



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

## APPLICATION FOR REZONING

SE 104th & Choctaw Rd

Project Name

14624 SE 164th St

Address / Location of Property to be Rezoned

develop the property into acreage lots

Purpose Statement / Proposed Development

RA Single Family One Acre Rural Residential District

Proposed Zoning District

Staff Use Only:

Case No.: PC - 10770

File Date: 8/26/21

Ward No.: 4

Nbhd. Assoc.:

School District: Mid-De1

Extg Zoning: AA

Overlay:

residence

Present Use of Property

160 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):

Hiwassee80, LLC

Name

9808 S. Sunnyslane Road

Mailing Address

OKC 73165

City, State, Zip Code

Phone

Email

  
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

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

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**SE 104<sup>TH</sup> & CHOCTAW ROAD**

The Northeast Quarter (NE/4) of Section 11, Township 10 North, Range 1 West of the Indian Meridian, Cleveland County, Oklahoma; **AND**, a part of the Southeast Quarter (SE/4) of Section 11, Township 10 North, Range 1 West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: **Beginning** at the Northeast Corner of said SE/4; thence Westerly along the North boundary line of said SE/4 a distance of 2618.32 feet to the center of said SE/4;  
thence Southerly along the West line of said SE/4 a distance of 25.6 feet;  
thence Easterly to the East line of said SE/4;  
thence Northerly along the East line of the SE/4 a distance of 18.9 feet to the point of beginning.



**Date:** August 25, 2021

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

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

## TRANSMITTAL LETTER

**Via:** E-Mail

**Re:** Rezoning Application for 14624 SE 104<sup>th</sup> St

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### Attachments:

- 1 copy of rezoning application
  - 1 copy of Exhibit A – Legal Description of Subject Property
  - 1 copy of letter of authorization
  - 1 copy of proof of ownership (deed)
  - 1 copy of ownership list with certification
- 

**Comments:** Please accept the attached rezoning application along with the supporting documents for placement on the October 14, 2021, Planning Commission docket. We are also submitting an application for an amendment to planOKC at this location to the Planning Department. The filing fee of \$1500 will be remitted once the invoice with case number is provided. The legal description in Word format has been e-mailed to Thad Johnson. Feel free to contact Mark Grubbs or me if you have any questions.

Thanks!

*Hiwassee80, LLC  
9808 S. Sunnyslane Road  
Oklahoma City, OK 73165*

August 3, 2021

City of Oklahoma City  
Planning & Zoning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

**RE: Letter of Authorization for Rezoning and Platting Property at the southwest corner  
of SE 104<sup>th</sup> Street and Choctaw Road**

To Whom It May Concern:

I hereby authorize Grubbs Consulting, LLC and/or David M. Box with Williams, Box, Forshee & Bullard to act as agents on my behalf in the preparation, filing and representation of the rezoning and platting applications described above to the City of Oklahoma City.

Respectfully Submitted,

  
Seth Koenig  
Hiwassee80, LLC



## WARRANTY DEED

Statutory Form Individual

### Know All Men by These Presents:

THAT, The Walker Family 1993 Revocable Trust Dated April 7th, 1993, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Hiwassee80, LLC party of the second part, the following described real property and premises situate in Cleveland County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND

TAX ID No.: 73343

Grantee's Mailing Address: P.O. BOX 30057  
EDMOND, OK 73003

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, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and delivered this 7<sup>th</sup> day of February, 2018

THE WALKER FAMILY 1993 REVOCABLE TRUST  
DATED APRIL 7TH, 1993

Wanda Brown  
Wanda Brown  
Successor Trustee

01043-59478 MLX  
Doc Stamps: \$1275.00  
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of

Before me, the undersigned, a Notary Public in and for said County and State on this 17<sup>th</sup> day of February, 2018, personally appeared: Wanda Brown, Successor Trustee of The Walker Family 1993 Revocable Trust Dated April 7th, 1993, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

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

Thelma Holland  
Commission Expires: 07/17/2021



RETURN TO:  
Stewart Title of Oklahoma, Inc.  
701 N. Broadway, Suite 300  
Oklahoma City, OK 73102

\$1275

2/15

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Tract 1:

The Northeast Quarter (NE/4) of Section Eleven (11), Township Ten (10) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma:

AND

Tract 2:

A part of the Southeast Quarter (SE/4) of Section Eleven (11), Township Ten (10) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter;

Thence Westerly along the North boundary line of said Southeast Quarter a distance of 2518.32 feet to the center of said Southeast Quarter;

Thence Southerly along the West line of said Southeast Quarter a distance of 25.6 feet;

Thence Easterly to the East line of said Southeast Quarter;

Thence Northerly along the East line of the Southeast Quarter a distance of 18.9 feet to the point of beginning.

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND

## Ownership List Certificate

State of Oklahoma  
County of Oklahoma ) SS

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Cleveland County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor of each of the following parcels of land:

A 300 ft radius of property owners surrounding the following described property, to wit:

A part of the Southeast Quarter (SE/4) of Section Eleven (11), Township Ten (10) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

Beginning at the Northeast Corner of said Southeast Quarter;  
Thence Westerly along the North boundary line of said Southeast Quarter a distance of 2618.32 feet to the center of said Southeast Quarter;  
Thence Southerly along the West line of said Southeast Quarter a distance of 2618.32 feet to the center of said Southeast Quarter;  
Thence Southerly along the West line of said Southeast Quarter a distance of 25.6 feet;  
Thence Easterly to the East line of said Southeast Quarter;  
Thence Northerly along the East line of the Southeast Quarter a distance of 18.39 feet to the Point of Beginning.

In witness whereof, Chicago Title Oklahoma Co., has caused by these Presents to be executed by its Vice-President and its Corporate Seal affixed.

EXECUTED at Oklahoma City, Oklahoma, August 6, 2021 at 7:30 A.M.

Chicago Title Oklahoma Co.

By:

*Charles Francis*

Vice President, Charles Francis



Date Prepared: August 16, 2021  
Order Number: 710512103208

**OWNERSHIP LIST**  
**PREPARED BY CHICAGO TITLE OKLAHOMA**

1. Account # 73343  
Legal Description: 11-10-1W 160 AC ALL NE/4 & PRT SE/4 BG NE/C SE/4 W ON N LINE 2618.32 S ON W LIN 25.6 THN E TO E LINE N 18.9 POB PER SURV  
Property Address: 14624 SE 104<sup>th</sup> St., Oklahoma City OK  
Owner: Hiwassee80, LLC  
Mailing Address: PO BOX 15329, Del City, OK 73155
2. Account # 93422  
Legal Description: 2-10-1W 5.20 AC LT 25 LIBERTY CREEK SUR AKA PRT E/2 SW/4 BEG 250.01 ft. W SE/C SW/4 W 250.01 N 905.99 ft. E 250.01 ft. S 905.99 ft. POB  
Property Address: 14401 SE 104<sup>th</sup> St., Choctaw, OK  
Owner: Timothy A & Karla F Boyster  
Mailing Address: 14401 SE 104<sup>th</sup> St., Choctaw, OK 73165
3. Account # 93153  
Legal Description: 2-10-1W 5.20 AC PRT E/2 SW/4 BEG SE/C W 250.01' N 905.99' E 250.01' S 905.99' POB AKA TRACT 26 LIBERTY CREEK SUR  
Property Address: 14401 SW 104<sup>th</sup> St., Choctaw, OK  
Owner: Steven & Cherie Flanary V  
Mailing Address: 14425 SE 104<sup>th</sup> St., Oklahoma City, OK 73165
4. Account # 73067  
Legal Description: 2-10-1W 27.14 AC PRT SE/4 BEG SW/C SE/4 E 659.28' N 1797.40' W 656.28' S 1796.80' POB  
Property Address: 14515 SE 104<sup>th</sup> St., Oklahoma City, OK  
Owner: Louis B Strickland  
Mailing Address: 14515 SE 104<sup>th</sup> St., Oklahoma City, OK 73165
5. Account # 73068  
Legal Description: 2-10-1W 13.52 AC PRT SE/4 BEG E 656.28 SW/C SE/4 N 1797.40 E 327.51 S 1797.40 W 327.71 POB  
Property Address: 14625 SE 104<sup>th</sup> St., Oklahoma City, OK  
Owner: Luther J Strickland MD  
Mailing Address: 14625 SE 104<sup>th</sup> St., Oklahoma City, OK 73165
6. Account # 73069  
Legal Description: 2-10-1W 13.52 AC PRT SE/4 BEG E 983.99 SW/C N 1797.71 E 327.51 S 1798.01 W 327.71 POB  
Property Address: 14701 SE 104<sup>th</sup> St., Oklahoma City, OK  
Owner: Jennifer Coker  
Mailing Address: 14701 SE 104<sup>th</sup> St., Choctaw, OK 73020
7. Account # 154191  
Legal Description: 2-10-1W 5 AC PRT SE/4 BEG 1311.70' E SW/C SE/4 N 1221.95' E 152.54' S 677' E 152.54' E 65' S 444.98' W 40' S 100' W 177.71' POB  
Property Address: 14815 SE 104<sup>th</sup> St., Choctaw, OK  
Owner: Melissa D Boyle  
Mailing Address: 14721 SE 104<sup>th</sup> St., Choctaw, OK 73020



8. Account # 154190  
Legal Description: 2-10-1W 7.02 AC PRT SE/4 BEG 1489.41`E SW/C SE/4 N100` E40` N444.98` W65` N677` W152.54` N576.06` E187.95` S468.17` E139.56` S1330.14` W150` POB  
Property Address: 14721 SE 104<sup>th</sup> St., Choctaw, OK  
Owner: Melissa D Boyle  
Mailing Address: 14721 SE 104<sup>th</sup> St., Choctaw, OK 73020
9. Account # 131022  
Legal Description: 2 10 1W 5AC PRT SE/4 BEG 1639.41`E SW/C SE/4 N664.77` E327.63` S664.77` W327.71` POB LESS E50` R/E  
Property Address: 14817 SE 104<sup>th</sup> St., Choctaw, OK  
Owner: William C & Donna R Boyle  
Mailing Address: 14817 SE 104<sup>th</sup> St., Choctaw, OK 73020
10. Account # 187420  
Legal Description: 2-10-1W 7.79 AC PRT SE/4 BEG 350`W SE/C SE/4 W306.01` N657.68` E655.55` S383.61` W350` S275` POB  
Property Address: 14833 SE 104<sup>th</sup> St., Choctaw, OK  
Owner: Shirley E Madden  
Mailing Address: 14833 SE 104<sup>th</sup> St., Choctaw, OK 73020
11. Account # 187421  
Legal Description: 2-10-1W 2.21 AC PRT SE/4 BEG SE/C SE/4 W350` N275`E350` S275` POB  
Property Address: 14900 SE 104<sup>th</sup> St., Oklahoma City, OK  
Owner: Surendra Kumar  
Mailing Address: 4725 Lamar Ave., Mission, KS 66202-1737
12. Account # 189983  
Legal Description: 1-10-1W 30.1041 AC PRT GOVT LT 8 & 9 & PRT W/2 SW/4 BEG 1493.05`W S/4 ORNER OF SECTION W1168.75` N1168.75` E935` S233.75` E233.75` S935` POB  
Property Address: SE 104<sup>th</sup> St., Oklahoma City, OK  
Owner: Chelsea M & Jordon Sexton  
Mailing Address: 14248 Macklay Ct., Choctaw, OK 73020
13. Account # 53164  
Legal Description: CREEK WOOD EST LOT 2 BLK 1  
Property Address: 14420 SE 104<sup>th</sup> St., Oklahoma City, OK  
Owner: F Daniel & Tracy Madden  
Mailing Address: 14420 SE 104<sup>th</sup> St., Oklahoma City, OK 73165
14. Account # 53163  
Legal Description: CREEK WOOD EST LOT 1 BLK 1  
Property Address: 14440 SE 104<sup>th</sup> St., Oklahoma City, OK  
Owner: James & Chantry Oxner  
Mailing Address: 14440 SE 104<sup>th</sup> St., Oklahoma City, OK 73165
15. Account # 53111  
Legal Description: 12-10-1W 5+AC PRT NW1/4 BEG NW/C NW1/4 E 326.25` S 660` W 326.12` N 660` TO BEG  
Property Address: 10700 S Choctaw Road, Newalla, OK  
Owner: B & J Leasing Co.  
Mailing Address: PO BOX 96768, Oklahoma City, OK 73143

16. Account # 53112  
Legal Description: 12-10-1W 5 AC PRT W/2 W/2 NW/4 BEG ON N LINE W/2 NW/4 & E326.25 NW/C NW/4 E330 S660 W330 N660 POB  
Property Address: 15110 SE 104<sup>th</sup> St., Choctaw, OK  
Owner: Mary L Flanary Living Trust  
Mailing Address: 15110 SE 104<sup>th</sup> St., Choctaw, OK 73020
17. Account # 187848  
Legal Description: CREEK WOOD EST LOTS 1 & 2 BLK 2  
Property Address: 10600 Creekvale Road, Oklahoma City, OK  
Owner: Greg Harding  
Mailing Address: 10600 Creekvale Road, Oklahoma City, OK 73165
18. Account # 53168  
Legal Description: CREEK WOOD EST LOT 3 BLK 2  
Property Address: 10708 Creekvale Road, Oklahoma City, OK  
Owner: James Evan & Jacquelyn Swenson  
Mailing Address: 10708 Creekvale Road, Oklahoma City, OK 73165
19. Account # 53113  
Legal Description: 12-10-1W 5 AC PRT W/2 NW/4 BEG 660`S NW/C NW/4 S329.76` E656.05` N329.83` W656.12` POB  
Property Address: Unknown  
Owner: B & J Leasing Co  
Mailing Address: PO BOX 96768, Oklahoma City, OK 73143
20. Account # 53169  
Legal Description: CREEK WOOD EST LOT 4 BLK 2  
Property Address: 10724 Creekvale Road, Oklahoma City, OK  
Owner: Brenda D Krueger  
Mailing Address: 10724 Creekvale Road, Oklahoma City, OK 73165
21. Account # 73370  
Legal Description: 12-10-1W 19.86 AC PRT NW/4 BEG S989.76` NW/C NW/4 E1312.10` S989.66` W655.84` N659.66` W655.98` N329.76` POB  
Property Address: S Choctaw Road, Newalla, OK  
Owner: David Lynn Mains  
Mailing Address: 10900 S Choctaw Road, Newalla, OK 74857
22. Account # 53170  
Legal Description: CREEK WOOD EST LOT 5 BLK 2  
Property Address: 10816 Creekvale Road, Oklahoma City, OK  
Owner: Brenda D Krueger  
Mailing Address: 10724 Creekvale Road, Oklahoma City, OK 73165
23. Account # 53171  
Legal Description: CREEK WOOD EST LOT 6 BLK 2  
Property Address: 10908 Creekvale Road, Oklahoma City, OK  
Owner: Janet Clifton  
Mailing Address: 10908 Creekvale Road, Oklahoma City, OK 73165

24. **Account #** 73367  
**Legal Description:** 12-10-1W 9.93 AC PRT NW/4 BEG 1319.52`S NW/C S659.52` E655.84` N659.66` W655.98 POB WEST TR  
**Property Address:** 10900 S Choctaw Road, Newalla, OK  
**Owner:** David Lynn Mains  
**Mailing Address:** 10900 S Choctaw Road, Newalla, OK 74857
25. **Account #** 53172  
**Legal Description:** CREEK WOOD EST LOT 7 BLK 2  
**Property Address:** 11004 Creekvale Road, Oklahoma City, OK  
**Owner:** Jack & Pamela Gail Hayes  
**Mailing Address:** 11004 Creekvale Road, Oklahoma City, OK 73165
26. **Account #** 53173  
**Legal Description:** CREEK WOOD EST LOT 8 BLK 2  
**Property Address:** 11100 Creekvale Road, Oklahoma City, OK  
**Owner:** Hiwassee80, LLC  
**Mailing Address:** PO BOX 15329, Del City, OK 73155
27. **Account #** 53114  
**Legal Description:** 12-10-1W 5 AC N/2 SW/4 SW/4 NW/4  
**Property Address:** 11100 S Choctaw Road, Newalla, OK  
**Owner:** Kathryn F Baker  
**Mailing Address:** 11100 S Choctaw Road, Newalla, OK 74857
28. **Account #** 53175  
**Legal Description:** CREEK WOOD EST LOT 2 BLK 3  
**Property Address:** 14400 SE 111<sup>th</sup> St., Oklahoma City, OK  
**Owner:** Walter J & Marita L Grimes  
**Mailing Address:** 14400 SE 111<sup>th</sup> St., Oklahoma City, OK 73165
29. **Account #** 53174  
**Legal Description:** CREEK WOOD EST LOT 1 BLK 3  
**Property Address:** 14420 SE 111<sup>th</sup> St., Oklahoma City, OK  
**Owner:** Holly L Ewertz  
**Mailing Address:** 14420 SE 111<sup>th</sup> St., Oklahoma City, OK 73165
30. **Account #** 173136  
**Legal Description:** 12-10-1W 5.04 AC PRT W/2 NW/4 BEG 2308.80`S NW/C NW/4 S329.75` E655.70` E10` N329.81` W665.77` POB  
**Property Address:** 11220 S Choctaw Road, Newalla, OK  
**Owner:** Bob F & Denise L Burton  
**Mailing Address:** 11220 Choctaw Road, Oklahoma City, OK 74857
31. **Account #** 73345  
**Legal Description:** 11-10-1W 50 AC NE/4 SW/4 & S/2 N/2 NW/4 SW/4  
**Property Address:** 0 S Henney Road, Oklahoma City, OK  
**Owner:** Jennifer M Sheppard-Rowe  
**Mailing Address:** 10420 Greenbriar Parkway, Oklahoma City, OK 73159

32. **Account #** 131319  
**Legal Description:** 11-10-1W 63.87AC PRT SE/4 BEG 1648.53`N SE/C SE/4 W654.52` S228.14` S 90D W1960.27` N1190.17` E2614.10` S298.70` W654.57` S361.19` E654.55` S329.70` POB  
**Property Address:** Unknown  
**Owner:** Schwartz Family Trust  
**Mailing Address:** 11401 S Choctaw Road, Newalla, OK 74857
33. **Account #** 131321  
**Legal Description:** 11-10-1W 4.958AC PRT SE/4 BEG 329.70`S NE/C SE/4 S329.70` W654.55` N330.19` E654.57` POB  
**Property Address:** 11401 S Choctaw Road, Newalla, OK  
**Owner:** Schwartz Family Trust  
**Mailing Address:** 11401 S Choctaw Road, Newalla, OK 74857
34. **Account #** 158183  
**Legal Description:** EQUINE HAVEN LOT 1 BLOCK 1  
**Property Address:** 15001 SE 113<sup>th</sup> St., Newalla, OK  
**Owner:** Rosemarie Pelfrey Revocable Trust  
**Mailing Address:** 4000 Tinker Diagonal, Del City, OK 73115
35. **Account #** 158184  
**Legal Description:** EQUINE HAVEN LOT 2 BLOCK 1  
**Property Address:** 15017 SW 113<sup>th</sup> St., Choctaw, OK 73020  
**Owner:** Rosemarie Pelfrey Revocable Trust  
**Mailing Address:** 4000 Tinker Diagonal, Del City, OK 73115

# 300' Radius Map

