



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 PUD ReZONING

Planned Unit Development District

The Cottages at the Grove

Name of Development or Applicant

Oklahoma County - R143685005

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

Multi-plex residential development

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: PUD -

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

9.3185 acres

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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 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.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Integrity First Developers, LLC

2425 S. BRYANT AVE

Edmond, OK 73013

405-209-8710

Eric @ mybeaconhome.com

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbfbllaw.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.

3223 NW 178

LETTER OF AUTHORIZATION

Integrity First Developers, LLC, (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T.

Hahn, and the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such

application with respect to the property at the following location 178th and Portland
OK County (see attached for complete legal)

By:  _____

Title: Manager _____

Date: 3/22/22 _____

①

When recorded, mail to:
Integrity First Developers, LLC
2952 Via Esperanza Drive
Edmond, Oklahoma 73013

Return to:
Stewart Title of Oklahoma, Inc.
701 N. Broadway, Ste. 300
Oklahoma City, OK 73102
LF 701043-41856

20170206010168580
DEED 02/06/2017
12:27:32 PM Book:13353
Page:18 PageCount:5
Filing Fee:\$21.00
Doc. Tax:\$1393.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

SPECIAL WARRANTY DEED WITH RESTRICTIONS

THE STATE OF OKLAHOMA §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF OKLAHOMA §

CALIBER DEVELOPMENT COMPANY LLC, a Delaware limited liability company, which has a mailing address of 14301 Caliber Drive, Suite 300, Oklahoma City, Oklahoma 73134 ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and such other good and valuable consideration paid by **INTEGRITY FIRST DEVELOPERS, LLC**, an Oklahoma limited liability company, and/or its permitted assigns or designees ("**Grantee**"), with a mailing address of 2952 Via Esperanza Drive, Edmond, Oklahoma 73013, the receipt and sufficiency of which consideration are hereby acknowledged by Grantor and Grantee, has GRANTED, BARGAINED, SOLD, ALIENED, REMISED, RELEASED, CONFIRMED and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONFIRM and CONVEY unto Grantee in fee simple all of that certain real property located in Oklahoma County, Oklahoma, located on the North side of N.W. 178th Street between North Portland Avenue and North May Avenue, in the City of Oklahoma City, Oklahoma, being a portion of the Southeast One-Quarter (SE/4) of Section Twenty-Five (S25), Township Fourteen North (T14N), Range Four West of the Indian Meridian (R4W.I.M.), as more particularly described in Exhibit "A" which is attached hereto and by this reference made an integral part hereof for all purposes (the "**Land**"), together with any improvements thereon and any and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, including, without limitation, any of the right, title and interest of Grantor in and to any and all adjacent streets, roads, alleys, or rights-of-way (said Land, together with any such improvements and such rights, interests, benefits, privileges, easements, tenements, hereditaments and appurtenances are hereinafter collectively referred to as the "**Property**"), specifically excepting, excluding and reserving from the Property all oil, gas, coal and other mineral rights and other interests that are not currently outstanding in other parties with respect to the Land, i.e., the Mineral Reservation.

This Special Warranty Deed is made and accepted expressly subject to the Declaration of Covenants and Restrictions Affecting Land entered into by Grantor and Grantee that is being filed of record as to the Land this same date ("**Restrictive Covenants**"), and those exceptions (the "**Permitted Exceptions**") set forth in Exhibit "B" which is attached hereto and by this reference made an integral part hereof for all purposes.

TO HAVE AND TO HOLD the Property, subject to the Restrictive Covenants and the Permitted Exceptions as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND

all and singular the Property, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

This Special Warranty Deed is being made, executed and delivered by Grantor to Grantee pursuant to and in fulfillment of the terms and conditions of that certain Contract for Sale and Purchase of Unimproved Real Property by and between Grantor and Grantee with the Effective Date of June 20, 2016 ("Contract"), to which reference is hereby made. A form of this Special Warranty Deed is attached to the Contract as **Exhibit B** thereto. All capitalized terms used in this Special Warranty Deed shall have the same meanings ascribed to those terms in the Contract unless otherwise expressly defined herein.

Grantee, by its acceptance of this Special Warranty Deed, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2017, and subsequent years, there having been a proper proration of ad valorem taxes for the calendar year 2017 between Grantor and Grantee.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 6th day of February, 2017.

SELLER:

CALIBER DEVELOPMENT COMPANY LLC

a Delaware limited liability company

By: 

Name: Matthew Austin

Title: President

Date: February 6, 2017

STATE OF OKLAHOMA

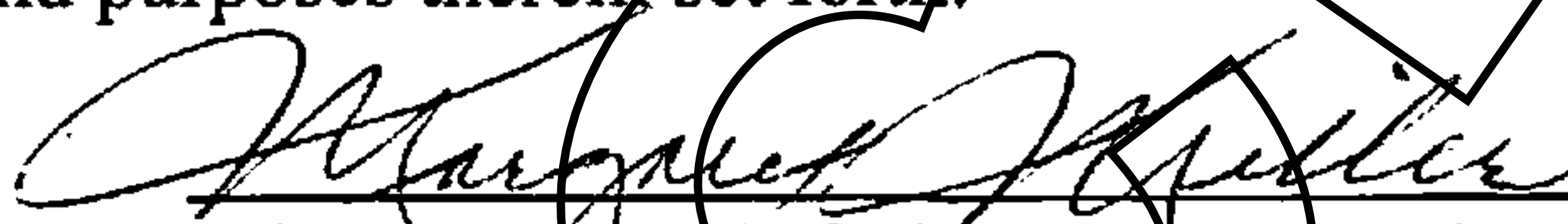
COUNTY OF OKLAHOMA

§
§
§

SS:

Before me, the undersigned notary public, on this 6th day of February, 2017, personally appeared Matthew Austin, to me known to be the identical person who executed the name of the maker thereof to the within and foregoing instrument, as President of **CALIBER DEVELOPMENT COMPANY LLC**, a Delaware limited liability company, and acknowledged to me that he executed the same as the free and voluntary act and deed of and on behalf of said limited liability company for the uses and purposes therein set forth.

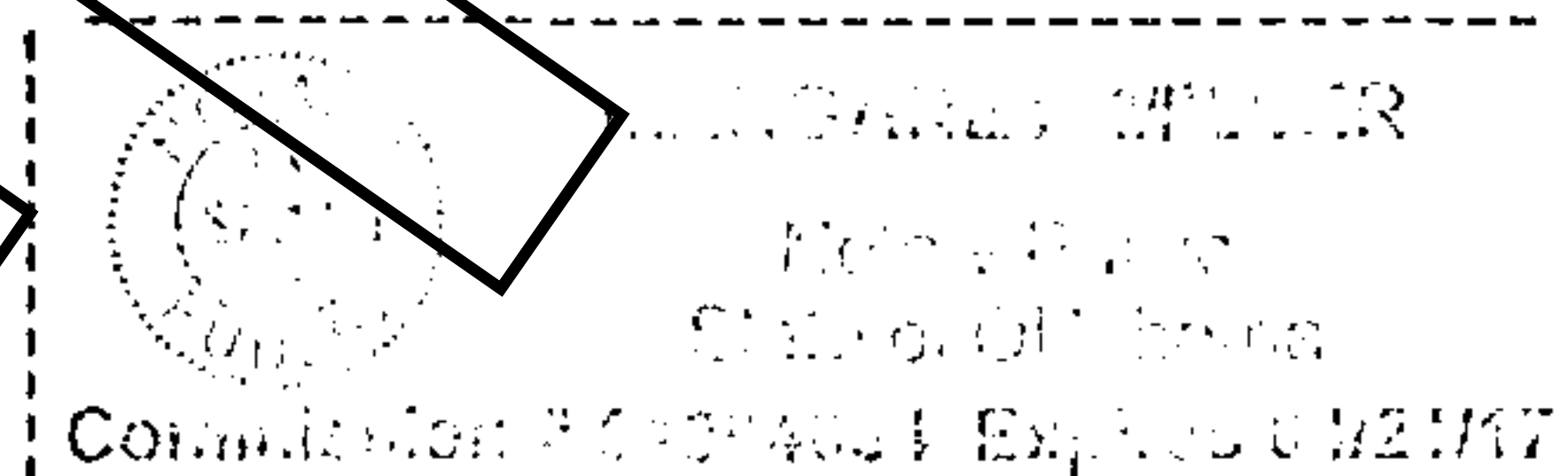
[Seal]



NOTARY PUBLIC, STATE OF OKLAHOMA

Notary's Commission No.: _____

My Commission Expires: _____



UNOFFICIAL

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description Of The Real Property

A tract of land being a part of the South Half (S/2) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southeast Corner of the Southwest Quarter (SW/4) of said Section Twenty-five (25), said point being the Point of Beginning; thence South 89°46'07" West, along and with the South line of said Southwest Quarter (SW/4), a distance of 195.53 feet; thence North 00°13'53" West, departing the South line of said Southwest Quarter (SW/4), a distance of 50.00 feet to a point on the North right-of-way line of Northwest 178th Street; thence North 17°49'53" East, departing said North right-of-way line, a distance of 311.54 feet; thence North 65°23'24" West a distance of 163.72 feet; thence North 24°36'37" East a distance of 78.34 feet; thence North 00°02'38" West a distance of 81.66 feet; thence North 24°30'08" East a distance of 131.34 feet; thence South 66°44'29" East a distance of 156.00 feet; thence South 71°54'33" East a distance of 355.68 feet to a point on the Southwesterly line of a 100' Pipeline Easement as shown on the Plat THE GROVE SOUTH PHASE 2, recorded in Book 69 of Plats, Page 33, hereinafter "Pipeline Esmt"; thence South 39°35'49" East, along and with the Southwesterly line of said Pipeline Esmt, a distance of 663.54 feet to a point on the South line of the Southeast Quarter (SE/4) of said Section Twenty-five (25); thence South 89°46'02" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 742.20 feet to the Point of Beginning.

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

Permitted Exceptions

Listed below are the Permitted Exceptions to the warranty of title being granted by Grantor to Grantee in the above and foregoing Special Warranty Deed.

1. Ad valorem taxes for 2017, the amount of which is not ascertainable, due or payable.
2. All interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto that are not currently outstanding in other parties are being expressly retained and reserved by the Grantor, and are not being conveyed to Grantee.
3. The Declaration of Covenants and Restrictions Affecting Land entered into between Grantor and Grantee and being filed of record against the Land this same date in the Office of the County Clerk, Oklahoma County, State of Oklahoma.
4. Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable.
5. Easement in favor of Southwestern Bell Telephone Company recorded at Book 3941, Page 875.
6. Permanent Easement in favor of the City of Oklahoma City recorded at Book 9911, Page 622.
7. Permanent Easement in favor of the City of Oklahoma City recorded at Book 12358, Page 463.



LEGAL DESCRIPTION

The Grove Office

May 9th, 2016

A tract of land being a part of the South Half (S/2) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

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THENCE South 89°46'02" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 742.20 feet to the POINT OF BEGINNING.

Containing 405,916 square feet or 9.3185 acres, more or less

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – _____

MASTER DESIGN STATEMENT FOR

The cottages at the Grove

NW 178th & Portland Ave.

March 24, 2022

PREPARED FOR:

Integrity First Developers, LLC
2425 S. Bryant Ave.
Edmond, OK 73013
405-209-8710
eric@mybeaconhome.com

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of The Grove, consisting of 9.3185 acres are located within the S/2 of Section 25, Township 14 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located on NW 178th St. and Portland Ave.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is Integrity First Developers, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1111. Surrounding properties are zoned and used for:

North: PUD-1111 District and used for residential.
East: PUD-1111 District and used for residential.
South: PUD-783 and PUD-995 District and used for residential.
West: PUD-1111 District and is undeveloped.

The subject property is currently undeveloped. Surrounding properties include residential uses. This PUD District includes multi-family uses which are compatible within the surrounding districts.

SECTION 5.0PHYSICAL CHARACTERISTICS

The common open space within this PUD shall meet base zoning regulations.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing PUD-1111 based zoning to an R-4 based zoning that will permit development of a multi-plex residential concept.

SECTION 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

There shall be no variations to The City of Oklahoma City Subdivision Regulations, 2020, as amended, or to The Oklahoma City Zoning Ordinance, 2020, as amended.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 192nd St. The nearest street to the east is N. May Ave. The nearest street to the south is NW 178th St. The nearest street to the west is Portland Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 37 located at 16820 N. Pennsylvania Ave. Approximately 2.2 miles from this PUD development. Anticipated response times are of Urban Response levels.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public transportation is unavailable to the subject site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD 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 PUD. 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 PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, 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 PUD, 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 PUD 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 PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-4 General Residential District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

Permitted Use(s):

8250.3	Community Recreation: Property Owners Association
8300.40	Family Day Care Homes
8200.3	Group Residential
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential [limited to a maximum of 70 units]
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, architectural paneling, smart trim, lap, concrete, drivet, rock, stone, stucco, or wood, or other similar type finish. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood.

9.5 PLATTING REGULATIONS

Platting shall not be required.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

There shall be one (1) access point from NW 178th St. in this PUD.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding signs will be in accordance with the base zoning district regulations.

9.10.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

Due to the façade, landscaping, parking, access, architectural regulations, sidewalk, and screening detail provided herein, a Specific Plan is not required.

9.18..... ARCHITECTURAL REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.19..... SPECIFIC PLAN

A Specific Plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 PLANNED USES

Total Dwelling Units
Min.: 40
Max.: 70

12.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A - Legal Description

Exhibit B – Conceptual Master Development Plan

Exhibit C - Topography Plan

LEGAL DESCRIPTION

The Grove Office

May 9th, 2016

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THENCE North 24°36'37" East, a distance of 78.34 feet;

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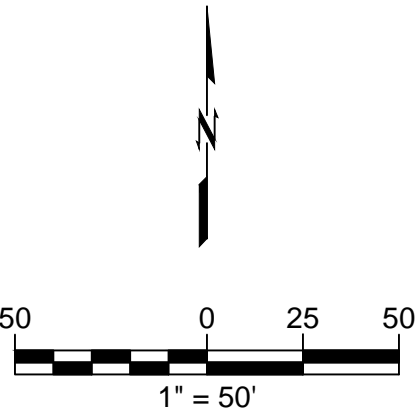
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Containing 405,916 square feet or 9.3185 acres, more or less

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

\\late-SERVER\cwf\Projects\1580063 Office Part at the Grove\dwg\Sheets\1580063 Preliminary Layout.dwg PLOT:1/12/2021 3:26:13 PM CING SIZE: 22"x34"



HOUSING UNITS	
6-UNIT BUILDINGS	3
4-UNIT BUILDINGS	7
2-UNIT BUILDINGS	2
TOTAL UNITS	50



CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

REV	DESCRIPTION	DATE



Wallace Engineering
Structural Consultants, Inc.
Structural and Civil Consultants
120 East Sheridan, Suite 104
Oklahoma City, Oklahoma 73104
405.236.5858, Fax 405.236.2058
OKLAHOMA CA #1460
EXP. DATE 6/30/21

MULTI FAMILY AT THE GROVE
PRELIMINARY LAYOUT

PROJECT NO 1580063 SHEET # C0.0



CERTIFICATE OF BONDED ABTRACTOR
(300 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 300 feet in all directions of the following described land:

A tract of land being a part of the South Half (S/2) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter (SW/4) of said Section Twenty-five (25), said point being the POINT OF BEGINNING;

THENCE South 89°46'07" West, along and with the South line of said Southwest Quarter (SW/4), distance of 195.53 feet;

THENCE North 00°13'53" West departing the South line of said Southwest Quarter (SW/4), a distance of 50.00 feet to a point on the North right-of-way line of Northwest 178th Street;

THENCE North 17°49'53" East, departing said North right-of-way line, a distance of 311.54 feet;

THENCE North 65°23'24" West, a distance of 163.72 feet; THENCE North 24°36'37" East, a distance of 78.34 feet; THENCE North 00°02'38" West, a distance of 81.66 feet; THENCE North 24°30'06" East, a distance of 131.34 feet; THENCE South 66°44'29" East, a distance of 156.00 feet;

THENCE South 71°54'33" East, a distance of 355.68 feet to a point on the Southwesterly line of a 100' Pipeline Easement as shown on the Plat THE GROVE SOUTH PHASE 2, recorded in Book 69 of Plats, Page 33, hereinafter "Pipeline Esmt";

THENCE South 39°35'49" East, along and with the Southwesterly line of said Pipeline Esmt, a distance of 663.54 feet to a point on the South line of the Southeast Quarter (SE/4) of said Section Twenty-Five (25);

THENCE South 89°46'02" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 742.20 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), 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: March 17, 2022 at 7:30 AM

First American Title Insurance Company

A handwritten signature in black ink that reads "Rochelle Duke". The signature is written in a cursive, slightly stylized font.

By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

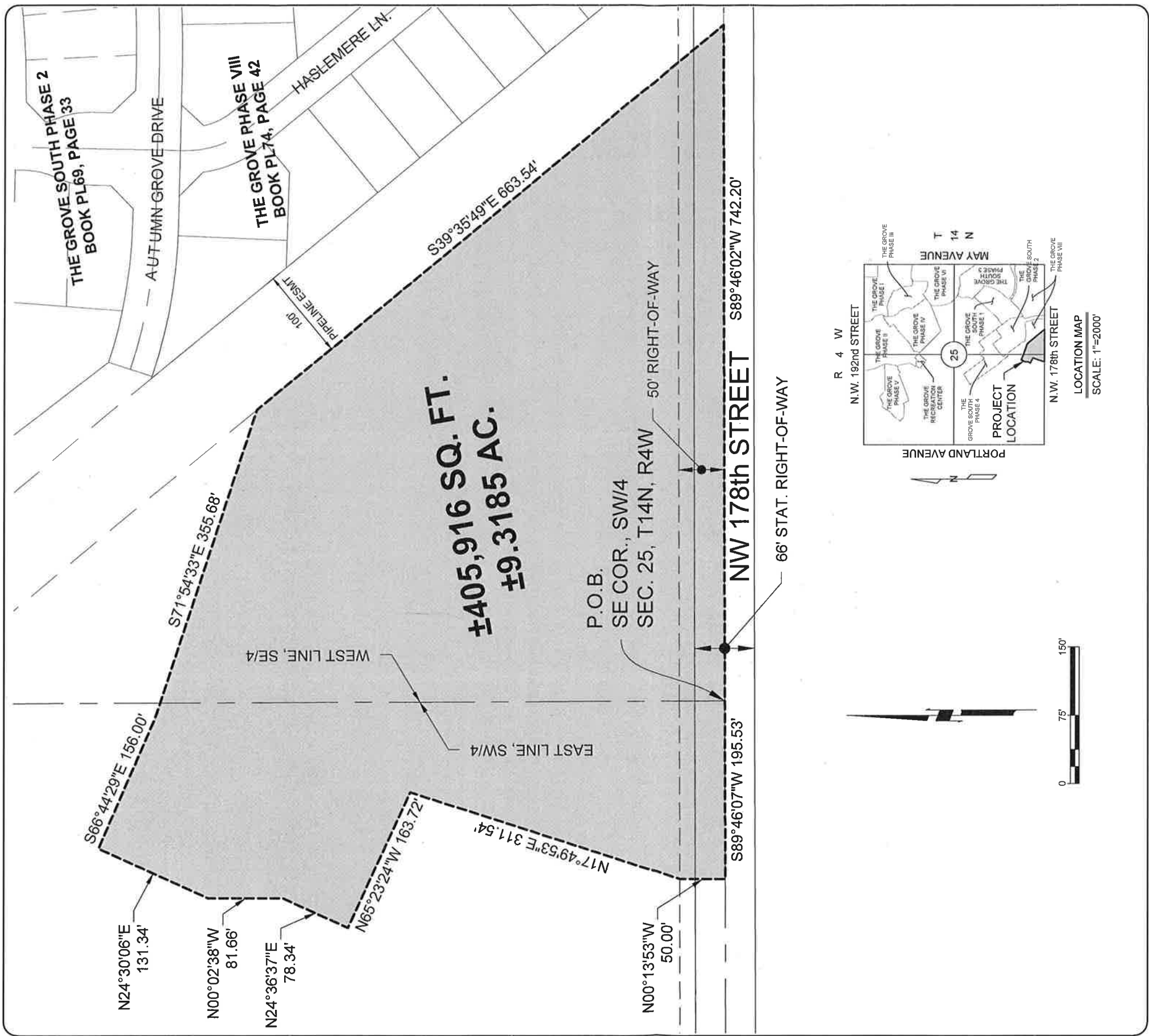
File No. 2728959-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
4898	R143685005	INTEGRITY FIRST DEVELOPERS LLC	2952 VIA ESPERANZA	EDMOND	OK	73013-8934	UNPLTD PT SEC 25 14N 4W	000	000	UNPLTD PT SEC 25 14N 4W 000 000 PT SE4 & SW4 SEC 25 14N 4W BEG SE/C SW4 TH W195.53FT N50FT NE311.54FT NW163.72FT NE78.34FT N81.66FT NE131.34FT SE156FT SE355.68FT SE663.54FT W742.20FT TO BEG (SUBJECT PROPERTY)	UNKNOWN
4898	R214311390	GAO JIANKUN	18125 AUTUMN GROVE DR	EDMOND	OK	73012	THE GROVE PH VIII	024	001	THE GROVE PH VIII 024 001	18125 AUTUMN GROVE DR OKLAHOMA CITY
4898	R214311400	HULSEY JULIE A TRS, HULSEY JULIA A LIV TRUST	18121 AUTUMN GROVE DR	EDMOND	OK	73012	THE GROVE PH VIII	024	002	THE GROVE PH VIII 024 002	18121 AUTUMN GROVE DR OKLAHOMA CITY
4898	R214311410	BRECHEEN MICHAEL & LUCINDA D	18013 HASLEMERE LN	OKLAHOMA CITY	OK	73012	THE GROVE PH VIII	024	003	THE GROVE PH VIII 024 003	18013 HASLEMERE LN OKLAHOMA CITY
4898	R214311420	OBRIEN JOHN B & SHAUNA D	18009 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	024	004	THE GROVE PH VIII 024 004	18009 HASLEMERE LN OKLAHOMA CITY
4898	R214311430	MAGILL LOGAN D & MADISON D	18005 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	024	005	THE GROVE PH VIII 024 005	18005 HASLEMERE LN OKLAHOMA CITY
4898	R214311440	GARBACZ SHARA L	18001 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	024	006	THE GROVE PH VIII 024 006	18001 HASLEMERE LN OKLAHOMA CITY
4898	R214311450	KNAPP JUSTIN T & AMBER D	17917 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	024	007	THE GROVE PH VIII 024 007	17917 HASLEMERE LN OKLAHOMA CITY
4898	R214311460	SARUSSI RAFAEL TRS, SARUSSI LIRAZ LEA ABRAHAM TRS	11908 EAGLES GLEN DR	AUSTIN	TX	78732	THE GROVE PH VIII	024	008	THE GROVE PH VIII 024 008	17913 HASLEMERE LN OKLAHOMA CITY
4898	R214311470	FOX SETH AUSTIN	17909 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	024	009	THE GROVE PH VIII 024 009	17909 HASLEMERE LN OKLAHOMA CITY
4898	R214311480	HAIL YEAH INVESTMENTS LLC	3141 NW 63RD ST	OKLAHOMA CITY	OK	73116	THE GROVE PH VIII	024	010	THE GROVE PH VIII 024 010	17905 HASLEMERE LN OKLAHOMA CITY
4898	R214311490	GRAMING JEFFREY L & CECILIA	17901 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	024	011	THE GROVE PH VIII 024 011	17901 HASLEMERE LN OKLAHOMA CITY
4898	R214311500	CMR ENTERPRISES LLC	4708 IRON HORSE PASS	EDMOND	OK	73034	THE GROVE PH VIII	024	012	THE GROVE PH VIII 024 012	17900 HASLEMERE LN OKLAHOMA CITY
4898	R214311510	CRAIG KENNETTE TRS, CRAIG KENNETH C FAMILY TRUST	17904 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	024	013	THE GROVE PH VIII 024 013	17904 HASLEMERE LN OKLAHOMA CITY
4898	R214311520	EDISON LAUREL J & SOLOMON R CO TRS, EDISON LAUREL J REV TRUST	17908 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	024	014	THE GROVE PH VIII 024 014	17908 HASLEMERE LN OKLAHOMA CITY
4898	R214311530	EMERSON ROBERT D & CONNIE K	17912 HASLEMERE LN	EDMOND	OK	73012-4575	THE GROVE PH VIII	024	015	THE GROVE PH VIII 024 015	17912 HASLEMERE LN OKLAHOMA CITY
4898	R214311540	MAPLES CHRISTOPHER, MAPLES AMANDA	17916 HASLEMERE LN	EDMOND	OK	73012	THE GROVE PH VIII	024	016	THE GROVE PH VIII 024 016	17916 HASLEMERE LN OKLAHOMA CITY
4898	R214311550	JOHNNY YI CONSTRUCTION INC	21485 S SAWTOOTH CIR	EDMOND	OK	73012	THE GROVE PH VIII	024	017	THE GROVE PH VIII 024 017	18113 AUTUMN GROVE DR OKLAHOMA CITY
4898	R214311560	MOORE PARWIN A TRS, MOORE PARWIN A 2008 REV TRUST	18109 AUTUMN GROVE DR	EDMOND	OK	73012	THE GROVE PH VIII	024	018	THE GROVE PH VIII 024 018	18109 AUTUMN GROVE DR OKLAHOMA CITY
4898	R216711580	GROVE SOUTH PROPERTIES LLC	2252 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	044	001	THE GROVE PH XI BLK 044 LOT 001	18133 AUTUMN GROVE DR OKLAHOMA CITY
4898	R216711590	GROVE SOUTH PROPERTIES LLC	2252 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	044	002	THE GROVE PH XI BLK 044 LOT 002	18137 AUTUMN GROVE DR OKLAHOMA CITY
4898	R216711600	GROVE SOUTH PROPERTIES LLC	2252 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	044	003	THE GROVE PH XI BLK 044 LOT 003	18141 AUTUMN GROVE DR OKLAHOMA CITY

4898	R210951570	THE GROVE MASTER HOMEOWNERS ASSOCIATION INC	14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134-1016	THE GROVE SOUTH PH 2	000	000	THE GROVE SOUTH PH 2 000 000 COMMON AREA C	0 UNKNOWN OKLAHOMA CITY
4898	R210951420	ACE OKLAHOMA CAPITAL INVESTMENTS LLC	2800 N CLASSEN BLVD, Unit 107	OKLAHOMA CITY	OK	73106	THE GROVE SOUTH PH 2	009	001	THE GROVE SOUTH PH 2 009 001	18117 HASLEMERE LN OKLAHOMA CITY
4898	R210951430	ENGLAND DUSTIN W	18121 HASLEMERE LN	EDMOND	OK	73012	THE GROVE SOUTH PH 2	009	002	THE GROVE SOUTH PH 2 009 002	18121 HASLEMERE LN OKLAHOMA CITY
4898	R210951440	HOLMES FRIEDLANDER AMANDA JOLINE	18125 HASLEMERE LN	EDMOND	OK	73012	THE GROVE SOUTH PH 2	009	003	THE GROVE SOUTH PH 2 009 003	18125 HASLEMERE LN OKLAHOMA CITY
4899	R216712090	THE GROVE MASTER HOMEOWNERS ASSOCIATION INC	14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134-1016	THE GROVE PH XI	000	000	THE GROVE PH XI BLK 000 LOT 000 COMMON AREA DD EE FF GG	UNKNOWN OKLAHOMA CNTY
4899	R216711000	GROVE SOUTH PROPERTIES LLC	2240 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	042	001	THE GROVE PH XI BLK 042 LOT 001	18158 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711010	GROVE SOUTH PROPERTIES LLC	2240 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	042	002	THE GROVE PH XI BLK 042 LOT 002	18180 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711020	OMORI RIKA	18164 AUTUMN GROVE DR	EDMOND	OK	73012	THE GROVE PH XI	042	003	THE GROVE PH XI BLK 042 LOT 003	18164 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711030	BISWAS INDRANIL, CHOUDHURY MONALISA	18168 AUTUMN GROVE DR	EDMOND	OK	73012	THE GROVE PH XI	042	004	THE GROVE PH XI BLK 042 LOT 004	18168 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711040	GONZALEZ CONSTANCIA A SOTO, GONZALEZ CRISTIAN	18172 AUTUMN GROVE DR	EDMOND	OK	73012	THE GROVE PH XI	042	005	THE GROVE PH XI BLK 042 LOT 005	18172 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711610	GROVE SOUTH PROPERTIES LLC	2240 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	044	004	THE GROVE PH XI BLK 044 LOT 004	18145 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711620	GROVE SOUTH PROPERTIES LLC	2240 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	044	005	THE GROVE PH XI BLK 044 LOT 005	18149 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711630	GROVE SOUTH PROPERTIES LLC	2240 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	044	006	THE GROVE PH XI BLK 044 LOT 006	18153 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711640	GROVE SOUTH PROPERTIES LLC	2240 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	044	007	THE GROVE PH XI BLK 044 LOT 007	18157 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711650	GROVE SOUTH PROPERTIES LLC	2240 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	044	008	THE GROVE PH XI BLK 044 LOT 008	18161 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711660	GROVE SOUTH PROPERTIES LLC	2240 N BROADWAY	MOORE	OK	73160	THE GROVE PH XI	044	009	THE GROVE PH XI BLK 044 LOT 009	18165 AUTUMN GROVE DR OKLAHOMA CITY
4899	R216711670	LATHROP TIM PAUL	3300 NW 181ST ST	EDMOND	OK	73012	THE GROVE PH XI	044	010	THE GROVE PH XI BLK 044 LOT 010	3300 NW 181ST ST OKLAHOMA CITY
4899	R216711680	PAZ JENNIFER, PUENTES CESAR E JR	3304 NW 181ST ST	EDMOND	OK	73012	THE GROVE PH XI	044	011	THE GROVE PH XI BLK 044 LOT 011	3304 NW 181ST ST OKLAHOMA CITY
4899	R216711690	CAI JINXIA	517 WAR ADMIRAL CT	EDMOND	OK	73025	THE GROVE PH XI	044	012	THE GROVE PH XI BLK 044 LOT 012	3308 NW 181ST ST OKLAHOMA CITY
4899	R216711700	SEBDANI HADI MAZROUEI, SEBDANI SHADI MAZROUEI	3312 NW 81ST ST	EDMOND	OK	73012	THE GROVE PH XI	044	013	THE GROVE PH XI BLK 044 LOT 013	3312 NW 181ST ST OKLAHOMA CITY
4941	R211251000	ROSE CREEK HOMEOWNERS ASSOCIATION	13919 N MAY AVE STE B PMB 195	OKLAHOMA CITY	OK	73134	ROSE CREEK BLK 30	030	000	ROSE CREEK BLK 30 030 000 COMMON AREAS A & PT OF LOT 545 DESC BEG NW/C COMMON AREA A TH E175.63FT S54.63FT SE36.53FT RIGHT ON CURVE SE45.98FT SE31.14FT SE31.81FT SW73.21FT NW99.17FT NW160.62FT TO BEG	UNKNOWN

4941	R211251005	AMBAW SAMSON M, GEREMEW SEBLE	17813 PRAIRIE SKY WAY	EDMOND	OK	73012-6628	ROSE CREEK BLK 30	030	000	ROSE CREEK BLK 30 030 000 PT OF LOT 545 BEG NE/C SD LOT TH S162.25FT LEFT ON CURVE SW29.68FT SW30.90FT NW31.81FT NW31.14FT LEFT ON CURVE NW45.98FT NW36.53FT N54.63FT E135FT TO BEG	17813 PRAIRIE SKY WAY OKLAHOMA CITY
4941	R209011350	ROSE CREEK PROPERTY OWNERS ASSOCIATION INC	13919 N MAY AVE STE B PMB 195	OKLAHOMA CITY	OK	73134-5004	ROSE CREEK BLKS 26-29 TALL GRASS	000	000	ROSE CREEK BLKS 26-29 TALL GRASS 000 000 COMMON AREAS A B C D & PRIVATE STREETS	0 UNKNOWN OKLAHOMA CITY
4941	R209011070	KNOWLTON NATASHA R REV TRUST	4712 TAMARISK DR	OKLAHOMA CITY	OK	73142	ROSE CREEK BLKS 26-29 TALL GRASS	027	517	ROSE CREEK BLKS 26-29 TALL GRASS 027 517	3201 NW 177TH ST OKLAHOMA CITY
4941	R209011080	TAYLOR DONNY & BARBIE	3205 NW 177TH ST	EDMOND	OK	73012-9056	ROSE CREEK BLKS 26-29 TALL GRASS	027	518	ROSE CREEK BLKS 26-29 TALL GRASS 027 518	3205 NW 177TH ST OKLAHOMA CITY
4941	R209011090	THOMAS & ROSS TRUST	3209 NW 177TH ST	EDMOND	OK	73012-9056	ROSE CREEK BLKS 26-29 TALL GRASS	027	519	ROSE CREEK BLKS 26-29 TALL GRASS 027 519	3209 NW 177TH ST OKLAHOMA CITY
4941	R209011100	HERNDON EDWARD D & SHARILYN A	3213 NW 177TH ST	EDMOND	OK	73012-9056	ROSE CREEK BLKS 26-29 TALL GRASS	027	520	ROSE CREEK BLKS 26-29 TALL GRASS 027 520	3213 NW 177TH ST OKLAHOMA CITY
4941	R209011110	DEVORE REBECCA A 2009 IRREV TRUST	5709 NW 132ND ST	OKLAHOMA CITY	OK	73142	ROSE CREEK BLKS 26-29 TALL GRASS	027	521	ROSE CREEK BLKS 26-29 TALL GRASS 027 521	3217 NW 177TH ST OKLAHOMA CITY
4941	R209011120	MIG LLC	14825 AUREA LN	OKLAHOMA CITY	OK	73142	ROSE CREEK BLKS 26-29 TALL GRASS	027	522	ROSE CREEK BLKS 26-29 TALL GRASS 027 522	3221 NW 177TH ST OKLAHOMA CITY
4941	R209011130	WALKER CHEVELL P	3225 NW 177TH ST	EDMOND	OK	73012-9056	ROSE CREEK BLKS 26-29 TALL GRASS	027	523	ROSE CREEK BLKS 26-29 TALL GRASS 027 523	3225 NW 177TH ST OKLAHOMA CITY
4941	R209011140	HODGSON TED J & SALLY S	3229 NW 177TH ST	EDMOND	OK	73012-9056	ROSE CREEK BLKS 26-29 TALL GRASS	027	524	ROSE CREEK BLKS 26-29 TALL GRASS 027 524	3229 NW 177TH ST OKLAHOMA CITY
4941	R209011150	GARRISON ABBO AMBER	3233 NW 177TH ST	EDMOND	OK	73012-9056	ROSE CREEK BLKS 26-29 TALL GRASS	027	525	ROSE CREEK BLKS 26-29 TALL GRASS 027 525	3233 NW 177TH ST OKLAHOMA CITY
4941	R209011160	HOLLOWAY WILLIS JR & SABA AKHTAR	3237 NW 177TH ST	EDMOND	OK	73012	ROSE CREEK BLKS 26-29 TALL GRASS	027	526	ROSE CREEK BLKS 26-29 TALL GRASS 027 526	3237 NW 177TH ST OKLAHOMA CITY
4941	R209011170	MARTIN MATT B & RHONDA K	17725 PTARMIGAN LN	EDMOND	OK	73012-6544	ROSE CREEK BLKS 26-29 TALL GRASS	027	527	ROSE CREEK BLKS 26-29 TALL GRASS 027 527	17725 PTARMIGAN LN OKLAHOMA CITY
4941	R209011230	LEWIS FAMILY TRUST, LEWIS DAVID A & JODI K TRS	3228 NW 177TH ST	EDMOND	OK	73012	ROSE CREEK BLKS 26-29 TALL GRASS	028	533	ROSE CREEK BLKS 26-29 TALL GRASS 028 533	3228 NW 177TH ST OKLAHOMA CITY
4941	R209011240	JRM FAMILY TRUST	3224 NW 177TH ST	EDMOND	OK	73012-9054	ROSE CREEK BLKS 26-29 TALL GRASS	028	534	ROSE CREEK BLKS 26-29 TALL GRASS 028 534	3224 NW 177TH ST OKLAHOMA CITY
4941	R209011250	MCDONALD CLARENCE E III & REBECCA A	3220 NW 177TH ST	EDMOND	OK	73012-9054	ROSE CREEK BLKS 26-29 TALL GRASS	028	535	ROSE CREEK BLKS 26-29 TALL GRASS 028 535	3220 NW 177TH ST OKLAHOMA CITY
4941	R209011260	HEDRICK RAFAEL H TRS, HEDRICK MELISSA S TRS	3216 NW 177TH ST	OKLAHOMA CITY	OK	73012	ROSE CREEK BLKS 26-29 TALL GRASS	028	536	ROSE CREEK BLKS 26-29 TALL GRASS 028 536	3216 NW 177TH ST OKLAHOMA CITY
4941	R209011270	COMBS BRENT R, COMBS ALEXIS C	3200 NW 177TH ST	EDMOND	OK	73012	ROSE CREEK BLKS 26-29 TALL GRASS	028	537	ROSE CREEK BLKS 26-29 TALL GRASS 028 537	3200 NW 177TH ST OKLAHOMA CITY
4944	R215301390	QUICK MINCEY DEVELOPMENT CORP II, C/O GARY NOLAN QUICK II	6611 W HEFNER RD STE A	OKLAHOMA CITY	OK	73162-4705	THE CHATEAUS AT ROSE LAKE	000	000	THE CHATEAUS AT ROSE LAKE 000 000 COMMON AREAS A B C & D & PRIVATE STREETS	A-D COMMON AREA
4944	R215301140	DOVE HOLLOW PROPERTIES LLC	2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	002	006	THE CHATEAUS AT ROSE LAKE 002 006	3409 NW 178TH TER OKLAHOMA CITY

4944	R215301150	WULFERT AMY B, WULFERT CHRIS A & JULIE	3313 NW 178TH TER	EDMOND	OK	73012	THE CHATEAUS AT ROSE LAKE	003	001	THE CHATEAUS AT ROSE LAKE 003 001	3313 NW 178TH TER OKLAHOMA CITY
4944	R215301160	DOVE HOLLOW PROPERTIES LLC	2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	003	002	THE CHATEAUS AT ROSE LAKE 003 002	3309 NW 178TH TER OKLAHOMA CITY
4944	R215301170	DOVE HOLLOW PROPERTIES LLC	2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	003	003	THE CHATEAUS AT ROSE LAKE 003 003	3305 NW 178TH TER OKLAHOMA CITY
4944	R215301180	DOVE HOLLOW PROPERTIES LLC	2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	003	004	THE CHATEAUS AT ROSE LAKE 003 004	3301 NW 178TH TER OKLAHOMA CITY
4944	R215301250	RIGAU VIVIANNA RAQUEL	17812 RICH EARTH CT	EDMOND	OK	73012	THE CHATEAUS AT ROSE LAKE	004	007	THE CHATEAUS AT ROSE LAKE 004 007	17812 RICH EARTH CT OKLAHOMA CITY
4944	R215301260	RICKARDS NANCY L	17817 MORNING SKY CT	EDMOND	OK	73012	THE CHATEAUS AT ROSE LAKE	004	008	THE CHATEAUS AT ROSE LAKE 004 008	17817 MORNING SKY CT OKLAHOMA CITY
4944	R215301310	DOVE HOLLOW PROPERTIES LLC	2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	005	001	THE CHATEAUS AT ROSE LAKE 005 001	17828 MORNING SKY CT OKLAHOMA CITY
4944	R215301320	WILLIAMS TIFFANY	17824 MORNING SKY CT	EDMOND	OK	73012	THE CHATEAUS AT ROSE LAKE	005	002	THE CHATEAUS AT ROSE LAKE 005 002	17824 MORNING SKY CT OKLAHOMA CITY
4944	R215301330	ARNEY DANIEL J, ARNEY JULIA A	17820 MORNING SKY CT	EDMOND	OK	73012	THE CHATEAUS AT ROSE LAKE	005	003	THE CHATEAUS AT ROSE LAKE 005 003	17820 MORNING SKY CT OKLAHOMA CITY
4944	R215301340	COLABELLO JASON & LINDSEY M	17816 MORNING SKY CT	EDMOND	OK	73012	THE CHATEAUS AT ROSE LAKE	005	004	THE CHATEAUS AT ROSE LAKE 005 004	17816 MORNING SKY CT OKLAHOMA CITY
4899	R218491000 - 218492120	CALIBER DEVELOPMENT COMPANY LLC	14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134	THE GROVE PH XV	0	0	THE GROVE PH XV	UNKNOWN
4899	R218492130	THE GROVE MASTER HOMEOWNERS ASSOCIATION INC	14301 CALIBER DR STE 300	OKLAHOMA CITY	OK	73134	THE GROVE PH XV	0	0	THE GROVE PH XV	UNKNOWN



ACAD FILE: H:\3200\Exhibit\Grove Office\3200 - Grove Office-EX.dwg, 5/9/2016 8:15 AM, Nate Halkin
XREFS LOADED: 3200-FPLT.dwg 3200-bdy.dwg 3200008-FPLT.dwg 3200008-bdy.dwg

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Proj. No.: 3200
Date: 05-09-16
Scale: 1"=150'

THE GROVE OFFICE
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
EXHIBIT



Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #1494 Exp. Date: 06-30-2017
• ENGINEERS • SURVEYORS • PLANNERS •