



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

Bowman/Zhang Preserve

Project Name

7200/~~7300~~ N. Santa Fe Ave.

Address / Location of Property to be Rezoned

To develop the land for Bee Keeping and other agricultural use related thereto.

Purpose Statement / Proposed Development

AA

Proposed Zoning District

Staff Use Only:	10913
Case No.: PC	11/27/23
File Date:	W7
Ward No.:	---
Nbhd. Assoc.:	OKC
School District:	R-1
Extg Zoning:	
Overlay:	

R-1, 0-1

Present Use of Property

10 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):

Bowman Oil & Gas, LLC

Name

7200 N Santa Fe Ave

Mailing Address

Oklahoma City, OK 73116

City, State, Zip Code

(405)789-1818

Phone

hadleybowman@gmail.com

Email

Chalmer Bowman
Signature of Applicant

Chalmer Bowman

Applicant's Name (please print)

7200 N. Santa Fe Ave

Applicant's Mailing Address

Oklahoma City, OK 73116

City, State, Zip Code

(405)789-1818

Phone

hadleybowman@gmail.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

Blocks Thirteen (13) and Fourteen (14), in E.M. CRUM'S ADDITION to Oklahoma City, Oklahoma County, as shown by the recorded plat thereof, the same being a subdivision of the West Half (W/2) of the Northwest Quarter (NW/4) of Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

20150720010960570
07/20/2015 10:23:44 AM
Bk:RE12879 Pg:298 Pgs:2 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Everett Stewart Lincoln Walnut, LLC, an Oklahoma limited liability company, Party of the First Part, in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Bowman Oil & Gas L.L.C, an Oklahoma limited liability company, Party of the Second Part, all of their right, title and interest in the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

The South Half (S/2) of Blocks Thirteen (13) and Fourteen (14), in E.M. CRUM'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof, the same being a subdivision of the West Half (W/2) of the Northwest Quarter (NW/4) of Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

"EXEMPT DOCUMENTARY STAMP TAX - 68 O.S. §3202(4)"

together with all the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas and other minerals therein owned by Party of the First Part and those thereunder previously reserved or conveyed of record, and all rights, interests and estates of whatsoever nature incident thereto or arising therefrom, and SUBJECT TO easements, rights-of-way, restrictive covenants and oil and gas leases of record, and to zoning ordinances, and warrant the title to the same.

After recorded, return to:

S. Thomas Adler
2964 Via Esperanza
Edmond, OK 73013

405-657-1299

2/15
7000
N Council

This conveyance is subject to any and all easements, rights of way, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part thereof.

TO HAVE AND TO HOLD the above described premises unto the said Party of the Second Part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever, EXCEPT FOR and subject to those matters set forth hereinabove.

Signed and delivered this 12th day of May, 2015

EVERETT STEWART LINCOLN WALNUT,
LLC

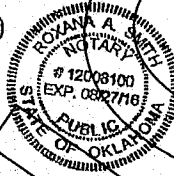
By: Hadley Bowman Jr., Manager
Hadley Bowman, Jr., Manager

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA) SS:

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Hadley Bowman, Jr., Manager of the Everett Stewart Lincoln Walnut, LLC.

(SEAL)



My Commission expires:

August 27, 2016

Roxana A. Smith
Roxana A. Smith, Notary Public
Commission No. 12008100

20150720010960570
Filing Fee: \$15.00

07/20/2015 10:23:44 AM
DEED





Return to: Midtown Attorneys
1213 N. Classen Blvd.
Oklahoma City, OK 73106

W

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Zhang Oil & Gas, LLC, party of the first part, for good and valuable consideration, does hereby quit-claim, grant, bargain, sell and convey unto Bowman Oil & Gas, LLC, all of its right, title and interest in and to all the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

The North Half (N/2) of Blocks Thirteen (13) and Fourteen (14), in E.M. CRUM'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof, the same being a subdivision of the West Half (W/2) of the Northwest Quarter (NW/4) of Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

More commonly known as 7300 N. Sante Fe Ave., Oklahoma City, Oklahoma, together with all the improvements thereon and the appurtenances thereunto belonging and subject to encumbrances, easements, restrictions, and mineral conveyances of record, and warrant the title to the same.

To have and to hold the above-described premises unto the said party of the second part their heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature.

Signed and delivered this 16 day of November 2023.

(Exempt Doc Stamp Tax – 68 OS §3201 or 3202 Par.9)

Fan Zhang Bowman
Zhang Oil & Gas, LLC by
Fan Zhang Bowman, Managing
Member

STATE OF OKLAHOMA)

)

ss:

COUNTY OF OKLAHOMA)

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Before me, the undersigned, a Notary Public in and for said County and State on this 16 day of November, 2023, personally appeared Fan Zhang Bowman, Managing Member of Zhang Oil & Gas, LLC and acknowledged to me that she executed the same of her free and voluntary act and did for uses and purposes therein set forth.

(Seal)



[Signature]
Notary Public

LETTER OF AUTHORIZATION

I, Chalmer H. Bowman, Managing Member of Bowman Oil & Gas, LLC Property Owner of Record, authorize, Timothy D. Beets of Midtown Attorneys, PC, 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:

7200/7300 N. Santa Fe, Oklahoma City, Oklahoma County, OK R102496000 and R102496500.
Address and/or Company Assessor Account Number and County Name

By: Chalmer Bowman
Signature

Title: Manager
Manager/Proprietor

Date: 11/16/23
MM/DD/YYYY

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

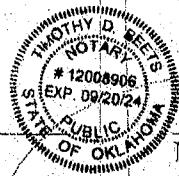
Executed at Oklahoma City, Oklahoma, on the 16th day of November, 2023

Chalmer Bowman

Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 16th day of November, 2023.

My Commission Expires:
9/20/2024



[Signature]
Notary Public

Commission #

12008906

CERTIFICATE OF BONDED ABTRACTOR
(300 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 300 feet in all directions of the following described land:

The North Half (N/2) of Blocks THIRTEEN (13) and FOURTEEN (14), in E. M. CRUM'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

The South Half (S/2) of Blocks THIRTEEN (13) and FOURTEEN (14), in E. M. CRUM'S to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

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

Dated: October 30, 2023 at 7:30 AM

First American Title Insurance Company

By:

Rochelle Duke

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2842948-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
2612	R102496000	BOWMAN OIL & GAS LLC	7200 N SANTA FE AVE	OKLAHOMA CITY	OK	73116	E M CRUM ADDITION	000	000	E M CRUM ADDITION 000 000 S 1/2 BLKS 13 & 14 (SUBJECT PROPERTY)	7200 N SANTA FE AVE OKLAHOMA CITY
2612	R102496500	ZHANG OIL & GAS LLC	7200 N SANTA FE AVE	OKLAHOMA CITY	OK	73116- 9024	E M CRUM ADDITION	000	000	E M CRUM ADDITION 000 000 N 1/2 BLKS 13 & 14 (SUBJECT PROPERTY)	7300 N SANTA FE AVE OKLAHOMA CITY
2612	R102493000	AMERICAN FIDELITY ASSURANCE	9000 CAMERON PKWY	OKLAHOMA CITY	OK	73114- 3702	E M CRUM ADDITION	000	000	E M CRUM ADDITION 000 000 PT NW4 SEC 3 12N 3W BEG 1757.72FT S & 50FT E OF NW/C NW4 TH E133FT N134FT W133FT S134FT TO BEG FORMERLY DESCRIBED AS BEG NW/C BLK 11 E M CRUM ADDN TH S134FT E150FT N134FT W15	7308 N SANTA FE AVE OKLAHOMA CITY
2612	R102492050	CITY OF NICHOLS HILLS	6407 AVONDALE DR	NICHOLS HILLS	OK	73116- 6431	E M CRUM ADDITION	011	000	E M CRUM ADDITION 011 000 BEG SW/C BLK 11 TH E134FT N50FT W134FT S50FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
2612	R102494000	HOME RENTALS INC	PO BOX 22845	OKLAHOMA CITY	OK	73123- 1845	E M CRUM ADDITION	011	000	E M CRUM ADDITION 011 000 BEG 150FT E OF NW/C OF BLK 11 E125FT S134FT W125FT N134FT TO BEG ON LOTS 14 THRU 18	12 NE 73RD ST OKLAHOMA CITY
2612	R102815910	HOOP HOUSE LLC	6824 N ROBINSON AVE	OKLAHOMA CITY	OK	73116- 9039	INTERURBAN HEIGHTS	000	000	INTERURBAN HEIGHTS 000 000 W 1/2 BLK 9	301 NE 70TH ST OKLAHOMA CITY

2612	R102815900	BUBBASUGARLITTLE LLC	331 NE 70TH ST	OKLAHOMA CITY	OK	73105	INTERURBAN HEIGHTS	000	000	INTERURBAN HEIGHTS 000 000 ALL OF BLKS 5 6 7 8 PLUS E/2 OF BLKS 9 & 10 & E530FT OF BLK 11 PLUS ALL OF VACATED CENTRAL AVE ADJ BLKS 5 6 7 8 9 10 & 11 PLUS ALL OF VACATED WHEELER AVE ADJ BLK 11 ON N	331 NE 70TH ST OKLAHOMA CITY
2612	R102816900	SAMARA MICHAEL M	9101 E 110TH ST	TULSA	OK	74133	INTERURBAN HEIGHTS	010	000	INTERURBAN HEIGHTS 010 000 W 1/2	0 UNKNOWN OKLAHOMA CITY
2612	R102818000	KHOURY MARY L REV LIV TRUST	616 GLENLAKE DR	EDMOND	OK	73013 1831	INTERURBAN HEIGHTS	011	000	INTERURBAN HEIGHTS 011 000 W100FT	0 UNKNOWN OKLAHOMA CITY
2612	R132941360	7102 SANTA FE LLC	204 N ROBINSON AVE STE 700	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG SW/C NW4 TH N322.70FT E523.29FT S325.81FT W523.29FT TO BEG SUBJ TO ESMTS OF RECORD	7100 N SANTA FE AVE OKLAHOMA CITY
2612	R132941358	M2 REAL ESTATE LLC	1107 MARLBORO LN	NICHOLS HILLS	OK	73116	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT NW4 SEC 3 12N 3W BEG 322.70FT N & 523.29FT E OF SW/C NW4 TH E188.51FT S326.94FT W188.50FT N325.81FT TO BEG CONT 1.41ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	UNKNOWN

2612	R132941355	70TH STREET DEVELOPMENT LLC	101 NE 70TH ST	OKLAHOMA CITY	OK	73105-1206	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 322.70FT N & 711.80FT E OF SW/C NW4 TH E195FT S328.10FT W195FT N326.94FT TO BEG CONT 1.4662 ACRES MORE OR LESS SUBJ TO ESMTS OF RECORD	101 NE 70TH ST OKLAHOMA CITY
2612	R132941350	JPG DEVELOPMENT LLC	141 NE 70TH ST	OKLAHOMA CITY	OK	73105-1206	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 322.70FT N & 906.8FT E OF SW/C OF NW4 TH E195FT S329.26FT W195.07FT N328.10FT TO BEG CONT 1.47ACRES MORE OR LESS SUBJ TO ESMTS OF RECORD	141 NE 70TH ST OKLAHOMA CITY
2612	R132941353	201 SEVENTY LLC	1126 BLUE WISTER CV	EDMOND	OK	73013-1368	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 322.70FT N & 1101.80FT E OF SW/C NW4 TH E200FT S330.45FT W200.48FT N329.26FT TO BEG CONT 1.5166ACRES MORE OR LESS SUBJ TO ESMTS OF RECORD	201 NE 70TH ST OKLAHOMA CITY
2612	R132942005	WASHINGTON VELMA JEAN DAVIS	8005 JOHN ROBERT DR	OKLAHOMA CITY	OK	73135	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 1623FT S & 308FT E OF NW/C NW4 TH E100FT S134FT W100FT N134FT TO BEG	28 NE 73RD ST OKLAHOMA CITY

2612	R132941300	AMERICAN FIDELITY ASSURANCE CO	PO BOX 22845	OKLAHOMA CITY	OK	73123-1845	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 1623FT S & 408FT E NW/C SD SEC 3 TH N25FT E255FT S318FT W496FT N75FT W134FT TO POINT 33FT E OF W LINE SD SEC 3 N84FT E375FT N159FT TO BEG	7304 N SANTA FE AVE OKLAHOMA CITY
2612	R132941400	AMERICAN FIDELITY ASSURANCE CO	PO BOX 22845	OKLAHOMA CITY	OK	73123-1845	UNPLTD PT SEC 03 12N 3W	000	000	UNPLTD PT SEC 03 12N 3W 000 000 PT NW4 SEC 3 12N 3W BEG 1598FT S & 663FT E NW/C SD SEC 3 THE 652.56FT S318FT W652.90FT N318FT TO BEG FORMERLY LOTS 1 THRU 48 BLK 12 VACATED E M CRUMS ADDN	0 UNKNOWN OKLAHOMA CITY
2613	R132964010	JENKINS LEROY	7200 BROADWAY EXT	OKLAHOMA CITY	OK	73116-9010	UNPLTD PT SEC 04 12N 3W	000	000	UNPLTD PT SEC 04 12N 3W 000 000 PT NE4 SEC 4 12N 3W BEG 2368.28FT S OF NE/C NE4 TH S190FT W451.1FT N190FT E450.07FT TO BEG EX E194.5FT	7200 N BROADWAY EXT OKLAHOMA CITY
2613	R132964030	N SANTA FE SC LLC	3000 UNITED FOUNDERS BLVD, Unit 200	OKLAHOMA CITY	OK	73112	UNPLTD PT SEC 04 12N 3W	000	000	UNPLTD PT NE4 SEC 4 12N 3W BEG SE/C SD NE4 TH W194.5FT N190FT E194.5FT S190FT TO BEG	7101 N SANTA FE AVE OKLAHOMA CITY
2613	R132964015	HALLCO PROPERTIES LLC	3000 UNITED FOUNDERS BLVD, Unit STE 200	OKLAHOMA CITY	OK	73112	UNPLTD PT SEC 04 12N 3W	000	000	UNPLTD PT NE4 SEC 4 12N 3W BEG 2225.28FT S OF NE/C NE4 TH W449.29FT S143.01FT E450.07FT N143FT TO BEG	7210 N BROADWAY EXT, Unit 101 OKLAHOMA CITY

Ownership Report
File#2842948-OK99

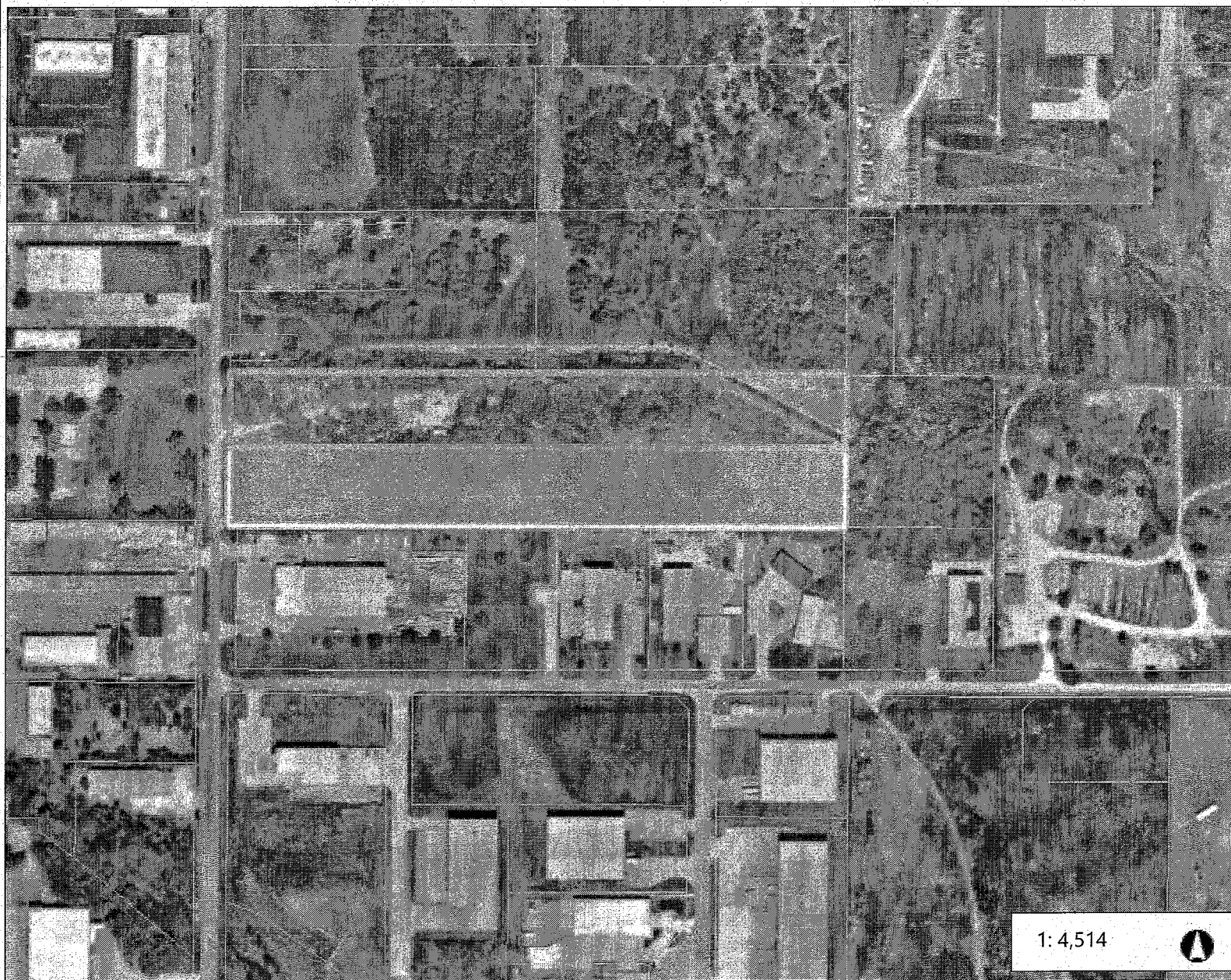
Date Prepared: November 06, 2023
Effective Date: October 30, 2023 at 7:30 A.M.

2613	R132964000	OKLAHOMA SECONDARY SCHOOL ACTIVITIES ASSOCIATION	PO BOX 53464	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 04 12N 3W	000	000	UNPLTD PT SEC 04 12N 3W 000 000 PT NE4 SEC 4 12N 3W BEG 1876.08FT S OF NE/C NE4 TH W447.39FT S349.49FT E449.29FT N349.20FT TO BEG	7300 N BROADWAY EXT OKLAHOMA CITY
2613	R132963220	BEDLAM BROADWAY CENTER LLC	14500 WILSON RD	EDMOND	OK	73013	UNPLTD PT SEC 04 12N 3W	000	000	UNPLTD PT SEC 04 12N 3W 000 000 PT OF NE4 SEC 4 12N 3W BEG 682.2FT N & 33FT W OF SE/C OF NE4 TH W454.38FT N261.3FT E441.1FT S261.10FT TO BEG	7420 N BROADWAY EXT, Unit A OKLAHOMA CITY

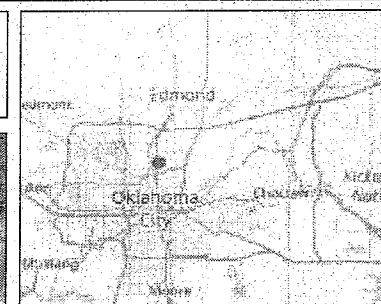


Larry Stein Oklahoma County Assessor
Online Mapping

Oklahoma County Assessor



1: 4,514



Legend

- ☐ Sections (>1:40,000)
- ☐ Parcels
- ☐ OK County Boundary

Notes

Enter Map Description

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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