



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

Johnson & Associates on Behalf of 18 N Klein, LLC

Name of Applicant

18 N Klein

Address / Location of Property

Staff Use Only
 Case No.: CE 1107

File Date: 29jun'23

Ward No.: 6

Nbhd. Assoc.: okc

School District: F-2

Extg Zoning:

Overlay: DP

Unimproved Alley

Present Use of Property

To close the unimproved alley and allow the west abutting property owner the ability to utilize the alley.

Purpose Statement / Development Goal

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 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 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 property the owner's names of all property owners requesting closure.
- ☐ 8.) One (1) certified ALTA Survey, showing all existing utilities 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):

18 N Klein, LLC

Name

216 NW 20th St.

Mailing Address

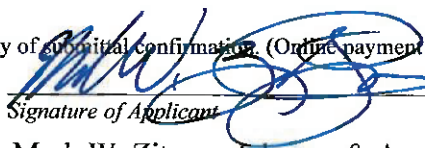
Oklahoma City, OK 73103

City, State, Zip Code

(405) 620-3883

Phone

Email


 Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, Google Drive, etc..) can not be accepted for security purposes.

Doc # 2001130409
Bk 8208
Pg 635-635
DATE 09/17/01 15:29:44
Filing Fee \$13.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT LARRY D. ALLEN and PATRICIA S. ALLEN, Trustees, or their successors in trust, under the LARRY AND PATRICIA ALLEN REVOCABLE LIVING TRUST dated March 5, 1997 and any amendments thereto, Grantors, do hereby quitclaim, grant, bargain, sell and convey unto L & P PROPERTIES, L.L.C., an OKLAHOMA LIMITED LIABILITY Corporation wholly owned by PATRICIA S. ALLEN, of 15904 Sonoma Ct., Edmond, Oklahoma 73013, Grantee, all of Grantors' right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots Twenty-eight (28) and Twenty-nine (29) in Block Two (2) in Orchard Park Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

Lots Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33) and Thirty-four (34), inclusive, Block Two (2) in Orchard Park Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exempt From Documentary Stamp Tax
O.S. Title 68, Article 32,
§3201 or 3202, Paragraph 4

together with all the improvements thereon and the appurtenances, if any, thereto belonging.

TO HAVE AND TO HOLD the above-described premises unto the Grantee, its successors and assigns forever. Signed and delivered this 13th day of September, 2001.

LARRY AND PATRICIA ALLEN REVOCABLE LIVING TRUST dated March 5, 1997

Larry D. Allen
LARRY D. ALLEN, Trustee

Patricia S. Allen
PATRICIA S. ALLEN, Trustee

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)ss.

Before me, the undersigned, a Notary Public, in and for said County and State on this 13th day of September, 2001, personally appeared LARRY D. ALLEN and PATRICIA S. ALLEN, Trustees under the LARRY AND PATRICIA ALLEN REVOCABLE LIVING TRUST dated March 5, 1997 and any amendments thereto, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires:

1-18-02

[Signature]
NOTARY PUBLIC

Y13



(Limited Liability Company Form)
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Thomas L. Finney, joined by his spouse, Lucille Veronica Davidson Finney**, party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **18 N Klein LLC, an Oklahoma limited liability company**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made or suffered to be made by the party of the first part.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, its successors, heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered this 30TH day of June, 2023

BY: [Signature]
Thomas L. Finney

BY: [Signature]
Lucille Veronica Davidson Finney

The State of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30TH day of June, 2023, personally appeared Thomas Finney and Lucille Veronica Davidson Finney, a married couple, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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



[Signature]
Notary Public in and for the State of OKLAHOMA
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
18 N Klein LLC, an Oklahoma limited liability company
210 NW 20th
OKLA OK 73116

Presented for filing by and return to:
Chicago Title Oklahoma Co.
210 Park Ave., Suite 210
Oklahoma City, OK 73116
File No.: 710702300438
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

EXHIBIT "A"
Legal Description

For Tax Map ID(s): 014000990

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and the North 16.19 feet of Lot Seventeen (17), in Block Two (2), of ORCHARD PARK ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

1

Rec. + Ret to:
American Eagle Title Group, L.L.C.
410 N. Walnut, Suite 100
Oklahoma City, OK 73104
File # 21110-080015

A



20111128011493610
11/28/2011 01:55:29 PM
Bk:RE11780 Pg:617 Pgs:3 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Second Street, L.L.C., an Oklahoma limited liability company (herein "Grantors"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Thomas L. Finney and Janet S. Finney, Husband and Wife, (herein "Grantee"), whose mailing address is 9817 Craford Court, Oklahoma City, OK 73159, the following real property and premises situate in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein the "Land"):

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, ~~SUBJECT TO~~ easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

To have and hold the Land unto the Grantee and their heirs and assigns forever.

Signed and delivered this 18th day of November, 2011.

Second Street, L.L.C., an Oklahoma
Limited liability company

By: 

Craig Brown, Manager

UNNOTED

Exhibit A

Lots 13 through 16, both inclusive, and the north 16.19 feet of Lot 17, in Block 2, Orchard Park Addition, Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 2 of Plats, page 43.

UNOFFICIAL

20111128011493610
Filing Fee: \$17.00
Doc. Stamps: \$375.00
11/28/2011 01:55:29 PM
DEED

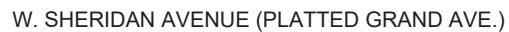
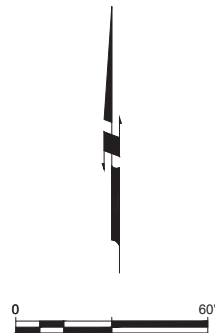


LEGAL DESCRIPTION

18 N. Klein Avenue
Partial Alley Vacation
June 15, 2023

A tract of land being a part of the SE/4 of Section Thirty-Two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

All of the North/South 20' Alley lying between Lots 13 through 16, Lots 31 through 34, the North 16.19 feet of Lot 17, and the North 16.19 feet of Lot 30 of Block 2, as shown on the plat Orchard Park recorded in Book PL2, Page 43.



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023

• ENGINEERS • SURVEYORS • PLANNERS •

Lawyers Title of Oklahoma City, Inc.
1141 N. Robinson, Suite 202
Oklahoma City, OK 73103
File # 20608-080050

WARRANTY DEED

Doc # 2006137917
Bk 10241
Pg 653-655
DATE 09/12/06 14:06:37
Filing Fee \$17.00
Documentary Tax \$105.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

That, Second Street, L.L.C., an Oklahoma limited liability company (herein "Grantor"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto C & N Leasing, Inc., an Oklahoma corporation (herein "Grantee"), whose mailing address is 1212 West Main OKC OK 73106 the real property and premises situate in Oklahoma County, State of Oklahoma, described on Exhibit A attached hereto and made a part hereof, together with the improvements thereon and the appurtenances thereunto belonging (herein the "Land").

Grantor warrant the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, **SUBJECT TO** easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

TO HAVE AND TO HOLD the Land unto the Grantee and their heirs and assigns forever.

Signed and delivered this 11th day of September, 2006.

Second Street, L.L.C., an Oklahoma
limited liability company

By: _____

Craig M. Brown

Doc Stamp
\$105.00

20608-080050

317

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me this 11th day of September, 2006,
by Craig M. Brown, Manager of Second Street, L.L.C., an Oklahoma limited liability
company.



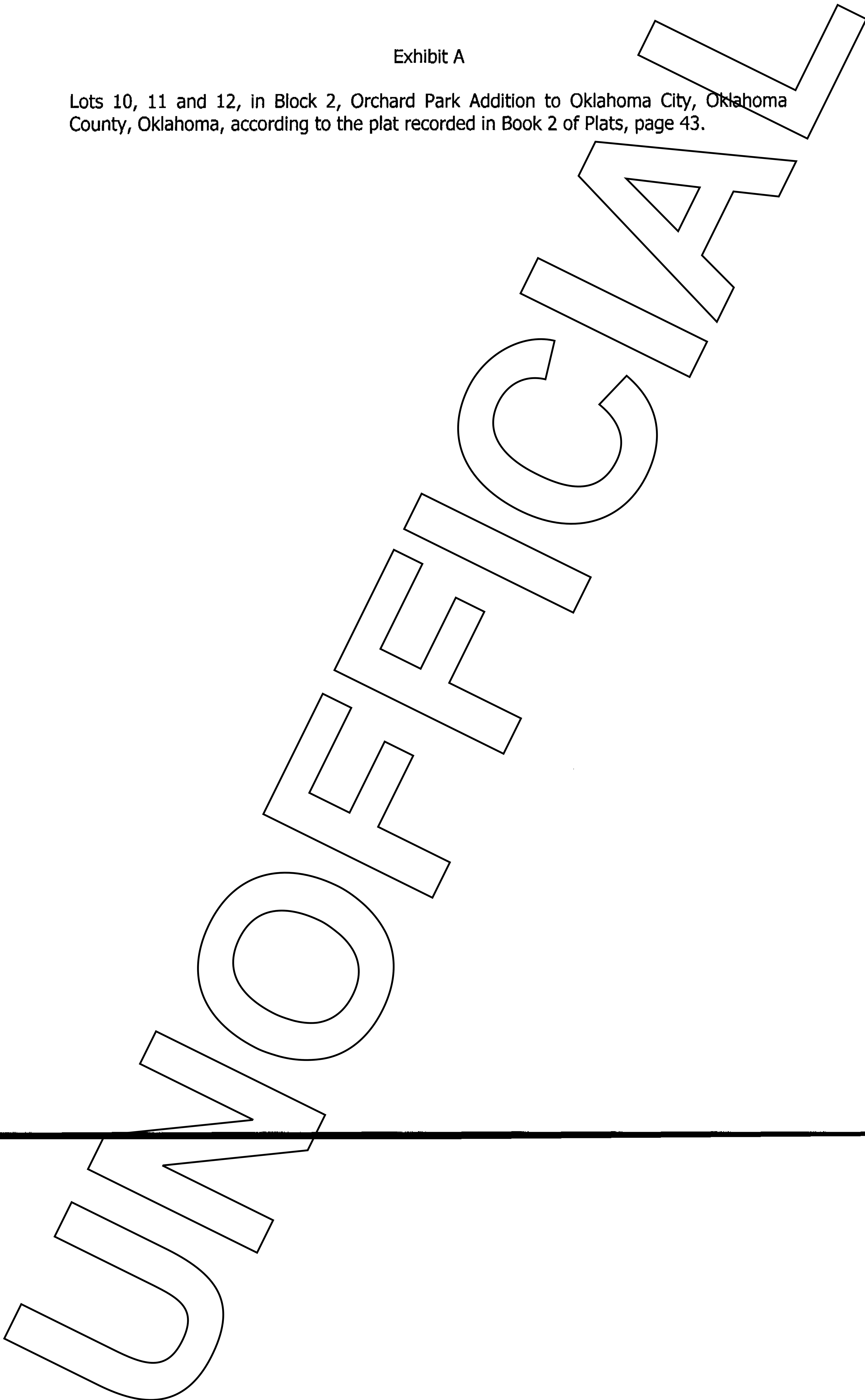
M. Roberts



UNOFFICIAL COPY

Exhibit A

Lots 10, 11 and 12, in Block 2, Orchard Park Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 2 of Plats, page 43.



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:


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: August 8, 2023 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2829792-OK99

LEGAL DESCRIPTION

18 N. Klein Avenue
Alley Vacation
August 11, 2023

A tract of land being a part of the SE/4 of Section Thirty-Two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

All of the East/West 15' Alley in Block 2, as shown on the plat Orchard Park recorded in Book PL2, Page 43.

OWNERSHIP REPORT
ORDER 2829792-OK99

DATE PREPARED: AUGUST 14, 2023
EFFECTIVE DATE: AUGUST 8, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2726	R014000600	L & P PROPERTIES LLC		PO BOX 1607	OKLAHOMA CITY	OK	73101-1607	ORCHARD PARK ADD	001	000	ORCHARD PARK ADD 001 000 LOTS 13 THRU 34 PLUS VACATED ALLEY IN CENTER OF LOTS	1101 W SHERIDAN AVE OKLAHOMA CITY
2726	R014000200	SWINDELL DOUG & BARBARA		336555 E 880 RD	WELLSTON	OK	74881-8254	ORCHARD PARK ADD	001	000	ORCHARD PARK ADD 001 000 LOTS 11 & 12	1120 W MAIN ST OKLAHOMA CITY
2726	R014000160	SWINDELL DOUGLAS P & BARBARA R CO TRS	SINDELL FAMILY TRUST	336555 E 880 RD	WELLSTON	OK	74881-8254	ORCHARD PARK ADD	001	000	ORCHARD PARK ADD 001 000 LOTS 9 & 10	1116 W MAIN ST OKLAHOMA CITY
2726	R014000090	DAVIS MELINDA HOPE	WATSON BRENT WADE	977 SEMINOLE , Unit 384	CHARLOTTES VILLE	VA	22901	ORCHARD PARK ADD	001	000	ORCHARD PARK ADD 001 000 LOTS 7 & 8	1114 W MAIN ST OKLAHOMA CITY
2726	R014000080	L & P PROPERTIES LLC		PO BOX 1607	OKLAHOMA CITY	OK	73101-1607	ORCHARD PARK ADD	001	000	ORCHARD PARK ADD 001 000 LOTS 5 & 6	1108 W MAIN ST OKLAHOMA CITY
2726	R014000040	HUDSON RONALD R & JOYCE M		9100 HENLEY AVE	OKLAHOMA CITY	OK	73131-4012	ORCHARD PARK ADD	001	000	ORCHARD PARK ADD 001 000 LOTS 1 THRU 4	1100 W MAIN ST OKLAHOMA CITY
2726	R014001050	INDUSTRY PROPERTY & DESIGN LLC		PO BOX 82337	OKLAHOMA CITY	OK	73148-0337	ORCHARD PARK ADD	002	000	ORCHARD PARK ADD 002 000 LOTS 24 THRU 27 PLUS E10FT OF VACATED ALLEY ADJ ON W	1131 W SHERIDAN AVE OKLAHOMA CITY
2726	R014001000	INDUSTRY PROPERTY & DESIGN LLC		PO BOX 82337	OKLAHOMA CITY	OK	73148	ORCHARD PARK ADD	002	000	ORCHARD PARK ADD 002 000 S8.81FT OF LOT 17 & LOTS 18 THRU 23 PLUS W10FT OF VACATED ALLEY ADJ ON E	1141 W SHERIDAN AVE OKLAHOMA CITY
2726	R014000990	18 N KLEIN LLC		216 NW 20TH ST	OKLAHOMA CITY	OK	73103-1915	ORCHARD PARK ADD	002	000	ORCHARD PARK ADD 002 000 LOTS 13 THRU 16 & N16.19FT OF LOT 17	18 N KLEIN AVE OKLAHOMA CITY

OWNERSHIP REPORT
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2726	R014001120	L & P PROPERTIES LLC		PO BOX 1607	OKLAHOMA CITY	OK	73101- 1607	ORCHARD PARK ADD	002	000	ORCHARD PARK ADD 002 000 LOTS 28 THRU 34	15 N CLEGERN AVE OKLAHOMA CITY
2726	R014000760	L & P PROPERTIES LL C		PO BOX 1607	OKLAHOMA CITY	OK	73101- 1607	ORCHARD PARK ADD		000	ORCHARD PARK ADD 002 000 LOTS 1 2 & 3	23 N CLEGERN AVE OKLAHOMA CITY
2726	R014000840	UPWARD TRANSITIONS INC		1134 W MAIN ST	OKLAHOMA CITY	OK	73106- 7847	ORCHARD PARK ADD	002	000	ORCHARD PARK ADD 002 000 LOTS 4 THRU 7	1134 W MAIN ST OKLAHOMA CITY
2726	R014000880	UPWARD TRANSITIONS INC		1134 W MAIN ST	OKLAHOMA CITY	OK	73106- 7847	ORCHARD PARK ADD	002	000	ORCHARD PARK ADD 002 000 LOTS 8 & 9	1138 W MAIN ST OKLAHOMA CITY
2726	R014000980	C & N LEASING INC		1212 W MAIN ST	OKLAHOMA CITY	OK	73106- 7803	ORCHARD PARK ADD	002	000	ORCHARD PARK ADD 002 000 LOTS 10 THRU 12	1144 W MAIN ST
2726	R014000990	18 N KLEIN LLC		216 NW 20TH ST	OKLAHOMA CITY	OK	73103- 1915	ORCHARD PARK ADD	002	000	ORCHARD PARK ADD 002 000 LOTS 13 THRU 16 & N16.19FT OF LOT 17	18 N KLEIN AVE OKLAHOMA CITY
2726	R014001680	MALLARD MORGAN JR TRS	AMALA REVOCABLE LIVING TRUST	4333 NW 57TH ST	OKLAHOMA CITY	OK	73112- 1509	ORCHARD PARK ADD	003	000	ORCHARD PARK ADD 003 000 S2 LT 20 & N2 LT 21 & E2 S2 OF LT 21 & E2 OF LTS 22 & 23	1215 W SHERIDAN AVE OKLAHOMA CITY
2726	R014001560	MALLARD MORGAN JR TRS	AMALA REVOCABLE LIVING TRUST	4333 NW 57TH ST	OKLAHOMA CITY	OK	73112- 1509	ORCHARD PARK ADD	003	000	ORCHARD PARK ADD 003 000 LOT 19 & N2 OF LT 20	10 N ELLISON AVE OKLAHOMA CITY
2726	R014001520	MALLARD MORGAN JR TRS	AMALA REVOCABLE LIVING TRUST	4333 NW 57TH ST	OKLAHOMA CITY	OK	73112- 1509	ORCHARD PARK ADD	003	000	ORCHARD PARK ADD 003 000 LOTS 17 & 18	14 N ELLISON AVE OKLAHOMA CITY
2726	R014001480	BADGER PROPERTIES LLC		PO BOX 6415	EDMOND	OK	73083- 6415	ORCHARD PARK ADD	003	000	ORCHARD PARK ADD 003 000 LOTS 13 THRU 16	16 N ELLISON AVE OKLAHOMA CITY
2726	R014001840	THE CITY OF OKLAHOMA CITY		200 N WALKER AVE	OKLAHOMA CITY	OK	73102	ORCHARD PARK ADD	003	000	ORCHARD PARK ADD BLK 003 LOTS 24 THRU 34	19 N KLEIN AVE OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2829792-OK99

DATE PREPARED: AUGUST 14, 2023
EFFECTIVE DATE: AUGUST 8, 2023 AT 7:30 AM

2726	R014001320	C & N LEASING INC		1212 W MAIN ST	OKLAHOMA CITY	OK	73106- 7803	ORCHARD PARK ADD	003	000	ORCHARD PARK ADD 003 000 LOTS 5 THRU 12	1212 W MAIN ST OKLAHOMA CITY
2726	R014001280	C & N LEASING INC		1212 W MAIN ST	OKLAHOMA CITY	OK	73106- 7803	ORCHARD PARK ADD	003	000	ORCHARD PARK ADD 003 000 LOTS 3 & 4	1204 W MAIN ST OKLAHOMA CITY
2726	R014001240	EDWARDS GAYLE L		1200 W MAIN ST	OKLAHOMA CITY	OK	73106- 7803	ORCHARD PARK ADD	003	000	ORCHARD PARK ADD 003 000 LOTS 1 & 2	1200 W MAIN ST OKLAHOMA CITY
2726	R014969200	HAGAR RESTAURANT EQUIPMENT	SERVICE INC	6200 NW 2ND ST	OKLAHOMA CITY	OK	73127- 6520	PARKER & COLCORD ADD	015	000	PARKER & COLCORD ADD 015 000 LOTS 39 & 40	1219 W MAIN ST OKLAHOMA CITY
2726	R014969205	MONROE KEITH E		2328 NW 55TH ST	OKLAHOMA CITY	OK	73112- 7719	PARKER & COLCORD ADD	015	000	PARKER & COLCORD ADD 015 000 LOTS 41 & 42	1213 W MAIN ST OKLAHOMA CITY
2726	R014969214	MONROE KEITH E		2328 NW 55TH ST	OKLAHOMA CITY	OK	73112- 7719	PARKER & COLCORD ADD	015	000	PARKER & COLCORD ADD 015 000 LOT 43 & W10FT OF LT 44	1209 W MAIN ST OKLAHOMA CITY
2726	R014969248	MCMICHAEL MARK A TRS	MCMICHAEL WILLIAM J LIV TRUST	1549 SE 29TH ST	OKLAHOMA CITY	OK	73129	PARKER & COLCORD ADD	015	000	PARKER & COLCORD ADD 015 000 E15FT LOT 44 & ALL LOTS 45 THRU 48	1201 W MAIN ST OKLAHOMA CITY
2726	R014969656	FES SAISS PROPERTIES LLC		4301 AVALON CT	OKLAHOMA CITY	OK	73120	PARKER & COLCORD ADD	016	000	PARKER & COLCORD ADD BLK 016 LOT 000 LOTS 25 THRU 28	116 N KLEIN AVE OKLAHOMA CITY
2726	R014969760	FES SAISS PROPERTIES LLC		4301 AVALON CT	OKLAHOMA CITY	OK	73120	PARKER & COLCORD ADD	016	000	PARKER & COLCORD ADD 016 000 LOTS 29 THRU 32	UNKNOWN
2726	R014969792	HIMES DONALD RAY & JENNIE LORENE TRS	WATSON CARRIE RAE TRS HIMES JENNIE & DONALD LIV TRUST	5808 COMANC HE CT	WARR ACRES	OK	73132	PARKER & COLCORD ADD	016	000	PARKER & COLCORD ADD 016 000 LOTS 33 THRU 41	1127 W MAIN ST OKLAHOMA CITY
2726	R014969920	TARVER MARK ALLEN TRS	TARVER MARK A REV TRUST	1111 W MAIN ST	OKLAHOMA CITY	OK	73106- 7826	PARKER & COLCORD ADD	016	000	PARKER & COLCORD ADD 016 000 LOTS 42 & 43	1111 W MAIN ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2829792-OK99

DATE PREPARED: AUGUST 14, 2023
EFFECTIVE DATE: AUGUST 8, 2023 AT 7:30 AM

2726	R014969928	HUDSON RONALD R & JOYCE M		9100 HENLEY AVE	OKLAHOMA CITY	OK	73131- 4012	PARKER & COLCORD ADD	016	000	PARKER & COLCORD ADD 016 000 LOTS 44 & 45	1107 W MAIN ST OKLAHOMA CITY
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Petition for Easement Closure

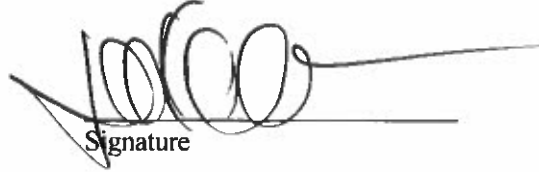
The undersigned do hereby request that a public way, existing within the City limits of Oklahoma City, be closed.

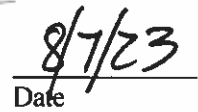
The public way is located as described by;

Exhibit A – Legal Description Attached

1.) 1144 W Main Street

C&N Leasing, Inc.
1212 W Main St.
Oklahoma City, OK 73106


Signature


Date

LEGAL DESCRIPTION

18 N. Klein Avenue
Alley Vacation
August 11, 2023

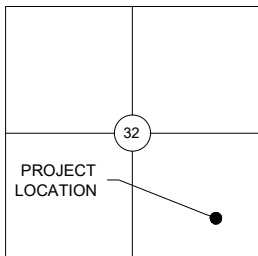
A tract of land being a part of the SE/4 of Section Thirty-Two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

All of the East/West 15' Alley in Block 2, as shown on the plat Orchard Park recorded in Book PL2, Page 43.

R 3 W
N.W. 10th ST.

W. MAIN STREET

N. PENNSYLVANIA AVE.



RENO AVE.
LOCATION MAP
SCALE: 1"=2000'

N. WESTERN AVE.

12
12

12 11 10 9 8 7 6 5 4 3 2 1

ORCHARD PARK ADDITION
BK. 2 PLATS, PG. 43

15'

ALLEY

N. KLEIN AVENUE (PLATTED RUSSELL AVE.)

13

14

15

16

17

18

19

20

21

22

23

34

33

32

31

30

29

28

27

26

25

24

BLOCK 2

ALLEY

N. CLEGERN AVENUE

W. SHERIDAN AVENUE (PLATTED GRAND AVE.)

ACAD FILE: H:\5531\Exhibit\Alley Abandonment -EastWest.dwg, 8/11/2023 9:58 AM, Matt Johnson
XREFS LOADED: 5531-bdy.dwg

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Proj. No.: 5531
Date: 8-11-23
Scale: 1"=60'

18 N. KLEIN AVENUE
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALLEY VACATION



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •

June 29, 2023

City of Oklahoma City
Development Services Department
420 W. Main St., 9th Floor
Oklahoma City, OK 73104

Attention: Ms. Sarah Welch

RE: 18 N Klein Avenue: Public Way Closure Submittal

Dear Ms. Welch:

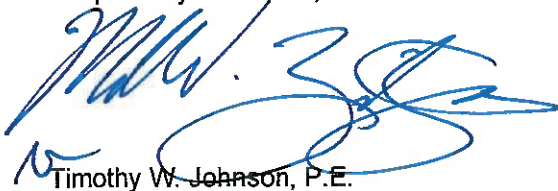
On behalf of the property owner, 18 N Klein, LLC, we are submitting a request for a public way closure application to be reviewed and recommended for approval by the Planning Commission. The proposed closure is located at 18 N Klein Avenue in central Oklahoma City. This requested closure includes a portion of the unimproved alley. The applicant will provide a dedicated easement to the City of Oklahoma City for the existing sanitary sewer line within the proposed alley closure. This closure is requested to allow the abutting property owner to the west the ability to utilize the alley for the existing businesses.

Please find attached the following submittal documents for the above referenced project:

- Application for Closing a Public Way or Easement
- Letter of Authorization
- Deed
- Legal Description
- 300-foot Radius Ownership List
- Petition of Request
- Exhibit
- Filing Fee of \$1,500.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **August 10, 2023**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates
[5531 001 / PER]

**18 N Klein LLC
216 NW 20th Street
Oklahoma City, OK 73103
PH: (405)620-3883**

June 23, 2023

City of Oklahoma City
Planning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

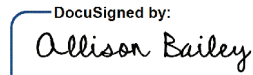
Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Closure application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

DocuSigned by:

391F26F325694AC...

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:5531 001/PER

Petition for Easement Closure

The undersigned do hereby request that a public way, existing within the City limits of Oklahoma City, be closed.

The public way is located as described by;

Exhibit A – Legal Description Attached

1.) 18 N Klein Ave

18 N Klein LLC
216 NW 20th Street
Oklahoma City, OK 73103

DocuSigned by:
Allison Bailey
391F26F325694AC...
Signature

6/26/2023

Date

Petition for Easement Closure

The undersigned do hereby request that a public way, existing within the City limits of Oklahoma City, be closed.

The public way is located as described by;

Exhibit A – Legal Description Attached

1.) 15 N Clegern Ave; 19 N Clegern Ave

L & P Properties, LLC
PO Box 1607
Oklahoma City, OK 73101

DocuSigned by:
Mike Joseph
549615837E4243E...
Signature

7/5/2023


Date

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF Oklahoma) SS.

This instrument was acknowledged before me this 18th day of November, 2011, by Craig Brown as Manager of Second Street, L.L.C., an Oklahoma limited liability company.





Mary C. Gardner, Notary Public

My Commission No:
00008945
My Commission Expires:
May 26, 2012

LEGAL DESCRIPTION

18 N. Klein Avenue
Partial Alley Vacation
June 15, 2023

A tract of land being a part of the SE/4 of Section Thirty-Two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

All of the North/South 20' Alley lying between Lots 13 through 16, Lots 31 through 34, the North 16.19 feet of Lot 17, and the North 16.19 feet of Lot 30 of Block 2, as shown on the plat Orchard Park recorded in Book PL2, Page 43.