



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

Blue Beacon, Inc.

Name of Development or Applicant

Oklahoma County; R141567085 11100 N I-35 Service Road

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

Development for a truck wash.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD - 2000

File Date: 2-29-24

Ward No.: W7

Nbhd. Assoc.: ----

School District: Oakdale

Extg Zoning: PUD-701

Overlay: \_\_\_\_\_

5.96 ac

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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Kaitlyn Turner*

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant

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@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

RETURN TO  
American Guaranty Company  
4040 S. Santa Fe  
Oklahoma City, Oklahoma 73112  
Attention: Jamie Garcia  
#08084730

Doc # 2008139132  
Bk 10929  
Pg 1599-1600  
DATE 10/15/08 11:39:04  
Filing Fee \$15.00  
Documentary Tax \$1148.25  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

**SPECIAL WARRANTY DEED  
(STATUTORY FORM - INDIVIDUAL)**

**KNOW ALL MEN BY THESE PRESENTS:**

That **I-35/HEFNER LIMITED**, an Oklahoma Limited Partnership, party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **HEFNER COMMERCE PARK, L.L.C.**, party(IES) of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

See Attached Legal Description

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record.

RETURN TO:  
**HEFNER COMMERCE PARK, L.L.C.**  
4228 N. SANTA FE  
OKLAHOMA CITY, OK. 73118

TAXES TO:  
**HEFNER COMMERCE PARK, L.L.C.**  
4228 N. SANTA FE  
OKLAHOMA CITY, OK. 73118

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.


**TO HAVE AND TO HOLD** said described premises unto the said party(IES) of the second part, his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 14th day of October, 2008.

**I-35/HEFNER RD. LTD., AN OKLAHOMA LIMITED  
PARTNERSHIP  
BY PREMIER ASSETS, INC., GENERAL PARTNER**  
BY *Richard I. Tanenbaum*  
**RICHARD I. TANENBAUM, PRESIDENT**

STATE OF OKLAHOMA     }  
                                      } ss  
COUNTY OF OKLAHOMA   }

Before me, a Notary Public in and for this state, on this 14th day of October, 2008, personally appeared **RICHARD I. TANENBAUM, PRESIDENT OF PREMIER ASSETS, INC.** to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **GENERAL PARTNER**, of **I-35/HEFNER LIMITED**, an Oklahoma Limited Partnership, and acknowledged to me that he executed the same as his free and voluntary act and deed, of such corporation, for the uses and purposes therein set forth.

Notarial Stamp Or Seal (Or Other Title Or Rank)  
  
File # 08084730

*Anne Reggio*  
Signature Of Notary Public Or Other Official

**EXHIBIT "A"**

A tract of land being a part of the Southwest Quarter (SW/4) of Section TWENTY (20), Township THIRTEEN (13) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter; Thence South 89°26'35" West along the South line of said Southwest Quarter, a distance of 1278.00 feet to a point, said point being 1369.80 feet from the Southwest corner of said Southwest Quarter; Thence North 00°25'24" West, a distance of 73.39 feet to the North right-of-way line of Hefner Road and the Point of Beginning; Thence North 87°17'11" West along said North right-of-way line, a distance of 291.10 feet; Thence South 89°26'35" West along said North right-of-way line, a distance of 425.00 feet to the East right-of-way line of Interstate No. 35; Thence North 06°17'58" East along said East right-of-way line, a distance of 428.10 feet; Thence North 27°14'13" East along said East right-of-way line being parallel to and 235 feet East of the centerline of Interstate No. 35, a distance of 1170.24 feet; Thence South 00°25'24" East, a distance of 750.28 feet; Thence North 89°26'35" East, a distance of 122.29 feet; Thence South 00°25'24" East, a distance of 726.61 feet to the Point of Beginning.

**EXHIBIT "A"**  
**NORTH TRACT LEGAL**

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter;

THENCE South 89°26'35" West, along the south line of said Southwest Quarter, a distance of 1278.00 feet, said point being 1369.80 feet North 89°26'35" East from the southwest corner of said Southwest Quarter;

THENCE North 00°25'24" West, passing at 73.39 feet a point on the north right-of-way line of Hefner Road, and continuing for a total distance of 599.73 feet to the POINT OF BEGINNING;

THENCE South 90°00'00" West a distance of 617.97 feet to a point on the east right-of-way line of Interstate Highway No. 35;

THENCE North 27°14'13" East, along said east right-of-way line and being parallel with and 235.00 feet east as measured perpendicular to the centerline of said Interstate Highway No. 35, a distance of 1,067.72 feet;

THENCE South 00°25'24" East a distance of 750.28 feet;

THENCE North 89°26'35" East, parallel with the south line of said Southwest Quarter, a distance of 122.29 feet;

THENCE South 00°25'24" East a distance of 200.27 feet to the POINT OF BEGINNING.

Said tract of land contains 259,699 square feet or 5.9619 acres, more or less.

The basis of bearings for this legal description is South 89°26'35" West along the south line of the Southwest Quarter of Section 20, Township 13 North, Range 2 West of the Indian Meridian as described in SPECIAL WARRANTY DEED recorded in Book 10929, Page 1599 of the Oklahoma County Clerk's Records.

Prepared by: Christopher L. Tripp, Professional Land Surveyor No. 1685  
Smith Roberts Baldischwiler - 100 NE 5th Street - OKC, OK 73104  
March 12, 2009

## LETTER OF AUTHORIZATION

RICHARD TANENBAUM, (the property owner of record) or (an agent of the property owner of record) authorize 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 \_\_\_\_

HEFNER Commerce Park, LLC.

By: \_\_\_\_\_



Title: OWNER

Date: 12/7/2023

**CERTIFICATE OF BONDED ABTRACTOR**

(1300 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 1300 feet in all directions of the following described land:


See Attached Exhibit "A"

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5 ), 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: February 23, 2024 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2851116-OK99

**EXHIBIT "A"**  
**NORTH TRACT LEGAL**

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter;

THENCE South 89°26'35" West, along the south line of said Southwest Quarter, a distance of 1278.00 feet, said point being 1369.80 feet North 89°26'35" East from the southwest corner of said Southwest Quarter;

THENCE North 00°25'24" West, passing at 73.39 feet a point on the north right-of-way line of Hefner Road, and continuing for a total distance of 599.73 feet to the POINT OF BEGINNING;

THENCE South 90°00'00" West a distance of 617.97 feet to a point on the east right-of-way line of Interstate Highway No. 35;

THENCE North 27°14'13" East, along said east right-of-way line and being parallel with and 235.00 feet east as measured perpendicular to the centerline of said Interstate Highway No. 35, a distance of 1,067.72 feet;

THENCE South 00°25'24" East a distance of 750.28 feet;

THENCE North 89°26'35" East, parallel with the south line of said Southwest Quarter, a distance of 122.29 feet;

THENCE South 00°25'24" East a distance of 200.27 feet to the POINT OF BEGINNING.

Said tract of land contains 259,699 square feet or 5.9619 acres, more or less.

The basis of bearings for this legal description is South 89°26'35" West along the south line of the Southwest Quarter of Section 20, Township 13 North, Range 2 West of the Indian Meridian as described in SPECIAL WARRANTY DEED recorded in Book 10929, Page 1599 of the Oklahoma County Clerk's Records.

Prepared by: Christopher L. Tripp, Professional Land Surveyor No. 1685  
Smith Roberts Baldischwiler - 100 NE 5th Street - OKC, OK 73104  
March 12, 2009

OWNERSHIP REPORT  
ORDER 2851116-OK99

DATE PREPARED: FEBRUARY 27, 2024  
EFFECTIVE DATE: FEBRUARY 23, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL	LOCATION
3479	R141567085	HEFNER COMMERCE PARK LLC		211 N ROBINSON AVE STE N1950	OKLAHOMA CITY	OK	73102- 7142	UNPLTD PT SEC 20 13N 2W 000 000 PT SW4 SEC 20 13N 2W BEG 1278FT W & 73.39FT N & 291.10FT NW & 425FT W & 428.10FT NE & 102.52FT NE OF SE/C SW4 TH NELY1067.72FT S750.28FT E122.29FT S200.27FT W617.97FT TO BEG (SUBJECT PROPERTY)	UNKNOWN
3474	R141554025	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 19 13N 2W 000 000 PT SE4 SEC 19 13N 2W BEG 369.93FT N OF SE/C SE4 TH SWLY 301.70FT SWLY 127.26FT W300FT SWLY 153FT N575.64FT E821.34FT S345.07FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3474	R141554055	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 19 13N 2W 000 000 PT SE4 SEC 19 13N 2W BEG 1671.73FT N OF SE/C SE4 TH W1010FTS250FT SELY 784.43FT W151.34FT S575.64FT SWLY 354.17FT S80FT W144.10FT N1993.93FT E1318.52FT S310FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3474	R141554070	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 19 13N 2W 000 000 PT SE4 SEC 19 13N 2W BEG 715FT N OF SE/C SE4 TH W670FT NWLY784.43FT N250FT E1010FT S956.73FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3478	R141565210	STRAWBERRY AJ LLC		PO BOX 16337	OKLAHOMA CITY	OK	73113	UNPLTD PT SE4 SEC 20 13N 2W BEG 2488.51FT W OF SE/C SE4 TH W150FT N1453.89FT E565.67FT NE35.60FT NLY49.21FT NW61.11FT NWLY131.41FT NW60.25FT NW61.03FT NWLY94.24FT NE44.50FT NE55.22FT NELY311.42FT SELY266.84FT SLY220.36FT SWLY234.86FT NW98.45FT SW80.20FT SLY53.71FT SW58.55FT SW34.82FT SW31.32FT SW36.89FT SW56.65FT SW53.88FT SWLY103.17FT SW81.34FT SW31.82FT SW49.44FT SWLY115.90FT SW39.63FT SW48.70FT SW19.49FT SLY30.82FT S87.76FT S800.20FT E82.31FT S99.98FT TO BEG	5201 E HEFNER RD OKLAHOMA CITY



OWNERSHIP REPORT  
ORDER 2851116-OK99

DATE PREPARED: FEBRUARY 27, 2024  
EFFECTIVE DATE: FEBRUARY 23, 2024 AT 7:30 AM

3479	R141567000	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 20 13N 2W 000 000 PT OF SW4 SEC 20 13N 2W BEG AT SW/C OF SW4 E40.3FT NELY 2586.18FT NWLY 176.79FT NELY 300FT W1231.4FT S2643.4FT TO BEG EX W50FT EX A TR 88FT ON NELY SIDE 130FT SELY 98FT SWLY 130.38FT NWLY SIDE BEG 164.35FT E823.05FT NELY & 164FT NWLY OF SW/C OF SW4 EX TRS 1 & 2 CON 2.41ACRS TO STATE	11501 N I 35 SERVICE RD OKLAHOMA CITY
3479	R141567045	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 20 13N 2W 000 000 PT OF SW4 SEC 20 13N 2W BEG 164.35FT E & 923.5FT NELY & 164FT NWLY OF SW/C OF SW4 TH NWLY 88FT SWLY 130FT SELY 98FT NELY 130.38FT TO BEG	11501 N I 35 SERVICE RD OKLAHOMA CITY
3479	R141567050	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 20 13N 2W 000 000 PT OF SW4 SEC 20 13N 2W BEG 1414.44FT E OF NW/C OF SW4 TH SWLY 233.73FT NWLY 36FT SWLY 158.36FT NWLY 125.79FT NELY 300FT E183.04F TO BEG	11895 NE EXPRESSWAY ST OKLAHOMA CITY
3479	R141567055	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 20 13N 2W 000 000 PT OF SW4 SEC 20 13N 2W BEG 1414.44FT E OF NW/C OF SW4 TH E16.96FT SWLY 400FT NWLY 51FT NELY 158.36FT ELY 36FT NELY 233.73FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3479	R141567065	HEFNER ROAD LLC		4711 E HEFNER RD	OKLAHOMA CITY	OK	73131- 6114	UNPLTD PT SEC 20 13N 2W 000 000 PT SW4 SEC 20 13N 2W BEG SE/C SW4 TH N800FT W1278FT S726.60FT SELY59.53FT E250FT S37FT W309.53FT S33FT E1278FT TO BEG	4711 E HEFNER RD OKLAHOMA CITY
3479	R141567070	BRETT DRIVE GROCERY LLC		PO BOX 7510	EDMOND	OK	73083	UNPLTD PT SEC 20 13N 2W 000 000 PT SW4 SEC 20 13N 2W BEG 800FT N OF SE/C SW4 TH NLY670FT WLY946FT SLY670FT ELY946FT TO BEG CONT 14.55ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	11224 PARTNERSHIP DR OKLAHOMA CITY
3479	R141567075	TOKC NORTHGATE LLC		41623 MARGARITA RD STE 100	TEMECULA	CA	92591	UNPLTD PT SEC 20 13N 2W 000 000 PT SW4 SEC 20 13N 2W BEG 800FT N & 946FT W OF SE/C SW4 TH N726.32FT TH ON CURVE TO LEFT 55.67FT TH ON CURVE TO LEFT 204.21FT NW185.66FT SW313.97FT S739.96FT E454.29FT TO BEG	11301 PARTNERSHIP DR, Unit A OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2851116-OK99

DATE PREPARED: FEBRUARY 27, 2024  
EFFECTIVE DATE: FEBRUARY 23, 2024 AT 7:30 AM

3479	R141567080	I 35 HEFNER LIMITED		211 N ROBINSON AVE STE N1950	OKLAHOMA CITY	OK	73102-7142	UNPLTD PT SW4 SEC 20 13N 2W BEING PT OF SW4 LYING E OF I-35 BYPASS EX BEG SE/C SW4 TH N1470FT W946FT NWLY55.35FT NW204.2FT NW185.66FT SW313.97FT S739.46FT E122.29FT S726.60FT SE59.53FT E250FT S37FT W309.53FT S33FT TH E TO BEG & EX BEG 1470FT N OF SE/C SW4 TH N269.67FT NW663.98FT NW107.34FT NW356.51FT SW164.24FT SW152.97FT SW295.12FT SE185.55FT SE374.96FT S7.5FT E876.63FT TO BEG & EX A TR BEG 1278FT W & 73.39FT N OF SE/C SW4 TH NWLY291.10FT W425FT NELY428.10FT NELY1170.24FT S750.28FT E122.29FT S726.61FT TO BEG & EX A TR BEG 1739.67FT N OF SE/C SW4 TH NWLY663.98FT NWLY ON A CURVE 107.55FT NWLY356.51FT NELY283.49FT E780.96FT S904.68FT TO BEG (THIS ACCT IS PARTNERSHIP DRIVE A PRIVATE ROAD)	O UNKNOWN OKLAHOMA CITY
3479	R141567090	AMS PROPERTIES OKC LLC	ATTN CHRISTINE NARDINI	1617 PARK 370 COURT	HAZELWOOD	MO	63042	UNPLTD PT SEC 20 13N 2W 000 000 PT SW4 SEC 20 13N 2W BEG 1278FT W & 73.39FT N OF SE/C SW4 TH NWLY291.10FT W425FT NELY428.10FT NELY102.52FT E617.97FT S526.34FT TO BEG CONT 8.09ACRS MORE OR LESS	4401 E HEFNER RD, Unit A OKLAHOMA CITY
3479	R141567095	BLUE FIN ASSOCIATES LLC		2600 GRAND BLVD STE 700	KANSAS CITY	MO	64108	UNPLTD PT SEC 20 13N 2W 000 000 PT SW4 SEC 20 13N 2W BEG 1470FT N OF SE/C SW4 TH N269.67FT NWLY663.98FT NWLY ON A CURVE 107.55FT NWLY356.51FT SWLY164.24FT SWLY152.97FT SWLY295.12FT SELY185.55FT SELY ALONG A CURVE 374.96FT S7.15FT E876.63FT TO BEG PLUS A TR BEG 1739.67FT N & 276.82FT NW OF SE/C SW4 TH NWLY192.47FT SELY188.21FT SW40.25FT TO BEG	11300 PARTNERSHIP DR, Unit A OKLAHOMA CITY
3479	R141567100	NORTHGATE 3 INDUSTRIAL LLC	C/O MICHAEL SCHAU	17328 VENTURA BLVD STE 401	ENCINO	CA	91316	UNPLTD PT SEC 20 13N 2W 000 000 PT SW4 SEC 20 13N 2W BEG 1739.67FT N OF SE/C SW4 TH NWLY276.82FT NE40.25FT NWLY188.21FT NWLY194.69FT NWLY ON A CURVE 107.55FT NWLY356.51FT NELY283.49FT E780.96FT S904.6FT TO BEG	11400 N I 35 SERVICE RD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2851116-OK99

DATE PREPARED: FEBRUARY 27, 2024  
EFFECTIVE DATE: FEBRUARY 23, 2024 AT 7:30 AM

3479	R168621726	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	HARTZELL TOWNSHIP 000 000 PT OF SW4 SEC 20 13N 2W BEG 389.97FT E OF SW/C OF SW4 TH NELY 691.5FT WLY 90FT NELY 2249.91FT E186.57FT SWLY 2425.7FT ELY 775.57FT SWLY 427.87FT E250FT S70FT W1267.48FT TO BEG	0 UNKNOWN UNINCORPORATED
3479	R168621751	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	HARTZELL TOWNSHIP 000 000 PT OF SW4 SEC 20 13N 2W BEG 40.3FT E & 1164.04FT NELY OF SW/C OF SW4 TH SWLY & SLY 593.37FT SWLY 105.35FT NWLY ON CURVE386.03FT W60FT S854.38FT TO BEG & BEG 1202.36FT E & 329.96FT S OF NW/C OF SW4 TH SELY 51FT SWLY 935.96FT NWLY & NELY 949.88FT TO BEG CONT 2.41ACRS MORE OR LESS OR TRS 1 & 2 EXEMPT	0 UNKNOWN UNINCORPORATED
3479	R262207035	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	HARTZELL TOWNSHIP 02W 020 PT OF SW4 SEC 20 13N 2W W50FT OF SW4	0 UNKNOWN UNINCORPORATED
3479	R262208005	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	HARTZELL TOWNSHIP 02W 020 SEC 20 13N 2W 16.85/100ACRS OUT OF SW4 FOR H/W	0 UNKNOWN UNINCORPORATED
3480	R141564035	METAL PARK INVESTORS OKC LLC		1556 MAIN ST, Unit 300	COLUMBIA	SC	29201	UNPLTD PT SEC 20 13N 2W 000 000 PT NW4 SEC 20 13N 2W BEG 1697.30FT E OF SW/C NW4 TH NELY50FT E338.88FT NELY361.78FT SELY266.47FT E161.51FT S265.18FT W939.40FT TO BEG PLUS BEG 1697.30FT E & 50FT NELY FROM SW/C NW4 TH NELY278.50FT SELY300FT SWLY120.79FT W338.88FT TO BEG	11600 N I 35 SERVICE RD OKLAHOMA CITY
3480	R141564490	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 20 13N 2W 000 000 PT NW4 SEC 20 13N 2W BEG 1415.23FT E OF SW/C OF NW4 TH NELY ALONG H/W 170.75FT NWLY 150FT NELY 100FT NWLY 194FT SWLY 450.64FT E388.11FT TO BEG CONT 2.5ACRS MORE OR LESS	11901 N I 35 SERVICE RD OKLAHOMA CITY
3480	R141564495	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 20 13N 2W 000 000 PT S 1/2 NW4 SEC 20 13N 2W COMM AT THE NW/C OF SD SEC 20 THS2643.9FT TO THE SW/C OF NW4 TH E1026.64FT NELY 125.02FT TOPOINT OF BEG TH NWLY 91.55FT NELY 166.46FT NWLY 85.45FT NELY 160FT SELY 177FT SWLY 326.46FT TO POINT OF BEG AKA TR 15	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2851116-OK99

DATE PREPARED: FEBRUARY 27, 2024  
EFFECTIVE DATE: FEBRUARY 23, 2024 AT 7:30 AM

3480	R141564507	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 20 13N 2W 000 000 PT NW4 SEC 20 13N 2W BEG AT SW/C NW4 TH E1028.59FT NE124.12FT NW91.52FT NE166.37FT NW85.33FT NE160.25FT NW130.63FT SW45.68FT WLY174.34FT NLY176.91FT W317.02FT SW78.41FT SW13.22FTSW9.35FT WLY20.57FT WLY363.52FT S642.23FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3480	R141564525	CORZINE NANCY TRS	THE DOVE TRUST	17000 KINGSVIEW AVE	CARSON	CA	90746	UNPLTD PT NW4 SEC 20 13N 2W BEG 2643.9FT S & 1415.2FT E & 320.75FT NE OF NW/C NW4 TH NWLY150FT SWLY150FT SELY150FT NELY150FT TO BEG OR TRACT 5	11925 NE EXPRESSWAY ST OKLAHOMA CITY
3513	R141791010	RUNYON CLARENCE J		6417 N LIBBY AVE	OKLAHOMA CITY	OK	73132- 6808	UNPLTD PT SEC 29 13N 2W 000 000 PT NE4 & NW4 SEC 29 13N 2W BEG 1679.38FT E OF NW/C NW4 TH S70FT W250FT SWLY250.80FT W511.02FT SWLY509.91FT SWLY195.24FT SELY537.45FT SELY125FT TO CENTERLINE OF HARRISON CREEK TH NELY78FT NELY140FT NELY240.28FT E295FT SELY170FT SELY173FT NELY170FT SELY238FT SELY230FT SWLY80FT SWLY205FT SWLY185FT SELY156FT SELY265FT SELY155FT SELY170FT TO A POINT WHERE CENTERLINE OF HARRISON CREEK INTERSECTS THE W R/W LINE OF RR TH NELY1341FT TO A CURVE TH NELY ALONG CURVE LEFT 1241FT TO A POINT ON N LINE NE4 TH W2049.89FT TO BEG	5200 E HEFNER RD OKLAHOMA CITY

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**Blue Beacon, Inc.**

February 29, 2024

**PREPARED FOR:**

Hefner Commerce Park, LLC  
4228 N. Santa Fe  
Oklahoma City, OK 73118  
(785) 825-2221  
[DonaldB@bluebeacon.com](mailto:DonaldB@bluebeacon.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](mailto:dmbox@wbfbllaw.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>
<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
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
SPECIFIC PLAN .....	9.17
<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 Blue Beacon, Inc., consisting of 5.96 acres MOL, is located within the Southwest Quarter (SW/4) of Section 20, Township Thirteen (13) N, Range Two (2) W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **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 Hefner Commerce Park, LLC. The developer of this property is Blue Beacon, Inc.

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

The subject property is presently zoned as PUD-701. Surrounding properties are zoned and used for:

North: PUD-701 District and used for industrial development.  
East: PUD-701 District and used for industrial development.  
South: PUD-701 District and used for industrial development.  
West: C-3 District and used for Frontier City.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

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

The property is currently undeveloped.

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

The concept for this PUD is to modify the existing base zoning to permit a truck wash development.

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

### **7.1 ..... STREETS**

The nearest street to the north is Partnership Dr. The nearest street to the east is Partnership Dr. The nearest street to the south is E. Hefner Rd. The nearest street to the west is N. I-35 Service Rd.



## 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 2 located at 2917 E. Britton Rd. It is approximately 1.8 miles from this PUD development.

## 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

Public Transportation is currently unavailable adjacent to this site.

## 7.7 ..... DRAINAGE

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

## 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 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 I-1 Light Industrial District shall govern this PUD, except as herein modified.

In addition to all uses within the I-1 District, the following uses shall be permitted:

8350.7            Industrial, Moderate

#### 9.0.....SPECIAL CONDITIONS

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

##### 9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, concrete, architectural metal panels, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS or wood shall 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 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

##### 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, with brick columns with footings on 20' centers and shall be solid and opaque.

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

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 two (2) access points from N. I-35 Service Rd. with a minimum separation of 100 feet (100'). There shall be a maximum of 55-foot curb cut width and a minimum of 100 feet of separation between the access points.

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

Signage shall be permitted in accordance with Exhibit "D".

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

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 ..... 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 ..... 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
- Exhibit D - Sign / Elevation Plan

**EXHIBIT "A"**  
**NORTH TRACT LEGAL**

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter;

THENCE South 89°26'35" West, along the south line of said Southwest Quarter, a distance of 1278.00 feet, said point being 1369.80 feet North 89°26'35" East from the southwest corner of said Southwest Quarter;

THENCE North 00°25'24" West, passing at 73.39 feet a point on the north right-of-way line of Hefner Road, and continuing for a total distance of 599.73 feet to the POINT OF BEGINNING;

THENCE South 90°00'00" West a distance of 617.97 feet to a point on the east right-of-way line of Interstate Highway No. 35;

THENCE North 27°14'13" East, along said east right-of-way line and being parallel with and 235.00 feet east as measured perpendicular to the centerline of said Interstate Highway No. 35, a distance of 1,067.72 feet;

THENCE South 00°25'24" East a distance of 750.28 feet;

THENCE North 89°26'35" East, parallel with the south line of said Southwest Quarter, a distance of 122.29 feet;

THENCE South 00°25'24" East a distance of 200.27 feet to the POINT OF BEGINNING.

Said tract of land contains 259,699 square feet or 5.9619 acres, more or less.

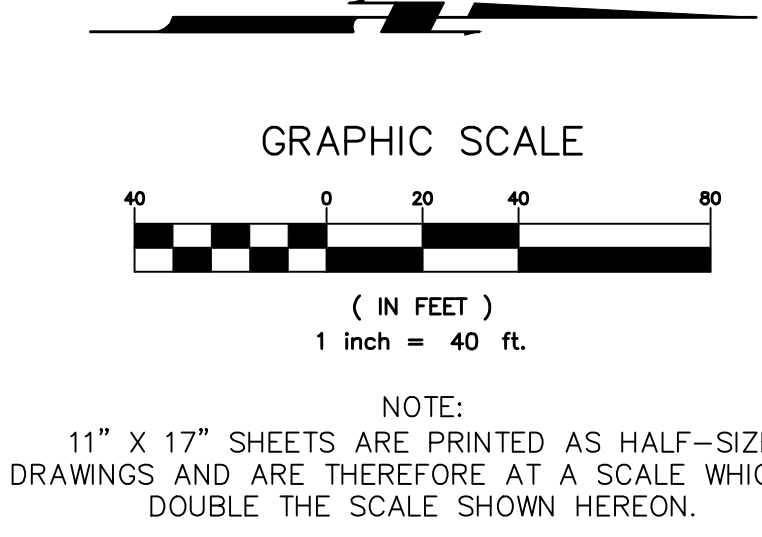
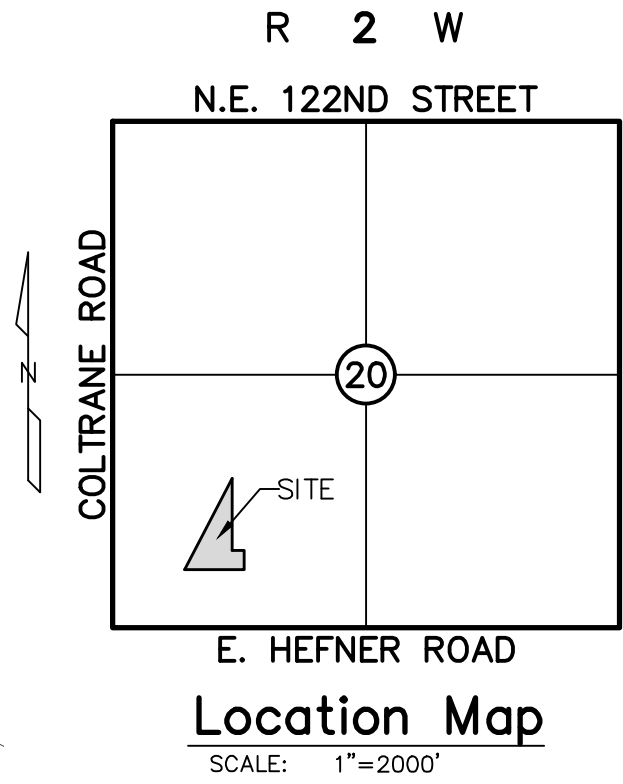
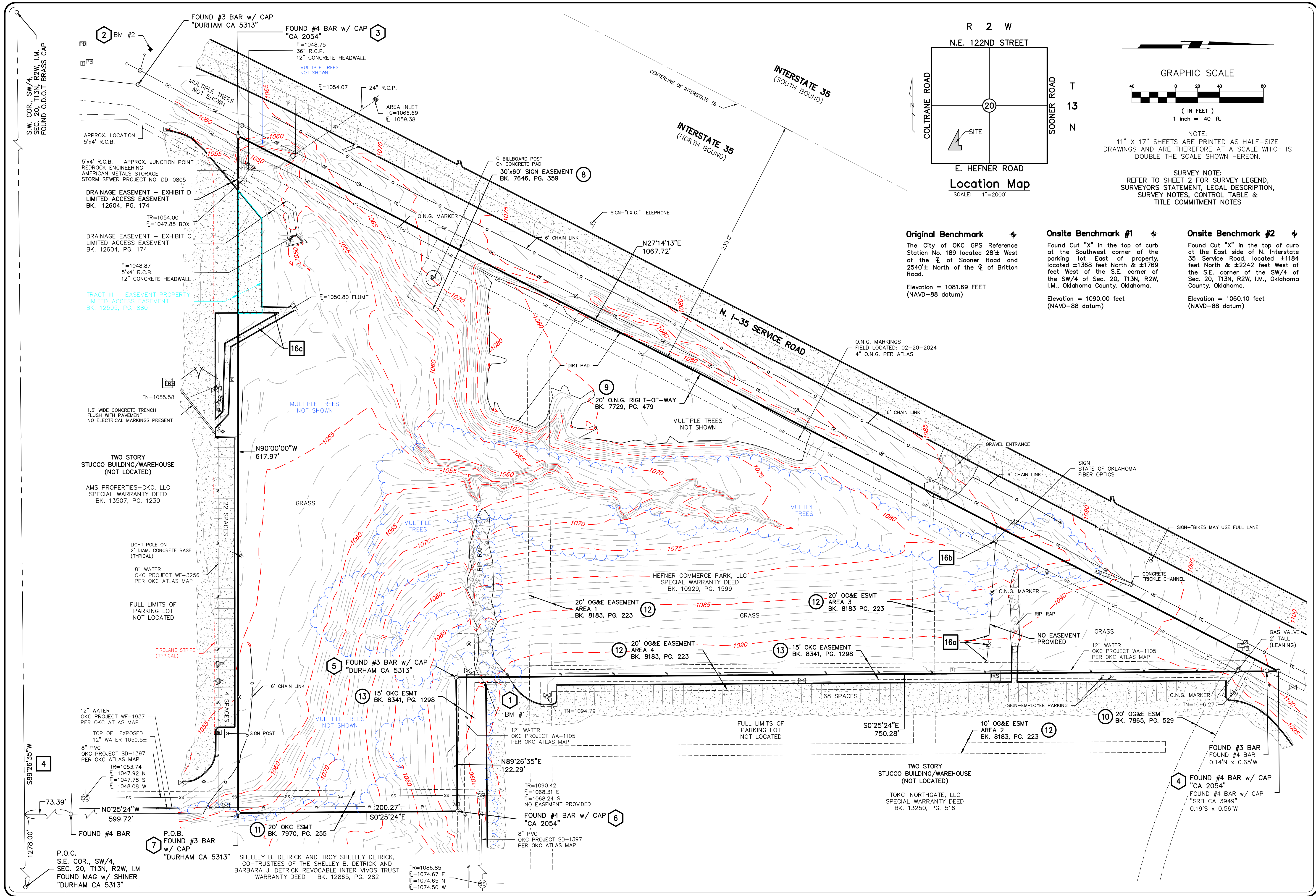
The basis of bearings for this legal description is South 89°26'35" West along the south line of the Southwest Quarter of Section 20, Township 13 North, Range 2 West of the Indian Meridian as described in SPECIAL WARRANTY DEED recorded in Book 10929, Page 1599 of the Oklahoma County Clerk's Records.

Prepared by: Christopher L. Tripp, Professional Land Surveyor No. 1685  
Smith Roberts Baldischwiler - 100 NE 5th Street - OKC, OK 73104  
March 12, 2009









**Original Benchmark**   
The City of OKC GPS Reference Station No. 189 located 28'± West of the E. of Sooner Road and 2540'± North of the E. of Britton Road.  
Elevation = 1081.69 FEET (NAVD-88 datum)

**Onsite Benchmark #1**   
Found Cut "X" in the top of curb at the Southwest corner of the parking lot East of property, located ±1368 feet North & ±1769 feet West of the S.E. corner of the SW/4 of Sec. 20, T13N, R2W, I.M., Oklahoma County, Oklahoma.  
Elevation = 1090.00 feet (NAVD-88 datum)

**Onsite Benchmark #2**   
Found Cut "X" in the top of curb at the East side of N. Interstate 35 Service Road, located ±1184 feet North & ±2242 feet West of the S.E. corner of the SW/4 of Sec. 20, T13N, R2W, I.M., Oklahoma County, Oklahoma.  
Elevation = 1060.10 feet (NAVD-88 datum)

DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099  
Phone (405) 265-3404  
Fax (405) 265-3649  
durham@durhamsurveying.com

**PRELIMINARY**  
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

BLUE BEACON, INC.

I-35 SERVICE ROAD & E. HEFNER ROAD  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA

ALTA/NSPS LAND TITLE SURVEY

REVISIONS		DATE
NO.	DESCRIPTION	

Proj. No.: 24-027

Date: 02-28-2024

Scale: (Horizontal) 1"=40'

Scale: (Vertical) 1"=40'

Drawn By: JAD

Checked By: GAD

Approved By: DBO

SHEET NUMBER  
**1 of 2**

I-35 SERVICE ROAD & E. HEFNER ROAD, OKC, OK

24-027

Exhibit C



I, Damon K. Durham, a Professional Land Surveyor licensed in the State of Oklahoma, do hereby state to:

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, 3, 4, 5, 7(a), 8, 9, 11, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on February 21, 2024.

Damon K. Durham, PLS No. 1521

A tract of land being a part of the Southwest Quarter (SW/4) of Section TWENTY (20), Township THIRTEEN (13) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter (SW/4);

Thence South 89°26'35" West, along the South line of said Southwest Quarter (SW/4), a distance of 1278.00 feet, said point being 1369.80 feet North 89°26'35" East from the Southwest corner of said Southwest Quarter (SW/4);

Thence North 00°25'24" West, passing at 73.39 feet a point on the North right-of-way line of Hefner Road and continuing for a total distance of 599.73 feet to the Point of Beginning;

Thence South 90°00'00" West a distance of 617.97 feet to a point on the East right-of-way line of Interstate Highway No. 35;

Thence North 27°14'13" East, along the East right-of-way line and being parallel with and 235.00 feet East as measured perpendicular to the centerline of said Interstate Highway No. 35, a distance of 1067.72 feet;

Thence South 00°25'24" East a distance of 750.28 feet,

Thence North 89°26'35" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 122.29 feet;

Thence South 00°25'24" East a distance of 200.27 feet to the Point of Beginning.

1. We have examined a map by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), for Oklahoma County, Oklahoma and Incorporated areas, Map number 40109 C 0180 H, with an effective date of December 18, 2009, which shows the entire portion of the property described herein as located in unshaded Zone (X) which is classified as areas determined to be outside of the 500-year floodplain.

2. All underground utilities may NOT be shown hereon. Oklahoma One-Call System, Inc. was requested to identify the utilities under ticket numbers 24021309401367, 24021309461457 and 2402130951485. The utilities shown hereon have been located in the field by above ground means only, which does not guarantee that the utilities shown hereon are accurately located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are located in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

3. The field survey was performed between the dates of February 16, 2024 through February 21, 2024 and the site was last visited on February 21, 2024.

4. The basis of bearings for the plat of survey shown hereon is the record bearing of South 89°26'35" West along the South line of the Southwest Quarter (SW/4) of said Section 20.

5. The property described hereon contains 259,699 square feet, or 5.9619 acres, more or less.

6. This survey is valid only if the original signature and seal of the Surveyor is present.

7. This survey meets or exceeds the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

8. No zoning report was provided to the surveyor; therefore, no zoning information has been shown or noted hereon.

9. The property described hereon has direct access to North Interstate 35 (I-35) Service Road.

10. There are 0 regular parking spaces and 0 handicapped parking spaces located on the property described hereon.

11. At the time of the field work for this survey, there was no observed evidence of recent earth moving work, building construction, or building additions.

12. To the best of my knowledge, there are no proposed changes in street right of way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

13. At the time of the field work for this survey, there was no observed evidence of site use as a solid waste dump, sump or landfill.

14. At the time of the fieldwork for this survey, there were no observed wetland delineation markers set by a qualified specialist situated on or crossing the property described herein.

15. The property described hereon is the same property described in the Title Commitment referenced hereon and all Exceptions documents contained therein (easements, rights of way, or documents of record) have been plotted hereon or otherwise noted as to their effect on the property.

16. The following items were observed by the surveyor as apparent encroachments as shown hereon. Said encroachments may or may not include all encroachments pertaining to the property described hereon:

a. A guy down anchor and a power pole with overhead and underground electric lines serving an existing electrical transformer.

b. A power pole with overhead and underground electric lines lying within the existing 20' Right of Way Agreement to Oklahoma Natural Gas, recorded in Book 7729, Page 479, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.

c. A concrete flume serving the drainage system of the parking lot to the South of the property described hereon.

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

T:\ACAD\LEGENDS\LEGEND\_SURVEY\_LANDSCAPE.dwg

Point	Northing	Easting	Elevation	Description
1	212487.8320	2135449.2590	1090.000	BM #1 - FOUND CUT "X"
2	212181.8140	2134869.0710	1060.100	BM #2 - FOUND CUT "X"
3	212261.8000	2134948.0160	1060.021	FOUND #4 BAR w/ CAP "CA 2054"
4	212113.1710	2135436.6700	1100.688	FOUND #4 BAR w/ CAP "CA 2054"
5	212460.7700	2135442.0970	1087.740	FOUND #3 BAR w/ CAP "DURHAM CA 5313"
6	212462.0100	2135564.0680	1086.704	FOUND #4 BAR w/ CAP "CA 2054"
7	212261.7510	2135565.8440	1065.245	FOUND #3 BAR w/ CAP "DURHAM CA 5313"
189	208975.6500	2139476.3790	1081.690	OKC GPS MONUMENT NO. 189

All easements and rights-of-way contained in Old Republic Title Company of Oklahoma, an agent for American Guaranty Title Insurance Company, commitment for title insurance, commitment file no. 23300230, with an effective date of December 15, 2023 at 7:30 A.M., are shown or noted hereon.

8. The property described hereon is subject to the Grant of easements recorded in Book 7646, Page 359 as shown on survey dated February 6, 2008, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.

9. The property described hereon is subject to the Easement in favor of Oklahoma Natural Gas Company recorded in Book 7729, Page 479 as shown on survey dated February 6, 2008, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.

10. The property described hereon is subject to the Easement in favor of Oklahoma Gas and Electric Company recorded in Book 7865, Page 529 as shown on survey dated February 6, 2008, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.

11. The property described hereon is subject to the Water, sanitary sewer and other public utilities easement recorded in Book 7970, Page 255 as shown on survey dated February 6, 2008, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.

12. The property described hereon is subject to the Easement in favor of Oklahoma Gas and Electric Company recorded in Book 8183, Page 223 as shown on survey dated February 6, 2008, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.

13. The property described hereon is subject to the Water and other public utilities recorded in Book 8341, Page 1298 as shown on survey dated February 6, 2008, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.

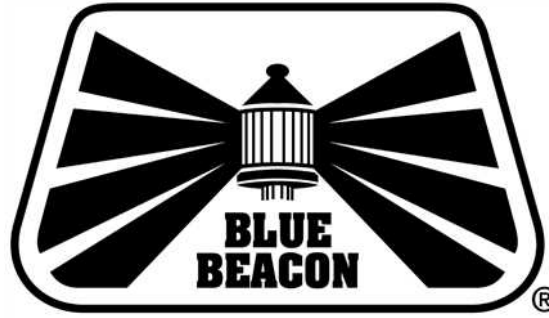
14. The property described herein is subject to the Declaration of Limited Access Easement between Hefner Commerce Park, L.L.C. and Hefner Commerce Park 2, L.L.C. recorded in Book 12505, Pages 880 and First Amendment to Declaration of Limited Access Easement between Hefner Commerce Park, L.L.C. and Hefner Commerce Park 2, L.L.C. recorded in Book 12607, Page 945, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.

15. The property described hereon is subject to the Declaration of Cross Access Easement between Hefner Commerce Park, L.L.C. and Hefner Commerce Park 2, L.L.C. recorded in Book 12604, Page 174, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.

16. Intentionally omitted.

17. Intentionally omitted.





# **BLUE BEACON INTERNATIONAL INC.**

## **PROPOSED SIGN PACKAGE**

### **BLUE BEACON of OK CITY (NORTH)**

NEAR I-35 & E. HEFNER RD., OKLAHOMA CITY, OK

#### **INDEX OF SHEETS**

- 1 TITLE SHEET
- 2 SITE SIGNING PLAN
- 3 BUILDING COLOR ELEVATIONS
- 4 BUILDING SIGN MOUNTING
- 5 PYLON AND DIRECTIONAL SITE SIGNS
- 6 SITE, TRAFFIC AND BUILDING SIGNS

# TRUCK WASH

47'-8"x3'-9"=179 sq.ft.

## OTHER TRUCKS & VEHICLES

Pickups - Farm & Ranch - Small Trailers  
Service & Straight Trucks - RV's

LEFT ↓ LANE

DOOR  
OPENING  
14'H x 13'W

16'x5'=80 sq.ft.

2'x2'=  
4 sq.ft.

## TRACTOR TRAILERS

Including Bobtails  
& Washouts

RIGHT ↓ LANE

16'x5'=80 sq.ft.

DOOR  
OPENING  
14'H x 13'W

2'x2'=  
4 sq.ft.

(2) 1'x1'-6" & 1'x6"  
=3.5 sq.ft. Total



KEEP  
RIGHT

2'x2'-6"  
=5 sq.ft.

EMPLOYEE  
PARKING  
ONLY

2'-6"x2'-6"  
=6.25 sq.ft.

8'x3'=24 sq.ft.



2'-6"x2'-6"=6.25  
& 2'-6"x1'-6"=3.75  
=10 sq.ft.  
Total per sign



WRONG  
WAY

17'x10' Trapezoid  
Actual Area=150 sq.ft.



TRUCK WASH

30'x5'=150 sq.ft.

NEW 8.3' x 12'  
DIGITAL MARQUEE  
100 SQUARE FEET

12'x8.3'=100 sq.ft.

Total Sign Ht.=50'

## OTHER TRUCKS & VEHICLES

Express Wash

6'x3'-9"=22.5 sq.ft.

## TRACTORS/ TRAILERS

You asked, we listened  
**2 BAYS JUST FOR YOU**  
Getting you back on the  
road, faster than ever.

8'x6'=48 sq.ft.

WASHOUT CUSTOMERS  
While Blue Beacon offers  
a high quality washout,  
we do not guarantee  
sanitization or complete  
removal of residue from  
previous loads.  
For more information,  
see lobby notice or  
www.bluebeacon.com

CAUTION  
DOOR HT.  
14'  
DOOR WD.  
13'

Typ of 3 (1 set per Bay)  
3'x3' & 2'x3'=15 sq.ft.  
3x = 45 sq.ft. Total



## TRUCK WASH

Typ of 3 (1 set per Tower Face)  
8'x5' & 13'x1'=53 sq.ft.  
3x = 159 sq.ft. Total

EXIT

Typ of 2 (1 per Bay)  
2'x6'=12 sq.ft.  
2x = 24 sq.ft. Total

CAUTION  
WATCH FOR  
TRUCKS

2'-6"x2'  
=5 sq.ft.



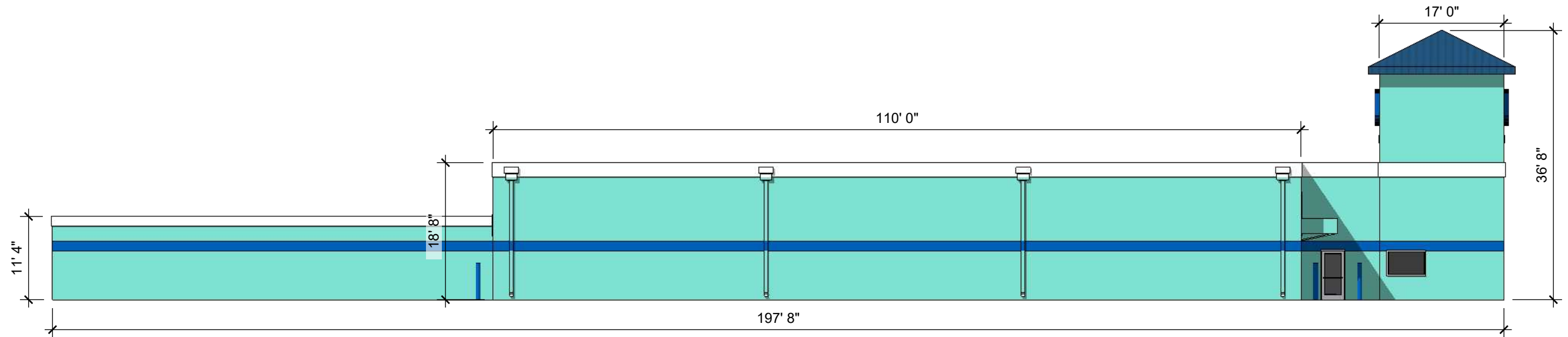
2'-6"x2'-6"  
=6.25 sq.ft.



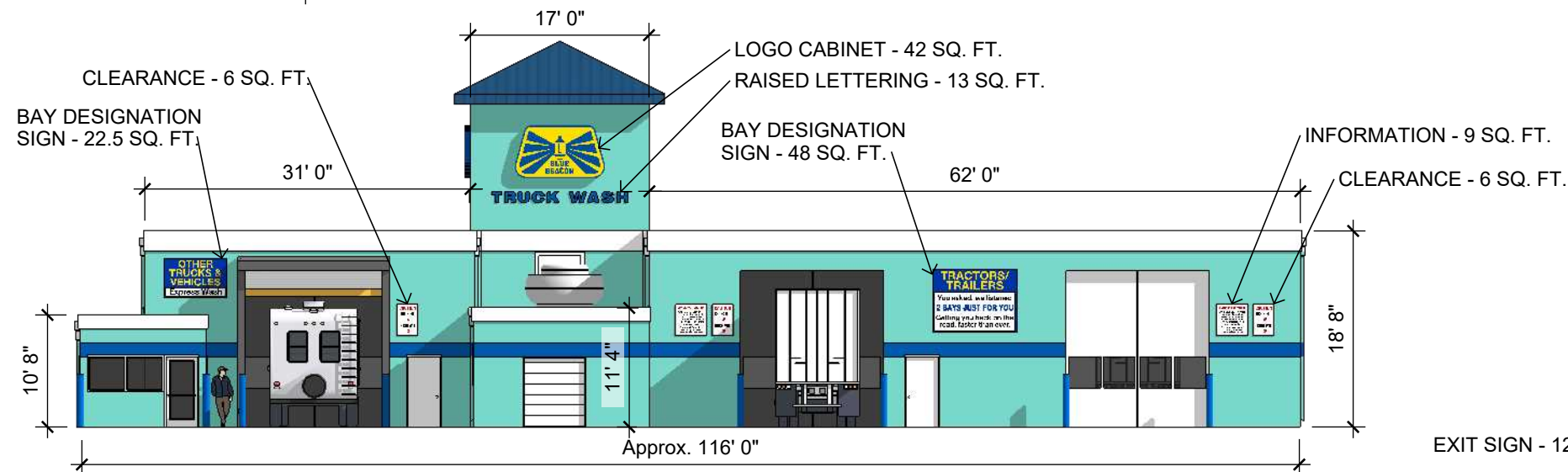
**SITE SIGNING PLAN**  
(Not To Scale)



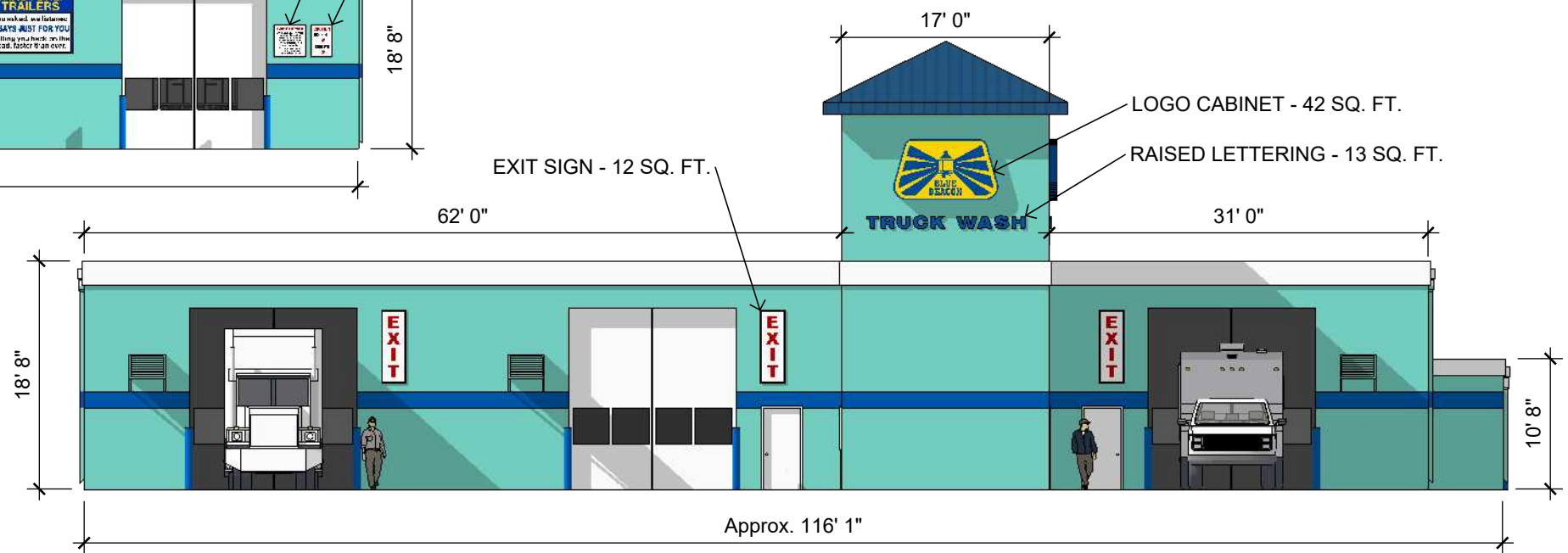




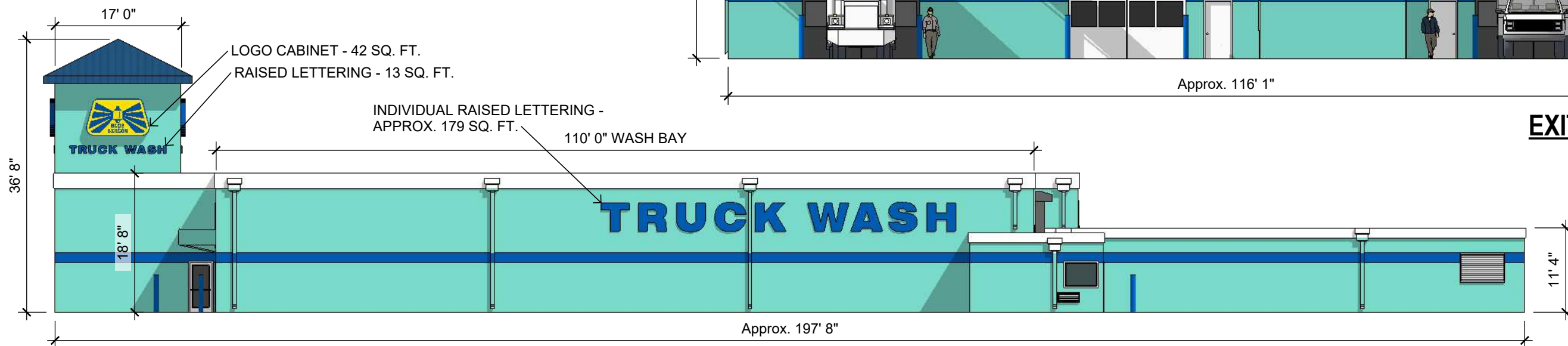
**SPECIALTY BAY ELEVATION**



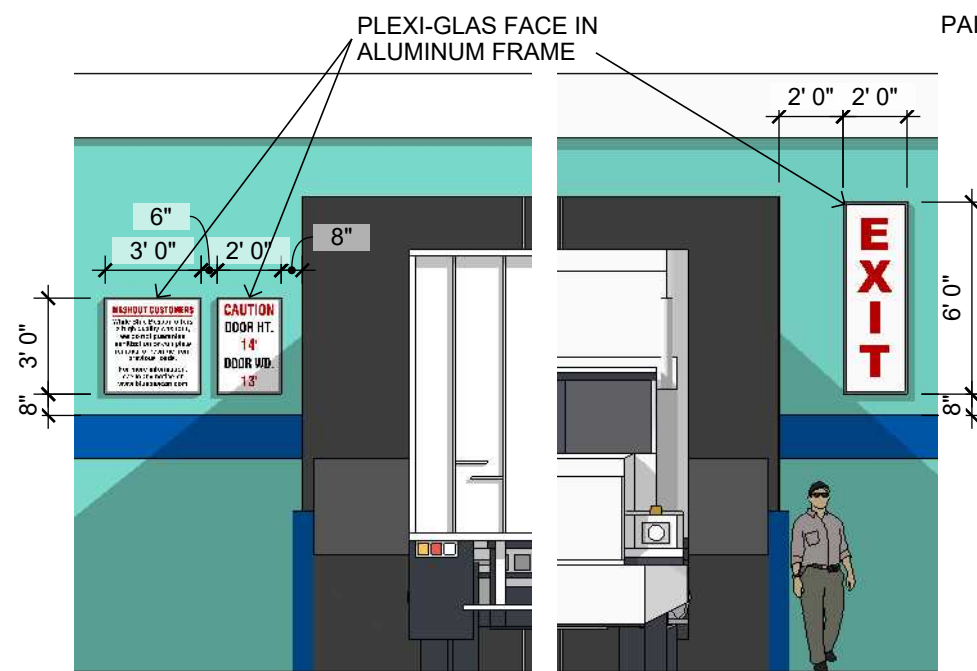
**ENTRANCE ELEVATION**



**EXIT ELEVATION**



**WASH BAY ELEVATION**

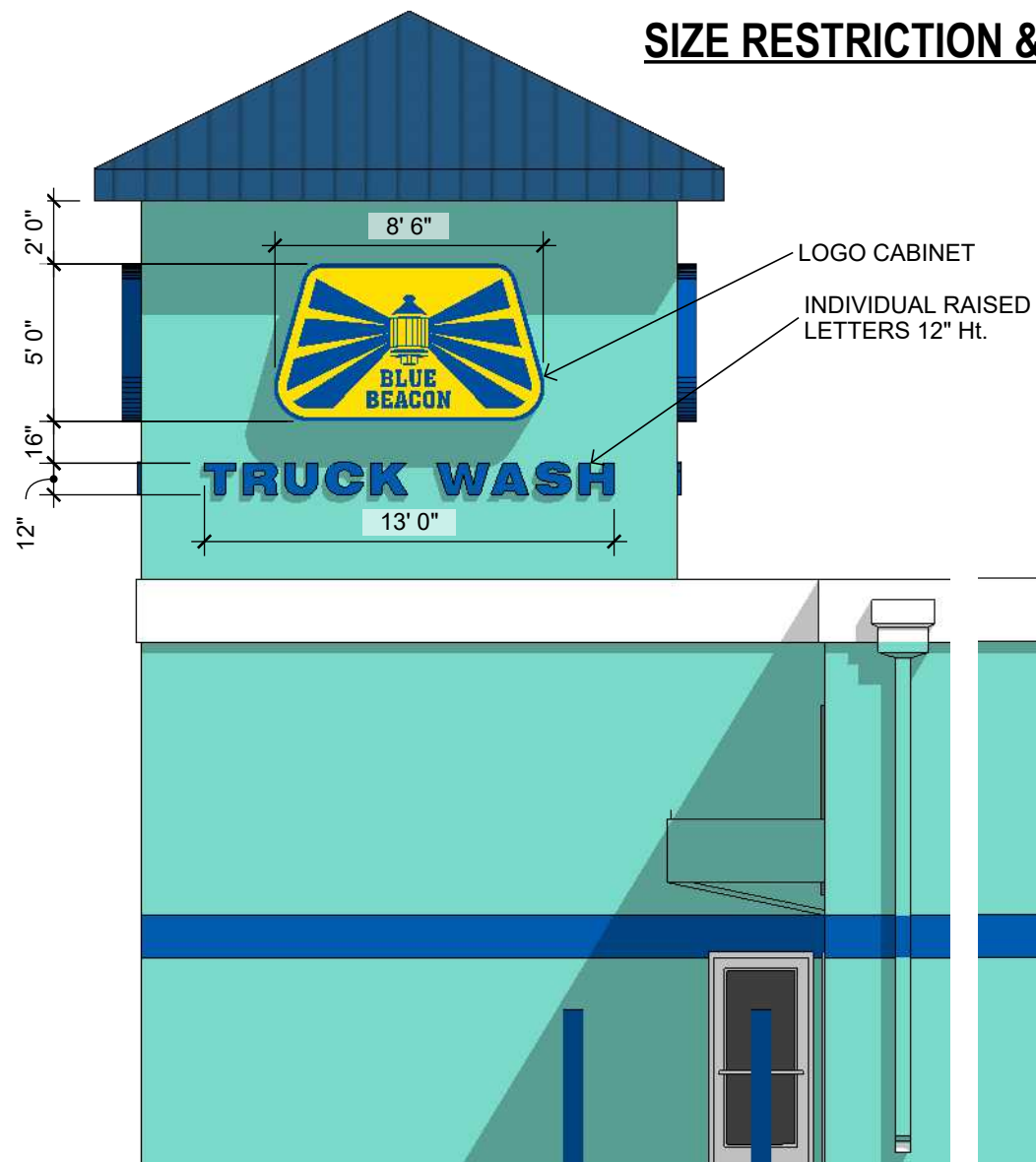


**SIZE RESTRICTION &**

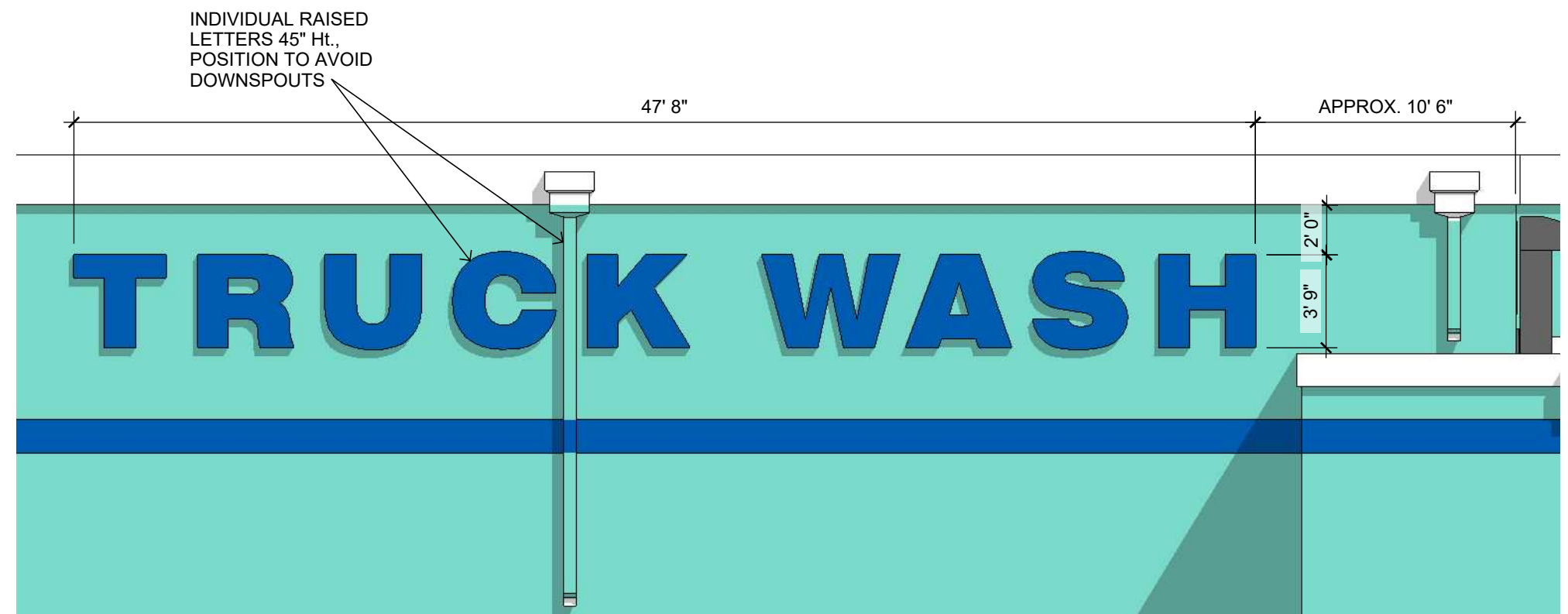
**EXIT DESIGNATION**



**BAY DESIGNATION SIGNS**



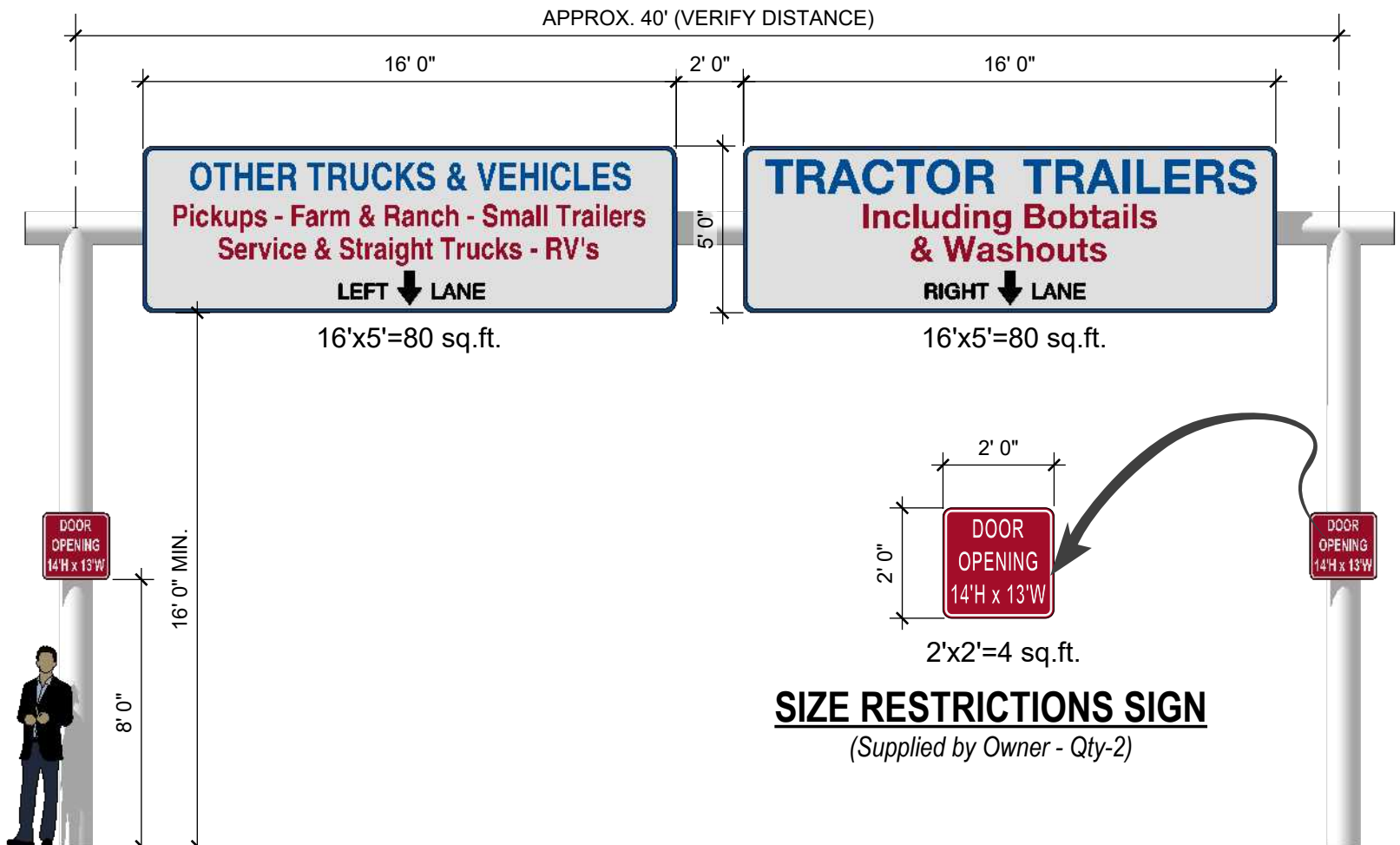
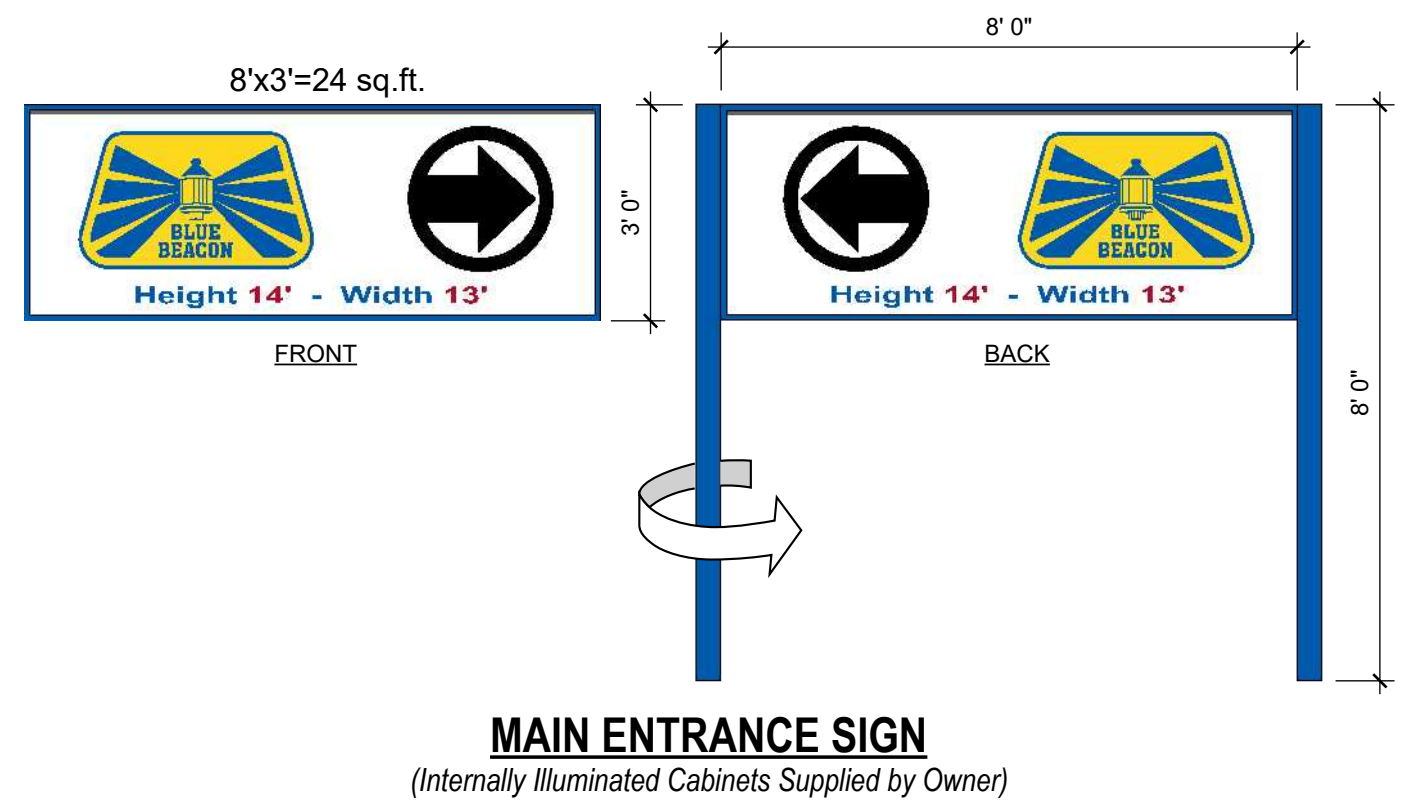
**LOGO CABINET & INDIVIDUAL  
RAISED LETTERS**



**INDIVIDUAL RAISED LETTERS**



**HI-RISE PYLON SIGN**  
(Cabinets Supplied by Owner)  
GROUND MOUNTED LIGHTING,  
SEE SITE LIGHTING PLANS

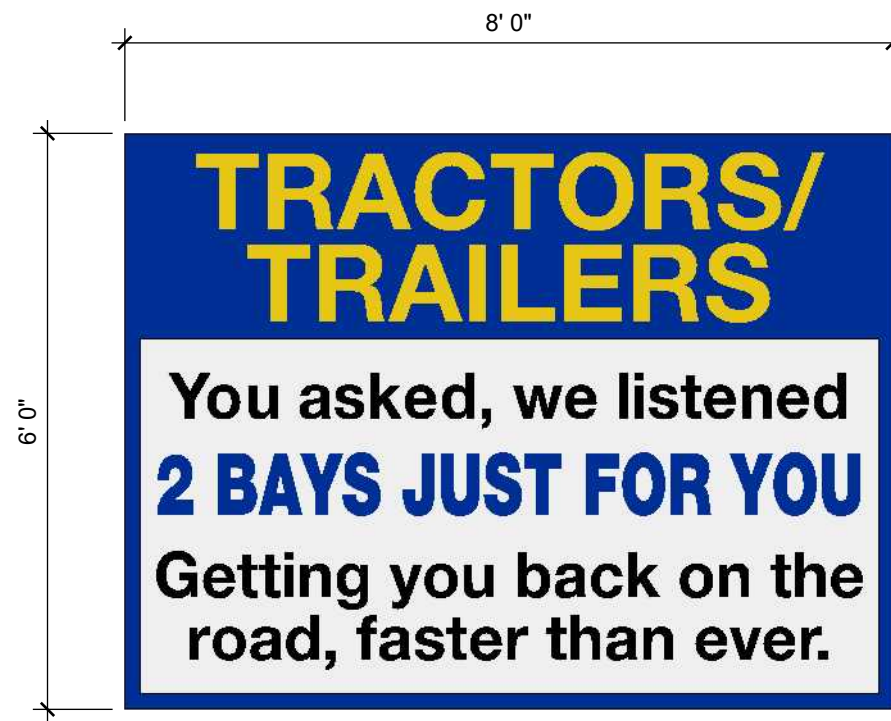


**MAIN ENTRANCE LANE DESIGNATION**  
(Cabinets Supplied by Owner)

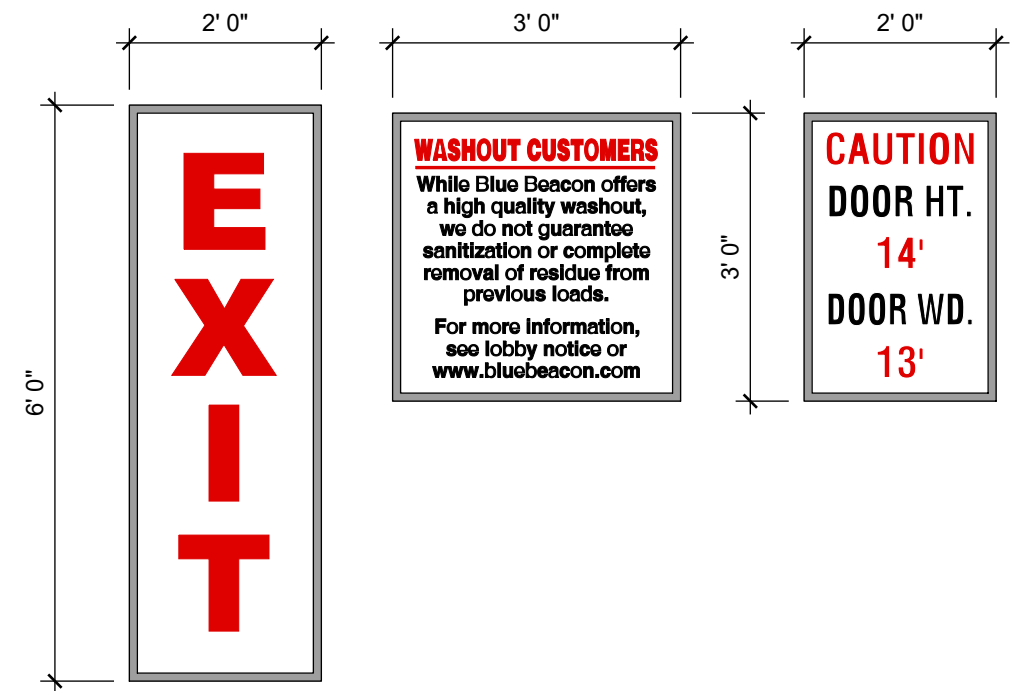
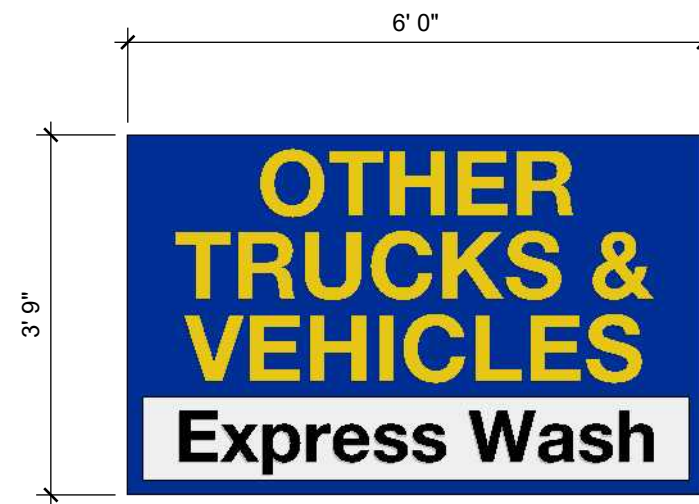
**SIZE RESTRICTIONS SIGN**  
(Supplied by Owner - Qty-2)

NOTE:  
ALL SIGNS SUPPLIED BY OWNER, AND  
INSTALLED BY SIGN CONTRACTOR.





**BAY DESIGNATION SIGNS**  
(Supplied by Owner)



**INFORMATIONAL BUILDING SIGNS**  
(Supplied by Owner - Qty-1 Set per each Bay)



NOTE:  
ALL SIGN POSTS TO BE DOT STANDARD; GALVANIZED.  
SEE SITE SIGNING SHEET FOR QUANTITY AND LOCATIONS

**DIRECTIONAL TRAFFIC SITE SIGNS**  
(Supplied by Owner. Size may vary per Local and State Codes)