



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

Wallace Design Collective on behalf of Strategic Design & Dev

Name of Applicant

Near 1108 NE 63rd Street (R149784250, R149784125, & R149783875). Undeveloped

Address / Location of Property

Present Use of Property

Closure is necessary to permit the proposed development

Purpose Statement / Development Goal

Staff Use Only:	1134
Case No.:	CE _____
File Date:	11-20-24
Ward No.:	W7
Nbhd. Assoc.:	OKC Adventure District
School District:	Millwood
Extg Zoning:	R-1/C-3
Overlay:	UC/HNO

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):

Strategic Design & Dev/Shawn Driver

Name

7725 W Reno Ave, Unit 400

Mailing Address

Oklahoma City, OK 73127

City, State, Zip Code

405.443.3621

Phone

sdriver@L5GC.com

Email


Signature of Applicant

Purvi Patel, Wallace Design Collective

Applicant's Name (please print)

410 N Walnut Ave, Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73013

City, State, Zip Code

405..536.2032

Phone

purvi.patel@wallace.design

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.



SPECIAL WARRANTY DEED

CNV #2 Investors LLC, a Texas limited liability company (the “Grantor”), in consideration for the sum of ten dollars (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Strategic Design & Development LLC, an Oklahoma limited liability company (the “Grantee”), whose mailing address is 7725 W. Reno Avenue, Suite 400, Oklahoma City, Oklahoma 73127, the property described on **Exhibit A**, attached hereto, together with any and all of Grantor’s right, title and interest and to adjacent streets, alleys, rights of way, any adjacent strips and gores of real estate and all right, title and interest appurtenant to the foregoing (collectively, the “Property”); except for and subject to (x) all zoning and other applicable laws, ordinances and regulations; (y) those matters set forth on **Exhibit B** attached hereto (collectively, the “Permitted Exceptions”), and (z) all oil, gas and other mineral reservations and conveyances of record. Grantor warrants the title to the Property against all claiming by, through or under Grantor but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee’s successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature arising by, through or under Grantor, but not otherwise, except for (x) all zoning and other applicable laws, ordinances and regulations; (y) the Permitted Exceptions, and (z) all oil, gas and other mineral reservations and conveyances of record.

(signature follows)

RAPTOR ENTERPRISES LLC
7725 W RENO AVE STE 400 OKLAHOMA CITY, OK 73127

Signed and delivered this 15th day of December 2022.

CNV #2 INVESTORS LLC,
a Texas limited liability company

By: [Signature]
Name: Shawn Driver
Title: Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

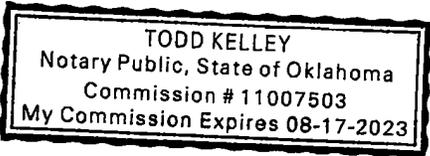
This instrument was acknowledged before me on this 15th day of December 2022, by Shawn Driver, as Manager of CNV #2 INVESTORS LLC, a Texas limited liability company.

[Signature]

NOTARY PUBLIC

My Commission Expires: 08-17-2023

My Commission No.: 11007503



UNOFFICIAL

EXHIBIT A
Legal Description

Tract 1:

A part of the northwest quarter of Section 11, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 750 feet east of the northwest corner of said quarter section for a point of beginning;

Thence east a distance of 165 feet;

Thence south to the center line of Grand Boulevard;

Thence westerly along the center line of Grand Boulevard to a point directly south of the point of beginning;

Thence north to the point of beginning, less and except that portion conveyed to the City of Oklahoma City, recorded in Book 93 of Quit Claim Deeds, page 153.

Tract 2:

A part of the northwest quarter of Section 11, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 600 feet east of the northwest corner of said Section;

Then south parallel with the west line of said quarter section to the north line of Grand Boulevard;

Thence northeasterly along the north line of Grand Boulevard to a point 750 feet east of the west line of said quarter section;

Thence north to the north line of the Section; Thence west 150 feet to the point of beginning.

Tract 3:

A part of the northwest quarter of Section 11, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 400 feet east of the northwest corner of said Section;

Thence south parallel with the west line of said quarter section to the north line of Grand Boulevard;

Thence northeasterly along the north line of Grand Boulevard to a point 545 feet east of the west line of said quarter section;

Thence north to the north line of said Section;

Thence west 145 feet to the point of beginning.

Said Tracts 1, 2 and 3 being more particularly and properly described as follows:

Tract 1:

A part of the northwest quarter of Section 11, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 750.00 feet North $89^{\circ}40'11''$ East (Field) (East-Record) of the northwest corner of the said quarter section for a point of beginning;

Thence North $89^{\circ}40'11''$ East (Field) (East-Record) a distance of 165.00 feet;

Thence South $00^{\circ}04'12''$ East (Field) to the north right of way of Interstate Highway No. 44 (South to the center line of Grand Boulevard-Record) a distance of 174.53 feet to a point on a non-tangent curve to the left;

Thence along said curve having a delta angle of $06^{\circ}10'48''$ a radius of 1537.69 feet, a chord bearing of South $84^{\circ}54'47''$ West, a chord distance of 165.77 feet, an arc distance of 165.86 feet (Field) (Westerly along the center of Grand Boulevard-Record) to a point directly South $00^{\circ}00'42''$ East (Field) (South-Record) of the point of beginning;

Thence North $00^{\circ}00'42''$ West (Field) (North-Record) a distance of 188.28 feet to the point of beginning, less and except the portion conveyed to the City of Oklahoma City by Quit Claim Deed recorded in Book 93 of Quit Claim Deeds, page 153.

Tract 2:

A part of the Northwest Quarter of Section 11, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 600 feet North $89^{\circ}40'11''$ East (Field) (East-Record) of the northwest corner of said Section;

Thence South $00^{\circ}19'49''$ East parallel with the west line of said quarter section a distance of 154.30 feet to a point on the north right of way of Interstate Highway No. 44 (Field) (South to the north line of Grand Boulevard-Record);

Thence South $47^{\circ}19'08''$ East a distance of 64.85 feet;

Thence South $87^{\circ}13'20''$ East a distance of 28.80 feet to a point on a non-tangent curve to the right;

Thence along said curve having a delta angle of $02^{\circ}44'53''$ a radius of 1537.69 feet, a chord bearing of North $80^{\circ}26'57''$ East, a chord distance of 73.74 feet, an arc distance of 73.75 feet (Field) (Northeasterly along the north line of Grand Boulevard to a point 750 feet North $89^{\circ}40'11''$ East (Field) (East-Record) of the west line of said quarter section;

Thence North $00^{\circ}00'42''$ West a distance of 188.28 feet to a point on the north line of the northwest quarter of said section (Field) (north to the north line of the section- Record);

Thence South $89^{\circ}40'11''$ West (Field) (West-Record) a distance of 150.00 feet to the point of beginning.

Tract 3:

A part of the Northwest Quarter of Section 11, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 400 feet North $89^{\circ}40'11''$ East (Field) (East-Record) of the northwest corner of the said Section;

Thence South $00^{\circ}00'42''$ East (Field) (South-Record) parallel with the west line of said quarter section a distance of 273.20 feet to a point on the north right of way of Interstate Highway No. 44, said point also being on a non-tangent curve to the right (Field) (South to the north line of Grand Boulevard-Record);

Thence along said right of way curve having a delta angle of $05^{\circ}41'14''$ a radius of 1537.69 feet, a chord bearing of North $73^{\circ}28'07''$ East, a chord distance of 152.57 feet, an arc distance of 152.63 feet (Field) (Northeasterly along the north line of Grand Boulevard-Record) to a point 545 feet North $89^{\circ}40'11''$ East (Field) (East-Record) of the west line of said quarter section-Record);

Thence North $00^{\circ}19'49''$ West a distance of 230.63 feet to a point on the north line of the northwest quarter (Field) (North to the north line of the section-Record);

Thence South $89^{\circ}40'11''$ West (Field) (West-Record) a distance of 145 feet to the point of beginning.

Tract 4

A part of the east half of the northwest quarter of Section 11, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows, to-wit:

Commencing at a point 905 feet west (record) South $89^{\circ}40'11''$ West (measured) of the northeast corner of said northwest quarter to the point of beginning;

Thence south (record) South $00^{\circ}19'49''$ East (measured) 411.58 feet (record) 377.33 feet (measured) to the north line of Grand Boulevard (record) to a point on a curve having a radius of 1537.69 feet, a delta of $16^{\circ}27'54''$, and a chord bearing North $68^{\circ}45'25''$ West a distance of 440.36 feet, also being the north line of Grand Boulevard (measured);

Thence northwesterly along said curve and the north line of Grand Boulevard a distance of 441.88 feet (measured) to a point on the west line of said east half of said northwest quarter;

Thence north (record) North $00^{\circ}04'12''$ West (measured) along said west line a distance of 219.1 feet (record) 215.41 feet (measured) to the north line of said northwest quarter;

Thence east (record) North $89^{\circ}40'11''$ East (measured) along said north line a distance of 410 feet (record) 408.54 feet (measured), to the point or place of beginning.

Tract 5

A part of the northwest quarter of Section 11, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the northwest corner of the northwest quarter;

Thence North $89^{\circ}40'11''$ East along the north line of said northwest quarter for a distance of 915.0 feet to the point of beginning;

Then South $00^{\circ}04'12''$ East and parallel with the west line of said northwest quarter a distance of 174.53 feet to a point on the north right-of-way line of Grand Boulevard (Interstate Highway No. 44);

Thence southeasterly along said right-of-way line on a curve to the right having a radius of 1537.69 feet (and a chord bearing of South $84^{\circ}28'15''$ East and a chord distance of 400.43 feet) for an arc distance of 401.57 feet to a point on the east line of the west half of said northwest quarter;

Thence North $00^{\circ}04'12''$ West, along said east line and parallel with the west line of said northwest quarter a distance of 215.41 feet to a point on the north line of said northwest quarter;

Thence South $89^{\circ}40'11''$ West along said north line of said northwest quarter a distance of 405,0 feet (record) 398.52 feet (measured) to the point or place of beginning.

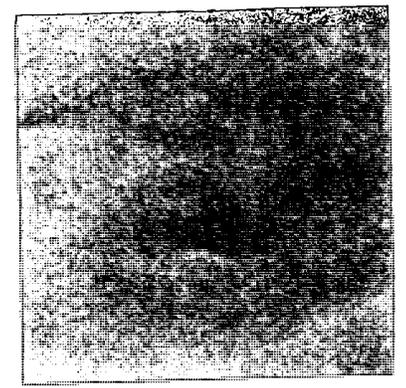
EXHIBIT B
Permitted Exceptions

1. Ad Valorem taxes for the year 2023 and subsequent years, a lien not yet ascertainable, due or payable.
2. 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 Property or produced from the Property, 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.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Section line road easement created under Title 43 USC Section 1095 and any rights therein granted to others by the Board of County Commissioners of the county in which the Property is located or by the city in which the Property is located.
5. Quit Claim Deed in favor of the City of Oklahoma City recorded in Book 93, page 153 and Quit Claim Deed in favor of the City of Oklahoma City recorded in Book 93, page 154 and plat of Grand Boulevard recorded in Book 13 of Plats, page 45.
6. Limitation of rights of access set forth Warranty Deed in favor of the State of Oklahoma, acting by and through the Department of Highways of the State of Oklahoma recorded in Book 4006, page 246.
7. Right of Way Agreement in favor of Oklahoma Natural Gas Corporation recorded in Book 68, page 398.
8. Dedication Deed Access Rights in favor of the City of Oklahoma City recorded in Book 2574, page 470.
9. Easement in favor of the City of Oklahoma City recorded in Book 2574, page 477.
10. Limitation of rights of access set forth Report of Commissioners in Case No. CJ-71-2054 in the District Court of Oklahoma County, Oklahoma recorded in Book 4006, page 265.
11. Agreement between the City of Oklahoma City and J. C. Rudkin and Laura M. Rudkin recorded in Book 416, page 146.
12. Easement in favor of the City of Oklahoma City recorded in Book 2574, page 476.
13. Right of Way Agreement in favor of Oklahoma Natural Gas Corporation recorded in Book 68, page 399, as modified by Partial Release of Right of Way recorded in Book

2437, page 220, assigned to ONE Gas, Inc. by Assignment and Assumption of Real Property Interests recorded in Book 12813, page 1408.

14. Permanent Easement in favor of Oklahoma County, Oklahoma recorded in Book 3360, page 556.

UNOFFICIAL



Legal Description

A part of the Northwest quarter of Section 11, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of the said quarter section;

Thence North $89^{\circ}40'11''$ East along the North line for said quarter section, a distance of 750.00 feet;

Thence South $00^{\circ}00'42''$ East a distance of 188.28 feet to a point of the North Right-Of-Way of Interstate No. 44, said point being at the beginning of a non-tangent curve to the right;

Thence along said curve having a delta angle of $37^{\circ}36'31''$ a radius of 1537.69 feet, a chord bearing of South $79^{\circ}19'52''$ East, a chord distance of 991.31 feet, an arc distance of 1009.33 feet, Easterly along the North Right-Of-Way line of Interstate No. 44;

Thence South $00^{\circ}19'49''$ East a distance of 58.29 feet;

Thence North $61^{\circ}19'49''$ West a distance of 73.78 feet, said point being at the beginning of a non-tangent curve to the left;

Thence Westerly along said curve having a delta angle of $26^{\circ}46'03''$ a radius of 1488.69 feet, a chord bearing of North $75^{\circ}01'46''$ West, a chord distance of 689.13 feet, an arc distance of 695.49 feet to a point;

Thence North $87^{\circ}08'06''$ West a distance of 170.00 feet;

Thence North $79^{\circ}48'51''$ West a distance of 48.86 feet;

Thence North $66^{\circ}50'02''$ West a distance of 28.44 feet to the Point of Beginning and containing 44,048 square feet or 1.011 acres of land, more or less.

November 4, 2024

City of Oklahoma City
Planning Department, Subdivision & Zoning
420 West Main Street, Suite 910
Oklahoma City, OK 73102

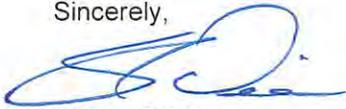
Attn: Sarah Welch

RE: Letter of Authorization for Application For Right-Of-Way Closure

Dear Ms. Welch,

This letter is to authorize Wallace Design Collective, PC to submit an application for right-of-way closure with the City of Oklahoma City for the property located near 1108 NE 63rd Street (County Parcel #: R149784250, R149784125, and R149783875).

Sincerely,



Shawn Driver
Strategic Design & Development LLC
7725 W Reno Ave, Unit 400
Oklahoma City, OK 73127
405.443.3621
sdriver@L5GC.com

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number **R149784250, R149784125 & R149783875** and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft Radius Report
filed in the office of the County Assessor
on the 28th day of October, 2024
Given under my hand and official seal this
28th day of October, 2024

K. Burch County Assessor Deputy

Oklahoma County Assessor's
300ft Radius Report
10/28/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location		
R149811290	STATE OF OKLA DEPT OF HWYS	No Data	No Data	200 NE 21ST ST	OKLAHOMA CITY	OK	73105	RICHARDSONS WILDEWOOD MANOR		2	0	RICHARDSONS WILDEWOOD MANOR 002 000 NLY PT OF LT 7 BEING 65FT ON ELY SIDE 129.80FT ON SLY SIDE & 100FT ON WLY SIDE AND PLUS NLY PT OF LT 8 BEING 100FT ON ELY LINE EXT NLY & WLY TO NW/C EXEMPT	0 UNKNOWN OKLAHOMA CITY	
R149783380	LIVING FAITH DISCIPLESHIP MINISTRIES INC	No Data	No Data	PO BOX 14506	OKLAHOMA CITY	OK	73113	UNPLTD PT SEC 11 12N 3W			0	0	UNPLTD PT NW4 SEC 11 12N 3W BEG 143FT W & 305FT S & 127FT W & 154.59FT S OF NE/C NW4 TH S282.17FT NWLY512.03FT N183.93FT E88.69FT NE43.54FT SELY387.40FT TO BEG CONT 2.75ACRS MORE OR LESS	1401 E I 44 SERVICE RD OKLAHOMA CITY
R149784250	STRATEGIC DESIGN & DEVELOPMENT LLC	No Data	No Data	7725 W RENO AVE, Unit 400	OKLAHOMA CITY	OK	73127	UNPLTD PT SEC 11 12N 3W			0	0	UNPLTD PT NW4 SEC 11 12N 3W BEG 750FT E OF NW/C NW4 TH E165FT S174.53FT SWLY ALONG A CURVE 165.86FT N188.28FT TO BEG CONT .68ACRS MORE OR LESS SUBJ TO RD ESMTS OF RECORD	UNKNOWN
R149784125	STRATEGIC DESIGN & DEVELOPMENT LLC	No Data	No Data	7725 W RENO AVE, Unit 400	OKLAHOMA CITY	OK	73127	UNPLTD PT SEC 11 12N 3W			0	0	UNPLTD PT NW4 SEC 11 12N 3W BEG 915FT E OF NW/C NW4 TH S174.53FT TO N R/W LINE GRAND BLVD SELY ON A CURVE RIGHT 401.57FT N215.41FT W405FT TO BEG CONT 1.70ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	1225 E I 44 SERVICE RD OKLAHOMA CITY
R149783875	STRATEGIC DESIGN & DEVELOPMENT LLC	No Data	No Data	7725 W RENO AVE, Unit 400	OKLAHOMA CITY	OK	73127	UNPLTD PT SEC 11 12N 3W			0	0	UNPLTD PT NW4 SEC 11 12N 3W BEG 905FT W OF NE/C NW4 TH S411.58FT (377.33FT MEASURED) TO N LINE GRAND BLVD NWLY ALONG A CURVE 441.88FT N219.1FT (215.41FT MEASURED) E410FT (408.54FT MEASURED) TO BEG	0 UNKNOWN OKLAHOMA CITY
R149783500	HHH INVESTMENTS LLC	No Data	No Data	726 W SHERIDAN	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 11 12N 3W			0	0	UNPLTD PT SEC 11 12N 3W 000 000 PT NW4 SEC 11 12N 3W BEG 905FT W OF NE/C NW4 TH E212.95FT S50FT SW98.27FT SE49.31FT E121.16FT SW134.20FT W88.69FT S183.93FT NW209.82FT N386.16FT TO BEG SUBJ TO ESMTS OF RECORD	1226 NE 63RD ST OKLAHOMA CITY
R140888200	BARKOCY PROPERTIES LLC	No Data	No Data	7521 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7057	UNPLTD PT SEC 02 12N 3W			0	0	UNPLTD PT SEC 02 12N 3W 000 000 PT SEC 2 12N 3W S150FT OF W 1/2 OF E 1/2 OF SW4 SE4 SW4 SUBJ TO EASEMENTS OF RECORD	1201 NE 63RD ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
10/28/2024

R140888055	BARKOCY PROPERTIES LLC	No Data	No Data	7521 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7057	UNPLTD PT SEC 02 12N 3W	0	UNPLTD PT SEC 02 12N 3W 000 000 PT SW4 SEC 2 12N 3W S10FT OF FOLL DESC PT E 1/2 OF SW4 SE4 SW4 BEG 150FT N OF SW/C OF ABOVE DESC N100FT E165FT S100FT W165FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R140888650	SMITH ROBERTA J	No Data	No Data	13100 THREE OAKS DR	JONES	OK	73049-8550	UNPLTD PT SEC 02 12N 3W	0	UNPLTD PT SEC 02 12N 3W 000 000 PT OF SW4 SEC 2 12N 3W BEG AT SW/C OF SE4 OF SE4 OF SW4 TH N172FT E155.5FT S172FT W155.5FT TO BEG	1301 NE 63RD ST OKLAHOMA CITY
R140888600	WOOD ASSET MANAGEMENT LLC	No Data	No Data	PO BOX 54017	OKLAHOMA CITY	OK	73154-2017	UNPLTD PT SEC 02 12N 3W	0	UNPLTD PT SEC 02 12N 3W 000 000 PT SW4 SEC 2 12N 3W BEG 172FT N OF SW/C SE4 SE4 SW4 TH N APPROX 985FT E338FT S APPROX 500FT E320FT S610FT W494.5FT N172FT W155.5FT TO BEG PLUS BEG SE/C OF E2 SW4 SE4 SW4 TH N230.7FT W165FT S230.7FT E165FT TO BEG SUBJ TO ESMTS OF RECORD	1415 NE 63RD ST OKLAHOMA CITY
R140888050	BARKOCY PROPERTIES LLC	No Data	No Data	7521 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7057	UNPLTD PT SEC 02 12N 3W	0	UNPLTD PT SEC 02 12N 3W 000 000 PT SW4 SEC 2 12N 3W BEG 150FT N OF SW/C OF E 1/2 OF SW4 SE4SW4 TH N100FT E165FT S100FT W165FT TO BEG & EX S10FT SUBJ TO EASEMENTS OF RECORD	6416 N EVEREST AVE OKLAHOMA CITY
R140888150	BARKOCY PROPERTIES LLC	No Data	No Data	7521 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7057	UNPLTD PT SEC 02 12N 3W	0	UNPLTD PT SEC 02 12N 3W 000 000 PT SEC 2 12N 3W BEG 250FT N OF SW/C OF E 1/2 OF SW4 SE4 SW4TH N50FT TH E165FT TH S50FT TH W165FT TO BEG SUBJ TO EASEMENTS OF RECORD	6420 N EVEREST AVE OKLAHOMA CITY
R140888730	MOODY CHAD IRREV TRUST	No Data	No Data	9218 A N WESTERN	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 02 12N 3W	0	UNPLTD PT SW4 SEC 2 12N 3W BEG 963FT E OF SW/C OF SW4 TH N298FT E173.95FT S298FT W173.90FT TO BEG	1111 NE 63RD ST OKLAHOMA CITY
R140888425	JONES GEORGIA REV LIV TRUST	No Data	No Data	6405 N LOTTIE AVE	OKLAHOMA CITY	OK	73111-7837	UNPLTD PT SEC 02 12N 3W	0	UNPLTD PT SEC 02 12N 3W 000 000 PT SW4 SEC 2 12N 3W BEG 230.1FT N OF SE/C E/2 SW4 SE4 SW4 TH W165FT N114FT E165FT S114FT TO BEG	6405 N LOTTIE AVE OKLAHOMA CITY
R140888300	MOSER CALVIN	No Data	No Data	8320 NW 206TH ST	EDMOND	OK	73012-9516	UNPLTD PT SEC 02 12N 3W	0	UNPLTD PT SEC 02 12N 3W 000 000 PT SW4 SEC 2 12N 3W W150FT OF W 1/2 OF SW4 SE4 SW4 SUBJ TO ESMTS OF RECORD	1127 NE 63RD ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
10/28/2024

R140887950	ERICK MOSER PROPERTIES LLC	No Data	No Data	PO BOX 14811	OKLAHOMA CITY	OK	73113-0811	UNPLTD PT SEC 02 12N 3W	0	0	UNPLTD PT SEC 02 12N 3W 000 000 PT SW4 SEC 2 12N 3W BEG 150FT E OF SW/C W/2 SW4 SE4 SW4 TH E165FT N650FT W165FT S650FT TO BEG SUBJ TO ESMTS OF RECORD	1151 NE 63RD ST OKLAHOMA CITY
R140888725	MAHMOODJANLOO BEHROOZ	No Data	No Data	9010 MOSS CLIFF CT	LAUREL	MD	20723	UNPLTD PT SEC 02 12N 3W	0	0	UNPLTD PT SEC 02 12N 3W 000 000 PT SW4 SEC 2 12N 3W BEG 1136.9FT E OF SW/C SW4 TH N660FT E173FT S660FT W173FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R140888005	UNITED STATES OF AMERICA	C/O CORPUS OF ENGINEERS	No Data	PO BOX 61	TULSA	OK	74101	UNPLTD PT SEC 02 12N 3W	0	0	UNPLTD PT SEC 02 12N 3W 000 000 PT SW4 SEC 2 12N 3W BEG 50FT N & 95FT E OF SW/C SW4 TH N219.89FT NLY232.88FT N581.9FT E344FT N201FT W361FT N320.46FT TOSW/C BLK 6 OAKFIELD ADD TH CONTINUING N 150FT TH E400FT S150FT E240FT S322FT E290FT N40FT E347FT S360FT W347FT S910FT TON R/W LINE OF NE 63RD ST TH W868FT TO BEG CONT 32.83ACRS MORE OR LESS THIS TRACT INCLUDES LTS 25 THRU 40 BLK 6 OAKFIELD ADDN	6400 N KELLEY AVE OKLAHOMA CITY
R149782500	ONCUE RE LLC	No Data	No Data	916 N MAIN ST	STILLWATER	OK	74075-3621	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT NW4 SEC 11 12N 3W BEG 400FT E OF NW/C NW4 TH S273.20FT NELY ON A CURVE 152.63FT N230.63FT W145FT TO BEG CONT .84ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD PLUS BEG 273.20FT S & 400FT E NW/C NW4 TH NE ALONG THE CURVE 152.63FT NE ALONG THE CURVE 127.32FT S44.45FT W79.79FT W59.52FT SW98.27FT W36.12FT TO BEG CONT .1233 AC MORE OR LESS	UNKNOWN
R149782505	STATE OF OKLA DEPT OF HWYS	No Data	No Data	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3204	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT NW4 SEC 11 12N 3W BEG 670FT E & 50FT S NW/C NW4 TH S149.71FT SE7.21FT NE ALONG A CURVE 73.76FT N138.28FT W80FT TO BEG	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
10/28/2024

R149784375	ONCUE RE LLC	No Data	No Data	916 N MAIN ST	STILLWATER	OK	74075-3621	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT NW4 SEC 11 12N 3W BEG 600FT E OF NW/C NW4 TH S154.30FT SELY64.85FT ELY28.80FT NELY ON A CURVE 73.75FT N188.28FT W150FT TO BEG CONT .65ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD EX BEG 670FT E & 50FT S NW/C NW4 TH S149.71FT SE7.21FT NE ALONG A CURVE 73.76FT N138.28FT W80FT TO BEG PLUS BEG 545FT E & 50FT S NW/C NW4 TH S180.63 NE ALONG A CURVE 127.30FT N1.77FT NW21.50FT NW64.85FT N104.30FT W55FT TO BEG	1102 NE 63RD ST OKLAHOMA CITY
R149785100	HHH INVESTMENTS LLC	No Data	No Data	800 W SHERIDAN	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT NW4 SEC 11 12N 3W BEG 488.05FT W OF NE/C OF NW4 TH S50FT SWLY158.29FT W121.16FT NWLY 49.31FT NELY98.27FT N50FT E204FT TO BEG CONT .78ACRS MORE OR LESS PLUS BEG 398.49 FT W NE/C NW4 TH S316.58FT NW54FT NE228.45FT N50FT E89.56FT TO BEG CONT .38 AC MORE OR LESS	1228 NE 63RD ST OKLAHOMA CITY

November 20, 2024

City of Oklahoma City
Planning Department, Subdivision & Zoning
420 West Main Street, Suite 910
Oklahoma City, OK 73102

Re: **Right-of-Way Closure**

Location: Grand Boulevard (Old)/East I-44 Service Road

We are requesting the closure of a portion of the old platted Grand Boulevard, between North Kelley Avenue and the newly aligned Grand Boulevard; also known as East I-44 Service Road. Wallace Design Collective had several meetings with the City of Oklahoma City Public Works Department (OKC PW) and the Oklahoma Department of Transportation (ODOT) regarding the ownership of this portion of right-of-way. It was ultimately found that the City of Oklahoma City is the owner of the right-of-way through the Grand Boulevard Plat, Lots 3 and 4 (attached). This right-of-way is also controlled by ODOT for the frontage road.

We have completed the Round Robin process with ODOT for their approval of the closure and vacation. A copy of the approval email and corresponding attachments are included in this packet for your records.

Additional information regarding the proposed drainage improvements was requested following initial meetings with ODOT and OKC PW. Proposed improvements are summarized below.

Existing Service Road Drainage:

Stormwater from the road is conveyed into three existing curb inlets on the south side of the service road. A bar ditch on the north side of the road conveys stormwater from the right-of-way into three ODOT area inlets. ODOT storm sewer conveys stormwater from the area and curb inlets southerly under the highway.

Existing NE 63rd Street Drainage:

Two box culverts serving NE 63rd Street discharge stormwater onto the site where it travels overland into two ODOT area inlets.

Proposed Improvements:

Project improvements include construction of curb and gutter and associated curb inlets along the north edge of the service road. Proposed drainage improvements will comply with the City of Oklahoma City's drainage manual. Proposed public storm sewer will convey off-site stormwater from NE 63rd Street through the site into the ODOT storm sewer system. Storm sewer design will comply with the City of Oklahoma City's drainage ordinance. Required drainage easements will be dedicated as part of the project.

The closure and vacation of this right-of-way will allow for the replacement of the existing bar ditches with a curb and gutter with storm sewer for this area, as well as, allow for higher quality development of the abutting properties due to the current grade of the site.

Thank you,

A handwritten signature in black ink, appearing to read 'Purvi Patel', written in a cursive style.

Purvi Patel
Land Planner II
Wallace Design Collective, PC

Enclosed: Grand Boulevard Plat
ODOT Approval

13/45-46

2/3

CLARK, President

WHIT M. GRANT, Vice President

PAUL M. POPE, Secy.

DEPARTMENT
BOARD OF PARK COMMISSIONERS

OKLAHOMA CITY, OKLA. _____ 19__

STATE OF OKLAHOMA)
) SS.
OKLAHOMA COUNTY)

Will H. Clark, President of the Board of Park Commissioners of Oklahoma City, said County and State, and Paul M. Pope, Secretary of the said Board, both of lawful age, being first duly sworn, depose and says: That the plat or map attached hereto and made a part of this affidavit was on the ~~11th~~ day of January, 1910, by a resolution of the Board of Park Commissioners, in special session, all members of the Board being present, and voting "aye," unanimously adopted as the route of the GRAND BOULEVARD, or that part of the same, passing through the Sections Ten (10) and Eleven (11), Township Twelve (12) North, Range Three (3) West, of the Indian Meridian, the same being a part of the GRAND BOULEVARD, located, acquired, and established by the said Board of Park Commissioners of Oklahoma City, in accordance with their powers, conferred by law. The said Boulevard extends around the City of Oklahoma City, and is located and established by metes and bounds, angles and curves, and according to the scale shown and stated on the maps and plats of the same, as in the plat attached hereto, and recorded in the office of the Register of Deeds in and for said County and State.

Will H. Clark Pres.
Paul M. Pope Secy.

Subscribed and sworn to before me this the 1st day of January, 1910.

Notary Public

My Commission Expires Sept 2-1913

CLAIM

U
13/45,46

13/45-46

13/45-46

3/3

WILL H. CLARK, President

WILL M. GRANT, Vice President

PAUL M. POPE, Secy

DEPARTMENT
BOARD OF PARK COMMISSIONERS

OKLAHOMA CITY, OKLA. _____ 19____

STATE OF OKLAHOMA)
OKLAHOMA COUNTY)SS.

R. E. BROWNELL, Chief Engineer of the Board of Park Commissioners of Oklahoma City, of lawful age, being first duly sworn, deposes, says and certifies: That he surveyed and laid out the GRAND BOULEVARD, or that part of the same, passing through Sections Ten (10) and Eleven (11), Township Twelve (12) North, Range Three (3) West, of the Indian Meridian, located and situated in above County and State, and that said Boulevard is shown as surveyed and laid out by the plat or map attached hereto, and made a part of this affidavit, and that metes and bounds, angles, directions and curves of the same are fully set out and shown on the said plat or map; that the same are true and correct in accordance with the said survey.

R. E. Brownell

Subscribed and sworn to before me this the 10th. day of January, 1910.

W. F. Hallberg

Notary Public

My Commission Expires, *Sept 2-1913*

*17/45
46-45*

UNNOTED

GRAND



63rd and Kelley

Frank V Roesler III <froeslerIII@odot.org>
To: Purvi Patel <purvi.patel@wallace.design>
Cc: Patrick Altendorf <patrick.altendorf@wallace.design>

Wed, Jun 5, 2024 at 10:47 AM

Good morning, Purvi!

I just received approval for you to move forward with the City of Oklahoma City in the acquisition of the requested Right-of-Way. Upon completion of the disposal of the property from the City of Oklahoma City, we ask that you please provide ODOT with a copy of the instrument so we can update our highway plans for the future.

If you have any questions or comments, please don't hesitate to call or chat.

You can also book a meeting with me, directly, using my [Bookings Page!](#)

In Reply,

Frank V. Roesler III; SCF, CPM

CONTACT: Frank.RoeslerIII@odot.ok.gov | (405) 318-1424 | [ZOOM Room](#) | [TEAMS Chat](#)

From: Purvi Patel <purvi.patel@wallace.design>

Sent: Friday, April 5, 2024 11:37 AM

[Quoted text hidden]

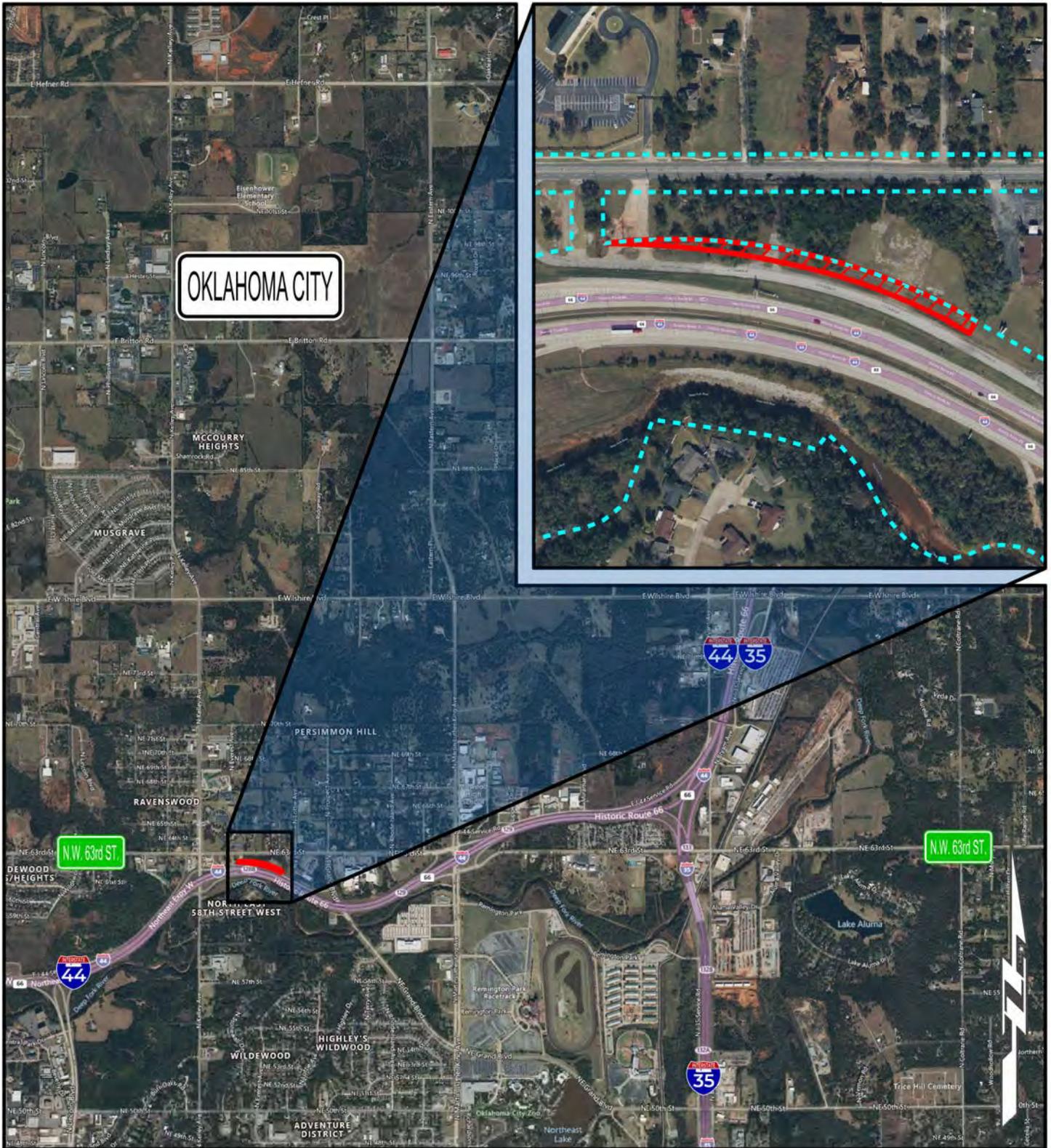
[Quoted text hidden]

3 attachments

 **LocationFILE.kml**
4K

 **LocationMAP.pdf**
747K

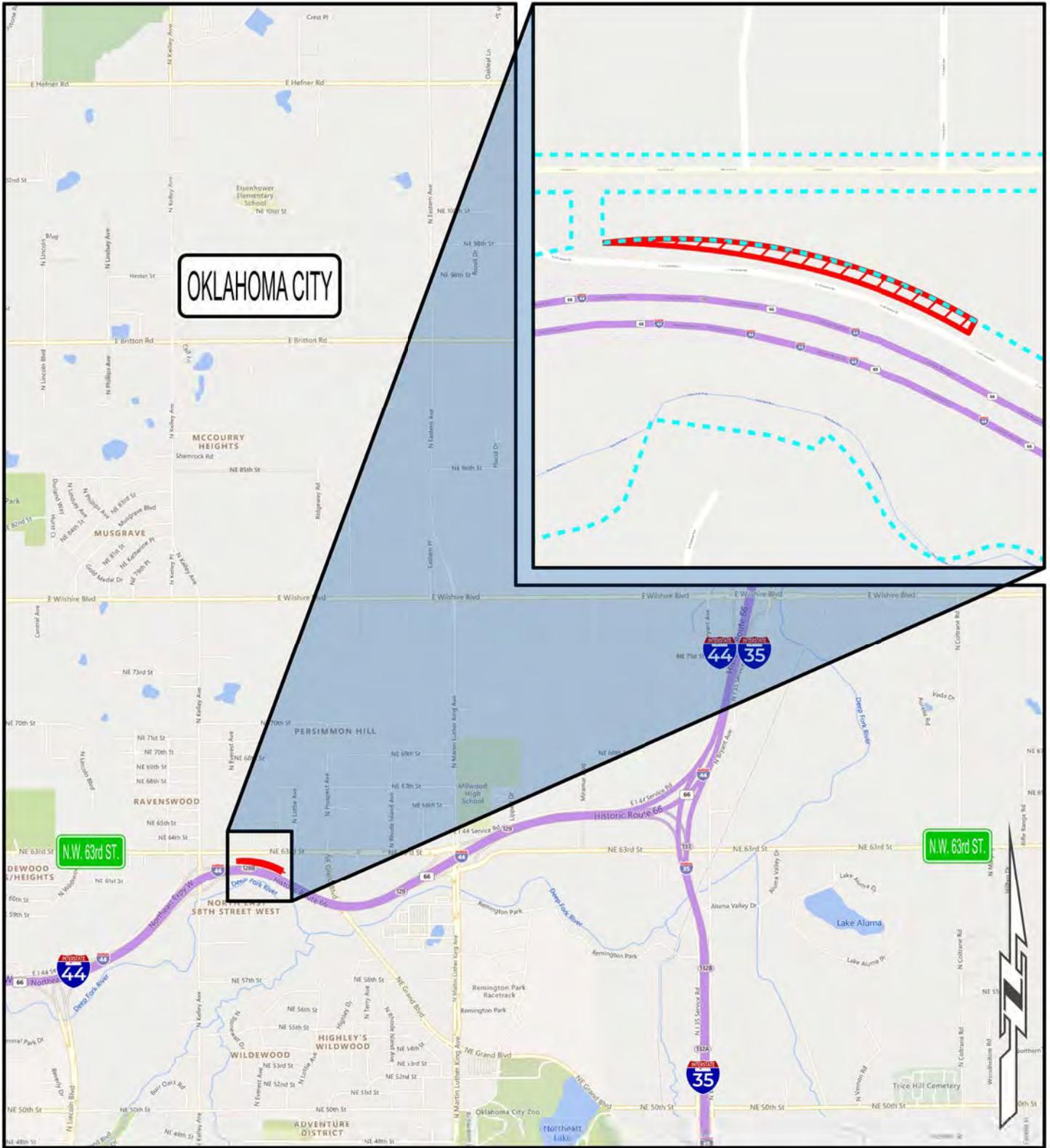
 **ROW-PLANoverlaySHEETS.pdf**
2435K




OKLAHOMA Transportation |-44 | I-440-4(27)155 | Oklahoma County

SURPLUS LOCATION MAP

Limits of No Access	Requested Area	Part of Parcel(s): OKC / Grand Blvd. Price: To Be Determined Size: ≈ 0.64 ac. (27,782.63 sq. ft.)
Existing Right-of-Way	Easement	




OKLAHOMA Transportation |-44 | I-440-4(27)155 | Oklahoma County

SURPLUS LOCATION MAP

Limits of No Access	Requested Area	Part of Parcel(s): OKC / Grand Blvd. Price: To Be Determined Size: ≈ 0.64 ac. (27,782.63 sq. ft.)
Existing Right-of-Way	Easement	

Parcel No.	Owner	Location	Perm. h/W Ac.	Temp. h/W Ac.	Hem. Ac.
181	Forest L. B. Marguerite J. Mounts	Lot 7, Block 2 - Richardson's Wildwood Manor	0.19		0.97
19	Paul & Lottie Kimmelstiel	Lot 8, Block 2 -			0.97
20	Lyle D. B. Nadyne Simmons	Lot 9, Block 2 -			0.97
17	A. Lamar Cashion, et al.	Part of the E. 1/2 NW 1/4 Lying between E. One			
22	Oklahoma Gas and Electric	Part of the NE 1/4			
22.1	Oklahoma Gas and Electric	Part of the NE 1/4			
36	Iris F. & Francis E. Borden (W & H)	Part of the NW 1/4			
36.1	Iris F. & Francis E. Borden (W & H)	Part of the NW 1/4			
37	OKC Industrial & Culture Facility Trust (Trustees)	Part of the NE 1/4			



FOR DISPLAY ONLY

Legend

- Parcel Layout
- Existing ROW
- Requested Area
- Easement
- Section Line Esmt.

**Requested ROW Disposal
Former Grand Boulevard (OKC)**

**Limits of Access to
Grand Boulevard ONLY**

**Limits of Access to
Public Road ONLY**

**Limits of Access to
Grand Boulevard ONLY**

**Limits of
No Access**

GRAND BOULEVARD (PLATTED)

GRAND BOULEVARD (REALIGNED)

**Limits of
No Access**

**Limits of Access to
Public Road ONLY**

**Limits of
No Access**

**Limits of
No Access**

Revised Feb. 29, 1966: Changed Parcel 10, 21 & 11 to 17 & 17.1 respectively; Parcel 18 is now blank; Parcel 18 changed to 18.1.

Par. 36.1B Easement Property Line and Plotted Location of RW Fence on Parcel No. 17.

REV. 3-27-70: This Rev. note pertains exclusively to parcels 17 & 17.1. Parcel 17.1 Temp. R/W removed from plans. Total property to be acquired on Parcel 17 was extended South to E. of Deep Fork Creek. Permanent R/W line B. Access control fence remained unchanged. That portion of the remaining property lying between the perm. South R/W line B. & E. Deep Fork Creek will be purchased for "Public or Quasi - public use."

REV. 4-3-70: Grand Blvd. Relocation added to plans. Parcel 22.1 Temp. R/W, 36, 36.1 Temp. R/W, 1 & 37 added to plans. A portion of the property required for Grand Blvd. Relocation was included in parcel 23; Access reservations were made in this area. Perm. R/W & Rem. Ac. changed on parcel 23.

REV. 4-24-70: The southerly most tract of the two tracts contained in parcel 36.1, Temp. R/W, was removed from plans; Ac. scope was reduced. Rem. acreage added to parcel 36.

REV. 5-23-77: Rev. R/W line of Sta. 10+00 to Sta. 10+20 of Grand Blvd. River line changed to center line of Deep Fork Creek.

Design	
Drawn	
Checked	
Reviewed	
Squad	

Parcel No.	Owner	Location	Farm R/W Ac.	Temp. R/W Ac.	Perm. R/W Ac.
181	Forest L. B. Mergante J. Mounts	Lot 7, Block 2 - Richardson's Wildwood Manor	0.19	N	S
19	Paul & Lottie Kimmelstiel	Lot 8, Block 2 -	0.66	N	S
20	Lyle D. B. Nadyne Simmons	Lot 9, Block 2 -			
17	A. Lamar Cashion, et al	Part of the E 1/2 NW 1/4 Lying between E. Cree			
17	A. Lamar Cashion, et al	Part of the E 1/2 NW 1/4 Lying between E. Cree			
22	Oklahoma Gas and Electric	Part of the NE 1/4			
22.1	Oklahoma Gas and Electric	Part of the NE 1/4			
36	Iris F. & Francis E. Borden (W & H)	Part of the NW 1/4			
36.1	Iris F. & Francis E. Borden (W & H)	Part of the NW 1/4			
37	OKC Industrial & Culture Facility Trust (Trustees)	Part of the NE 1/4			

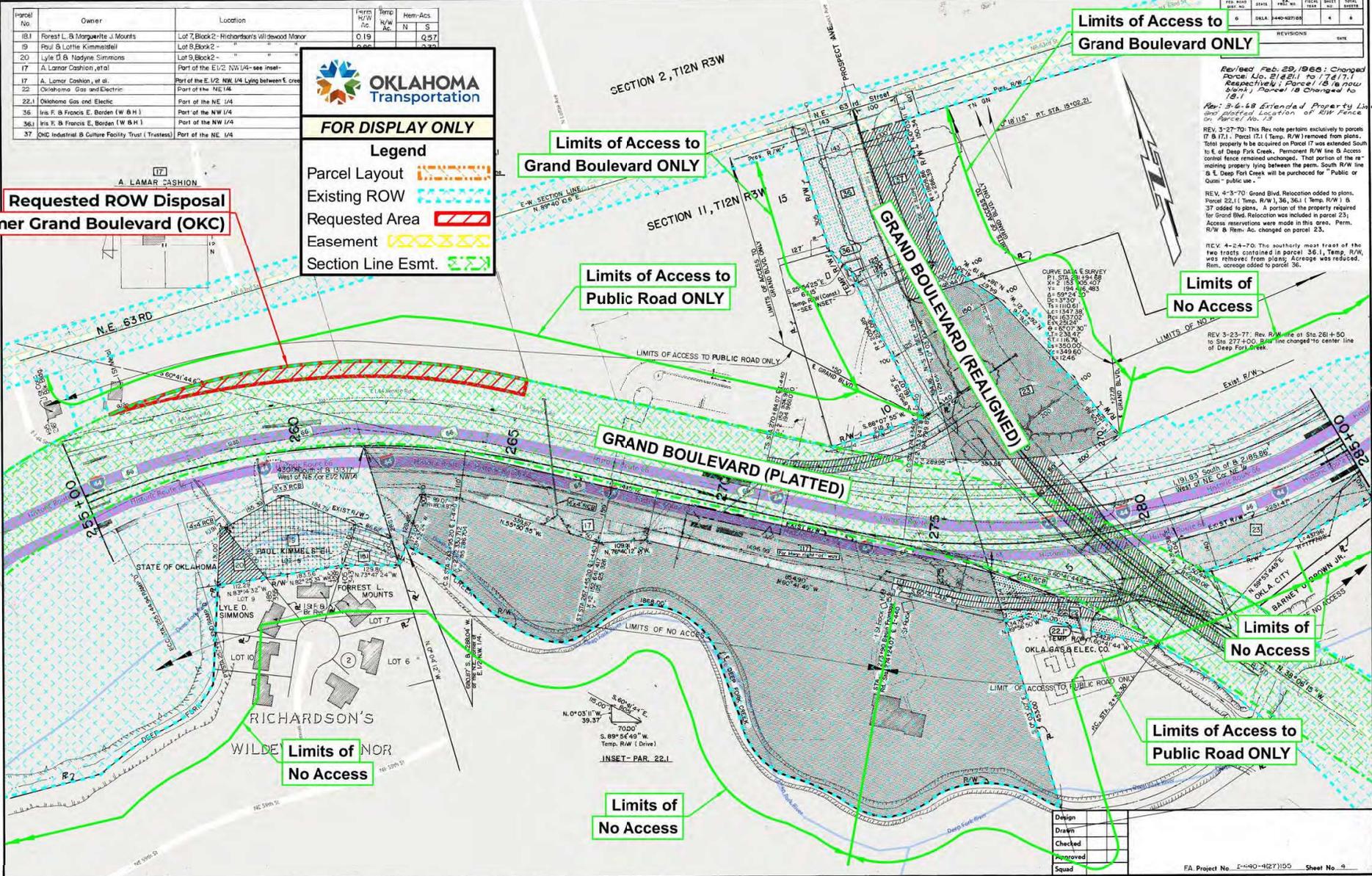
OKLAHOMA
Transportation

FOR DISPLAY ONLY

Legend

- Parcel Layout
- Existing ROW
- Requested Area
- Easement
- Section Line Esmt.

**Requested ROW Disposal
Former Grand Boulevard (OKC)**



Limits of Access to
Grand Boulevard ONLY

Limits of Access to
Grand Boulevard ONLY

Limits of Access to
Public Road ONLY

Limits of
No Access

GRAND BOULEVARD (PLATTED)

GRAND BOULEVARD (REALIGNED)

Limits of
No Access

Limits of Access to
Public Road ONLY

Limits of
No Access

Limits of
No Access

Revised Feb. 29, 1966: Changed Parcel No. 218211 to 174711. Parcel 18 is now blank; Parcel 18 Changed to 181.

Rev. 3-6-68: Friendly Property Line and Platted Location of RW Fence on Parcel No. 17.

REV. 3-27-70: This Rev. note pertains exclusively to parcels 17 & 17.1. Parcel 17.1 Temp. R/W removed from plans. Title property to be acquired on Parcel 17 was extended South to E of Deep Fork Creek. Permanent R/W line B Access control fence remained unchanged. That portion of the remaining property lying between the perm. South R/W line B & E Deep Fork Creek will be purchased for "Public or Quasi-public use."

REV. 4-3-70: Grand Blvd. Relocation added to plans. Parcel 22.1 Temp. R/W, 36, 36.1 Temp. R/W, 1 & 37 added to plans. A portion of the property required for Grand Blvd. Relocation was included in parcel 23. Access restrictions were made in this area. Perm. R/W & Rem. Ac. changed on parcel 23.

REV. 4-24-70: The southerly most tract of the two tracts contained in parcel 36.1, Temp. R/W, was removed from plans. Acreage was reduced. Rem. acreage added to parcel 36.

REV. 3-23-77: Rev. R/W line of Sta. 261+50 to Sta. 277+00. Blue line changed to center line of Deep Fork Creek.

Design	
Drawn	
Checked	
Approved	
Squad	

