



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

Beacon Leasing LLC

Name of Applicant

7624 and 7629 Wildflower Way

Address / Location of Property

close portions of existing utility easements

Purpose Statement / Development Goal

Staff Use Only:	1138
Case No.: CE	
File Date:	1-30-25
Ward No.:	W3
Nbhd. Assoc.:	----
School District:	Western Heights
Extg Zoning:	R-2
Overlay:	

duplex residences

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):

W & W Homes & Construction, LLC

Name

PO Box 104

Mailing Address

Wheatland, OK 73097

City, State, Zip Code

(405) 830-3777

Phone

jwhisner21@yahoo.com

Email

Signature of Applicant

Beacon Leasing, LLC

Applicant's Name (please print)

4800 W. Point Blvd.

Applicant's Mailing Address

OKC, OK 73179

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.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.



4040 N. TULSA  
Oklahoma City, OK 73112  
*Commercial*  
*#14159719*

**WARRANTY DEED**  
(STATUTORY FORM - INDIVIDUAL)



20140701015845740  
07/01/2014 02:15:16 PM  
Bk: RE12573 Pg: 257 Pgs: 2 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

That **JOHN A. SHIPLEY**, a single person, party(IES) of the first part, in consideration of the sum of **TEN AND NO/100** dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **BEACON LEASING, LLC**, party(IES) of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

See Attached Legal Description

**LESS AND EXCEPT** any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

**RETURN TO:**  
**BEACON LEASING, LLC**  
4800 W. POINT BLVD  
OKLAHOMA CITY, OK. 73179

**TAXES TO:**  
**BEACON LEASING, LLC**  
4800 W. POINT BLVD  
OKLAHOMA CITY, OK. 73179

together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said party(IES) of the second part, his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **27th** day of **June**, 2014.

JOHN A. SHIPLEY

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on this **27th** day of **June**, 2014, by **JOHN A. SHIPLEY**.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

File # **14159719**

EXHIBIT "A"

Part of the Northeast Quarter (NE/4) of Section THIRTY-ONE (31), Township ELEVEN (11) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING 560 feet West of the NE/corner NE/4 Section 31; thence South  $0^{\circ}24'15''$  East a distance of 781.70 feet; thence West 568 feet; thence South  $0^{\circ}24'15''$  East a distance of 15 feet; thence North  $59^{\circ}34'35''$  West 636.01 feet to a point on the East right-of-way of SL & SF Railroad; thence North  $30^{\circ}25'25''$  East on the East railroad right-of-way a distance of 550.40 feet to a point on the North line of said NE/4 Section 31; thence East 832.10 feet to a Point of Beginning, LESS a parcel Beginning 560 feet West of Northeast corner of said Northeast Quarter Section 31; thence South  $0^{\circ}24'15''$  East a distance of 781.70 feet; thence West a distance of 200.00 feet; thence North  $0^{\circ}24'15''$  West a distance of 781.70 feet; thence East a distance of 200.00 feet to the Point or Place of Beginning, AND LESS a parcel Beginning 760 feet West of Northeast corner of said Northeast Quarter Section 31; thence South  $0^{\circ}24'15''$  East a distance of 781.70 feet; thence West a distance of 278.68 feet; thence North  $0^{\circ}24'15''$  West a distance of 781.70 feet; thence East a distance of 278.68 feet to the Point or Place of Beginning.

20140701010849740  
Filing Fee \$15.00  
Doc. Stamps \$418.50  
07/01/2014 02:15:16 PM  
DEED



LEGAL DESCRIPTION

OWNERSHIP LIST EXHIBIT

All of Lots 16 and 17, Block 1, Redbud Villas, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



January 30, 2025

**To: Subdivision & Zoning**  
**9<sup>th</sup> Floor, 420 W. Main**  
**OKC**  
**(405) 297-2623**

**From: Terri Massey**  
[tmasssey@gc-okc.com](mailto:tmasssey@gc-okc.com)  
**405-265-0641 x 109**

## **TRANSMITTAL LETTER**

**Via: E-Mail, [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)**

**Re: Easement Closing Application for Redbud Villas, Lots 16 & 17, Block 1**

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### **Attachments:**

- 1 copy of easement closure application
  - 1 copy of legal descriptions of portions of utility easements to be closed w/exhibits
  - 1 copy of deed
  - 1 copy of ownership list
  - 1 copy of petition of request
  - 1 copy each of as-built surveys for Lots 16 & 17
- 

**Comments:** Please accept the attached easement closing application along with the supporting documents for placement on the March 13, 2025, Planning Commission docket. The filing fee of \$1500 will be remitted once the invoice with case number is provided. The legal descriptions in Word Format are also included along with the ownership list in Excel Format. Feel free to contact Mark Grubbs or me if you have any questions.

Thanks!

*tmasssey*

# CERTIFICATE OF BONDED ABTRACTOR

(1,100 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 1,100 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 (7 ), both inclusive.

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

Dated: January 2, 2025 at 7:30 AM

First American Title Insurance Company

By: Steve Jakowski

Steven Jakowski  
 Abstractor License No. 4192  
 OAB Certificate of Authority # 0049  
 File No. 2911580-OK99

OWNERSHIP REPORT  
ORDER 2911580-OK99

DATE PREPARED: JANUARY 14, 2025  
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1921	R219431150	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	16	REDBUD VILLAS BLK 001 LOT 016 (PART OF SUBJECT PROPERTY)	7629 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431160	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	17	REDBUD VILLAS BLK 001 LOT 017 (PART OF SUBJECT PROPERTY)	7624 WILDFLOWER WAY OKLAHOMA CITY
1918	R141423070	RAJA EJAZ		8001 SW 74TH ST	OKLAHOMA CITY	OK	73169-2201	UNPLTD PT SEC 30 11N 4W	0	0	UNPLTD PT SE4 SEC 30 11N 4W BEG 375.5FT N & 9.6FT W OF SE/C SE4 TH SWLY ALONG CENTER OF HWY ON CURVE TO RIGHT 502.98FT TH SWLY164.07FT N526.43FT E162.32FT S192FT E320.94FT TO BEG OR TRS 9 & 14	8001 SW 74TH ST OKLAHOMA CITY
1918	R141423090	STREETER ENTERPRISES INC		PO BOX 371	MUSTANG	OK	73064	UNPLTD PT SEC 30 11N 4W	0	0	UNPLTD PT SEC 30 11N 4W 000 000 PT OF SE4 SEC 30 11N 4W BEG 509FT N OF SE/C OF SE4 TH W330FT S133.5FT E320.94FT TO CENTER H/W 41 NELY 91.87FT N42FT TO BEG OR TR 7	7401 S COUNCIL RD OKLAHOMA CITY
1918	R141424040	ANDREWS KENNETH & SHEILA		6208 BENT WOOD DR	OKLAHOMA CITY	OK	73169-6213	UNPLTD PT SEC 30 11N 4W	0	0	UNPLTD PT OF SE4 SEC 30 11N 4W BEG 1071.53FT W OF SE/C OF SE4 TH N547FT W2.5FT TO E LINE RR R/W SWLY ALONG R/W TO S LINE OF SE4 TH E321.97FT TO BEG OR TRS 10 & 13	8131 SW 74TH ST OKLAHOMA CITY
1918	R141425025	JONES ELVIN D		907 N LEROY DR	OKLAHOMA CITY	OK	73127-5521	UNPLTD PT SEC 30 11N 4W	0	0	UNPLTD PT SEC 30 11N 4W 000 000 PT SE4 SEC 30 11N 4W BEG 691FT N OF SE/C SE4 TH N173FT W620FT NW232.5FT SWLY482.78FT E564.03FT N94FT E510FT TO BEG SUBJTO ESMTS OF RECORD	7225 S COUNCIL RD OKLAHOMA CITY
1918	R141425060	PHARES ROYCE D		8003 SW 74TH ST	OKLAHOMA CITY	OK	73169-2201	UNPLTD PT SEC 30 11N 4W	0	0	UNPLTD PT SEC 30 11N 4W 000 000 PT SE4 SEC 30 11N 4W BEG 492.72FT W OF SE/C OF SE4 TH N547FT W262.71FT S547FT E TO BEG EX S50FT FOR ROAD KNOWN AS TR 18	8003 SW 74TH ST OKLAHOMA CITY



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1918	R141425080	STILES MARY F		PO BOX 368	WHEATLAND	OK	73097-0368	UNPLTD PT SEC 30 11N 4W	0	0	UNPLTD PT SEC 30 11N 4W 000 000 PT OF SE4 SEC 30 11N 4W BEG 755.03FT W OF SE/C OF SE4 TH N547FT W316.5FT S547FT E316.5FT TO POINT OF BEG SD TR CONT 4ACRS MORE OR LESS EX S50FT FOR RD PURPOSES	8127 SW 74TH ST OKLAHOMA CITY
1918	R168654230	DHD CORP		PO BOX 18114	OKLAHOMA CITY	OK	73154-0114	MUSTANG TOWNSHIP	0	0	MUSTANG TOWNSHIP PT SE4 SEC 30 11N 4W BEG 1510.80FT W OF SE/C SE4 TH W778.14FT N245.13FT E79.86FT NE182.51FT NW278.20FT N235.61FT NE410.43FT E1070.48FT SE100FT SW428.81FT NW40FT SW400FT SE40.01FT SW545.96FT TO BEG CONT 28.74ACRS MORE OR LESS	UNKNOWN
1921	R141431020	ROHLMEIER FAMILY REVOCABLE TRUST		13801 N PIEDMONT RD	PIEDMONT	OK	73078-8801	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT SEC 31 11N 4W 000 000 PT OF NE4 SEC 31 11N 4W BEG 734.7FT S OF NE/C OF NE4 TH W550FT S397FT E550FT N397FT TO BEG KNOWN AS TR 2	7701 S COUNCIL RD OKLAHOMA CITY
1921	R141432000	ROHLMEIER GARY KEITH		13917 N PIEDMONT RD	PIEDMONT	OK	73078-8802	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG AT NE/C NE4 W313.05FT S208.7FT E313.05FT N208.7FT TO BEG KNOWN AS TR 1	0 UNKNOWN OKLAHOMA CITY
1921	R141432005	BARTLEBAUGH JUSTEN W & TINA M		7625 S COUNCIL RD	OKLAHOMA CITY	OK	73169-2403	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG 634.7FT S & 80FT W OF NE/C OF NE4 W233FT S100FT E233.5FT N100FT TO BEG KNOWN AS TR 5 PLUS BEG 734FT S & 40FT W OF NE/C NE4 TH W40FT N100FT E40FT S100FT TO BEG	7625 S COUNCIL RD OKLAHOMA CITY



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1921	R141432050	DRABEK FAMILY 2011 REV TRUST		PO BOX 154	WHEATLAND	OK	73097- 0154	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG 363FT E & 50FT S OF NW/C OF NE4 THE746.14FT E TO RR R/W SWLY ALONG RR R/W 2174.41FT TO W LINE NE4 N1430.01FT E363FT N445FT TO BEG CONT 20.16ACRS MORE OR LESS ALSO KNOWN AS TR 6	8420 SW 74TH ST OKLAHOMA CITY
1921	R141432085	NANCE ROBERT A & RETHA H		PO BOX 405	WHEATLAND	OK	73097- 0405	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG 1327.07FT W OF SE/C OF NE4 TH W1327.02FT N519.97FT NELY 509.33FT SELY 505.19FT E757.22FT N248FT E512.78FT S612.28FT W641.02FT S340FT TO BEG CONT 31.2ACRS MORE OR LESS	0 UNKNOWN UNINCORPORATED
1921	R141432090	DOEPEL ROBERT G & SUSAN T		8017 S COUNCIL RD	OKLAHOMA CITY	OK	73169- 2413	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG 634.96FT N OF SE/C OF NE4 N317.64FT W686.05FT S317.32FT E686.05FT TO BEG CONT 5ACRS MORE OR LESS	8013 S COUNCIL RD OKLAHOMA CITY
1921	R141432098	BALLERINA MOBILE HOME	COUNTRY CLUBS & SALES	3211 S HIGHWAY 69	PICHER	OK	74360- 1145	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG 1131.70FT S & 40FT W OF NE/C NE4 THW40FT S558FT E40FT N558FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1921	R141434270	YES WESTMOOR LLC		5050 S SYRACUSE ST, Unit 1200	DENVER	CO	80237- 3388	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT NE4 SEC 31 11N 4W BEG 1131.7FT S & 80FT W OF NE/C NE4 TH S558FT W1118.83FT S248FT W757.22FT NW505.19FT NE1400FT SE636.01FT N15FT E578FT S350FT E470FT TO BEG SUBJ TO ESMTS OF RECORD	7901 S COUNCIL RD OKLAHOMA CITY
1921	R141434280	FIN STUDIO RENTALS LLC		15411 SW 84TH ST	MUSTANG	OK	73064- 9489	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT NE4 SEC 31 11N 4W BEG 560FT W OF NE/C OF NE4 TH S781.70FT W200FT N781.70FT E200FT TO BEG CONT 3.59ACRS MORE OR LESS	8120 SW 74TH ST OKLAHOMA CITY

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1921	R141434285	FOSTER MIKE		2917 SW 54TH ST	OKLAHOMA CITY	OK	73119	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT NE4 SEC 31 11N 4W BEG 760FT W OF NE/C OF NE4 TH S781.70FT W278.68FT N781.70FT E278.68FT TO BEG CONT 5ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD AKA PT OF TR 8	8130 SW 74TH ST OKLAHOMA CITY
1921	R141434300	ROHLMEIER GARY KEITH		13917 N PIEDMONT RD	PIEDMONT	OK	73078- 8802	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG 314.5FT W NE/C NE4 TH W245.5FT S781.7FT E10FT N47FT E236.9FT N734.7FT TO BEG	8020 SW 74TH ST OKLAHOMA CITY
1921	R141434310	ROHLMEIER GARY KEITH		13917 N PIEDMONT RD	PIEDMONT	OK	73078- 8802	UNPLTD PT SEC 31 11N 4W	0	0	UNPLTD PT SEC 31 11N 4W 000 000 PT NE4 SEC 31 11N 4W BEG 208.7FT S NE/C NE4 TH W313.05FT S426FT E313.05FT N426FT TO BEG	8020 SW 74TH ST OKLAHOMA CITY
1921	R219431000	W & W HOMES & CONSTRUCTION LLC	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097- 0104	REDBUD VILLAS	1	1	REDBUD VILLAS BLK 001 LOT 001	7501 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431010	W & W HOMES & CONSTRUCTION LLC	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097- 0104	REDBUD VILLAS	1	2	REDBUD VILLAS BLK 001 LOT 002	7505 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431020	W & W HOMES & CONSTRUCTION LLC	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097- 0104	REDBUD VILLAS	1	3	REDBUD VILLAS BLK 001 LOT 003	7509 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431030	W & W HOMES & CONSTRUCTION LLC	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097- 0104	REDBUD VILLAS	1	4	REDBUD VILLAS BLK 001 LOT 004	7513 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431040	W & W HOMES & CONSTRUCTION LLC	W & W PROPERTY MANAGEMENT LLC	PO BOX 104	WHEATLAND	OK	73097- 0104	REDBUD VILLAS	1	5	REDBUD VILLAS BLK 001 LOT 005	7517 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431050	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179- 4300	REDBUD VILLAS	1	6	REDBUD VILLAS BLK 001 LOT 006	7521 WILDFLOWER WAY OKLAHOMA CITY

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1921	R219431060	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	7	REDBUD VILLAS BLK 001 LOT 007	7525 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431070	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	8	REDBUD VILLAS BLK 001 LOT 008	7529 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431080	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	9	REDBUD VILLAS BLK 001 LOT 009	7601 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431090	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	10	REDBUD VILLAS BLK 001 LOT 010	7605 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431100	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	11	REDBUD VILLAS BLK 001 LOT 011	7609 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431110	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	12	REDBUD VILLAS BLK 001 LOT 012	7613 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431120	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179-4300	REDBUD VILLAS	1	13	REDBUD VILLAS BLK 001 LOT 013	7617 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431130	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012-6734	REDBUD VILLAS	1	14	REDBUD VILLAS BLK 001 LOT 014	7621 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431140	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012-6734	REDBUD VILLAS	1	15	REDBUD VILLAS BLK 001 LOT 015	7625 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431170	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012	REDBUD VILLAS	1	18	REDBUD VILLAS BLK 001 LOT 018	7620 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431180	W & W PROPERTY MANAGEMENT LLC		PO BOX 104	WHEATLAND	OK	73097-0104	REDBUD VILLAS	1	19	REDBUD VILLAS BLK 001 LOT 019	7520 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431190	W & W PROPERTY MANAGEMENT LLC		PO BOX 104	WHEATLAND	OK	73097	REDBUD VILLAS	1	20	REDBUD VILLAS BLK 001 LOT 020	7616 REDBUD VILLAS CT OKLAHOMA CITY

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1921	R219431200	W & W PROPERTY MANAGEMENT LLC		PO BOX 104	WHEATLAND	OK	73097	REDBUD VILLAS	1	21	REDBUD VILLAS BLK 001 LOT 021	7512 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431210	W & W PROPERTY MANAGEMENT LLC		PO BOX 104	WHEATLAND	OK	73097	REDBUD VILLAS	1	22	REDBUD VILLAS BLK 001 LOT 022	7508 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431220	W & W PROPERTY MANAGEMENT LLC	W & W HOMES & CONSTRUCTIO N LLC	PO BOX 104	WHEATLAND	OK	73097- 0104	REDBUD VILLAS	1	23	REDBUD VILLAS BLK 001 LOT 023	7504 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431230	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012- 6734	REDBUD VILLAS	2	1	REDBUD VILLAS BLK 002 LOT 001	7512 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431240	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012- 6734	REDBUD VILLAS	2	2	REDBUD VILLAS BLK 002 LOT 002	7516 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431250	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012- 6734	REDBUD VILLAS	2	3	REDBUD VILLAS BLK 002 LOT 003	7520 WILDFLOWER WAY OKLAHOMA CITY
1921	R219431260	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012- 6734	REDBUD VILLAS	2	4	REDBUD VILLAS BLK 002 LOT 004	7525 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431270	SKY CITY CAPITAL LLC		3616 NW 174TH ST	EDMOND	OK	73012- 6734	REDBUD VILLAS	2	5	REDBUD VILLAS BLK 002 LOT 005	7521 REDBUD VILLAS CT OKLAHOMA CITY
1921	R219431280	BEACON LEASING LLC		4800 WESTPOINT BLVD	OKLAHOMA CITY	OK	73179- 4300	REDBUD VILLAS	0	0	REDBUD VILLAS COMMON AREA A & B	0 UNKNOWN
1928	R141445000	PREMIER WASTE LLC		PO BOX 891702	OKLAHOMA CITY	OK	73189	UNPLTD PT SEC 32 11N 4W	0	0	UNPLTD PT NW4 SEC 32 11N 4W BEG NW/C NW4 TH E408FT S478.5FT W408FTN478.5FT TO BEG	7500 S COUNCIL RD OKLAHOMA CITY
1928	R141446010	GRACE HELEN L & DAVID L		7700 S COUNCIL RD	OKLAHOMA CITY	OK	73169	UNPLTD PT SEC 32 11N 4W	0	0	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 478.50FT S OF NW/C OF NW4 TH E691.5FT S315FT W691.5FT N315FT TO BEG CONT 5ACRS MORE OR LESS	7700 S COUNCIL RD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2911580-OK99

DATE PREPARED: JANUARY 14, 2025  
EFFECTIVE DATE: JANUARY 2, 2025 AT 7:30 AM

1928	R141446015	GRITZ GARY W & VICKIE L		7927 SW 77TH ST	OKLAHOMA CITY	OK	73169- 3420	UNPLTD PT SEC 32 11N 4W	0	0	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 808.5FT S OF NW/C NW4 TH E484.8FT S179.7FT W484.8FT N179.7FT TO BEG SUBJ TO EASEMENTS OF RECORD	7800 S COUNCIL RD OKLAHOMA CITY
1928	R141446020	ROBERTS JON T & SHELBY L		7708 S COUNCIL RD	OKLAHOMA CITY	OK	73169	UNPLTD PT SEC 32 11N 4W	0	0	UNPLTD PT SEC 32 11N 4W 000 000 PT NW4 SEC 32 11N 4W BEG 793.5FT S NW/C OF NW4 TH S15FT E1320FT N330FT W628.5FT S315FT W691.5FT TO BEG EX E25FT CONT 4.81ACRS MORE OR LESS	7708 S COUNCIL RD OKLAHOMA CITY

### PETITION FOR EASEMENT CLOSURE

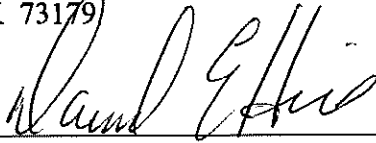
The undersigned hereby requests that portions of the public utility easements, more particularly described in Exhibits A-1, A-2, B-1 and B-2 attached hereto and made a part hereof, platted and dedicated to the City of Oklahoma City in Lots 16 and 17, Block 1, Redbud Villas, an addition to Oklahoma City, Oklahoma County, Oklahoma, be closed.

The portions of the public utility easements to be closed are located at 7624 and 7629 Wildflower Way.

Letters of no objection from affected utility companies are attached.

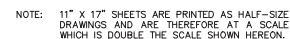
- 1) Property owner of Lots 16 and 17 Block 1:

Beacon Leasing LLC  
4800 W. Point Blvd.  
OKC, OK 73179



\_\_\_\_\_  
Manager  
Beacon Leasing, LLC

1/22/25  
\_\_\_\_\_  
Date



NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT

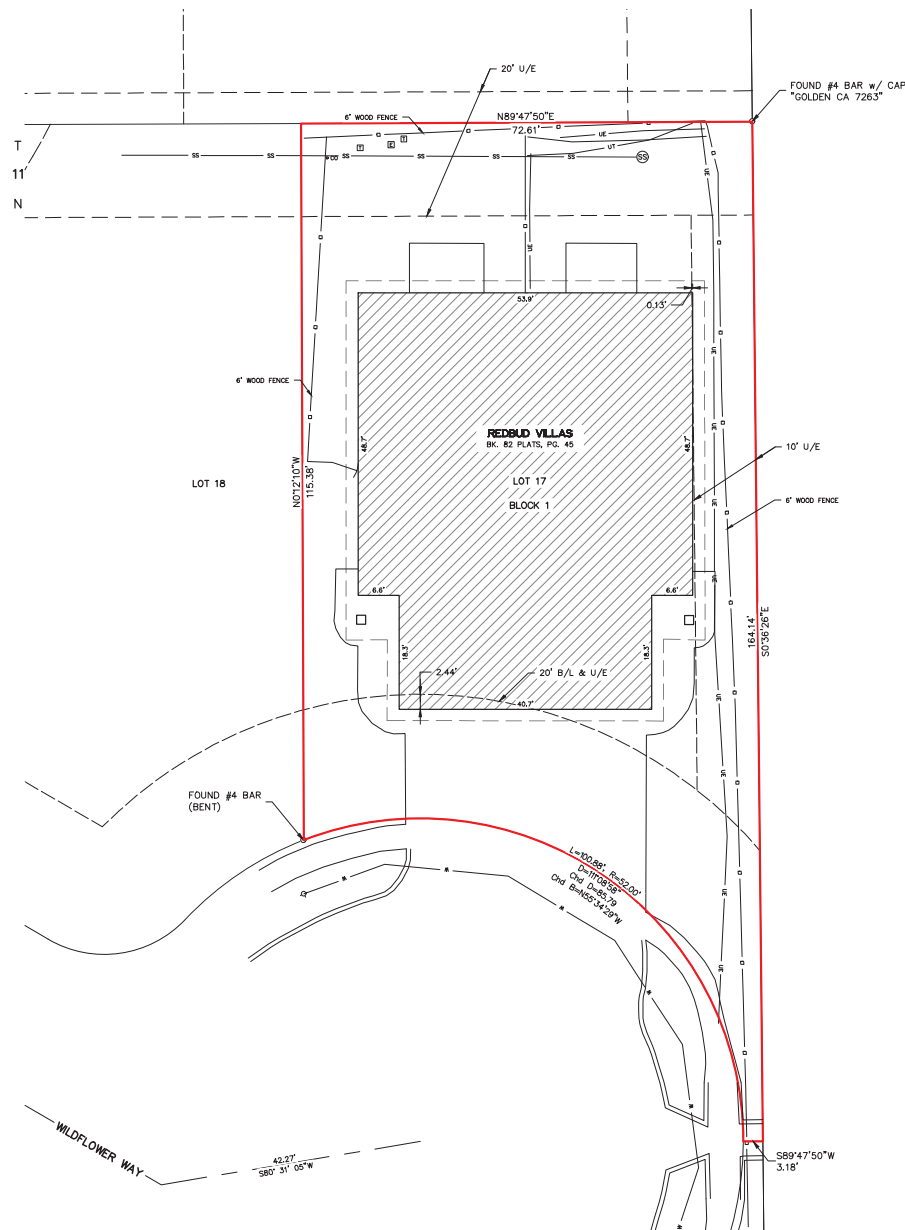


REDBUD VILLAS  
LOT 16, BLOCK 1  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA  
AS-BUILT SURVEY

Proj. No.: 24-120	
Date: 12-30-2024	
Scale: (Horizontal) 1"=10'	
Scale: (Vertical) NA	
Drawn By: DMD	
Checked By: DMD	
Approved By: _____	

SHEET NUMBER  
**1**





NOTE: 11" X 17" SHEETS ARE PRINTED AS HALF-SIZE DRAWINGS AND ARE THEREFORE AT A SCALE WHICH IS DOUBLE THE SCALE SHOWN HEREON.

[illegible]

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT

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**REDBUD VILLAS**  
LOT 17, BLOCK 1  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA  
**AS-BUILT SURVEY**

REVISIONS		
NO.	DESCRIPTION	DATE

Proj No.: 24-120  
Date: 12-30-2024  
Scale: (Horizontal) 1"=10'  
Drawn By: JNA  
Checked By: DND  
Approved By: DND

SHEET NUMBER  
1

# Exhibit "A-1"

## LEGAL DESCRIPTION

Partial Vacation of Public Utility Easement

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

January 29, 2025  
First Revised January 30, 2025

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

**COMMENCING** at the Southeast corner of said Lot 16;

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

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

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

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

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

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

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

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

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

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

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

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



# Exhibit "B-1"

## LEGAL DESCRIPTION

Partial Vacation of Building Line and Public Utility Easement

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

January 29, 2025  
First Revised January 30, 2025

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

**COMMENCING** at the Southwest corner of said Lot 17;

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

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

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

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

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

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

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

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

# Exhibit 'B-2'

## PARTIAL BUILDING LINE & UTILITY EASEMENT VACATION

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

