



The City of Oklahoma City
Planning 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

Staff Use Only:	
Case No.: SPUD	1621
File Date:	3-26-24
Ward No.:	W2
Nbhd. Assoc.:	Friends of 10th St / Windsor Area
School District:	Putnam City
Extg Zoning:	R-4
Overlay:	

Project Name _____

1821 N MacArthur
 Address / Location of Property (Provide County name & parcel no. if unknown) _____

2.5 Acres
 ReZoning Area (Acres or Square Feet) _____

Storage Units _____
 Summary Purpose Statement / Proposed Development _____

REQUIREMENTS FOR SUBMITTAL:

- 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 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.
- 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- 8.) 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.
- 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Marcelo Olvera Owner SM Corp LLC
 Name
 2129 W Hefner Rd
 Mailing Address
 Oklahoma City, Oklahoma 73120
 City, State, Zip Code
 405-620-4968
 Phone
 terry.redriverhomes@gmail.com
 Email


 Signature of Applicant
 Marcelo Olvera
 Applicant's Name (please print)
 2129 W Hefner Rd
 Applicant's Mailing Address
 Oklahoma City, Oklahoma 73120
 City, State, Zip Code
 405-620-4968
 Phone
 terry.redriverhomes@gmail.com
 Email

Tax I.D. No.: 147991210

Mail Tax Statement To:
Granleo

After Recording Return To:
American Eagle Title Group, LLC
6805 N. Jefferson Sta. A
Oklahoma City, OK 73116

Rec. & Ret. to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103

20151012011368930
DEED 10/12/2015
08:46:52 AM Book:12950
Page:1540 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$712.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That Jason Ruegge, Trustee of the Baker Family Trust, dated September 21, 2009, party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto
SM Corp LLC

Whose address is: 11575 S. Western, Edmond, OK 73013

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

Tract 1
The south 4.5 acres of the north half of the north half of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, less and except the following:
Beginning at the southwest corner of the north half of the north half of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian; Thence North 00°02'14" East a distance of 147.92 feet to the southwest corner of Holtman-Stiner Gardens Addition; Thence South 89°16'46" East on the south line of said addition for a distance of 656.86 feet; Thence on a bearing of South for a distance of 148.85 feet to a point on the south line of the north half of the north half of the southeast quarter of the northeast quarter; Thence North 89°11'54" West on the south line of said north half of the north half of the southeast quarter of the northeast quarter for a distance of 656.97 feet to the point of beginning.
Tract 2
A part of the south half of the northeast quarter of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:
Beginning at a point 75 feet South of the northeast corner of the south half of the northeast quarter of the southeast quarter of the northeast quarter; Thence South 85 feet; Thence West 327 feet; Thence North 85 feet; Thence East 327 feet to the point of beginning.
And
part of the south half of the northeast quarter of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:
Beginning at a point in the northeast corner of the south half of the northeast quarter of the southeast quarter of the northeast quarter; Thence South 75 feet; Thence West 330 feet; Thence North 75 feet; Thence East to the point of beginning.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Jason Ruegge, Trustee of the Baker Family Trust, dated September 21, 2009

BY: [Signature]
Jason Ruegge, Trustee

ACKNOWLEDGMENT

Slate of Oklahoma County of Oklahoma ss:
The foregoing instrument was acknowledged before me on this 11th day of September, 2015 by Jason Ruegge, Trustee of the Baker Family Trust, dated September 21, 2009.

My Commission Expires: 8-18-17

Carol A. Cain
Notary Public,



EC No.: 1504-0110-61

11/3



ACKNOWLEDGMENT

State of Oklahoma County of _____ ss:
The foregoing instrument was acknowledged before me on this 18th day of September, 2015 by as of ECM LLC.

My Commission Expires: 8-18-17
May 3, 2019

Carola Cain
Notary Public,
~~Christ S. Cina~~

EC No.: 1505-0116-61



Tax I.D. No.: 147990935 & 147991155

Mail Tax Statement To:

PO Box 21449

OK, OK 73156

After Recording Return To:

American Eagle Title Group, LLC
6805 N. Classen Ste. A
Oklahoma City, OK 73116

Rec. & Ret. to:

**American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103**

20151006011341410
DEED 10/06/2015
10:02:46 AM Book:12946
Page:545 PageCount:2
Filing Fee:\$15.00
Doc. Tax:\$277.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED

(LLC - Individual)

KNOW ALL MEN BY THESE PRESENTS:

That ECM LLC,

party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

~~SM Corp LLC~~ SM Corp LLC

Whose address is: **Multiple Addresses**

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

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows to-wit: BEGINNING at a point 235 feet South of the Northeast Corner of the above described tract; THENCE South 75 feet; THENCE West 330 feet; THENCE North 75 feet; THENCE East 330 feet to the Point or Place of Beginning.

AND

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), more particularly described as follows: BEGINNING at a point 160 feet South of the Northeast Corner of the above described tract; THENCE 75 feet South; THENCE West 330 feet; THENCE North 75 feet; THENCE East to the Point or Place of Beginning of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

AND

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING at the Southwest Corner of the above described tract: THENCE North 329.33 feet; THENCE West 330 feet; THENCE South 329.33 feet; THENCE East 330 feet to the Point or Place of Beginning.

AND

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING at the Southeast Corner of the above described tract; THENCE West 330 feet; THENCE North 19.33 feet; THENCE East 330 feet; THENCE South 19.33 feet to the Point or Place of Beginning.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

ECM LLC

BY:



1505-0116-61

2/15

Unpltd pt Sec 28 T12N R4W 000 000 Pt NE4 Sec 28 T12N R4W Beg at SW/C of E/2 S/2 NE4 SE4
NE4 Th N329.33' W330' S329.33' E330' to beg plus Beg at SE/C of S/2 NE4 SE4 NE4 Th
W330'N19.33'E330' S19.33' to beg subj to esmts of record

LETTER OF AUTHORIZATION

I, Marcelo Olveras or
SM Corp LLC authorize,
Terry Moore

To make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

1821 N MacArthur, Oklahoma City, Oklahoma

By:  _____

Title: Owner _____

Date: 3-26-24 _____

Ownership List Certificate

)

State of Oklahoma
County of Cleveland) SS

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Oklahoma County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor of each of the following parcels of land:

A 300 ft radius of property owners surrounding the following described property, to wit:

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows to-wit: BEGINNING at a point 235 feet South of the Northeast Corner of the above described tract; THENCE South 75 feet; THENCE West 330 feet; THENCE North 75 feet; THENCE East 330 feet to the Point or Place of Beginning.

AND

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), more particularly described as follows: BEGINNING at a point 160 feet South of the Northeast Corner of the above described tract; THENCE 75 feet South; THENCE West 330 feet; THENCE North 75 feet; THENCE East to the Point or Place of Beginning of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

AND

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING at the Southwest Corner of the above described tract: THENCE North 329.33 feet; THENCE West 330 feet; THENCE South 329.33 feet; THENCE East 330 feet to the Point or Place of Beginning.

AND

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The South 4.5 acres of the north half of the north half of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, less and except the following:

Beginning at the southwest corner of the north half of the north half of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian; Thence North 00 °02'14ff East a distance of 147.92 feet to the southwest corner of Holtman-Stiner Gardens Addition; Thence South 89 °16'46" East on the south line of said addition for a distance of 656.86 feet; Thence on a bearing of South for a distance of 148.85 feet to a point on the south line of the north half of the north half of the southeast quarter of the northeast quarter; Thence North 89 ° 11'54" West on the south line of said north half of the north half of the southeast quarter of the northeast quarter for a distance of 656.9 7 feet to the point of beginning.

AND

A part of the south half of the northeast quarter of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 75 feet South of the northeast corner of the south half of the northeast quarter of the southeast quarter of the northeast quarter; Thence South 85 feet; Thence West 327 feet; Thence North 85 feet; Thence East 327 feet to the point of beginning.

And

part of the south half of the northeast quarter of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point in the northeast corner of the south half of the northeast quarter of the southeast quarter of the northeast quarter;

Thence South 75 feet; Thence West 330 feet; Thence North 75 feet; Thence East to the point of beginning.

In witness whereof, Chicago Title Oklahoma Co., has caused by these Presents to be executed by its Vice-President and its Corporate Seal affixed.

EXECUTED at Oklahoma City, Oklahoma, February 1, 2024 at 7:30 A.M.

Chicago Title Oklahoma Co.

By:



Vice President, Charles Francis



Date Prepared: April 25, 2023

Updated: December 5, 2023; February 5, 2024

Order Number 710512300936

CM

Ownership List

Order # 710512300936

Thru: February 1, 2024

Page No. 1

<i>Owner</i>	<i>Legal Description</i>
SM Corp LLC PO Box 21688 Oklahoma City, OK 73156	R147991155 UNPLTD PT SEC 28 12N 4W 000 000 PT OF SEC 28 12N 4W BEG 235FT S OF NE/C OF S 1/2 OF NE4 OF SE4 OF NE4 TH S75FT W330FT N75FT E330FT TO BEG OR TR 4 OF S 1/2 OF NE4 OF SE4 OF NE4 EX E50FT FOR ST
SM Corp LLC PO Box 21688 Oklahoma City, OK 73156	R147990935 UNPLTD PT SEC 28 12N 4W 000 000 PT OF SEC 28 12N 4W BEG 160FT S OF NE/C OF S 1/2 OF NE4 OF SE4 OF NE4 TH S75FT W330FT N75FT E TO BEG OR TR 3 OF S 1/2 OF NE4 OF SE4 OF NE4 EX E50FT FOR ST
SM Corp LLC 11575 S Western Ave. Edmond, OK 73025	R147991100 UNPLTD PT SEC 28 12N 4W 000 000 PT OF SEC 28 12N 4W BEG 75FT S OF NE/C OF S 1/2 OF NE4 OF SE4 OF NE4 TH S 85FT W327FT N85FT E327FT TO BEG OR TR 2 OF S 1/2 OF NE4 OF SE4 OF NE4 EX E50FT FOR ST
SM Corp LLC 11575 S Western Ave. Edmond, OK 73025	R147991045 UNPLTD PT SEC 28 12N 4W 000 000 PT OF NE4 SEC 28 12N 4W BEG AT NE/C OF S 1/2 OF NE4 OF SE4 OF NE4 TH S75FT W330FT N75FT E TO BEG OR TR 1 OF S 1/2 OF NE4 OF SE4 OF NE4 EX E50FT FOR ST
SM Corp LLC PO Box 21688 Oklahoma City, OK 73156	R147990990 UNPLTD PT SEC 28 12N 4W 000 000 PT NE4 SEC 28 12N 4W BEG AT SW/C OF E/2 S/2 NE4 SE4 NE4 TH N329.33FT W330FT S329.33FT E330FT TO BEG PLUS BEG AT SE/C OF S/2 NE4 SE4 NE4 TH W330FT N19.33FT E330FT S19.33FT TO BEG SUBJ TO ESMTS OF RECORD
SM Corp LLC	R147991210

11575 S Western Ave. Edmond, OK 73025	UNPLTD PT SEC 28 12N 4W 000 000 PT OF SEC 28 12N 4W S4.5ACRS OF N 1/2 OF N 1/2 OF SE4 OF NE4 LESS W20FT OF E 3/4 EX W656.9FT TO CITY
Tien Duy Bach and Hoang Back, Trustees Bach Family Trust 4909 NW 19 th St. Oklahoma City, OK 73127	R147991320 UNPLTD PT SEC 28 12N 4W 000 000 PT OF SEC 28 12N 4W BEG 625FT N OF SE/C OF NE4 TH W200FT N35FT E200FT S35FT TO BEG EX THE E50FT

Ownership List

Order # 710512300936

Thru: February 1, 2024

Page No. 2

<i>Owner</i>	<i>Legal Description</i>
Tien Duy Bach and Hoang Back, Trustees Bach Family Trust 4909 NW 19 th St. Oklahoma City, OK 73127	R147991265 UNPLTD PT SEC 28 12N 4W 000 000 PT OF SEC 28 12N 4W BEG 355FT N OF SE/C OF E 1/2 OF SE4 OF SE4 OF NE4 TH W330FT N305FT E130FT S35FT E200FT S270FT TO BEG EX E50FT
Birrias Properties LLC 8209 NW 32 nd St. Bethany, OK 73008	R145988300 HOLTMAN STINER GARDENS 000 000 E165FT BLKS 21 & 22
Paul Blount 6012 NW 19 th St. Oklahoma City, OK 73127	R145986500 HOLTMAN STINER GARDENS 000 000 E 1/2 LOT 17
Mark S & Patricia A Botkin 5800 NW 18 th St. Oklahoma City, OK 73127	R147853590 UNPLTD PT SEC 27 12N 4W 000 000 PT OF NW4 SEC 27 12N 4W BEG 183FT E OF SW/C OF N 1/2 OF S 1/2 OF NW4 OF SW4 OF NW4 TH E477FT N165FT W TO W LINE S30FT E150FT S135FT TO BEG
Brandon Chouinard 5926 NW 19 th St. Oklahoma City, OK 73127	R145989000 HOLTMAN STINER GARDENS 000 000 E50FT OF W100FT BLKS 21 & 22
City of Oklahoma City 200 N Walker Ave, 2 nd Floor Oklahoma City, OK 73102	R147991540 UNPLTD PT SEC 28 12N 4W 000 000 PT NE4 SEC 28 12N 4W S 1/2 OF

	NW4 OF SE4 OF NE4 EXEMPT
City of Oklahoma City 200 N Walker Ave, 2 nd Floor Oklahoma City, OK 73102	R147991212 UNPLTD PT SEC 28 12N 4W 000 000 PT NE4 SEC 28 12N 4W BEG SW/C OF HOLTMAN STINER GARDEN ADD E656.9FT S147.9FT W656.9FT N TO BEG CONT 2.2ACRS MORE OR LESS EXEMPT
Liliana Rangel De Lara 1701 N Lela St. Oklahoma City, OK 73127	R147991670 UNPLTD PT SEC 28 12N 4W 000 000 PT NE4 SEC 28 12N 4W BEG 658.04FT W & 329.78FT N OF SE/C NE4 TH N109.51FT W328.31FT S109.50FT E328.46FT TO BEG SUBJ TO ESMTS OF RECORD
Miguel A Garcia Ruiz 4017 SW 29 th St. Oklahoma City, OK 73119	R147991660 UNPLTD PT SEC 28 12N 4W 000 000 PT NE4 SEC 28 12N 4W BEG 658.05FT W & 560.95FT N OF SE/C NE4 TH N98.60FT W328FT S98.61FT E328.14FT TO BEG SUBJ TO ESMTS OF RECORD
German Guzman 7413 NW 6 th St. Oklahoma City, OK 73127	R145985500 HOLTMAN STINER GARDENS 015 000
Stephen Heath 268 Bush Ste. 3006 San Francisco, CA 94104	R145987200 HOLTMAN STINER GARDENS 018 000 W75FT

Ownership List

Order # 710512300936

Thru: February 1, 2024

Page No. 3

<i>Owner</i>	<i>Legal Description</i>
Johnny Lee Hefner 1820 N MacArthur Blvd. Oklahoma City, OK 73127	R147853930 UNPLTD PT SEC 27 12N 4W 000 000 PT SEC 27 12N 4W S 1/2 OF S 1/2 NW4 SW4 NW4 SUBJ TO EASEMENTS OF RECORD
Sheryln Sue Johnson 5800 NW 26 th St. Oklahoma City, OK 73127	R145988500 HOLTMAN STINER GARDENS 000 000 W50FT BLKS 21 & 22
Squadra LLC 9517 Eagle Hill Drive	R145987000 HOLTMAN STINER GARDENS 000

<i>Oklahoma City, OK 73162</i>	000 E25FT OF BLK 18 & ALL OF BLK 19 & W50FT OF BLK 20
<i>M C Ventures Inc 1630 N MacArthur Blvd. Oklahoma City, OK 73127</i>	<i>R147853860</i> UNPLTD PT SEC 27 12N 4W 000 000 PT NW4 SEC 27 12N 4W BEG NW/C OF SW4 OF NW4 S125FT E183FT N125FT W183FT TO BEG
<i>Jose Peralta 6100 NW 19th St. Oklahoma City, OK 73127</i>	<i>R145986000</i> HOLTMAN STINER GARDENS 016 000
<i>Rockin B4 Investments LLC 717 Hollowdale Edmond, OK 73003</i>	<i>R147853580</i> UNPLTD PT SEC 27 12N 4W 000 000 PT NW4 SEC 27 12N 4W BEG 33FT E & 50FT N OF SW/C OF N 1/2 S1/2 NW4 SW4 NW4 TH N84.67FT E150FT S84.67FT TH W150FT TO BEG SUBJ TO EASEMENTS OF RECORD
<i>Tyrell Rudolph 6108 NW 19th St. Oklahoma City, OK 73127</i>	<i>R145985000</i> HOLTMAN STINER GARDENS 014 000
<i>Sakz Property LLC 21941 Villagio Drive Edmond, OK 73012</i>	<i>R147854065</i> UNPLTD PT SEC 27 12N 4W 000 000 PT NW4 SEC 27 12N 4W N/2 OF SW4 SW4 NW4 CONT 5ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD
<i>Vickie Stephens 1703 N Lela St. Oklahoma City, OK 73127</i>	<i>R147991650</i> UNPLTD PT SEC 28 12N 4W 000 000 PT NE4 SEC 28 12N 4W BEG 658.05FT W & 439.29FT N OF SE/C NE4 TH N121.66FT W328.14FT S121.89FT E328.31FT TO BEG SUBJ TO ESMTS OF RECORD
<i>Miguel Enoc Vasquez 6016 NW 19th St. Oklahoma City, OK 73127</i>	<i>R145986600</i> HOLTMAN STINER GARDENS 000 000 W 1/2 LOT 17
<i>Raul Lopez Velasco & Juan Jose Lopez 6017 NW 16th St. Oklahoma City, OK 73127</i>	<i>R147991485</i> UNPLTD PT SEC 28 12N 4W 000 000 PT OF SEC 28 12N 4W W 1/2 OF SE4 OF SE4 OF NE4
<i>Great Plains Funding LLC 3503 Indian Hills Road Topeka, KS 66614</i>	<i>R147853875</i> UNPLTD PT NW4 SEC 27 12N 4W BEG 183FT E OF NW/C SW4 NW4 TH S125FT W183FT S205FT E330FT N330FT W147FT TO BEG SUBJ TO ESMTS OF RECORD

Ownership List

Order # 710512300936

Thru: February 1, 2024

Page No. 4

<i>Owner</i>	<i>Legal Description</i>
West Charles Sherman Jr. 5616 Pulchella Lane Oklahoma City, OK 73142	<i>R147853567</i> UNPLTD PT SEC 27 12N 4W 000 000 PT NW4 SEC 27 12N 4W S50FT OF W183FT OF N490FT OF SW4 OF NW4
Timothy J Yoder & Kimberlie D Yoder 329 E Plantation Terrace Mustang, OK 73064	<i>R145988200</i> HOLTMAN STINER GARDENS 020 000 E50FT

Ownership List

A 300 foot radius of property owners surrounding the following described property to-wit:

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows to-wit: BEGINNING at a point 235 feet South of the Northeast Corner of the above described tract; THENCE South 75 feet; THENCE West 330 feet; THENCE North 75 feet; THENCE East 330 feet to the Point or Place of Beginning.

AND

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), more particularly described as follows: BEGINNING at a point 160 feet South of the Northeast Corner of the above described tract; THENCE 75 feet South; THENCE West 330 feet; THENCE North 75 feet; THENCE East to the Point or Place of Beginning of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

AND

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING at the Southwest Corner of the above described tract: THENCE North 329.33 feet; THENCE West 330 feet; THENCE South 329.33 feet; THENCE East 330 feet to the Point or Place of Beginning.

AND

A part of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows; BEGINNING at the Southeast Corner of the

above described tract; THENCE West 330 feet; THENCE North 19.33 feet; THENCE East 330 feet; THENCE South 19.33 feet to the Point or Place of Beginning.

The South 4.5 acres of the north half of the north half of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, less and except the following:
Beginning at the southwest corner of the north half of the north half of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian; Thence North $00^{\circ}02'14''$ East a distance of 147.92 feet to the southwest corner of Holtman-Stiner Gardens Addition; Thence South $89^{\circ}16'46''$ East on the south line of said addition for a distance of 656.86 feet; Thence on a bearing of South for a distance of 148.85 feet to a point on the south line of the north half of the north half of the southeast quarter of the northeast quarter; Thence North $89^{\circ}11'54''$ West on the south line of said north half of the north half of the southeast quarter of the northeast quarter for a distance of 656.97 feet to the point of beginning.

AND

A part of the south half of the northeast quarter of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:
Beginning at a point 75 feet South of the northeast corner of the south half of the northeast quarter of the southeast quarter of the northeast quarter; Thence South 85 feet; Thence West 327 feet; Thence North 85 feet; Thence East 327 feet to the point of beginning.

And

part of the south half of the northeast quarter of the southeast quarter of the northeast quarter of Section 28, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:
Beginning at a point in the northeast corner of the south half of the northeast quarter of the southeast quarter of the northeast quarter.
Thence South 75 feet; Thence West 330 feet; Thence North 75 feet; Thence East to the point of beginning.

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-10891
MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

Red River Homes
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Oklahoma City, Oklahoma 73120
405-620-4968
Terry@redriverokc.com

SPUD-10891 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 **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:

Storage Unit Building

1.1 Minimum Lot Size: 330x329.4

1.2 Minimum Lot Width:330x329.4

2. **Maximum Building Height:10 ft**

3. **Maximum Building Size:45x200**

4. Maximum Number of Buildings:10

5. Building Setback Lines

Front Yard: 5ft

Rear Yard: 5ft

Side Yard: 5ft

Corner Side Yard:

6. Sight-proof Screening: Wood fencing

7. Landscaping: Trees and plants

8. Signs: Building attached signs

8.1 Free standing accessory signs

8.2 Attached signs

8.3 Non-Accessory Signs

8.4 Electronic Message Display signs

9. Access: Keypad Gate

10. Sidewalks None

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

- 3. Street Improvements: None**
- 4. Site Lighting: Building Attached**
- 5. Dumpsters: 1**
- 6. Parking: Office area 4 regular – 2 handicap**
- 7. Maintenance:**
- 8. Drainage: Slope to storm inlets**
- 9. Other:**

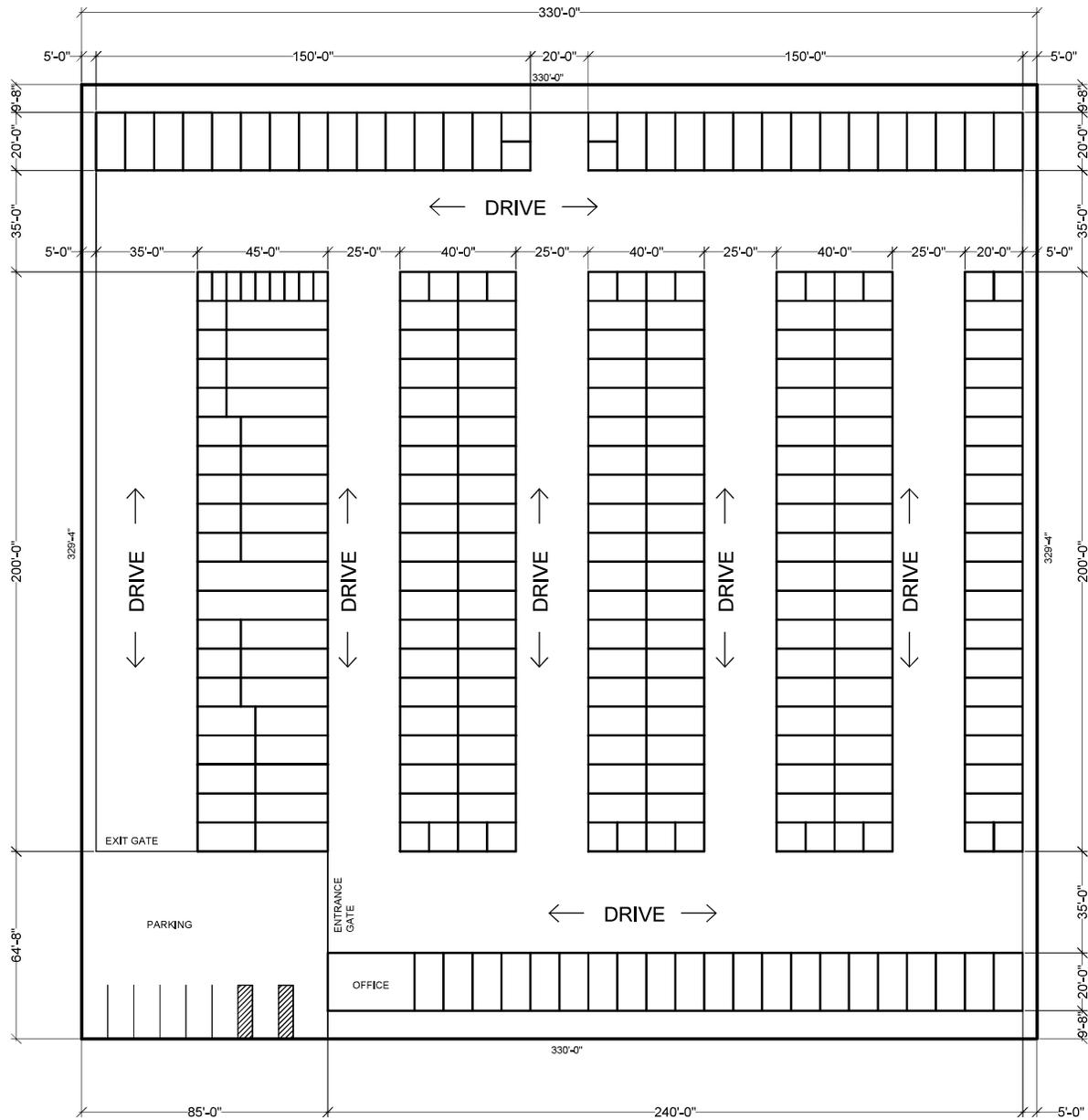
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan



N LELA AVE



Layout 3

NUMBER OF UNITS	
SIZE	NUMBER OF UNITS
5X10	9
10X10	36
10X15	8
10X20	180
10X25	5
10X30	8
10X35	4
10X45	2
TOTAL UNITS	292