



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR REZONING

Staff Use Only	Case No.: PC - 10915
File Date:	1-25-24
Ward No.:	W7
Nbhd. Assoc.:	---
School District:	OKC
Extg Zoning:	PUD-1897
Overlay:	

E Wilshire Blvd & Central Ave

Project Name 7601 N Central Ave

South of E Wilshire Blvd & Central Ave

Address / Location of Property to be Rezoned

Undeveloped

Present Use of Property

This rezone is requested to permit the proposed industrial development

Purpose Statement / Proposed Development

I-1, "Light Industrial"

+/-5.77 acres

Proposed Zoning District

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 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.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

Property Owner Information (if other than Applicant):

Jeff Van Hoose

Name

1010 NE 70th St

Mailing Address

Oklahoma City, OK 73105

City, State, Zip Code

(405) 848-0415

Phone

Email

Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave, Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.



First American Title
3000 W. Memorial Road, Suite 216
Oklahoma City, OK 73120

Return To:
Brady Vanhooose, LLC
101 NE 70th Street
Oklahoma City, OK 73105

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **675.00**

Filed/insured by: First American Title Insurance Company

File No.: **2845138-OK11 (LM)**

Tax ID #: **2612-10-281-5900**

That **Bubbasugarlittle, LLC, an Oklahoma limited liability company**, (the "Grantor"), 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(es) hereby, grant, bargain, sell and convey unto **Jeffery J. Van Hoose**, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

The East 530 feet of Block Eleven (11), INTERURBAN HEIGHTS, to Oklahoma County, Oklahoma, according to the recorded Plat thereof, including closed Central Avenue (now vacated) adjacent to said lots and all of Wheeler Avenue (now vacated) adjacent to said Block 11.

Property Address: **331 NE 70th Street, Oklahoma City, OK 73105**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **December 22**, 2023.

Bubbasugarlittle, LLC, an Oklahoma limited liability company

By: 

Name: Chad Ford
Title: Manager

STATE OF **OKLAHOMA**

ACKNOWLEDGMENT - OKLAHOMA FORM

COUNTY OF Okla

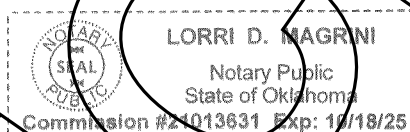
ss.

This instrument was acknowledged before me on **December 22, 2023**, by **Chad Ford and Jessica Ford** as **Managers of Bubbasugarlittle, LLC** an **Oklahoma limited liability company**.

NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To:



OAG 2023-1 - INDIVIDUAL

Exhibit to DeedAFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)

COUNTY OF Oklahoma) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Jeffery J Van Hoose
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I have personal knowledge of the statements made herein.
2. I am:
 - ☒ a citizen of the United States, or
 - ☐ not a citizen of the United States, but an alien who is or who shall become a bona fide resident of the State of Oklahoma.
3. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
4. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

OAG 2023-1 - INDIVIDUAL

5. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.

6. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

7. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Date

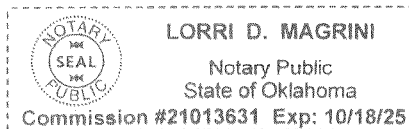
The foregoing instrument was acknowledged before me this 22 day of December, 2023
by Jeffery J. VanHoose

NOTARY PUBLIC

My Commission Expires:

10-18-2025

My Commission Number:

21013631



20150604010739290
 06/04/2015 03:54:59 PM
 Bk:RE12041 Pg:1175 Pgs:2 DEED
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 Carolyn Caudill

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Mary Louise Khoury, a single person and widow of Paul K. Khoury, in her individual capacity, as sole devisee and beneficiary of the Estate of Paul K. Khoury; and in her capacity as Successor Trustee for The Paul Khoury Revocable Living Trust dated September 20, 2001, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell, convey, transfer, assign and deliver unto Mary Louise Khoury as Trustee of The Mary Louise Khoury Revocable Living Trust dated May 21, 2001, with Amendment One dated July 23, 2013 all of said Grantor's right, title, interest, estate and every claim and demand, both at law and in equity, in and to all of the following described property and the oil, gas and other minerals in and under and that may be produced from the following described lands situated in OKLAHOMA COUNTY, State of Oklahoma, to-wit:

1. Lots Thirteen (13) and Fourteen (14), Block Ten (10), LINCOLN PARK ADDITION to Oklahoma City, Oklahoma as shown by the recorded plat thereof, OKLAHOMA COUNTY, Oklahoma. (.1607 acre mineral interest)
2. An undivided one-eighth (1/8) interest in and to the oil, gas and other minerals rights in and under that may be produced from the West One-fifth (W/5) of the East One-half (E/2) of Block Ten (10) in Interurban Heights Addition to Oklahoma City, Oklahoma, as shown by the recorded plat thereof all within Section Three (3), Township Twelve North (T12N), Range Three West (R3W) of the Indian Meridian, OKLAHOMA COUNTY, Oklahoma. (.028125 acre mineral interest)
3. The North Half (N/2) of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Twelve North (T12N), Range One West (R1W) of the Indian Meridian, OKLAHOMA COUNTY, Oklahoma. (1 acre mineral interest in 80 acre tract)
4. The South Half (S/2) of the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Twelve North (T12N), Range One West (R1W) of the Indian Meridian, OKLAHOMA COUNTY, Oklahoma. (1 acre mineral interest in 80 acre tract)
5. The East Half (E/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section Fifteen (15), Township Eleven North (T11N), Range One West (R1W) of the Indian Meridian, OKLAHOMA COUNTY, Oklahoma. (3.33 acre mineral interest in 40 acre tract)
6. The Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eleven North (T11N), Range One East (R1E) of the Indian Meridian, OKLAHOMA COUNTY, Oklahoma. (1 acre mineral interest in 160 acre tract)
7. The West One Hundred (100) Feet of Lot 000 or Block Eleven (11), Interurban Heights Addition to Oklahoma City, Oklahoma save and except mineral rights in OKLAHOMA COUNTY, Oklahoma. (.72 acre surface interest)
8. Lots Thirty-two (32) and Thirty-three (33), Block Thirty-one (31), in the Newalla Townsite also known as Newalla City Addition all being a part of and within the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eleven North (T11N), Range One East (R1E) of the Indian Meridian, OKLAHOMA COUNTY, Oklahoma. (.1607 acre surface interest)
9. Lots One (1) to Twenty-five (25) inclusive and Twenty-seven (27) to Thirty (30) inclusive, Block Fifty (50), in the Newalla Townsite also known as Newalla City Addition all being a part of and within the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eleven North (T11N), Range One East (R1E) of the Indian Meridian, OKLAHOMA COUNTY, Oklahoma. (2.3301 acre surface interest)
10. Lots Eleven (11) to Thirty-nine (39) inclusive, Block Fifty-one (51), in the Newalla Townsite also known as Newalla City Addition all being a part of and within the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eleven North (T11N), Range One East (R1E) of the Indian Meridian, OKLAHOMA COUNTY, Oklahoma. (2.5000 acre surface interest)

RICHARD L FOREST
 709 HIDDEN HOLLOW CIRCLE
 EDMOND, OK 73034

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11. Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Eight (8), in the Packingtown Shuttle Car Addition to Oklahoma City, Oklahoma as shown by the recorded plat thereof all within OKLAHOMA COUNTY, Oklahoma. (0.4372 acre surface interest)
12. All of Lots Twenty-one (21) and Twenty-two (22), Block Forty-four (44), in the University Addition to Oklahoma City, Oklahoma as shown by the recorded plat thereof, also known as 909 N.W. 19th Street, together with all appurtenances thereunto belonging, all within OKLAHOMA COUNTY, Oklahoma. (0.1607 acre surface interest)
13. All of Lots Twenty-seven (27) and Twenty-eight (28), Block Forty-four (44), in the University Addition to Oklahoma City, Oklahoma as shown by the recorded plat thereof, also known as 923 N.W. 19th Street, together with all appurtenances thereunto belonging, all within OKLAHOMA COUNTY, Oklahoma. (0.1607 acre surface interest)

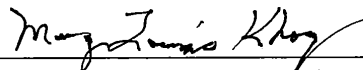
together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and storing, handling, transporting and marketing the same therefrom.

This conveyance is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed by Grantor in any of said capacities; it being understood and agreed that said Grantee shall have, receive and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof, precisely as if the Grantee herein had been at the date of the making of said lease the owner of a similar undivided interest in and to the land described and Grantee one of the lessors therein.

The purpose of this conveyance is to consolidate title to the above described property in The Mary Louise Khoury Revocable Living Trust dated May 21, 2001 with Amendment One dated July 23, 2013, regardless of whether the current record title is in the name of Paul K. Khoury, Mary Louise Khoury, or The Paul Khoury Revocable Living Trust dated September 20, 2001.

TO HAVE AND TO HOLD the above described property and easements with all and singular the rights, privileges, and appurtenances thereunto or in any wise belonging to the said Grantee herein, her heirs, successors, personal representatives, administrators, executors, and assigns forever. This conveyance is without any warranty of title.

WITNESS my hand this 2nd day of June, 2015.

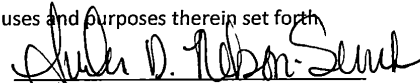


Mary Louise Khoury, Individually, and as
Successor Trustee of The Paul Khoury Revocable
Living Trust dated September 20, 2001

STATE OF OKLAHOMA)

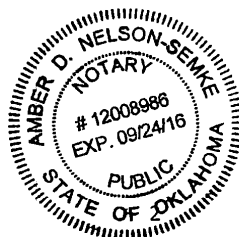
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 2nd day of June, 2015, personally appeared Mary Louise Khoury, to me known to be the identical person who executed the within and foregoing instrument in the stated capacities 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.


Notary Public, Comm. # 12008986

My Commission Expires:

9/24/16



20150604010739290
Filing Fee: \$15.00

06/04/2015 03:54:59 PM
DEED



LEGAL DESCRIPTION

Wilshire & Central Rezone

The East 530 feet of Block Eleven (11) of Interurban Heights, to Oklahoma County, Oklahoma, according to the recorded plat thereof, all of Centra Avenue (now vacated) adjacent to Block Five (5), Block Six (6) and Block Eleven (11) and all of Wheeler Avenue (now vacated) adjacent to said Block Eleven (11).

The above described tract of land contains 5.05 acres, more or less.

Easement: 60.00 feet in width, all of Central Avenue (now vacated) adjacent to Block Five (5), Block Six (6) and Block Eleven (11).

AND

The West One Hundred (100) feet of Lot 000 or Block Eleven (11), Interurban Heights Addition to Oklahoma City, Oklahoma save and except mineral rights in OKLAHOMA COUNTY, Oklahoma. (0.72 acres surface interest).

January 24, 2024

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Mrs. Sarah Welch

RE: PC-10915, E Wilshire Blvd & Central Ave: Revised Rezone Submittal

Dear Mrs. Welch:

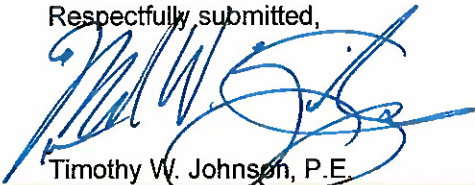
On behalf of the property owner, Jeff Van Hoose, we are submitting a request to resend the revised proposed rezone, case PC-10915, back to Planning Commission for their recommendation of approval. This application was originally heard and recommended for approval by the Planning Commission on January 11, 2024. This request is necessary as the subject property being rezoned has increased in area by 0.72 acres for a total of +/-5.77 acres. The site is located south of E Wilshire Blvd & Central Ave in northeast Oklahoma City. The subject site is currently zoned as PUD-1897 with a base zoning of R-1, "Single-Family Residential" District. The property is currently undeveloped. This application seeks to rezone the site, totaling +/-5.77 acres, to I-1, "Light Industrial" District to permit the proposed industrial development. This proposed project will complement the surrounding commercial and industrial developments.

Please find attached the following revised submittal documents for the above referenced project:

- Rezoning Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- 300-foot Radius Ownership List
- Conceptual Site Plan

Please review the following information for its completeness and place this application on the Planning Commission docket of **February 22, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, Johnson & Associates
[5865 000/ ZON]

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Jeff Van Hoose
101 NE 70th St
Oklahoma City, OK 73105
PH: (405) 848-0415

January 22, 2024

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

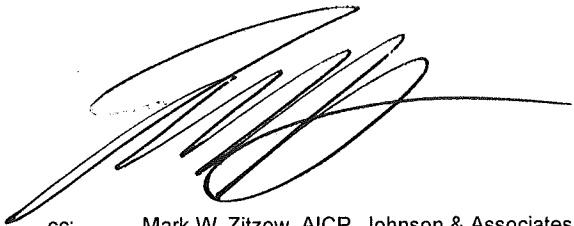
Attn: Mrs. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Mrs. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Rezoning application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Mark W. Zitzow', with a long horizontal line extending to the right.

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5665 000 / ZON

CERTIFICATE OF BONDED ABTRACTOR
(400 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 400 feet in all directions of the following described land:

The East 530 feet of Block Eleven (11) of Interurban Heights, to Oklahoma County, Oklahoma, according to the recorded plat thereof, all of Centra Avenue (now vacated) adjacent to Block Five (5), Block Six (6) and Block Eleven (11) and all of Wheeler Avenue (now vacated) adjacent to said Block Eleven (11).

The above described tract of land contains 5.05 acres, more or less.

Easement: 60.00 feet in width, all of Central Avenue (now vacated) adjacent to Block Five (5), Block Six (6) and Block Eleven (11)

AND

The West One Hundred (100) feet of Lot 000 or Block Eleven (11), Interurban Heights Addition to Oklahoma City, Oklahoma save and except mineral rights in OKLAHOMA COUNTY, Oklahoma. (0.72 acres surface interest).

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: January 19, 2024 at 7:30 AM

First American Title Insurance Company



By:

Shelly Duke

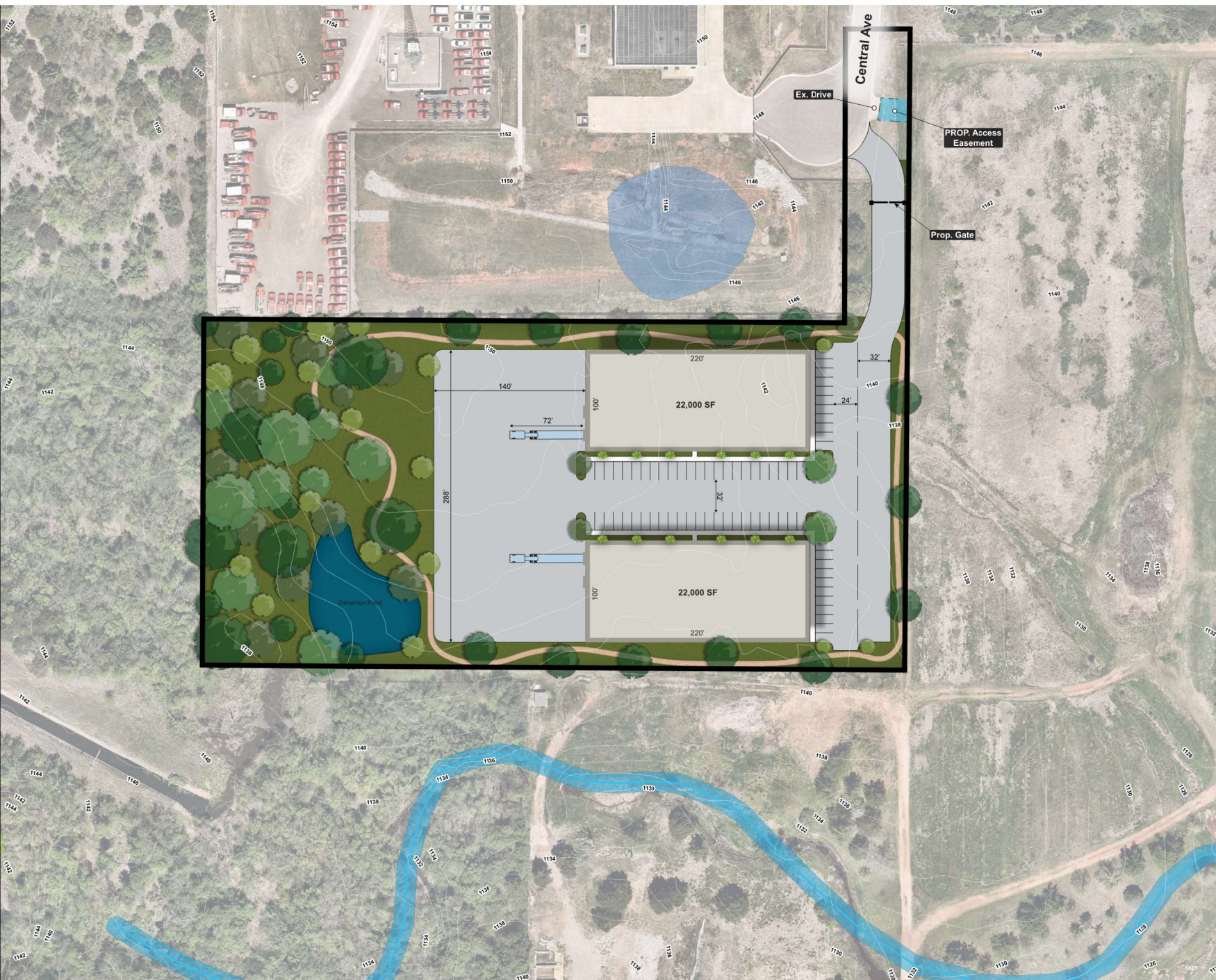
Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2845349-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
2612	R102815900	VAN HOOSE JEFFERY J	101 NE 70TH ST	OKLAHOMA CITY	OK	73105-1206	INTERURBAN HEIGHTS	000	000	INTERURBAN HEIGHTS 000 000 ALL OF BLKS 5 6 7 8 PLUS E/2 OF BLKS 9 & 10 & E530FT OF BLK 11 PLUS ALL OF VACATED CENTRAL AVE ADJ BLKS 5 6 7 8 9 10 & 11 PLUS ALL OF VACATED WHEELER AVE ADJ BLK 11 ON N (SUBJECT PROPERTY CONTAINED WITHIN)	331 NE 70TH ST OKLAHOMA CITY
2612	R102818000	KHOURY MARY L REV LIV TRUST	616 GLENLAKE DR	EDMOND	OK	73013-1831	INTERURBAN HEIGHTS	011	000	INTERURBAN HEIGHTS 011 000 W100FT (SUBJECT PROPERTY CONTAINED WITHIN)	0 UNKNOWN OKLAHOMA CITY
2612	R102496000	BOWMAN OIL & GAS LLC	7200 N SANTA FE AVE	OKLAHOMA CITY	OK	73116	E M CRUM ADDITION	000	000	E M CRUM ADDITION 000 000 S 1/2 BLKS 13 & 14	7200 N SANTA FE AVE OKLAHOMA CITY
2612	R102496500	BOWMAN OIL & GAS LLC	7200 N SANTA FE AVE	OKLAHOMA CITY	OK	73116-9024	E M CRUM ADDITION	000	000	E M CRUM ADDITION 000 000 N 1/2 BLKS 13 & 14	7300 N SANTA FE AVE OKLAHOMA CITY
2612	R102815910	HOOP HOUSE LLC	6824 N ROBINSON AVE	OKLAHOMA CITY	OK	73116-9039	INTERURBAN HEIGHTS	000	000	INTERURBAN HEIGHTS 000 000 W 1/2 BLK 9	301 NE 70TH ST OKLAHOMA CITY
2612	R102811800	WILSHIRE CHURCH OF CHRIST	400 E WILSHIRE BLVD	OKLAHOMA CITY	OK	73105-1010	INTERURBAN HEIGHTS	003	000	INTERURBAN HEIGHTS 003 000	0 UNKNOWN OKLAHOMA CITY
2612	R102814000	GULF EXPLORATION LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	INTERURBAN HEIGHTS	004	000	INTERURBAN HEIGHTS 004 000 S 1/2	0 UNKNOWN OKLAHOMA CITY
2612	R102812700	GULF EXPLORATION LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114	INTERURBAN HEIGHTS	004	000	INTERURBAN HEIGHTS BLK 004 W1 1/2ACRES OF N 1/2	0 UNKNOWN OKLAHOMA CITY
2612	R102816900	SAMARA MICHAEL M	9101 E 110TH ST	TULSA	OK	74133	INTERURBAN HEIGHTS	010	000	INTERURBAN HEIGHTS 010 000 W 1/2	0 UNKNOWN OKLAHOMA CITY
2612	R132941350	JPG DEVELOPMENT LLC	141 NE 70TH ST	OKLAHOMA CITY	OK	73105-1206	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 322.70FT N & 906.8FT E OF SW/C OF NW4 TH E195FT S329.26FT W195.07FT N328.10FT TO BEG CONT 1.47ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	141 NE 70TH ST OKLAHOMA CITY
2612	R132941353	201 SEVENTY LLC	1126 BLUE WISTER CV	EDMOND	OK	73013-1368	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 322.70FT N & 1101.80FT E OF SW/C NW4 TH E200FT S330.45FT W200.48FT N329.26FT TO BEG CONT 1.5166ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	201 NE 70TH ST OKLAHOMA CITY
2612	R132941400	AMERICAN FIDELITY ASSURANCE CO	PO BOX 22845	OKLAHOMA CITY	OK	73123-1845	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 1598FT S & 663FT E NW/C SD SEC 3 THE652.56FT S318FT W652.90FT N318FT TO BEG FORMERLY LOTS 1 THRU 48 BLK 12 VACATED E M CRUMS ADDN	0 UNKNOWN OKLAHOMA CITY

2612	R132941250	AMERICAN FIDELITY ASSURANCE CO	PO BOX 22845	OKLAHOMA CITY	OK	73123- 1845	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG NW/C SD NW4 TH S962FT E633FT N962FTW633FT TO BEG & BEG 1305FT S & 663FT E NW/C NW4 TH E652.12FT S293FT W652.50FT N293FT TO BEG FORMERLY BLKS 2 3	0 UNKNOWN OKLAHOMA CITY
2612	R132941254	AMERICAN FIDELITY ASSURANCE CO	PO BOX 22845	OKLAHOMA CITY	OK	73123- 1845	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 633FT E NW/C SD NW4 TH E474.40FT S1120.83FT E206FT S184.17FT W652.12FT N343FT W30FT N962FT TO BEG AKA LOT 9 THRU 40 BLK 1 LOTS 9 THRU 40 BLK 4 L	0 UNKNOWN OKLAHOMA CITY
2612	R132941500	O G & E	PO BOX 321	OKLAHOMA CITY	OK	73101- 0321	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 690FT W NE/C SD NW4 TH S295.75FT W55FT S165FT E55FT S1251.25FT MORE OR LESS W630FT N1547FT MORE OR LESS E TO BEG FORMERLY BLK 12 WOOD WHEELER AD	220 E WILSHIRE BLVD OKLAHOMA CITY



E Wilshire Blvd & Central Ave

Conceptual Site Plan
70 Total Parking Spaces
44,000 Total Building SF

+/-5.77 Acres



Johnson & Associates
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1/22/24

Conceptual site plan showing feasible option
permitted under proposed rezoning