



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 REZONING

Redistricting

Rezone Lot 8 of Sunnylane Estates

Project Name

4400 SE 139th St, OKC OK 73165

Address / Location of Property to be Rezoned

Rezone from AA to R-A2 and Lot Split

Purpose Statement / Proposed Development

R-A2

Proposed Zoning District

| | |
|------------------|---------|
| Staff Use Only: | 10957 |
| Case No.: PC | |
| File Date: | 12-4-24 |
| Ward No.: | W4 |
| Nbhd. Assoc.: | ----- |
| School District: | Moore |
| Extg Zoning: | AA |
| Overlay: | |

Present Use of Property

5.26 Acres
ReZoning Area (Acres or Square Feet)

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.) 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.
- ☒ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

Property Owner Information (if other than Applicant):

Benjamin B Norman and
Misty L Norman

Name

4400 SE 139th St

Mailing Address

OKC OK 73165

City, State, Zip Code

(405) 473-2246

Phone

misnor4@gmail.com

Email

Misty Norman

Signature of Applicant

Misty Norman

Applicant's Name (please print)

4400 SE 139th St

Applicant's Mailing Address

OKC OK 73165

City, State, Zip Code

(405) 473-2246

Phone

misnor4@gmail.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 1999 720

Bk&Pg: RB 3020 1226

Filed: 01-06-1999

05:08:34 PM

Cleveland County, OK

BP
WD

JOINT TENANCY WARRANTY DEED

(Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT Sharon K. Osborn, a single person

part y of the first part, in consideration of the sum of TEN & NO/100

dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged,
do hereby grant, bargain, sell and convey unto Benjamin B. Norman and Misty L. Norman, husband
and wife

as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of
the death of either, parties of the second part, the following described real property and premises situate in Cleveland
County, State of Oklahoma, to-wit:

Lot Eight (8), of SUNNYLANE ESTATES ADDITION to the City of Oklahoma City,
Cleveland County, Oklahoma, according to the recorded plat thereof.

State of Oklahoma
Cleveland County
Documentary Stamps

\$ 107.25

TAX I.D. NUMBER: OCC2SUNLE8001 (1223 SW 128, Okla city, OK 73170)

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals
previously reserved or conveyed of record.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

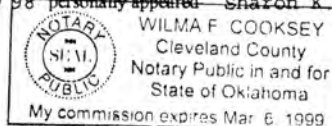
TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint tenants, and to
the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes,
judgements, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 31st day of December, 19 98

Sharon K. Osborn
Sharon K. Osborn

STATE OF Oklahoma)
COUNTY OF Cleveland) SS. INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 31st
day of December, 19 98 personally appeared ~~Sharon K. Osborn~~, a single person



to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that
she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal the day and year last above written.

Wilma F. Cooksey
Notary Public

My Commission Expires: March 6th, 1999

Wilma F. Cooksey

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } SS

I, PAM HOWLETT, County Clerk in and for the
county and state above named do hereby certify
that the foregoing is a true and correct copy of a
the instrument now on file in my office

Witness my hand and official seal this
2nd day of December 2024

PAM HOWLETT, County Clerk

By Olivia Wetherington
Deputy

Lot Eight (8), of SUNNYLANE ESTATES ADDITION to the City of Oklahoma City, Cleveland County,
Oklahoma

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 3rd day of December, 20 24

Misty Norman
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 3rd day of December, 20 24.

My Commission Expires:

9/17/28

Leno G. Mitchell
Notary Public
Commission # 24011703



| | |
|---------------------------------------|---|
| Paul & Jennifer White | 4024 SE 111th Ct, Moore, OK 73160 |
| Darnell L & Kimberly C James | 904 Elm Creek Dr, Moore, OK 73160 |
| Homer Lee Walker/Sharon Doris Tilbury | 4501 SE 139th St, Oklahoma City, OK 73165 |
| Bobby W & Debra L. Boyd | 4601 SE 139th St, Oklahoma City, OK 73165 |
| Rebecca & Rian Keyton | 4500 SE 139th St, Oklahoma City, OK 73165 |
| Clayton D Terral/Shae N Hardin | 4600 SE 139th St, Oklahoma City, OK 73165 |
| Mary T Phillips | 14220 S Sunnyslane Rd, Moore, OK 73160 |
| Sunnyslane Business Park, LLC | 5809 S Western Ave, Oklahoma City, OK 73109 |
| Cathy McNew | 4415 SE 142nd St, Oklahoma City, OK 73165 |
| Sandra K-TRT-TRTEE Avery | 4308 SE 142nd St, Oklahoma City, OK 73165 |

Lot One (1), of SUNNYLANE ESTATES ADDITION to the City of Oklahoma City, Cleveland County, Oklahoma, LOT 1 LESS PRT LOT EG .27' W
C/R(R=602.85) 128.29' SE/C LOT 1 N 71D E368.01'W262.09' N205' E305.27' S100' E94.70' S203.35' S30D W15.88' S300' POB AKA LOT 2A LESS PRT LOT
1BEG .27'W C/R (R=602.85) 263.60' SE/C LOT 1 N 62DW36.69' C/L (R=662.85) 304.38' N 43D W35.35'N449.56' E89.81' S205' E262.09' S368.01' POB
AKA LOT 3A

Lot Two A (2A), of SUNNYLANE ESTATES ADDITION to the City of Oklahoma City, Cleveland County, Oklahoma, Being Part of Lot One (1) and Lot Two A
(2A), of SUNNYLANE ESTATES ADDITION to the City of Oklahoma City, Cleveland County, Oklahoma, Being Part of Lot One (1)

Lot Two (2), of SUNNYLANE ESTATES ADDITION to the City of Oklahoma City, Cleveland County, Oklahoma

Lot Three (3), of SUNNYLANE ESTATES ADDITION to the City of Oklahoma City, Cleveland County, Oklahoma

Lot Nine (9), of SUNNYLANE ESTATES ADDITION to the City of Oklahoma City, Cleveland County, Oklahoma

Lot Ten (10), of SUNNYLANE ESTATES ADDITION to the City of Oklahoma City, Cleveland County, Oklahoma

8-10-2W 5 AC PRT SW/4 BEG 990' E NW/C E330' S660'W330' N660' POB R/E S30' to the City of Moore, Cleveland County, Oklahoma

19 10 2W 17.04AC PRT SE/4 NE/4 BEG 1322.64`S NE/CNE/4 S1322.63` W649.47` N304.58` E53.40` N1016.60`E595.90` POB LESS BEG SE/C NE/4

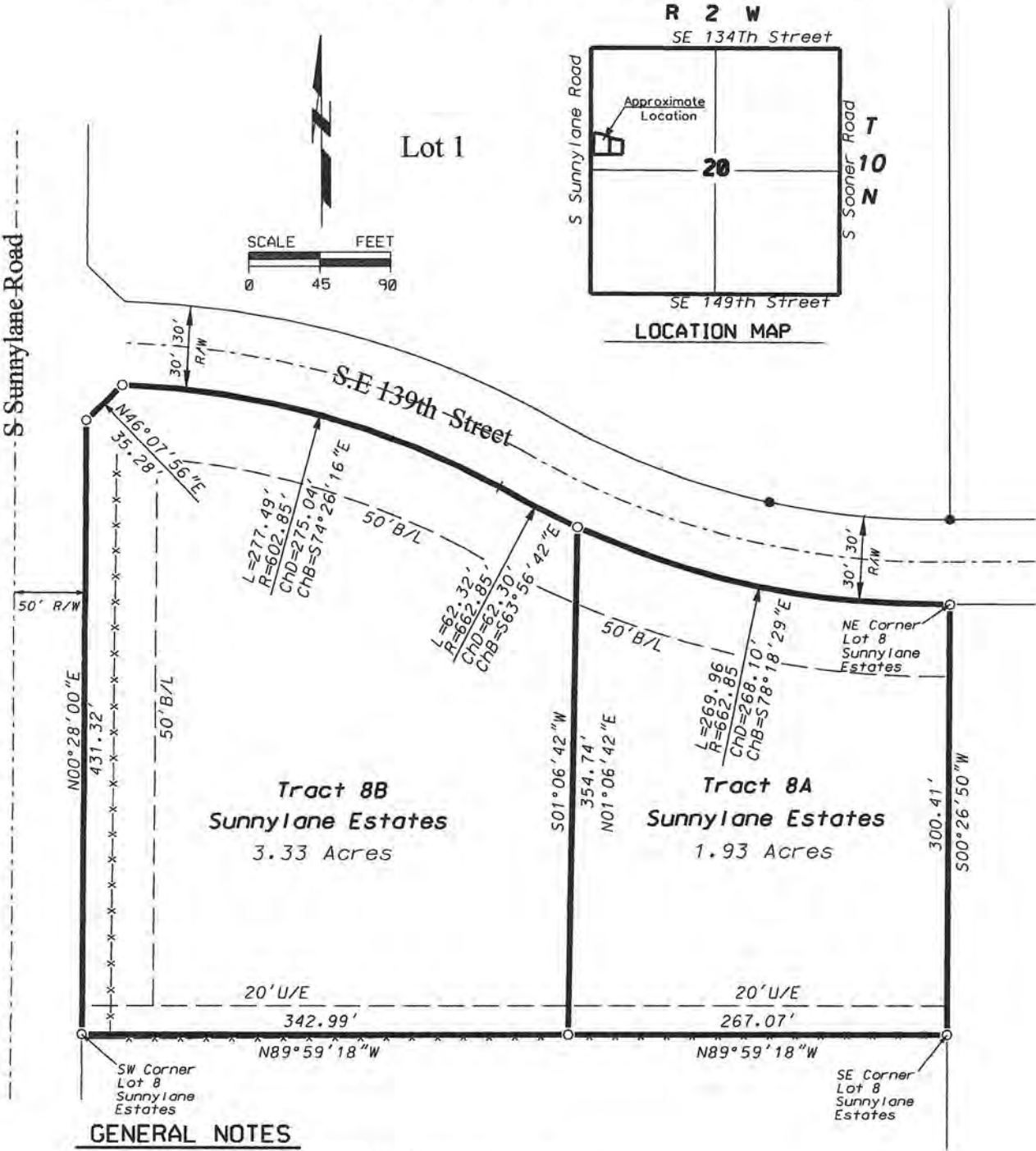
W42.80` N428` W10`N300` E10` N594.53` E44.20` S1322.63` POB to the City of Moore, Cleveland County, Oklahoma

20 10 2W 5.0216 AC PRT SW/4 BEG N2311.28` E660`SW/C SW/4 N330` E662.86` S330` W662.86` POB to the City of Oklahoma City, Cleveland County,
Oklahoma

20-10-2W 5 AC PRT SW/4 BEG NW/C S330' E660' N330'W660' POB EXC S30' PRIVATE RD to the City of Oklahoma City, Cleveland County, Oklahoma

CERTIFICATE OF SURVEY

LOT SPLIT SURVEY OF LOT 8 OF SUNNYLANE ESTATES,
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



GENERAL NOTES

- (U/E) - Indicates Platted Utility Easement.
 - (B/L) - Indicates Platted Building Line Setback.
 - (R/W) - Indicates Platted Right-of-way.
 - (-x-x-) - Indicates Existing Fence Line.
 - (●) - Indicates Existing 1/2" Iron Pin Or Monument as Noted.
 - (○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "PLS 1474".
- Bearings Are Based On the recorded Plat of Sunnylane Estates as filed in Plat Book 8, Page 5, Dated May 22, 1970 in the Cleveland County Clerk's records.
- According to the Federal Emergency Management (FEMA) Federal Insurance Rate map (FIRM) Map/Panel # 40027C0180J with an effective date of February 20, 2013 the subject property lies in a Zone "X".
- Zone "X" is defined as "Areas of Minimal Flood Hazards".

| | | |
|--|----------------------------|-----------------------------------|
| POLLARD & WHITED SURVEYING INC. 2514 TEE DRIVE NORMAN, OKLAHOMA 73069 (405)366-0001 | Misty Norman | |
| | Certificate of Survey | |
| | Lot 8 of Sunnylane Estates | |
| | Cleveland County, Oklahoma | |
| | Nov. 08, 2024 | Drawn By: J. Sanders |
| CA 2380 exp. 6-30-23 | tmapwsurveying.com | SunnylaneEst.dwg GPS Sheet 1 of 3 |

CERTIFICATE OF SURVEY

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of a survey of the described property.

I further certify that this survey meets or exceeds the current "Oklahoma Minimum Standards For The Practice Of Land Surveying" as adopted by the Oklahoma State Board Of Licensure For Professional Engineers and Land Surveyors.

LEGAL DESCRIPTIONS

Parent Tract

Lot Eight (8) of the final plat of Sunnyslane Estates to Oklahoma City, Cleveland County, Oklahoma, according to the recorded plat thereof.

Lot 8A

A tract of land being part of Lot Eight (8) of the final plat of Sunnyslane Estates to Oklahoma City, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated November 11, 2024, using the final plat of said Sunnyslane Estates as filed in Plat Book 8 at Page 5, dated May 22, 1970 in the Cleveland County Clerk's records as a Basis of Bearing, said tract further described as:

BEGINNING at the Southeast corner of said Lot 8;

Thence N89°59'18"W, on the South line of said Lot 8, for a distance of 267.07 feet;

Thence N01°06'42"E for a distance of 354.74 feet to the North line of said Lot 8;

Thence Southeasterly, on the North line of said Lot 8, being a curve to the left, having a radius of 662.85 feet, a chord of S78°18'29"E 268.10 feet for an arc distance of 269.96 feet to the Northeast corner of said Lot 8;

Thence S00°26'50"W, on the East line of said Lot 8, for a distance of 300.41 feet to the **POINT OF BEGINNING**, containing 1.93 acres more or less and subject to easements and rights-of-way of record.

Lot 8B

A tract of land being part of Lot Eight (8) of the final plat of Sunnyslane Estates to Oklahoma City, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated November 11, 2024, using the final plat of said Sunnyslane Estates as filed in Plat Book 8 at Page 5, dated May 22, 1970 in the Cleveland County Clerk's records as a Basis of Bearing, said tract further described as:

Thence N89°59'18"W, on the South line of said Lot 8, for a distance of 267.07 feet to the **POINT OF BEGINNING**;

Thence N89°57'18"W, on the South line of said Lot 8, for a distance of 342.99 feet to the Southwest corner of said Lot 8;

Thence N00°28'00"E, on the West line of said Lot 8, for a distance of 431.32 feet;

Thence N46°07'56"E for a distance of 35.28 feet to the North line of said Lot 8;

Thence Southeasterly, on the North line of said Lot 8, being a curve to the right, having a radius of 602.85 feet, a chord of S74°26'16"E 275.04 feet, for an arc distance of 277.49 feet;

Thence Southeasterly, on the North line of said Lot 8, being a curve to the left, having a radius of 662.85 feet, a chord of S63°56'42"E 62.30 feet, for an arc distance of 62.32 feet;

Thence S01°06'42"W for a distance of 354.74 feet to the **POINT OF BEGINNING**, containing 3.33 acres more or less and subject to easements and rights-of-way of record.

SURVEYOR'S REPORT & NOTES

(1) The attached boundary survey was based upon the recorded final plat of Sunnyslane Estates to Oklahoma City, Cleveland County, Oklahoma, as filed in Plat Book 8, Page 5, Dated May 22, 1970, in the Cleveland County Clerk's records. Additionally, this survey was made to establish the boundary locations as shown hereon and is based upon found monuments by other surveyors.

(2) This does not represent a complete search of the County Clerk's records to determine ownership. No courthouse research was made by the undersigned for additional deeds or easement information, except as noted hereon. The undersigned has not abstracted the subject property.

(3) This survey does not represent a complete search of the County Clerk's records to determine if any easements or rights-of-way affect the property except as noted.

(4) No excavations were made during the progress of this Survey to locate underground utilities and facilities. Call 1-800-522-6543 or the owners of underground facilities to have them marked before any excavation.

(5) Except as specifically stated or shown this Survey does not reflect any easements, rights-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. Further this Survey does not show any other facts which an accurate and current title search would disclose.

(6) All buildings, surface or subsurface improvements on or adjacent to the subject property are not necessarily shown. This "Boundary Survey" was made to locate the boundary lines of said property and not necessarily to locate all improvements.

(7) It is advised, by the undersigned, that all adjoining property owners should be contacted prior to building any fences or other structures along or on the property lines. Certain legal rights may exist with existing fences that have been used for particular periods of time for lines of possession. If any difference of opinion is indicated a resolution should be reached, preferably in writing, between the owners on the location of any improvements along or on the property lines.



TIMOTHY G. POLLARD
1474
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA



Timothy G. Pollard, PLS 1474

NOTARY

State Of Oklahoma)
County Of Cleveland) SS
Before me, a Notary Public, in and for said County and State, on this 12th day of November 2024, personally appeared, Timothy G. Pollard, 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.



JOSHUA THOMAS
NOTARY PUBLIC
IN AND FOR STATE OF OKLAHOMA
#2301462 • Exp. November 3, 2027



Notary Public

POLLARD & WHITED SURVEYING INC.

2514 TEE DRIVE, NORMAN, OKLAHOMA 73069
OFFICE: 405-366-0001

INVOICE

November 12, 2024

Misty Norman
4400 SE 139th Street
Oklahoma City, OK 73165

RE: Certificate of Lot Split Survey for tract, being Lot 8 of Sunnyslane Estates to Oklahoma City, Cleveland County, Oklahoma.

Includes: Boundary survey of Lot 8 of Sunnyslane Estates, Set/mark each corner of tract, create new legal description for two (2) tracts and Prepare certificate of survey with drawing showing the results of the survey.

Total Amount Due \$1200.00

Thank you for your business.



Timothy G. Pollard, PLS

Invoice – 693
