



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 REZONING

### Redistricting

Hiwassee Ridge

Project Name

5500 S. Hiwassee Road

Address / Location of Property to be Rezoned

Provide necessary improvements to convert 25 acres to 12 single-family residential lots

Purpose Statement / Proposed Development

RA2 - Single Family Two-Acre Rural Residential District

Proposed Zoning District

Staff Use Only 10939

Case No.: PC 9-4-24

File Date: 9-4-24

Ward No.: W4

Nbhd. Assoc.: -----

School District: Mid-Del City

Extg Zoning: AA

Overlay: -----

Single Family Residence & Pasture

Present Use of Property

25.22 Acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the 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 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.
- ☐ 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.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

#### Property Owner Information (if other than Applicant):

Baugh Rentals, LLC

Name

14640 Bogert Parkway

Mailing Address

OKC, OK 73134

City, State, Zip Code

405-849-6469

Phone

ronnie@brcustomhomes.com

Email



Signature of Applicant

Ronnie Baugh

Applicant's Name (please print)

14640 Bogert Parkway

Applicant's Mailing Address

OKC, OK 73134

City, State, Zip Code

405-849-6469

Phone

ronnie@brcustomhomes.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.



**QUIT CLAIM DEED**

Mail Tax Statement to:  
Baugh Rentals, L.L.C.

Return to:  
Trustmark Title  
6307 Waterford Blvd., Ste 120  
Oklahoma City, Oklahoma 73118  
TMT 24-103

KNOW ALL MEN BY THESE PRESENTS:

That **Baugh Rentals, L.L.C., an Oklahoma limited liability company** ("Grantor"), for and in consideration of the sum of Ten Dollars and no/00 (\$10.00) cash in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto **BR Custom Homes, L.L.C., an Oklahoma limited liability company** ("Grantee"), all Grantor's right, title and interest, in and to the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

**\*\*SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION\*\***

TO HAVE AND TO HOLD the above described property unto the Grantee, its successors and/or assigns forever, so that neither the Grantor, nor any person in his name and behalf, shall or will hereafter claim or demand any right or title to the said property or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the Grantor has hereunto set his hand the day and year set out on the acknowledgment below.

**\*\*EXEMPT FROM DOCUMENTARY STAMPS PER SECTION 2202, PARAGRAPH #4\*\***

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

**Baugh Rentals, L.L.C., an Oklahoma limited liability company**

BY: Ronnie Van Baugh, Jr.  
Ronnie Van Baugh, Jr.  
Member/Manager

**ACKNOWLEDGMENT**

STATE OF OKLAHOMA )  
 ) ss:  
COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public in and for said County and State, on this 22 day of April 2024, personally appeared **Ronnie Van Baugh, Jr., Member/Manager of Baugh Rentals, L.L.C, an Oklahoma limited liability company**, who subscribed his name as the Grantor hereof to the foregoing instrument and acknowledged to me that he executed the same as on behalf of the Grantor, for the uses and purposes herein set forth.



[Signature]  
Notary Public

Exhibit "A"

A tract of land being a part of the North Half (N/2) of the Southwest Quarter (SW/4) of Section Twenty-two (22), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter (SW/4) of said Section 22;

Thence North 00°06'31" East a distance of 1614.86 feet to the Point of Beginning;

Thence South 89°58'57" East a distance of 270 feet to a point;

Thence South 00°06'31" West a distance of 96 feet to a point;

Thence South 89°50'27" East a distance of 390 feet to a point;

Thence South 00°06'31" West a distance of 198 feet to a point;

Thence South 89°58'57" East a distance of 1961.16 feet to a point;

Thence North 00°02'05" West a distance of 479.03 feet to a point;

Thence North 89°57'41" West a distance of 2619.41 feet to a point;

Thence South 00°06'31" West a distance of 185.51 feet to the Point of Beginning.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to DeedAFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA     )  
   )  
 COUNTY OF OKLAHOMA     )     ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned RONNIE BAUGH  
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an MEMBER/MANAGER (role, such as titled officer or trustee) of BR CUSTOM HOMES, L.L.C. (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

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

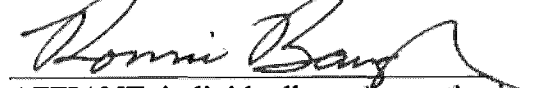
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

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

FURTHER AFFIANT SAYETH NOT.



AFFIANT, individually and as authorized agent of the Entity

4/22/2024

Date

The foregoing instrument was acknowledged before me this 22 day of APRIL, 2024,  
by RONNIE BAUGH.


  
 NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_

UNNOTED

Hiwassee Ridge

Legal Description

A tract of land being a part of the North Half (N/2) of the Southwest Quarter (SW/4) of Section Twenty-two (22), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter (SW/4) of said section 22; THENCE North 00°06'31" East a distance of 1614.86 feet to the POINT OF BEGINNING;

THENCE South 89°58'57" East a distance of 270.00 feet;

THENCE South 00°06'31" West a distance of 96.00 feet;

THENCE South 89°50'27" East a distance of 390.00 feet;

THENCE South 00°06'31" West a distance of 198.00 feet;

THENCE South 89°58'57" East a distance of 1961.16 feet;

THENCE North 00°02'05" West a distance of 479.03 feet;

THENCE North 89°57'41" West a distance of 2619.41 feet;

THENCE South 00°06'31" West a distance of 185.03 feet to the POINT OF BEGINNING.

Said tract containing 1,099,542.6777 sq.ft. (gross) (25.24 ac) and 1,090,174.7652 sq.ft. (net) (25.03 ac), more or less.

LETTER OF AUTHORIZATION

I, Ronnie Baugh, BR Custom Homes, LLC,  
Property Owner of Record or,

The Orion Group authorize,  
Agent of the Property Owner of Record and Title

David Jones  
Designated Representative

To make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

5500 S. Hiwassee, R 144177045

Address and/or County Assessor account number and County Name

By: Ronnie Baugh  
Signature

Title: Managing Principal  
Manager/Proprietor

Date: 5/7/24  
MM/DD/YYYY



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R144177045** and is a **300-foot** radius from the outside of the polygon.

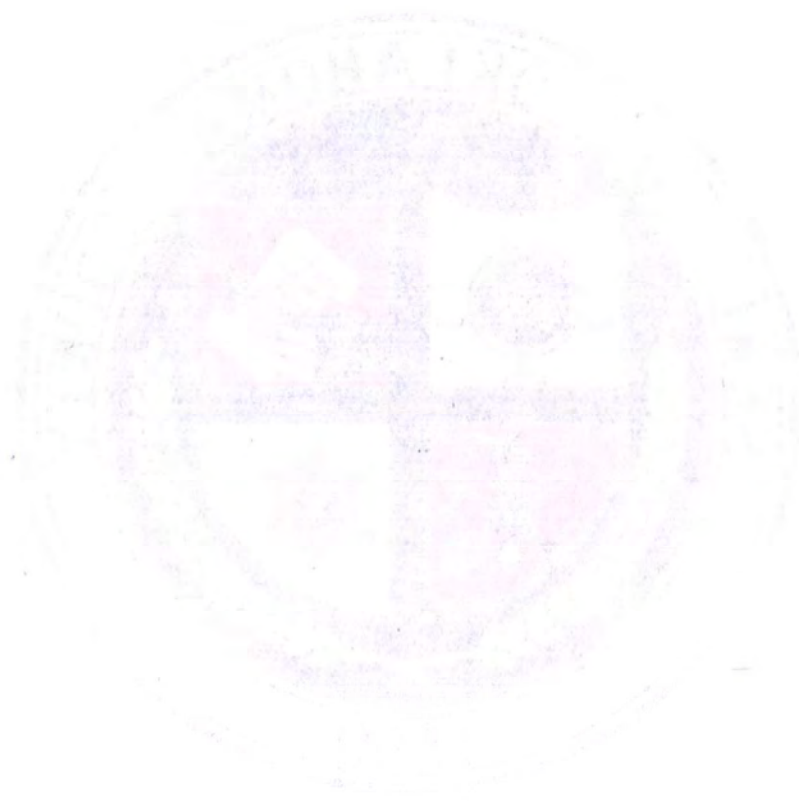
**DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.**

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

**The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.**

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.





STATE OF OKLAHOMA } ss:  
COUNTY OF OKLA.

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 200 ft radius report

filed in the office of the County Assessor  
on the 3<sup>rd</sup> day of Sept, 2024

Given under my hand and official seal this  
3<sup>rd</sup> day of Sept, 2024

County Assessor

Kstrayer Deputy

**Oklahoma County Assessor's  
300ft Radius Report  
9/3/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R144154535	LIKES RONALD	KALKBRENNER RUBY	No Data	5621 S HIWASSEE RD	CHOCTAW	OK	73020-5618	UNPLTD PT SEC 21 11N 1W	0	0	UNPLTD PT SEC 21 11N 1W 000 000 PT OF SEC 21 11N 1W N 1/2 OF NE4 OF SE4 OF SE4 EXA TR IN SW/C 121.95FT ON W 260.76FT ON NEL Y & 230.49FT ON S & EXA TRIN SE/C 60FT E&W BY 55.98FT N&S	5621 S HIWASSEE RD OKLAHOMA CITY
R144179040	HALL BILLY G & JAMIE LYNN	No Data	No Data	5620 S HIWASSEE RD	CHOCTAW	OK	73020-5618	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SEC 22 11N 1W 000 000 PT OF SW4 SEC 22 11N 1W BEING N 1/2 OF NW4 OF SW4 OF SW4 EXA TR IN SW/C BEING 60FT E&W BEG 30FT N&S	5620 S HIWASSEE RD OKLAHOMA CITY
R144179000	HINDMAN AMY J	HINDMAN CHARLES D	No Data	5830 S HIWASSEE RD	CHOCTAW	OK	73020	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT OF SW4 SEC 22 11N 1W BEG 660.96FT N & 396.81FT E & 486.52FT SE OF SW/C SW4 TH N888FT E155.84FT S969.97FT NW175.36FT TO BEG CONT 3.32ACRS MORE OR LESS	5801 S HIWASSEE RD OKLAHOMA CITY
R144179002	HINDMAN CHARLES D & AMY J	No Data	No Data	5830 S HIWASSEE RD	CHOCTAW	OK	73020-5619	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SEC 22 11N 1W 000 000 PT OF SW4 SEC 22 11N 1W E 1/2 OF E 1/2 OF SW4 OF SW4 EX S50FT EX BEG SW/C N350.64FT SEL Y & ELY 346.01FT S274FT W327.91FT TO BEG	5830 S HIWASSEE RD OKLAHOMA CITY
R144178900	DYER RAYMOND HOWARD II	No Data	No Data	5900 S HIWASSEE RD	CHOCTAW	OK	73020-5620	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SEC 22 11N 1W 000 000 PT OF SW4 SEC 22 11N 1W W 1/2 OF W 1/2 OF SE4 OF SW4 EX S274FT	5900 S HIWASSEE RD OKLAHOMA CITY
R144178950	WHITE KEVIN A	No Data	No Data	5800 WHITE WAY	CHOCTAW	OK	73020	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SEC 22 11N 1W 000 000 PT SW4 SEC 22 11N 1W BEING E 1/2 OF W 1/2 OF SE4 OF SW4 EX S274FT & EX N673FT	13315 SE 59TH ST OKLAHOMA CITY
R144173015	WHITE MICHAEL A & JEANNA K	No Data	No Data	13601 SE 59TH ST	OKLAHOMA CITY	OK	73150	UNPLTD PT SEC 22 11N 1W	0	0	PT SE4 SEC 22 11N 1W BEG 660FT N OF SW/C SE4 TH N660FT E660FT S1320FT W330FT N660FT W330FT TO BEG CONT 15ACRS MORE OR LESS	13601 SE 59TH ST OKLAHOMA CITY
R144179025	FILIPPO DOYLE LEE & NANCY IVE	No Data	No Data	13325 1/2 SE 59TH ST	CHOCTAW	OK	73020-5603	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SEC 22 11N 1W 000 000 PT SW4 SEC 22 11N 1W BEG 327FT W & 528.8FT N OF SE/C SW4 THN803.31FT W327FT S1058.11FT E163.5FT N254.8FT E163.5FT TO BEG CONT 6.9ACRS MORE OR LESS	13325 SE 59TH ST, Unit 1/2 OKLAHOMA CITY
R144179005	STARKE KEVIN & TANSI F	No Data	No Data	13415 SE 59TH ST	OKLAHOMA CITY	OK	73150-7909	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT OF SW4 SEC 22 11N 1W BEING E/2 OF E/2 OF SE4 OF SW4	13415 SE 59TH ST OKLAHOMA CITY

Oklahoma County Assessor's  
300ft Radius Report  
9/3/2024

R144177035	COLLIER JENNIFER S	No Data	No Data	6000 HENNEY PL	CHOCTAW	OK	73020	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SEC 22 11N 1W 000 000 PT OF SW4 SEC 22 11N 1W BEG AT SW/C OF N 1/2 OF SW4 TH E270FT N90FT W270FT S90FT TO BEG	5800 S HIWASSEE RD OKLAHOMA CITY
R144177040	MCKINNON CAPITAL FUND I LLC	No Data	No Data	2832 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SW4 SEC 22 11N 1W BEG 270FT E OF SW/C OF N 1/2 OF SW4 TH E170FT N90FT W170FT S90FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R144177025	PRICE DANIEL M	No Data	No Data	3560 DAVIS RD	NEWALLA	OK	74857-8885	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SEC 22 11N 1W 000 000 PT OF SW4 SEC 22 11N 1W BEG 110FT N OF SW/C OF N 1/2 OF SW4TH E270FT N88FT W270FT S88FT TO BEG	5400 S HIWASSEE RD OKLAHOMA CITY
R144177020	MCKINNON CAPITAL FUND I LLC	No Data	No Data	2832 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116-4018	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT OF SW4 SEC 22 11N 1W BEG 90FT N OF SW/C OF N 1/2 OF SW4 TH N20FT E270FT N88FT E390FT S198FT W220FT N90FT W440FT TO BEG	5400 S HIWASSEE RD OKLAHOMA CITY
R144177010	SANDERSON CHRISTOPHER J	No Data	No Data	5800 S HIWASSEE RD	CHOCTAW	OK	73020-5619	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SEC 22 11N 1W 000 000 PT OF SW4 SEC 22 11N 1W BEG 198FT N OF SW/C OF N 1/2 OF SW4 TH N96FT E270FT S96FT W270FT TO BEG	5800 S HIWASSEE RD OKLAHOMA CITY
R144153980	WEED DONNA	WEED CASY	WEED APRIL	5555 S HIWASSEE RD	CHOCTAW	OK	73020-5617	UNPLTD PT SEC 21 11N 1W	0	0	UNPLTD PT SEC 21 11N 1W 000 000 PT SE4 SEC 21 11N 1W BEING S 1/2 OF SE4 OF NE4 OF SE4	5555 S HIWASSEE RD OKLAHOMA CITY
R144177045	BR CUSTOM HOMES LLC	No Data	No Data	14640 BOGERT PKWY	OKLAHOMA CITY	OK	73134	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SW4 SEC 22 11N 1W BEG 1614.86FT N OF SW/C SW4 TH E270FT S96FT E390FT S198FT E1961.16FT N479.03FT W2619.41FT S185.51FT TO BEG CONT 25.24ACRS MORE OR LESS	5500 S HIWASSEE RD OKLAHOMA CITY
R144154075	ANDERSON STEPHEN H	SAMUELS LILLIE M	No Data	5501 S HIWASSEE RD	CHOCTAW	OK	73020-5617	UNPLTD PT SEC 21 11N 1W	0	0	UNPLTD PT SEC 21 11N 1W 000 000 PT OF SE4 SEC 21 11N 1W E 1/2 OF N 1/2 OF SE4 OF NE4 OF SE4EX E33FT & N25FT	5501 S HIWASSEE RD OKLAHOMA CITY
R144177055	OWINGS CAROLYN	OWINGS KRESSIE	No Data	5320 S HIWASSEE RD	CHOCTAW	OK	73020-5615	UNPLTD PT SEC 22 11N 1W	0	0	PT SW4 SEC 22 11N 1W BEG 2219.80FT N OF SW/C SW4 TH E1584FT S165FT W1584FT N165FT TO BEG CONT 6ACRS MORE OR LESS	UNKNOWN
R144173020	PAYSNOE ERIC G & HANNA C	No Data	No Data	2700 SW 120TH ST	OKLAHOMA CITY	OK	73170	UNPLTD PT SEC 22 11N 1W	0	0	PT SE4 SEC 22 11N 1W BEG 330FT S OF NE/C SE4 TH S982.52FT W2625.50FT N1318.54FT E1967.86FT S330FT E660FT TO BEG CONT 74.33ACRS MORE OR LESS	5601 S HENNEY RD OKLAHOMA CITY

**Oklahoma County Assessor's  
300ft Radius Report  
9/3/2024**

R144177050	OWINGS KEVIN	No Data	No Data	5320 S HIWASSEE RD	CHOCTAW	OK	73020	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SW4 SEC 22 11N 1W A TR BEG 1950.37FT N SW/C TH N104.43FT E596.64FT S229.42FT W546.93FT N124.94FT W50FT TO BEG CONT 3 ACRES MORE OR LESS	5320 S HIWASSEE RD OKLAHOMA CITY
R144177070	HAHN KATRINA	No Data	No Data	5430 S HIWASSEE RD	CHOCTAW	OK	73020	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SW4 SEC 22 11N 1W A TR BEG 1800.37FT N SW/C TH E1369.82FT N254.43FT W722.86FT S229.42FT W546.93FT N124.94FT W50FT S150FT TO BEG CONT 4.71 ACRES MORE OR LESS	No Data
R144177060	OWINGS KRESSIE	No Data	No Data	5340 S HIWASSEE RD	CHOCTAW	OK	73020	UNPLTD PT SEC 22 11N 1W	0	0	UNPLTD PT SW4 SEC 22 11N 1W BEG 2219.80FT N OF SW/C SW4 TH E2618.35FT S419.43FT W2619.41FT N419.43FT TO BEG CONT 25.22ACRS MORE OR LESS EX BEG 2219.80FT N OF SW/C SW4 TH E1584FT S165FT W1584FT N165FT TO BEG LESS & EX A TR SW4 SEC 22 11N 1W BEG 1800.37FT N SW/C TH E1369.82FT N254.43FT W722.86FT S229.42FT W546.93FT N124.94FT W50FT S150FT TO BEG CONT 4.71 ACRES MORE OR LESS & A TR BEG 1950.37FT N SW/C TH N104.43FT E596.64FT S229.42FT W546.93FT N124.94FT W50FT TO BEG CONT 3 ACRES MORE OR LESS	No Data
R144179060	DEVINEY BEVERLY DIANE & CHARLES M	No Data	No Data	5725 S HIWASSEE RD	CHOCTAW	OK	73020	UNPLTD PT SEC 22 11N 1W	0	0	PT OF SW4 SEC 22 11N 1W BEG 991.36FT N & 60FT E OF SW/C SW4 TH E594.92FT N331.11FT E171.47FT S880FT NW486.52FT NW328.18FT RIGHT ON A CURVE NW97.57FT N39FT TO BEG CONT 7.39 ACRS MORE OR LESS	5725 S HIWASSEE RD CHOCTAW
R144153995	STATE OF OKLAHOMA	No Data	No Data	PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 21 11N 1W	0	0	UNPLTD PT SEC 21 11N 1W 000 000 PT OF SE4 SEC 21 11N 1W BEG AT NW/C OF W 1/2 OF SW4 OF NW4 OF SE4 TH E223.03FT SELY 118.03FT S352.95FT NWLY 362.8FT N249.41FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY





PRELIMINARY PLAT  
HIWASSEE RIDGE

A PART OF THE NORTH HALF OF THE S.W. QUARTER, SECTION 22, T. 11 N., R. 1 W., I.M.  
CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ronnie Baugh, BR Custom Homes, hereby certifies that it is the owner of, and the only person, firm or corporation having any right, title or interest in, and to the land shown on the Final Plat of HIWASSEE RIDGE, an addition to the City of Oklahoma City, Oklahoma.

BR Custom Homes does hereby dedicate all right-of-way, alleys and easements, as shown on said Final Plat to the public for streets, fire protection, utility and drainage easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements, and encumbrances. In witness whereof the undersigned having caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
BR Custom Homes , Manager

STATE OF OKLAHOMA  
SS  
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said county and state on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared \_\_\_\_\_ to me known to be the identical persons who signed their names of the maker thereof to the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: \_\_\_\_\_

Notary Public

CITY PLANNING COMMISSION APPROVAL

I, \_\_\_\_\_, Chairman of the City Planning Commission of the City of Oklahoma City, Oklahoma hereby certify that the said Planning Commission duly approved the record plat of HIWASSEE RIDGE in the City of Oklahoma City, Oklahoma at a meeting on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature: \_\_\_\_\_  
Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it hereby resolved by the Council of the City of Oklahoma City, Oklahoma, that the plat of HIWASSEE RIDGE to the City of Oklahoma City, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma City, Oklahoma, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ADOPTED by the Mayor of the City of Oklahoma City, Oklahoma this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

City Clerk

BONDED ABTRACTER'S CERTIFICATE

The undersigned a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of HIWASSEE RIDGE to the City of Oklahoma City, Oklahoma is vested in HIWASSEE RIDGE, and that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, there are no actions pending in said county and state against said land or the owner(s) thereof, that the taxes are paid for the year 20\_\_, and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens or other encumbrances of any kind against the land included in the annexed plat except easements, mortgages and mineral conveyances of record.

In witness whereof, said bonded abstractor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
Assistant Secretary Vice President

STATE OF OKLAHOMA  
SS  
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said county and state on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared \_\_\_\_\_ to me known to be the identical person(s) who signed the name of the maker thereof to the within and foregoing instrument as Manager(s) and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of said Limited Liability Corporation(s) for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: \_\_\_\_\_

Notary Public

CERTIFICATE OF COUNTY TREASURER

I, \_\_\_\_\_, do hereby certify that I am duly qualified and acting County Treasurer of Oklahoma County, Oklahoma, and that the tax records of said county show that all taxes for the year 20\_\_, and prior years are paid on said land shown on the annexed plat of HIWASSEE RIDGE to the City of Oklahoma City, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current years taxes.

In witness whereof, Said County Treasurer has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
County Treasurer

CERTIFICATE OF CITY CLERK

I, \_\_\_\_\_, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unadmitted installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of HIWASSEE RIDGE to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Clerk

REGISTERED SURVEYOR'S CERTIFICATE

I, James S. Yager, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of HIWASSEE RIDGE, an addition to the City of Oklahoma City, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and that monuments shown thereon exist and their positions are correctly shown, that the survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title II Section 4-1-109 of the Oklahoma State Statutes.

James S. Yager, PLS T000

STATE OF OKLAHOMA  
SS  
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared \_\_\_\_\_ to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_

Notary Public

TITLE DESCRIPTION

A tract of land being a part of the North Half (N/2) of the Southwest Quarter (SW/4) of Section Twenty-two (22), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter (SW/4) of said Section 22; Thence North 00°06'31" East a distance of 1614.86 feet to the Point of Beginning;

THENCE South 89°58'57" East a distance of 270.00 feet;  
THENCE South 00°06'31" West a distance of 96.00 feet;  
THENCE South 89°50'27" East a distance of 390.00 feet;  
THENCE South 00°06'31" West a distance of 158.00 feet;  
THENCE South 89° 58'57" East a distance of 1961.16 feet;  
THENCE North 00°02'05" West a distance of 479.03 feet;  
THENCE North 89°57'41" West a distance of 2619.96 feet;  
THENCE South 00°06'31" West a distance of 185.03 feet to the Point of Beginning;

With a physical Address of:  
5500 S Hiwassee Road, Oklahoma City, Oklahoma 73156  
Tax ID: R144177045

OWNERS NOTARY

OWNERS NOTARY

OWNERS NOTARY

OWNERS NOTARY

CITY CLERK

COUNTY TREASURER

ABSTRACTOR

ABSTRACTOR'S NOTARY

PROFESSIONAL  
LAND SURVEYOR

SURVEYOR'S NOTARY

The Orion Group

Engineers • Environmental • Planners

2201 Woodhill Road • Edmond, Oklahoma 73025 • 405 359 3136

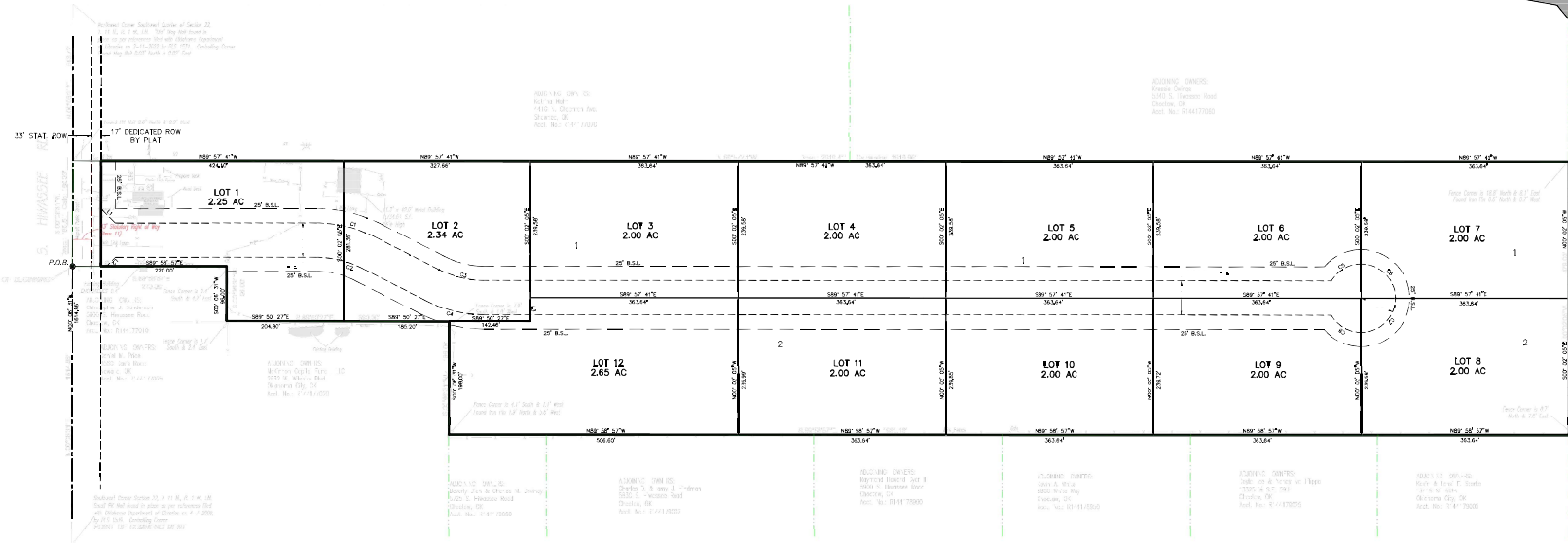
CERTIFICATE OF AUTHORIZATION NO: 3429 EXPIRES JUNE 30, 2024

Sheet: 1 of 2



This diagram illustrates a proposed road extension project. The main features are:

- Highway 67 North**: Represented by a thick black line at the top of the map.
- Highway 87 South**: Represented by a thick black line on the left side of the map.
- Proposed Road Extension**: Indicated by a green dashed line that starts near Highway 67 North and extends southwards before turning east to connect with Highway 87 South.
- Intersection Point**: Marked by a small black rectangle where the proposed road meets Highway 87 South.
- Shaded Area**: A large gray-shaded region occupies the upper right portion of the map, likely representing undeveloped land or a specific zoning district.
- North Arrow**: Located in the upper right corner, pointing towards the top right of the page.
- Scale Bar**: Positioned at the bottom center, showing increments of 0, 20, 40, 60, 80, and 100 feet.
- Text Labels**: "Highway 67 North" is written above the top boundary; "Highway 87 South" is written vertically along the left boundary; and "Proposed Road Extension" is written horizontally below the green dashed line.



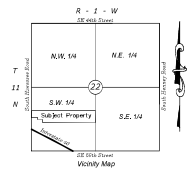
1. The Building Limit Line for all lots is measured from the PO/BE or S. Hiwassee Road Right-of-Way, as relevant.

2. The Private Drive Right-of-Way shown herein provides access to all lots and legal thoroughfares. The maintenance of the Private Drive is the responsibility of the Property Owner(s) Association within the boundaries of this plat. The Private Drive shall remain open and/or accessible for emergency, vehicular and public utility vehicles. Parking is not permitted within said Right-of-Way; however, maneuvering for parking is permitted.

3. This plat of survey meets the Oklahoma minimum standards for the practice of Land Surveying and is adopted by the Oklahoma State Boards of Registration for Professional Engineers and Land Surveyors and that said Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

4. All Common Areas, shown on Plat, shall be maintained by the Property Owner(s) Association within the Plat.

5. For the Plat, an additional 17' Right of Way shall be dedicated along the entire S. Hiwassee Road frontage (alignments).



Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	225.0'	105.90'	26.9795	N 76°30'56" E	104.93'
C2	175.0'	82.40'	26.9795	N 76°31'40" W	81.64'
C3	175.0'	82.30'	26.9734	N 76°31'04" E	81.63'
C4	225.0'	105.91'	26.9689	N 76°30'28" W	104.91'
C5	60.0'	62.79'	59.9605	N 60°20'09" E	59.93'
C6	60.0'	188.49'	59.9605	S 44°53'51" E	84.90'
C7	60.0'	188.49'	180.00	S 45°00'30" W	84.80'
C8	60.0'	62.86'	60.0256	N 60°20'00" W	60.05'

Survey and Plot by  
**Herbert A. Wagner**  
Certified Professional Land Surveyor Number 1058  
Certificate of Authorization Number 2140  
3732 South 44 Street • Number 10 South 100  
Midvale City, Utah 84048 • Telephone 465-231 340/340x 465-232 42/5

The Name: C:\S&S S W\ST05\10023 PL 3.DWG  
Date of Survey: 4 SEPTEMBER 2003  
Type of Revision:  
Page: 1 of 3