



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**

SE 8th St. & East of S. Eckroat St.

Project Name

Oklahoma County R146244000 718 Eckroat Street

Address / Location of Property to be Rezoned

Industrial development.

Purpose Statement / Proposed Development

I-2

Proposed Zoning District

Staff Use Only:	10956
Case No.: PC	<u>11-21-24</u>
File Date:	<u>W7</u>
Ward No.:	<u>Akers Park NWA, DelMar Laning CWA</u>
Nbhd. Assoc.:	<u>Crooked Oak</u>
School District:	<u>R-1</u>
Extg Zoning:	<u>AE-2/AE1</u>
Overlay:	<u> </u>

R-1

Present Use of Property

41.34 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):**

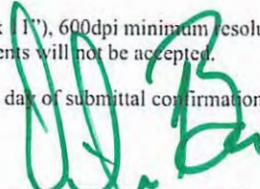
   
Name

   
Mailing Address

   
City, State, Zip Code

   
Phone

   
Email

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

522 Colcord Drive  
Applicant's Name (please print)

Oklahoma City, OK 73102  
Applicant's Mailing Address

405-232-0080  
City, State, Zip Code

esilberg@wbflaw.com  
Phone  
 dmbbox@wbflaw.com; kturner@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.

2024101701142590 B: 15898 P: 153  
10/17/2024 04:19:56 PM Pgs: 8  
Fee: \$32.00  
Maressa Treat, County Clerk  
Oklahoma County - State of Oklahoma



EXEMPT FROM DOCUMENTARY  
STAMP TAX PURSUANT TO  
68 O. S. § 3201 B and § 3202 (4) (2001)

**WHEN RECORDED, RETURN TO:**

Hall Estill  
Attn: John Frederick Kempf, Jr.  
100 North Broadway, Suite 2900  
Oklahoma City, OK 73102

**SEND TAX STATEMENTS TO**  
**THE GAYLE TOWNLEY 2024 FAMILY TRUST**

Attn: Gayle Townley, Trustee  
c/o 11220 Willow Grove Road  
Oklahoma City, OK 73120

**QUIT-CLAIM DEED**

**Recitals and Memorandum of Trust**

The following information is hereby set forth by the undersigned Trustee pursuant to Title 60 Oklahoma Statute 175.6a:

Name and Address of Trust and Settlor: The name of the Trust is the "THE GAYLE TOWNLEY TRUST OF 1983" (the "Trust"). The Settlor was GAYLE TOWNLEY (the "Settlor"). The current address for the Trust is c/o 11220 Willow Grove Road, Oklahoma City, OK 73120.

1. Name of Trust Agreement. The name of the Trust Agreement is the "TRUST AGREEMENT FOR THE GAYLE TOWNLEY TRUST OF 1983" (the "Agreement").
2. Date of Creation of Trust. The Trust was created on December 22, 1983.
3. Names Trustees. The Trust Agreement provides in relevant part as follows:
  - a. GAYLE TOWNLEY and SAM A. TOWNLEY (now deceased) were named as the original Trustees.
  - b. Per the terms of the Trust Agreement: Upon the death of SAM A. TOWNLEY, GAYLE TOWNLEY became the sole Trustee.
4. The current sole Trustee of the Trust is GAYLE TOWNLEY.
5. The undersigned Grantor is the owner of certain real property interest or interests described below (the "Property").

6. By the terms of the above referenced Trust Agreement, the Trust is authorized to convey all of its rights in the Property to the named beneficiary under the terms of the Trust Agreement.

**Quit Claim Deed**

THIS instrument is made this 16<sup>th</sup> day of October, 2024, between GAYLE TOWNLEY, AS TRUSTEE OF THE GAYLE TOWNLEY TRUST OF 1983, and GAYLE TOWNLEY, a single person (each a "Grantor", and collectively herein referred to as "Grantors"), and THE GAYLE TOWNLEY 2024 FAMILY TRUST, an Oklahoma trust (herein referred to as "Grantee").

NOW, THEREFORE, in consideration of the above recitals and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantors, and each of them, do hereby grant, bargain, sell, quit-claim and convey unto Grantee all of the right, title, interest and estate of each said Grantor in and to the following described real property, located in **OKLAHOMA COUNTY, STATE OF OKLAHOMA**, to-wit:

(SEE EXHIBIT A ATTACHED for all descriptions of the real property conveyed herein),

TO HAVE AND TO HOLD the above described real property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors and assigns, forever.

This conveyance is EXEMPT FROM DOCUMENTARY STAMP TAX PURSUANT TO 68 O. S. § 3201 B (as there was no sale), and pursuant to § 3202 (4) (2001).

IN WITNESS WHEREOF, Grantors, and each of them, have hereunto set their hands both as a single person and as Trustee of said Trust the day and year first above written.

**GRANTORS:**

**THE GAYLE TOWNLEY TRUST OF 1983**

By: *Gayle Townley*  
GAYLE TOWNLEY, Trustee

**GAYLE TOWNLEY, a single person**

By: *Gayle Townley*  
GAYLE TOWNLEY



**EXHIBIT "A"**

The following described real property, (referred to in that certain Journal Entry of Judgment filed on April 15, 2024, in an action in the District Court of Oklahoma County, OK, styled "Same A. Townley Living Trust Dated February 8, 2000 as amended October 15, 2002, vs. Townley Family LLC, et al., Case No. CV-2023-2729 (the "Action"), and recorded in the office of the County Clerk of Oklahoma County, OK, in Book 15725, Page 1652, and sometimes referred to therein as "the Townley Family Lands")

to-wit:

THE SURFACE ESTATE ONLY in Blocks Three (3), Four (4), Five (5), Six (6) and Seven (7), in SECOND EAST VIEW ADDITION, to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof AND the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT a part of Block Three (3), of Second East View Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and a part of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of the SE/4 of the NE/4 of said Section; Thence North 89°35'45" West on the North line of said SE/4 of the NE/4 for a distance of 1113.66 feet to a Point or Place of Beginning; Thence continuing North 89°35'45" West on the North line of said SE/4 of the NE/4 for a distance of 203.25 feet to a point of intersection of said line and the East line of said Block 3 produced North; Thence South 00°00'00" West for a distance of 20.00 feet to the Northeast corner of said Block 3; Thence North 89°35'45" West on the North line of said Block 3 for a distance of 300 feet to the Northwest corner of said Block 3; Thence South 00°00'00" West on the West line of said Block 3 for a distance of 534.91 feet; Thence North 88°27'11" East for a distance of 490.44 feet; Thence North 01°22'53" East for a distance of 538.27 feet to the Point of Beginning.

AND ALSO FURTHER LESS AND EXCEPT a strip, piece, or parcel of land lying in the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at the Northeast corner of said SE/4 NE/4; Thence West along the North line of said SE/4 NE/4 a distance of 235.6 feet; Thence South 45°14' West a distance of 44.4 feet; Thence South 44°44' East a distance of 377.5 feet to a point on the East line of said SE/4 NE/4; Thence North along said East a distance of 298.3 feet to the Point of Beginning.

AND ALSO FURTHER LESS AND EXCEPT All of Block Five (5) lying West of Grand Boulevard, and the South 225 feet of Block Six (6) lying West of Grand Boulevard, all in SECOND EAST VIEW ADDITION, to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.



The aforesaid real property referred to in the aforesaid Journal Entry of Judgment as the “Townley Family Lands” was also described and referred to in said Journal Entry of Judgment by the following alternate legal description:

On March 29, 2024, in the aforesaid Action, Plaintiff filed an Affidavit of Completion of Plat of Survey, with an attached Plat of Survey covering surface rights only in and to part of the Northeast Quarter (NE/4) of Section 1, Township 11 North, Range 3 West, City of Oklahoma City, Oklahoma County, Oklahoma prepared by Curtis Lee Hale of Hale & Assoc. Survey Company, a Licensed Land Surveyor, dated March 8, 2024, and covering the aforesaid lands which were part of the Action to wit:

**PLAT OF SURVEY DESCRIPTION OF THE “TOWNLEY FAMILY LANDS”**

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

*(Being that tract described by Quit Claim Deed filed in Oklahoma County Book 13438, Page 5)*

AND ALSO The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second EAST VIEW ADDITION to Oklahoma City, according to the recorded plat thereof.

*(Being that tract described by Warranty Deed filed in Oklahoma County Book 7968, Page 463)*

AND ALSO a part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South Half (S/2) of the Northeast Quarter (NE/4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE/4 of said Section 1, said point being a Found Pipe;

Thence North 89°39'50" West as the basis of bearing on the South line of the NE/4 of said Section a distance of 1315.47 (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4;

Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE/4 and on said South line of said Block 4 a distance of 298.99 (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°06'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 88°27'11" East on the South line of said tract a distance of 489.35 (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE/4;

Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°35'45" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE/4;

Thence along the Western boundary of said tract of land for the next two calls:

1. Thence South 43°02'22" East (Recorded South 45°14' East) a distance of 44.40 feet;
2. Thence South 44°52'33" West (Recorded South 44°44' West) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4, said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE/4;

Thence South 00°05'16" East on the East line of said NE/4 a distance of 1015.53 feet to the Point of Beginning. This description contains 1,800,829 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record.

*(The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7996, Page 175, Warranty Deed, Book 4085, Page 279, Warranty Deed, Book 2995, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change*

*Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020) and Quit Claim Deed, Book 13500, Page 1641.)*

The land described in the last above survey legal description is NOT intended to include, and is LESS AND EXCEPT All of Block Five (5) lying West of Grand Boulevard and the South 225 feet of Block Six (6) lying West of Grand Boulevard, all in SECOND EAST VIEW ADDITION, to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof, which parcel is excluded therefrom and appears to be owned by the Sam A. Townley Living Trust Dated February 8, 2000, as Amended October 15, 2002.

OAG 2024-3 – BUSINESS/TRUST EXEMPTION

**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: EXEMPT BUSINESS OR TRUST**

STATE OF OKLAHOMA )

COUNTY OF OKLAHOMA )

ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned GAYLE TOWNLEY  
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an TRUSTEE (role, such as titled officer or trustee) of THE GAYLE TOWNLEY 2024 FAMILY TRUST (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 took 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.
- 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.
- For purposes of this Affidavit, I acknowledge and understand that to be "engaged in regulated interstate commerce in accordance with federal law," means all the Entity's business activities in Oklahoma must be either: (a) expressly permitted by federal regulation or federal law, or (b) not prohibited by federal regulation or federal law. I further acknowledge and understand that an entity engaged in or supporting the cultivation of marijuana in Oklahoma is not "engaged in regulated interstate commerce in accordance with federal law." I have read the provisions of 60 O.S. § 121 and this Affidavit and certify that the Entity is engaged in regulated interstate commerce in accordance with federal law.
- No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
- 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.

Gayle Townley  
AFFIANT, individually and as authorized agent of the Entity

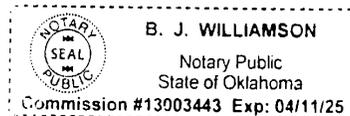
October 16, 2024  
Date

The foregoing instrument was subscribed and sworn to before me this 16<sup>th</sup> day of October, 2024, by GAYLE TOWNLEY.

B. J. Williamson  
NOTARY PUBLIC

My Commission Expires: 4-11-25

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



## **Rezoning of Townley Properties Property East of Eckroat**

### **Tracts 4, 5, 6, 7 & Less & Except Numbers 1 & 2**

A part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South Half (S/2) of the Northeast Quarter (NE/4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE/4 of said Section 1, said point being a Found Pipe; Thence North 89°39'50" West as the basis of bearing on the South line of the NE/4 of said Section a distance of 1315.47 (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4;

Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE/4 and on said South line of said Block 4 a distance of 298.99 (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°06'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 88°27'11" East on the South line of said tract a distance of 489.35 (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE/4;

Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°35'45" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE/4;

Thence along the Western boundary of said tract of land for the next two calls:

1. Thence South 43°02'22" East (Recorded South 45°14' East) a distance of 44.40 feet;
2. Thence South 44°52'33" West (Recorded South 44°44' West) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4, said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE/4;

Thence South 00°05'16" East on the East line of said NE/4 a distance of 1015.53 feet to the Point of Beginning. This description contains 1,800,829 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record.

The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7996, Page 175, Warranty Deed, Book 4085, Page 279, Warranty Deed, Book 2995, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change

Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020)  
and Quit Claim Deed, Book 13500, Page 1641.

IN THE DISTRICT COURT OF OKLAHOMA COUNTY

APR 15 2024

STATE OF OKLAHOMA

RICK WARREN  
COURT CLERK

SAM A. TOWNLEY LIVING TRUST )  
DATED FEBRUARY 8, 2000 AS AMENDED )  
OCTOBER 15, 2002 )

42 \_\_\_\_\_

Plaintiff,

V.

CASE NO. CV-2023-2729

TOWNLEY FAMILY LLC; TOWNLEY )  
DISTRICT LLC; TOWNLEY )  
ENTERPRISES, INC.; TOWNLEY )  
BUILDING CORPORATION; PRIME )  
GROUP LC; PRIME GROUP )  
MANAGEMENT SERVICES, LLC; ALL )  
ONE LLC; ALL ONE WELLNESS LLC; )  
GAYLE TOWNLEY, Trustee of THE )  
GAYLE TOWNLEY TRUST OF 1983; )  
GAYLE TOWNLEY; DONNA HALL, )  
Trustee of THE DONNA HALL TRUST )  
OF 1983; BROOKSIE DONNA HALL A/K/A )  
B. DONNA HALL; and DONALD EMERSON) )  
HALL; The Known and Unknown Heirs, )  
Executors, Administrators, Devisees, )  
Trustees, Successors and Assigns of )  
SAM A. TOWNLEY, Deceased; STATE OF )  
OKLAHOMA ex rel OKLAHOMA TAX )  
COMMISSION )

Defendants.

2024041501046165 B: 15725 P: 1652

04/15/2024 03:57:34 PM Pgs: 14

Fee: \$ 44.00

Maressa Treat, County Clerk  
Oklahoma County - State of Oklahoma



**JOURNAL ENTRY OF JUDGMENT**

NOW on this 15 day of April, 2024, comes on the foregoing  
cause before the undersigned Judge; the Plaintiff, Sam A. Townley Living Trust  
Dated February 8, 2000 as Amended October 15, 2002; Defendants Gayle Townley,  
individually, and as Trustee of THE GAYLE TOWNLEY TRUST OF 1983 appearing

by counsel; the State of Oklahoma *ex re*/ Oklahoma Tax Commission, not appearing in person but having timely filed its disclaimer in this cause; and the remaining Defendants above named, appearing neither in person nor by counsel; and the Court being fully advised, the premise finds:

1. That Plaintiff filed their Petition to Quiet Title on November 15, 2023 setting forth their claim together with Defendants (i) Gayle Townley and/or Gayle Townley, Trustee of THE GAYLE TOWNLEY TRUST OF 1983 and (ii) B. Donna Hall to fee simple title together as tenants in common and actual possession in equal undivided one-third shares of the following described real property, to-wit:

THE SURFACE ESTATE ONLY in Blocks Three (3), Four (4), Five (5), Six (6) and Seven (7), in SECOND EAST VIEW ADDITION, to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof AND the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT a part of Block Three (3), of Second East View Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and a part of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of the SE/4 of the NE/4 of said Section; Thence North 89°35'45" West on the North line of said SE/4 of the NE/4 for a distance of 1113.66 feet to a Point or Place of Beginning; Thence continuing North 89°35'45" West on the North line of said SE/4 of the NE/4 for a distance of 203.25 feet to a point of intersection of said line and the East line of said Block 3 produced North; Thence South 00°00'00" West for a distance of 20.00 feet to the Northeast corner of said Block 3; Thence North 89°35'45" West on the North line of said Block 3 for a distance of 300 feet to the Northwest corner of said Block 3; Thence South 00°00'00" West on the West line of said Block 3 for a distance of 534.91 feet; Thence North 88°27'11" East for a distance of 490.44 feet; Thence North 01°22'53" East for a distance of 538.27 feet to the Point of Beginning.

AND ALSO FURTHER LESS AND EXCEPT a strip, piece, or parcel of land lying in the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at the Northeast corner of said SE/4 NE/4; Thence West along the North line of said SE/4 NE/4 a distance of 235.6 feet; Thence South 45°14' West a distance of 44.4 feet; Thence South 44°44' East a distance of 377.5 feet to a point on the East line of said SE/4 NE/4; Thence North along said East a distance of 298.3 feet to the Point of Beginning.

AND ALSO FURTHER LESS AND EXCEPT All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard in SECOND EAST VIEW ADDITION, to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

(known in the Petition and this Journal Entry of Judgment as “the Townley Family Lands”)

In addition, Plaintiff set forth its claim to fee simple title and in actual possession of a “SEPARATE TRACT”, being a portion of the lands less and excepted from the Townley Family Lands as described above and owned, claimed and vested exclusively in Plaintiff against all Defendants. Said Separate Tract lands are described as follows:

THE SURFACE ESTATE ONLY in All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard in SECOND EAST VIEW ADDITION, to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

(known in the Petition and this Journal Entry of Judgment as the “Sam A. Townley Trust Tract”)

2. That service was made upon defendants to the Petition to Quiet Title by mail to the last known address of defendants. By an Affidavit of Service by Certified Mail and Return Receipts filed January 19, 2024 in this case proof of

summons given herein as meeting both statutory requirements and minimum standards of state and federal due process.

3. That TOWNLEY FAMILY LLC; TOWNLEY DISTRICT LLC; TOWNLEY ENTERPRISES, INC.; TOWNLEY BUILDING CORPORATION; PRIME GROUP LC; PRIME GROUP MANAGEMENT SERVICES, LLC; ALL ONE LLC; ALL ONE WELLNESS LLC; GAYLE TOWNLEY, Trustee of THE GAYLE TOWNLEY TRUST OF 1983; GAYLE TOWNLEY; DONNA HALL, Trustee of THE DONNA HALL TRUST OF 1983; BROOKSIE DONNA HALL A/K/A B. DONNA HALL; and DONALD EMERSON HALL; The Known and Unknown Heirs, Executors, Administrators, Devisees, Trustees, Successors and Assigns of SAM A. TOWNLEY, Deceased and THE STATE OF OKLAHOMA ex rel. OKLAHOMA TAX COMMISSION were served by mail on November 15, 2023 to the last known address of defendants and/or their Registered Agents on file with the Oklahoma Secretary of State. Further, as evidenced by that Affidavit of Publication filed in this case on December 5, 2023, Notice by Publication was served for three consecutive weeks in *The Journal Record*, a daily publication as defined by 25 O.S. § 106.

4. THE STATE OF OKLAHOMA ex rel OKLAHOMA TAX COMMISSION timely filed its Disclaimer. By an Entry of Appearance and Reservation of Time filed December 7, 2023 counsel John Frederick Kempf, Jr. filed his appearance on behalf of Defendants Gayle Townley, individually, and as Trustee of THE GAYLE TOWNLEY TRUST OF 1983. All other defendants failed to appear, plead, or answer and are in default.

5. The Court conducted a judicial inquiry into the sufficiency of Plaintiff's search to determine the name and whereabouts of the Defendants who were served herein by publication, and based on the evidence adduced, the Court finds that Plaintiff has exercised due diligence and has conducted a meaningful search of all reasonably available sources at hand. The Court approves the publication service given herein as meeting both statutory requirements and minimum standards of state and federal due process; and that said Defendants, TOWNLEY FAMILY LLC; TOWNLEY DISTRICT LLC; TOWNLEY ENTERPRISES, INC.; TOWNLEY BUILDING CORPORATION; PRIME GROUP LC; PRIME GROUP MANAGEMENT SERVICES, LLC; ALL ONE LLC; ALL ONE WELLNESS LLC;; and The Known and Unknown Heirs, Executors, Administrators, Devisees, Trustees, Successors and Assigns of SAM A. TOWNLEY, Deceased, failed to answer in the time allowed and are in default. Further, Defendants DONNA HALL, Trustee of THE DONNA HALL TRUST OF 1983; BROOKSIE DONNA HALL A/K/A B. Donna Hall; and DONALD EMERSON HALL were served by certified mail and failed to respond. The time for them to respond has expired, and thus, each of them are in default.

6. That the Court takes notice of the Answer filed herein on December 28, 2023 by Gayle Townley, individually and as Trustee of THE GAYLE TOWNLEY TRUST OF 1983.

7. That record title contains certain ambiguities as to whether Defendant Gayle Townley, individually, or Defendant Gayle Townley as Trustee of

THE GAYLE TOWNLEY TRUST OF 1983 should be vested with the pertinent undivided one-third interest in and to the Townley Family Lands. Pursuant to a Confidential Family Settlement Agreement given by such Defendants and other parties to this case it was determined and agreed that title to such interest should be quieted in THE GAYLE TOWNLEY TRUST OF 1983.

8. That on March 29, 2024 Plaintiff filed an Affidavit of Completion of Plat of Survey attached to which is a Plat of Survey covering part of the Northeast Quarter (NE/4) of Section 1, Township 11 North, Range 3 West, City of Oklahoma City, Oklahoma County, Oklahoma prepared by Curtis Lee Hale of Hale & Assoc. Survey Company, a Licensed Land Surveyor, dated March 8, 2024 and covering the lands made part to this quiet title suit. To wit:

**PLAT OF SURVEY DESCRIPTION OF THE "TOWNLEY FAMILY LANDS"**

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

*(Being that tract described by Quit Claim Deed filed in Oklahoma County Book 13438, Page 5)*

AND ALSO The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second EAST VIEW ADDITION to Oklahoma City, according to the recorded plat thereof.

*(Being that tract described by Warranty Deed filed in Oklahoma County Book 7968, Page 463)*

AND ALSO a part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South Half (S/2) of the Northeast Quarter (NE/4) of Section One (1), Township

Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE/4 of said Section 1, said point being a Found Pipe;

Thence North 89°39'50" West as the basis of bearing on the South line of the NE/4 of said Section a distance of 1315.47 (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4;

Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE/4 and on said South line of said Block 4 a distance of 298.99 (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°06'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 88°27'11" East on the South line of said tract a distance of 489.35 (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE/4;

Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°35'45" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE/4;

Thence along the Western boundary of said tract of land for the next two calls:

1. Thence South 43°02'22" East (Recorded South 45°14' East) a distance of 44.40 feet;

2. Thence South 44°52'33" West (Recorded South 44°44' West) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4,

said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE/4;

Thence South 00°05'16" East on the East line of said NE/4 a distance of 1015.53 feet to the Point of Beginning. This description contains 1,800,829 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record.

*(The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7996, Page 175, Warranty Deed, Book 4085, Page 279, Warranty Deed, Book 2995, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020) and Quit Claim Deed, Book 13500, Page 1641.)*

**PLAT OF SURVEY DESCRIPTION OF THE "SAM A. TOWNLEY TRUST TRACT"**

All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard, in Second East View Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof

*(Being that tract described by Warranty Deed filed in Oklahoma County Book 5506, Page 620)*

9. That the Court, having examined the description of the lands set out in the Petition and in the Plat of Survey, finds and determines that such lands are one and the same, and that this Journal Entry of Judgment shall pertain to, adjudge, decree and quiet title to all lands described herein whether by the description set out in the Petition or as determined by survey. Both descriptions are herein incorporated such that description of one is, for all purposes, description of the other.

10. All issues of fact and law are found in favor of Plaintiff and against Defendants, and the court also finds that the allegations of the petition filed herein are generally true and correct and accordingly judgment should be rendered and decreed in accordance with claims for relief EXCEPT that title to the undivided one-third interest alleged by Plaintiff to be potentially vested in Gayle Townley, individually, is hereby quieted in Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED as to Plaintiff's First Claim of Relief as follows:

11. That Plaintiff together with Defendants Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and B. Donna Hall are vested with fee simple title together as tenants in common in equal undivided one-third shares and are in actual possession of the following described real property, to-wit:

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

*(Being that tract described by Quit Claim Deed filed in Oklahoma County Book 13438, Page 5)*

AND ALSO The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second EAST VIEW ADDITION to Oklahoma City, according to the recorded plat thereof.

*(Being that tract described by Warranty Deed filed in Oklahoma County Book 7968, Page 463)*

AND ALSO a part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South

Half (S/2) of the Northeast Quarter (NE/4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE/4 of said Section 1, said point being a Found Pipe;

Thence North 89°39'50" West as the basis of bearing on the South line of the NE/4 of said Section a distance of 1315.47 (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4;

Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE/4 and on said South line of said Block 4 a distance of 298.99 (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°06'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 88°27'11" East on the South line of said tract a distance of 489.35 (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE/4;

Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°35'45" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE/4;

Thence along the Western boundary of said tract of land for the next two calls:

1. Thence South 43°02'22" East (Recorded South 45°14' East) a distance of 44.40 feet;

2. Thence South 44°52'33" West (Recorded South 44°44' West) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4,

said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE/4;

Thence South 00°05'16" East on the East line of said NE/4 a distance of 1015.53 feet to the Point of Beginning. This description contains 1,800,829 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record.

*(The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7996, Page 175, Warranty Deed, Book 4085, Page 279, Warranty Deed, Book 2995, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020) and Quit Claim Deed, Book 13500, Page 1641.)*

THEREFORE, fee simple title in the above described lands (the "Townley Family Lands") is quieted in the following parties in equal undivided shares as tenants in common:

<i>Michael N. Clark, a representative for DeBee, Clark &amp; Weber, PLLC f/k/a DeBee Clark, PLLC as Trustee for the Sam A. Townley Living Trust dated February 8, 2000 as amended October 15, 2002</i>	1/3
<i>B. Donna Hall, a married person</i>	1/3
<i>Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983</i>	1/3

12. That Plaintiff is solely vested with fee simple title and is in actual possession of the following described real property, to-wit:

All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard, in Second East View Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof

*(Being that tract described by Warranty Deed filed in Oklahoma County Book 5506, Page 620)*

THEREFORE, fee simple title in the above described lands (the "Sam A. Townley Trust Tract") is quieted as follows:

*Michael N. Clark, a representative for DeBee,  
Clark & Weber, PLLC f/k/a DeBee Clark, PLLC  
as Trustee for the Sam A. Townley Living Trust  
dated February 8, 2000 as amended October 15, 2002 [100%]*

13. That Plaintiff together with Defendants Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and B. Donna Hall and their individual and joint predecessors and successors in the chain of title have been in open, notorious, actual, hostile, visible, continuous and exclusive possession of such lands for a period exceeding 15 years and have met all elements required to establish a title by prescription. All Defendants named herein claiming some right, title interest, claim or estate in and to "the Lands" are barred from any such right, title, claim or interest EXCEPTING Defendants Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and B. Donna Hall who are herein adjudged and decreed to be owners in the "Townley Family Lands".

14. That service of process upon Defendants TOWNLEY FAMILY LLC; TOWNLEY DISTRICT LLC; TOWNLEY ENTERPRISES, INC.; TOWNLEY BUILDING CORPORATION; PRIME GROUP LC; PRIME GROUP MANAGEMENT SERVICES, LLC; ALL ONE LLC; ALL ONE WELLNESS LLC; DONNA HALL, Trustee of THE DONNA HALL TRUST OF 1983; BROOKSIE DONNA HALL A/K/A B. DONNA HALL; and DONALD EMERSON HALL; and The Known and Unknown Heirs, Executors, Administrators, Devisees, Trustees, Successors and Assigns of

SAM A. TOWNLEY, Deceased, is hereby declared valid and meeting all statutory requirements and minimum standards of state and federal due process.

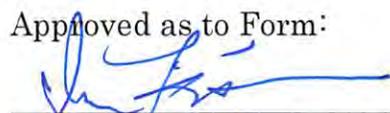
15. That Plaintiff, Defendants Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and B. Donna Hall are the sole owners of the legal title and fee simple title in all of the Townley Family Lands, except as to the Sam A. Townley Trust Tract, which is owed solely by the Plaintiff, and that said parties own said lands free and clear of all liens, claims and encumbrances of the other Defendants named herein. That said other Defendants have no right, title or interest and that they be barred and adjoined from asserting any right, title, claim or interest therein and that the respective titles of Plaintiff and Defendants Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and B. Donna Hall, and their respective successors and assigns in the aforesaid lands be forever quieted and confirmed.

Issued this 15 day of April, 2024.

**ANTHONY L. BONNER JR.**

Judge of the District Court

Approved as to Form:

  
Isaac Finkbeiner, OBA No. 30075  
College Avenue Law  
5013 N. College Avenue  
Bethany, OK 73008  
Telephone: 405-896-0516  
isaac@collegeavenuelaw.com  
ATTORNEY FOR PLAINTIFF

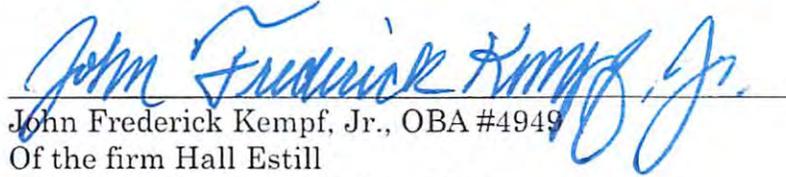
**CERTIFIED COPY**  
AS FILED OF RECORD  
IN DISTRICT COURT

APR 15 2024

**RICK WARREN** COURT CLERK  
Oklahoma County



Approved as to Form:



John Frederick Kempf, Jr., OBA #4949

Of the firm Hall Estill

100 North Broadway, Suite 2900

Oklahoma City, OK 73102

(405) 553-2828 – phone

(405) 552-2855 – fax

fkempf@hallestill.com

ATTORNEY FOR DEFENDANTS GAYLE TOWNLEY  
INDIVIDUALLY AND AS TRUSTEE OF THE GAYLE  
TOWNLEY TRUST OF 1983

**LETTER OF AUTHORIZATION**

Sam A. Townley Trust, (the property owner of record) or (an agent of the property owner of record) authorizes 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 \_\_\_\_

See Attached Legal Descriptions for the Townley Family Lands and the Sam A. Townley Trust Tract

By: 

Michael N. Clark, Representative of  
Debee Clark & Weber, Trustee of the  
Title: Sam A. Townley Trust

Date: 11/8/2024



LETTER OF AUTHORIZATION

GAYLE TOWNLEY, TRUSTEE OF THE  
GAYLE TOWNLEY 2024 FAMILY TRUST,

I, \_\_\_\_\_ or,  
*Property Owner of Record*

\_\_\_\_\_ authorize,  
*Agent of the Property Owner of Record and Title*

\_\_\_\_\_ *Box Law Group, PLLC.*  
*Designated Representative*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

GAYLE TOWNLEY 2024  
FAMILY TRUST

By: Gayle Townley  
*Signature* GAYLE TOWNLEY

Title: TRUSTEE  
*Manager / Proprietor*

Date: 02/27/2025  
*MM/DD/YYYY*

**CERTIFICATE OF BONDED ABTRACTOR**

(400 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 400 feet in all directions of the following described land:

See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: November 15, 2024 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2904803-OK99

## **Rezoning of Townley Properties Property East of Eckroat**

### **Tracts 4, 5, 6, 7 & Less & Except Numbers 1 & 2**

A part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South Half (S/2) of the Northeast Quarter (NE/4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE/4 of said Section 1, said point being a Found Pipe; Thence North 89°39'50" West as the basis of bearing on the South line of the NE/4 of said Section a distance of 1315.47 (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4;

Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE/4 and on said South line of said Block 4 a distance of 298.99 (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°06'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 88°27'11" East on the South line of said tract a distance of 489.35 (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE/4;

Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°35'45" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE/4;

Thence along the Western boundary of said tract of land for the next two calls:

1. Thence South 43°02'22" West (Recorded South 45°14' West) a distance of 44.40 feet;
2. Thence South 44°52'33" East (Recorded South 44°44' East) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4, said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE/4;

Thence South 00°05'16" East on the East line of said NE/4 a distance of 1015.53 feet to the Point of Beginning. This description contains 1,800,829 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record.

The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7996, Page 175, Warranty Deed, Book 4085, Page 279, Warranty Deed, Book 2995, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change

Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020)  
and Quit Claim Deed, Book 13500, Page 1641.

OWNERSHIP REPORT  
ORDER 2904803-OK99

DATE PREPARED: NOVEMBER 20, 2024  
EFFECTIVE DATE: NOVEMBER 15, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1601	R146244000	TOWNLEY GAYLE 2024 FAMILY TRUST		1200 NW 63RD ST, Unit 5000	OKLAHOMA CITY	OK	73116	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 BLKS 5 & S215FT OF LOT 6 W OF BLVD PLUS PT BLK 3 & PT NE4 SEC 1 11N 3W DESCRIBED AS BEG SE/C OF NE4 TH W1318.4FT N25FT W300FT N739.09FT ELY490.44FT N538.27FT E878.06FT SW44.4FT SE377.5FT S1021.7FT TO BEG SUBJ TO ESMTS OF RECORD (SUBJECT PROPERTY)	715 S GRAND BLVD OKLAHOMA CITY
1423	R153181155	3021 SW 28TH STREET LLC		4217 S MAY AVE	OKLAHOMA CITY	OK	73119	DEL RANCHO 4TH ADDITION	1	16	DEL RANCHO 4TH ADDITION 001 016	3017 DELMAR RD DEL CITY
1423	R153181165	PETERS DEVIN DEWON		3400 N GLENHAVEN DRIVE	MIDWEST CITY	OK	73110	DEL RANCHO 4TH ADDITION	1	17	DEL RANCHO 4TH ADDITION 001 017	3013 DELMAR RD DEL CITY
1423	R153181175	MAIN PROPERTIES LLC		PO BOX 50285	MIDWEST CITY	OK	73140	DEL RANCHO 4TH ADDITION	1	18	DEL RANCHO 4TH ADDITION 001 018	3009 DELMAR RD DEL CITY
1423	R153181185	OMEGA INVESTMENTS LLC		20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103	DEL RANCHO 4TH ADDITION	1	19	DEL RANCHO 4TH ADDITION 001 019	3005 DELMAR RD DEL CITY
1423	R153181505	CASSIL DANNY R	CASSIL MARY S	12800 SAINT ANDREWS DR	OKLAHOMA CITY	OK	73120- 8815	DEL RANCHO 4TH ADDITION	2	32	DEL RANCHO 4TH ADDITION 002 032	809 BRIARLANE RD DEL CITY
1423	R153181515	WESTLAKE RENTAL PROPERTIES LLC		1806 SUMMERHAVE N WAY	EDMOND	OK	73013	DEL RANCHO 4TH ADDITION	2	33	DEL RANCHO 4TH ADDITION 002 033	805 BRIARLANE RD DEL CITY
1423	R153181525	JULIAN BRAD G		801 BRIARLANE RD	DEL CITY	OK	73115	DEL RANCHO 4TH ADDITION	2	34	DEL RANCHO 4TH ADDITION 002 034	801 BRIARLANE RD DEL CITY
1423	R154006400	COMMONWEALTH FUNDING GROUP INC		6600 NEWMAN DR	OKLAHOMA CITY	OK	73162- 7440	UNPLTD PT SEC 06 11N 2W	0	0	UNPLTD PT SEC 06 11N 2W 000 000 PT SW4 SEC 6 11N 2W N660FT OF W164.35FT LESS TH PT ON W DEEDED FOR STS & EX A TR ON N BEG 50FT E OF NW/C OF SW4 E114.35FT S120FT W75FT N80FT W30FT TO BEG EX TR 1 ON N TO CITY	0 UNKNOWN DEL CITY
1423	R154006401	CITY OF DEL CITY		3701 SE 15TH ST	DEL CITY	OK	73115	UNPLTD PT SEC 06 11N 2W	0	0	UNPLTD PT SEC 06 11N 2W 000 000 PT OF SW4 SEC 6 11N 2W BEG 50FT E OF NW/C OF SW4 TH E30FT S40FT W30FT N40FT TO BEG & BEG 50FT E & 326FT N OF SW/C OF NW4 OF SW4 TH E50FT N40FT W50FT S40FT TO BEG EXEMPT	0 UNKNOWN DEL CITY
1424	R157409270	DEL CITY ECONOMIC DEVELOPMENT AUTHORITY		PO BOX 15177	DEL CITY	OK	73155- 5177	PAGE ADD NW4 SEC 6 11N 2W	0	0	PAGE ADD NW4 SEC 6 11N 2W 000 000 BEG AT SW/C BLK 8 TH N426.9FT E832.02FT S210FT E356.1FT SELY 131.22FT S151.09FT W1303.7FT TO BEG & PT SW4 SEC 6 11N 2W BEG 89.35FT E OF NW/C OF SW4 E75FT S120.01FT W75FT N120.01FT TO BEG	759 S SCOTT ST DEL CITY

1424	R157409460	STATE OF OKLAHOMA	DEPARTMENT OF TRANSPORTATION	PO BOX 52000	OKLAHOMA CITY	OK	73152	PAGE ADD NW4 SEC 6 11N 2W	0	0	PAGE ADD NW4 SEC 6 11N 2W 000 000 PT NW4 SEC 6 11N 2W BEG 1371.73FT S & 111.27FT E OF NW/C NW4 TH SE440FT SE62.55FT W177.47FT NW ON A CURVE 303.13FT TH ON A CURVE TO THE LEFT 91.37FT NE31.26FT TO BEG PLUS BEG 1371.73FT S & 111.27FT E & 440FT SE & 62.55FT SE OF NW/C NW4 TH SE278.14FT TH SE ON A CURVE 327.07FT W4.63FT NW430.05FT NW ON A CURVE 115.68FT NW ON A CURVE 190.52FT E177.47FT TO BEG PLUS BEG 926.81FT S & 33FT E & 43.64FT SE & 481.41FT SE OF NW/C NW4 TH SE284.40FT SE340.69FT SE ON A CURVE 16.49FT E73.99FT NW236.99FT NW ON A CURVE 296.12FT NW ON A CURVE 115.66FT W105.03FT TO BEG PLUS BEG 926.81FT S & 33FT E & 43.64FT SE & 765.81FT SE & 340.69FT SE & 16.49FT ON A CURVE FROM NW/C NW4 TH SE ON A CURVE 220.09FT NW93.59FT NW80.46FT W73.99FT TO BEG PLUS A TR CONT .08ACRS BEG 926.81FT S & 33FT E & 43.64FTSE & 425.03FT SE OF NW/C NW4 PLUS A TR CONT .17ACRS BEG 926.81FT S & 33FT E OF NW/C NW4 CONT 3.76 TOTAL ACRS	0 UNKNOWN OKLAHOMA CITY
1424	R157409465	DEL CITY ECONOMIC DEVELOPMENT AUTHORITY		PO BOX 15177	DEL CITY	OK	73155-5177	PAGE ADD NW4 SEC 6 11N 2W	0	0	PAGE ADD NW4 SEC 6 11N 2W 000 000 PT BLK 9 BEG 1732.56FT S & 33FT E OF NW/C NW4 PT BEING NW/C BLK 9 TH E252.80FT SE189.77FT SE115.46FT SE430.05FT W848.53FT N433.10FT TO BEG CONT 5.58ARS MORE OR LESS PLUS BEG 1443.54FT S OF NW/C NW4 TH E33FT NE74.94FT RIGHT ON CURVE SE99.39FT LEFT ON CURVE SE 297.67FT W282.34FT N289.02FT TO BEG CONT 1.24ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
1601	R142930900	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	UNPLTD PT SEC 01 11N 3W	0	0	UNPLTD PT SEC 01 11N 3W 000 000 PT NE4 SEC 1 11N 3W BEG 376.81FT N OF SW/C OF W10ACRS OF LOT1 TH N126.81FT E171.1FT S126.81FT W171.1FT TO BEG	300 S ECKROAT ST OKLAHOMA CITY
1601	R142931800	GHAZANFARI ALI M & DONNA K		305 TINKER DIAGONAL ST	OKLAHOMA CITY	OK	73129-8239	UNPLTD PT SEC 01 11N 3W	0	0	UNPLTD PT SEC 01 11N 3W 000 000 PT NE4 SEC 1 11N 3W BEG AT SW/C OF W10ACRS OF LOT 1 OF NE4 TH E343.5FT N376.81FT W343.5FT S376.81FT TO BEG	312 S ECKROAT ST OKLAHOMA CITY
1601	R142932300	GHAZANFARI ALI M		305 TINKER DIAGONAL ST	OKLAHOMA CITY	OK	73129-8239	UNPLTD PT SEC 01 11N 3W	0	0	UNPLTD PT SEC 01 11N 3W 000 000 PT NE4 SEC 1 11N 3W BEING PT OF W10ACRS OF GOVT LOT 1 BEG 503.62FT N OF SW/C GOVT LT 1 TH E171.75FT S126.81FT E171.75FTN286.39FT TO SWLY R/W OF TINKER DIAGONAL H/W TH NELY ON A CURVE 322.60FT W100FT S363.88FT TO BEG SUBJ TO ESMTS OF RECORD	305 TINKER DIAGONAL ST OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2904803-OK99

DATE PREPARED: NOVEMBER 20, 2024  
EFFECTIVE DATE: NOVEMBER 15, 2024 AT 7:30 AM

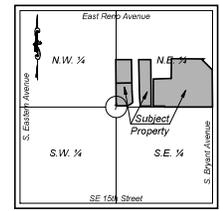
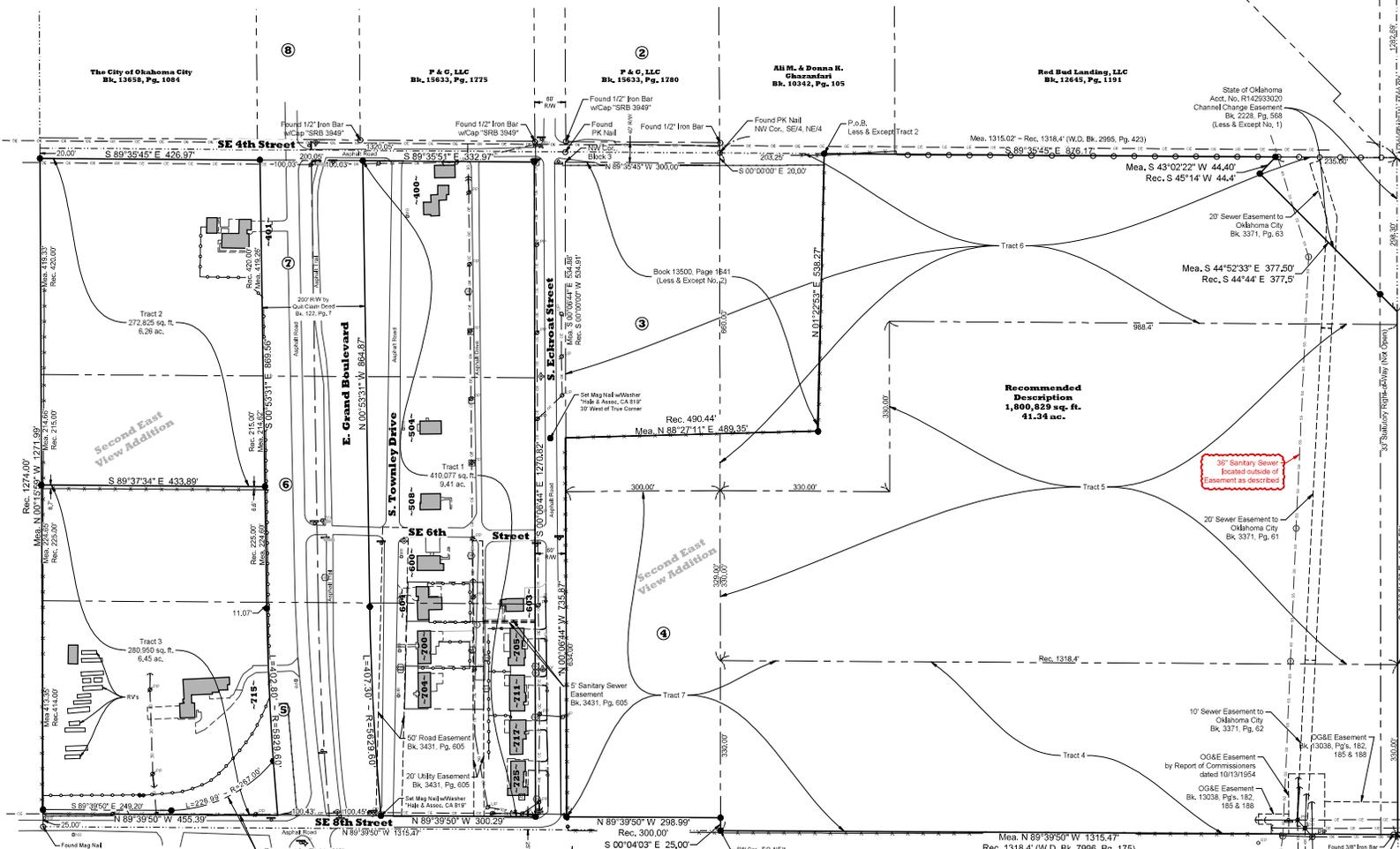
1601	R142932700	RED BUD LANDING LLC		15954 JACKSON CREEK PKWY	MONUMENT	CO	80132-8532	UNPLTD PT SEC 01 11N 3W	0	0	UNPLTD PT SEC 01 11N 3W 000 000 PT NE4 SEC 1 11N 3W A TR IN E 30ACRS OF GOV LOT 1 DESC AS BEG 33FT W OF SE/C OF SD GOV LOT 1 TH W941.83FT N671.36FT SE213.40FT SE126.60FT RIGHT ON CURVE SE41.10FT SW6FT RIGHT ON CURVE SE90.10FT SE584.20FT SE15.44FT SW20FT SE126.90FT S12.32FT TO BEG	401 TINKER DIAGONAL ST OKLAHOMA CITY
1601	R142933020	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 01 11N 3W	0	0	UNPLTD PT SEC 01 11N 3W 000 000 PT OF NE4 SEC 1 11N 3W BEG AT NE/C OF SE4 OF NE4 TH W235.6FT SWLY 44.4FT SELY 377.5FT N298.3FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
1601	R146241000	ORDERMATIC BUSINESS PARK LLC		726 W SHERIDAN AVE, Unit 190	OKLAHOMA CITY	OK	73102-2412	EAST VIEW 2ND	0	0	EAST VIEW 2ND ALL BLKS 1 & 2 EX BEG NW/C BLK 1 TH E179.47FT SWLY 50.49FT SWLY 94.73FT SWLY 116.69FT N150FT TO BEG SUBJ TO EASEMENTS OF RECORD & EX BEG SW/C BLK 2 TH N99.36FT E23.96FT NE49.09FT NE55.69FT NE26.35FT E216.16FT S210.57FT W300FT TO BEG	2700 E RENO AVE OKLAHOMA CITY
1601	R146241010	ONDEMAND HOLDINGS LLC		11126 EAST DRAPER AVENUE	CHOCTAW	OK	73020	EAST VIEW 2ND	2	0	EAST VIEW 2ND PT BLK 2 BEG SW/C BLK 2 TH N99.36FT E23.96FT NE49.09FT NE55.69FT NE26.35FT E216.16FT S210.57FT W300FT TO BEG	
1601	R146243000	ROJO SOCORRO REYES DE	REYES RODOLFO ROJO	21908 DOUGLAS AVE	EDMOND	OK	73012-3218	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 PT OF BLK 3 & PT NE4 SEC 1 11N 3W BEG 1113.66FT W OF NE/C SE4 NE4 TH W203.25FT S20FT W300FT S534.91FT ELY490.44FT N538.27FT TO BEG CONT 6.0939ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	400 S ECKROAT ST OKLAHOMA CITY
1601	R146243990	TOWNLEY GAYLE 2024 FAMILY TRUST		1200 NW 63RD ST, Unit 5000	OKLAHOMA CITY	OK	73116	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 PT BLK 5 BEG 291FT N & 100FT W OF SE/C W151.75FT N88.53FT E149.22FT S88.50FT TO BEG EX E20FT FOR ALLEY KNOWN AS TR 2	700 S TOWNLEY DR OKLAHOMA CITY
1601	R146244200	TOWNLEY GAYLE 2024 FAMILY TRUST		1200 NW 63RD ST, Unit 5000	OKLAHOMA CITY	OK	73116	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 BLKS 5 6 & 7 E OF BLVD LESS 3 TRS	403 ECKROAT ST OKLAHOMA CITY
1601	R146244210	TOWNLEY GAYLE 2024 FAMILY TRUST		1200 NW 63RD ST, Unit 5000	OKLAHOMA CITY	OK	73116	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 PT OF BLK 5 BEG 208FT N & 100FT W OF SE/C BLK 5 TH W154.1FTNLY 83.03FT E151.73FT S83FT TO BEG OR TR 2	704 S TOWNLEY DR OKLAHOMA CITY
1601	R146244225	TOWNLEY GAYLE 2024 FAMILY TRUST		1200 NW 63RD ST, Unit 5000	OKLAHOMA CITY	OK	73116	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 PT BLKS 5 & 6 BEG 100FT W OF NE/C BLK 5 TH N41.5FT W147.09FT S76.03FT E149.22FT N34.5FT TO BEG	604 S TOWNLEY DR OKLAHOMA CITY

1602	R142930420	ALLIANCE BLUEGRASS INDUSTRIAL	PARK LLC	PO BOX 7	HENDERSON	KY	42419- 0007	UNPLTD PT SEC 01 11N 3W	0	0	UNPLTD PT SEC 01 11N 3W 000 000 PT SE4 SEC 1 11N 3W N500FT OF SE4 LYING E OF GRAND BLVD BEG NE/C SE4 TH S500.03FT W1948.40FT RIGHT ALONG CURVE 505.19FT E2012.84FT TO BEG SUBJ TO ESMTS OF RECORD CONT 22.78ACRS MORE OR LESS EX BEG 1331.70FT W OF NE/C SE4 TH S500FT W610FT RIGHT ON CURVE 505.19FT E681.14FT TO BEG CONT 7.45ACRS MORE OR LESS	900 E GRAND BLVD OKLAHOMA CITY
1602	R142930425	SCOTT OKLAHOMA PLANT LLC	C/O T SCOTT MILLER	PO BOX 7	HENDERSON	KY	42420	UNPLTD PT SEC 01 11N 3W	0	0	UNPLTD PT SEC 01 11N 3W 000 000 PT SE4 SEC 1 11N 3W BEG 1331.70FT W OF NE/C SE4 TH S500FT W610FT RIGHT ON CURVE 505.19FT E681.14FT TO BEG CONT 7.45ACRS MORE OR LESS	900 E GRAND BLVD OKLAHOMA CITY



# Plat of Survey

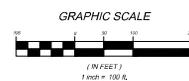
## Part of the Northeast Quarter of Section 1, Township 11 North, Range 3 West City of Oklahoma City, Oklahoma County, Oklahoma



Vicinity Map  
Section 1, Township 11N, Range 3W  
Not To Scale

- Legend**
- FOUND MONUMENT
  - SET MONUMENT
  - SOLID
  - ⊕ LIGHT POLE
  - ⊕ AIR CONDENSER
  - ⊕ UTILITY POLE
  - ⊕ POWER POLE
  - ⊕ GUY ANCHOR
  - ⊕ TELEPHONE PEDESTAL
  - GAS METER
  - GAS VALVE
  - SANITARY SEWER MANHOLE
  - REEFER PIPE
  - WATER METER
  - WATER VALVE
  - FINE HYDRANT
  - SKIN
  - MAIL BOX
  - SUBJECT PROPERTY
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - SECTION LINE
  - CENTER LINE
  - OVERHEAD ELECTRIC LINES
  - SANITARY SEWER LINE
  - BARBED WIRE FENCE
  - CHAIN LINK FENCE

**Basis of Bearings:**  
N 89°39'50" W, on the  
South line of the NE/4  
Sec. 1, T 11 N, R 3 W



THE UTILITIES ARE SHOWN ON THIS DRAWING BASED ON INFORMATION PROVIDED TO THE COMPANY BY THE CLIENTS. THE COMPANY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO IT BY THE CLIENTS. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (INCLUDING NEW UTILITIES) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

PROJECT NO.	6970-1
TITLE	6970-1.dwg
DATE	3/5/2024
DRAWN BY	JMA
CHECKED BY	CWA
DATE	CH, CH
NO.	
REV.	
DATE	
REVISIONS	

**Sam A. Townley Trust**  
c/o Debee Clark & Weber  
1200 NW 63rd Street, Suite 6000  
Oklahoma City, Oklahoma 73116

Land Surveying and Planning  
1600 SW 8th Street, Building C, Suite 200  
Oklahoma City, Oklahoma 73106  
C.A. 819-Apy, Inc. 50, 2025  
www.landsurvey.com

**Second East View Addition**  
Blocks 3, 4, 5, 6 & 7  
Oklahoma City, Oklahoma  
Plat of Survey

PROJECT NO.	6970-1
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2

OF 2