



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 CLOSING

Public Way (Street / Alley) or Easement

PQR Properties LLC

Name of Applicant

5710 NW 130th OKC, OK 73142

Address / Location of Property

Easement Closure

Purpose Statement / Development Goal

Staff Use Only

1116

Case No.: CE

11/17/23

File Date:

W8

Ward No.:

Nbhd. Assoc.:

OKC

School District:

PUD-947

Extg Zoning:

Overlay:

Office

Present Use of Property

SUBMITTAL REQUIREMENTS:

- ☒ 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- ☒ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a 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 closed. 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 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 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) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own more than Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- ☒ 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate property the owner's names of all property owners requesting closure.
- ☒ **OPTIONAL BUT RECOMMENDED:** One (1) certified Topographic Survey showing all existing utilities, with dimensions, within the proposed easement closure area. Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Perry Rice
Perry Rice (Nov 15, 2023 14:11 CST)

Manager

Signature of Applicant

Perry Rice

Applicant's Name (please print)

PO Box 30446

Applicant's Mailing Address

Edmond, OK 73003

City, State, Zip Code

405-641-8774

Phone

perryrice@cox.net

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, Google Drive, etc..) can not be accepted for security purposes.

QUIT CLAIM DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 1383734
No Owner's Policy to be issued.

THIS INDENTURE, made this 30th day of August, 2021 between Pinric, LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma, party of the first part, and PQR Properties, LLC, party of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party/parties of the second part all its right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to wit:

See Exhibit A attached

TAX ID No.: 213381020

Grantee's Mailing Address: P.O. Box 30446, Edmond, OK 73003

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party/parties of the second part, his/her/their/its heirs and assigns forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Co-Managers this 30th day of August, 2021.

BY: John Pinion
John Pinion, Co-Manager
BY: Perry Rice
Perry Rice, Co-Manager

1383734

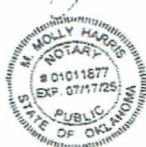
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 30th day of August, 2021, personally appeared, John Pinion and Perry Rice, to me well known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Co-Managers and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

[Signature]
Commission Expires: _____



RETURN TO:
Stewart Title of Oklahoma, Inc.
5101 Gaillardia Corporate Place, Suite C
Oklahoma City, OK 73142

Filing Fees: ~~\$18.00~~ \$20.00

ABSTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, to the lands surrounding and within 300 feet of:

Lot ONE A (1A), in Block FIVE (5), of PRESTON COMMERCIAL SECTION III, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows: A tract of land being a part of Lot 1, Block 5 as shown on the recorded plat known as Preston Commercial Section III to the City of Oklahoma City, and also being a part of the Northwest Quarter of Section FIFTEEN (15), Township THIRTEEN (13) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: With the basis of bearing being North 00°29'59" West along the West line of said Northwest Quarter (NW/4); Commencing at the Southwest corner of the Northwest Quarter (NW/4) of said Section FIFTEEN (15); thence North 89°39'29" East along the South line of said Northwest Quarter (NW/4) a distance of 703.67 feet to the point of beginning; thence North 00°29'59" West a distance of 67.41 feet; thence South 89°30'01" West a distance of 104.93 feet to a point on the South right of way line of N.W. 130th Street and also a non-tangent curve to the left having a Delta Angle of 39°41'58", a Radius of 368.01 feet, a Chord Bearing of North 38°56'43" East, a Chord Length of 249.92 feet and thence along the Arc of said curve a distance of 254.99 feet; thence South 00°29'59" East a distance of 260.55 feet to a point on the South line of said Northwest Quarter (NW/4); thence South 89°39'29" West along the said South line a distance of 53.85 feet to the point of beginning.

OWNER OF RECORD: PQR PROPERTIES, LLC

That the addresses that are listed have been taken from the Treasurer's records of Oklahoma County, Oklahoma.

TAX ID NUMBER & OWNER & MAILING ADDRESS & LEGAL DESCRIPTION:

R129061160
MCCRIMMON, MARY ANN
12808 SAINT JOHNS PL OKLAHOMA CITY, OK 73142-4100

ST JOHNS 002 003

R129061150
ARNHART, NINA BETH
12812 SAINT JOHNS PL OKLAHOMA CITY, OK 73142-4100

ST JOHNS 002 002

R129061110
BULLARD, JANIS L TRS
BULLARD FAMILY TRUST
12817 SAINT JOHNS PL OKLAHOMA CITY, OK 73142-4100

ST JOHNS 001 012

R212941040

CAFFREY, MARY GILMORE TRS
CAFFREY MARY GILMORE TRUST
12809 JASMINE LN OKLAHOMA CITY, OK 73142-4122

HIDDEN CREEK SEC 7 001 005

R129061120

FINLEY, RILEY P & KAY E TRS
RILEY P FINLEY & KAY E REV LIV TRUST
12821 SAINT JOHNS PL OKLAHOMA CITY, OK 73142

Multiple

R129061250

DPI PROPERTIES LTD PTNRSHIP
12101 N MCCARTHUR OKLAHOMA CITY, OK 73162

Multiple

R212941050

BELL, BRENT D
TURNER BRIAN K
12813 JASMINE LN OKLAHOMA CITY, OK 73142-4122

HIDDEN CREEK SEC 7 001 006

R129061140

SPEEGLE, W LAJUANDA TRS
SPEEGLE W LAJUANDA TRUST
12816 SAINT JOHNS PL OKLAHOMA CITY, OK 73142

ST JOHNS 002 001

R212941060

SHOFFNER, LARRY E TRS & REV TRUST
SHOFFNER LAURA A TRS & REV TRUST
12901 JASMINE LN OKLAHOMA CITY, OK 73142

HIDDEN CREEK SEC 7 001 007

R140741030

REVOLUTION RESOURCES LLC
14301 CALIBER DR SUITE 110 OKLAHOMA CITY, OK 73134

UNPLTD PT SEC 15 13N 4W 000 000 PT SW4 SEC 15 13N 4W BEG NW/C OF SW4 S402.90FT SE124.17FT
NE56.01FT NE58.32FT SE33.49FT NE74.77FT SE110.73FT NE76.02FT NE70.68FT NE74.67FT NE131.60FT
NE115.75FT SE57.39

R211282210

FOUNTAINS AT HIDDEN CREEK HOA INC
12809 CEEPWOOD CREEK DR OKLAHOMA CITY, OK 73142

Multiple

R206631110

EXECUTIVE CENTER AT PRESTON OWNERS ASSOCIATION INC
13120 N MACARTHUR BLVD OKLAHOMA CITY, OK 73142

Multiple

R206621080

LUXE PROPERTY MANAGEMENT LLC
13112 N MACARTHUR BLVD OKLAHOMA CITY, OK 73142

PRESTON COMMERCIAL SEC I 001 009

R206621090

MJM PROPERTIES DEVELOPMENT LLC
13120 BOX CANYON OKLAHOMA CITY, OK 73142

Multiple

R216451020

SPRING CREEK OFFICE PARK LLC
PO BOX 721413 OKLAHOMA CITY, OK 73172

Multiple

R213381020

PQR PROPERTIES LLC
PO BOX 30446 EDMOND, OK 73003

Multiple

R206621060

13120 N MACARTHUR BLVD LLC
C/O NICKY HARLESS
13401 RAILWAY DR OKLAHOMA CITY, OK 73114

PRESTON COMMERCIAL SEC I BLK 001 LOT 000 LOTS 7 & 8

R212931000

BABCOCK, ANTHONY W
13009 JASMINE LN OKLAHOMA CITY, OK 73142-4128

HIDDEN CREEK SEC 6 001 001

R206621050

DOOLITTLE HOLDINGS LLC
13124 N MACARTHUR BLVD OKLAHOMA CITY, OK 73142

PRESTON COMMERCIAL SEC I 001 006

R206621030

BROU PROPERTIES LLC
13128 N MACARTHUR BLVD OKLAHOMA CITY, OK 73142-3017

PRESTON COMMERCIAL SEC I 001 000 LOTS 4 & 5

R212931010

ARMSTRONG, BURTON REV TRUST
13013 JASMINE LN OKLAHOMA CITY, OK 73142

HIDDEN CREEK SEC 6 001 002

R206631050

IRVIN, BILL & CARMEN
7833 NW 132ND TER OKLAHOMA CITY, OK 73142-6211

PRESTON COMMERCIAL SEC II 002 006

R206631060

ROSS & CLIFTON PARTNERS LLC
13182 N MACARTHUR BLVD OKLAHOMA CITY, OK 73142-3017

PRESTON COMMERCIAL SEC II 002 000 LOT 7 & LOT 8 EX W36FT

R207971230

SEWELL, MICHAEL R & ROBERTA KAY
5624 NW 130TH ST OKLAHOMA CITY, OK 73142

PRESTON 003 001

R206631040

EXPRESS OIL & GAS LLC
13190 N MACARTHUR BLVD OKLAHOMA CITY, OK 73142

PRESTON COMMERCIAL SEC II 002 005

R207971240

HUNTER, RYAN
5620 NW 130TH ST OKLAHOMA CITY, OK 73142-6090

PRESTON 003 002

R207971720

PRESTON HOMEOWNERS ASSOCIATION INC
5635 NW 130TH ST OKLAHOMA CITY, OK 73142-6085

multiple

R140741165

NEST HOMES LLC
13124 N MACARTHUR BLVD OKLAHOMA CITY, OK 73142-3017

UNPLTD PT SEC 15 13N 4W 000 000 PT NW4 SEC 15 13N 4W BEG SW/C NW4 TH N688.12FT E757.52FT
NE723FT NE730.62FT N330.41FT E572FT S1622.59FT W2645.40FT TO BEG EX 12.02ACRS PLTD INTO
PRESTON COMMERCIAL SEC

R213381000

PRESTON INVESTMENTS LLC

13182 N MACARTHUR BLVD OKLAHOMA CITY, OK 73142

PRESTON COMMERCIAL SEC III 003 001 & PT OF COMMON AREA C DES BEG N/C OF LOT 5 BLK 2 TH
W187.20FT N10FT E187.20FT S10FT TO BEG

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: October 27, 2023 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

A handwritten signature in dark ink, appearing to read 'Shana Dees', is written over a horizontal line.

Shana Dees, License #4453

COMPLETED: November 7, 2023

Order No. 23297939A

Petition for Easement Closure

The undersigned (do / does) hereby request that an (easement / public way), existing within the City limits of Oklahoma City, be closed.

Exhibit A – Legal Description

1.) Property Address: 5710 NW 130th Street OKC, OK 73142

PQR Properties, LLC
c/o Perry Rice
PO Box 30446
Edmond, OK 73003
405-641-8774
perryrice@cox.net

Perry Rice
Perry Rice (Nov 15, 2023 14:11 CST)

Signature

Nov 15, 2023

Date

Exhibit A

Legal Description of Easement Closure Area

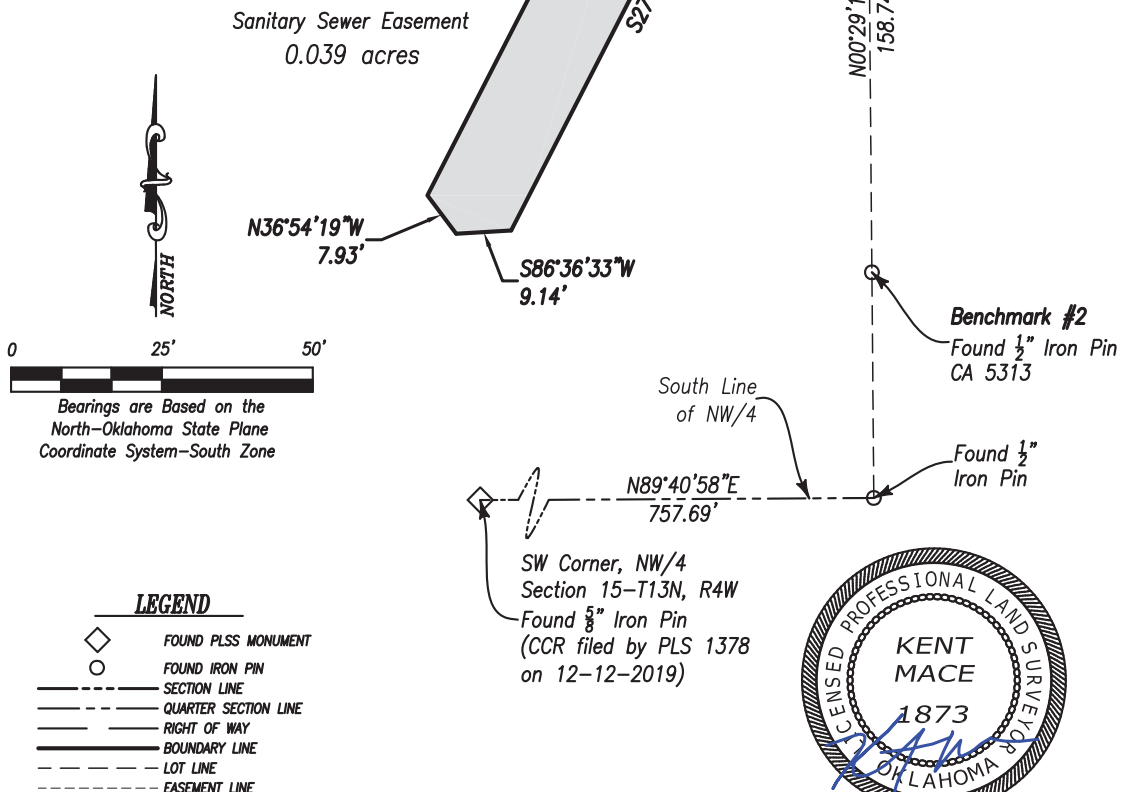
A tract of land being a part of Lot 1, Block 5 as shown on the recorded plat known as Preston Commercial Section III to the City of Oklahoma City, and also being a part of the Northwest Quarter of Section FIFTEEN (15), Township THIRTEEN (13) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: With the basis of bearing being North 89.40'58" East along the South line of said Northwest Quarter (NW/4); Commencing at the Southwest corner of the Northwest Quarter (NW/4) of said Section FIFTEEN (15); thence North 89.40'58" East along the South line of said Northwest Quarter (NW/4) a distance of 757.69 feet; thence North 00°29'18" West a distance of 158.74 feet; thence South 2°10'31" West a distance of 32.31 feet to the POINT OF BEGINNING; thence continuing South 27°10'31" West a distance of 96.30 feet; thence South 86.36'33" West a distance of 9.14 feet; thence North 30°54'19" West a distance of 7.93 feet; thence North 2°10'31" East a distance of 126.90 feet; thence South 00°29'18" East a distance of 32.31 feet to the point of beginning. Above described tract contains 1,698.13 sq. ft. or 0.039 acres, more or less.

SANITARY SEWER EASEMENT-TO-BE-VACATED EXHIBIT

PART OF THE NW/4,
SECTION 15, T13N, R4W, I.M.,
OKLAHOMA CITY, OKLAHOMA COUNTY, OK

Sanitary Sewer Easement

A tract of land being a part of Lot 1, Block 5 as shown on the recorded plat known as Preston Commercial Section III to the City of Oklahoma City, and also being a part of the Northwest Quarter of Section FIFTEEN (15), Township THIRTEEN (13) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: With the basis of bearing being North 89°40'58" East along the South line of said Northwest Quarter (NW/4); Commencing at the Southwest corner of the Northwest Quarter (NW/4) of said Section FIFTEEN (15); thence North 89°40'58" East along the South line of said Northwest Quarter (NW/4) a distance of 757.69 feet; thence North 00°29'18" West a distance of 158.74 feet; thence South 27°10'31" West a distance of 32.31 feet to the POINT OF BEGINNING; thence continuing South 27°10'31" West a distance of 96.30 feet; thence South 86°36'33" West a distance of 9.14 feet; thence North 36°54'19" West a distance of 7.93 feet; thence North 27°10'31" East a distance of 126.09 feet; thence South 00°29'18" East a distance of 32.31 feet to the point of beginning. Above described tract contains 1,698.13 sq. ft. or 0.039 acres, more or less.



LOCATION	
Sanitary Sewer Easement Part of NW/4, Section 15 T13N, R4W, OKC, Oklahoma County, Oklahoma	
SURVEY FOR	
F & F Real Estate Holdings	
DATE	11/6/2023
SCALE	1" = 25'
REVISED	PROJECT NO.
PAGE	1 of 1
MB-23084	

<p>MacBax Land Surveying, PLLC civil engineering & land surveying</p>	
<p>5744 Huettner Court, Suite 100 Norman, OK 73069 Telephone: (405) 872-7594 Email: Kent@MBLS.us Certificate of Authorization No. 8137</p>	