



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

Staff Use Only:	10959
Case No.: PC -	
File Date:	1-16-25
Ward No.:	W1
Nbhd. Assoc.:	-----
School District:	Yukon
Extg Zoning:	I-2
Overlay:	

APPLICATION FOR REZONING

NW 10th & JKT

Project Name

10931 NW 10th St.

Address / Location of Property to be Rezoned

heavy industrial

Purpose Statement / Proposed Development

I-3 Heavy Industrial

Proposed Zoning District

vacant

Present Use of Property

8.61 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

Property Owner Information (if other than Applicant):

Shyr Company, LLC

Name

3462 77th Place SE

Mailing Address

Mercer Island, WA 98040

City, State, Zip Code

Phone

Email

Mark Grubbs
Signature of Applicant

Grubbs Consulting, LLC
Applicant's Name (please print)

1800 S. Sara Road
Applicant's Mailing Address

Yukon, OK 73099
City, State, Zip Code

405-265-0641
Phone

mark.grubbs@gc-okc.com
Email

Doc#:R 2008 12690
Bk&Pg:RB 3452 88-92
Filed:06-04-2008
12:18:39 PM
Canadian County, OK

IMG
WD

GRANTEE'S ADDRESS:

Shyr Company, L.L.C.
Attn: Hwei-Fen Shyr
2515 68th Avenue S.E.
Mercer Island, WA 98040

WARRANTY DEED

THE STATE OF OKLAHOMA §
 §
COUNTY OF CANADIAN §

YEN SHYR and HELEN SHYR (hereinafter called "Grantors"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by SHYR COMPANY, L.L.C., an Oklahoma limited liability company (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, have GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents do hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, all of those certain tracts or parcels of land situated in Canadian County, Oklahoma, which are more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all rights, benefits, privileges, tenements, easements and appurtenances thereon and pertaining thereto, and all of Grantors' right, title and interest, if any, in and to adjacent streets, roads, easements and rights-of-way, and all improvements and buildings located on such real property, and all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (said land, together with such rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property"), subject to all reservations, restrictions, covenants, conditions, easements and encumbrances of record as of the date hereof, to the extent the same are valid and subsisting and affect the Property (said reservations, restrictions, covenants, conditions, easements and encumbrances being called the "Permitted Encumbrances").

Not Official

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantors do hereby bind themselves their respective heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

For the same consideration, Grantors hereby quitclaim all interest, if any, of Grantors in strips or gores between the Property and abutting properties and any land lying in or under the bed of any street, alley, road, or right-of-way, opened or proposed, abutting or adjacent to the Property.

Executed on the date or dates acknowledged below, to be effective as of the 21ST day of MAY, 2008.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT.

NO DOCUMENTARY STAMPS NECESSARY 68 O.S. 3202(4).

GRANTORS:


YEN SHYR


HELEN SHYR

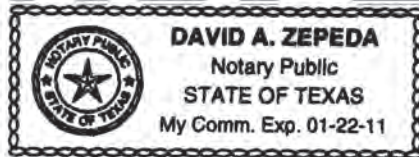
Not Official

Not Official

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
 COUNTY OF DALLAS §

This instrument was acknowledged before me on the 21ST
 day of MAY, 2008, by YEN SHYR.



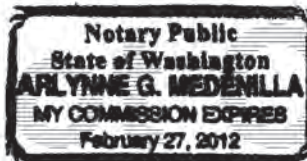
[Signature]
 Notary Public in and for the
 State of Texas

Not Official

ACKNOWLEDGMENT

THE STATE OF WASHINGTON §
 §
 COUNTY OF KING §

This instrument was acknowledged before me on the 16th
 day of May, 2008, by HELEN SHYR.



[Signature]
 Notary Public in and for the
 State of Washington

Not Official

Not Official

EXHIBIT "A"

TRACT I:

A tract of land in the SE 1/4 of Section 27, T-12-N, R-5-W, I.M., Canadian County, Oklahoma being more particularly described as;

Commencing at the NE Corner of the SE 1/4 (NE Corner being a 1/2" Capped Iron Pin); Thence N 89°54'01" W on the North Line of said SE 1/4, a distance of 1422.54 feet to a point on the West Right-of-Way Line of the John Kilpatrick Turnpike, being the True Point or Place of Beginning; Thence continuing N 89°54'01" W on the North Line of said SE 1/4, a distance of 1243.92 feet to the NW Corner of said SE 1/4; Thence S 00°12'58" E on the West Line of said SE 1/4, a distance of 1276.23 feet to a point on the North Right-of-Way Line of State Highway No. 4; Thence S 48°16'54" E, a distance of 1268.93 feet to a point; Thence Southeasterly on a curve to the left on the North Right-of-Way of State Highway No. 4, having a radius of 1854.56 feet (a Chord Bearing of S 53°21'28" E and a chord length of 327.65 feet), for an arc length of 328.07 feet to a point on the West Right-of-Way Line of the John Kilpatrick Turnpike; Thence N 20°43'42" E on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 92.16 feet to a point; Thence Northwesterly on a curve to the left on the West Right-of-Way Line of the John Kilpatrick Turnpike, having a radius of 22668.31 feet (a Chord Bearing of N 02°46'25" W and a chord length of 568.00 feet), for an arc length of 568.01 feet to a point; Thence N 00°08'07" W on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 342.40 feet to a point; Thence S 89°43'12" E on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 20.00 feet to a point; Thence N 00°12'19" E on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 1318.21 feet to the Point or Place of Beginning
Containing 2,244,856.31 square feet or 51.53 acres more or less.

TRACT II:

A tract of land in the SE 1/4 of Section 27, T-12-N, R-5-W, I.M., Canadian County, Oklahoma being more particularly described as;

Commencing at the SE Corner of said SE 1/4 (SE Corner being a 3/8" Iron Pin); Thence N 00°18'21" W on the East Line of said SE 1/4, a distance of 50.00 feet to the True Point or Place of Beginning; Thence N 00°18'21" W on the East Line of said SE 1/4, a distance of 2588.46 feet to the NE Corner of said SE 1/4; Thence N 89°54'01" W on the North Line of said SE 1/4, a distance of 1146.99 feet to a point on the East Right-of-Way Line of the John Kilpatrick Turnpike; Thence S 05°54'32" E on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 1185.44 feet to a point; Thence S 11°04'09" E on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 914.52 feet to a point; Thence S 01°47'17" E on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 477.59 feet to a point on the North Right-of-Way Line of State Highway No. 4; Thence Southeasterly on a curve to the left on the North Right-of-Way Line of State Highway No. 4, having a radius of 1854.63 feet (a Chord Bearing of S 84°29'00" E and a chord length of 354.61 feet), for an arc length of 355.15 feet to a point of Tangency; Thence S 89°57'48" E on the North Right-of-Way of State Highway No. 4, a distance of 495.30 feet to the Point or Place of Beginning.

Containing 2,564,740.01 square feet or 58.88 acres more or less.

Not Official

TRACT III:

A tract of land in the SE 1/4 of Section 27, T-12-N, R-5-W, I.M., Canadian County, Oklahoma being more particularly described as;

Beginning at the SW Corner of said SE 1/4 (SW Corner being a 3/8" Iron Pin); Thence N 00°12'17" W on the West Line of said SE 1/4, a distance of 1117.36 feet to a point on the South Right-of-Way Line of the Chicago Pacific Railroad; Thence S 48°15'53" E on the South Right-of-Way Line of the Chicago Pacific Railroad, a distance of 1488.42 feet to a point on the West Right-of-Way Line of the John Kilpatrick Turnpike; Thence S 41°37'20" W on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 20.24 feet to a point; Thence Southwesterly on a curve to the right on the West Right-of-Way Line of the John Kilpatrick Turnpike, having a radius of 185.00 feet (a Chord Bearing of S 65°50'05" W and a chord length of 151.75 feet), for an arc length of 158.38 feet to a point; Thence N 89°57'08" W on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 20.15 feet to a point; Thence S 00°14'52" W on the West Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 50.00 feet to a point on the South Line of said SE 1/4; Thence N 89°57'24" W on the South Line of said SE 1/4, a distance of 934.45 feet to the Point of Beginning.

Containing 676835.82 square feet or 15.54 acres more or less.

Not Official

env
Ret: Brousseau Graham & Dooley
300 Knox Place
4645 N. Central Expressway
Dallas, TX 75205

Not Official

Not Official

LEGAL DESCRIPTION

I-3 Zoning TRACT

A tract of land in the Southeast Quarter (SE/4) of Section 27, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Beginning at the Southwest Corner of said SE/4 (Southwest Corner being a 3/8" Iron Pin);

Thence N 00°12'17" W on the West line of said SE/4 a distance of 1117.36 feet to a point on the South right-of-way line of the Chicago Pacific Railroad;

Thence S 48°15'53" E on the South right-of-way line of the Chicago Pacific Railroad a distance of 537.74 feet;

Thence S 00°12'17" E a distance of 759.69 feet;

Thence N 89°57'24" W on the South line of said SE/4 a distance of 400.00 feet to the point or place of beginning, containing 375,407 square feet or 8.6182 acres more or less.

**Shyr Company, LLC
3462 77th Place SE
Mercer Island, WA 98040**

January 8, 2025

Planning Department
Subdivision & Zoning
420 W. Main Street, 9th Floor
OKC, OK 73102

RE: Letter of Authorization for rezoning property located in the vicinity of NW 10th & John Kilpatrick Turnpike in Oklahoma City

To Whom it May Concern:

As Member/Manager for Shyr Company, LLC, owner of the below described property, I hereby authorize Grubbs Consulting, LLC to act as agent on their behalf in the preparation, filing and representation of the above referenced application to the City of Oklahoma City.

Parcel ID: 90149070

Legal: T12N R05W S27 SE4 A#12 PT SE4 - BEG @ SW/C, TH N1117.36' SE1488.42'
SW20.24' SW CURV'R 156.36' W20.15' S50' W934.45' TPB

Respectfully,


Hwei-Fen Shyr, Manager
Shyr Company, LLC



January 16, 2025

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

**From: Terri Massey
tmasssey@gc-okc.com
405-265-0641 x 109**

TRANSMITTAL LETTER

Via: E-Mail

Re: Rezoning Application for 10931 NW 10th Street

Attachments:

- 1 copy of rezoning application
 - 1 copy of Legal Description & Site Exhibit of Subject Property
 - 1 copy of letter of authorization
 - 1 copy of deed
 - 1 copy of ownership list with certification
-

Comments: Please accept the attached rezoning application along with the supporting documents for placement on the February 27, 2025, Planning Commission docket. The filing fee of \$1500 will be remitted once the invoice with case number is provided. The legal description in Word Format is 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
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CANADIAN)

The undersigned bonded abstractor in and for Canadian 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 Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian 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:


A tract of land in the Southeast Quarter (SE/4) of Section 27, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:
Beginning at the Southwest Corner of said SE/4 (Southwest Corner being a 3/8" Iron Pin);
Thence N 00°12'17" W on the West line of said SE/4 a distance of 1117.36 feet to a point on the South right-of-way line of the Chicago Pacific Railroad;
Thence S 48°15'53" E on the South right-of-way line of the Chicago Pacific Railroad a distance of 537.74 feet;
Thence S 00°12'17" E a distance of 759.69 feet;
Thence N 89°57'24" W on the South line of said SE/4 a distance of 400.00 feet to the point or place of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), 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.

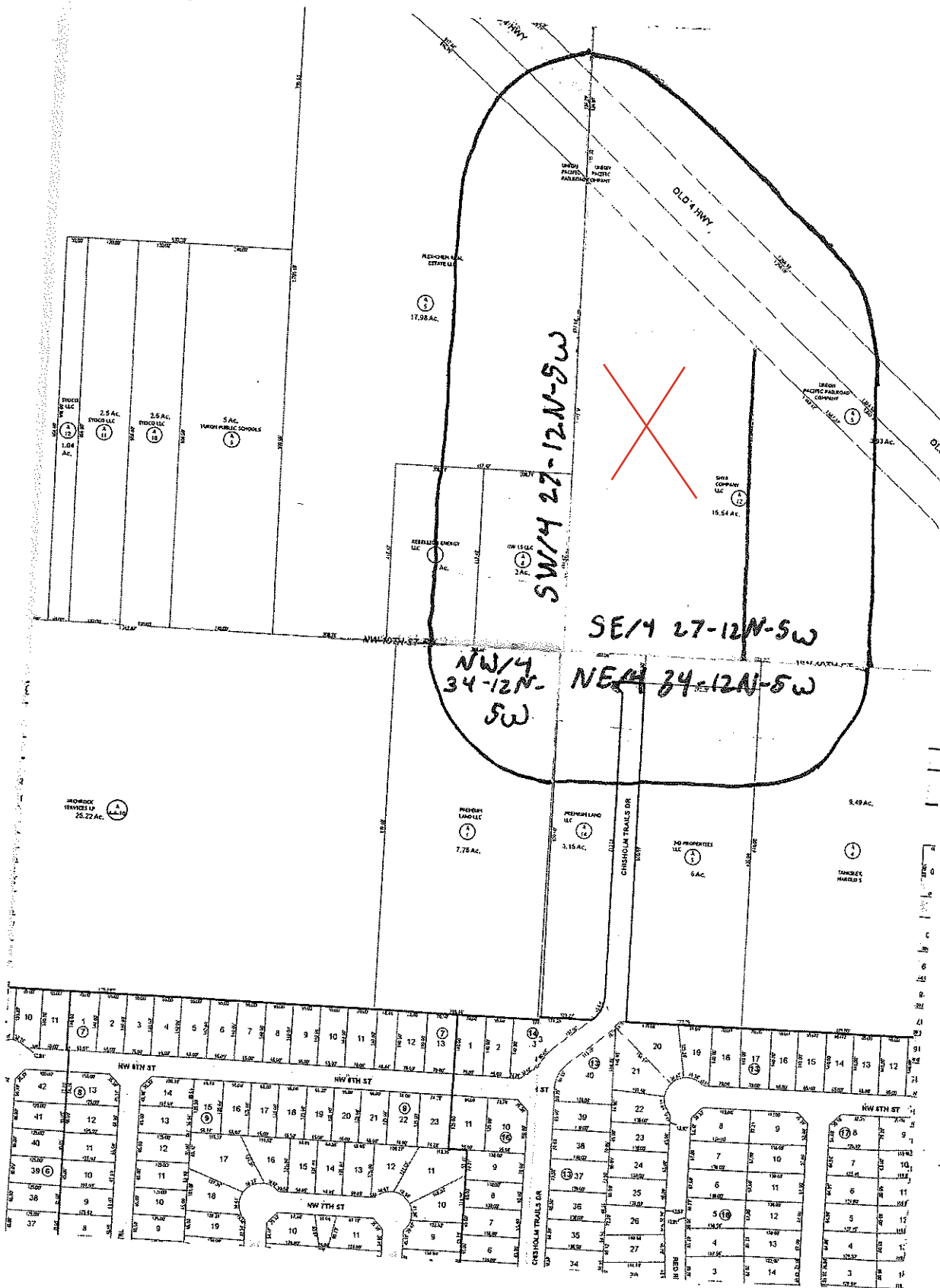
Dated: January 15, 2025 at 7:30 AM

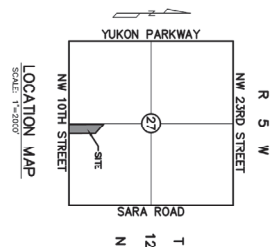
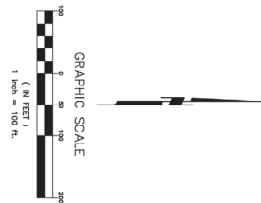
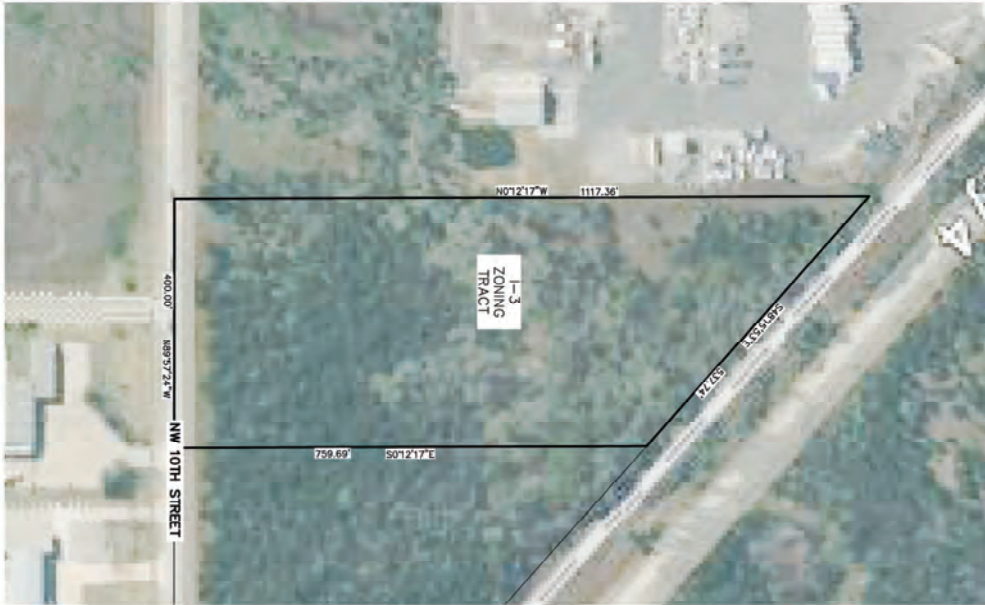
First American Title Insurance Company

By: 

Sarah Overholser
Abstractor License No. 4803
OAB Certificate of Authority # 0058
File No. 2912574-WA99

Owner	Mailing Address	Legal Description
SHYR COMPANY LLC ATTN: HWEI-FEN SHYR	3462 77TH PL SE.MERCER ISLAND.WA.98040	PT SE/4 27-12N-5W (A#12 ON THE MAP) - INCLUDES SUBJECT PROPERTY
UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS ST STOP 1690.OMAHA.NE.68178	PT SE/4 27-12N-5W (A#5 ON THE MAP) AND PT SW/4 27-12N-5W (A#4 ON THE MAP)
BERNARD PHILLIPS	931 HORTON RD.JACKSON.MI.49203	PT SE/4 27-12N-5W (A#6 ON THE MAP)
STATE HIGHWAY	200 N 21ST STREET.OKLAHOMA CITY.OK.73105	PT SW/4 27-12N-5W (A#3 ON THE MAP)
DACT LLC	11926 SW 15TH TER.YUKON.OK.73099	PT SE/4 27-12N-5W (A#10 ON THE MAP)
LARRY E. JELINEK AND NORA G. JELINEK, TRUSTEES OF THE LARRY E JELINEK LIVING TRUST	11701 NW 10TH.YUKON.OK.73099	PT SW/4 27-12N-5W (A#2 ON THE MAP)
FLEX-CHEM REAL ESTATE LLC	PO BOX 1647.WEATHERFORD.OK.73096	PT SW/4 27-12N-5W (A#5 ON THE MAP)
REBELLION ENERGY LLC	1401 17TH ST STE 1000.DENVER.CO.80202	PT SW/4 27-12N-5W (A#7 ON THE MAP)
GW 15 LLC	3801 SPRINGDALE RD.ARDMORE.OK.73401	PT SW/4 27-12N-5W (A#6 ON THE MAP)
PREMIUM LAND LLC	PO BOX 6718.EDMOND.OK.73083	PT NW/4 34-12N-5W (A#1 ON THE MAP) AND PT NE/4 34-12N-5W (A#14 ON THE MAP)
3-D PROPERTIES LLC	PO BOX 338.EL RENO.OK.73036	PT NE/4 34-12N-5W (A#5 ON THE MAP)
HAROLD S TANKSLEY C/O STEVE TANKSLEY	4013 CHASE CIR.YUKON.OK.73099	PT NE/4 34-12N-5W (A#4 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102	STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE.





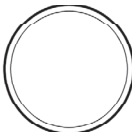
GENESIS

SHEET NUMBER
SM
24-078

Proj. No.: 24-078
Date: 1/18/2025
Scale: (Horizontal) 1"=100'
(Vertical) N/A
Drawn By: KID
Checked By: TM
Approved By: MCO

REVISIONS		
NO.	DESCRIPTION	DATE

GENESIS
NW 10TH & KILPATRICK TURNPIKE
OKLAHOMA CITY, OKLAHOMA
SITE MAP



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
RUBBS CONSULTING, LLC, CERTIFICATE OF AUTHORIZATION NO. SA-1116-0207-00000000