



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR REZONING

Redistricting

SE 8th St. & West of S. Eckroat St.

Project Name

715 E. Grand Blvd. & 700 Townley

Address / Location of Property to be Rezoned

Industrial development

Purpose Statement / Proposed Development

I-2

Proposed Zoning District

Staff Use Only	10955
Case No.: PC	
File Date:	11-20-24
Ward No.:	W7
Nbhd. Assoc.:	Akers Park NWA
School District:	Crooked Oaks
Extg Zoning:	R-1
Overlay:	AE-2

R-1

Present Use of Property

22.12 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

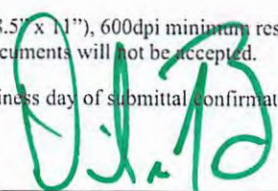
Name

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
dmbox@wbfbllaw.com; kturner@wbfbllaw.com;
esilberg@wbfbllaw.com
Email

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

2024101701142590 B: 15898 P: 153
10/17/2024 04:19:56 PM Pgs: 8
Fee: \$32.00
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma



EXEMPT FROM DOCUMENTARY
STAMP TAX PURSUANT TO
68 O. S. § 3201 B and § 3202 (4) (2001)

WHEN RECORDED, RETURN TO:

Hall Estill
Attn: John Frederick Kempf, Jr.
100 North Broadway, Suite 2900
Oklahoma City, OK 73102

SEND TAX STATEMENTS TO
THE GAYLE TOWNLEY 2024 FAMILY TRUST

Attn: Gayle Townley, Trustee
c/o 11220 Willow Grove Road
Oklahoma City, OK 73120

QUIT-CLAIM DEED

Recitals and Memorandum of Trust

The following information is hereby set forth by the undersigned Trustee pursuant to Title 60 Oklahoma Statute 175.6a:

Name and Address of Trust and Settlor: The name of the Trust is the "THE GAYLE TOWNLEY TRUST OF 1983" (the "Trust"). The Settlor was GAYLE TOWNLEY (the "Settlor"). The current address for the Trust is c/o 11220 Willow Grove Road, Oklahoma City, OK 73120.

1. Name of Trust Agreement. The name of the Trust Agreement is the "TRUST AGREEMENT FOR THE GAYLE TOWNLEY TRUST OF 1983" (the "Agreement").
2. Date of Creation of Trust. The Trust was created on December 22, 1983.
3. Names Trustees. The Trust Agreement provides in relevant part as follows:
 - a. GAYLE TOWNLEY and SAM A. TOWNLEY (now deceased) were named as the original Trustees.
 - b. Per the terms of the Trust Agreement: Upon the death of SAM A. TOWNLEY, GAYLE TOWNLEY became the sole Trustee.
4. The current sole Trustee of the Trust is GAYLE TOWNLEY.
5. The undersigned Grantor is the owner of certain real property interest or interests described below (the "Property").

6. By the terms of the above referenced Trust Agreement, the Trust is authorized to convey all of its rights in the Property to the named beneficiary under the terms of the Trust Agreement.

Quit Claim Deed

THIS instrument is made this 16th day of October, 2024, between GAYLE TOWNLEY, AS TRUSTEE OF THE GAYLE TOWNLEY TRUST OF 1983, and GAYLE TOWNLEY, a single person (each a "Grantor", and collectively herein referred to as "Grantors"), and THE GAYLE TOWNLEY 2024 FAMILY TRUST, an Oklahoma trust (herein referred to as "Grantee").

NOW, THEREFORE, in consideration of the above recitals and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantors, and each of them, do hereby grant, bargain, sell, quit-claim and convey unto Grantee all of the right, title, interest and estate of each said Grantor in and to the following described real property, located in **OKLAHOMA COUNTY, STATE OF OKLAHOMA**, to-wit:

(SEE EXHIBIT A ATTACHED for all descriptions of the real property conveyed herein),

TO HAVE AND TO HOLD the above described real property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors and assigns, forever.

This conveyance is EXEMPT FROM DOCUMENTARY STAMP TAX PURSUANT TO 68 O. S. § 3201 B (as there was no sale), and pursuant to § 3202 (4) (2001).

IN WITNESS WHEREOF, Grantors, and each of them, have hereunto set their hands both as a single person and as Trustee of said Trust the day and year first above written.

GRANTORS:

THE GAYLE TOWNLEY TRUST OF 1983

By: 
GAYLE TOWNLEY, Trustee

GAYLE TOWNLEY, a single person

By: 
GAYLE TOWNLEY

ACKNOWLEDGMENT & JURAT

STATE OF OKLAHOMA)
) SS.
COUNTY OF OKLAHOMA)

This instrument was sworn to and acknowledged before me, a notary public, on the 16th day of October, 2024, by GAYLE TOWNLEY, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and by GAYLE TOWNLEY, a single person.

My Commission Expires:

4-11-25
[SEAL]

B. J. Williamson
NOTARY PUBLIC

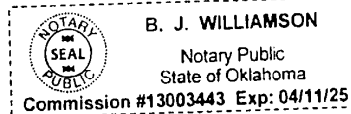


EXHIBIT "A"

The following described real property, (referred to in that certain Journal Entry of Judgment filed on April 15, 2024, in an action in the District Court of Oklahoma County, OK, styled "Same A. Townley Living Trust Dated February 8, 2000 as amended October 15, 2002, vs. Townley Family LLC, et al., Case No. CV-2023-2729 (the "Action"), and recorded in the office of the County Clerk of Oklahoma County, OK, in Book 15725, Page 1652, and sometimes referred to therein as "the Townley Family Lands")

to-wit:

THE SURFACE ESTATE ONLY in Blocks Three (3), Four (4), Five (5), Six (6) and Seven (7), in SECOND EAST VIEW ADDITION, to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof AND the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT a part of Block Three (3), of Second East View Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and a part of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of the SE/4 of the NE/4 of said Section; Thence North 89°35'45" West on the North line of said SE/4 of the NE/4 for a distance of 1113.66 feet to a Point or Place of Beginning; Thence continuing North 89°35'45" West on the North line of said SE/4 of the NE/4 for a distance of 203.25 feet to a point of intersection of said line and the East line of said Block 3 produced North; Thence South 00°00'00" West for a distance of 20.00 feet to the Northeast corner of said Block 3; Thence North 89°35'45" West on the North line of said Block 3 for a distance of 300 feet to the Northwest corner of said Block 3; Thence South 00°00'00" West on the West line of said Block 3 for a distance of 534.91 feet; Thence North 88°27'11" East for a distance of 490.44 feet; Thence North 01°22'53" East for a distance of 538.27 feet to the Point of Beginning.

AND ALSO FURTHER LESS AND EXCEPT a strip, piece, or parcel of land lying in the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at the Northeast corner of said SE/4 NE/4; Thence West along the North line of said SE/4 NE/4 a distance of 235.6 feet; Thence South 45°14' West a distance of 44.4 feet; Thence South 44°44' East a distance of 377.5 feet to a point on the East line of said SE/4 NE/4; Thence North along said East a distance of 298.3 feet to the Point of Beginning.

AND ALSO FURTHER LESS AND EXCEPT All of Block Five (5) lying West of Grand Boulevard, and the South 225 feet of Block Six (6) lying West of Grand Boulevard, all in SECOND EAST VIEW ADDITION, to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

.....

The aforesaid real property referred to in the aforesaid Journal Entry of Judgment as the "Townley Family Lands" was also described and referred to in said Journal Entry of Judgment by the following alternate legal description:

On March 29, 2024, in the aforesaid Action, Plaintiff filed an Affidavit of Completion of Plat of Survey, with an attached Plat of Survey covering surface rights only in and to part of the Northeast Quarter (NE/4) of Section 1, Township 11 North, Range 3 West, City of Oklahoma City, Oklahoma County, Oklahoma prepared by Curtis Lee Hale of Hale & Assoc. Survey Company, a Licensed Land Surveyor, dated March 8, 2024, and covering the aforesaid lands which were part of the Action to wit:

PLAT OF SURVEY DESCRIPTION OF THE "TOWNLEY FAMILY LANDS"

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

(Being that tract described by Quit Claim Deed filed in Oklahoma County Book 13438, Page 5)

AND ALSO The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second EAST VIEW ADDITION to Oklahoma City, according to the recorded plat thereof.

(Being that tract described by Warranty Deed filed in Oklahoma County Book 7968, Page 463)

AND ALSO a part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South Half (S/2) of the Northeast Quarter (NE/4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE/4 of said Section 1, said point being a Found Pipe;

Thence North 89°39'50" West as the basis of bearing on the South line of the NE/4 of said Section a distance of 1315.47 (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4;

Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE/4 and on said South line of said Block 4 a distance of 298.99 (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°06'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 88°27'11" East on the South line of said tract a distance of 489.35 (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE/4;

Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°35'45" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE/4;

Thence along the Western boundary of said tract of land for the next two calls:

1. Thence South 43°02'22" East (Recorded South 45°14' East) a distance of 44.40 feet;
2. Thence South 44°52'33" West (Recorded South 44°44' West) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4, said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE/4;

Thence South 00°05'16" East on the East line of said NE/4 a distance of 1015.53 feet to the Point of Beginning. This description contains 1,800,829 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record.

(The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7996, Page 175, Warranty Deed, Book 4085, Page 279, Warranty Deed, Book 2995, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change

Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020) and Quit Claim Deed, Book 13500, Page 1641.)

The land described in the last above survey legal description is NOT intended to include, and is LESS AND EXCEPT All of Block Five (5) lying West of Grand Boulevard and the South 225 feet of Block Six (6) lying West of Grand Boulevard, all in SECOND EAST VIEW ADDITION, to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof, which parcel is excluded therefrom and appears to be owned by the Sam A. Townley Living Trust Dated February 8, 2000, as Amended October 15, 2002.

OAG 2024-3 – BUSINESS/TRUST EXEMPTION

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: EXEMPT BUSINESS OR TRUST**STATE OF OKLAHOMA)

) ss.

COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned GAYLE TOWNLEY
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an TRUSTEE (role, such as titled officer or trustee) of
THE GAYLE TOWNLEY 2024 FAMILY TRUST (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 took 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.
3. 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.
4. For purposes of this Affidavit, I acknowledge and understand that to be "engaged in regulated interstate commerce in accordance with federal law," means all the Entity's business activities in Oklahoma must be either: (a) expressly permitted by federal regulation or federal law, or (b) not prohibited by federal regulation or federal law. I further acknowledge and understand that an entity engaged in or supporting the cultivation of marijuana in Oklahoma is not "engaged in regulated interstate commerce in accordance with federal law." I have read the provisions of 60 O.S. § 121 and this Affidavit and certify that the Entity is engaged in regulated interstate commerce in accordance with federal law.
5. No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
6. 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.

Gayle Townley
 AFFIANT, individually and as authorized agent of the Entity

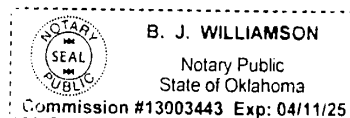
October 16, 2024
 Date

The foregoing instrument was subscribed and sworn to before me this 16th day of October, 2024, by GAYLE TOWNLEY.

B. J. Williamson
 NOTARY PUBLIC

My Commission Expires: 4-11-25

My Commission Number: _____



Doc # 2001005605
Bk 7996
Pg 175-176
DATE 01/16/01 10:18:27
Filing Fee \$10.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, SAM A. TOWNLEY and CHARLOTTE J. NEW, husband and wife; of Oklahoma County, State of Oklahoma, party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto SAM A. TOWNLEY, sole Trustee, or his successors in trust, under the SAM A. TOWNLEY LIVING TRUST, dated February 8, 2000, and any amendments thereto, party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

An undivided 1/3 interest in and to: Part of the NE 1/4, Sec. 1, T-11-N., R-3-W., I.M. Oklahoma County, Oklahoma more particularly described as follows: Beginning at the SE corner of said NE 1/4, thence West along the South line of said NE 1/4 a distance of 1318.4' to the SW corner of the East 1/2, of said NE 1/4, thence North along the West line of said East 1/2, NE 1/4, a distance of 330' thence East and parallel to the South line of said NE 1/4 1318.4', thence South along the East line of said NE 1/4 a distance of 330' to the point or place of beginning, except easement and right-of-ways of record.

[Exempt Documentary Stamp Tax 68 O.S. §§3201(B) and 3202 (4). No Sale.]

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

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

Signed and delivered this 20th day of December, 2000.


SAM A. TOWNLEY

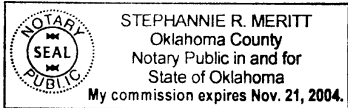

CHARLOTTE J. NEW

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

Before me, a Notary Public in and for said County and State, on this 20 day of December, 2000, personally appeared SAM A. TOWNLEY, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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: November 21, 2004



Stephanie R. Meritt
Stephanie R. Meritt

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

Before me, a Notary Public in and for said County and State, on this 3 day of January, 2001, personally appeared CHARLOTTE J. NEW, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her 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: May 27, 2001

Sheri J. Nathan
Notary Public

RETURN RECORDED DEED TO:
SAM A. TOWNLEY
Post Office Box 655
Oklahoma City OK 73101-0655

Rezoning of Townley Properties Properties West of Eckroat

Tract 1

Quit Claim Deed ~ Book 13438, Page 5

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 2

Warranty Deed ~ Book 7968, Page 463

The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second EAST VIEW ADDITION to Oklahoma City, according to the recorded plat thereof.

Tract 3

Warranty Deed ~ Book 5506, Page 620

All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard, in Second East View Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof

LETTER OF AUTHORIZATION

Sam A. Townley Trust, (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 ____

See Attached Legal Descriptions for the Townley Family Lands and the Sam A. Townley Trust Tract

By: Michael N. Clark

Michael N. Clark, Representative of
Debee Clark & Weber, Trustee of the
Title: Sam A. Townley Trust

Date: 11/8/2024

IN THE DISTRICT COURT OF OKLAHOMA COUNTY

APR 15 2024

STATE OF OKLAHOMA

RICK WARREN
COURT CLERK

SAM A. TOWNLEY LIVING TRUST)
DATED FEBRUARY 8, 2000 AS AMENDED)
OCTOBER 15, 2002)

42

Plaintiff,

V.

CASE NO. CV-2023-2729

TOWNLEY FAMILY LLC; TOWNLEY)
DISTRICT LLC; TOWNLEY)
ENTERPRISES, INC.; TOWNLEY)
BUILDING CORPORATION; PRIME)
GROUP LC; PRIME GROUP)
MANAGEMENT SERVICES, LLC; ALL)
ONE LLC; ALL ONE WELLNESS LLC;)
GAYLE TOWNLEY, Trustee of THE)
GAYLE TOWNLEY TRUST OF 1983;)
GAYLE TOWNLEY; DONNA HALL,)
Trustee of THE DONNA HALL TRUST)
OF 1983; BROOKSIE DONNA HALL A/K/A)
B. DONNA HALL; and DONALD EMERSON)
HALL; The Known and Unknown Heirs,)
Executors, Administrators, Devisees,)
Trustees, Successors and Assigns of)
SAM A. TOWNLEY, Deceased; STATE OF)
OKLAHOMA ex rel OKLAHOMA TAX)
COMMISSION)

Defendants.

2024041501046165 B: 15725 P: 1652

04/15/2024 03:57:34 PM Pgs: 14

Fee: \$ 44.00

Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma



JOURNAL ENTRY OF JUDGMENT

NOW on this 15 day of April, 2024, comes on the foregoing
cause before the undersigned Judge; the Plaintiff, Sam A. Townley Living Trust
Dated February 8, 2000 as Amended October 15, 2002; Defendants Gayle Townley,
individually, and as Trustee of THE GAYLE TOWNLEY TRUST OF 1983 appearing

by counsel; the State of Oklahoma *ex re*/ Oklahoma Tax Commission, not appearing in person but having timely filed its disclaimer in this cause; and the remaining Defendants above named, appearing neither in person nor by counsel; and the Court being fully advised, the premise finds:

1. That Plaintiff filed their Petition to Quiet Title on November 15, 2023 setting forth their claim together with Defendants (i) Gayle Townley and/or Gayle Townley, Trustee of THE GAYLE TOWNLEY TRUST OF 1983 and (ii) B. Donna Hall to fee simple title together as tenants in common and actual possession in equal undivided one-third shares of the following described real property, to-wit:

THE SURFACE ESTATE ONLY in Blocks Three (3), Four (4), Five (5), Six (6) and Seven (7), in SECOND EAST VIEW ADDITION, to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof AND the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

LESS AND EXCEPT a part of Block Three (3), of Second East View Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and a part of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of the SE/4 of the NE/4 of said Section; Thence North 89°35'45" West on the North line of said SE/4 of the NE/4 for a distance of 1113.66 feet to a Point or Place of Beginning; Thence continuing North 89°35'45" West on the North line of said SE/4 of the NE/4 for a distance of 203.25 feet to a point of intersection of said line and the East line of said Block 3 produced North; Thence South 00°00'00" West for a distance of 20.00 feet to the Northeast corner of said Block 3; Thence North 89°35'45" West on the North line of said Block 3 for a distance of 300 feet to the Northwest corner of said Block 3; Thence South 00°00'00" West on the West line of said Block 3 for a distance of 534.91 feet; Thence North 88°27'11" East for a distance of 490.44 feet; Thence North 01°22'53" East for a distance of 538.27 feet to the Point of Beginning.

AND ALSO FURTHER LESS AND EXCEPT a strip, piece, or parcel of land lying in the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at the Northeast corner of said SE/4 NE/4; Thence West along the North line of said SE/4 NE/4 a distance of 235.6 feet; Thence South 45°14' West a distance of 44.4 feet; Thence South 44°44' East a distance of 377.5 feet to a point on the East line of said SE/4 NE/4; Thence North along said East a distance of 298.3 feet to the Point of Beginning.

AND ALSO FURTHER LESS AND EXCEPT All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard in SECOND EAST VIEW ADDITION, to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

(known in the Petition and this Journal Entry of Judgment as “the Townley Family Lands”)

In addition, Plaintiff set forth its claim to fee simple title and in actual possession of a “SEPARATE TRACT”, being a portion of the lands less and excepted from the Townley Family Lands as described above and owned, claimed and vested exclusively in Plaintiff against all Defendants. Said Separate Tract lands are described as follows:

THE SURFACE ESTATE ONLY in All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard in SECOND EAST VIEW ADDITION, to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

(known in the Petition and this Journal Entry of Judgment as the “Sam A. Townley Trust Tract”)

2. That service was made upon defendants to the Petition to Quiet Title by mail to the last known address of defendants. By an Affidavit of Service by Certified Mail and Return Receipts filed January 19, 2024 in this case proof of

summons given herein as meeting both statutory requirements and minimum standards of state and federal due process.

3. That TOWNLEY FAMILY LLC; TOWNLEY DISTRICT LLC; TOWNLEY ENTERPRISES, INC.; TOWNLEY BUILDING CORPORATION; PRIME GROUP LC; PRIME GROUP MANAGEMENT SERVICES, LLC; ALL ONE LLC; ALL ONE WELLNESS LLC; GAYLE TOWNLEY, Trustee of THE GAYLE TOWNLEY TRUST OF 1983; GAYLE TOWNLEY; DONNA HALL, Trustee of THE DONNA HALL TRUST OF 1983; BROOKSIE DONNA HALL A/K/A B. DONNA HALL; and DONALD EMERSON HALL; The Known and Unknown Heirs, Executors, Administrators, Devisees, Trustees, Successors and Assigns of SAM A. TOWNLEY, Deceased and THE STATE OF OKLAHOMA ex rel. OKLAHOMA TAX COMMISSION were served by mail on November 15, 2023 to the last known address of defendants and/or their Registered Agents on file with the Oklahoma Secretary of State. Further, as evidenced by that Affidavit of Publication filed in this case on December 5, 2023, Notice by Publication was served for three consecutive weeks in *The Journal Record*, a daily publication as defined by 25 O.S. § 106.

4. THE STATE OF OKLAHOMA ex rel OKLAHOMA TAX COMMISSION timely filed its Disclaimer. By an Entry of Appearance and Reservation of Time filed December 7, 2023 counsel John Frederick Kempf, Jr. filed his appearance on behalf of Defendants Gayle Townley, individually, and as Trustee of THE GAYLE TOWNLEY TRUST OF 1983. All other defendants failed to appear, plead, or answer and are in default.

5. The Court conducted a judicial inquiry into the sufficiency of Plaintiff's search to determine the name and whereabouts of the Defendants who were served herein by publication, and based on the evidence adduced, the Court finds that Plaintiff has exercised due diligence and has conducted a meaningful search of all reasonably available sources at hand. The Court approves the publication service given herein as meeting both statutory requirements and minimum standards of state and federal due process; and that said Defendants, TOWNLEY FAMILY LLC; TOWNLEY DISTRICT LLC; TOWNLEY ENTERPRISES, INC.; TOWNLEY BUILDING CORPORATION; PRIME GROUP LC; PRIME GROUP MANAGEMENT SERVICES, LLC; ALL ONE LLC; ALL ONE WELLNESS LLC;; and The Known and Unknown Heirs, Executors, Administrators, Devisees, Trustees, Successors and Assigns of SAM A. TOWNLEY, Deceased, failed to answer in the time allowed and are in default. Further, Defendants DONNA HALL, Trustee of THE DONNA HALL TRUST OF 1983; BROOKSIE DONNA HALL A/K/A B. Donna Hall; and DONALD EMERSON HALL were served by certified mail and failed to respond. The time for them to respond has expired, and thus, each of them are in default.

6. That the Court takes notice of the Answer filed herein on December 28, 2023 by Gayle Townley, individually and as Trustee of THE GAYLE TOWNLEY TRUST OF 1983.

7. That record title contains certain ambiguities as to whether Defendant Gayle Townley, individually, or Defendant Gayle Townley as Trustee of

THE GAYLE TOWNLEY TRUST OF 1983 should be vested with the pertinent undivided one-third interest in and to the Townley Family Lands. Pursuant to a Confidential Family Settlement Agreement given by such Defendants and other parties to this case it was determined and agreed that title to such interest should be quieted in THE GAYLE TOWNLEY TRUST OF 1983.

8. That on March 29, 2024 Plaintiff filed an Affidavit of Completion of Plat of Survey attached to which is a Plat of Survey covering part of the Northeast Quarter (NE/4) of Section 1, Township 11 North, Range 3 West, City of Oklahoma City, Oklahoma County, Oklahoma prepared by Curtis Lee Hale of Hale & Assoc. Survey Company, a Licensed Land Surveyor, dated March 8, 2024 and covering the lands made part to this quiet title suit. To wit:

PLAT OF SURVEY DESCRIPTION OF THE "TOWNLEY FAMILY LANDS"

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

(Being that tract described by Quit Claim Deed filed in Oklahoma County Book 13438, Page 5)

AND ALSO The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second EAST VIEW ADDITION to Oklahoma City, according to the recorded plat thereof.

(Being that tract described by Warranty Deed filed in Oklahoma County Book 7968, Page 463)

AND ALSO a part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South Half (S/2) of the Northeast Quarter (NE/4) of Section One (1), Township

Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE/4 of said Section 1, said point being a Found Pipe;

Thence North 89°39'50" West as the basis of bearing on the South line of the NE/4 of said Section a distance of 1315.47 (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4;

Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE/4 and on said South line of said Block 4 a distance of 298.99 (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°06'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 88°27'11" East on the South line of said tract a distance of 489.35 (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE/4;

Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°35'45" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE/4;

Thence along the Western boundary of said tract of land for the next two calls:

1. Thence South 43°02'22" East (Recorded South 45°14' East) a distance of 44.40 feet;

2. Thence South 44°52'33" West (Recorded South 44°44' West) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4,

said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE/4;

Thence South 00°05'16" East on the East line of said NE/4 a distance of 1015.53 feet to the Point of Beginning. This description contains 1,800,829 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record.

(The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7996, Page 175, Warranty Deed, Book 4085, Page 279, Warranty Deed, Book 2995, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020) and Quit Claim Deed, Book 13500, Page 1641.)

PLAT OF SURVEY DESCRIPTION OF THE "SAM A. TOWNLEY TRUST TRACT"

All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard, in Second East View Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof

(Being that tract described by Warranty Deed filed in Oklahoma County Book 5506, Page 620)

9. That the Court, having examined the description of the lands set out in the Petition and in the Plat of Survey, finds and determines that such lands are one and the same, and that this Journal Entry of Judgment shall pertain to, adjudge, decree and quiet title to all lands described herein whether by the description set out in the Petition or as determined by survey. Both descriptions are herein incorporated such that description of one is, for all purposes, description of the other.

10. All issues of fact and law are found in favor of Plaintiff and against Defendants, and the court also finds that the allegations of the petition filed herein are generally true and correct and accordingly judgment should be rendered and decreed in accordance with claims for relief EXCEPT that title to the undivided one-third interest alleged by Plaintiff to be potentially vested in Gayle Townley, individually, is hereby quieted in Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED as to Plaintiff's First Claim of Relief as follows:

11. That Plaintiff together with Defendants Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and B. Donna Hall are vested with fee simple title together as tenants in common in equal undivided one-third shares and are in actual possession of the following described real property, to-wit:

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

(Being that tract described by Quit Claim Deed filed in Oklahoma County Book 13438, Page 5)

AND ALSO The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second EAST VIEW ADDITION to Oklahoma City, according to the recorded plat thereof.

(Being that tract described by Warranty Deed filed in Oklahoma County Book 7968, Page 463)

AND ALSO a part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South

Half (S/2) of the Northeast Quarter (NE/4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE/4 of said Section 1, said point being a Found Pipe;

Thence North 89°39'50" West as the basis of bearing on the South line of the NE/4 of said Section a distance of 1315.47 (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4;

Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE/4 and on said South line of said Block 4 a distance of 298.99 (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°06'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 88°27'11" East on the South line of said tract a distance of 489.35 (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE/4;

Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°35'45" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE/4;

Thence along the Western boundary of said tract of land for the next two calls:

1. Thence South 43°02'22" East (Recorded South 45°14' East) a distance of 44.40 feet;

2. Thence South 44°52'33" West (Recorded South 44°44' West) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4,

said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE/4;

Thence South 00°05'16" East on the East line of said NE/4 a distance of 1015.53 feet to the Point of Beginning. This description contains 1,800,829 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record.

(The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7996, Page 175, Warranty Deed, Book 4085, Page 279, Warranty Deed, Book 2995, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020) and Quit Claim Deed, Book 13500, Page 1641.)

THEREFORE, fee simple title in the above described lands (the "Townley Family Lands") is quieted in the following parties in equal undivided shares as tenants in common:

*Michael N. Clark, a representative for DeBee,
Clark & Weber, PLLC f/k/a DeBee Clark, PLLC
as Trustee for the Sam A. Townley Living Trust
dated February 8, 2000 as amended October 15, 2002* 1/3

B. Donna Hall, a married person 1/3

*Gayle Townley, as Trustee of THE GAYLE
TOWNLEY TRUST OF 1983* 1/3

12. That Plaintiff is solely vested with fee simple title and is in actual possession of the following described real property, to-wit:

All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard, in Second East View Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof

(Being that tract described by Warranty Deed filed in Oklahoma County Book 5506, Page 620)

THEREFORE, fee simple title in the above described lands (the "Sam A. Townley Trust Tract") is quieted as follows:

*Michael N. Clark, a representative for DeBee,
Clark & Weber, PLLC f/k/a DeBee Clark, PLLC
as Trustee for the Sam A. Townley Living Trust
dated February 8, 2000 as amended October 15, 2002 [100%]*

13. That Plaintiff together with Defendants Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and B. Donna Hall and their individual and joint predecessors and successors in the chain of title have been in open, notorious, actual, hostile, visible, continuous and exclusive possession of such lands for a period exceeding 15 years and have met all elements required to establish a title by prescription. All Defendants named herein claiming some right, title interest, claim or estate in and to "the Lands" are barred from any such right, title, claim or interest EXCEPTING Defendants Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and B. Donna Hall who are herein adjudged and decreed to be owners in the "Townley Family Lands".

14. That service of process upon Defendants TOWNLEY FAMILY LLC; TOWNLEY DISTRICT LLC; TOWNLEY ENTERPRISES, INC.; TOWNLEY BUILDING CORPORATION; PRIME GROUP LC; PRIME GROUP MANAGEMENT SERVICES, LLC; ALL ONE LLC; ALL ONE WELLNESS LLC; DONNA HALL, Trustee of THE DONNA HALL TRUST OF 1983; BROOKSIE DONNA HALL A/K/A B. DONNA HALL; and DONALD EMERSON HALL; and The Known and Unknown Heirs, Executors, Administrators, Devisees, Trustees, Successors and Assigns of

SAM A. TOWNLEY, Deceased, is hereby declared valid and meeting all statutory requirements and minimum standards of state and federal due process.

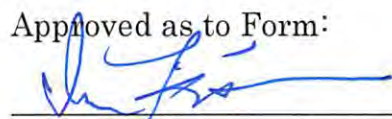
15. That Plaintiff, Defendants Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and B. Donna Hall are the sole owners of the legal title and fee simple title in all of the Townley Family Lands, except as to the Sam A. Townley Trust Tract, which is owed solely by the Plaintiff, and that said parties own said lands free and clear of all liens, claims and encumbrances of the other Defendants named herein. That said other Defendants have no right, title or interest and that they be barred and adjoined from asserting any right, title, claim or interest therein and that the respective titles of Plaintiff and Defendants Gayle Townley, as Trustee of THE GAYLE TOWNLEY TRUST OF 1983, and B. Donna Hall, and their respective successors and assigns in the aforesaid lands be forever quieted and confirmed.

Issued this 15 day of April, 2024.

ANTHONY L. BONNER JR.

Judge of the District Court

Approved as to Form:


Isaac Finkbeiner, OBA No. 30075
College Avenue Law
5013 N. College Avenue
Bethany, OK 73008
Telephone: 405-896-0516
isaac@collegeavenuelaw.com
ATTORNEY FOR PLAINTIFF

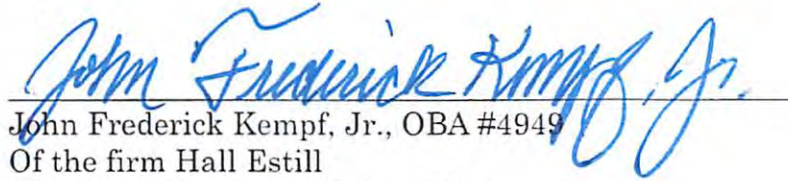
CERTIFIED COPY
AS FILED OF RECORD
IN DISTRICT COURT

APR 15 2024

RICK WARREN COURT CLERK
Oklahoma County



Approved as to Form:



John Frederick Kempf, Jr., OBA #4949

Of the firm Hall Estill

100 North Broadway, Suite 2900

Oklahoma City, OK 73102

(405) 553-2828 – phone

(405) 552-2855 – fax

fkempf@hallestill.com

ATTORNEY FOR DEFENDANTS GAYLE TOWNLEY
INDIVIDUALLY AND AS TRUSTEE OF THE GAYLE
TOWNLEY TRUST OF 1983

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:

Tract 1

Quit Claim Deed ~ Book 13438, Page 5

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 2

Warranty Deed ~ Book 7968, Page 463

The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second EAST VIEW ADDITION to Oklahoma City, according to the recorded plat thereof.

Tract 3

Warranty Deed ~ Book 5506, Page 620

All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard, in Second East View Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (6), 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 08, 2024 at 7:30 AM

First American Title Insurance Company



By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2903911-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
1601	R146244000	THE GAYLE TOWNLEY 2024 FAMILY TRUST	11220 Willow Grove Rd	OKLAHOMA CITY	OK	73120	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 BLKS 5 & S215FT OF LOT 6 W OF BLVD PLUS PT BLK 3 & PT NE4 SEC 1 11N 3W DESCRIBED AS BEG SE/C OF NE4 TH W1318.4FT N25FT W300FT N739.09FT ELY490.44FT N538.27FT E878.06FT SW44.4FT SE377.5FT S1021.7FT TO BEG SUBJ TO ESMTS OF RECORD (SUBJECT PROPERTY)	715 S GRAND BLVD OKLAHOMA CITY
1601	R146244010	THE GAYLE TOWNLEY 2024 FAMILY TRUST	11220 Willow Grove Rd	OKLAHOMA CITY	OK	73120	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 PT EAST VIEW 2ND BEING THE N215FT OF LOT 6 LYING W OF GRAND BLVD & ALL LOT 7 LYING W OF GRAND BLVD (SUBJECT PROPERTY)	715 E GRAND OKLAHOMA CITY
1601	R146244200	THE GAYLE TOWNLEY 2024 FAMILY TRUST	11220 Willow Grove Rd	OKLAHOMA CITY	OK	73120	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 BLKS 5 6 & 7 E OF BLVD LESS 3 TRS (SUBJECT PROPERTY)	403 ECKROAT ST OKLAHOMA CITY

1601	R146243000	ROJO SOCORRO REYES DE, REYES RODOLFO ROJO	21908 DOUGLAS AVE	EDMOND	OK	73012- 3218	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 PT OF BLK 3 & PT NE4 SEC 1 11N 3W BEG 1113.66FT W OF NE/C SE4 NE4 TH W203.25FT S20FT W300FT S534.91FT ELY490.44FT N538.27FT TO BEG CONT 6.0939ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	400 S ECKROAT ST OKLAHOMA CITY
1601	R146246100	CITY OF OKLAHOMA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 ALL THAT PRT BLK 8 LYING WEST OF GRAND BLVD	0 UNKNOWN OKLAHOMA CITY
1601	R146246000	P & G LLC	5617 WYNSTONE DR	EDMOND	OK	73034- 9122	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 ALL THAT PRT BLK 8 LYING EAST OF GRAND BLVD	2645 SE 4TH ST OKLAHOMA CITY
1601	R146244210	TOWNLEY SAM A TRUST, HALL BROOKSIE D, TOWNLEY GAYLE TRUST	1200 NW 63RD ST, Unit 5000	OKLAHOMA CITY	OK	73116	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 PT OF BLK 5 BEG 208FT N & 100FT W OF SE/C BLK 5 TH W154.1FTNLY 83.03FT E151.73FT S83FT TO BEG OR TR 2	704 S TOWNLEY DR OKLAHOMA CITY
1601	R146243990	THE GAYLE TOWNLEY 2024 FAMILY TRUST	11220 Willow Grove Rd	OKLAHOMA CITY	OK	73120	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 PT BLK 5 BEG 291FT N & 100FT W OF SE/C W151.75FT N88.53FT E149.22FT S88.50FT TO BEG EX E20FT FOR ALLEY KNOWN AS TR 2	700 S TOWNLEY DR OKLAHOMA CITY

1601	R146244225	TOWNLEY SAM A TRUST, HALL BROOKSIE D, TOWNLEY GAYLE TRUST	1200 NW 63RD ST, Unit 5000	OKLAHOMA CITY	OK	73116	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 PT BLKS 5 & 6 BEG 100FT W OF NE/C BLK 5 TH N41.5FT W147.09FT S76.03FT E149.22FT N34.5FT TO BEG	604 S TOWNLEY DR OKLAHOMA CITY
1601	R146244000	TOWNLEY SAM A TRS, TOWNLEY SAM A LIVING TRUST	1200 NW 63RD ST, Unit 5000	OKLAHOMA CITY	OK	73116	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 BLKS 5 & S215FT OF LOT 6 W OF BLVD PLUS PT BLK 3 & PT NE4 SEC 1 11N 3W DESCRIBED AS BEG SE/C OF NE4 TH W1318.4FT N25FT W300FT N739.09FT ELY490.44FT N538.27FT E878.06FT SW44.4FT SE377.5FT S1021.7FT TO BEG SUBJ TO ESMTS OF RECORD	715 S GRAND BLVD OKLAHOMA CITY
1601	R146241000	ORDERMATIC BUSINESS PARK LLC	726 W. SHERIDAN, STE 190	OKLAHOMA CITY	OK	73102	EAST VIEW 2ND	0	0	EAST VIEW 2ND 000 000 ALL BLKS 1 & 2 EX BEG NW/C BLK 1 TH E179.47FT SWLY 50.49FT SWLY 94.73FT SWLY 116.69FT N150FT TO BEG SUBJ TO EASEMENTS OF RECORD	2700 E RENO AVE OKLAHOMA CITY

1602	R142930425	SCOTT OKLAHOMA PLANT LLC, C/O T SCOTT MILLER	PO BOX 7	HENDERSON	KY	42420	UNPLTD PT SEC 01 11N 3W	0	0	UNPLTD PT SEC 01 11N 3W 000 000 PT SE4 SEC 1 11N 3W BEG 1331.70FT W OF NE/C SE4 TH S500FT W610FT RIGHT ON CURVE 505.19FT E681.14FT TO BEG CONT 7.45ACRS MORE OR LESS	900 E GRAND BLVD OKLAHOMA CITY
1602	R142930430	GILX DEVELOPMENT INC	4600 GOLDFIELD	SAN ANTONIO	TX	78218- 4601	UNPLTD PT SEC 01 11N 3W	0	0	UNPLTD PT SEC 01 11N 3W 000 000 PT SE4 SEC 1 11N 3W BEG 227.5FT E NW/C SE4 TH S510FT E347.1FT NWLY 517.7FT W285FT TO BEG	2420 SE 8TH ST OKLAHOMA CITY
1602	R142938230	RAYBURN LYONELL R C JR & JUDY	10720 RAYBURN DR	OKLAHOMA CITY	OK	73165- 8717	UNPLTD PT SEC 01 11N 3W	0	0	UNPLTD PT SEC 01 11N 3W 000 000 PT SE4 SEC 1 11N 3W BEG NW/C OF SE4 TH S510FT E227.5FT N510FT W227.5FT TO BEG CONT 2.664ACRS MORE OR LESS	2412 SE 8TH ST OKLAHOMA CITY
1603	R143030110	T & T LLC	12101 ROHAN RD	OKLAHOMA CITY	OK	73170- 4746	FLORAL HILL ADD	1	0	FLORAL HILL ADD 001 000 LOTS 1 THRU 14 & E10FT OF LOT 15 PLUS E10FT OF LOT 34 & ALL OF LOT 35 THRU 48 PLUS N27.5FT OF VAC PINE STREET ADJ SD LOTS ON S & PORTION OF ALLEY WITHIN SD BLK BETWEEN LOTS	UNKNOWN

1604	R146580900	CITY OF OKLAHOMA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SILVERWOOD ADDITION	0	0	SILVERWOOD ADDITION 000 000 PT BLK 1 & 2 BEG SE/C BLK 1 TH W988.2FT NELY 650FT S134FT E350FT N414.2FT TO POINT ON S LINE OF FRISCO RR TH NELY TO NE/C S757.7FT TO BEG & ALL BLKS 3 4 5 7 8 & 9 PLUS A TR 40FT WIDE ALONG NW SIDE BLK 7 & PT BLK 11 BEG 798FT N OF SE/C N TO S LINE OF FRISCO RR SWLY TO INTER OF W LINE BLK 11 TH S14FT E259FT TO BEG	0 UNKNOWN OKLAHOMA CITY
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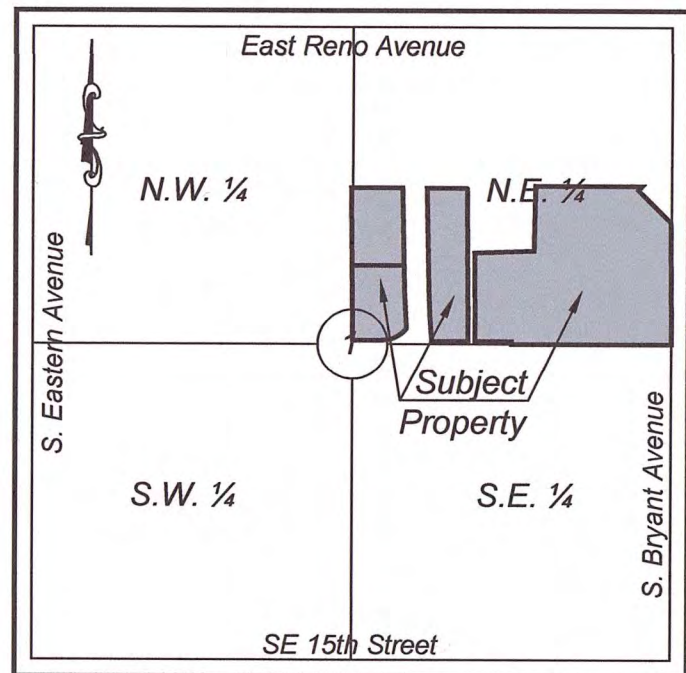
1604	R146580900	CITY OF OKLAHOMA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SILVERWOOD ADDITION	0	0	SILVERWOOD ADDITION 000 000 PT BLK 1 & 2 BEG SE/C BLK 1 TH W988.2FT NELY 650FT S134FT E350FT N414.2FT TO POINT ON S LINE OF FRISCO RR TH NELY TO NE/C S757.7FT TO BEG & ALL BLKS 3 4 5 7 8 & 9 PLUS A TR 40FT WIDE ALONG NW SIDE BLK 7 & PT BLK 11 BEG 798FT N OF SE/C N TO S LINE OF FRISCO RR SWLY TO INTER OF W LINE BLK 11 TH S14FT E259FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1604	R146583750	COLEMAN DONALD D, COLEMAN DORIS B	2401 SE 8TH ST	OKLAHOMA CITY	OK	73129-8201	SILVERWOOD ADDITION	6	0	SILVERWOOD ADDITION 006 000 W475FT	2401 SE 8TH ST OKLAHOMA CITY
1604	R146583800	CARTER ROCHELLE, CARTER LEENELL	2109 NE 16TH TER	OKLAHOMA CITY	OK	73117	SILVERWOOD ADDITION	6	0	SILVERWOOD ADDITION 006 000 W65FT OF E165FT	2441 SE 8TH ST OKLAHOMA CITY
1604	R146583720	CASTRO ERIKA, CASTRO HERIBERTO	1029 SW 70TH ST	OKLAHOMA CITY	OK	73139	SILVERWOOD ADDITION	6	0	SILVERWOOD ADDITION 006 000 E100FT	2445 SE 8TH ST OKLAHOMA CITY

Plat of Survey

Part of the Northeast Quarter of

Section 1, Township 11 North, Range 3 West

City of Oklahoma City, Oklahoma County, Oklahoma



Vicinity Map
Section 1, Township 11N, Range 3W
Not To Scale

Legal Descriptions

Tract 1

Quit Claim Deed ~ Book 13438, Page 425

All of Blocks Five (5), Six (6), and Seven (7), lying East of Grand Boulevard, in Second East View Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 2

Warranty Deed ~ Book 7968, Page 463

The North 215 feet of Lot Six (6) lying West of Grand Boulevard and all that part of Lot Seven (7) lying West of Grand Boulevard, all in the Second EAST VIEW ADDITION to Oklahoma City, according to the recorded plat thereof.

Tract 3

Warranty Deed ~ Book 5506, Page 620

All of Block Five (5) and the South 225 feet of Block Six (6) lying West of Grand Boulevard, in Second East View Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof

Tract 4

Warranty Deed ~ Book 7996, Page 175

Part of the NE1/4, Sec. 1, T-11-N, R-3-W, I.M. Oklahoma County, Oklahoma more particularly described as follows: Beginning at the SE corner of said NE 1/4, thence West along the South line of said NE 1/4 a distance of 1318.4' to the SW corner of the East 1/2, of said NE 1/4, thence North along the West line of said East 1/2, NE 1/4, a distance of 330.00 feet, thence East and parallel to the South line of said NE 1/4 1318.4', thence South along the East line of said NE 1/4 a distance of 330' to the point or place of beginning, except easement and right-of-ways of record.

Tract 5

Warranty Deed ~ Book 4085, Page 279

Part of the NE 1/4, Sec., 1-Twsp 11-N, R-3-W, I.M. Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 330' North of the said SE corner of said NE 1/4, thence West along a line 330' North of the South line of said NE4 a distance of 1318.4' to West side of the East 1/2 of the NE1/4 330' North of the SW corner of the East 1/2 of NE 1/4, thence North 330' along the West line of the said East 1/2, of NE 1/4, thence East and parallel to the South line of said 1318.4' a distance of 330', thence North 330' to a point 990 ft. North of the South line of the NE 1/4, thence East 988.4' and parallel to the said 1318.4', thence South along the East line of said NE 1/4 a distance of 660' to a point or place of beginning, except easement and right-of-ways of record.

Legal Descriptions

Tract 6

Warranty Deed ~ Book 2995, Page 423

All of Block 3 of Second East View Addition to Oklahoma City, Oklahoma, as shown by the recorded plat thereof, and Part of the NE1/4, Sec. 1, Twsp. 11-N, R-3W., I.M. Oklahoma County, Oklahoma; more particularly described as follows: Beginning at the NE corner of the SE 1/4 of NE 1/4, thence West along the North line of the said SE 1/4 of NE 1/4 a distance of 1318.4' to the NW corner of said SE 1/4 of NE 1/4, thence South along the West line of the said SE 1/4 of the NE 1/4 a distance of 660', thence East 330', thence North 330', thence East 988.4', thence North along the East line of the NE 1/4 a distance of 330', to the point or place of beginning, excepting easement and right-of-ways of record.

Tract 7

Quit Claim Deed ~ Book 4335, Page 210

A remainder Intrest in part of NE/4 of Section 1, T11N, R3W, (Unplatted) Begin at S.E. Corner NE/2, thence West 1318.4', North 25', West 300', North 634', East 300', South 329, East 1318.4', South 300' to point of beginning in Oklahoma County, Oklahoma. (Note: Legal Description does not close by 30' North-South.)

Less & Except No. 1

Channel Change Easement ~ Bk. 2228, Pg. 568 (R142933020)

A strip, piece or parcel of land lying on the SE 1/4 NE 1/4 of Section 1, T 11 N, R 3 W in Oklahoma County, Oklahoma, Said parcel of land being described by metes and bounds as follows:

Beginning at the NE corner of said SE 1/4 NE 1/4, thence West along the North line of said SE 1/4 NE 1/4 a distance of 235.6 feet, thence S 45°14' W a distance of 44.4 feet, thence S 44°44' E a distance of 377.5 feet to a point on the East line of said SE 1/4 NE 1/4, thence North along said East line a distance of 298.3 feet to the point of beginning.

Containing 0.78 acres, more or less, of new right-of-way, the remaining area included in the above description being the 33 foot section line right-of-way.

Less & Except No. 2

Quit Claim Deed ~ Book 13500, Page 1641

A part of Block Three (3), of Second View Addition to Oklahoma City, Oklahoma, and a part of the Northeast (NE/4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner (NE/C) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of said Section; thence North 89°35'45" West on the North line of said Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) for a distance of 1113.66 feet to a point or place of beginning; thence continuing North 89°35'45" West on the North line of said Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) for a distance of 203.25 feet to a point of intersection of said line and the East line of said Block 3 produced North; thence South 00°00'00" West for a distance of 20.00 feet to the Northeast Corner (NE/4) of said Block 3; Thence North 89°35'45" West on the North line of said Block 3 for a distance of 300.00 feet to the Northwest Corner (NW/4) of said Block 3; thence South 00°00'00" West on the West line of said Block 3 for a distance of 534.91 feet; thence North 88°27'11" East for a distance of 490.44 feet; thence North 01°22'53" East for a distance of 538.27 feet to the point or place of beginning.

Legal Descriptions

Recommended Legal Description Encompassing Tracts 4, 5, 6, 7, Less & Except Numbers 1 & 2

A part of Block Three (3) and all of Block Four (4), Second East View Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and a part of the South Half (S/2) of the Northeast Quarter (NE/4) of Section One (1), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on March 8, 2024, with metes and bounds as follows:

Beginning at the Southeast corner of the NE/4 of said Section 1, said point being a Found Pipe;

Thence North 89°39'50" West as the basis of bearing on the South line of the NE/4 of said Section a distance of 1315.47 (Recorded 1318.4) feet to a point on the West line of the Southeast Quarter (SE/4) of said NE/4;

Thence North 00°04'03" West on the West line of the SE/4 of said NE/4 a distance of 25.00 feet to the Southeast corner of said Block 4;

Thence North 89°39'50" West and parallel to the South line of said NE/4 and on said South line of said Block 4 a distance of 298.99 (Recorded 300.00) feet to the Southwest corner of said Block 4, on the East Right-of-Way line of South Eckroat Street;

Thence North 00°06'44" West on said East Right-of-Way line a distance of 735.87 feet to the Southwest corner of a tract of land described by Quit Claim Deed recorded in Book 13500, Page 1641;

Thence North 88°27'11" East on the South line of said tract a distance of 489.35 (Recorded 490.44) feet to the Southeast corner of said tract;

Thence North 01°22'53" East on the East line of said tract a distance of 538.27 feet to the Northeast corner of said tract, said point being on the North line of the S/2 of said NE/4;

Thence South 89°35'45" East on the North line of the S/2 of said NE/4 a distance of 876.17 feet to the Northwestern most corner of a tract of land dedicated to the State of Oklahoma in Book 2228, Page 568, said point being located North 89°35'45" West a distance of 235.60 feet from the Northeast corner of the S/2 of said NE/4;

Thence along the Western boundary of said tract of land for the next two calls:

- Thence South 43°02'22" East (Recorded South 45°14' East) a distance of 44.40 feet;
- Thence South 44°52'33" West (Recorded South 44°44' West) a distance of 377.50 feet to a point on the East line of the S/2 of said NE/4, said point being located South 00°05'16" East a distance of 298.30 feet from the Northeast corner of the S/2 of said NE/4;

Thence South 00°05'16" East on the East line of said NE/4 a distance of 1015.53 feet to the Point of Beginning.

This description contains 1,800,829 square feet or 41.34 acres, more or less. Subject to Easements and Rights-of-Way of record.

The above described tract of land encompasses legal descriptions recorded in Warranty Deed Book 7996, Page 175, Warranty Deed, Book 4085, Page 279, Warranty Deed, Book 2995, Page 423 and Quit Claim Deed, Book 4335, Page 210, less the legal descriptions recorded in Channel Change Easement, Book 2228, Page 568 (Oklahoma County Assessors Account Number R142933020) and Quit Claim Deed, Book 13500, Page 1641.

Surveyor's Notes

- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
- Date of Last Site Visit: March 4, 2024
- This Survey was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.
- Easements not provided for S. Townley Drive North of Southeast 6th Street.

Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 8th day of March, 2024.


Curtis Lee Hale, LS 1084



3-08-24
Date



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

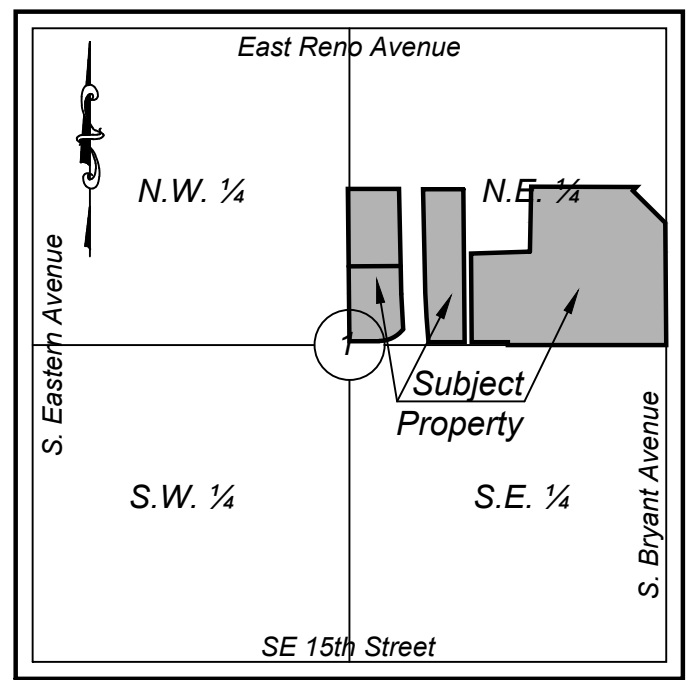
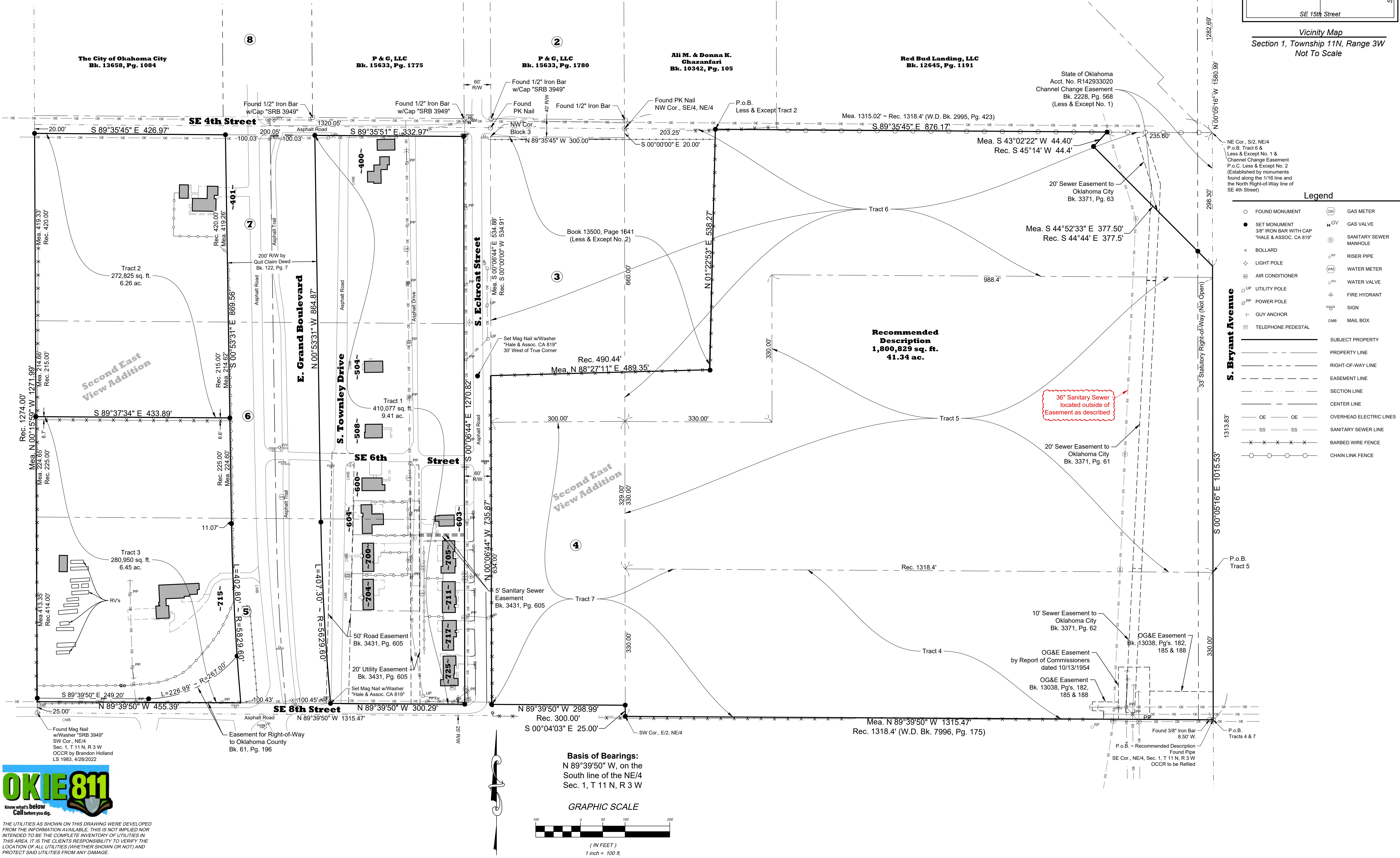
CLIENT	PROJECT NO.	6970.1
FILE	6970-1.dwg	
DATE	3/5/2024	
DRAWN BY	JMA	
CHECKED BY	CWA	
FIELD CREW	CH, CH	
SHEET	1	OF 2
NO.		
REVISION/ISSUE		
DATE		
Land Surveying and Planning 1601 SW 89th Street, Building C, Suite 200 Oklahoma City, Oklahoma 73159 Tel.: (405) 666-0174 - Fax: (405) 681-4881 C.A.: 819 - Exp.: June 30, 2025 www.halesurvey.com	Sam A. Townley Trust c/o Debee Clark & Weber 1200 NW 63rd Street, Suite 5000 Oklahoma City, Oklahoma 73116	Second East View Addition Blocks 3, 4, 5, 6 & 7 Oklahoma City, Oklahoma Plat of Survey

Plat of Survey

Part of the Northeast Quarter of

Section 1, Township 11 North, Range 3 West

City of Oklahoma City, Oklahoma County, Oklahoma



Vicinity Map

Section 1, Township 11N, Range 3W

Not To Scale

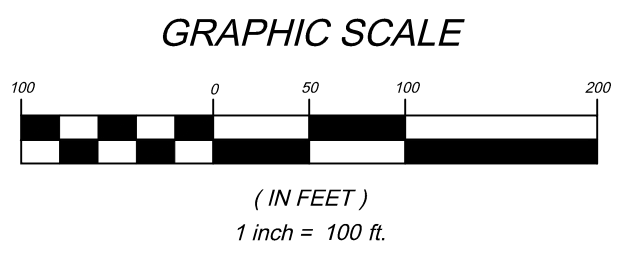
Legend

○ FOUND MONUMENT	○ GAS METER
● SET MONUMENT	○ GAS VALVE
○ 3/8" IRON BAR WITH CAP	○ SANITARY SEWER MANHOLE
○ "HALE & ASSOC. CA 819"	○ RISER PIPE
○ BOLLARD	○ WATER METER
○ LIGHT POLE	○ WATER VALVE
○ AIR CONDITIONER	○ FIRE HYDRANT
○ UTILITY POLE	○ SIGN
○ POWER POLE	○ MAIL BOX
○ GUY ANCHOR	
○ TELEPHONE PEDESTAL	
	— SUBJECT PROPERTY
	— PROPERTY LINE
	— RIGHT-OF-WAY LINE
	— EASEMENT LINE
	— SECTION LINE
	— CENTER LINE
— OE — OE —	— OVERHEAD ELECTRIC LINES
— SS — SS —	— SANITARY SEWER LINE
— X — X — X —	— BARBED WIRE FENCE
— ○ — ○ — ○ —	— CHAIN LINK FENCE



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Basis of Bearings:
N 89°39'50" W, on the
South line of the NE/4
Sec. 1, T 11 N, R 3 W



CLIENT

Sam A. Townley Trust
c/o Debee Clark & Weber
1200 NW 63rd Street, Suite 5000
Oklahoma City, Oklahoma 73116

PROJECT NAME

Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel: (405) 686-0774 - Fax: (405) 681-4881
C.A.: 819 - Exp: June 30, 2025
www.halesurvey.com

PROJECT NO.

6970.1

FILE

6970-1.dwg

DATE

3/5/2024

DRAWN BY

JMA

CHECKED BY

CWA

FIELD CREW

CH, CH

SHEET

2

OF 2

Plat of Survey

Second East View Addition
Blocks 3, 4, 5, 6 & 7
Oklahoma City, Oklahoma