



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 SPUD ReZONING

Simplified Planned Unit Development District  
NW 178th St. & Portland Ave.

Project Name

17901 Grove Parkway

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

Commercial development.

Summary Purpose Statement / Proposed Development

|                  |              |
|------------------|--------------|
| Staff Use Only:  | 1719         |
| Case No.: SPUD - |              |
| File Date:       | 1-30-25      |
| Ward No.:        | W8           |
| Nbhd. Assoc.:    | The Grove NA |
| School District: | Deer Creek   |
| Extg Zoning:     | PUD-1111     |
| Overlay:         |              |

3.17 acres

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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*David Box*  
Signature of Applicant

Box Law Group, PLLC, on behalf of Applicant

Applicant's Name (please print)

525 NW 11th St., Ste. 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

Phone

erika@boxlawgroup.com; kaitlyn@boxlawgroup.com; david@boxlawgroup.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.



After recordation, return to:

Portland Power Center, LLC  
2731 S. I-35 Service Rd.  
Moore, OK 73160

Space Reserved For Recording Information

**QUIT CLAIM DEED**

THIS DEED made the 22<sup>nd</sup> day of August, 2023, between and among **WP Land, LLC**, an Oklahoma limited liability company ("Grantor"), and **Portland Power Center, LLC**, an Oklahoma limited liability company ("Grantee"), with a current mailing address of 2731 S I-35 Service Road, Moore, OK 73160.

Grantor, in consideration of the sum of TEN and NO/100THS DOLLARS (\$10.00) and other good and valuable consideration duly paid, the receipt of which is acknowledged, does hereby quitclaim grant, bargain, sell, and convey unto Grantee, its successors and assigns, all the real estate described on Exhibit A, together with all the improvements and appurtenances, less and except any interests in and to oil, gas, and minerals previously reserved or conveyed (the "Property").

TO HAVE AND HOLD the described premises to Grantee, and Grantee's successors, beneficiaries, heirs and assigns forever.

**WP Land, LLC**,  
an Oklahoma limited liability company

Exemption: Documentary Stamp  
Tax O.S. Title 68, Article 32,  
Section 3202 PAR 3

Signature:  
Print Name:  
Title:

John Horn  
John Horn  
Manager

**ACKNOWLEDGEMENT**

State of OKLAHOMA

County of Cleveland

ss.

Before me, the undersigned, a Notary Public in and for said County and State on this 22<sup>nd</sup> day of August, 2023, John Horn, as Manager of WP Land, LLC, personally appeared to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Seal:



N.P. signature:

Lucinda L. Zapata

N.P. commission expires:

12/08/24

Courtesy Filing  
No Liability Assumed

Chicago Title Oklahoma  
3600 NW 138th St, Ste 100  
Oklahoma City OK 73134  
710102302162

**EXHIBIT "A"****Legal Description of the Property**

A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Southwest Quarter (SW/4); thence North  $89^{\circ}46'07''$  East a distance of 1282.43 feet; thence North  $00^{\circ}09'56''$  West a distance of 73.55 feet to a point on the right-of-way line of State Highway 74, same being the point of beginning; thence along said line the following fifteen (15) courses:

1. thence North  $82^{\circ}27'58''$  West a distance of 47.75 feet;
2. thence North  $86^{\circ}55'13''$  West a distance of 606.01 feet;
3. thence South  $89^{\circ}46'07''$  West a distance of 350.00 feet;
4. thence North  $41^{\circ}38'32''$  West a distance of 52.78 feet;
5. thence North  $07^{\circ}47'33''$  West a distance of 75.66 feet;
6. thence North  $00^{\circ}11'52''$  West a distance of 700.00 feet;
7. thence North  $02^{\circ}39'53''$  East a distance of 500.62 feet;
8. thence North  $00^{\circ}11'52''$  West a distance of 200.00 feet;
9. thence North  $05^{\circ}54'30''$  West a distance of 150.75 feet;
10. thence North  $00^{\circ}11'52''$  West a distance of 125.00 feet;
11. thence North  $06^{\circ}38'42''$  East a distance of 251.79 feet;
12. thence North  $00^{\circ}11'52''$  West a distance of 35.00 feet;
13. thence North  $08^{\circ}19'40''$  West a distance of 141.42 feet;
14. thence North  $00^{\circ}11'52''$  West a distance of 199.04 feet;
15. thence North  $04^{\circ}05'24''$  East a distance of 67.72 feet to a point on the South right-of-Way line of NW 184th Street as platted in The Grove Phase XIII according to the recorded plat thereof;

Thence North  $89^{\circ}44'34''$  East along said line a distance of 227.14 feet; thence South  $00^{\circ}15'17''$  East a distance of 388.98 feet; thence South  $11^{\circ}19'18''$  East a distance of 212.15 feet; thence South  $59^{\circ}45'14''$  East a distance of 399.26 feet; thence North  $60^{\circ}29'50''$  East a distance of 17.36 feet; thence South  $40^{\circ}03'03''$  East a distance of 16.49 feet; thence South  $40^{\circ}22'30''$  East a distance of 221.23 feet; thence South  $30^{\circ}43'12''$  East a distance of 475.97 feet; thence South  $00^{\circ}09'56''$  East a distance of 1139.57 feet to the point of beginning.

## LEGAL DESCRIPTION

OnCue  
Zoning

January 22, 2025

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of Lots 1 and 2 and a portion of Lot 3 Block 3 as shown on the plat PORTLAND POWER CENTER recorded in Book 82 of plats, Page 86, being more particularly described as follows:

Beginning at the Southernmost Northeast (NE) Corner of said Lot 1, said point being the POINT OF BEGINNING;

THENCE South 02°28'05" East, along and with the East line of said Lot 1, a distance of 63.08 feet;

THENCE continuing along and with the East line of said Lot 1 on a curve to the right having a radius of 475.00 feet, a chord bearing of South 01°19'58" East, a chord length of 18.82 feet and an arc length of 18.82 feet;

THENCE South 00°11'52" East, continuing along and with the East line of said Lot 1 and the East line of said Lots 2 and 3, a distance of 316.07 feet to the Northernmost Southeast (SE) Corner of said Lot 3;

THENCE South 44°47'07" West, along and with the Southeasterly line of said Lot 3, a distance of 35.37 feet to the Southernmost Southeast (SE) Corner of said Lot 3;

THENCE South 89°46'07" West, along and with the South line of said Lot 3, a distance of 247.07 feet to the Southernmost Southwest (SW) Corner of said Lot 3;

THENCE North 41°38'32" West, along and with the West line of said Lot 3, a distance of 52.78 feet;

THENCE North 07°47'33" West, continuing along and with the West line of said Lot 3, a distance of 0.42 feet;

THENCE North 89°46'07" East, departing said West line, a distance of 31.44 feet;

THENCE North 00°13'53" West, a distance of 15.00 feet;

THENCE South 89°46'07" West, a distance of 33.43 feet to a point on the West line of said Lot 3;

THENCE North 07°47'33" West, along and with the West line of said Lot 3, a distance of 60.11 feet;

THENCE North 00°11'52" West, continuing along and with the West line of said Lot 3

Prepared by Matthew Johnson P.L.S. 1807

Johnson & Associates

Certificate of Authorization No. 1484 (Expires 6-30-25)

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and the West line of said Lots 2 and 1, a distance of 305.27 feet to the Southernmost Northwest (NW) Corner of said Lot 1;

THENCE North  $44^{\circ}46'25''$  East, along and with the Northwesterly line of said Lot 1, a distance of 35.37 feet to the Northernmost Northwest (NW) Corner of said Lot 1;

THENCE North  $89^{\circ}44'43''$  East, along and with the North line of said Lot 1, a distance of 202.65 feet;

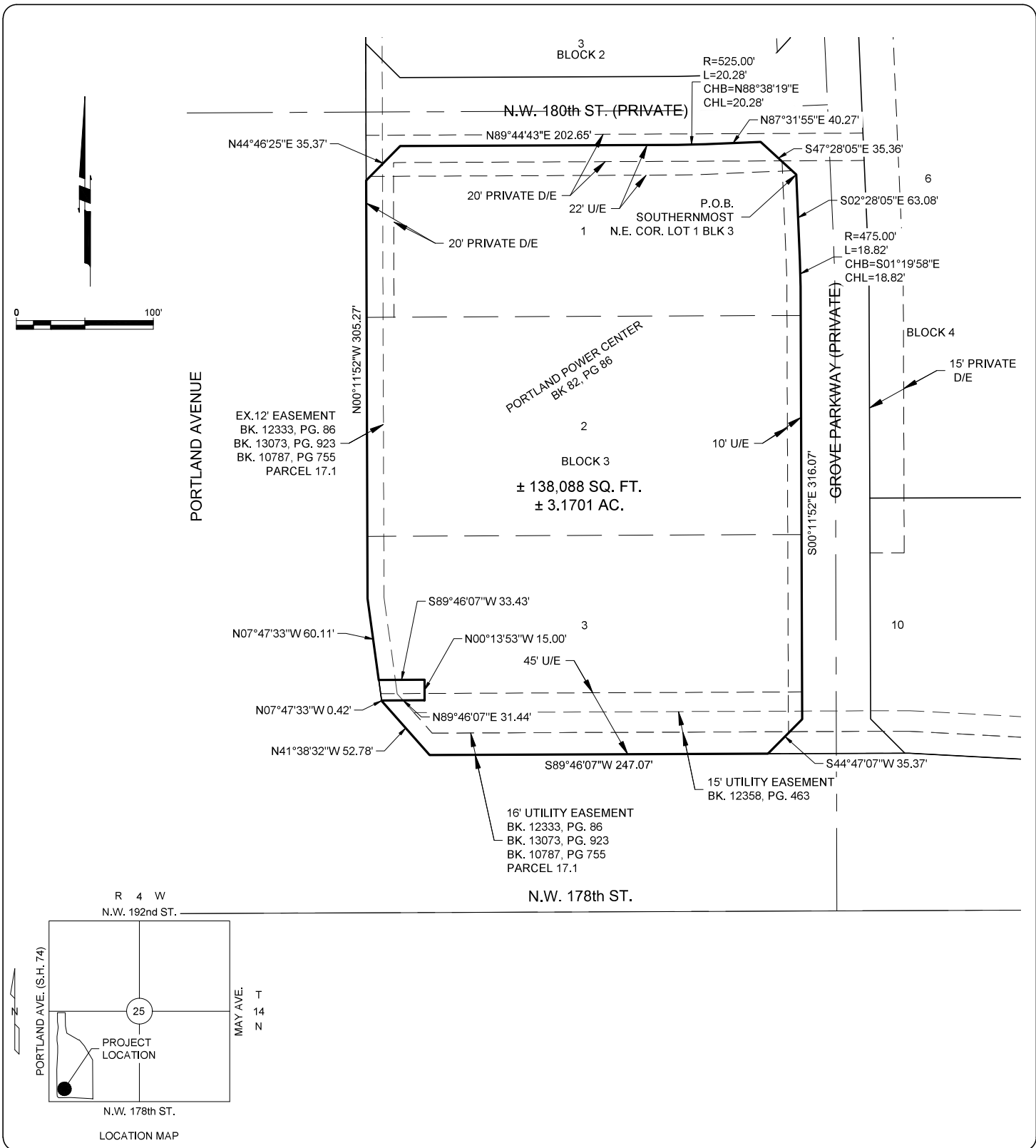
THENCE continuing along and with the North line of said Lot 1 on a curve to the left having a radius of 525.00 feet, a chord bearing of North  $88^{\circ}38'19''$  East, a chord length of 20.28 feet and an arc length of 20.28 feet;

THENCE North  $87^{\circ}31'55''$  East, continuing along and with the North line of said Lot 1, a distance of 40.27 feet to the Northernmost Northeast (NE) Corner of said Lot 1;

THENCE South  $47^{\circ}28'05''$  East, along and with the Northeasterly line of said Lot 1, a distance of 35.36 feet to the POINT OF BEGINNING.

Containing 138,088 square feet or 3.1701 acres, more or less.

Basis of Bearing: Bearings as shown on the plat PORTLAND POWER CENTER.



ACAD FILE: H:\3200\3200050 OnCue\Exhibits\3200050-Zoning.dwg, 1/22/2025 12:10 PM, Matt Johnson  
 XREFS LOADED: 3200050-bdy.dwg 3200034-bdy.dwg 3200034-BKGD.dwg 3200034-topo-provided.dwg 3200040-BKGD.dwg 3200034-FPLT.dwg 3200040-bdy.dwg

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Proj. No.: 3200050  
 Date: 1-22-25  
 Scale: 1"=100'

**ONCUE**  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**ZONING EXHIBIT**




**Johnson & Associates**  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
 Certificate of Authorization #1484 Exp. Date: 06-30-2025  
 • ENGINEERS • SURVEYORS • PLANNERS •

## LETTER OF AUTHORIZATION

I, Portland Power Center, LLC or,  
*Property Owner of Record*  
Jon Horn, Manager, authorize,  
*Agent of the Property Owner of Record and Title*  
Box Law Group, PLLC  
*Designated Representatives*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By:   
*Signature*  
Title: Manager  
*Manager / Proprietor*  
Date: 01/25/2025  
*MM/DD/YYYY*

**CERTIFICATE OF BONDED ABTRACTOR**

(700 FEET RADIUS REPORT)

STATE OF OKLAHOMA                     )  
                                                      ) §:  
COUNTY OF OKLAHOMA                )

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 700 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), 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: January 22, 2025 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2913726-OK99



## LEGAL DESCRIPTION

OnCue  
Zoning

January 22, 2025

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Certificate of Authorization No. 1484 (Expires 6-30-25)

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THENCE North  $87^{\circ}31'55''$  East, continuing along and with the North line of said Lot 1, a distance of 40.27 feet to the Northernmost Northeast (NE) Corner of said Lot 1;

THENCE South  $47^{\circ}28'05''$  East, along and with the Northeasterly line of said Lot 1, a distance of 35.36 feet to the POINT OF BEGINNING.

Containing 138,088 square feet or 3.1701 acres, more or less.

Basis of Bearing: Bearings as shown on the plat PORTLAND POWER CENTER.

OWNERSHIP REPORT  
ORDER 2913726-OK99

DATE PREPARED: JANUARY 27, 2025  
EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 AM

| MAP NO | ACCOUNT NO | NAME 1                        | NAME 2 | MAILING ADDRESS                 | CITY      | STATE | ZIP CODE   | SUB NAME              | BLOCK | LOT | LEGAL                                                                   | LOCATION                       |
|--------|------------|-------------------------------|--------|---------------------------------|-----------|-------|------------|-----------------------|-------|-----|-------------------------------------------------------------------------|--------------------------------|
| 4899   | R219751060 | PORTLAND POWER CENTER LLC     |        | 2731 S I 35 SERVICE RD          | MOORE     | OK    | 73160-2715 | PORTLAND POWER CENTER | 3     | 1   | PORTLAND POWER CENTER BLK 003 LOT 001 (PART OF SUBJECT PROPERTY)        | 18001 GROVE PKWY OKLAHOMA CITY |
| 4899   | R219751070 | PORTLAND POWER CENTER LLC     |        | 2731 S I 35 SERVICE RD          | MOORE     | OK    | 73160-2715 | PORTLAND POWER CENTER | 3     | 2   | PORTLAND POWER CENTER BLK 003 LOT 002 (PART OF SUBJECT PROPERTY)        | 17917 GROVE PKWY OKLAHOMA CITY |
| 4899   | R219751080 | PORTLAND POWER CENTER LLC     |        | 2731 S I 35 SERVICE RD          | MOORE     | OK    | 73160-2715 | PORTLAND POWER CENTER | 3     | 3   | PORTLAND POWER CENTER BLK 003 LOT 003 (PART OF SUBJECT PROPERTY WITHIN) | 17901 GROVE PKWY OKLAHOMA CITY |
| 4899   | R219751020 | PORTLAND POWER CENTER LLC     |        | 2731 S I 35 SERVICE RD          | MOORE     | OK    | 73160-2715 | PORTLAND POWER CENTER | 1     | 3   | PORTLAND POWER CENTER BLK 001 LOT 003                                   | 18301 GROVE PKWY OKLAHOMA CITY |
| 4899   | R219751030 | MCDONALDS REAL ESTATE COMPANY |        | 110 N CARPENTER ST              | CHICAGO   | IL    | 60607-2101 | PORTLAND POWER CENTER | 2     | 1   | PORTLAND POWER CENTER BLK 002 LOT 001                                   | 18233 GROVE PKWY OKLAHOMA CITY |
| 4899   | R219751040 | CFT NV DEVELOPMENTS LLC       |        | 1120 N TOWN CENTER DR, Unit 150 | LAS VEGAS | NV    | 89144-6303 | PORTLAND POWER CENTER | 2     | 2   | PORTLAND POWER CENTER BLK 002 LOT 002                                   | 18201 GROVE PKWY OKLAHOMA CITY |
| 4899   | R219751050 | CHICK FIL A INC               |        | 5200 BUFFINGTON RD              | ATLANTA   | GA    | 30349-2945 | PORTLAND POWER CENTER | 2     | 3   | PORTLAND POWER CENTER BLK 002 LOT 003                                   | 18101 GROVE PKWY OKLAHOMA CITY |
| 4899   | R219751090 | PORTLAND POWER CENTER LLC     |        | 2731 S I 35 SERVICE RD          | MOORE     | OK    | 73160-2715 | PORTLAND POWER CENTER | 4     | 1   | PORTLAND POWER CENTER BLK 004 LOT 001                                   | 18216 GROVE PKWY OKLAHOMA CITY |
| 4899   | R219751100 | PORTLAND POWER CENTER LLC     |        | 2731 S I 35 SERVICE RD          | MOORE     | OK    | 73160-2715 | PORTLAND POWER CENTER | 4     | 2   | PORTLAND POWER CENTER BLK 004 LOT 002                                   | UNKNOWN                        |
| 4899   | R219751110 | PORTLAND POWER CENTER LLC     |        | 2731 S I 35 SERVICE RD          | MOORE     | OK    | 73160-2715 | PORTLAND POWER CENTER | 4     | 3   | PORTLAND POWER CENTER BLK 004 LOT 003                                   | UNKNOWN                        |
| 4899   | R219751120 | PORTLAND POWER CENTER LLC     |        | 2731 S I 35 SERVICE RD          | MOORE     | OK    | 73160-2715 | PORTLAND POWER CENTER | 4     | 4   | PORTLAND POWER CENTER BLK 004 LOT 004                                   | UNKNOWN                        |
| 4899   | R219751130 | PORTLAND POWER CENTER LLC     |        | 2731 S I 35 SERVICE RD          | MOORE     | OK    | 73160-2715 | PORTLAND POWER CENTER | 4     | 5   | PORTLAND POWER CENTER BLK 004 LOT 005                                   | UNKNOWN                        |
| 4899   | R219751140 | PORTLAND POWER CENTER LLC     |        | 2731 S I 35 SERVICE RD          | MOORE     | OK    | 73160-2715 | PORTLAND POWER CENTER | 4     | 6   | PORTLAND POWER CENTER BLK 004 LOT 006                                   | 18000 GROVE PKWY OKLAHOMA CITY |

OWNERSHIP REPORT  
ORDER 2913726-OK99

DATE PREPARED: JANUARY 27, 2025  
EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 AM

|      |            |                           |  |                                   |        |    |            |                       |   |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |
|------|------------|---------------------------|--|-----------------------------------|--------|----|------------|-----------------------|---|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| 4899 | R219751150 | PORTLAND POWER CENTER LLC |  | 2731 S I 35 SERVICE RD            | MOORE  | OK | 73160-2715 | PORTLAND POWER CENTER | 4 | 7  | PORTLAND POWER CENTER BLK 004 LOT 007                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | UNKNOWN                         |
| 4899 | R219751160 | PORTLAND POWER CENTER LLC |  | 2731 S I 35 SERVICE RD            | MOORE  | OK | 73160-2715 | PORTLAND POWER CENTER | 4 | 8  | PORTLAND POWER CENTER BLK 004 LOT 008                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | UNKNOWN                         |
| 4899 | R219751170 | PORTLAND POWER CENTER LLC |  | 2731 S I 35 SERVICE RD            | MOORE  | OK | 73160-2715 | PORTLAND POWER CENTER | 4 | 9  | PORTLAND POWER CENTER BLK 004 LOT 009                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | UNKNOWN                         |
| 4899 | R219751180 | JFH PORTLAND LLC          |  | 3811 TURTLE CREEK BLVD, Unit 1715 | DALLAS | TX | 75219      | PORTLAND POWER CENTER | 4 | 10 | PORTLAND POWER CENTER BLK 004 LOT 010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 17900 GROVE PKWY OKLAHOMA CITY  |
| 4899 | R219751200 | PORTLAND POWER CENTER LLC |  | 2731 S I 35 SERVICE RD            | MOORE  | OK | 73160-2715 | PORTLAND POWER CENTER | 5 | 2  | PORTLAND POWER CENTER BLK 005 LOT 002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 18300 GROVE PKWY OKLAHOMA CITY  |
| 4902 | R168574400 | SALY LP                   |  | 17927 N PORTLAND AVE              | EDMOND | OK | 73012-8960 | DEER CREEK TOWNSHIP   | 0 | 0  | DEER CREEK TOWNSHIP 000 000 PT SE4 SEC 26 14N 4W BEING E/2 OF SE4 EX A TR BEG 679.5FT W & 50FT N OF SE/C SE4 TH N669.74FT E629.5FT S582.65FT TH SWLY ON A CURVE 140FT W525.64FT TO BEG & EX BEG 764.5FT W & 50FT N OF SE/C SE4 TH W170FT N240FT E170FT S240FT TO BEG & EX .36ACRS PLTD INTO DEER CREEK CROSSING & EX BEG 704.51FT W OF SE/C SE4 TH W490.28FT N50FT NE80.78FT E125FT SE50.99FT E10.29FT S20FT E170FT N20FT E59.99FT S70FT TO BEG & EX BEG SE/C SE4 TH W534.51FT N50FT E395FT LEFT ON CURVE NE 140FT N580.68FT E50FT S719.74FT TO BEG & EX E300FT OF SE4 LESS S719.74FT & EX BEG 300FT W OF NE/C SE4 TH W600FTFT S285FT E600FT N285FT TO BEG | 3803 NW 178TH ST UNINCORPORATED |

OWNERSHIP REPORT  
ORDER 2913726-OK99

DATE PREPARED: JANUARY 27, 2025  
EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 AM

|      |            |                                                   |                                         |                            |                  |    |                |                            |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                       |
|------|------------|---------------------------------------------------|-----------------------------------------|----------------------------|------------------|----|----------------|----------------------------|---|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| 4902 | R199291000 | SALY LP                                           |                                         | 17927 N<br>PORTLAND<br>AVE | EDMOND           | OK | 73012-<br>8960 | UNPLTD PT<br>SEC 26 14N 4W | 0 | 0 | UNPLTD PT SEC 26 14N 4W 000 000 PT SE4 SEC 26 14N 4W BEG 679.5FT W & 50FT N OF SE/C SE4 TH N669.74FT E629.5FT S582.65FT TH SWLY ON A CURVE 140FT W525.64FT TO BEG CONT 9.6ACRS MORE OR LESS EX BEG 679.5FT W & 719.74FT N & 477FT E OF SE/C SE4 TH E152.5FT S199.74FT W152.5FT N199.74FT TO BEG CONT .70ACRS MORE OR LESS & EX BEG 679.5FT W & 50FT N OF SE/C SE4 TH N669.74FT E325FT S669.74FT W325FT TO BEG & EX BEG 284.79FT W & 50FT N OF SE/C SE4 TH E145.84FT LEFT ON CURVE NE105.04FT W38.26FT SW197.80FT CONT .14ACRS MORE OR LESS                       | 17903 N PORTLAND<br>AVE OKLAHOMA CITY |
| 4902 | R199291010 | MDJ CORPORATION                                   |                                         | 9004 N MAY<br>AVE          | OKLAHOMA<br>CITY | OK | 73120          | UNPLTD PT<br>SEC 26 14N 4W | 0 | 0 | UNPLTD PT SEC 26 14N 4W 000 000 PT SE4 SEC 26 14N 4W BEG 679.5FT W & 719.74FT N & 477FT E OF SE/C SE4 TH E152.5FT S199.74FT W152.5FT N199.74FT TO BEG CONT .70ACRS MORE OR LESS                                                                                                                                                                                                                                                                                                                                                                                  | 18031 N PORTLAND<br>AVE OKLAHOMA CITY |
| 4902 | R199291020 | SALY LP                                           |                                         | 17927 N<br>PORTLAND<br>AVE | EDMOND           | OK | 73012-<br>8960 | UNPLTD PT<br>SEC 26 14N 4W | 0 | 0 | UNPLTD PT SEC 26 14N 4W 000 000 PT SE4 SEC 26 14N 4W BEG 679.5FT W & 50FT N OF SE/C SE4 TH N669.74FT E325FT S669.74FT W325FT TO BEG EX .77ACRS PLTD INTO DEER CREEK CROSSING                                                                                                                                                                                                                                                                                                                                                                                     | 0 UNKNOWN<br>OKLAHOMA CITY            |
| 4902 | R199291040 | CENTOMA LIMITED<br>PARTNERSHIP                    |                                         | 17927 N<br>PORTLAND<br>AVE | EDMOND           | OK | 73012          | UNPLTD PT<br>SEC 26 14N 4W | 0 | 0 | UNPLTD PT SEC 26 14N 4W 000 000 PT SE4 SEC 26 14N 4W E300FT OF SE4 EX S719.74FT CONT 13.24ACRS MORE OR LESS & EX BEG NE/C OF SE4 TH S285FT W300FT N285FT E300FT TO BEG                                                                                                                                                                                                                                                                                                                                                                                           | 0 UNKNOWN<br>OKLAHOMA CITY            |
| 4937 | R133353005 | STATE OF<br>OKLAHOMA DEPT<br>OF<br>TRANSPORTATION | LEGAL<br>DIVISION<br>BUSINESS<br>OFFICE | 200 NE 21ST<br>ST          | OKLAHOMA<br>CITY | OK | 73105-<br>3204 | UNPLTD PT<br>SEC 35 14N 4W | 0 | 0 | UNPLTD PT SEC 35 14N 4W 000 000 PT NE4 SEC 35 14N 1W BEG NE/C NE4 TH S73.65FT W33FT NW57.4FT W300.36FT SW30.85FT W39.37FT NW36.6FT N33FT E472.44FT TO BEG PLUS BEG SE/C NE4 TH W253.74FT N212.34FT RIGHT ON CURVE NELY 515.97FT NE95.44FT NE200FT NW104.40FT NE62.82FT LEFT ON CURVE NELY 36.45FT NELY345.82FT N217.16FT E17FT N30FT W17FT N519.65FT NELY 101.63FT N85FT NW64.91FT W170FT NW347.92FT W300FT SW125.90FT W75FTNW110.49FT N33FT E722.35FT S33FT SE36.60FT E39.37FT NE30.85FT E300.36FT SE57.40FT E33FT S2583.53FT TO BEG CONT 9.20ACRS MORE OR LESS | 0 UNKNOWN<br>OKLAHOMA CITY            |

OWNERSHIP REPORT  
ORDER 2913726-OK99

DATE PREPARED: JANUARY 27, 2025  
EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 AM

|      |            |                                          |                                         |                                |                  |    |                |                                       |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                        |
|------|------------|------------------------------------------|-----------------------------------------|--------------------------------|------------------|----|----------------|---------------------------------------|---|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 4937 | R219471000 | BANCFIRST                                |                                         | 1264 S<br>BRYANT AVE           | EDMOND           | OK | 73034-<br>5902 | KNOX FARM<br>COMMERCIAL<br>ADDN SEC 1 | 1 | 1 | KNOX FARM COMMERCIAL ADDN SEC 1 BLK 001 LOT<br>001                                                                                                                                                                                                                                                                                                                                                                                                      | 17825 PORTLAND<br>AVE OKLAHOMA CITY    |
| 4937 | R219471010 | IH HOLDINGS LLC                          |                                         | 1320 N<br>PORTER AVE           | NORMAN           | OK | 73071          | KNOX FARM<br>COMMERCIAL<br>ADDN SEC 1 | 1 | 2 | KNOX FARM COMMERCIAL ADDN SEC 1 BLK 001 LOT<br>002                                                                                                                                                                                                                                                                                                                                                                                                      | 17801 PORTLAND<br>AVE OKLAHOMA CITY    |
| 4937 | R219471050 | LANDMARK IH<br>HOLDINGS LLC              |                                         | 2900<br>WASHINGTON<br>DR       | NORMAN           | OK | 73069-<br>1014 | KNOX FARM<br>COMMERCIAL<br>ADDN SEC 1 | 1 | 6 | KNOX FARM COMMERCIAL ADDN SEC 1 BLK 001 LOT<br>006                                                                                                                                                                                                                                                                                                                                                                                                      | UNKNOWN                                |
| 4937 | R219471060 | KNOX FARM LAND<br>FUND LLC               |                                         | 1320 N<br>PORTER AVE           | NORMAN           | OK | 73071          | KNOX FARM<br>COMMERCIAL<br>ADDN SEC 1 | 0 | 0 | KNOX FARM COMMERCIAL ADDN SEC 1 COMMON<br>AREA A                                                                                                                                                                                                                                                                                                                                                                                                        | UNKNOWN                                |
| 4944 | R143432010 | STATE OF OK DEPT<br>OF<br>TRANSPORTATION | LEGAL<br>DIVISION<br>BUSINESS<br>OFFICE | 200 NE 21ST<br>ST              | OKLAHOMA<br>CITY | OK | 73105-<br>3204 | UNPLTD PT<br>SEC 36 14N 4W            | 0 | 0 | UNPLTD PT SEC 36 14N 4W 000 000 PT OF NW4 SEC<br>36 14N 4W BEG 90.06FT S OF NW/C OF NW4 TH<br>S668.87FT E333FT N759FT E242.87FT S50FT<br>SW56.56FT W50FT TO BEG & EX A TR BEG 333FT E &<br>105FT S OF NW/C NW4 TH S654FT W85.52FT<br>NE137.45FT N490FT NE43.08FT E17.54FT TO BEG<br>CONT .78ACRS MORE OR LESS EX BEG 333FT E &<br>105FT S OF NW/C NW4 TH S654FT W85.52FT<br>NE137.45FT N490.99FT NE43.08FT E17.54FT TO BEG<br>CONT .77ACRS MORE OR LESS | 17700 N PORTLAND<br>AVE OKLAHOMA CITY  |
| 4944 | R143432055 | STATE OF OK DEPT<br>OF<br>TRANSPORTATION | LEGAL<br>DIVISION<br>BUSINESS<br>OFFICE | 200 NE 21ST<br>ST              | OKLAHOMA<br>CITY | OK | 73105-<br>3204 | UNPLTD PT<br>SEC 36 14N 4W            | 0 | 0 | UNPLTD PT SEC 36 14N 4W 000 000 PT NW4 SEC 36<br>14N 4W BEG 333FT E OF NW/C NW4 TH E972.21FT<br>S50FT SW207.42FT W772.06FT N105FT TO BEG CONT<br>2.22ACRS MORE OR LESS                                                                                                                                                                                                                                                                                  | 0 UNKNOWN<br>OKLAHOMA CITY             |
| 4944 | R208061660 | OHMANN AUBREY                            |                                         | 19109<br>PINEHURST<br>TRAIL DR | EDMOND           | OK | 73012          | NORTH ROSE<br>LAKE VILLAS             | 6 | 1 | NORTH ROSE LAKE VILLAS 006 001                                                                                                                                                                                                                                                                                                                                                                                                                          | 17725 SPACIOUS SKY<br>CT OKLAHOMA CITY |
| 4944 | R215821000 | 7 ELEVEN LLC                             |                                         | 2021 S<br>MACARTHUR<br>BLVD    | OKLAHOMA<br>CITY | OK | 73128          | ROSE LAKE<br>COMMERCIAL               | 1 | 1 | ROSE LAKE COMMERCIAL BLK 001 LOT 001                                                                                                                                                                                                                                                                                                                                                                                                                    | 0 UNKNOWN<br>OKLAHOMA CITY             |
| 4944 | R215821010 | RETAIL BUILDINGS<br>INC                  | C/O JACOBI<br>&<br>ASSOCIATES           | PO BOX<br>702377               | TULSA            | OK | 74170          | ROSE LAKE<br>COMMERCIAL               | 1 | 2 | ROSE LAKE COMMERCIAL BLK 001 LOT 002                                                                                                                                                                                                                                                                                                                                                                                                                    | 0 UNKNOWN<br>OKLAHOMA CITY             |
| 4944 | R215821020 | QUICK MINCEY<br>DEVELOPMENT<br>CORP II   | C/O J GARY<br>NOLAN<br>QUICK II         | 6611 W<br>HEFNER RD<br>STE A   | OKLAHOMA<br>CITY | OK | 73162-<br>4705 | ROSE LAKE<br>COMMERCIAL               | 1 | 3 | ROSE LAKE COMMERCIAL BLK 001 LOT 003                                                                                                                                                                                                                                                                                                                                                                                                                    | 0 UNKNOWN<br>OKLAHOMA CITY             |



***First American Title Insurance Company***

*133 NW 8th Street  
Oklahoma City, OK 73102  
Phone: (405)236-2861 / Fax: (866)535-3211*

**PR:** SOCENT

**Ofc:** 2499 (607)

**Final Invoice**

**To:** Box Law Group PLLC  
525 NW 11th Street, Suite 205  
Oklahoma City, OK 73103

**Invoice No.:** 607 - 2499186797

**Date:** 01/27/2025

**Our File No.:** 2913726-OK99

**Title Officer:**

**Escrow Officer:**

**Customer ID:** 6011068

**Liability Amounts**

**Attention:**

**Your Ref.:** OnCue/NW 178th & Portland

**RE: Property:**  
, Oklahoma City, OK

**Buyers:**

**Sellers:**

| Description of Charge | Invoice Amount |
|-----------------------|----------------|
| Ownership Report      | \$350.00       |

**INVOICE TOTAL** **\$350.00**

**Comments:** 1-3\*/3 Portland Power Center

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:*

*Attention: Accounts Receivable Department*

*To pay electronically go to, <https://firstam.us/paytitleinvoice>, or mail check to PO Box 776119  
Chicago, IL 60677-6119*

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**NW 178<sup>th</sup> St. & Portland Ave.**

**January 30, 2025**

**PREPARED BY:**

BOX LAW GROUP, PLLC

David Box

Kaitlyn Turner

525 NW 11<sup>th</sup> St., Ste. 205

Oklahoma City, OK 73103

405-652-0099 Phone

[david@boxlawgroup.com](mailto:david@boxlawgroup.com)

[kaitlyn@boxlawgroup.com](mailto:kaitlyn@boxlawgroup.com)



## **SPUD- MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

### **I. Special Development Regulations:**

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

1. This site will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

|         |                                                                                             |
|---------|---------------------------------------------------------------------------------------------|
| 8300.1  | Administrative & Professional Offices                                                       |
| 8300.5  | Alcoholic Beverage Retail Sales                                                             |
| 8300.14 | Automotive and Equipment: Cleaning and Repairs, Light Equipment                             |
| 8300.23 | Building Maintenance Services                                                               |
| 8300.24 | Business Support Services                                                                   |
| 8250.3  | Community Recreation: Property Owners Association                                           |
| 8300.32 | Convenience Sales and Personal Services                                                     |
| 8300.54 | Outdoor Sales and Display and Outdoor Storage [shall only be permitted as an accessory use] |
| 8300.35 | Eating Establishments: Fast Food [shall include seasonal snow cone stands and food trucks]  |
| 8300.36 | Eating Establishments: Fast Food, With Drive-Thru Order Window                              |
| 8300.38 | Eating Establishments: Sitdown, Alcohol Permitted                                           |
| 8300.41 | Food & Beverage Retail Sales                                                                |

|         |                                    |
|---------|------------------------------------|
| 8300.45 | Gasoline Sales: Large              |
| 8300.58 | Personal Services: General         |
| 8300.59 | Personal Services: Restricted      |
| 8300.63 | Retail Sales and Services: General |

**2. Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

Building setback lines shall be in accordance with the base zoning district.

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**7. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**8. Signs:**

**8.1 Freestanding On-Premise Signs**

Freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

**8.3 Off-Premise Signs**

Non-accessory signs will be in accordance with the base zoning district regulations.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

**9. Access:**

Access may be taken from one (1) drive off of NW 178<sup>th</sup> St. and one (1) drive off of Portland Ave.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed along NW 178<sup>th</sup> St. with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. The use of steel canopies/covers to provide coverage of parking and service areas shall be permitted in this SPUD.

**2. Open Space:**

N/A.

**3. Street Improvements:**

N/A.

**4. Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Maintenance:**

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

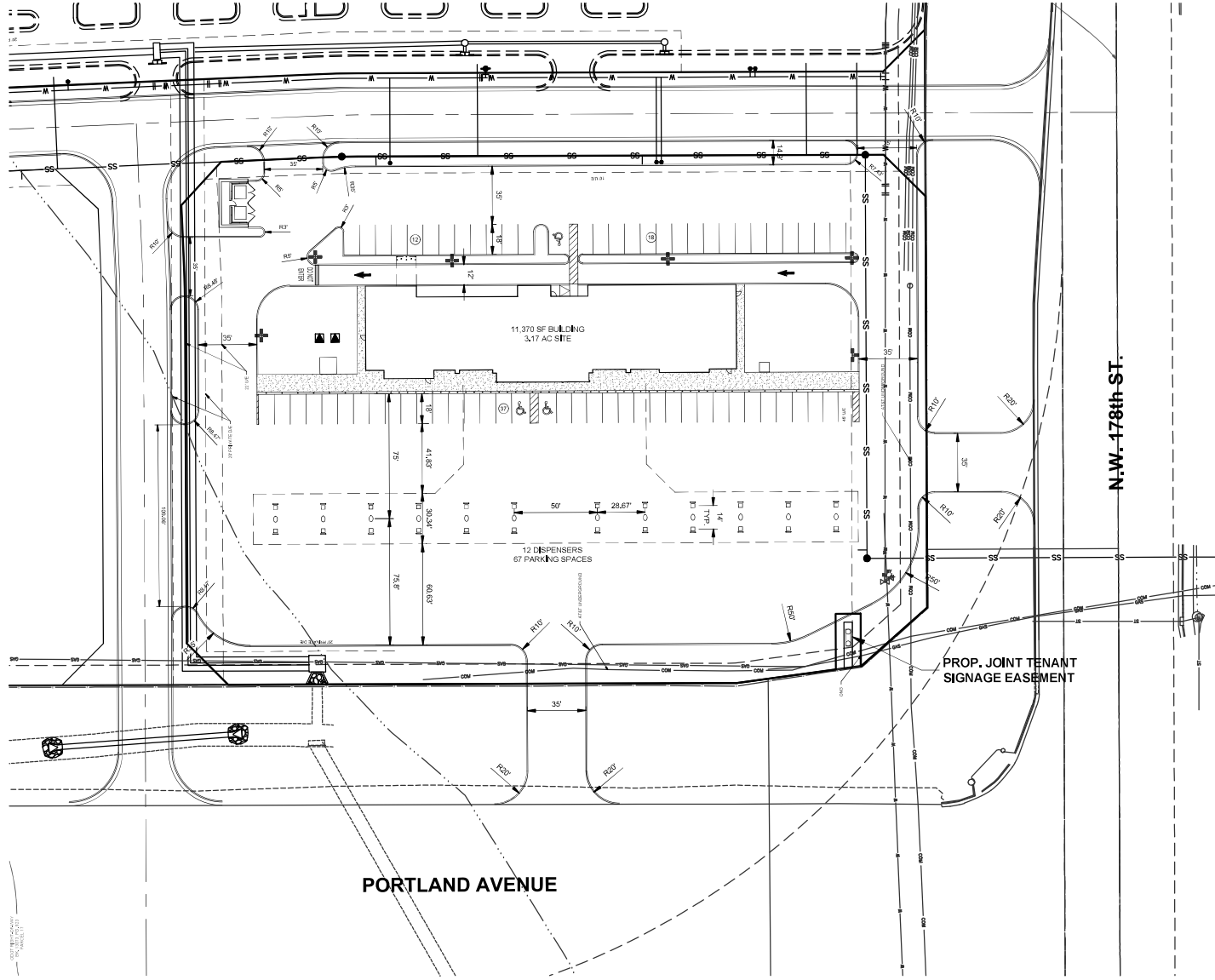
**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



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| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |
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|           |             |
|           |             |
|           |             |
|           |             |

THESE PLANS ARE  
PRELIMINARY IN NATURE  
AND ARE NOT A FINAL,  
SIGNED AND SEALED SET  
OF DOCUMENTS.

Johnson & Associates  
1100  
Oklahoma City, OK 73104  
www.jaok.com  
Certified Professional Engineer - Electrical (No. 42422)

• ENGINEER • SURVEYOR • PLANNER •

ONCUE

NW 178th STREET & PORTLAND AVENUE  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

PRELIMINARY SITE PLAN

Proj. No.  
Date: 2/22/24  
Scale: 1"=30'

Checked By: \_\_\_\_\_  
Approved By: \_\_\_\_\_

SHEET NUMBER  
**1**