

PARTIAL VACATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Title 11 O.S. 42-106, the undersigned parties, being more than 60% of the owners of lots embraced in the plat of Redbud Villas, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, being a part of the Northeast Quarter of Section 31, Township 11 North, Range 4 West of the Indian Meridian, said plat recorded in Book 82, Page 45, in the Plat of Records in the office of the County Clerk, Oklahoma County, Oklahoma, do hereby revoke, cancel, annul and forever vacate those portions of the platted public utility easements and building setback lines within said Redbud Villas and more particularly described and depicted on Exhibits A-1, A-2, B-1 and B-2, attached hereto and made a part hereof, and thereby destroy the force and effect of those portions of the platted public utility easements and building setback lines described and depicted on Exhibits A-1, A-2, B-1 and B-2, and further divest any and all public and private rights which may exist in and to said vacated portions of the plat of Redbud Villas, to wit:

Executed as of the 17th day of March, 2025

BEACON LEASING, LLC



Manager

Beacon Leasing, LLC

*{Property Owner of Common Areas A and B,
Lots 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, Block 1}*

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

COUNTY OF Grady)

ss.

BEFORE ME, the undersigned, a Notary Public, in and for said County and State,
on this 17 day of March, 2025, personally appeared

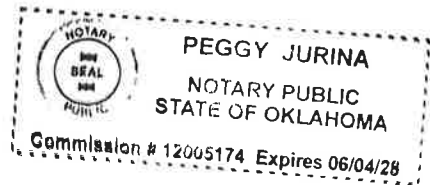
David Aire, to me known to be the identical person who executed the name of the maker thereof as the Manager of Beacon Leasing, LLC, to the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

Notary Public

My Commission Expires:

10/4/2028



Partial Plat Vacation
Redbud Villas
Page 3

Executed as of the 17th day of March, 2025

W & W PROPERTY MANAGEMENT, LLC



Manager

W & W Property Management, LLC

{Property Owner of Lots 1, 2, 3, 4, 5, 19, 20, 21, 22, and 23, Block 1}

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

COUNTY OF Grady)

ss.

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 17th day of March, 2025, personally appeared JOE WHISKER, to me known to be the identical person who executed the name of the maker thereof as the Manager of W & W Property Management, LLC, to the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

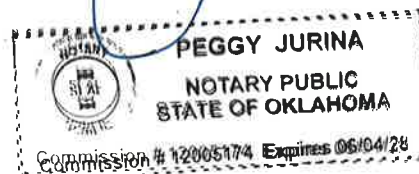
IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.



Notary Public

My Commission Expires:

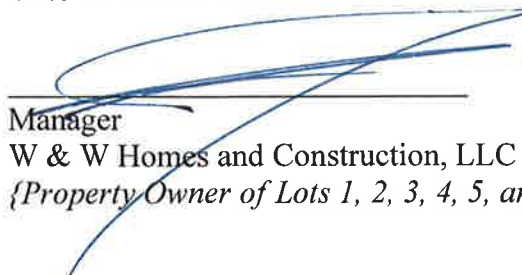
6/4/2028



Partial Plat Vacation
Redbud Villas
Page 4

Executed as of the 17th day of March, 2025

W & W HOMES AND CONSTRUCTION, LLC



Manager
W & W Homes and Construction, LLC
{Property Owner of Lots 1, 2, 3, 4, 5, and 23, Block 1}

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

COUNTY OF Grady)

ss.

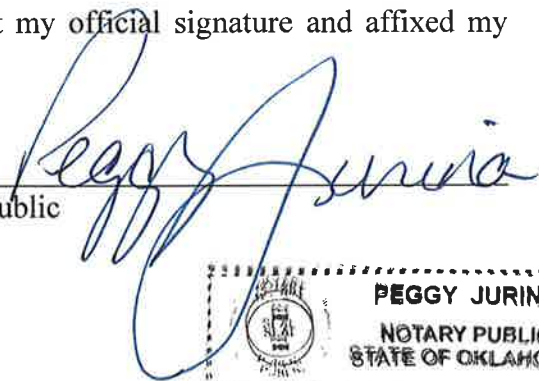
BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 17th day of March, 2025, personally appeared JOE WHISLER, to me known to be the identical person who executed the name of the maker thereof as the Manager of W & W Homes and Construction, LLC, to the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

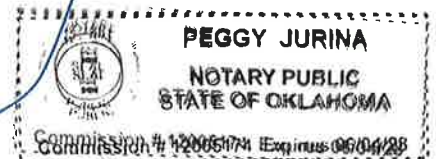
IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Expires:

6/4/2028

Notary Public





ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City on
this 20th day of may, 20 25.

ATTEST:

Amy K. Simpson
CITY CLERK



Dail Holt

MAYOR

REVIEWED for form and legality.

[Signature]

Assistant Municipal Counselor

Exhibit "A-1"

LEGAL DESCRIPTION

Partial Vacation of Public Utility Easement

Lot 16, Block 1, REDBUD VILLAS
Oklahoma City, Oklahoma Co., Oklahoma

January 29, 2025
First Revised January 30, 2025

A tract of land being a part of the Public Utility Easement in Lot 16, Block 1, REDBUD VILLAS, an addition to Oklahoma City, Oklahoma, according to the plat recorded at Book 82 Plats, Page 45, filed in the offices of the County Clerk of Oklahoma County, Oklahoma, lying in the Northeast Quarter (NE/4) of Section 31, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, and being particularly described as follows:

COMMENCING at the Southeast corner of said Lot 16;

THENCE North 00°36'26" West, along the East line of said Lot 16, a distance of 16.00 feet;

THENCE South 89°47'49" West, perpendicular to said East line, a distance of 8.00 feet to the **POINT OF BEGINNING**;

THENCE continuing South 89°47'49" West along said line, a distance of 56.25 feet;

THENCE North 00°12'11" West, a distance of 4.00 feet to the North line of the 20-foot wide Public Utility Easement set forth on said REDBUD VILLAS;

THENCE North 89°47'49" East, along said North line, a distance of 54.22 feet;

THENCE North 00°36'26" West, along the West line of the 10-foot wide Public Utility Easement set forth on said REDBUD VILLAS, a distance of 52.00 feet;

THENCE North 89°23'34" East, perpendicular to said West line, a distance of 2.00 feet;

THENCE South 00°36'26" East, parallel with said West line, a distance of 56.01 feet to the **POINT OF BEGINNING**.

Said tract of land containing 329 square feet or 0.0076 acres, more or less.

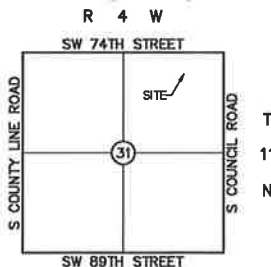
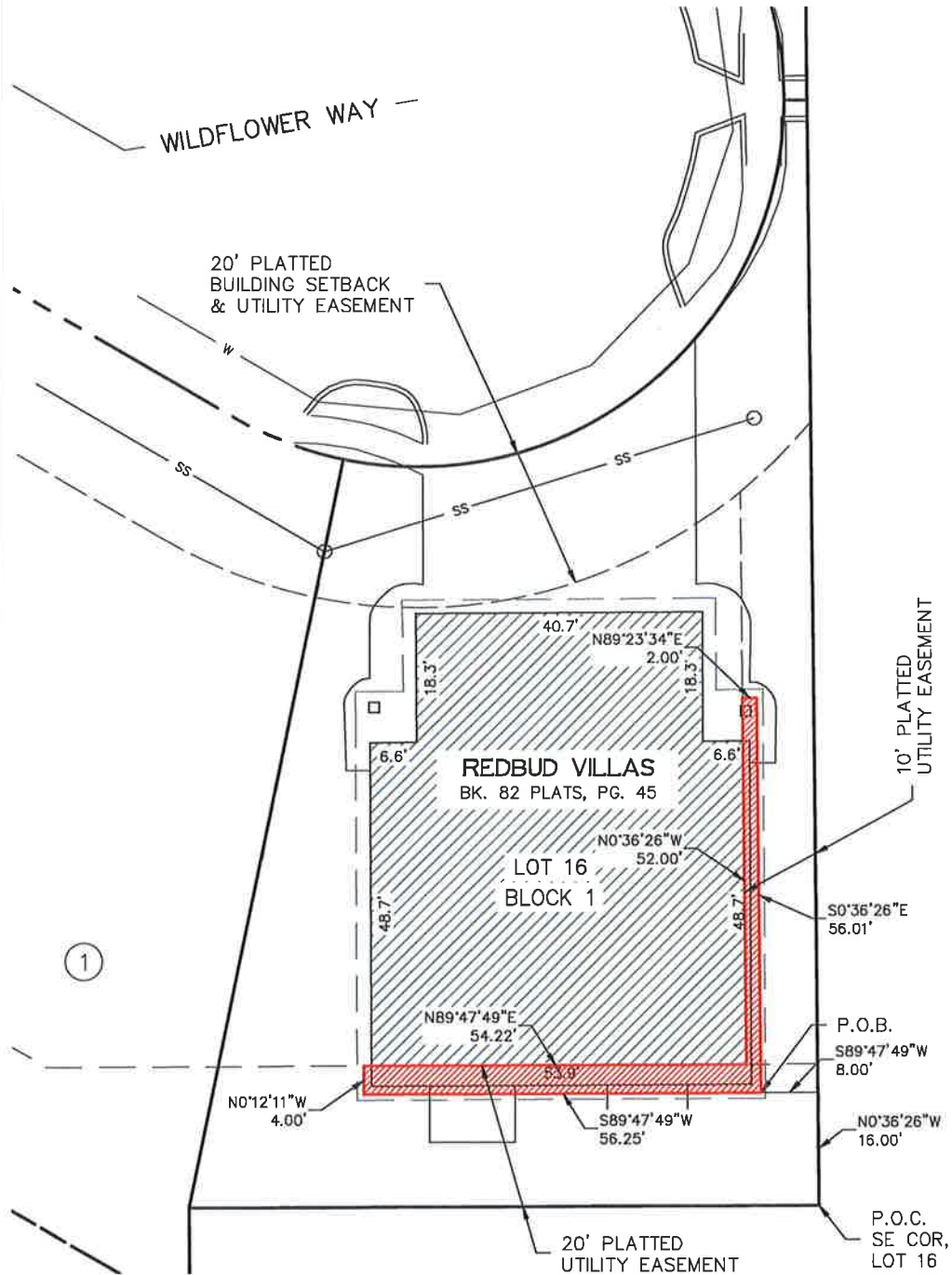
The basis of bearing for the above-described tract of land is the South line of said Lot having a platted bearing of South 89°47'49" West.

Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521

Exhibit 'A-2'

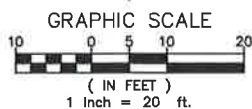
PARTIAL UTILITY EASEMENT VACATION

PART OF LOT 16, BLOCK 1, REDBUD VILLAS,
OKLAHOMA CITY, CANADIAN CO., OKLAHOMA



Location Map
SCALE: 1"=4000'

1/29/2025



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099

Phone (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2026

Exhibit "B-1"

LEGAL DESCRIPTION

Partial Vacation of Building Line and Public Utility Easement

Lot 17, Block 1, REDBUD VILLAS
Oklahoma City, Oklahoma Co., Oklahoma

January 29, 2025
First Revised January 30, 2025

A tract of land being a part of the Building Line and Public Utility Easement in Lot 17, Block 1, REDBUD VILLAS, an addition to Oklahoma City, Oklahoma, according to the plat recorded at Book 82 Plats, Page 45, filed in the offices of the County Clerk of Oklahoma County, Oklahoma, lying in the Northeast Quarter (NE/4) of Section 31, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, and being particularly described as follows:

COMMENCING at the Southwest corner of said Lot 17;

THENCE North 00°12'10" West, along the West line of said Lot 17, a distance of 21.00 feet to the North line of the 20-foot Building Line and Public Utility Easement set forth on said REDBUD VILLAS;

THENCE Easterly along said North line on a curve to the right, having a radius of 72.00 feet, central angle of 11°38'30", chord bearing of North 80°39'18" East, chord distance of 14.60 feet, for an arc length of 14.63 feet to the **POINT OF BEGINNING**;

THENCE continuing Easterly along said North line and said curve through a central angle of 21°19'08", chord bearing of South 82°51'53" East, chord distance of 26.64 feet, for an arc length of 26.79 feet;

THENCE along a line non-tangent to said curve, South 89°47'50" West, perpendicular to said West lot line, a distance of 26.42 feet;

THENCE North 00°12'10" West, parallel with said West lot line, a distance of 3.40 feet to the **POINT OF BEGINNING**.

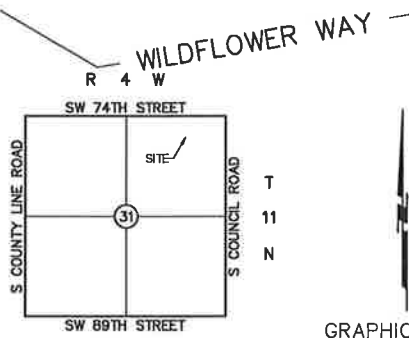
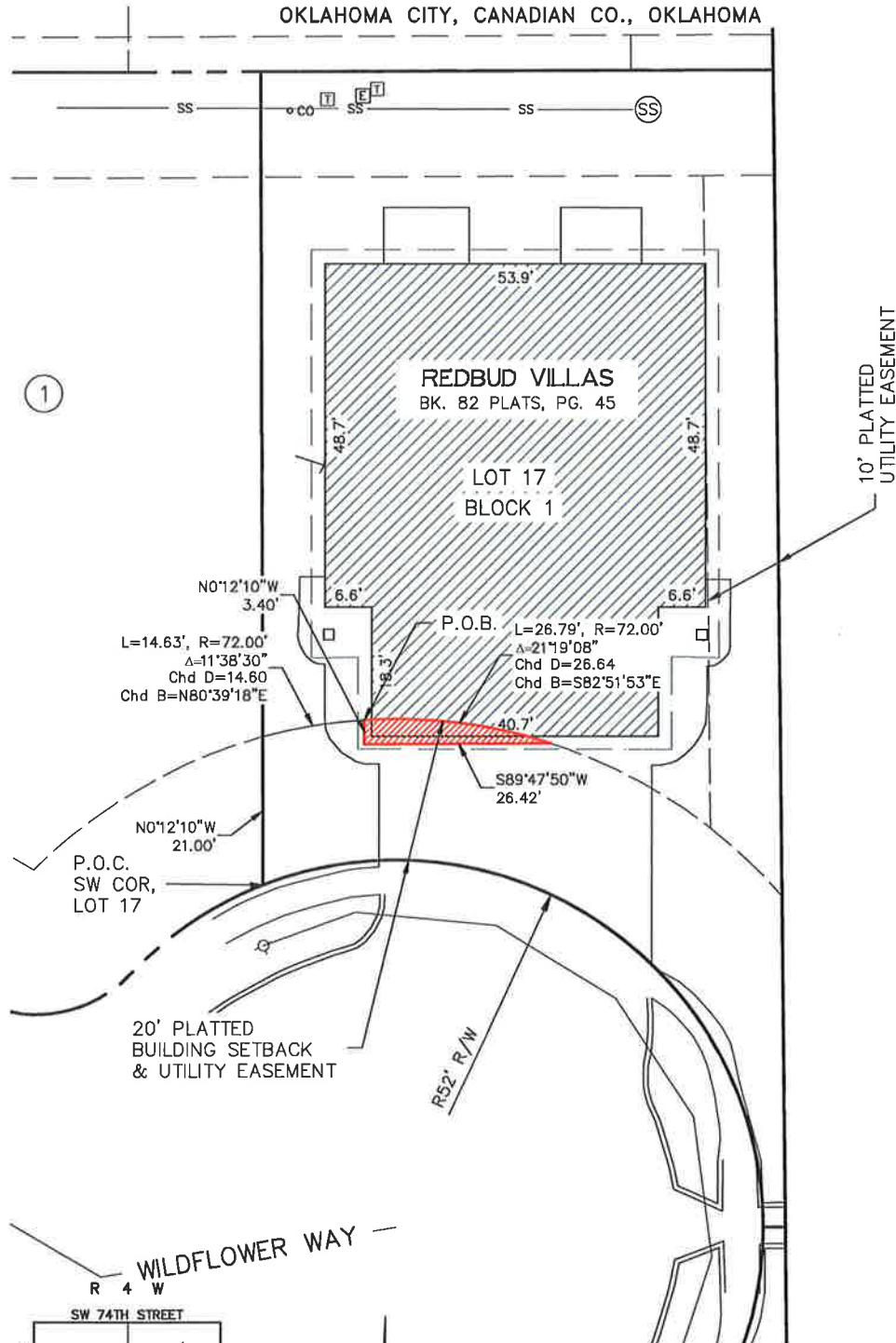
Said tract of land containing 67 square feet or 0.0015 acres, more or less.

The basis of bearing for the above-described tract of land is the West line of said Lot having a platted bearing of North 00°12'10" West.

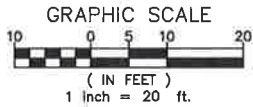
Exhibit 'B-2'

PARTIAL BUILDING LINE & UTILITY EASEMENT VACATION

PART OF LOT 17, BLOCK 1, REDBUD VILLAS,
OKLAHOMA CITY, CANADIAN CO., OKLAHOMA



Location Map
SCALE: 1"=4000'



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404 Fax (405) 265-0649
CERTIFICATE OF AUTHORIZATION NO. 5313
EXPIRATION DATE: JUNE 30, 2026

3/11/2025

CERTIFICATE OF BONDED ABTRACTOR

(OWNERS WITHIN 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 the following described land:


REDBUD VILLAS, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), 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: January 22, 2025 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2911582-OK99

OWNERSHIP REPORT
ORDER 2911582-OK99

DATE PREPARED: JANUARY 29, 2025
EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1921	R219431000	W & W HOMES & CONSTRUCTION LLC	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097-0104	REDBUD VILLAS	1	1	REDBUD VILLAS BLK 001 LOT 001	7501 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431010	W & W HOMES & CONSTRUCTION LLC	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097-0104	REDBUD VILLAS	1	2	REDBUD VILLAS BLK 001 LOT 002	7505 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431020	W & W HOMES & CONSTRUCTION LLC	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097-0104	REDBUD VILLAS	1	3	REDBUD VILLAS BLK 001 LOT 003	7509 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431030	W & W HOMES & CONSTRUCTION LLC	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097-0104	REDBUD VILLAS	1	4	REDBUD VILLAS BLK 001 LOT 004	7513 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431040	W & W HOMES & CONSTRUCTION LLC	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097-0104	REDBUD VILLAS	1	5	REDBUD VILLAS BLK 001 LOT 005	7517 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431050	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	6	REDBUD VILLAS BLK 001 LOT 006	7521 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431060	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	7	REDBUD VILLAS BLK 001 LOT 007	7525 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431070	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	8	REDBUD VILLAS BLK 001 LOT 008	7529 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431080	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	9	REDBUD VILLAS BLK 001 LOT 009	7601 WILDFLOWER WAY OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2911582-OK99

DATE PREPARED: JANUARY 29, 2025
EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 AM

		BEACON LEASING LLC	4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	10	REDBUD VILLAS BLK 001 LOT 010	7605 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431090	BEACON LEASING LLC	4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	11	REDBUD VILLAS BLK 001 LOT 011	7609 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431100	BEACON LEASING LLC	4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	12	REDBUD VILLAS BLK 001 LOT 012	7613 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431110	BEACON LEASING LLC	4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	13	REDBUD VILLAS BLK 001 LOT 013	7617 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431120	BEACON LEASING LLC	4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	14	REDBUD VILLAS BLK 001 LOT 014	7621 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431130	SKY CITY CAPITAL LLC	3616 NW 174TH ST	EDMOND	OK	73012-6734	REDBUD VILLAS	1	15	REDBUD VILLAS BLK 001 LOT 015	7625 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431140	SKY CITY CAPITAL LLC	3616 NW 174TH ST	EDMOND	OK	73012-6734	REDBUD VILLAS	1	16	REDBUD VILLAS BLK 001 LOT 016	7629 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431150	BEACON LEASING LLC	4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	17	REDBUD VILLAS BLK 001 LOT 017	7624 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431160	BEACON LEASING LLC	4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	18	REDBUD VILLAS BLK 001 LOT 018	7620 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431170	SKY CITY CAPITAL LLC	3616 NW 174TH ST	EDMOND	OK	73012	REDBUD VILLAS	1	19	REDBUD VILLAS BLK 001 LOT 019	7520 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431180	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097-0104	REDBUD VILLAS	1	20	REDBUD VILLAS BLK 001 LOT 020	7616 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431190	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097	REDBUD VILLAS	1			

OWNERSHIP REPORT
ORDER 2911582-OK99

DATE PREPARED: JANUARY 29, 2025
EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 AM

1921	R219431200	W & W PROPERTY MANAGEMENT LLC		PO BOX 104	WHEATLAND	OK	73097	REDBUD VILLAS	1	21	REDBUD VILLAS BLK 001 LOT 021	7512 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431210	W & W PROPERTY MANAGEMENT LLC		PO BOX 104	WHEATLAND	OK	73097	REDBUD VILLAS	1	22	REDBUD VILLAS BLK 001 LOT 022	7508 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431220	W & W PROPERTY MANAGEMENT LLC	W & W HOMES & CONSTRUCTION LLC	PO BOX 104	WHEATLAND	OK	73097- 0104	REDBUD VILLAS	1	23	REDBUD VILLAS BLK 001 LOT 023	7504 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431230	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012- 6734	REDBUD VILLAS	2	1	REDBUD VILLAS BLK 002 LOT 001	7512 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431240	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012- 6734	REDBUD VILLAS	2	2	REDBUD VILLAS BLK 002 LOT 002	7516 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431250	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012- 6734	REDBUD VILLAS	2	3	REDBUD VILLAS BLK 002 LOT 003	7520 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431260	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012- 6734	REDBUD VILLAS	2	4	REDBUD VILLAS BLK 002 LOT 004	7525 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431270	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012- 6734	REDBUD VILLAS	2	5	REDBUD VILLAS BLK 002 LOT 005	7521 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431280	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179- 4300	REDBUD VILLAS	0	0	REDBUD VILLAS COMMON AREA A & B	0 UNKNOWN