

**APPROVED**

1-30-2024

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD –1978**

**MASTER DESIGN STATEMENT**  
**FOR**

**Diamond Trail Apartments**

4396 NW 36<sup>th</sup> Street, Oklahoma City, OK 73112

**October 3, 2023**  
**Revised December 5, 2023**

**PREPARED FOR:**

Diamond Trail OKC LLC  
8833 Gross Point Road, Ste. 206  
Skokie, IL 60077  
847-679-6200  
*shalom@menorafinancial.com*

**PREPARED BY:**

Crowe & Dunlevy  
*Drew A. Cunningham, Esq.*  
324 N. Robinson Ave. Ste. 100  
Oklahoma City, OK 73102  
405-234-3270  
*drew.cunningham@crowedunlevy.com*

## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
DEVELOPMENT AND SUBDIVISION VARIATIONS .....	6.1
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
PLATTING REGULATIONS .....	9.5
DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12

HEIGHT REGULATIONS .....	9.13
SETBACK REGULATIONS .....	9.14
PERMIT REQUIREMENTS .....	9.15
PUBLIC IMPROVEMENTS .....	9.16
COMMON AREAS .....	9.17
GENERAL DESIGN AND DEVELOPMENT GUIDELINES .....	9.18
SPECIFIC PLAN .....	9.19
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>

**SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Diamond Trail Apartments, consisting of approximately 11.66 acres is located within the NW/4 of Section 23, Township 12 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 4396 NW 36<sup>th</sup> Street, Oklahoma City, OK.

**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 of this property is Diamond Trail OKC LLC. The developer of this property is Diamond Trail OKC LLC.

**SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned R-1 Single-Family and R-4 General Residential Districts. Surrounding properties are zoned and used for:

North: The property immediately to the north is NW 36<sup>th</sup> Street, a multilane major arterial street.

East: East of the proposed PUD is both PUD-141 and R-1 single family residential zoning.

South: South of the proposed PUD is R-1, “Single Family” Residential and is developed as such.

West: West of this PUD is R-4 multiple family residential and R-1 single family residential zoning. However, the single family zoning is developed as a church.

The subject property is currently developed as residential apartments (zoned R-4). Surrounding properties include single family homes, churches, and medical/office/personal service uses.

**SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The elevation of the subject property is roughly 11 acres in size and the slope analysis reveals it gently falls from the east to the west and south toward an existing channel. The subject property is presently developed and improved with a significant amount of impervious cover. Less than 5% of the subject property is in the 100-year flood plain, but this portion of the property is undeveloped and will not be developed.

There are provided common open spaces and natural resource areas in this Planned Unit Development. The common open spaces include a community pool, breezeways between the apartment buildings, walkways between the apartment buildings, and trees surrounding the parking lots, which are shown on the Master Development Plan.

**SECTION 6.0 .....CONCEPT**

The sole purpose of this PUD is to modify the R-4 based zoning so that the applicable height restriction will permit the reconstruction of 2-story buildings currently located on the PUD site. The PUD site is fully developed and was constructed in 1971. The permitted use, multifamily residential, will remain unchanged.

The subject property is a residential apartment complex consisting of 35 separate buildings. The entire property is zoned R-4. Of the 35 buildings, 10 either abut neighboring property that is zoned R-1, or are within 60 feet of neighboring property that is zoned R-1. These 10 buildings are identified on the survey of the property as buildings #4372, 4374, 4376, 4384, 4386, 4388, 4390, 4392, 4394, and 4408. These 10 buildings are 2 stories in height. The Applicant is seeking to establish this PUD so that all buildings located on the subject property that are 2 stories tall, can be rebuilt to 2 stories if they were ever destroyed or demolished.

**SECTION 6.1 ..... DEVELOPMENT AND SUBDIVISION VARIATIONS**

There are no proposed variances to the City of Oklahoma City Subdivision regulations as part of this PUD.

The following represents variations to the R-4 base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2023, as amended:

**Chapter 59, Section 6100.2** - The Bulk Standards for property zoned R-4 (such as the subject property) state that the Maximum Height shall be 20 feet and 1 story tall when the subject property abuts adjacent property that is zoned R-1, or is within 60 feet of other property that is zoned R-1.

This PUD will amend the current applicable Maximum Height restriction. This PUD will have a Maximum Height restriction of 35 feet and 2 stories tall.

**SECTION 7.0..... SERVICE AVAILABILITY**

**7.1 ..... STREETS**

The nearest street to the north is NW 36<sup>th</sup> Street which has a right-of-way width of 100 feet and is paved to all applicable standards. The nearest street to the east is N. Geraldine Ave. which has a right-of-way width of 50 feet and is paved to all applicable standards. The nearest street to the south is NW 30<sup>th</sup> Street which has a right-of-way width of 50 feet and is paved to all applicable standards. The nearest street to the west is N. Meridian Ave. which has a variable right-of-way width and is paved to all applicable standards.

There are no proposed streets within this PUD. All internal drives are private and constructed to private drive standards.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 24 located at 1500 N. Meridian Avenue, approximately 1.8 miles from this PUD development. Anticipated response times are of satisfactory levels.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 ..... PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

7.7 ..... DRAINAGE

Approximately less than 5% of the property within this Planned Unit Development is within a FEMA 100-year flood plain. The remainder of the property is within the FEMA 500-year flood plain. However, the entire portion of the property that is within the 100-year flood plain is undeveloped, and will remain undeveloped. The general location of the FEMA 100-year flood plain is delineated on the Master Development Plan.

7.8 .....COMPREHENSIVE PLAN

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

The following uses shall be permitted:

All uses permitted pursuant to the R-4 General Residential District, including 8200.12 – Multiple Family Residential.

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards NW 36<sup>th</sup> Street.

The façade of all buildings existing at the time this PUD is created shall be deemed in zoning conformance with this PUD.

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 redevelopment. All existing landscaping shall be deemed in conformance until a redevelopment of the property occurs.

9.3 ..... LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 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

All existing screening in place at the time this PUD is created shall be deemed in conformity with zoning requirements until a redevelopment of the property occurs. Upon redevelopment of the property, the screening requirements for this PUD shall be those applicable to R-4 General Residential District base-zoning district at the time of redevelopment.

9.5 ..... PLATTING REGULATIONS

Platting shall be subject to the City of Oklahoma City Subdivision Regulations.

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 and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

9.8 ..... ACCESS REGULATIONS

The existing 2 access points from NW 36<sup>th</sup> Street shall serve this PUD.

The currently existing streets and driveways shall satisfy all access regulations for this PUD site.

Access to this PUD shall be via the existing 2 access points from NW 36<sup>th</sup> Street. Should the site be redeveloped, access shall be per the requirements in place at the time of development.

Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

A pedestrian system shall be organized to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be provided.

9.9 ..... PARKING REGULATIONS

The currently existing 318 parking spaces shall be deemed to satisfy the required parking for all multifamily residential uses within this PUD. If redevelopment occurs that increases the building density, parking requirements shall be provided in accordance with applicable codes.

9.10 ..... SIGNAGE REGULATIONS

Existing signage shall be deemed in conformance with this PUD.  
There shall be no more than two (2) freestanding signs in this PUD.

All freestanding signs within this PUD shall be ground (monument) signs with the maximum size being 8 feet high and 100 square feet in area. The signs shall be covered with a material consistent with the commercial buildings they serve.

9.10.1 ..... ATTACHED SIGNS

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

9.10.2 ..... NON-ACCESSORY SIGNS

Non-Accessory signs are not permitted.

9.10.3 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display are prohibited.

9.11 ..... ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better

9.12 ..... SIDEWALK REGULATIONS

The existing sidewalks on this PUD shall satisfy the requirements of this PUD. Should the sidewalks be removed or damaged during construction, said sidewalks shall be replaced in accordance with all application guidelines and regulations.

9.13 ..... HEIGHT REGULATIONS

All structures located in this PUD shall have a maximum height of 35 feet and 2 stories. Step-downs in height adjacent to other residential districts are not required.

9.14 ..... SETBACK REGULATIONS

The setback requirements for this PUD shall be the same as the R-4 General Residential District base-zoning district.

9.15 ..... PERMIT REQUIREMENTS

Applications for building permits in this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as the parking and landscaping proposed for the building for which a building permit is requested.

9.16 ..... 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.

9.17 ..... 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.

9.18 ..... 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 Specific Plan stage.

9.19 ..... SPECIFIC PLAN

No building permits for construction of additional structures not currently existing at the time this PUD was created shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150.D. of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

**10.0 ..... DEVELOPMENT SEQUENCE**

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

**11.0 ..... EXHIBITS**

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

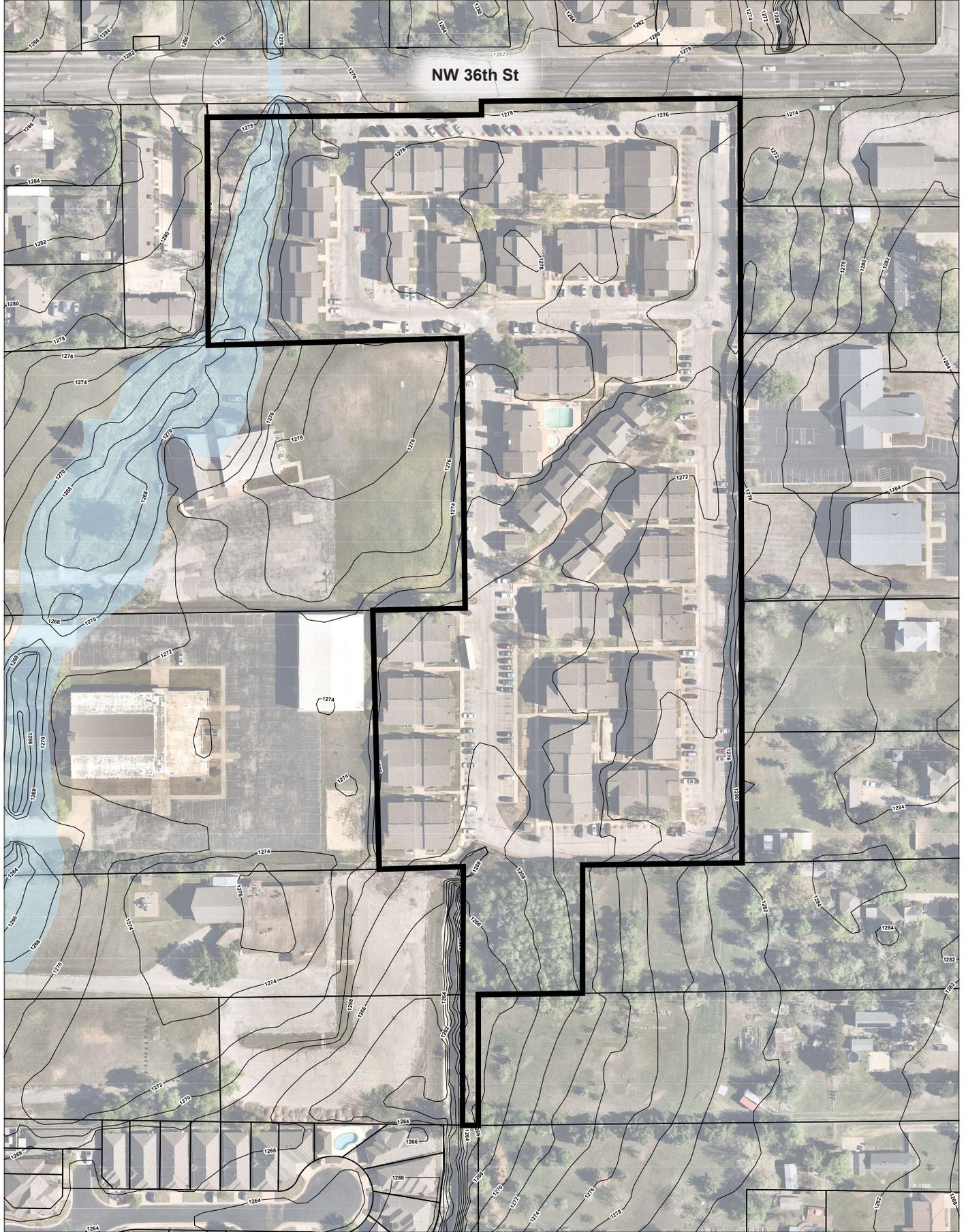
Exhibit A - Legal Description

Exhibit B – Master Development Plan Map w/topography lines

Exhibit C – Alta Survey

PUD-1978 Exhibit A – Legal Description

Lots One (1) and Two (2), of ELLA ADDITION in Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** The West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 132 Feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the West 133 Feet of the North Half (N/2) of the South Half (S/2) of the Southeast Quarte (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof.



NW 36th St

**NW 36th Street and  
N Meridian Ave**

Exhibit B  
+/-11.14 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
918.233.8875 FAX 918.233.8878  
ENGINEERS SURVEYORS PLANNERS

9/7/23

# Exhibit C

## SURVEYOR'S CERTIFICATE

To:

Stewart Title Guaranty Company  
 Meadowbrook Estates, LLC  
 MFI Capital LLC, a Delaware limited liability company, and its successors  
 and assigns  
 Diamond Trail OKC LLC, a Delaware limited liability company  
 Nixon Peabody LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(c), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on January 20, 2022.

Date of Plat or Map: 24 January 2022  
 Date Signed: 1-27-22



James S. Yager  
 Licensed Professional Land Surveyor No. 1006  
 Certificate of Authorization Number 2778  
 Expires: 6-30-2022  
 1212 South Air Depot Number 19 Suite 102  
 Midwest City, Oklahoma 73110  
 405-737-3412  
 Email: jim@yagersurvey.com



## LEGAL DESCRIPTION

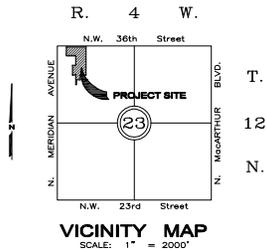
Lots One (1) and Two (2), of ELLA ADDITION in Oklahoma County, Oklahoma, according to the recorded plat thereof,  
 AND

The West Half (W/2) of the Northwest Quarter (NE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the Northwest Quarter (NW/4) of the Southwest Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 132 Feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the East 20 Feet of the South Half (S/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) AND the West 133 Feet of the North Half (N/2) of the South Half (S/2) of the Southwest Quarter (SE/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof.

The Title Description and Schedule B items hereon are taken from Stewart Title Guaranty Company, Commitment No. UANA-20220108, Dated December 2, 2021.

## ZONING

Zoned: RM-4 General Residential District  
 Building Set-Back Lines Required  
 Front: 25 Ft  
 Interior Side: 5 Ft  
 Corner Side: 15 Ft  
 Rear: 15 Ft  
 Building Size  
 Where abutting AA, RA, R4, R-1ZL, R-2, RAH-1, RAH-2, RL, or HP District or within 60 Ft, 20 Ft and 1 story  
 Between 60 Ft and 75 Ft of said Districts, shall not exceed a 45' bulk plane, measured from a point 36 Ft above grade at the 75 Ft mark  
 Other: None (20 Ft & 1 Story, Allowed)  
 Density  
 Building Density Formula:  
 Maximum Density: 1 Dwelling Unit per 1,250 Sq Ft  
 Parking  
 Parking Space Formula:  
 Multiple-Family Residential Efficiency & 1 Bedroom - 1.5 per unit  
 2 or More Bedroom - 2 per unit  
 (1 Bed - 84 and 2 1/3 Bed - 150), Per Unit Mix  
 (84 x 1.5 = 126)(150 x 2 = 300)  
 Zoning Information:  
 FZR Report dated May 26, 2022  
 FZR Site Number: 155568-4



## SCHEDULE B ITEMS

9. Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable. Does Affect - As Shown
10. Riparian or water rights, claims, or title to water whether or not shown by the public records. Does Not Apply
11. Rules, regulations and ordinances relating to airports. Does Not Apply
12. Owner's Certificate, Dedication, Restrictions and Plat of ELLA ADDITION recorded at Book 30 of Plats, page 50 and as amended via First Amendment to Owner's Certificate and Dedication recorded at Book 3693, Page 621, Does Affect
13. All easements, building set back lines, limitations on access, notes and other matters shown on or set forth in the recorded Plat of ELLA ADDITION recorded at Book 30 of Plats, Page 50, Does Affect
14. Easement in favor of the City of Oklahoma City recorded at Book 3319, Page 97, Does Affect - As Shown
15. Screening Covenant and Restrictions recorded in Book 3938, Page 1934, Does Affect - Blanket
16. Easement in favor of the City of Oklahoma City recorded in 3938, Page 1936, Does Affect - As Shown
17. Covenant recorded at Book 3781, Page 340, Not a Survey Matter
18. Easement in favor of the City of Oklahoma City recorded in Book 3781, Page 346, Does Affect - As Shown
19. Easement in favor of the City of Oklahoma City recorded in Book 4056, Page 1965, Does Affect - As Shown
20. Easement in favor of the City of Oklahoma City recorded at Book 4163, Page 553, Does Affect - As Shown
21. Easement in favor of the City of Oklahoma City recorded at Book 7857, Page 505, Does Affect - As Shown
22. Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded in Book 6947, Page 1146, Does Affect - As Shown
23. Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded in Book 6947, Page 1147, Does Affect - As Shown
24. Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, Page 1148, Does Affect - As Shown
25. Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, Page 1148, Does Affect - As Shown
26. Fence Easement in favor of Meadows, LLC dba Meadow Brook Apartment Community recorded at Book 6947, Page 1150, Does Affect - As Shown
27. Easement in favor of the City of Oklahoma City recorded in Book 7679, Page 892, Does Affect - As Shown
28. Affidavit of Contractual Agreements in favor of Cox Communications, Inc., recorded in Book 8181, Page 781, Not a Survey Matter
29. Affidavit of Contractual Agreements in favor of Cox Communications, Inc., recorded in Book 11055, Page 793, Not a Survey Matter
30. Terms, conditions and provisions contained in unrecorded Lease entered by and between Meadowbrook Estate Apartments as Lessor, in favor of Mac-Gray Services, Inc., as Lessee, evidenced of record by Memorandum of Lease recorded at Book 12024, Page 1903, Not a Survey Matter
31. Grant of Easement and Memorandum of Agreement dated September 17, 2012 and entered by and between Meadowbrook Estates, LLC and CoxCom, LLC, recorded at Book 12046, Page 878, Does Affect - Blanket

## FLOOD ZONE

Subject tract is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) and Flood Zone "AE" (Areas of 100 year flood, Base Flood Elevations and Flood Hazard factors not determined) as shown on Flood Insurance Rate Map, Panel Number 40109C0213 G, with an effective date of July 2, 2002, which is the current map for this area.

## GENERAL NOTES

- The basis for the bearings shown on the attached Plat of Survey, are based upon the record legal description which used the North Line of the Northwest Quarter of Section 23, T. 12 N., R. 4 W., I.M., Oklahoma County, Oklahoma, as a due East/West bearing.
- This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.
- At the time of survey, no evidence of existing easements existed.
- At the time of survey, 304 Regular Parking Spaces and 14 Handicap Parking Spaces existed.
- The property has direct access to NW 36th Street a dedicated public street.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- The surveyor was not made aware of any proposed changes in street right of way lines.
- No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- All offsite appurtenant easements have been shown.
- The Title Description and Schedule B items hereon are taken from Stewart Title Guaranty Company, Commitment No. UANA-20220108, Dated December 2, 2021.
- All boundary calls are record and measured.
- All one story buildings are 18' in height and all two story buildings are 28' feet in height.

## LAND AREA

Subject tract contains 508,216.192 Square Feet or 11.667 Acres, more or less.

## ENCROACHMENTS

Fence along West property line as noted.  
 Multiple light poles over property line as noted.

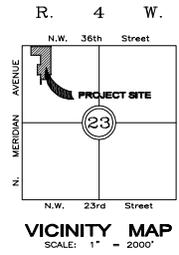
4396 NW 36 Street, Oklahoma City OK 73112

Survey and Plat by  
**James S. Yager**  
 Registered Professional Land Surveyor  
 Certificate of Authorization Number 2778 Expires: 30 June 2022  
 1212 South Air Depot, Suite 102, Midwest City, Oklahoma 73110  
 Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4175

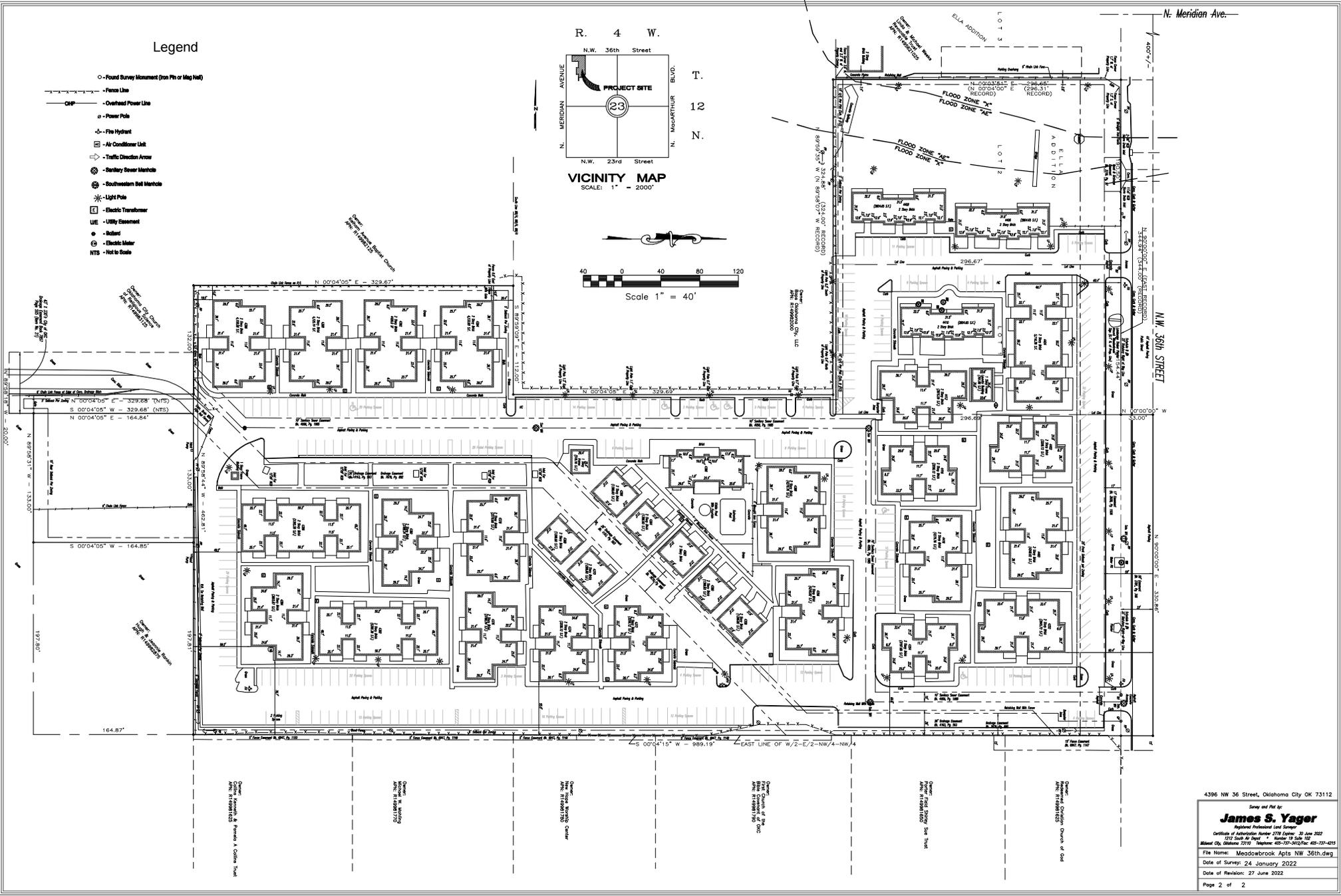
File Name: Meadowbrook Apts NW 36th.dwg  
 Date of Survey: 24 January 2022  
 Date of Revision: 27 June 2022  
 Page 1 of 2

Legend

- - Found Survey Monument (Iron Pin or Mag Nail)
- - Fence Line
- OWP — - Overhead Power Line
- - Power Pole
- ⊕ - Fire Hydrant
- ⊠ - Air Conditioner Unit
- ↔ - Traffic Direction Arrows
- ⊗ - Sanitary Sewer Manhole
- ⊗ - Stormwater Bell Manhole
- ⊛ - Light Pole
- ⊠ - Electric Transformer
- UE — - Utility Easement
- - Bellend
- ⊙ - Electric Meter
- NTS - Not to Scale



VICINITY MAP  
SCALE: 1" = 2000'



4396 NW 36 Street, Oklahoma City OK 73112

Survey and P&E by:  
**James S. Yager**  
Registered Professional Land Surveyor  
Certificate of Authorization Number 2778 Expires: 30 June 2022  
1222 South 40 Street • Norman, OK 73061-1504  
Blended City, Oklahoma 73110 Telephone 405-757-3112/Fax: 405-757-4215

File Name: Meadowbrook Apts NW 36th.dwg  
Date of Survey: 24 January 2022  
Date of Revision: 27 June 2022  
Page 2 of 2