



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 CLOSING**

**Public Way (Street / Alley) or Easement**

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

Name of Applicant

6828 Melrose Ln.

Address / Location of Property

Close 20' storm drainage easement.

Purpose Statement / Development Goal

Staff Use Only:	1136
Case No.: CE	12-11-24
File Date:	W3
Ward No.:	Friends of 10th St / West Ten District
Nbhd. Assoc.:	Western Heights
School District:	I-2
Extg Zoning:	
Overlay:	

I-2

Present Use of Property

**SUBMITTAL REQUIREMENTS:**

- 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a 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 closed. 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 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 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.) One (1) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own **more than** Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate the owner's names of all property owners requesting closure.
- OPTIONAL BUT RECOMMENDED:** One (1) certified Topographic Survey showing all existing utilities, with dimensions, within the proposed easement closure area. Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / 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

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

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

Email

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



DOC Stamps  
\$2,975.25

Return to:  
Blake Belanger  
712 N.W. 41<sup>st</sup> Street  
Oklahoma City, Oklahoma 73118

OKLAHOMA PRIME TITLE  
2740 FEATHERSTONE RD, #2  
OKLAHOMA CITY OK 73120  
FILE NO 202400847

### SPECIAL WARRANTY DEED

This indenture, made this 29th day of October, 2024, with an effective date of October 31, 2024, between **Leggett & Platt, Incorporated**, a Missouri corporation with an address of #1 Leggett Road, Carthage, Jasper County, Missouri 64836 ("**Grantor**"), and **6828 Melrose LLC**, an Oklahoma limited liability company with an address of 712 N.W. 41<sup>st</sup> Street, Oklahoma City, Oklahoma County, Oklahoma 73118 ("**Grantee**"), witnesseth: That the said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land, to wit:

See Exhibit "A"

AND Grantor hereby covenants with Grantee that, except as noted, at the time of the delivery of this deed:

1. the property is free of all encumbrances except taxes and assessments for the current and future years, all covenants, conditions, restrictions and other matters of record, and the exceptions shown on Exhibit "B" attached hereto and incorporated herein by reference.
2. Grantor will warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

The property is conveyed and accepted "AS IS" in its present physical condition, with all faults and defects, known or unknown, and without warranties, express or implied, except for warranties of title as may be expressly set forth and limited herein.

Signed, sealed and delivered as to Grantor in the presence of:

Leggett & Platt, Incorporated

By: 

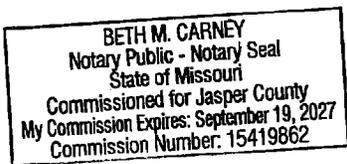
Jason J. Higdon  
Associate General Counsel

STATE OF MISSOURI            )  
  ) SS  
COUNTY OF JASPER         )

Before me, Beth M. Carney in and for this state, on this 29th day of October, 2024 personally appeared Jason J. Higdon, the Associate General Counsel for Leggett & Platt, Incorporated and authorized signatory, to me known to be the identical person(s) who executed the name of the maker thereof to the within and foregoing instrument, and acknowledged to me that he executed the same as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Beth M. Carney  
Notary Public



**EXHIBIT "A" TO DEED-LEGAL DESCRIPTION**

Part of the SW/4 of Section 33, Township 12 North, Range 4 West, I.M., Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at a point 620 ft. East of the Northwest corner of the SW/4; thence South to a point of intersection with the Rock Island Railroad Right-of-Way; thence East along the North line of the said Railroad Right-of-Way a distance of 250 ft. more or less to a point on the East boundary line of the West 1/3 of said SW/4; thence North to the North line of said SW/4; thence West 250 ft. more or less to the point of beginning.

**EXHIBIT "B" TO DEED-EXCEPTIONS**

1. Real estate taxes and assessments for the year 2024 and subsequent years not yet due and payable
2. Easements, rights of way, or other grants in favor of third parties that do not materially interfere with the use of the Property
3. Easement recorded in Book 2240, Page 301
4. Easement recorded in Book 2364, Page 200
5. Resolution No. 158-84 recorded in Book 5391, page 1061
6. Permit recorded in Book 2942, page 754
7. Permit recorded in Book 2942, page 754
8. Easement recorded in Book 3805, Page 210
9. Easement recorded in Book 5484, Page 1844
10. Easement recorded in Book 5697, Page 812
11. Oklahoma Municipal Improvement Authority Drilling Rules recorded at Book 5957, Page 674
12. Those matters disclosed by survey dated September 20, 2024, by James S. Yager

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

**Exhibit to Deed**

**AFFIDAVIT OF LAND OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**

STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF OKLAHOMA )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

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

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an Manager (role, such as titled officer or trustee) of 6828 MELROSE, LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
- 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.
- The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
- If the Entity is a trust, its grantor(s), trustee(s) and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
- 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.

[Signature]  
AFFIANT individually, and as authorized agent of the Entity

10/31/2024  
Date

The foregoing instrument was subscribed and sworn to before me this 31st day of October, 2024,  
by Blake Belanger

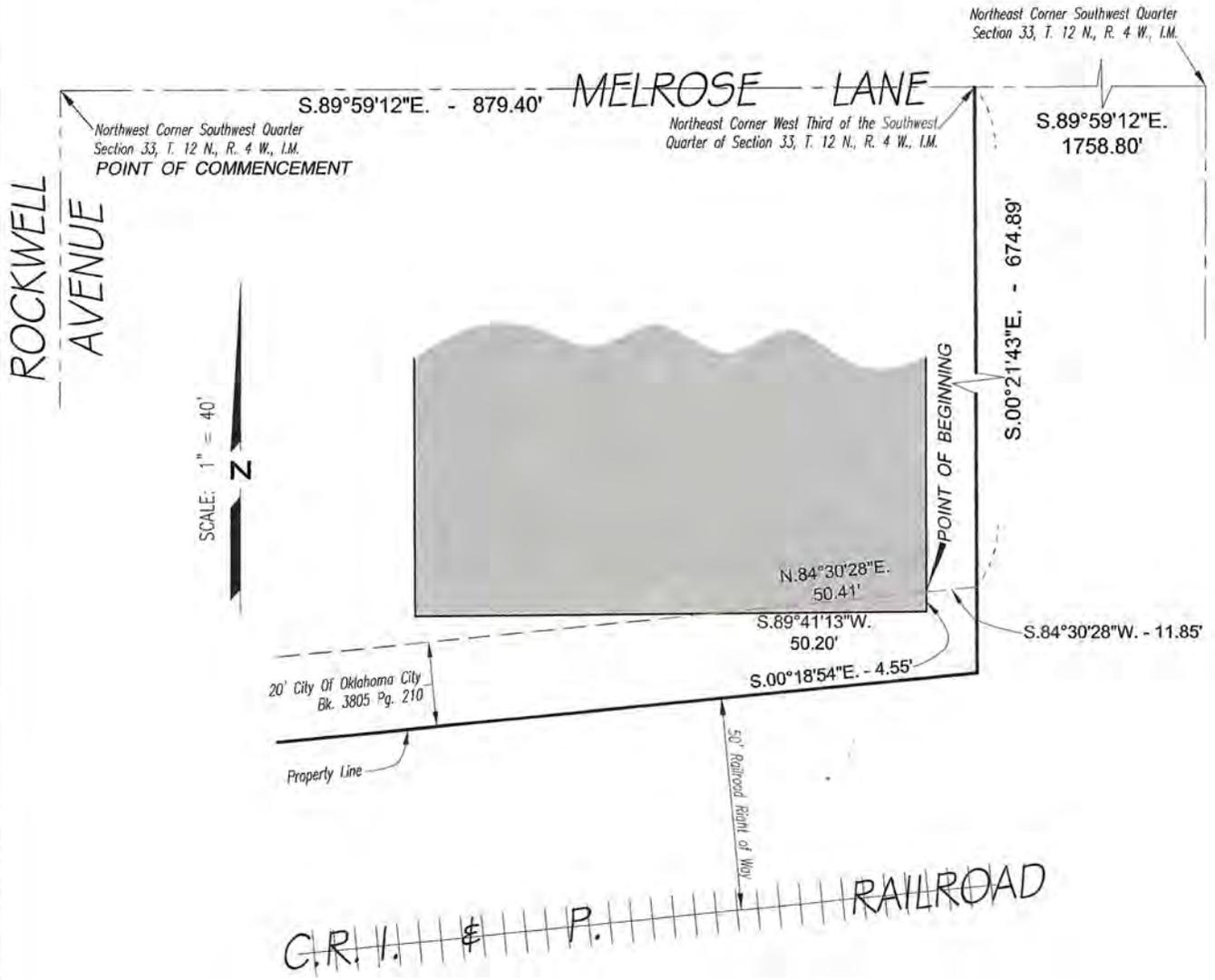
My Commission Expires: September 7, 2027

My Commission Number: 23012123



[Signature]  
NOTARY PUBLIC

**LEGAL DESCRIPTION**  
 A part of the Southwest Quarter of Section 33, T. 12 N., R. 4 W., I.M.  
 Oklahoma City, Oklahoma County, Oklahoma



**LEGAL DESCRIPTION**

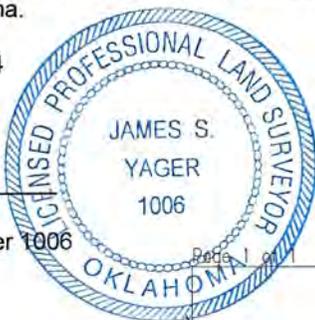
A part of the West Third of the Southwest Quarter of Section 33, T. 12 N., R. 4 W., I.M., Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of said Section 33, thence S.89°59'12"E., along the North Line of the Southwest Quarter of said Section 33 and the basis for the bearings in the following described tract prepared by James S. Yager, Licensed Professional Land Surveyor, a distance of 879.40 feet to the Northeast Corner of the West Third of the Southwest Quarter of said Section 33; thence S.00°21'43"E., along the East Line of the West Third of the Southwest Quarter of said Section 33, a distance of 674.89 feet; thence S.84°30'28"W., 70 feet North of and parallel with the C.R.I. & P. Railroad, a distance of 11.85 feet to the POINT OF BEGINNING, said point being on the East Face of the Existing Building; thence S.00°18'54"E., along the East Face of the Existing Building, a distance of 4.55 feet to the Southeast Corner of the Existing Building; thence S.89°41'13"W., along the South Face of the Existing Building, a distance of 50.20 feet; thence N.84°30'28"E., 70 feet North of and parallel with the C.R.I. & P. Railroad, a distance of 50.41 feet to the point or place of beginning.

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the North Line of the Southwest Quarter of Section 33, T. 12 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being a S.89°59'12"E. bearing. This Legal Description meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of Legal Description: 3 December 2024  
 Date Signed: 12-3-24

*[Signature]*  
 James S. Yager,  
 Licensed Professional Land Surveyor Number 1006  
 Certificate of Authorization Number 2778  
 1212 S. Air Depot Number 19 Suite 102  
 Midwest City, Oklahoma 73110  
 405-737-3412



File Name: C:\SURVEYS\6828 MELROSE\LEGAL DESCRIPTION.DWG

**James S. Yager**  
 Licensed Professional Land Surveyor Number 1006  
 Certificate of Authorization Number 2778  
 1212 South Air Depot \* Number 19 Suite 102  
 Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215



**CERTIFICATE OF BONDED ABTRACTOR**

(700 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 700 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 27, 2024 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2906765-OK99

OWNERSHIP REPORT  
ORDER 2906765-OK99

DATE PREPARED: DECEMBER 9, 2024  
EFFECTIVE DATE: NOVEMBER 27, 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
2931	R148017590	6828 MELROSE LLC		712 NW 41ST ST	OKLAHOMA CITY	OK	73118-7030	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT OF SW4 SEC 33 12N 4W BEG 620FT E OF NW/C OF SW4 TH S TO RR R/W TH E250FT N TO N LINE OF SW4 TH W250FT TO BEG OR TR 60F SW4 (SUBJECT PROPERTY WITHIN)	6828 MELROSE LN OKLAHOMA CITY
2931	R148017368	HIETPAS REAL ESTATE LEASING LLC		PO BOX 270238	OKLAHOMA CITY	OK	73137-0238	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT SW4 SEC 33 12N 4W BEG 879.30FT E & 260FT S OF NW/C SW4 TH S180.85FT E265.57FT N180.85FT W265.74FT TO BEG SUBJ TO ESMTS OF RECORD	6802 MELROSE LN OKLAHOMA CITY
2931	R148017370	MWH PROPERTIES LLC		PO BOX 82098	OKLAHOMA CITY	OK	73148	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT SW4 SEC 33 12N 4W BEG 879.3FT E OF NW/C SW4 TH S260FT E265.74FT N260FT W265.985FT TO BEG	6800 MELROSE LN, Unit A OKLAHOMA CITY
2931	R148017372	HIETPAS REAL ESTATE LEASING LLC		PO BOX 270238	OKLAHOMA CITY	OK	73137-0238	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT SW4 SEC 33 12N 4W BEG 347.33FT W & 453.15FT S OF NE/C OFMIDDLE 1/3 OF SW4 TH W431.97FT S232.6FT NELY 433.63FT N190.76FT TO BEG PLUS A TR BEG 440.85FT S OF NW/C OF MIDDLE 1/3 OF SW4 TH S254.60FT NELY100.39FT N232.6FT E166.41FT N12.30FT W265.74FT TO BEG SUBJ TO ESMTS OF RECORD	6804 MELROSE LN OKLAHOMA CITY
2931	R148017373	HIETPAS REAL ESTATE LEASING LLC		PO BOX 270238	OKLAHOMA CITY	OK	73137-0238	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT SW4 SEC 33 12N 4W BEG AT NE/C OF MIDDLE 1/3 OF SW4 TH S610.25FT SWLY ALONG RR R/W 348.78FT N643.91FT E347.33FT TO BEG	6740 MELROSE LN OKLAHOMA CITY
2931	R148017374	PRB BOTCHLET LLC		11905 WIND FLOWER PL	OKLAHOMA CITY	OK	73120-8163	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT SW4 SEC 33 12N 4W BEG 1255.78FT E OF NW/C SW4 TH S229.50FT E78.48FT N229.50FT W78.48FT TO BEG	6752 MELROSE LN OKLAHOMA CITY

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2931	R148017378	MARTIN ASSETS LLC	PO BOX 31374	EDMOND	OK	73003	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT SW4 SEC 33 12N 4W BEG 1145.28FT E OF NW/C SW4 TH S229.50FT E110.12FT N229.50FT W110.50FT TO BEG CONT 25316 SQ FT OR .5812ACRS MORE OR LESS	6754 MELROSE LN OKLAHOMA CITY
2931	R148017380	KSMI LLC	PO BOX 270300	OKLAHOMA CITY	OK	73137- 0300	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT MIDDLE 1/3 SW4 SEC 33 12N 4W BEG 1318.24FT E & 75FT N OF SW/C SW4 TH N1810.85FT NE441.39FT S1453.67FT W379.42FT S400FT W60FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2931	R148017385	KSMI LLC	PO BOX 270300	OKLAHOMA CITY	OK	73137- 0300	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT OF SW4 SEC 33 12N 4W BEG 1048.83FT W & 75FT N OF SW/C SW4 TH N APPROX 1340FT W35FT N319.08FT NE50.81FT E285.77FT S1725.47FT W269.41FT TO BEG	6851 W RENO AVE OKLAHOMA CITY
2931	R148017388	STEWART KATHLEEN A & MICHAEL K	6737 TALL OAKS DR	OKLAHOMA CITY	OK	73127- 6241	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT SW4 SEC 33 12N 4W BEG 1411.27FT E OF NW/C SW4 TH S229.50FT W77FT N229.50FT E77FT TO BEG CONT 17671 SQ FT MORE OR LESS SUBJ TO ESMTS OF RECORD	6748 MELROSE LN OKLAHOMA CITY
2931	R148017410	PORTLAND PROPERTIES LLC	4410 N WESTERN AVE	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT SW4 SEC 33 12N 4W BEG 1145.285FT E OF NW/C SW4 TH S453.15FT E265.985FT N453.15FT W265.985FT TO BEG EX N229.5FT	6750 MELROSE LN OKLAHOMA CITY
2931	R148017480	MWH PROPERTIES LLC	PO BOX 82098	OKLAHOMA CITY	OK	73148	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT OF SW4 SEC 33 12N 4W BEG AT NW/C OF SW4 TH E370FT S TO R/W TH W ALONG R/W 370FT TH N TO BEG OR TR 4 OF SW4 EX N30FT & EX S20FT TO CITY EX W50FT TO CITY	412 N ROCKWELL AVE OKLAHOMA CITY
2931	R148017530	T3 PROPERTIES LLC	2610 EAGLE LN	OKLAHOMA CITY	OK	73127	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT SW4 SEC 33 12N 4W BEG 370FT E & 371FT S OF NW/C SW4 TH S371.12FT NELY256.81FT N360.03FT W250FT TO BEG SUBJ TO ESMTS OF RECORD	358 N ROCKWELL AVE OKLAHOMA CITY

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2931	R148017535	MWH PROPERTIES LLC		PO BOX 82098	OKLAHOMA CITY	OK	73148	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT SW4 SEC 33 12N 4W BEG 370FT E OF NW/C SW4 TH S371.12FT NELY250.40FT TO A POINT 360.03FT S OF N LINE SW4 TH N360.03FT W250FT TO BEG SUBJ TO ESMTS OF RECORD	6918 MELROSE LN OKLAHOMA CITY
2931	R148017645	P L BANTA FAMILY LLC		200 N ROCKWELL AVE	OKLAHOMA CITY	OK	73127-6115	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W BLK 000 LOT 000 PT SW4 SEC 33 12N 4W BEG 1534.62FT N OF SW/C SW4 TH N244.70FT NELY ALONG A CURVE 504.49FT NELY106.62FT S282.10FT W610FT TO BEG CONT 3.6191ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	200 N ROCKWELL AVE OKLAHOMA CITY
2931	R148017650	200 @ ROCKWELL LLC		12150 E 96TH ST NORTH STE 200	OWASSO	OK	74055	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W BLK 000 LOT 000 PT SW4 SEC 33 12N 4W BEG 1315.39FT N OF SW/C SW4 TH N219.23FT E610FT N282.10FT NELY270.31FT S526.58FT W879.12FT TO BEG CONT 6.2387ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	120 N ROCKWELL AVE OKLAHOMA CITY
2932	R147791220	GELNAR WALTER TIMOTHY		333 MOUNTAIN VIEW LN	EDMOND	OK	73034-7537	BRIARWOOD ESTATES RESUB SEC 2	5	9	BRIARWOOD ESTATES RESUB SEC 2 005 009	6736 CHERRY PL OKLAHOMA CITY
2932	R148016490	MERIDA COLLISION CENTER LLC		4128 NW 11TH ST	OKLAHOMA CITY	OK	73107-5010	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT OF NW4 SEC 33 12N 4W BEG 190FT E OF SW/C OF SE4 OF SW4 OF NW4 TH N150FT E200FT S150F W200FT TO BEG EX S30FT	6813 MELROSE LN OKLAHOMA CITY
2932	R148016492	MERIDA COLLISION CENTER LLC		4128 NW 11TH ST	OKLAHOMA CITY	OK	73107-5010	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT OF SEC 33 12N 4W BEG 390FT E OF SW/C OF SE4 OF SW4 OF NW4 TH N150FT E240FT S150FT W240FT TO BEG EX S30FT	6811 MELROSE LN OKLAHOMA CITY
2932	R148016500	ANGLE JANICE S		6316 W CAPTAINS DR	OKLAHOMA CITY	OK	73162-6812	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT OF NW4 SEC 33 12N 4W BEG AT SW/C OF SE4 OF SW4 OF NW4 TH N150FT E190FT S150FT W190FT TO BEG	6829 MELROSE LN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2906765-OK99

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2932	R148016545	DESMUKES MARLA C	515 N CHISHOLM RD	OKLAHOMA CITY	OK	73127- 6219	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT NW4 SEC 33 12N 4W BEG SE/C OF N/2 S/2 SE4 SW4 NW4 TH W471.25FT TH NWLY ALONG A CURVE TO RIGHT 176FT E497.77FT S165FTTO BEG CONT 1.89ACRS MORE OR LESS	515 N CHISHOLM RD OKLAHOMA CITY
2932	R148016550	HUNT ROOSEVELT JR	7329 E GABRIEL ST	BEL AIRE	KS	67226- 7682	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT NW4 SEC 33 12N 4W BEG 471.25FT W OF SE/C N/2 S/2 SE4 SW4 NW4 TH W188.28FT N165.01FT E161.74FT TH SELY ALONG A CURVE 176FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2932	R148017045	ROCKWELL INVESTMENTS LLC	2011 W DANFORTH #113	EDMOND	OK	73003	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT NW4 SEC 33 12N 4W BEG 33FT E OF SW/C NW4 TH N494.43FT E295.975FT S494.385FT W296.02FT TO BEG EX S191.5FT OF W167FT BEING PT OF TRS 11 14 & 15 UNREC EX S30FT & EX W17FT FOR ROADS	520 N ROCKWELL AVE OKLAHOMA CITY
2932	R148017095	RDS REAL ESTATE INVESTMENTS LLC	10201 KINGSGATE DR	OKLAHOMA CITY	OK	73159- 7715	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT NW4 SEC 33 12N 4W BEG 494.43FT N & 33FT E OF SW/C NW4 TH N164.81FT E604.92FT S494.34FT W309.01FT N329.60FT W295.98FT TO BEG AKA TRS 9 10 12 & 13 CONT 4.63ACRS MORE OR LESS	612 N ROCKWELL AVE OKLAHOMA CITY
2932	R148017150	COLLINSWORTH GWENDA F	3608 TANGLEWO OD CIR	FARMERS BRANCH	TX	75234	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT NW4 SEC 33 12N 4W BEG 329.02FT E OF SW/C SW4 NW4 TH N164.79FT E125.806FT S164.79FT W125.82FT TO BEG EX S20FT FOR ROAD	6911 MELROSE LN OKLAHOMA CITY
2932	R148017155	BUETTNER FAMILY REV LIV TRUST	3117 CANYON RD	OKLAHOMA CITY	OK	73120- 5614	UNPLTD PT SEC 33 12N 4W	0	0	UNPLTD PT SEC 33 12N 4W 000 000 PT NW4 SEC 33 12N 4W BEG 454.84FT E OF SW/C SW4 NW4 TH N164.78FT E183.20FT S164.78FT W183.20FT TO BEG EX S20FT FOR ROAD	7001 MELROSE LN OKLAHOMA CITY

## Petition for Easement Closure

The undersigned does hereby request that an easement, existing within the City limits of Oklahoma City, be closed.

The easement is located as described by:

### Exhibit A – Legal Description

1. 6828 Melrose Ln.  
Oklahoma City, OK 73127  
6828 Melrose LLC  
712 NW 41<sup>st</sup> St.  
Oklahoma City, OK 73118  
405-590-3252  
[Blake@enduringcap.com](mailto:Blake@enduringcap.com)

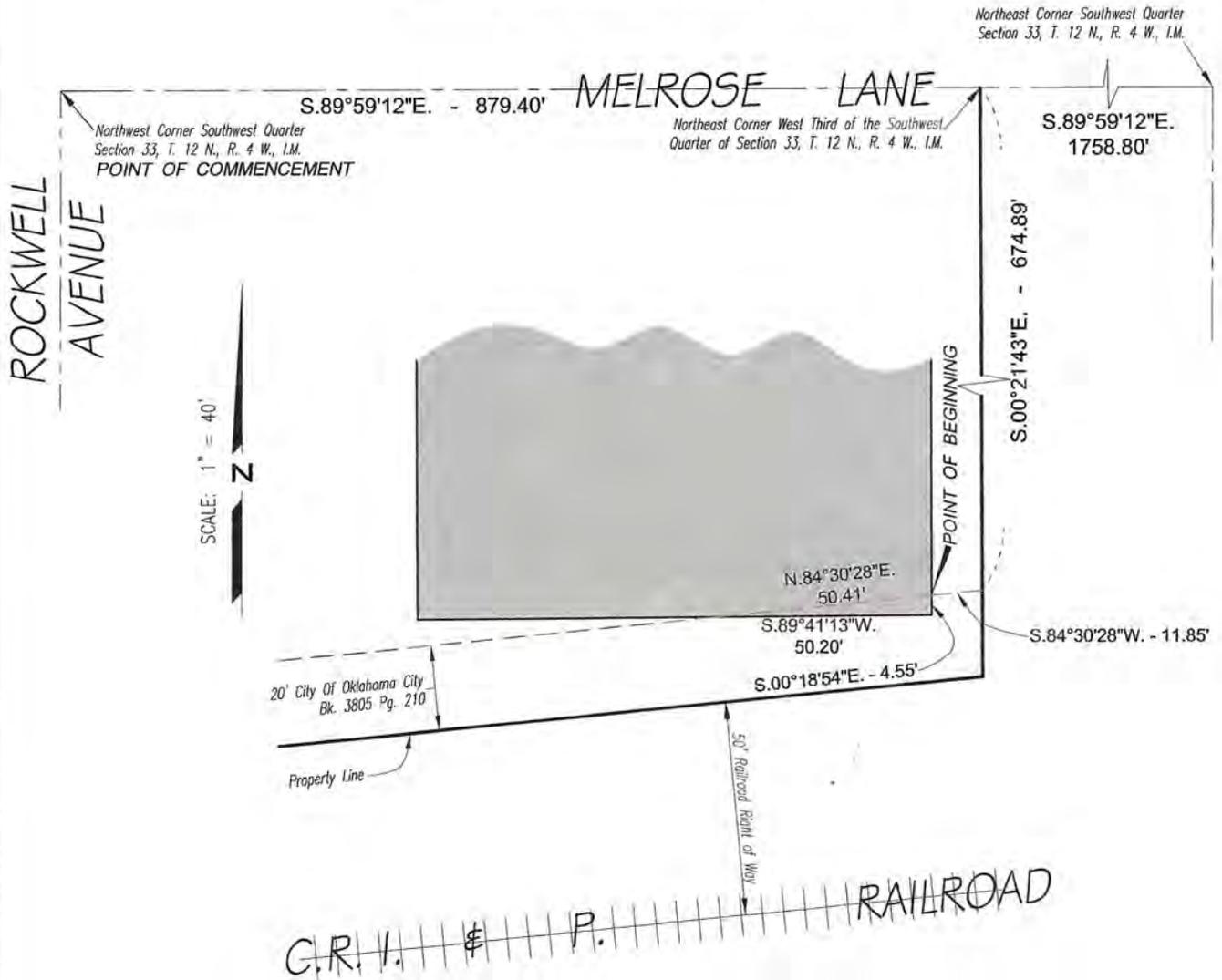
DocuSigned by:  
  
722158A9E91848B...

Signature

12/11/2024

Date

**LEGAL DESCRIPTION**  
 A part of the Southwest Quarter of Section 33, T. 12 N., R. 4 W., I.M.  
 Oklahoma City, Oklahoma County, Oklahoma



**LEGAL DESCRIPTION**

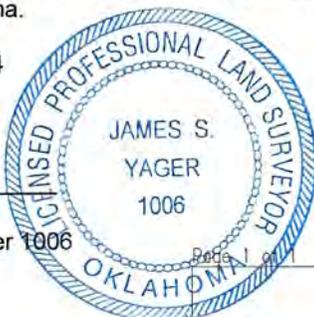
A part of the West Third of the Southwest Quarter of Section 33, T. 12 N., R. 4 W., I.M., Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of said Section 33, thence S.89°59'12"E., along the North Line of the Southwest Quarter of said Section 33 and the basis for the bearings in the following described tract prepared by James S. Yager, Licensed Professional Land Surveyor, a distance of 879.40 feet to the Northeast Corner of the West Third of the Southwest Quarter of said Section 33; thence S.00°21'43"E., along the East Line of the West Third of the Southwest Quarter of said Section 33, a distance of 674.89 feet; thence S.84°30'28"W., 70 feet North of and parallel with the C.R.I. & P. Railroad, a distance of 11.85 feet to the POINT OF BEGINNING, said point being on the East Face of the Existing Building; thence S.00°18'54"E., along the East Face of the Existing Building, a distance of 4.55 feet to the Southeast Corner of the Existing Building; thence S.89°41'13"W., along the South Face of the Existing Building, a distance of 50.20 feet; thence N.84°30'28"E., 70 feet North of and parallel with the C.R.I. & P. Railroad, a distance of 50.41 feet to the point or place of beginning.

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the North Line of the Southwest Quarter of Section 33, T. 12 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being a S.89°59'12"E. bearing. This Legal Description meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of Legal Description: 3 December 2024  
 Date Signed: 12-3-24

*[Signature]*  
 James S. Yager,  
 Licensed Professional Land Surveyor Number 1006  
 Certificate of Authorization Number 2778  
 1212 S. Air Depot Number 19 Suite 102  
 Midwest City, Oklahoma 73110  
 405-737-3412



File Name: C:\SURVEYS\6828 MELROSE\LEGAL DESCRIPTION.DWG  
**James S. Yager**  
 Licensed Professional Land Surveyor Number 1006  
 Certificate of Authorization Number 2778  
 1212 South Air Depot \* Number 19 Suite 102  
 Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

**ALTA SURVEY**  
 A part of the West Third of the Southwest Quarter of Section 33, T. 12 N., R. 4 W., I.M.  
 Oklahoma City, Oklahoma County, Oklahoma

**Surveyor's Certificate**

To: Old Republic National Title Insurance Company  
 Oklahoma Title & Escrow, LLC  
 6828 Melrose, LLC, an Oklahoma limited liability company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19 (especially depict in relation to the subject tract or property any critical easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule A) of Table A thereof. The field work was completed on 20 September 2024.

Date of Map or Plot: 20 September 2024  
 Date Revised: 24 September 2024 (Flood Zone Information); 10 October 2024 (Elevations at SE Corner Building)  
 Date Signed: *James S. Yager*

*James S. Yager*  
 Certified Professional Land Surveyor No. 1006  
 Certificate of Authorization Number 2778  
 1212 South Air Depot Number 19 Suite 102  
 Midwest City, Oklahoma 73110  
 405-737-3412



**Legal Description**

Part of the SW/4 of Section 33, Township 12 North, Range 4 West, LM, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 620.00' East of the Northeast corner of the SW/4; thence South to a point of intersection with the Rock Island Railroad Right-of-Way; thence East along the North line of the said Railroad Right-of-Way a distance of 250.00' ft., more or less to a point on the East boundary line of the SW/4 of said SW/4; thence North to the North line of said SW/4; thence West 250.00' ft., more or less to the point of beginning.

Tax ID No.: 148017590

The above legal description is the same as listed in 202400847 commitment for title insurance, title commitment number XX dated August 22, 2024.

**Land Area**

183,513.790 Square Feet or 4.213 Acres, more or less. THE SQUARE FOOTAGE INCLUDES THE STREET RIGHT OF WAY

**Zoning Information**

Pursuant to Item 6 (g), the surveyor was not provided with a current Zoning Report.

**Flood Zone Information**

By graphic plotting only, the subject tract is located in Flood Zone 'A' (areas of 100 year flood; Base Flood Elevations and Flood Hazard factors not determined) AND Flood Zone 'X' (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 401080208H, with an effective date of December 16, 2009, AS PER LHM# DATED JANUARY 18, 2012, which is the current map for this area.

**Utility Notes**

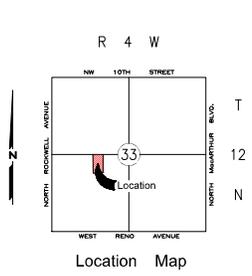
The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined of the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Before-You-Dig 405-840-5032.

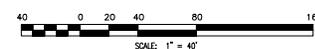
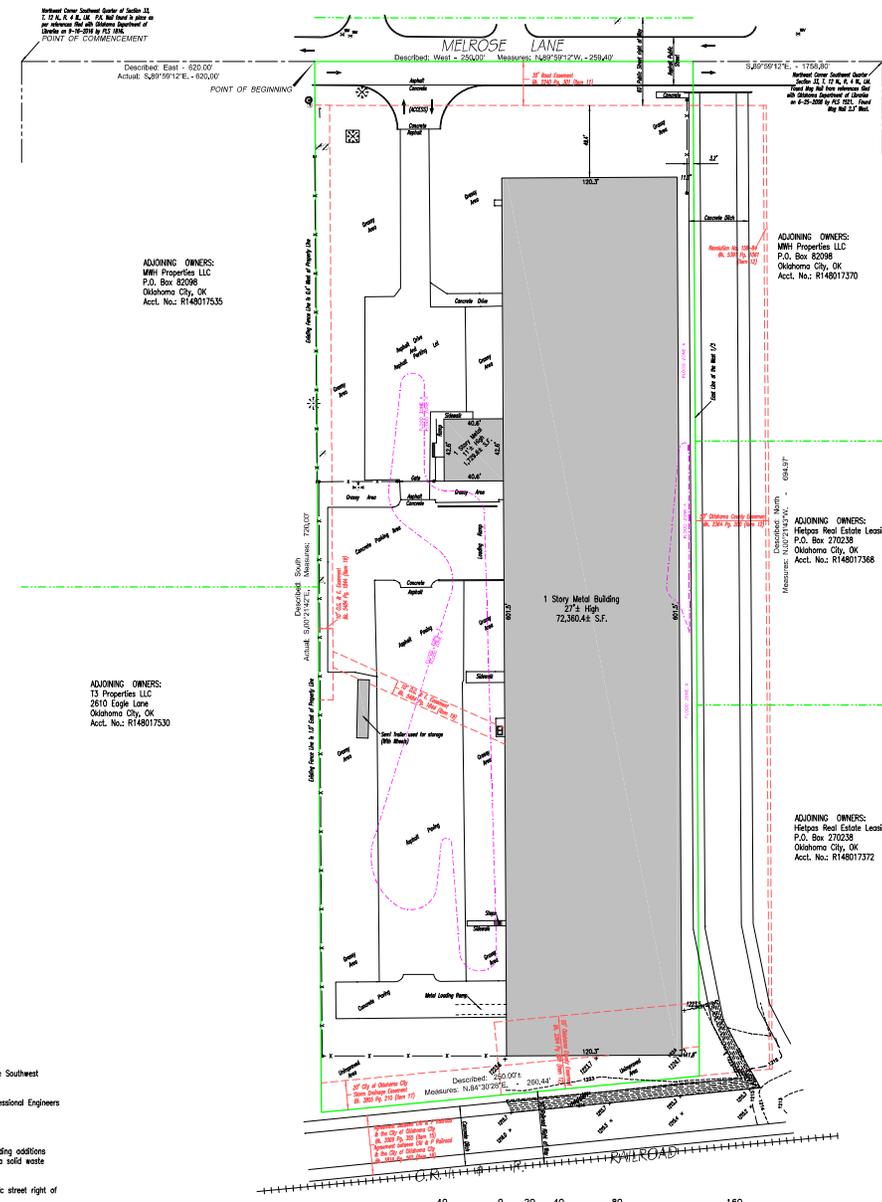
**Schedule B Items**

Old Republic Title Insurance Company Commitment No. 202400847, having an effective date of August 22, 2024, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encumbrances in the preparation of this Survey.

- Items 1 through 7 are not survey related items and are not shown.
- 8. Statutory right of way along all section lines. DOES NOT AFFECT THE DESCRIBED TRACT.
- 9. EASEMENT, recorded in Book 771, Page 63, (8) DOES NOT AFFECT THE DESCRIBED TRACT.
- 10. EASEMENT, recorded in Book 771, Page 91, (9) DOES NOT AFFECT THE DESCRIBED TRACT.
- 11. EASEMENT, recorded in Book 2240, Page 301, (13) AFFECTS AS SHOWN.
- 12. EASEMENT, recorded in Book 2364, Page 200, Resolution No. 158-84 recorded in Book 5391, page 1061, (14, 16) AFFECTS AS SHOWN.
- 13. Permit recorded in Book 2432, page 447, (17) DOES NOT AFFECT THE DESCRIBED TRACT.
- 14. Permit recorded in Book 2942, page 754, (18) AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.
- 15. Agreement by and between CRP Railroad Company and City of Oklahoma City recorded in Book 3009, page 355, (19) DOES NOT AFFECT THE DESCRIBED TRACT.
- 16. EASEMENT, recorded in Book 3391, Page 165, (27) DOES NOT AFFECT THE DESCRIBED TRACT.
- 17. EASEMENT, recorded in Book 3805, Page 210, (68) AFFECTS AS SHOWN. EASEMENT STATE "EXCEPTING ANY PART OF THE PERMANENT STRUCTURE LYING UPON SAID EASEMENT." APPEARS THAT THIS STATEMENT RELEASES THE PART OF THE EASEMENT WHERE THE BUILDING IS LOCATED.
- 18. Agreement by and between CRP Railroad Company and City of Oklahoma City recorded in Book 3814, page 162, (69) DOCUMENT DOES NOT STATE IF IT PARALLELS THE NORTH OR SOUTH RIGHT OF WAY OF THE RAILROAD. NOT PLOTTABLE.
- 19. EASEMENT, recorded in Book 5484, Page 1844, (161) AFFECTS AS SHOWN.
- 20. EASEMENT, recorded in Book 5697, Page 812, (163) DOCUMENT DOES NOT STATE IF IT PARALLELS THE NORTH OR SOUTH RIGHT OF WAY OF THE RAILROAD. NOT PLOTTABLE.
- 21. Oklahoma Municipal Improvement Authority Drilling Rules recorded of Book 5957, Page 674, (182) AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.
- 22. Notice of Supplemental Final Order and Judgment ATAT Fiber Optic, recorded 10963, page 1796, (207) DOES NOT AFFECT THE DESCRIBED TRACT.
- 23. Quit Claim Deed in favor of Union Pacific Railroad Company recorded in Book 12179, page 1020, (217) DOES NOT AFFECT THE DESCRIBED TRACT.



**General Notes**  
 The basis for the bearings shown on the above annexed ALTA Survey, are based upon the North Line of the Southwest Quarter of Section 33, T. 12 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being a S.89°59'12"E. bearing.  
 This Plot of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.  
 At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.  
 At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, surge or spillway landfill.  
 At the time of survey, the surveyor is not aware of any changes, either proposed or completed in the public street right of way.  
 At the time of survey, there was no observable evidence of recent street or sidewalk construction.  
 The described tract has direct access to Melrose Lane, a publicly dedicated street.



Survey and Plot by  
**James S. Yager**  
 Licensed Professional Land Surveyor Number 1006  
 Certificate of Authorization Number 2778  
 1212 South Air Depot Number 19 Suite 102  
 Midwest City, Oklahoma 73110 Telephone 405-737-3412 Fax 405-737-4215

File Name: C:\SURVEYS\6828 MELROSE\2024 ALTA.DWG  
 Date of Survey: 20 September 2024  
 Date of Revision: g-24-24; 10-10-24  
 Page 1 of 1