



The City of Oklahoma City
Development Services 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

Western 26, LLC

Name of Applicant

1125-1133 NW 26th ST.

Address / Location of Property

ROW closure.

Purpose Statement / Development Goal

Staff Use Only:

1117

Case No.: CE -

File Date: 11-30-23

Ward No.: W2

Nbhd. Assoc.: Epworth NA

School District: OKC

Extg Zoning: SPUD-1176 / NB

Overlay: UD

Residential development.

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 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.) 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

Kaitlyn Turner

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

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

Legal Description

Building Easement

November 30, 2023

A tract of land in the Southeast Quarter of Section 20, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being a portion of Lots Seven through Twelve (7-12) of ANDERSON'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat, and being more particularly described as follows:

BEGINNING at the Southwest Corner of Lot 7 of ANDERSON'S ADDITION;

THENCE North $89^{\circ}49'21''$ East, along the South line of ANDERSON'S ADDITION, a distance of 150.00 feet to the Southeast corner of Lot 12;

THENCE South $00^{\circ}00'31''$ West, on an extension of the East line of Lot 12, a distance of 1.50 feet;

THENCE South $89^{\circ}49'21''$ West, parallel with the South line of ANDERSON'S ADDITION, a distance of 150.00 feet;

THENCE North $00^{\circ}00'31''$ East, on an extension of the West line of Lot 7, a distance of 1.50 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 225 square feet or 0.0052 acres, more or less.

The bearing of South $89^{\circ}49'21''$ West as shown on the South line of ANDERSON'S ADDITION was used as the basis of bearing for this survey.

Prepared by:
Mark Deal & Associates, P.C.
Shaun Christopher Axton, PLS 1494

2022042101061057 B: 15130 P: 1446
04/21/2022 12:45:48 PM Pgs: 1
Fee: \$18.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



QUIT CLAIM DEED

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2200391
American Security Title Insurance Company

THIS INDENTURE, made this 18th day of April, 2022 between Omega Investments, LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, and Western 26 LLC, a part* of the second part, **Witnesseth**, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all its right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to wit:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) in ANDERSON'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 051051650, 051051375, and 051051100

Grantee's Mailing Address:

1702 N. Shartel, Suite C OKC OK 73103

DOCUMENTARY STAMPS NOT REQUIRED SECTION 3202 NO. 4

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party of the second part, * heirs and assigns forever, so that neither the said party of the first part, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Manager this 18th day of April, 2022

Omega Investments, LLC

BY:

Nathan Phuc Cao, Manager

2200391

CORPORATE OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

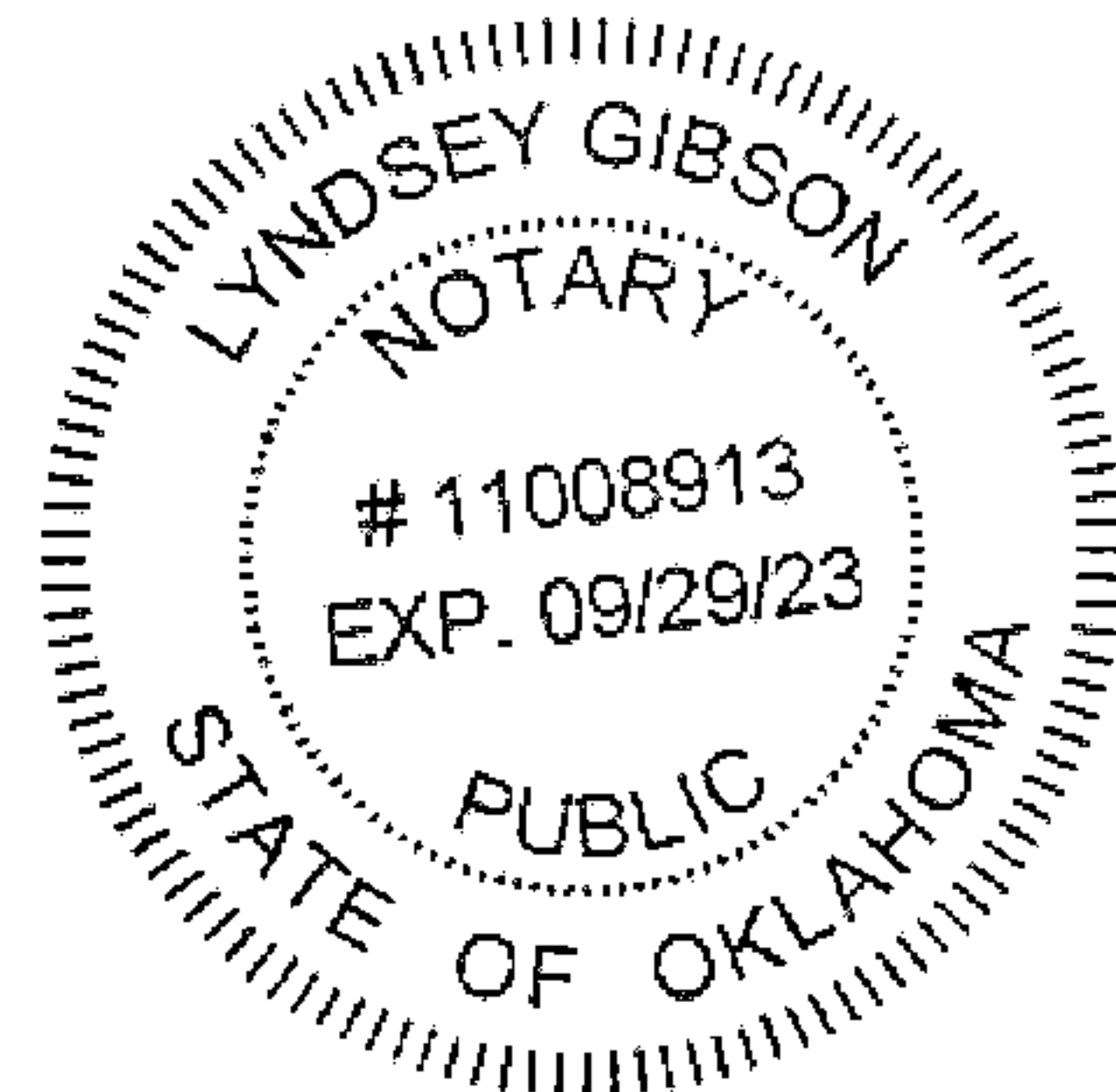
Before me, the undersigned, a Notary Public in and for said County and State on this 18th day of April, 2022, personally appeared, Nathan Phuc Cao to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of of such entity for the uses and purposes therein set forth.

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

Commission Expires:

RETURN TO:

Oklahoma City Abstract & Title Co.
9211 Lake Hefner Parkway, Suite 100
Oklahoma City, OK 73120



LETTER OF AUTHORIZATION

Nathan Cao, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____

1133 NW 26th Ave. DK 73109

By: _____



Western 26 LLC

Title: _____

Owner

Date: _____

10/24/2023

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 (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: November 30, 2023 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2846612-OK99

Legal Description

Building Easement

November 30, 2023

A tract of land in the Southeast Quarter of Section 20, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being a portion of Lots Seven through Twelve (7-12) of ANDERSON'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat, and being more particularly described as follows:

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THENCE North 00°00'31" East, on an extension of the West line of Lot 7, a distance of 1.50 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 225 square feet or 0.0052 acres, more or less.

The bearing of South 89°49'21" West as shown on the South line of ANDERSON'S ADDITION was used as the basis of bearing for this survey.

Prepared by:
Mark Deal & Associates, P.C.
Shaun Christopher Axton, PLS 1494

OWNERSHIP REPORT
ORDER 2846612-OK99

DATE PREPARED: DECEMBER 5, 2023
EFFECTIVE DATE: NOVEMBER 30, 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
2678	R051051100	WESTERN 26 LLC		1702 N SHARTEL, Unit C	OKLAHOMA CITY	OK	73103	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 LOTS 7 & 8	1131 NW 26TH ST OKLAHOMA CITY
2678	R051051375	WESTERN 26 LLC		1702 N SHARTEL, Unit C	OKLAHOMA CITY	OK	73103	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
2678	R051051650	WESTERN 26 LLC		1702 N SHARTEL, Unit C	OKLAHOMA CITY	OK	73103	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 LOTS 11 & 12	1125 NW 26TH ST OKLAHOMA CITY
2678	R051050275	CAO NGUYEN INC		2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 S103FT LOTS 1 & 2	1145 NW 26TH ST OKLAHOMA CITY
2678	R051050270	TRUONG CINDY H		1210 N MARKWELL AVE	OKLAHOMA CITY	OK	73127	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 N37FT LOTS 1 & 2	
2678	R051050550	BAO ANH	VINH DO	1133 SW 51ST ST	OKLAHOMA CITY	OK	73109	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 LOTS 3 & 4	1139 NW 26TH ST OKLAHOMA CITY
2678	R051050825	QU JINGJING		6301 NW 153RD ST	EDMOND	OK	73013	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 LOTS 5 & 6	1137 NW 26TH ST OKLAHOMA CITY
2678	R051051925	CAO NGUYEN INC		2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 LOTS 13 & 14	1121 NW 26TH ST OKLAHOMA CITY
2678	R051052200	DALLEN REBECCA A		1117 NW 26TH ST	OKLAHOMA CITY	OK	73106-5401	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 LOTS 15 & 16	1117 NW 26TH ST OKLAHOMA CITY
2678	R051052750	KENNEDY BRIGID F		1916 NW 56TH ST	OKLAHOMA CITY	OK	73118-6610	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 LOTS 17 18 19 & W10FT OF LOT 20	1107 NW 26TH ST OKLAHOMA CITY
2678	R051053025	WESTERN GARDENS LLC		6305 WATERFORD BLVD STE 480	OKLAHOMA CITY	OK	73118	ANDERSONS SUB ADD	000	000	ANDERSONS SUB ADD 000 000 E15FT LOT 20 & ALL LOTS 21 22 & 23	2701 N WESTERN AVE OKLAHOMA CITY
2678	R051109160	TIMONLICICA 2 LLC		1231 SW 89TH ST	OKLAHOMA CITY	OK	73139-9101	EDGECOURT SUB ADD	003	000	EDGECOURT SUB ADD 003 000 LOT 10 & PT OF LOT 11 BEG AT SW/C LT 11 TH N28FT E6FT S28FT W6FT TO BEG	1108 NW 27TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2846612-OK99

DATE PREPARED: DECEMBER 5, 2023
EFFECTIVE DATE: NOVEMBER 30, 2023 AT 7:30 AM

2678	R051109170	JUDAH RENTALS LLC		1200 N SHARTEL AVE STE 1100	OKLAHOMA CITY	OK	73103	EDGECOURT SUB ADD	003	000	EDGECOURT SUB ADD 003 000 LOT 11 EX BEG AT SW/C LT 11 TH N28FT E6FT S28FT W6FT TO BEG PLUS S147.7FT OF E50FT BLK 25 EPWORTH VIEW	1100 NW 27TH ST OKLAHOMA CITY
2678	R051109070	VY JIMMY SON		1144 NW 27TH ST	OKLAHOMA CITY	OK	73106-5406	EDGECOURT SUB ADD	003	001	EDGECOURT SUB ADD 003 001	1144 NW 27TH ST OKLAHOMA CITY
2678	R051109080	MJNA 1140 SERIES LLC		9702 HICKORY ST	FRISCO	TX	75035	EDGECOURT SUB ADD	003	002	EDGECOURT SUB ADD 003 002	1140 NW 27TH ST OKLAHOMA CITY
2678	R051109090	COLEY JOHN ROSS II TRS	COLEY JOHN ROSS II REV TRUST	1138 NW 27TH ST	OKLAHOMA CITY	OK	73106-5406	EDGECOURT SUB ADD	003	003	EDGECOURT SUB ADD 003 003	1138 NW 27TH ST OKLAHOMA CITY
2678	R051109100	NGUYEN NGUYEN TUAN & LINH THI HO	NGUYEN HAO VAN & HUONG L TRAN	1134 NW 27TH ST	OKLAHOMA CITY	OK	73106-5406	EDGECOURT SUB ADD	003	004	EDGECOURT SUB ADD 003 004	1134 NW 27TH ST OKLAHOMA CITY
2678	R051109110	TRAN GIANG VAN	HOANG HOA THI	1128 NW 27TH ST	OKLAHOMA CITY	OK	73106-5406	EDGECOURT SUB ADD	003	005	EDGECOURT SUB ADD 003 005	1128 NW 27TH ST OKLAHOMA CITY
2678	R051109120	KING CHARLES R & KATHLEEN M TRS	KINGS FAMILY TRUST	2032 PELHAM DR	NORMAN	OK	73071	EDGECOURT SUB ADD	003	006	EDGECOURT SUB ADD 003 006	1124 NW 27TH ST OKLAHOMA CITY
2678	R051109130	TRIPLE H INVESTMENTS LLC		PO BOX 18736	OKLAHOMA CITY	OK	73154	EDGECOURT SUB ADD	003	007	EDGECOURT SUB ADD 003 007	1120 NW 27TH ST OKLAHOMA CITY
2678	R051109140	LAND SHARK INVESTMENTS LLC		25 SOUTHCLIFF	NORMAN	OK	73072-9727	EDGECOURT SUB ADD	003	008	EDGECOURT SUB ADD 003 008	1116 NW 27TH ST OKLAHOMA CITY
2678	R051109150	CHOW VAN N		4901 LARISSA LN	OKLAHOMA CITY	OK	73112	EDGECOURT SUB ADD	003	009	EDGECOURT SUB ADD 003 009	1112 NW 27TH ST OKLAHOMA CITY
2678	R050059600	NGUYEN NHO VAN		1200 NW 27TH ST	OKLAHOMA CITY	OK	73106	EPWORTH VIEW ADD	018	000	EPWORTH VIEW ADD 018 000 LOTS 17 & 18	1200 NW 27TH ST OKLAHOMA CITY
2678	R050350500	CAO NGUYEN INC		2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639	LAWNDALE ADDITION	001	000	LAWNDALE ADDITION 001 000 LOTS 4 & 5	1207 NW 26TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2846612-OK99

DATE PREPARED: DECEMBER 5, 2023
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2678	R050350250	CAO NGUYEN INC		2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639	LAWNDALE ADDITION	001	000	LAWNDALE ADDITION 001 000 LOTS 1 THRU 3	1201 NW 26TH ST OKLAHOMA CITY
2678	R050352900	CAD HOLDINGS LLC		1004 NW 139TH STREET PKWY	EDMOND	OK	73013	LAWNDALE ADDITION	002	000	LAWNDALE ADDITION 002 000 LOTS 1 & 2	1200 NW 26TH ST OKLAHOMA CITY
2678	R050353150	CAD HOLDINGS LLC		1004 NW 139TH STREET PKWY	EDMOND	OK	73013	LAWNDALE ADDITION	002	003	LAWNDALE ADDITION 002 003	1204 NW 26TH ST OKLAHOMA CITY
2678	R050956650	CAO NGUYEN INC		2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639	WAHLS ADD SUB	024	000	WAHLS ADD SUB 024 000 LOTS 27 & 28	0 UNKNOWN OKLAHOMA CITY
2678	R050952440	CAO NGUYEN INC		2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639	WAHLS ADD SUB	024	000	WAHLS ADD SUB 024 000 LOTS 1 THRU 20 & LOTS 29 THRU 46	2668 N MILITARY AVE OKLAHOMA CITY
2678	R050955600	CAO NGUYEN INC		2668 N MILITARY AVE	OKLAHOMA CITY	OK	73106-5639	WAHLS ADD SUB	024	000	WAHLS ADD SUB 024 000 LOTS 21 & 22	1104 NW 26TH ST OKLAHOMA CITY
2678	R050955950	FIRST PRESBYTERIAN CHURCH		1001 NW 25TH ST STE 206	OKLAHOMA CITY	OK	73106-5666	WAHLS ADD SUB	024	023	WAHLS ADD SUB 024 023 EXEMPT	0 UNKNOWN OKLAHOMA CITY

Petition for Right-of-Way Closure

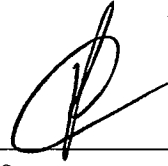
The undersigned do hereby request that a portion of a right-of-way ("ROW") existing within the City limits of Oklahoma City, Oklahoma, be closed. The ROW is located as described by:

See attached Exhibit "A": Legal Description

Western 26, LLC
1702 N. Shartel, Unit C
Oklahoma City, OK 73103
[Phone #]
[Email]

1125-1131 NW 26th St.
Oklahoma City, OK 73106

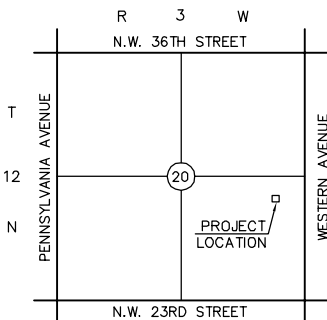
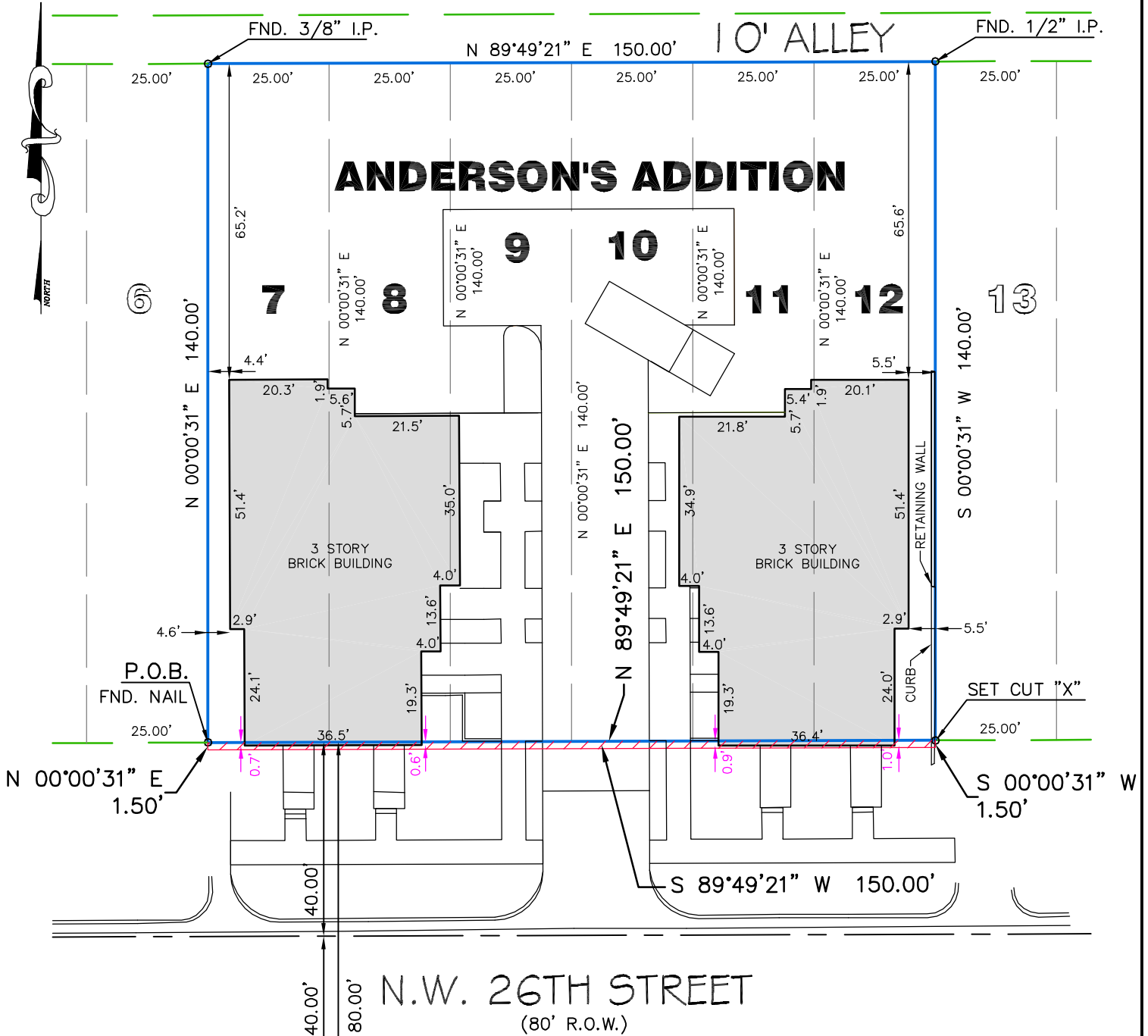
Signature



Date

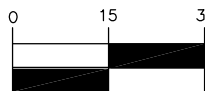
10-31-2023

ANDERSON'S ADDITION



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SHEET 1 OF 2

1133 N.W. 26th Street Building Easement Exhibit

PO BOX 6578 - Norman, OK 73070
405.681.3325 Phone & Fax - shaun@pls.net
Certificate of Authorization No. 3045 - Expires June 30, 2025
All rights reserved under copyright.

Project No: 3338 Date: 11/9/23 Scale: 1"=30'
Drawn By: MWH Party Chief: JDR Revisions:
DWG File: 3338.dwg FB/Data File: 3338stakingpoints-11_9_23.txt



Certificate of Survey

November 9, 2023

I, Shaun Christopher Axton, a Registered Professional Land Surveyor, do hereby certify that, as of the date set forth above that I or others under my direct supervision, have made a careful survey of:

Lots Seven through Twelve (7-12), ANDERSON'S ADDITION, Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said tract of land contains an area of 21,000 square feet or 0.4820 acres, more or less.

I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.


Shaun Christopher Axton, P.L.S. 1494
11/30/23
Date



Legal Description

Building Easement
November 30, 2023

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Said tract of land contains an area of 225 square feet or 0.0052 acres, more or less.

Notes:

1. The bearing of South 89°49'21" West as shown on the South line of ANDERSON'S ADDITION was used as the basis of bearing for this survey.
2. The pavement shown hereon was taken from the site plan and has not been field verified, but is shown hereon for reference purposes only.

1133 N.W. 26th Street
Building Easement Exhibit

PO BOX 6578 - Norman, OK 73070
405.681.3325 Phone & Fax - shaun@pls.net
Certificate of Authorization No. 3045 - Expires June 30, 2025
All rights reserved under copyright.

Project No: 3338 Date: 11/9/23 Scale: 1"=30'
Drawn By: MWH Party Chief: JDR Revisions:
DWG File: 3338.dwg FB/Data File: 3338stakingpoints-11_9_23.txt

