



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	_____
File Date:	11/17/23
Ward No.:	W8
Nbhd. Assoc.:	---
School District:	OKC
Extg Zoning:	PUD-947
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 Manager

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

Molly Harris
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

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE NW/4 OF SECTION 15,
TOWNSHIP 13 NORTH, RANGE 4 WEST, OF THE INDIAN MERIDIAN
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

TOPOGRAPHIC LEGEND

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT

- SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"
- SET MAG NAIL
- ✕ FOUND CUT "x"
- FOUND SURVEY MONUMENT
- ◇ FOUND PLSS MONUMENT
- SECTION LINE
- QUARTER SECTION LINE
- LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY
- BUILDING LINE
- EASEMENT LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- STORM GRATE
- ROOF DRAIN
- GROUND TRANSFORMER
- ELECTRIC PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC RISER
- ELECTRIC METER
- ELECTRIC VAULT
- LIGHT POLE
- ONG PIPELINE MARKER
- AIR CONDITIONING UNIT
- TRAFFIC LIGHT POLE
- POWER POLE
- GUY POLE
- DOWN GUY
- WALL MOUNTED ELECTRIC
- FIRE HYDRANT
- WATER METER
- WATER VALVE BOX
- FIRE DEPARTMENT CONNECTION
- AEROBIC NOZZLE
- GASLINE WITH BUTTERFLY VALVE
- GAS METER
- GAS VALVE
- WATER SPIGOT
- COMMUNICATIONS PEDESTAL
- FIBER OPTIC BOX
- TELEPHONE PEDESTAL
- COMMUNICATIONS VAULT
- SIGN
- GUARD POST
- HANDICAPPED SPACE
- (R) RECORD MEASUREMENT
- (M) FIELD MEASUREMENT
- (U) UTILITY EASEMENT
- R/A BUILDING LINE
- R/W RIGHT OF WAY
- WOOD PRIVACY FENCE
- CHAIN LINK FENCE
- ELECTRIC UNDERGROUND LINE
- OVERHEAD ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE TV LINE
- WATER LINE
- PETROLEUM PIPELINE
- CURB AND GUTTER
- ASPHALT
- CONCRETE
- BUILDING
- GRAVEL

COMMITMENT FOR TITLE INSURANCE-BASIS OF SURVEY

Commitment for Title Insurance by:
Issuing Agent: Old Republic Title Company of Oklahoma
Issuing Office: 4040 North Tulsa, Oklahoma City, OK 73112
Issuing Office File Number: 23297939
Property Address: 5710 NW 130th Street, Oklahoma City, OK
Commitment Date: September 27, 2023

COMMITMENT DESCRIPTION

Lot ONE (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 North 02°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 02°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 386.01 feet, a Chord Bearing of North 39°36'43" East, a Chord Length of 249.92 feet and thence along the Arc of said curve a distance of 254.99 feet; thence South 02°29'59" East a distance of 280.55 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.

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:

- F & F REAL ESTATE HOLDINGS, L.L.C.

I, Kent Mace, a Registered Professional Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth below that I, or others under my direct supervision, have made a careful survey of the tract of land described above. This map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7a, 8, 9, 11, and 16 of Table A thereof. The field work was completed on October 5, 2023.

SCHEDULE B-SECTION II EXCEPTIONS

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I, requirements are met. ~ Surveyor has nothing to add.
- Easements, claims of easements and rights of parties in possession not shown by the public records. ~ See notes 22 and 23.
- Discrepancies, conflicts in boundary lines, shortages in area, encroachments and any facts which an accurate and complete As-Built Survey. Note: If the property is improved with a single-family residential dwelling house and the Company is provided with a satisfactory inspection, showing no encroachments, this exception will be deleted from the Mortgage Policy and will be modified on the Owner Policy to include the following: "This policy insures against loss or damage arising from the entry of a Final Judgment of a court of competent jurisdiction which requires the insured to remove an existing residential structure other than a boundary wall, fence, concrete, swimming pools, storm shelters, outbuildings because it extends onto adjoining land, onto any easement or over any building set back line." ~ There appears to be an encroachment of the parking lot to the southwest onto the subject tract. However the subject tract appears to benefit from use of said parking lot.
- Any lien or right to a lien imposed by law for services, labor or material heretofore or hereafter furnished, except for any such lien the assertion of which by a claimant is shown by the public records at Date of Policy. ~ Surveyor has nothing to add.
- Taxes for the year 2023 and subsequent years, and taxes or assessments which are not shown as existing liens by the public records. ~ Surveyor has nothing to add.
- Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records. ~ Surveyor has nothing to add.
- Water rights, claims or title to water, whether or not shown by the public records. ~ Surveyor has nothing to add.
- Easement across said property as shown on plat. ~ Does affect subject tract. Shown on drawing.
- Restrictive Covenants recorded in Book 72, Page 96; Book 12732, Page 11; Book 10274, Page 1365; Book 12079, Page 1 and Book 12779, Page 530, but deleting any restrictions based on race, color, religion, national origin, sex, familial status or handicap and which do not provide for forfeiture or reversion of title. ~ Does affect subject tract.
- Building limit restriction lines shown on subdivision plat and restrictions recorded in Book 72, Page 96; Book 12732, Page 11; Book 10274, Page 1365; Book 12079, Page 1 and Book 12779, Page 530. ~ These documents do affect the subject tract, but no specific building restriction lines were found.
- Journal Entry in the Conservancy District No. 11 recorded in Book 2213, Page 228. ~ Does affect subject tract.
- Notice of Surface Rights of West Edmund Hunton Line Unit recorded in Book 10237, Page 1222. ~ Does affect subject tract.
- Notice of West Edmund Hunton Line Unit and Surface Rights recorded in Book 12637, Page 1882. ~ Does affect subject tract.
- Right-of-way/assessment recorded in Book 13336, Page 412. ~ Does affect subject tract. Shown on drawing.
- Right-of-way/assessment recorded in Book 13336, Page 415. ~ Does affect subject tract. Shown on drawing.
- Rights or claims of tenants in possession not shown by the public records. ~ Surveyor has nothing to add.
- Liens that affect the title to the estate or interest insured, but that are subordinate to the lien of the insured mortgage. ~ Surveyor has nothing to add.

ADDITIONAL NOTES:

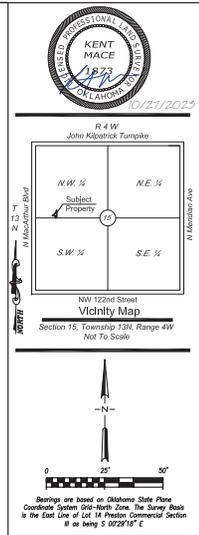
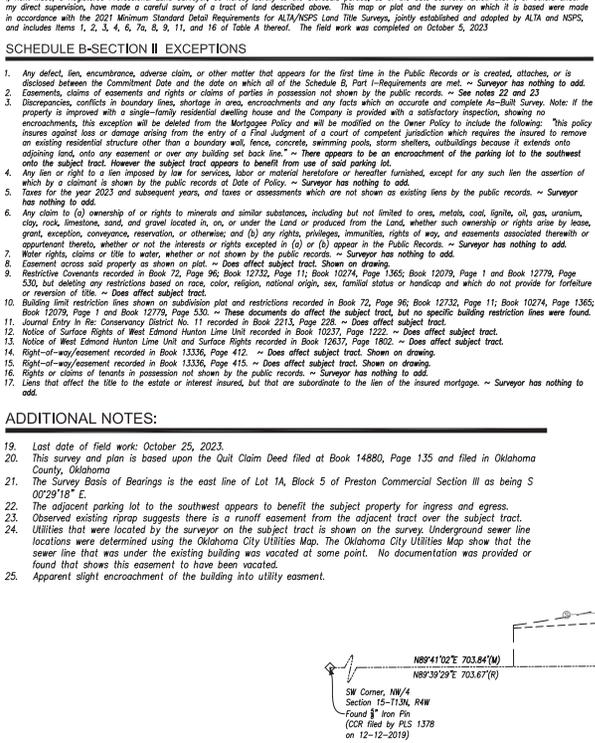
- Last date of field work: October 25, 2023.
- This survey and plan is based upon the Quit Claim Deed filed at Book 14880, Page 135 and filed in Oklahoma County, Oklahoma.
- The Survey Basis of Bearings is the east line of Lot 1A, Block 5 of Preston Commercial Section III as being S 02°29'18" E.
- The adjacent parking lot to the southwest appears to benefit the subject property for ingress and egress.
- Observed existing riprap suggests there is a runoff easement from the adjacent tract over the subject tract.
- Utilities that were located by the surveyor on the subject tract is shown on the survey. Underground sewer line locations were determined using the Oklahoma City Utilities Map. The Oklahoma City Utilities Map show that the sewer line that was under the existing building was vacated at some point. No documentation was provided or found that shows this easement to have been vacated.
- Apparent slight encroachment of the building into utility easement.

TABLE A ITEMS

- The survey monuments found and set are shown on the survey.
- Physical Location: 5710 NW 130th Street, Oklahoma City, Oklahoma
- Per FEMA Flood Insurance Map (FIM) Map No. 40109 C01504, Map Revised 12-18-2009, this property is in Zone X, areas determined to be outside the 1% annual chance floodplain. Gross land area for the subject tract is 15,290.68 sf or 0.351 acres. No zoning report or letter was provided. The current zoning on the subject tract is PUD-947 based on the Oklahoma City zoning map.
- The one story building on site has an approximate footprint of 5,575.29 square feet. Substantial above ground features are shown on the survey.
- There are no existing parking spaces.
- Utilities that were located by the surveyor on the subject tract is shown on the survey. Underground sewer line locations were determined using the Oklahoma City Utilities Map.
- The surveyor did not observe evidence of recent earth moving work on the subject tract.

GENERAL NOTES

- This survey meets or exceeds the requirements set forth by the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. All distances and dimensions shown on this survey are GRID distances. The term "Correctly" or "Verification" and "Correct" as noted on this survey and as it pertains to Land Surveying Services as shown on this document shall mean, "A statement that is signed by the Professional Land Surveyor, based on the facts and the knowledge known to the Professional Land Surveyor at the time of the Survey and is not a Guarantee or Warranty, either expressed or implied". The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities unless otherwise noted.
- The term "Correctly" or "Verification" and "Correct" as noted on this survey and as it pertains to Land Surveying Services as shown on this document shall mean, "A statement that is signed by the Professional Land Surveyor, based on the facts and the knowledge known to the Professional Land Surveyor at the time of the Survey and is not a Guarantee or Warranty, either expressed or implied".
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities unless otherwise noted.



DESCRIPTION	EASTING (FEET)		NORTHING (FEET)	
	START	END	START	END
1. SITE BENCHMARK #1	210,371.037	12,622,620.501	10,000.000	10,000.000
2. SITE BENCHMARK #2	210,371.037	12,622,620.501	10,000.000	10,000.000
3. LOCAL DATUM POINT ON PLAT	210,371.037	12,622,620.501	10,000.000	10,000.000

Civil Engineers:
M.B.L.S.
Mace Land Surveying, PLLC
5744 Hutterer Court, Suite 100
Norman, OK 73069
Telephone: (405) 872-7554
Email: Kent@mbls.us
No. 8137

5710 NW 130th Street
Part of NW/4 Sec 15-T13N-R4W
Oklahoma City, OK 73142
F & F REAL ESTATE HOLDINGS, L.L.C.

MARK	DATE	DESCRIPTION

ALTA/NSPS SURVEY
JOB NUMBER: MB-23084
S-1.000

ABTRACTOR'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 black 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

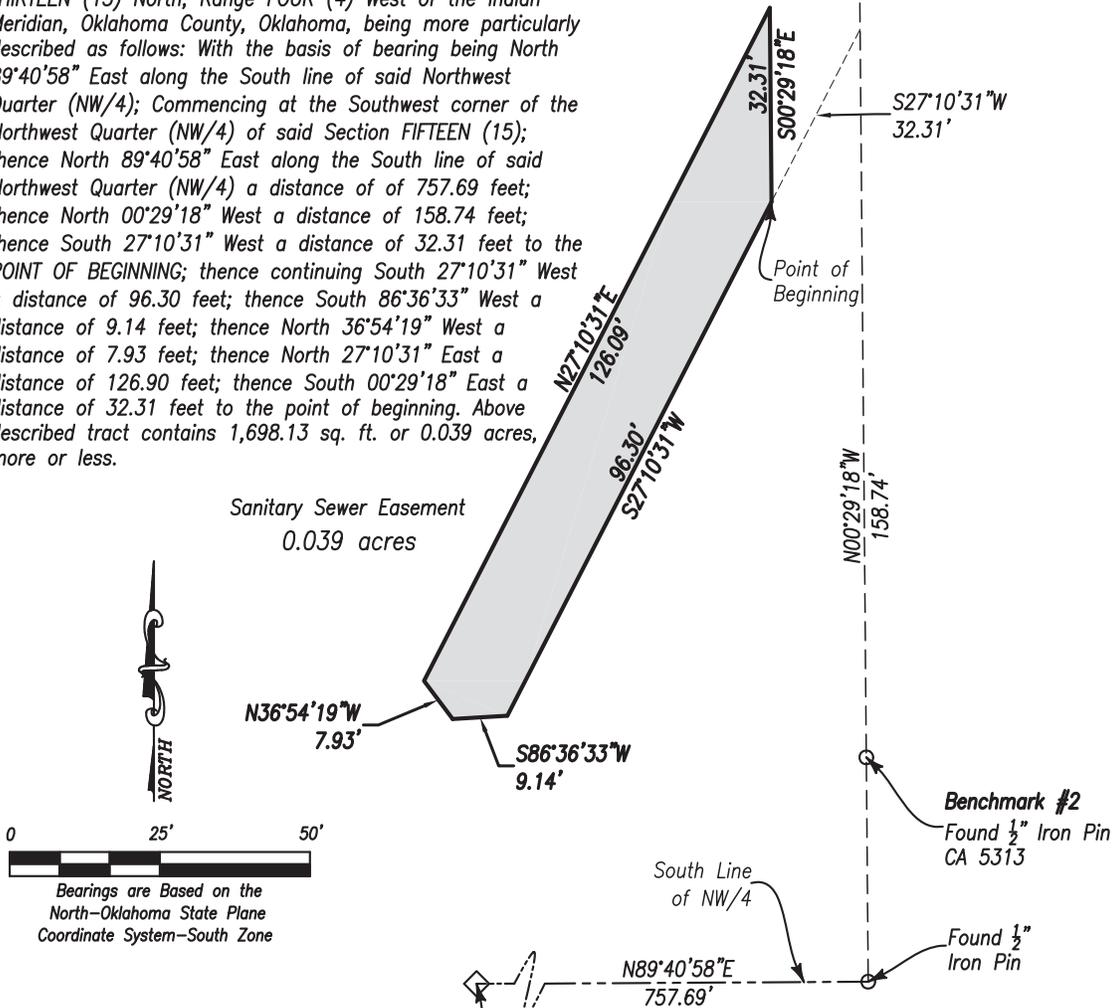
Legal Description of Easement Closure Area

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.

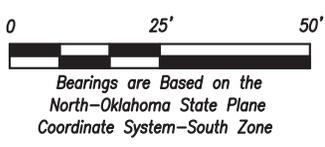
SANITARY SEWER EASEMENT-TO-BE-VACATED EXHIBIT
 PART OF THE NW/4,
 SECTION 15, T13N, R4W, I.M.,
 OKLAHOMA CITY, OKLAHOMA COUNTY, OK

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 126.90 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
0.039 acres



LEGEND

- ◊ FOUND PLSS MONUMENT
- FOUND IRON PIN
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE

SW Corner, NW/4
Section 15-T13N, R4W
Found 5/8" Iron Pin
(CCR filed by PLS 1378
on 12-12-2019)



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

M B L S
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