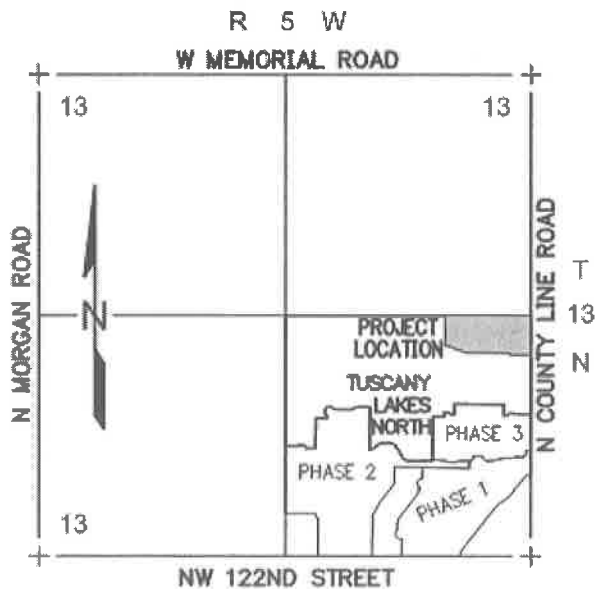
N89°21'01"W a distance of 465.98 feet; thence

N71°14'41"W a distance of 228.79 feet; thence

N00°02'52"E a distance of 326.54 feet to a point on the North line of said SE/4; thence

S89°56'41"E along said North line a distance of 901.03 feet to the POINT OF BEGINNING.

Said tract contains 359,834 Sq Ft or 8.26 Acres, more or less.



TUSCANY LAKES DEVELOPMENT, LLC.
1500 SW 35th
Moore, OK 73160

May 3, 2023

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

RE: TUSCANY LAKES NORTH

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting and planning of Tuscanly Lakes North Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma.



By: Gene Methvin

Title: Manager

CT PJ# 23604500

***Harold J. McConnell Revocable Trust of
13101 County Line Road, Yukon, OK 73099***

May 3, 2023

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

RE: TUSCANY LAKES NORTH

To Whom It May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting and planning of Tuscany Lakes North Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma.


By: Harold J. McConnell
Title: Trustee

CT PJ# 23604500

Exhibit A
Legal Descriptions

Tract No. 1:

An undivided one-half (1/2) interest in and to the following described real property:

A tract of land lying within the Northwest quarter (NW/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian, more particularly described as follows:

The North One Hundred Twenty feet (120') of the South Four Hundred Ninety feet (490') of the West One-Half (W/2) of the North One-Half (N/2) of the South One-Half (S/2) of the West One-Half (W/2) of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian, Canadian County, said tract containing 1.82 acres, more or less. Said area also includes a thirty-three foot (33') strip of land along the West property line for roadway right-of-way purposes.

and

A tract of land lying within the Northwest Quarter (NW/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian, more particularly described as follows: The South Three Hundred Seventy Feet (370') of the West One-Half (W/2) of the North One-Half (N/2) of the South One-Half (S/2) of the West One-Half (W/2) of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian, Canadian County, said tract containing 5.6 acres, more or less. Said area also includes a thirty-three foot (33') strip of land along the West property line for roadway right-of-way purposes.

and

The North Half (N/2) of the South Half (S/2) of the West Half (W/2) of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, LESS AND EXCEPT a tract of land lying within the Northwest Quarter (NW/4), more particularly described as follows: The South forty (40) feet to the West Half (W/2) of the North Half (N/2) of the North Half (N/2) of the South Half (S/2) of the West Half (W/2) of the Northwest Quarter (NW/4), AND a tract of land lying within the Northwest Quarter (NW/4) more particularly described as follows: The South 370 feet of the West Half (W/2) of the North Half (N/2) of the South Half (S/2) of the West Half (W/2) of the Northwest Quarter (NW/4), both tracts being in Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

Tract No. 2:

An undivided one-half (1/2) interest in and to the following described real property:

Southeast Quarter (SE/4) Section Thirteen (13) Township Thirteen North (13N), Range Five West (5W) of the Indian Meridian, Canadian County, State of Oklahoma, LESS AND EXCEPT three acres heretofore conveyed in the Southwest corner of the property, said tract containing 157 acres, more or less, subject to existing zoning ordinances, restrictions, easements, and oil and gas leases, and less and except all interest in the oil, gas and other minerals previously conveyed of record, less and except the following described tracts:

A tract of land in the SE 1/4 of Section 13, T-13-N, R-5-W, I.M., Canadian County, Oklahoma, being more particularly described as: Beginning at the NW corner of the said SE 1/4; Thence S 89°57'06"E on the North Line of said SE 1/4, a distance of 321.54 feet to a point; Thence S 31°19'46"W, a distance of 618.62 feet to a point on the West line of said SE 1/4; Thence N 00°00'46"E on the West Line of said SE 1/4, a distance of 528.69 feet to the Point or Place of Beginning.

and

A tract of land in the Southeast Quarter (SE/4) of Section THIRTEEN (13), Township THIRTEEN (13) North, Range FIVE (5) West of the I.M., Canadian County, Oklahoma, being more particularly described as follows: BEGINNING at the Southeast Corner of the SE/4 of Section 13, T13N-R5W I.M.; Thence N89°06'18"W along the South line of said SE/4 a distance of 2311.45 feet; Thence N0°00'46"E and parallel with the West line of said SE/4 a distance of 444.45 feet; Thence S89°57'23"W a distance of 330.00 feet to a point on the West line of said SE/4; Thence N0°00'46"E along the West line of said SE/4 a distance of 1650.87 feet to a point in the Easterly Right of Way line of said John Kilpatrick Turnpike; Thence N31°19'46"E along the Easterly Right of Way line of said Turnpike a distance of 618.62 feet to a point on the North line of said SE/4; Thence S89°57'06"E along the North line of said SE/4 a distance of 1902.10 feet; Thence S42°58'54"W a distance of 139.92 feet; Thence S13°00'09"W a distance of 71.80 feet; Thence N85°24'24"W a distance of 296.96 feet; Thence S4°44'39"W a distance of 108.24 feet; Thence S28°16'09"W a distance of 240.42 feet; Thence S37°49'45"W a distance of 123.10 feet; Thence S19°18'14"E a distance of 100.22 feet; Thence S33°49'35"E a distance of 63.40 feet; Thence N55°47'53"E a distance of 88.68 feet; Thence S88°41'03"E a distance of 771.02 feet; Thence S76°05'11"E a distance of 106.09 feet to a point on the East line of said SE/4; Thence S0°12'45"E along the East line of SE/4 a distance of 1952.02 feet to the Southeast corner of said SE/4 and the POINT OF BEGINNING.



D04938925

This is a true and correct copy of the official record on file in the Office of Vital Statistics, Oklahoma City, Oklahoma, certified on the date stamped.



Kelly M. Baker

Kelly M. Baker
State Registrar
Office of Vital Statistics
Department of Health



It is in violation of Oklahoma Statutes, Title 63, Section 1-324.1, to "prepare or issue any certificate which purports to be original, certified copy or copy of a certificate of birth, death or stillbirth, except as authorized in this act or rules and regulations adopted under this act."

CERTIFIED COPIES WILL BE PRODUCED ON MULTI-COLOR SECURITY PAPER.

VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

WARNING:

THIS DOCUMENT IS PRINTED ON SECURITY WATERMARKED PAPER AND CONTAINS SECURITY FIBERS. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK.

THE DOCUMENT FACE CONTAINS A SECURITY BACKGROUND. THE BACK CONTAINS SPECIAL LINES WITH TEXT, EMBOSSED SEAL AND THERMOCHROMIC INK.


 STATE OF OKLAHOMA
 CERTIFICATE OF DEATH

STATE FILE NUMBER

2021-035764

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) HAROLD JAMES MCCONNELL				1a. LAST NAME PRIOR TO FIRST MARRIAGE MCCONNELL		2. SEX MALE	
3. SOCIAL SECURITY NUMBER 445-24-4650		4. EVER IN US ARMED FORCES? YES		5a. AGE: Last birthday (years) 91		5b. UNDER 1 YEAR Months: Days: Hours: Minutes:	
6. DATE OF BIRTH (Mo/Day/Yr) MARCH 8, 1930							
7. BIRTHPLACE (City and State or Foreign Country) MACOMB, OKLAHOMA		8a. RESIDENCE-State OKLAHOMA		8b. RESIDENCE-County CANADIAN		8c. RESIDENCE-City or Town YUKON	
8d. RESIDENCE-Zip Code 73099		8e. RESIDENCE-Inside City Limits? YES		8f. RESIDENCE-Street and Number 13012 N. MORGAN ROAD		8g. RESIDENCE-Apt. Number	
9. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Married, but separated <input type="checkbox"/> Unknown				10. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage) CATHIE ALICE BUSTER			
11a. FATHER'S NAME (First, Middle, Last) OSCAR JAMES MCCONNELL		11b. FATHER'S LAST NAME PRIOR TO FIRST MARRIAGE MCCONNELL		12a. MOTHER'S NAME (First, Middle, Last) ERMA MAE MCCONNELL		12b. MOTHER'S LAST NAME PRIOR TO FIRST MARRIAGE HOLLAND	
13. DECEDENT OF HISPANIC ORIGIN? NO, NOT SPANISH/HISPANIC/LATINO		14. DECEDENT'S RACE WHITE		15. DECEDENT'S EDUCATION SOME COLLEGE CREDIT BUT NO DEGREE			
16. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life. DO NOT USE RETIRED.) FARMER/RANCHER				17. KIND OF BUSINESS / INDUSTRY OWN BUSINESS			
18a. INFORMANT'S NAME CATHIE MCCONNELL		18b. RELATIONSHIP TO DECEDENT WIFE		18c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 13012 N. MORGAN ROAD, YUKON, OKLAHOMA 73099			
19. METHOD OF DISPOSITION: <input checked="" type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal from state <input type="checkbox"/> Other (specify)		20. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) BILL EISENHOUR CREMATORY		21. LOCATION - City, Town and State OKLAHOMA CITY, OKLAHOMA			
22. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY CHAPEL HILL FUNERAL HOME - OKLAHOMA CITY, 8701 NW EXPRESSWAY, OKLAHOMA CITY, OKLAHOMA 73162				23. FUNERAL HOME DIRECTOR OR FAMILY MEMBER ACTING AS SUCH CHRISTINA CHAD			
				24. FH ESTABLISHMENT LICENSE # 1452ES			

25. PLACE OF DEATH (Check only one; see instructions) <input type="checkbox"/> If death occurred in a hospital: <input type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Room/Outpatient <input type="checkbox"/> Dead on Arrival <input type="checkbox"/> If death occurred other than in a hospital: <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Nursing home/Long term care facility <input checked="" type="checkbox"/> Decedent's home <input type="checkbox"/> Other (specify)					
26. FACILITY NAME (If not institution, give street & number) 13012 N. MORGAN ROAD		27. CITY OR TOWN, STATE AND ZIP CODE OF LOCATION OF DEATH YUKON, OKLAHOMA, 73099		28. COUNTY OF DEATH CANADIAN	
29. DATE OF DEATH (Mo/Day/Yr) OCTOBER 7, 2021		30. TIME OF DEATH 11:07		31. WAS MEDICAL EXAMINER CONTACTED? YES	
32. WAS AN AUTOPSY PERFORMED? NO		33. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?			
34. PART I: Enter the chain of events - diseases, injuries or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary. IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. CHRONIC OBSTRUCTIVE PULMONARY DISEASE Due to (or as a consequence of): Sequentially list conditions, if any, leading to the cause listed on line a: b. Due to (or as a consequence of): Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST: c. Due to (or as a consequence of): 2173605 d. Due to (or as a consequence of):					
35. PART II: Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I: HISTORY OF PROSTATE CANCER					
36. MANNER OF DEATH: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Could not be determined		37. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		38. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Probably <input checked="" type="checkbox"/> Unknown	
39. DATE OF INJURY (Mo/Day/Yr)		40. TIME OF INJURY		41. PLACE OF INJURY (e.g., Decedent's home; construction site; wooded area)	
42. DESCRIBE HOW INJURY OCCURRED:		43. INJURY AT WORK?			
44. LOCATION OF INJURY: State: City or Town: Zip Code:		45. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (specify)			
46. CERTIFIER (Check only one): ATTENDING PHYSICIAN: <input type="checkbox"/> Physician in charge of the patient's care <input type="checkbox"/> Physician in attendance at time of death only 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 checked="" type="checkbox"/> MEDICAL EXAMINER: On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated.		47. NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (Item 34) EDANA STROBERG, DO 521 NE 23RD STREET OKLAHOMA CITY, OKLAHOMA 73105			
48. LICENSE NUMBER 62600K		49. DATE DEATH CERTIFIED (Mo/Day/Yr) OCTOBER 12, 2021			
50. REGISTRAR'S SIGNATURE Kelly M Baker		52. DATE RECEIVED BY STATE REGISTRAR (Mo/Day/Yr) OCTOBER 12, 2021			

EXHIBIT A

STATE OF OKLAHOMA
CERTIFICATE OF DEATH

LOCAL FILE NUMBER

STATE FILE NUMBER

023622

1. DECEDENT'S LEGAL NAME (First Middle, Last Suffix) Jo Ann McConnell					2. SEX Female		3. SOCIAL SECURITY NUMBER 510-26-0687		4. EVER IN US ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
5a. AGE - Last birthday (years) 76		5b. UNDER 1 YEAR Months: Days: Hours: Minutes:		5c. DATE OF BIRTH 09-26-1930 (Mo/Day/Yr)		7. BIRTHPLACE (City and State or Foreign Country) Hitchland, Texas					
6a. RESIDENCE - State Oklahoma		6b. RESIDENCE - County Canadian		6c. RESIDENCE - City or Town Yukon		6d. RESIDENCE - Zip Code 73099		6e. RESIDENCE - Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6f. RESIDENCE - Street and Number: 13101 N. Countyline Road								6g. RESIDENCE - Apartment Number			
9. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Married, but separated <input type="checkbox"/> Unknown					10. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage) Harold McConnell						
11. FATHER'S NAME (First Middle, Last) A. D. French					12. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First Middle, Last) Vera Lucile McClenagan						
13. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if the decedent is not Spanish/Hispanic/Latino) <input checked="" type="checkbox"/> No, not Spanish/Hispanic/Latino <input type="checkbox"/> Yes, Mexican, Mexican American, Chicano <input type="checkbox"/> Yes, Puerto Rican <input type="checkbox"/> Yes, Cuban <input type="checkbox"/> Yes, other Spanish/Hispanic/Latino (Specify) _____			14. DECEDENT'S RACE (Check one or more races to indicate what the decedent considered himself or herself to be) <input checked="" type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> American Indian or Alaska Native (Name of the enrolled or principal tribe) _____ <input type="checkbox"/> Asian Indian <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Other Asian (Specify) _____ <input type="checkbox"/> Pacific Islander (Specify) _____ <input type="checkbox"/> Other (Specify) _____			15. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death) <input type="checkbox"/> 8th grade or less <input type="checkbox"/> 9th-12th grade, no diploma <input checked="" type="checkbox"/> High school graduate or GED completed <input type="checkbox"/> Some college credit but no degree <input type="checkbox"/> Associate degree (e.g. AA, AS) <input type="checkbox"/> Bachelor's degree (e.g. BA, AB, BS) <input type="checkbox"/> Masters degree (e.g. MEd, MA, MS, MEng, MSW, MBA) <input type="checkbox"/> Doctorate (e.g. PhD, EdD) or Professional degree (e.g. MD, JD)					
16. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life. DO NOT USE RETIRED.) Homemaker					17. KIND OF BUSINESS/INDUSTRY Own Home						
18a. INFORMANT'S NAME Harold McConnell		18b. RELATIONSHIP TO DECEDENT Husband		18c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 13101 N. Countyline Road, Yukon, OK 73099							
19. METHOD OF DISPOSITION: <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Duration <input type="checkbox"/> Entombment <input type="checkbox"/> Removal from state <input type="checkbox"/> Other (specify) _____			20. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) Chapel Hill Memorial Gardens			21. LOCATION - City, Town and State Oklahoma City, Oklahoma 73162					
22. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY Chapel Hill Funeral Home 8701 NW Expressway, Oklahoma City, OK 73162					23. SIGNATURE OF FUNERAL HOME DIRECTOR OR FAMILY MEMBER ACTING AS SUCH <i>Anthony Rahe</i>						
					24. FH ESTABLISHMENT LICENSE # 1452ES						

25. PLACE OF DEATH (Check only one; see instructions)

IF DEATH OCCURRED IN A HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Room/Outpatient <input type="checkbox"/> Dead on Arrival			IF DEATH OCCURRED OTHER THAN IN A HOSPITAL <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Nursing home/Long term care facility <input checked="" type="checkbox"/> Decedent's home <input type="checkbox"/> Other (specify) _____		
26. FACILITY NAME (If not institution, give street & number) 13101 N. Countyline Road			27. CITY OR TOWN, STATE AND ZIP CODE OF LOCATION OF DEATH Yukon, Oklahoma 73099		
28. COUNTY OF DEATH Canadian					
29. DATE OF DEATH 09-07-2007 (Mo/Day/Yr)		30. TIME OF DEATH 12:00 pm		31. WAS MEDICAL EXAMINER CONTACTED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
32. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		33. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
34. PART I. Enter the chain of events, diseases, injuries or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary. IMMEDIATE CAUSE (Final disease or condition resulting in death) <i>Small cell lung cancer</i> Due to (or as a consequence of): Sequentially list conditions, if any, leading to the cause listed on line a: Due to (or as a consequence of): Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST: Due to (or as a consequence of):					
35. PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I. Approximate interval: Onset to death <i>30 mos.</i>					
35. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Could not be determined			37. IF FEMALE: <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant but pregnant within 42 days of death <input type="checkbox"/> Not pregnant but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		
38. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Probably <input type="checkbox"/> Unknown					
39. DATE OF INJURY (Mo/Day/Yr)		40. TIME OF INJURY		41. PLACE OF INJURY (e.g., Decedent's home; construction site; wooded area)	
42. DESCRIBE HOW INJURY OCCURRED:		43. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
44. LOCATION OF INJURY: State: City or Town: Zip Code: Street & Number: Apartment Number:			45. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (specify) _____		
46. CERTIFIER (Check only one): ATTENDING PHYSICIAN: <input checked="" type="checkbox"/> Physician in charge of the patient's care <input type="checkbox"/> Physician in attendance at time of death only 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 and place, and due to the cause(s) and manner stated. Signature of Certifier: <i>Anthony Rahe</i>			47. NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (Items 34-35) Dr. Gary Rahe 1011 N. Dewey Avenue Oklahoma City, OK 73102		
48. LICENSE NUMBER OK # 8469			49. DATE DEATH CERTIFIED 9-18-07 (Mo/Day/Yr)		
50. REGISTRAR'S SIGNATURE (Local)			51. DATE RECEIVED BY LOCAL REGISTRAR (Mo/Day/Yr)		
			52. DATE RECEIVED BY STATE REGISTRAR (Mo/Day/Yr)		

2004 REVISION

95-154 (1-04)

February 19, 2008

MEMORANDUM OF TRUST

KNOW ALL MEN BY THESE PRESENTS THAT:

1. In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, Harold J. McConnell, an individual of Yukon, Canadian County, State of Oklahoma, as "Trustor," on the 29th day of August, 1989, made, entered into, signed and executed a certain trust agreement and indenture of trust identified as THE HAROLD J. McCONNELL REVOCABLE TRUST.

2. ARTICLE VII, Appointment of Successor Trustee/s, of said Trust provides, in pertinent part, as follows:

7.01 From the creation of this trust and the date of this agreement, Trustor shall serve as Trustee of the trust estate hereby created and during his lifetime, Trustor shall appoint and remove all successor Trustees.

7.02 In the event of total disability of Trustor, either mental or physical, JO ANN McCONNELL and JEFFERY HAROLD McCONNELL shall serve as co-Trustees during the period of Trustor's said disability

7.03 After the death of Trustor, JEFFERY HAROLD McCONNELL is hereby appointed successor Trustee of the trust hereby created, effective upon acceptance of the duties of trusteeship.

7.04 In the event JEFFERY HAROLD McCONNELL shall at any time, for any reason, cease to serve as Trustee of the trust estate hereby created, Trustor directs that an alternate Trustee, natural or legal, or co-Trustees if determined advisable, shall be appointed by the majority decision of the persons then entitled to receive net income of the trust. For purposes of effecting such appointment, a legal representative, or natural guardian, shall be entitled to one vote on behalf of each person in whose behalf such legal representative (or natural guardian) is entitled to act. The power to appoint a Trustee or co-Trustees hereby granted includes the power to remove any appointee/s and to appoint a successor or successors.



B00211495

This is true and correct copy of the official record on file in the Office of Vital Statistics, Oklahoma City, Oklahoma, certified on the date stamped.



James M. Crutcher MD

James M. Crutcher
Commissioner of Health
Office of Vital Statistics
Department of Health

OK

It is in violation of Oklahoma Statutes, Title 63, Section 1-324.1, to "prepare or issue any certificate which purports to be original, certified copy or copy of a certificate of birth, death or stillbirth, except as authorized in this act or rules and regulations adopted under this act."

CERTIFIED COPIES WILL BE PRODUCED ON MULTI-COLOR SECURITY PAPER.

VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

WARNING:

THIS DOCUMENT IS PRINTED ON SECURITY WATERMARKED PAPER AND CONTAINS SECURITY FIBERS. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK.

THE DOCUMENT FACE CONTAINS A SECURITY BACKGROUND, EMBOSSED SEAL AND THERMOCHROMIC INK. THE BACK CONTAINS SPECIAL LINES WITH TEXT.

7.05 If at any time there occurs a vacancy in the trusteeship of the trust estate/s hereby created and provision is not otherwise made herein, Trustor directs that an alternate corporate Trustee, duly qualified to exercise fiduciary powers within the jurisdiction of the trust estate, shall immediately be appointed to serve as such by a court of competent jurisdiction.

3. ARTICLE VI, Provisions Regarding the Initial and/or Successor Trustee/s, paragraph 6.04, provides as follows:


6.04 any successor Trustee shall have, from and after appointment or succession to office hereunder and without any assignment or action by any person, all of the title, rights, interests and powers, including discretionary rights and powers which are by the provisions of this trust granted to and vested in the predecessor Trustee.


Section 6.05 provides as follows:

6.05 no one dealing with the Trustee need inquire concerning the validity of anything such Trustee purports to do nor see to the application of any money paid or property transferred to or upon the order of such Trustee.

4. From and after the recording of an Affidavit of any person designated as a successor Trustee pursuant to the foregoing, reciting the facts establishing the events causing such succession of trusteeship, and the fact of acceptance of duties of trusteeship by such successor trustee, all persons shall be entitled to deal with such successor Trustee as Trustee of the trust hereinbefore identified, for all purposes thereof.

IN WITNESS WHEREOF, this MEMORANDUM OF TRUST is signed and executed this 29th day of August, 1989.

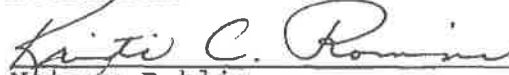

HAROLD J. MCCONNELL
"Trustor"


HAROLD J. MCCONNELL, Trustee
for himself and other persons
herein identified or described

"Initial Trustee"

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this 29th day of August, 1989, by Harold J. McConnell.


Notary Public

My Commission Expires:

Sept. 22, 1992 (SEAL)



OFFICIAL SEAL
KRISTI C. ROMINE
Notary Public - Oklahoma
Oklahoma County
Comm. Expires 9-22-92

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this 29th day of August, 1989, by Harold J. McConnell, Trustee of THE HAROLD J. MCCONNELL REVOCABLE TRUST under trust agreement dated the 29th day of August, 1989.


Notary Public

My Commission Expires:

Sept. 22, 1992 (SEAL)



OFFICIAL SEAL
KRISTI C. ROMINE
Notary Public - Oklahoma
Oklahoma County
Comm. Expires 9-22-92

Book 3066, on Page 1107; thence along said exterior line the following eleven (11) courses:

1. South 42°58'14" West a distance of 139.08 feet; thence
2. South 12°59'28" West a distance of 71.80 feet; thence
3. North 85°25'05" West a distance of 296.96 feet; thence
4. South 04°43'58" West a distance of 108.24 feet; thence
5. South 28°15'28" West a distance of 240.42 feet; thence
6. South 37°49'04" West a distance of 123.10 feet; thence
7. South 19°18'55" East a distance of 100.22 feet; thence
8. South 33°50'16" East a distance of 63.40 feet; thence
9. North 55°47'12" East a distance of 88.68 feet; thence
10. South 88°41'44" East a distance of 771.02 feet; thence
11. South 76°05'52" East a distance of 105.99 feet to a point on the East line of said SE/4; thence South 00°11'01" East along said line a distance of 1952.18 feet to the Point of Beginning.

together with all and singular hereditaments, improvements and appurtenances thereunto belonging, and subject to all easements, right of ways, and restrictive and protective covenants of record, but which said interest did and does not include any interest in and to any of the oil, gas and mineral rights which have been previously conveyed or reserved of records.

TO HAVE AND TO HOLD the premises unto the said Grantee, its successors and assigns forever, so that Grantor, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands the day and year first above written.


BAM Development, LLC
By and through its Manager, Gene Methvin

Doc. Stamp Exemption
68 O.S. § 3202(4)

Not Official

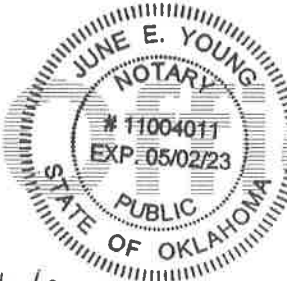
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss.
 COUNTY OF ~~OKLAHOMA~~)
 Cleveland

Before me, the undersigned, a Notary Public in and for said County and State on this 26th day of June, 2021, personally appeared Gene Methvin, 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, as Manager of the aforesaid Grantor, BAM Development, LLC.

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

(SEAL)



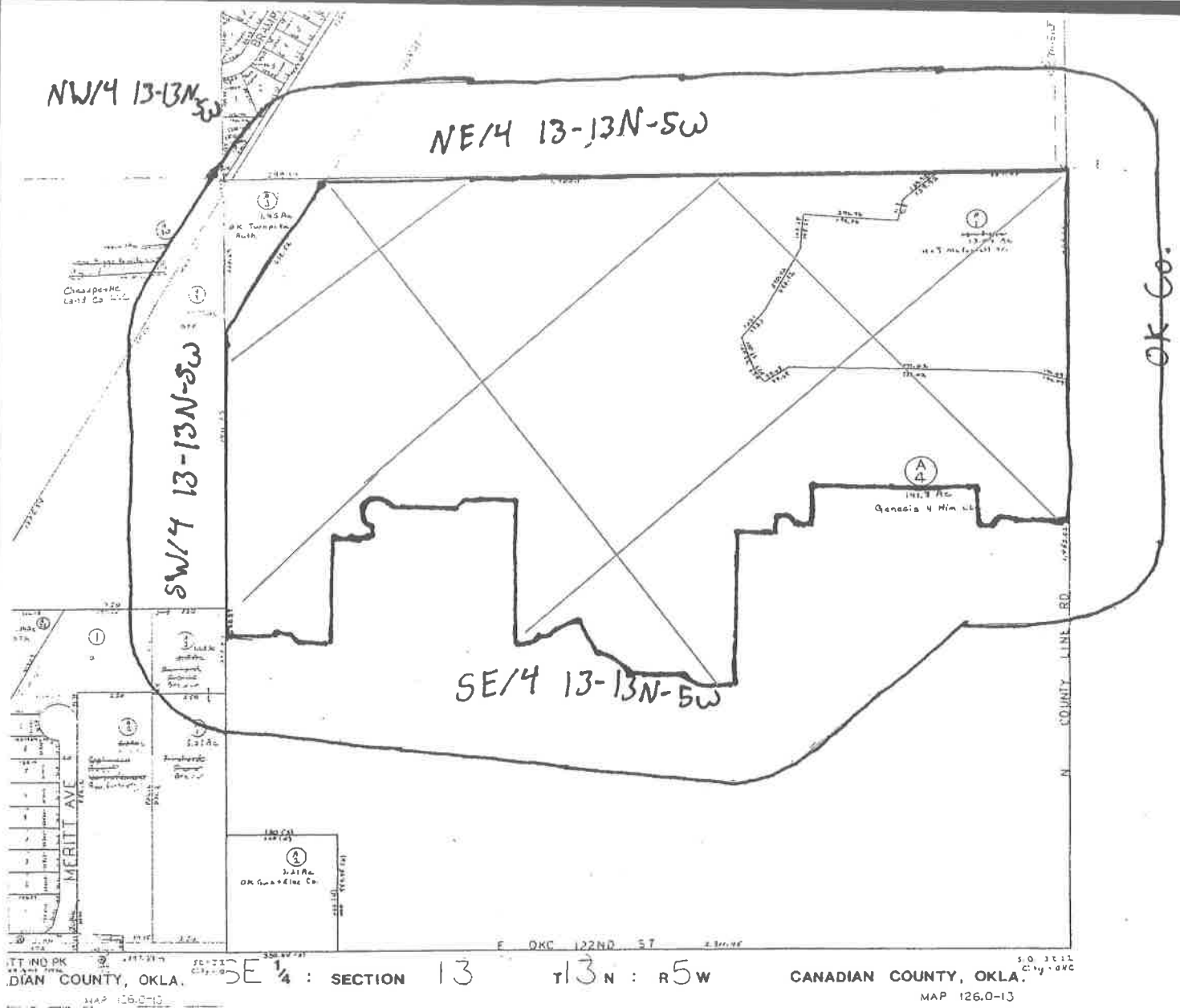
June E. Young
 Notary Public

My Commission expires: 5/2/2023
 My Commission no.: 11004011

Return to:

Daniel G. Couch
 PERRI DUNN, PLLC
 100 North Broadway, Suite 3280
 Oklahoma City, OK 73102

Ret: Craftman Tull
 300 Pointe Parkway Blvd
 Yukon, OK 73099



090106672

STATE OF OKLAHOMA)
)
) §:
COUNTY OF)

111.96 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 108.25 feet which bears S65°13'42"W to a point of reverse curvature; thence

67.17 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 64.95 feet which bears S65°13'42"W; thence
N89°06'46" W a distance of 6.42 feet; thence
N00°53'14" E a distance of 460.00 feet; thence
N89°06'46"W a distance of 120.00 feet; thence
S00°53'14"W a distance of 5.00 feet; thence
N89°06'46"W a distance of 50.00 feet; thence
S45°53'14"W a distance of 35.36 feet; thence
N89°06'46"W a distance of 190.00 feet; thence
N44°06'46"W a distance of 35.36 feet; thence
N89°06'46"W a distance of 50.00 feet; thence
S45°53'14"W a distance of 35.36 feet; thence
S00°53'14"W a distance of 50.00 feet; thence
S44°06'46"E a distance of 35.36 feet; thence
S00°53'14"W a distance of 25.00 feet; thence
N89°06'46"W a distance of 120.00 feet; thence
S00°53'14"W a distance of 330.00 feet; thence
N89°06'46"W a distance of 94.22 feet to a point of curvature to the right; thence
2.50 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 2.50 feet which bears N88°09'24"W; thence
N40°17'00"W a distance of 35.93 feet; thence
N86°56'48"W a distance of 50.00 feet to a point on a non-tangent curve to the right; thence
7.58 feet along the arc of said curve having a radius of 950.00 feet, subtended by a chord of 7.58 feet which bears S03°16'55"W; thence
N89°06'28"W a distance of 152.45 feet; thence
N00°00'05"E a distance of 914.04 feet; thence
N31°19'23"E a distance of 618.53 feet; thence
S89°56'41"E a distance of 2309.58 feet to the POINT OF BEGINNING.

Said tract contains 3,116,243 Sq Ft or 71.54 Acres, more or less.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: May 7, 2023 at 7:30 AM

First American Title Insurance Company

By: *Sarah Overholser*

Sarah Overholser

Abstractor License No. 4803

OAB Certificate of Authority # 0085

File No. 2811830-WA99

Owner	Mailing Address	LOT	BLOCK	Legal Description
TUSCANY LAKES DEVELOPMENT LLC	1500 SW 35TH ST. MOORE, OK. 73160			PT SE/4 13-13N-5W (A#4 ON THE MAP) - INCLUDES SUBJECT PROPERTY
MCCONNELL, HAROLD J REVOCABLE TRUST	13012 N MORGAN RD, YUKON, OK. 73099			PT SE/4 13-13N-5W (A#1 ON THE MAP) - PART OF THE SUBJECT PROPERTY
ICJC INVESTMENTS LLC	3825 NW 166TH ST STE A1, EDMOND, OK. 73012			PT NE/4 13-13N-5W (A#16 AND A#17 ON THE MAP)
SHAWERS INVESTMENTS LLC	23130 LAUREN LN, EDMOND, OK. 73025			PT NE/4 13-13N-5W (A#1 & A#13 ON THE MAP)
OKLAHOMA TURNPIKE AUTHORITY C/O PINNACLE CONSULTING MGMT GROUP	.3500 MARTIN LUTHER KING AVE, OKLAHOMA CITY, OK. 73136			PT NE/4 13-13N-5W (A#10 ON THE MAP) AND PT SE/4 13-13N-5W (A#3 ON THE MAP) AND PT SW/4 13-13N-5W (A#9 ON THE MAP)
CASEY LEE FLEECHART	13204 BRAMPTON WAY, YUKON, OK. 73099	2	5	CARLISLE CROSSING
MP CONSTRUCTION INC	4900 N PORTLAND AVE STE 111, OKLAHOMA CITY, OK. 73112	1	5	CARLISLE CROSSING
CARLISLE CROSSING PROPERTY OWNERS' ASSN C/O CARLISLE WEST REAL ESTATE	.PO BOX 721330, OKLAHOMA CITY, OK. 73172			CARLISLE CROSSING COMMON AREA "E"
E L BURNS' TRUST	105 NE 44TH ST, OKLAHOMA CITY, OK. 73105			PT NW/4 13-13N-5W (A#1 ON THE MAP)
LENNAR HOMES OF OKLAHOMA LLC	1707 MARKET PL BLVD STE 100, IRVING, TX. 75063			PT SW/4 13-13N-5W (A#30 ON THE MAP)
OUR FUTURE GENERATIONS LLC	12525 N MORGAN RD, YUKON, OK. 73099	10	1	MERITT INDUSTRIAL PARK
OUR FUTURE GENERATIONS LLC	12525 N MORGAN RD, YUKON, OK. 73099			PT SW/4 13-13N-5W (A#1 & A#3 ON THE MAP)
LGI HOMES OKLAHOMA LLC	1450 LAKE ROBBINS DR STE 430, THE WOODLANDS, TX. 77380	12, 13, 14, 15, 16, 17	1	TUSCANY LAKES 2
TUSCANY LAKES DEVELOPMENT LLC	1500 SW 35TH ST, MOORE, OK. 73160			TUSCANY LAKES PH 2 COMMON AREA "G"
LGI HOMES OKLAHOMA LLC	1450 LAKE ROBBINS DR STE 430, THE WOODLANDS, TX. 77380	3, 4, 5, 6, 7, 8	7	TUSCANY LAKES 2
LGI HOMES OKLAHOMA LLC	1450 LAKE ROBBINS DR STE 430, THE WOODLANDS, TX. 77380	3, 4, 5, 6, 7, 8, 9,	6	TUSCANY LAKES 2
PREMIUM LAND LLC	PO BOX 6718 EDMOND, OK. 73083	10, 11, 12, 13, 14, 15	6	TUSCANY LAKES 2
PREMIUM LAND LLC	PO BOX 6718 EDMOND, OK. 73083	11, 12, 13, 14, 15	5	TUSCANY LAKES 2
TUSCANY LAKES DEVELOPMENT LLC	1500 SW 35TH ST, MOORE, OK. 73160			TUSCANY LAKES PH 2 COMMON AREA "D"
K & H FAMILY REVOCABLE TRUST 4-1-2015	9129 NW 125TH ST, YUKON, OK. 73099	1	5	TUSCANY LAKES 1
KENNETH HAROLD WILLIAMS	9125 NW 125TH ST, YUKON, OK. 73099	2	5	TUSCANY LAKES 1
JOHN PHILLIP JANKAS	9121 NW 125TH ST, YUKON, OK. 73099	3	5	TUSCANY LAKES 1
CHRISTOPHER HOLDMEYER & KASSIDY FORD HOLDMEYER	9117 NW 125TH ST, YUKON, OK. 73099	4	5	TUSCANY LAKES 1
PREMIUM LAND LLC	PO BOX 6718 EDMOND, OK. 73083	5	5	TUSCANY LAKES 1
TUSCANY LAKES DEVELOPMENT LLC	1500 SW 35TH ST, MOORE, OK. 73160	6, 7, 8,	5	TUSCANY LAKES 1
JANA L MCCUTCHEON REVOCABLE TRUST	9025 NW 125TH ST, YUKON, OK. 73099	9	5	TUSCANY LAKES 1
TABER BUILT HOMES LLC	PO BOX 6718 EDMOND, OK. 73083	10	5	TUSCANY LAKES 1
TRE ALAN PARKS & LEAH MARIE BOURLON	9017 NW 125TH ST, YUKON, OK. 73099	11	5	TUSCANY LAKES 1
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING, OKLAHOMA CITY, OK. 73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA

) 3:

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

SEE ATTACHED LEGAL DESCRIPTION

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (6), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: May 5, 2023 at 7:30 AM

First American Title Insurance Company

Alvin J. Kruppin

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2811429-OK99

TUSCANY LAKES NORTH

LEGAL DESCRIPTION

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said SE/4; thence

S00°11'01"E along the East line of said SE/4 a distance of 1090.01 feet; thence

N89°06'46"W a distance of 174.13 feet; thence

N00°53'14"E a distance of 5.00 feet; thence

N89°06'46"W a distance of 50.00 feet; thence

S45°53'14"W a distance of 35.36 feet; thence

N89°06'46"W a distance of 35.00 feet; thence

N00°53'14"E a distance of 120.00 feet; thence

N89°06'46"W a distance of 530.00 feet; thence

S00°53'14"W a distance of 120.00 feet; thence

N89°06'46"W a distance of 35.00 feet; thence

N44°06'46"W a distance of 35.36 feet; thence

N89°06'46"W a distance of 50.00 feet; thence

S00°53'14"W a distance of 50.00 feet; thence

N89°06'46"W a distance of 120.00 feet; thence

S00°53'14"W a distance of 477.89 feet to a point on a non-tangent curve to the left; thence

14.87 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 14.86 feet which bears S79°50'14"W to a point of reverse curvature; thence

67.70 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 67.58 feet which bears S84°29'39"W; thence

N89°32'18"W a distance of 171.18 feet to a point of curvature to the right; thence

78.92 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.33 feet which bears N59°23'35"W; thence

N29°14'52"W a distance of 112.83 feet to a point of curvature to the left; thence

130.61 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 124.74 feet which bears N59°10'49"W; thence

N89°06'46"W a distance of 36.03 feet to a point of curvature to the left; thence

111.96 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 108.25 feet which bears S65°13'42"W to a point of reverse curvature; thence

67.17 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 64.95 feet which bears S65°13'42"W; thence

N89°06'46" W a distance of 6.42 feet; thence

N00°53'14" E a distance of 460.00 feet; thence

N89°06'46"W a distance of 120.00 feet; thence

S00°53'14"W a distance of 5.00 feet; thence

N89°06'46"W a distance of 50.00 feet; thence

S45°53'14"W a distance of 35.36 feet; thence

N89°06'46"W a distance of 190.00 feet; thence

N44°06'46"W a distance of 35.36 feet; thence

N89°06'46"W a distance of 50.00 feet; thence

S45°53'14"W a distance of 35.36 feet; thence

S00°53'14"W a distance of 50.00 feet; thence

S44°06'46"E a distance of 35.36 feet; thence

S00°53'14"W a distance of 25.00 feet; thence

N89°06'46"W a distance of 120.00 feet; thence

S00°53'14"W a distance of 330.00 feet; thence

N89°06'46"W a distance of 94.22 feet to a point of curvature to the right; thence

2.50 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 2.50 feet which bears N88°09'24"W; thence

N40°17'00"W a distance of 35.93 feet; thence

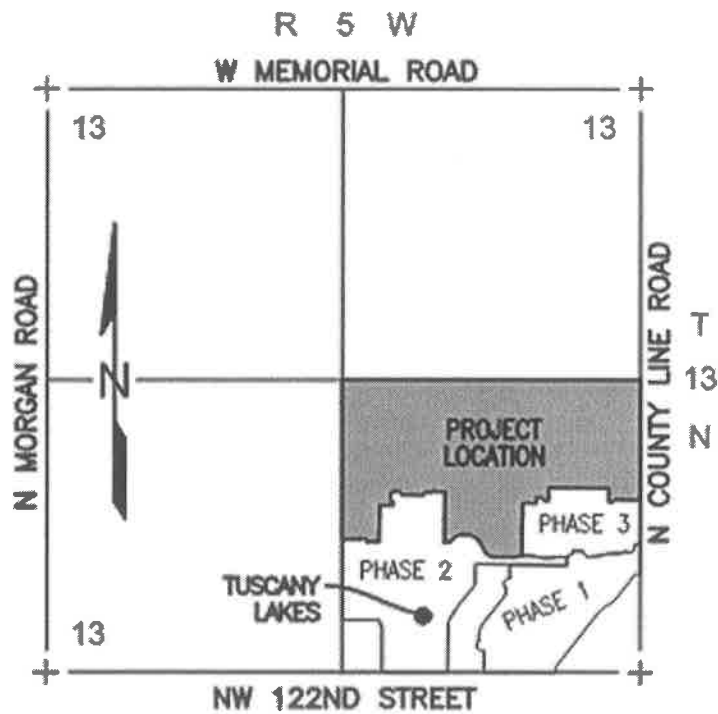
N86°56'48"W a distance of 50.00 feet to a point on a non-tangent curve to the right; thence

7.58 feet along the arc of said curve having a radius of 950.00 feet, subtended by a chord of 7.58 feet which bears S03°16'55"W; thence

N89°06'28"W a distance of 152.45 feet; thence

N00°00'05"E a distance of 914.04 feet; thence
N31°19'23"E a distance of 618.53 feet; thence
S89°56'41"E a distance of 2309.58 feet to the POINT OF BEGINNING.

Said tract contains 3,116,243 Sq Ft or 71.54 Acres, more or less.



OWNERSHIP REPORT
FILE NUMBER 2811429-OK99

EFFECTIVE DATE: MAY 5, 2023 AT 7:30 A.M.
DATE PREPARED: MAY 10, 2023

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3871	R214351700	THE PORCHES AT PONDEROSA HOA INC	PO BOX 32634	OKLAHOMA CITY	OK	73123	PONDEROSA ESTATES PH 3	000	000	COMMON AREAS D & E & PRIVATE STREETS EX PT OF COMMON AREA E BEG NE/C LOT 1 BLK 13 TH SE45FT SW75FT NW45FT NE75FT TO BEG & EX BEG SE/C LOT 2 BLK 13 TH NE165FT SE45FT SW165FT NW45FT TO BEG & EX BEG SE/C LOT 5 BLK 13 TH NE204.13FT N55.40FT SE75.64FT SW260.24FT NW45FT TO BEG & EX PT OF COMMON AREA E BEG SW/C LOT 1 BLK 13 TH SW20FT NW100.04FT LEFT ON CURVE NE5FT NE15FT SE100FT TO BEG & EX PT OF COMMON AREA D & E DESC BEG SW/C LOT 18 BLK 11 TH NE85.50FT N36.03FT NW92.88FT E49.35FT SE74.83FT S67.99FT W121.62FT LEFT ON CURVE NW1.83FT TO BEG & EX PT OF COMMON AREA E BEG 295FT W OF SE/C OF SD COMMON AREA E TH W275FT N100FT E275FT S100FT TO BEG	D-E COMMON AREA
3871	R214351000	LITTLEJOHN KIMBERLY D	12905 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142- 3334	PONDEROSA ESTATES PH 3	011	001	PONDEROSA ESTATES PH 3 011 001	12905 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351010	BECKHAM ZACHARY FOSTER	12909 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	011	002	PONDEROSA ESTATES PH 3 011 002	12909 HIGH PLAINS AVE OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2811429-OK99

EFFECTIVE DATE: MAY 5, 2023 AT 7:30 A.M.
DATE PREPARED: MAY 10, 2023

3871	R214351020	MCELVANY ALYSSA KAY	12913 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142- 3334	PONDEROSA ESTATES PH 3	011	003	PONDEROSA ESTATES PH 3 011 003	12913 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351030	WHITE NORRIS III	12917 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	011	004	PONDEROSA ESTATES PH 3 011 004	12917 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351040	FREIMANN CHRISTINA MARIA	8929 NW 129TH ST	OKLAHOMA CITY	OK	73142- 3318	PONDEROSA ESTATES PH 3	011	005	PONDEROSA ESTATES PH 3 011 005	8929 NW 129TH ST OKLAHOMA CITY
3871	R214351050	ARSTINGSTAL L HANNAH	8925 NW 129TH ST	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	011	006	PONDEROSA ESTATES PH 3 011 006	8925 NW 129TH ST OKLAHOMA CITY
3871	R214351060	ESQUIVEL ALVARO	8921 NW 129TH ST	OKLAHOMA CITY	OK	73012	PONDEROSA ESTATES PH 3	011	007	PONDEROSA ESTATES PH 3 011 007	8921 NW 129TH ST OKLAHOMA CITY
3871	R214351070	HAYDEN SHERI A, CLARK JARED D	8917 NW 129TH ST	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	011	008	PONDEROSA ESTATES PH 3 011 008	8917 NW 129TH ST OKLAHOMA CITY
3871	R214351180	TUCKER VANITY RENEE	12912 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	001	PONDEROSA ESTATES PH 3 012 001	12912 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351190	BANAYOSY AHMED EL	12908 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	002	PONDEROSA ESTATES PH 3 012 002	12908 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351200	NEVILLE PATRICK LJR & DEMOLA PETERKIN	12904 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	003	PONDEROSA ESTATES PH 3 012 003	12904 HIGH PLAINS AVE OKLAHOMA CITY

3871	R214351210	SWIFT STEPHEN L & ALLA	12900 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	004	PONDEROSA ESTATES PH 3 012 004	12900 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351220	FLEMING AMY & MATTHEW	12836 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	005	PONDEROSA ESTATES PH 3 012 005	12836 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351230	JOHNSON LUJI & PHEBE	12632 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	006	PONDEROSA ESTATES PH 3 012 006	12832 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351240	EVANS DAISY	12828 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	007	PONDEROSA ESTATES PH 3 012 007	12828 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351250	LEGACY CONSTRUCTI ON & DEVELOPMEN T CORPORATIO N	1205 S AIR DEPOT STE 265	MIDWEST CITY	OK	73110	PONDEROSA ESTATES PH 3	012	008	PONDEROSA ESTATES PH 3 012 008	12824 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351260	SELLERS PAULINE Y	12820 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	009	PONDEROSA ESTATES PH 3 012 009	12820 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351270	SNYDER SARAH A	12816 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	010	PONDEROSA ESTATES PH 3 012 010	12816 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351280	JOLIN BOBBY G & BARBARA A	12812 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	011	PONDEROSA ESTATES PH 3 012 011	12812 HIGH PLAINS AVE OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2811429-OK99

EFFECTIVE DATE: MAY 5, 2023 AT 7:30 A.M.
DATE PREPARED: MAY 10, 2023

3871	R214351290	STEPHENS CAITLIN C & ZACHARY A	12813 BLACK HILLS DR	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	012	PONDEROSA ESTATES PH 3 BLK 012 LOT 012 & PT OF LOT 13 BEG NE/C LOT 12 TH SE116FT SW97.42FT N128.98FT NE32.97FT TO BEG	12813 BLACK HILLS DR OKLAHOMA CITY
3871	R214351480	HUFFMAN ROGER C & SANDRA C	12900 FIREROCK CIR	OKLAHOMA CITY	OK	73142- 3316	PONDEROSA ESTATES PH 3	012	031	PONDEROSA ESTATES PH 3 012 031	12900 FIREROCK CIR OKLAHOMA CITY
3871	R214351490	THE LANE FAMILY TRUST	12913 FIREROCK CIR	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	032	PONDEROSA ESTATES PH 3 012 032	12913 FIREROCK CIR OKLAHOMA CITY
3871	R214351500	HOFFMAN FRED & MAUREEN TRS, HOFFMAN FAMILY TRUST	12917 FIREROCK CIR	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	012	033	PONDEROSA ESTATES PH 3 012 033	12917 FIREROCK CIR OKLAHOMA CITY
3871	R214351510	WILLIAMS RICKY	12921 FIREROCK CIR	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	12	34	PONDEROSA ESTATES PH 3 012 034	12921 FIREROCK CIR OKLAHOMA CITY
3871	R214351610	SZCZEPAN NATALIE, TOMPKINS JOSEPH BERRY	12833 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	014	001	PONDEROSA ESTATES PH 3 014 001	12833 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351620	DIANGELO TYRONE II, BERRY GENESIS A	12829 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	014	002	PONDEROSA ESTATES PH 3 014 002	12829 HIGH PLAINS AVE OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2811429-OK99

EFFECTIVE DATE: MAY 5, 2023 AT 7:30 A.M.
DATE PREPARED: MAY 10, 2023

3871	R214351630	HARDWICK RUSSELL G, HARDWICK CYNTHIA M	12825 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	014	003	PONDEROSA ESTATES PH 3 014 003	12825 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351640	BOHANNON ELAINE B TRS, BOHANNON ELAINE B LIV TRUST	12821 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	014	004	PONDEROSA ESTATES PH 3 014 004	12821 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351650	WILLIAMS SAMANTHA & JORDAN	12817 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	014	005	PONDEROSA ESTATES PH 3 014 005	12817 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351660	MIDDLETON JOHN H III TRS, BRADLEY MARCIE D TRUST	12813 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142	PONDEROSA ESTATES PH 3	014	006	PONDEROSA ESTATES PH 3 014 006	12813 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351670	CRADDOCK BOBBIE J, HOLDERBEE WILLIAM, SIBLEY SHAWNA	12809 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142- 3319	PONDEROSA ESTATES PH 3	014	007	PONDEROSA ESTATES PH 3 014 007	12809 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351680	NEUENDORFF KENDRA L, PERIEDA WOO H	12805 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142- 3319	PONDEROSA ESTATES PH 3	014	008	PONDEROSA ESTATES PH 3 014 008	12805 HIGH PLAINS AVE OKLAHOMA CITY
3871	R214351690	TAYLOR TAYLOR ASHTON AND BRADLEY DAVID	12801 HIGH PLAINS AVE	OKLAHOMA CITY	OK	73142- 3319	PONDEROSA ESTATES PH 3	014	009	PONDEROSA ESTATES PH 3 014 009	12801 HIGH PLAINS AVE OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2811429-OK99

EFFECTIVE DATE: MAY 5, 2023 AT 7:30 A.M.
DATE PREPARED: MAY 10, 2023

3871	R150034000	BAILEY WILLIAM & BRANDY	5975 CALLAHAN WAY NE	PIEDMONT	OK	73078	UNPLTD PT SEC 18 13N 4W	000	000	PT SW4 SEC 18 13N 4W BEG 752.02FT N OF SW/C SW4 TH N956.36FT E303.03FT S718.73FT W117.44FT SW298.74FT TO BEG CONT 5.45ACRS MORE OR LESS	UNKNOWN OKLAHOMA COUNTY
3872	R210671290	SLOAN HEATHER	8928 NW 130TH ST	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	004	001	THE GRAND SEC 1 004 001	8928 NW 130TH ST OKLAHOMA CITY
3872	R210671300	THOMAS STEPHANIE LEJUAN	1520 NW 124TH ST	OKLAHOMA CITY	OK	73120	THE GRAND SEC 1	004	002	THE GRAND SEC 1 004 002	8924 NW 130TH ST OKLAHOMA CITY
3872	R210671310	EVERETT SARAH ANN	8920 NW 130TH ST	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	004	003	THE GRAND SEC 1 004 003	8920 NW 130TH ST OKLAHOMA CITY
3872	R210671320	BERRY JAY	8916 NW 130TH ST	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	004	004	THE GRAND SEC 1 004 004	8916 NW 130TH ST OKLAHOMA CITY
3872	R210671690	TURMAN KEVIN, TURMAN AMANDA	13105 KNIGHT ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	009	005	THE GRAND SEC 1 009 005	13105 KNIGHT ISLAND DR OKLAHOMA CITY
3872	R210671700	MORRIS SHANE STEVEN, MORRIS MEREDITH	13101 KNIGHT ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	009	006	THE GRAND SEC 1 009 006	13101 KNIGHT ISLAND DR OKLAHOMA CITY
3872	R210671710	IDUCULA JJO, THOMAS BENITA	8917 NW 130TH ST	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	010	001	THE GRAND SEC 1 010 001	8917 NW 130TH ST OKLAHOMA CITY