



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:	1667
Case No.: SPUD -	1667
File Date:	8-1-24
Ward No.:	W6
Nbhd. Assoc.:	Heritage Hills East UCD
School District:	OKC
Extg Zoning:	PUD-1915
Overlay:	DSHA

## APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

Ready Mix North

Project Name

1624 N Broadway Ave

Address / Location of Property (Provide County name & parcel no. if unknown)

+/-3.00 acres

ReZoning Area (Acres or Square Feet)

Commercial, Eating Establishment

Summary Purpose Statement / Proposed Development

### 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Dolese Bros. Co.

Name

8300 N Oklahoma Ave

Mailing Address

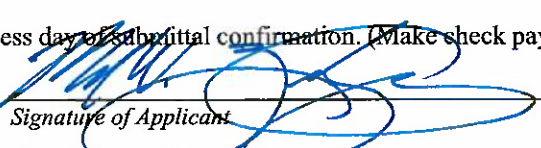
Oklahoma City, OK 73114

City, State, Zip Code

(405) 235-2311

Phone

Email

  
Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.

OFFICE OF THE SECRETARY OF STATE  
BOOK 6156 PAGE 1364



### CERTIFICATE OF TRANSCRIPT

I, the undersigned Secretary of State of the State of Oklahoma, do hereby certify that the annexed transcript has been compared with the record on file in my office of which it purports to be a copy, and that the same is a full, true and correct copy of

CERTIFICATE OF MERGER

OF

DOLESE BROS. CO.

DOC NUMBER 00034348

TIME 12:21 PM

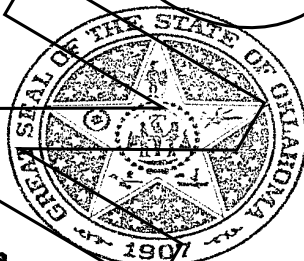
RECD FEE 20.00

DATE APR. 11 1991

RALPH HESS

OKLAHOMA COUNTY CLERK

RECORDED AND FILED



In testimony whereof, I have hereunto set my hand and affixed the Great Seal of the State of Oklahoma at the City of Oklahoma City this 4TH day of APRIL, 19 91

By: *John Kennedy*  
Secretary of State

*Return to - Mr. Crowder Shulley 20.9. Broadway. CAC, OK 73102*

DB 487838-001

OFFICE OF THE SECRETARY OF STATE



BOOK 6156 PAGE 1365

CERTIFICATE OF MERGER

WHEREAS, DOLESE BROS. CO.

a corporation organized under the laws of the State of Oklahoma  
has filed in the office of the Secretary of State duly authenticated evidence of a merger  
whereby said corporation is the surviving corporation, as provided by the laws of the  
State of Oklahoma.

NOW THEREFORE I, the undersigned, Secretary of State of the State of  
Oklahoma, by virtue of the powers vested in me by law, do hereby issue this Certificate  
evidencing such merger.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the  
Great Seal of the State of Oklahoma.



Filed in the City of Oklahoma City this 27th.  
day of March, 19 91

John Kennedy  
Secretary of State

By [Signature]

"EFFECTIVE DATE: MARCH 31, 1991"

73256001 03/27/91

BOOK 6156 PAGE 1366

CERTIFICATE OF OWNERSHIP AND MERGER

MERGING  
THE DOLESE COMPANY,  
a Delaware corporation,  
AND  
DOLESE CONCRETE COMPANY,  
a Delaware corporation,

FILED

MAR 27 1991

OKLA. SECRETARY OF STATE

INTO

DOLESE BROS. CO.,  
an Oklahoma corporation

(Pursuant to Section 1083 of the  
Oklahoma General Corporation Act)

TO THE SECRETARY OF STATE OF THE STATE OF OKLAHOMA:

The Dolese Company, a corporation organized and  
existing under and by virtue of the laws of the State of  
Delaware, hereby certifies as follows:

FIRST: The Dolese Company was organized pursuant  
to the provisions of the General Corporation Law of the  
State of Delaware on 15 November 1946.

SECOND: The Dolese Company is record owner of the  
following shares of capital stock of the other constituent  
corporations named below, constituting 100% of the  
outstanding shares of all classes of authorized capital  
stock of each such corporation:

	<u>State and Date of Organization</u>	<u>The Dolese Company Ownership</u>
Dolese Concrete Company	Delaware 13 December 1956	7,000 shares Preferred Stock, par value \$100.00 per share  5,000 shares common stock, par value \$10.00 per share
Dolese Bros. Co.	Oklahoma 8 March 1990	100,000 shares Common Stock, par value \$1.00

THIRD: The Dolese Company, by the following resolutions of its Board of Directors, duly adopted by unanimous written consent of the members thereof dated 26 March 1991, filed with the minutes of the Board pursuant to Section 141(f) of the Delaware General Corporation Law, determined to, and effective upon, the close of business on Sunday, 31 March 1991, does merge itself and Dolese Concrete Company with and into Dolese Bros. Co.:

RESOLVED, that effective as of the close of business on Sunday, 31 March 1991, this Corporation, The Dolese Company, merge itself and Dolese Concrete Company, a wholly-owned Delaware subsidiary corporation, with and into Dolese Bros. Co., a wholly-owned Oklahoma subsidiary corporation, and Dolese Bros. Co., as the surviving corporation, will succeed to all of the assets and assume all of the liabilities of this Corporation and Dolese Concrete Company; and

FURTHER RESOLVED, that the terms and conditions of the proposed merger are as follows: Upon the proposed merger's becoming effective (i) each outstanding share of Common Stock, par value \$10.00 per share, of this Corporation and each outstanding share of Preferred Stock, par value \$100.00 per share, of this Corporation shall be converted and exchanged into a total of 100,000 newly-issued shares of Common Stock, par value \$1.00 per share, of Dolese Bros. Co., which shall be issued to the sole shareholder of this Corporation upon surrender for cancellation to Dolese Bros. Co. of such shareholder's certificates formerly representing ownership of capital stock of this Corporation; and (ii) each outstanding share of capital stock of Dolese Bros. Co. and Dolese Concrete Company held of record by this Corporation shall cease to be outstanding and shall be surrendered for cancellation to Dolese Bros. Co.; and

FURTHER RESOLVED, that the proposed merger be submitted to the sole shareholder of this Corporation and that upon receiving the written consent of the sole shareholder, the proposed merger shall be approved; and

FURTHER RESOLVED, that the President be, and hereby is, authorized to make and execute, and the Secretary be, and hereby is, authorized to attest, if necessary, a Certificate of Ownership and Merger setting forth a copy of these resolutions providing for the merger of this Corporation and Dolese Concrete Company into Dolese Bros. Co., to cause the same to be

filed with the Secretary of State of the States of Delaware and Oklahoma, to cause Dolese Bros. Co. to succeed to all of the assets and assume all of the liabilities of this Corporation and Dolese Concrete Company, and to do all other acts and things, whether within or without the States of Delaware and Oklahoma, which may be in any way necessary and/or appropriate to effect the merger.

FOURTH: That this merger has been adopted, approved, certified, executed and acknowledged by The Dolese Company in accordance with the Delaware General Corporation Law.

IN WITNESS WHEREOF, The Dolese Company, has caused this Certificate to be signed by its President and attested to by its Secretary, this 26th day of March, 1991.

THE DOLESE COMPANY

By: Roger M. Dolese  
Roger M. Dolese, President

ATTEST:

W. Bryan Arnn  
W. Bryan Arnn, Secretary/Treasurer

(SEAL)



BOOK 6156 PAGE 1369

OKLAHOMA TAX COMMISSION  
STATE OF OKLAHOMA

ROBERT E. ANDERSON, Chairman  
ROBERT L. WADLEY, Vice-Chairman  
DON KILPATRICK, Sec'y-Member

2501 LINCOLN BLVD.  
OKLAHOMA CITY, OKLAHOMA 73194-0010

BUSINESS TAX DIVISION  
(405) 521-4592

March 21, 1991

JOHN KENNEDY  
SECRETARY OF STATE  
ROOM 101, STATE CAPITOL BUILDING  
OKLAHOMA CITY, OK 73105

RE: DOLESE BROS. CO.

QUALIFIED: 03 08 90

DEAR MR. KENNEDY:

THIS IS TO CERTIFY THAT THE FILES OF THIS OFFICE SHOW THE REFERENCED CORPORATION HAS FILED A FRANCHISE TAX RETURN OF THE FISCAL YEAR ENDING JUNE 30, 1991 AND HAS PAID THE FRANCHISE TAX AS SHOWN BY SAID RETURN.

NO CERTIFICATION IS MADE AS TO ANY CORPORATE FRANCHISE TAXES WHICH MAY BE DUE BUT NOT YET ASSESSED, NOR WHICH HAVE BEEN ASSESSED AND PROTESTED.

THIS LETTER MAY NOT THEREFORE BE ACCEPTED FOR PURPOSES OF DISSOLUTION OR WITHDRAWAL.

SINCERELY,

BUSINESS TAX DIVISION

*Donald J. Woody*

DONALD J. WOODY, ADMINISTRATOR  
PERMIT AND LICENSING SECTION

DJW/sc



BOOK 6156 PAGE 1370

OKLAHOMA TAX COMMISSION  
STATE OF OKLAHOMA

ROBERT E. ANDERSON, Chairman  
ROBERT L. WADLEY, Vice-Chairman  
DON KILPATRICK, Sec'y-Member

2501 LINCOLN BLDG.  
OKLAHOMA CITY, OKLAHOMA 73194-0010

BUSINESS TAX DIVISION  
(405) 521-4592

March 21, 1991

JOHN KENNEDY  
SECRETARY OF STATE  
ROOM 101, STATE CAPITOL BUILDING  
OKLAHOMA CITY, OK 73105

RE: THE DOLESE COMPANY

QUALIFIED: 11 26 46

DEAR MR. KENNEDY:

THIS IS TO CERTIFY THAT THE FILES OF THIS OFFICE SHOW THE REFERENCED CORPORATION HAS FILED A FRANCHISE TAX RETURN OF THE FISCAL YEAR ENDING JUNE 30, 1991 AND HAS PAID THE FRANCHISE TAX AS SHOWN BY SAID RETURN.

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SINCERELY,

BUSINESS TAX DIVISION

*Donald J. Woody*

DONALD J. WOODY, ADMINISTRATOR  
PERMIT AND LICENSING SECTION

DJW/sc



WHEN RECORDED MAIL TO  
E.H. ADLER  
2800 CITY PLACE  
OKLA. CITY, OK 73102

SPECIAL WARRANTY DEED

BOOK 6365 PAGE 1468

KNOW ALL MEN BY THESE PRESENTS:

That RHODES-CASEY INVESTMENTS, a general partnership, composed of L. D. Rhodes and J. D. Casey, Jr. party of the first part, in consideration of the sum of Ten and No/100 Dollars in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto DOLESE BROS. CO., an Oklahoma corporation, whose principal office is located at 20 N.W. 13th Street, Oklahoma City, Oklahoma 73103, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

Lots 23, 24, 25, and 26, in Block 1 and Lots 13, 14, 15, 16 and the North 4 feet of Lot 17, in Block 2, all in NORTH BROADWAY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof, together with such other property originally designated as the 15th Street right-of-way between Blocks 1 and 2, extending the complete depth of 140 feet;

DOC NUMBER 00136253

TIME 03:18 PM

FEE

10.00

All of Lots Twenty-four (24), Twenty-five (25), and Twenty-six (26), in Block Two (2), in NORTH BROADWAY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof;

DATE NOV. 20 1992

RALPH NESS

OKLAHOMA COUNTY CLERK

RECORDED AND FILED

All of Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), all being in Block One (1), in NORTH BROADWAY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements and restrictions of record, LESS AND EXCEPT all of the oil, gas, and other minerals and mineral rights, not heretofore reserved or conveyed of record;

The South 21 feet of Lot Seventeen (17), and all of Lots Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), and Twenty-three (23), all being in Block Two (2), in NORTH BROADWAY ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Subject to easements, rights-of-way and restrictions of record, and LESS AND EXCEPT all of the oil, gas, and other minerals.

Lots Thirteen (13) and Fourteen (14), in Block One (1), in NORTH BROADWAY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

SUBJECT to easements, rights-of-way and restrictions of record, and LESS AND EXCEPT all oil, gas, and other minerals previously reserved or conveyed of record,

Lots Twenty-one (21) and Twenty-two (22) in Block One (1), in NORTH BROADWAY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof,

SECTION 3301 PAR

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same to be free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of any nature made or suffered to be made by party of the first part.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever.

Signed and delivered this 11<sup>th</sup> of November, 1992.

RHODES-CASEY INVESTMENTS, a  
General Partnership,

By: L. D. Rhodes  
L. D. Rhodes  
a General Partner

By: J. D. Casey, Jr.  
J. D. Casey, Jr.  
a General Partner

# ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
 ) ss:  
COUNTY OF OKLAHOMA )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of November, 1992, by L. D. RHODES, partner, and by J. D. CASEY, JR., partner, on behalf of RHODES-CASEY INVESTMENTS, a general partnership.

Ray Martin  
Notary Public

My Commission Expires:

10 August 1995  
(SEAL)

(The consideration for this deed is less than \$100.00. No documentary stamps are required.)

## LEGAL DESCRIPTION

NW 16<sup>th</sup> & Broadway  
3 Acre Tract

July 3, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28) and the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Block One (1) of the Plat ANTON H. CLASSEN'S NORTH BROADWAY ADDITION recorded in Book PL3, Page 3, being more particularly described as follows:

Beginning at the Northwest (NW) Corner of Lot 13 of said Block 1, said point being the POINT OF BEGINNING;

THENCE North 89°42'25" East, along and with the North line of said Block 1, a distance of 460.00 feet to the Northeast (NE) Corner of Lot 1 of said Block 1;

THENCE South 01°21'44" West, along and with the East line of said Block 1, a distance of 284.17 feet;

THENCE South 89°42'25" West, departing said East line, a distance of 460.00 feet to a point on the West line of said Block 1;

THENCE North 01°21'44" East, along and with the West line of said Block 1, a distance of 284.17 feet to the POINT OF BEGINNING.

Containing 130,662 square feet or 3.0000 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.



CONCRETE

SAND & GRAVEL

STONE

BLOCK

MASONRY

August 17, 2022

City of Oklahoma City  
Development Services Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attn: Mr. JJ Chambless

**RE: Letter of Authorization for Submittal to the City**

Dear JJ:

As owner of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf, but at the sole expense of the prospective buyer, in the submittal and processing of this alley closure application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

For the avoidance of doubt, nothing herein shall constitute Dolese Bros. Co.'s consent to the alley closure while they own the adjoining Properties. The intent of this Letter of Authorization is to permit the prospective buyer to seek the alley closure and close on the sale of the adjoining Properties prior to final City Council approval of the alley closure.

Respectfully Submitted,

Pete Simms  
Chief Financial Officer

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:5329 000/PER

**DOLESE BROS. CO.**

8300 N. Oklahoma Ave  
Oklahoma City, OK 73114  
405.235.2311  
[dolese.com](http://dolese.com)

August 1, 2024

City of Oklahoma City  
Development Services Department  
420 W Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: **Ready Mix North, 1624 N Broadway Ave: SPUD Submittal**

Dear Ms. Welch:

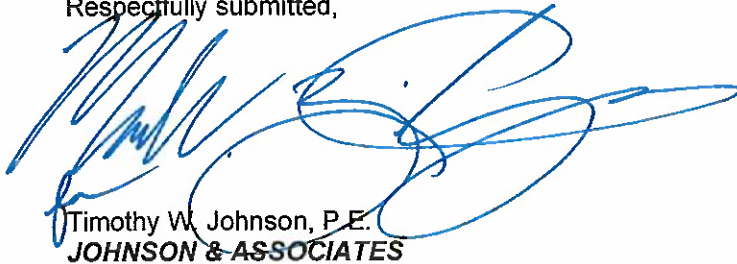
On behalf of our client, OPERATIONREADYMIX, LLC, we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 1624 N Broadway Ave. in northwest Oklahoma City. The subject site is currently zoned as PUD-1915 with a base zoning district of C-3 "Community Commercial" and is currently undeveloped. The proposed SPUD, totaling 3 acres, will permit for the construction of a new-to-market restaurant concept. The proposed development will complement the expanding Broadway commercial corridor.

Please find attached the following submittal documents for the above referenced project:

- SPUD Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **September 12, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.  
**JOHNSON & ASSOCIATES**

TWJ/rw  
Attachment(s)  
cc: Mark W. Zitzow, AICP, J&A  
[5329 005 / PUD]

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

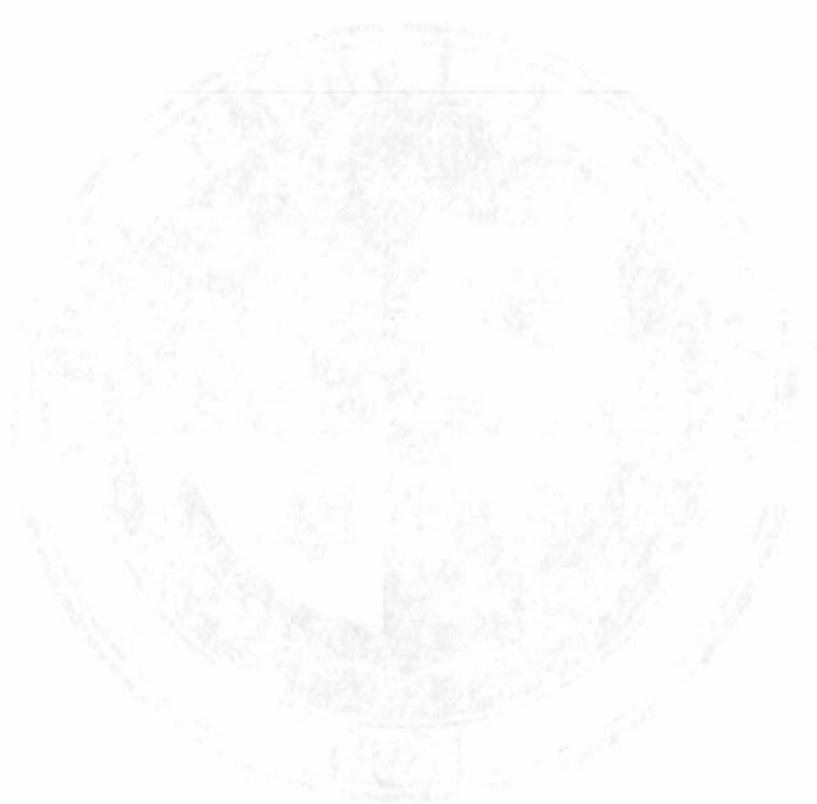
This Official Report is for Account Numbers **R042601000 & R042601200 & R042602000 & R042602200 & R042604800** and is a **300-foot** radius from the outside of the polygon.

**DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.**

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

**The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.**

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.



STATE OF OKLAHOMA } ss:  
COUNTY OF OKLA.

I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 300 foot radius report

made in the office of the County Assessor  
on the 1st day of August, 2024

Given under my hand and official seal this  
1st day of August, 2024

County Assessor

Cameron W. Deputy

**Oklahoma County Assessor's  
300ft Radius Report  
8/1/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	
R042604400	DOLESE BROS CO	No Data	No Data	PO BOX 677	OKLAHOMA CITY	OK	73101-0677	NORTH BROADWAY ADD		2	0	NORTH BROADWAY ADD 002 000 S 1/2 OF LOT 21 & ALL LOTS 22 & 23 PLUS W 1/2 VAC ALLEY ADJON E	0 UNKNOWN OKLAHOMA CITY
R042604200	DOLESE BROS CO	No Data	No Data	PO BOX 677	OKLAHOMA CITY	OK	73101-0677	NORTH BROADWAY ADD		2	0	NORTH BROADWAY ADD 002 000 LOTS 19 & 20 & N 1/2 OF LOT 21 PLUS W 1/2 OF VAC ALLEY ADJ ON E	0 UNKNOWN OKLAHOMA CITY
R042604000	DOLESE BROS CO	No Data	No Data	PO BOX 677	OKLAHOMA CITY	OK	73101-0677	NORTH BROADWAY ADD		2	0	NORTH BROADWAY ADD 002 000 S21FT LOT 17 & ALL LOT 18 PLUS W 1/2 OF VAC ALLEY ADJ ON E	0 UNKNOWN OKLAHOMA CITY
R042921500	CORSAIR CATTLE CO	No Data	No Data	PO BOX 2286	OKLAHOMA CITY	OK	73101-2286	FAYS ADDITION		0	0	FAYS ADDITION 000 000 LOTS 3 THRU 12	1501 N BROADWAY AVE OKLAHOMA CITY
R034279560	JACKSON MICHAEL D TRS	JACKSON MICHAEL D REV LIV TRUST	No Data	5 NE 14TH ST	OKLAHOMA CITY	OK	73104-1201	CLASSENS N HIGHLAND PARKED		13	0	CLASSENS N HIGHLAND PARKED 013 000 W50FT OF LOTS 20 & 21 & ALL OF LOTS 22 THRU 31 EX PT OF LTS 22 THRU 25 BEG AT NE/C LT 22 TH W16.67FT SELY100.84FT N100FT TO BEG	5 NE 14TH ST OKLAHOMA CITY
R042924000	PECOS BILL LLC	No Data	No Data	1832 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4716	FAYS ADDITION		0	0	FAYS ADDITION 000 000 LOTS 16 & 17	112 NW 15TH ST OKLAHOMA CITY
R042923000	QWAK REAL ESTATE I LLC	No Data	No Data	701 NW 14TH ST	OKLAHOMA CITY	OK	73103	FAYS ADDITION		0	0	FAYS ADDITION 000 000 W57.5FT LOTS 13 THRU 15	108 NW 15TH ST OKLAHOMA CITY
R042923500	TONER REFILL INC	No Data	No Data	1525 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-4609	FAYS ADDITION		0	0	FAYS ADDITION 000 000 E82.5FT LOTS 13 THRU 15	1525 N BROADWAY AVE OKLAHOMA CITY
R133461300	DOWNTOWN OKC PROPERTIES LLC	No Data	No Data	4 NE 10TH ST UNIT 473	OKLAHOMA CITY	OK	73104-1402	UNPLTD PT SEC 28 12N 3W		0	0	UNPLTD PT SEC 28 12N 3W 000 000 PT OF SE4 SEC 28 12N 3W BEG 400FT S OF E LINE ROBINSON AV & N LINE SEC 28 TH E300FT N100FT E70FT S150FT W370FT N50FT TO BEG PLUS S11FT OF LOTS 13 & 27 AND LOTS 14 THRU 16 & LOTS 28 THRU 30 OF OVERHOLSER & AVEY ADD & 20FT VACATED ALLEY IN BETWEEN SD LTS	125 NW 15TH ST OKLAHOMA CITY
R042602200	DOLESE BROS CO	No Data	No Data	PO BOX 677	OKLAHOMA CITY	OK	73101-0677	NORTH BROADWAY ADD		1	0	NORTH BROADWAY ADD 001 000 LOTS 23 THRU 26 PLUS W 1/2 OF VAC ALLEY ADJ ON E PLUS N 1/2OF NW 15TH ST VAC ADJ ON S	0 UNKNOWN OKLAHOMA CITY
R042763600	THE HUB AT MIDTOWN LLC	ATTN RICHARD C LABARTHE	No Data	6303 N PORTLAND, Unit 210	OKLAHOMA CITY	OK	73112	SCOTTS ADDITION		0	0	SCOTTS ADDITION BLK 000 LOT 000 LOTS 7 & 8 & 20FT VAC ALLEY ADJ ON W PLUS LOTS 9 THRU 14 & S5FT OF LOT 15 & E/2 OF VAC ALLEY ADJ ON W	0 UNKNOWN OKLAHOMA CITY



**Oklahoma County Assessor's  
300ft Radius Report  
8/1/2024**

R133440850	LAF	No Data	No Data	PO BOX 18895	OKLAHOMA CITY	OK	73154	UNPLTD PT SEC 27 12N 3W	1	0	UNPLTD PT SEC 27 12N 3W 001 000 BEG 60FT W & 178FT N OF SW/C BLK 1 CLASSEN N HIGHLAND PARKED TH N158FT TO S LINE 14TH THW100FT TO E LINE R/W AT&SF RR S158FT E100FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R042603800	DOLESE BROS CO	No Data	No Data	PO BOX 677	OKLAHOMA CITY	OK	73101-0677	NORTH BROADWAY ADD	2	0	NORTH BROADWAY ADD 002 000 LOTS 13 14 15 & 16 & N4FT LOT 17 PLUS W 1/2 OF VAC ALLEY ADJ ON E PLUS S 1/2 OF VAC NW 15TH ST ADJ ON N	0 UNKNOWN OKLAHOMA CITY
R043247000	J LOU PROPERTIES LLC	No Data	No Data	1 NE 7TH ST	OKLAHOMA CITY	OK	73104-4610	WEAVERS ADDITION	0	0	WEAVERS ADDITION 000 000 W105FT OF LOTS 11 & 12 PLUS A TR 5FT N&S ADJ LOT 12 ON S & N120FT OF LOTS 13 THRU 16 & W5FT OF N120FT OF LOT 17 & PT SE4 SEC 28 12N 3W BEG N LINE OF 15TH ST & W BOUNDARY LINE LT 13 WEAVERS ADDN TH W49.01FT (MEASURED) (50FT RECORDED) NLY142.56FT E49.01FT (MEASURED) (50FT RECORDED) SLY142.56FT (MEASURED) (140FT RECORDED) TO BEG	1611 N BROADWAY OKLAHOMA CITY
R042602000	DOLESE BROS CO	No Data	No Data	8300 N OKLAHOMA AVE	OKLAHOMA CITY	OK	73114	NORTH BROADWAY ADD	1	0	NORTH BROADWAY ADD 001 000 LOTS 21 & 22 PLUS W 1/2 OF VAC ALLEY ADJ ON E	0 UNKNOWN OKLAHOMA CITY
R043246000	HERITAGE HILLS APARTMENTS INC	No Data	No Data	PO BOX 2286	OKLAHOMA CITY	OK	73101-2286	WEAVERS ADDITION	0	0	WEAVERS ADDITION 000 000 S19FT OF LOT 9 & ALL LOT 10	1615 N BROADWAY OKLAHOMA CITY
R043245000	CORSAIR CATTLE CO	No Data	No Data	PO BOX 2286	OKLAHOMA CITY	OK	73101-2286	WEAVERS ADDITION	0	0	WEAVERS ADDITION 000 000 N4FT OF LOT 7 & N20FT LOT 8	N BROADWAY OKLAHOMA CITY
R044208400	W9 LC	No Data	No Data	1708 N BROADWAY AVE	OKLAHOMA CITY	OK	73103	WINANS NORTH BDWY	1	0	WINANS NORTH BDWY 001 000 W50FT OF S45FT OF LOT 9 & W50FT OF LOT 10	1706 N BROADWAY OKLAHOMA CITY
R044207200	BOYINGTON PROPERTIES LLC	No Data	No Data	25 NW 16TH ST	OKLAHOMA CITY	OK	73103	WINANS NORTH BDWY	1	0	WINANS NORTH BDWY 001 000 E90FT OF LOTS 9 & 10	25 NW 16TH ST OKLAHOMA CITY
R044206500	W9 LC	No Data	No Data	1708 N BROADWAY AVE	OKLAHOMA CITY	OK	73103	WINANS NORTH BDWY	1	0	WINANS NORTH BDWY 001 000 S15FT OF LOT 8 & N5FT OF W50F OF LOT 9	1708 N BROADWAY OKLAHOMA CITY
R043880480	OKLA NATURAL GAS CO	No Data	No Data		0 Unknown	NO	0	WINANS HIGHLAND TERR	3	0	WINANS HIGHLAND TERR 003 000 N21FT OF E45FT OF W 1/2 LOT 3 PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
R043880465	WHITAKER FAMILY INVESTMENTS LLC	TGF HOLDINGS LLC	No Data	6608 N WESTERN AVE, Unit 622	OKLAHOMA CITY	OK	73116	WINANS HIGHLAND TERR	3	0	WINANS HIGHLAND TERR 003 000 E90FT S 1/2 OF LOT 3 & E90FT LOTS 4 & 5 EX N21FT OF E45FT OF S 1/2 LOT 3	1701 N BROADWAY AVE OKLAHOMA CITY

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R043880495	THUMBLATCH PROPERTIES LLC	No Data	No Data	117 LAKE ALUMA DR	OKLAHOMA CITY	OK	73121-3401	WINANS HIGHLAND TERR	3	0	WINANS HIGHLAND TERR 003 000 W50FT OF S 1/2 OF LOT 3 & W50FT OF LOTS 4 & 5 PLUS 10FT VAC ALLEY ADJ ON W	109 NW 16TH ST OKLAHOMA CITY
R043880660	THUMB LATCH PROPERTIES LLC	No Data	No Data	117 LAKE ALUMA DR	OKLAHOMA CITY	OK	73121-3401	WINANS HIGHLAND TERR	3	0	WINANS HIGHLAND TERR 003 000 E52.2FT OF LOT 17 PLUS 10FT VAC ALLEY ADJ ON E	115 NW 16TH ST OKLAHOMA CITY
R044204800	SERIES 5 1710 N BROADWAY A DESIGNATED SERIES OF	ELBB HOLDINGS CO LLC	No Data	2617 EAGLE CV	PARK CITY	UT	84060	WINANS NORTH BDWY	1	0	WINANS NORTH BDWY 001 000 S15FT OF LOT 7 & N35FT OF LOT 8	1710 N BROADWAY OKLAHOMA CITY
R043880405	CHIAF JOEY	No Data	No Data	1717 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-3416	WINANS HIGHLAND TERR	3	0	WINANS HIGHLAND TERR 003 000 E47.5FT OF S27FT LOT 2 & E47.5FT OF N 1/2 LOT 3	1716 N BROADWAY OKLAHOMA CITY
R133466500	CORSAIR CATTLE CO	No Data	No Data	PO BOX 2286	OKLAHOMA CITY	OK	73101-2286	UNPLTD PT SEC 28 12N 3W	0	0	UNPLTD PT SEC 28 12N 3W 000 000 PT NE4 OF SE4 OF SEC 28 12N 3W DES AS BEG AT A PT 60FT W OF SW/C OF LOT 13 WEAVERS ADD TH N301.5FT TO PT 168.5FT S OF HALF SEC LINE SD PT THE SW/C OF STOUT TRACT TH E60FT TO W LINE OF WEAVERS ADD S TO A PT ON W LINE 160FT N OF SW/C LOT 13 TH W50FT S160FT W10FT TO BEG PLUS S5FT OF LOT 8 & N6FT OF LOT 9 IN WEAVERS	0 UNKNOWN OKLAHOMA CITY
R042601200	DOLESE BROS CO	No Data	No Data	PO BOX 677	OKLAHOMA CITY	OK	73101-0677	NORTH BROADWAY ADD	1	0	NORTH BROADWAY ADD 001 000 LOTS 15 THRU 20 PLUS 10X150 ALLEY ADJ ON E	0 UNKNOWN OKLAHOMA CITY
R043242000	TURNROW LLC	No Data	No Data	1621 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-4610	WEAVERS ADDITION	0	0	WEAVERS ADDITION 000 000 S90FT LOTS 2 THRU 5 PLUS N5FT VAC ALLEY ADJ ON S PLUS LOT 6 & N21FT OF LOT 7 PLUS A TR BEG NE/C LT 6 TH W TO NW/C LT 6 N5FT E TO A PT 5FT N OF NE/C LT 6 S5FT TO BEG EX A 25FT STRIP OF LAND DEEDED TO OKC (BK 215 PG 599)	1621 N BROADWAY AVE OKLAHOMA CITY
R042601000	DOLESE BROS CO	No Data	No Data	PO BOX 677	OKLAHOMA CITY	OK	73101-0677	NORTH BROADWAY ADD	1	0	NORTH BROADWAY ADD 001 000 LOTS 13 & 14 PLUS W 1/2 OF VAC ALLEY ADJ ON E	0 UNKNOWN OKLAHOMA CITY

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R043084000	DOWNTOWN OKC PROPERTIES LLC	No Data	No Data	PO BOX 4730	EDWARDS	CO	81632-4730	OVERHOLSER & AVEY	0	0	OVERHOLSER & AVEY 000 000 LOTS 17 THRU 22 EX N45FT LOTS 3 THRU 12 & LOTS 23 THRU 26 & N14FT LOTS 13 & 27 & PT VAC ALLEYS & PT SE4 SEC 28 12N 3W BEG 190FT W & 45FT S OF INTERSECTION OF N LINE SEC 28 & CTR LINE BROADWAY S269FT W70FT N269FT E70FT TO BEG PLUS E2FT VAC ROBINSON ADJ ON W	1600 N ROBINSON AVE OKLAHOMA CITY
R133467800	BALLCAP INVESTMENTS LLC	No Data	No Data	314 FRISCO RD NW	PIEDMONT	OK	73078-9480	UNPLTD PT SEC 28 12N 3W	0	0	UNPLTD PT SEC 28 12N 3W 000 000 PT SE4 SEC 28 12N 3W BEG 38.5FT S OF THE INTERSECTION OF N LINE SE4 & W LINE OF WEAVERS ADDN PRODUCED NORTH TH W60FT S130FT E60FT N130FT TO BEG	112 NW 16TH ST OKLAHOMA CITY
R043241000	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	WEAVERS ADDITION	0	0	WEAVERS ADDITION 000 000 N50F LTS 2 TO 5 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R043880420	CHIAF LAW OFFICES PC	No Data	No Data	1717 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-3416	WINANS HIGHLAND TERR	3	0	WINANS HIGHLAND TERR 003 000 E47.5FT OF W92.5FT LOTS 1 & 2 AND E47.5FT OF W92.5FT OF N 1/2 LOT 3	104 NW 17TH ST OKLAHOMA CITY
R044202400	BLACKACRE LLC	No Data	No Data	3422 NW 135TH ST	OKLAHOMA CITY	OK	73120	WINANS NORTH BDWY	1	0	WINANS NORTH BDWY 001 000 LOT 6 & N35FT LOT 7 PLUS W 1/2 VACATED ALLEY ADJ SD LTS	0 UNKNOWN OKLAHOMA CITY
R044201200	BLACKACRE LLC	No Data	No Data	3422 NW 135TH ST	OKLAHOMA CITY	OK	73120	WINANS NORTH BDWY	1	0	WINANS NORTH BDWY BLK 001 LOT 000 LOTS 1 THRU 5 PLUS LOTS 11 THRU 15 PLUS VACATED ALLEY LYING BETWEEN LTS 1-5 & 11-15 PLUS E 1/2 VACATED ALLEY ADJ LTS 5 & 11 ON W PLUS A TR BEG SE/C LOT 15 TH N320FT E31FT SLY320FT W33.3FT TO BEG	19 NW 16TH ST OKLAHOMA CITY
R042607200	OPERATIONREADY MIX LLC	No Data	No Data	301 NW 13TH ST, Unit 202	OKLAHOMA CITY	OK	73103	NORTH BROADWAY ADD	3	0	NORTH BROADWAY ADD 003 BEG SW/C LOT 21 TH N345FT E459.98FT S97.50FT E50.02FT S247.50FT W510FT TO BEG CONT 3.92 AC MORE OR LESS	13 NW 13TH ST OKLAHOMA CITY
R042604605	OPERATIONREADY MIX LLC	No Data	No Data	301 NW 13TH ST, Unit 202	OKLAHOMA CITY	OK	73103-3708	NORTH BROADWAY ADD	2	0	NORTH BROADWAY ADD 002 BEG SW/C LOT 26 TH N49.29FT E459.98FT S49.29FT W459.98FT TO BEG CONT .52 AC MORE OR LESS	UNKNOWN
R042604600	DOLESE BROS CO	No Data	No Data	PO BOX 677	OKLAHOMA CITY	OK	73101-0677	NORTH BROADWAY ADD	2	0	NORTH BROADWAY ADD 002 LOTS 24 & APPROX N .71FT LOT 25	0 UNKNOWN OKLAHOMA CITY

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300ft Radius Report  
8/1/2024

R042604800	DOLESE BROS CO	No Data	No Data	8300 N OKLAHOMA AVE	OKLAHOMA CITY	OK	73114	NORTH BROADWAY ADD	2	0	NORTH BROADWAY ADD 002 000 LOTS 1 THRU 12 & 27 THRU 38 BLK 2 PLUS 10X340 VAC ALLEY ON W & 20X300 VAC ALLEY ADJ SD LTS PLUS LOTS 1 THRU 12 & 27 THRU 38 BLK 1 PLUS 10X340 VAC ALLEY ON W & 20X300 VAC ALLEY ADJ SD LTS PLUS A TR 100X310 LYING BETWEEN LTS 27 THRU 38 BLK 1 & LTS 1 THRU 12 BLK 2 EX \$49.29FT OF TRACT	15 NW 14TH ST OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-(\_\_\_\_)**  
**MASTER DESIGN STATEMENT**

**Ready Mix North**

**August 1, 2024**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Sute 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.com*  
5329-005

# **SPUD-(       ) MASTER DESIGN STATEMENT**

*This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).*

## **I. SPECIAL DEVELOPMENT REGULATIONS:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and/or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **C-3, COMMUNITY COMMERCIAL District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.2)
- Three- and Four-Family Residential (8200.15)
- Artist Graphics (8250.1)
- Community Garden (8150.6.1)
- Community Recreation: General (8250.2)



- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Murals (8250.16) subject to applicable reviews
- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales & Services: Grooming (8300.8)
- Animal Sales & Services: Kennel & Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Communications Services: Antennas (8300.27)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3) further restricted to an active artist/creator in residence or installation(s).
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)
- Eating Establishments: Fast Food (8300.35) further restricted to a 'fast-casual' eateries with no drive-thru. 'Fast casual' is defined as a restaurant with a central ordering point rather than wait staff. Pick-up windows for pedestrians are permitted.
- Eating Establishments: Sit-down (8300.37)
- Eating Establishments: Sit-down, Alcohol Permitted (8300.38)
- Eating Establishments: Sit-down, Limited Alcohol Permitted (8300.39)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Business Support Services (8300.24)
- Food and Beverage Retail Sales (8300.41)
- Laundry Services (8300.48)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Roof Garden (8150.7.2)
- Spectator Sports and Entertainment: General (8300.67)
- Spectator Sports & Entertainment: High Impact (8300.68)
- Spectator Sports and Entertainment: Restricted (8300.69)
- Light Industrial (8350.8) is further restricted to a small brewery, micro-brewery, distillery, winery, cidery, and associated tap/serving rooms or artists in residence.



- Transportation Facilities: Surface Passenger (8400.3)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

**2. Maximum Building Height:**

There shall be no maximum building height within this PUD.

**3. Maximum Building Size: N/A**

**4. Maximum Number of Buildings: N/A**

**5. Building Setback Lines:**

No setbacks shall be required, other than those required by building code.

**6. Sight-proof Screening:**

No screening shall be required except around dumpsters, service areas, loading docks, and mechanical equipment visible from the ground level.

A wall of sufficient height, berm, landscaping or a combination herein shall be required along N. Broadway Ave. where parking is adjacent to the street right of way to create a more pleasant pedestrian experience.

**7. Landscaping:**

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

Street trees shall be planted between the curb and the sidewalk.

**8. Signs:**

Per the base zoning district.

**9. Access:**

Access shall be permitted along N Broadway Ave and NW 16<sup>th</sup> Street, per the subdivision regulations.

**10. Sidewalks:**

Sidewalks are present along NW 16th Street and N Broadway Avenue frontages. Should these existing sidewalks be removed or damaged during construction they will be replaced.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**4. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view.

**6. Parking:**

Given the proximity to downtown, existing transit, and passenger rail, a minimum number of off-street parking spaces shall not be required. The design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. All efforts will be made to accommodate visitors and employees by providing parking; however, this shall not be a requirement during the building permit stage.

**7. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**8. Platting:**

Platting shall be per the subdivision regulations.

**III. SUPPORTING DOCUMENTS**

Exhibit A:	Legal Description
Exhibit B:	Boundary Exhibit
Exhibit C:	Conceptual Site Plan

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

NW 16<sup>th</sup> & Broadway  
3 Acre Tract

July 3, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28) and the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Block One (1) of the Plat ANTON H. CLASSEN'S NORTH BROADWAY ADDITION recorded in Book PL3, Page 3, being more particularly described as follows:

Beginning at the Northwest (NW) Corner of Lot 13 of said Block 1, said point being the POINT OF BEGINNING;

THENCE North 89°42'25" East, along and with the North line of said Block 1, a distance of 460.00 feet to the Northeast (NE) Corner of Lot 1 of said Block 1;

THENCE South 01°21'44" West, along and with the East line of said Block 1, a distance of 284.17 feet;

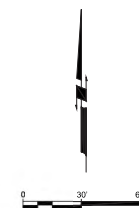
THENCE South 89°42'25" West, departing said East line, a distance of 460.00 feet to a point on the West line of said Block 1;

THENCE North 01°21'44" East, along and with the West line of said Block 1, a distance of 284.17 feet to the POINT OF BEGINNING.

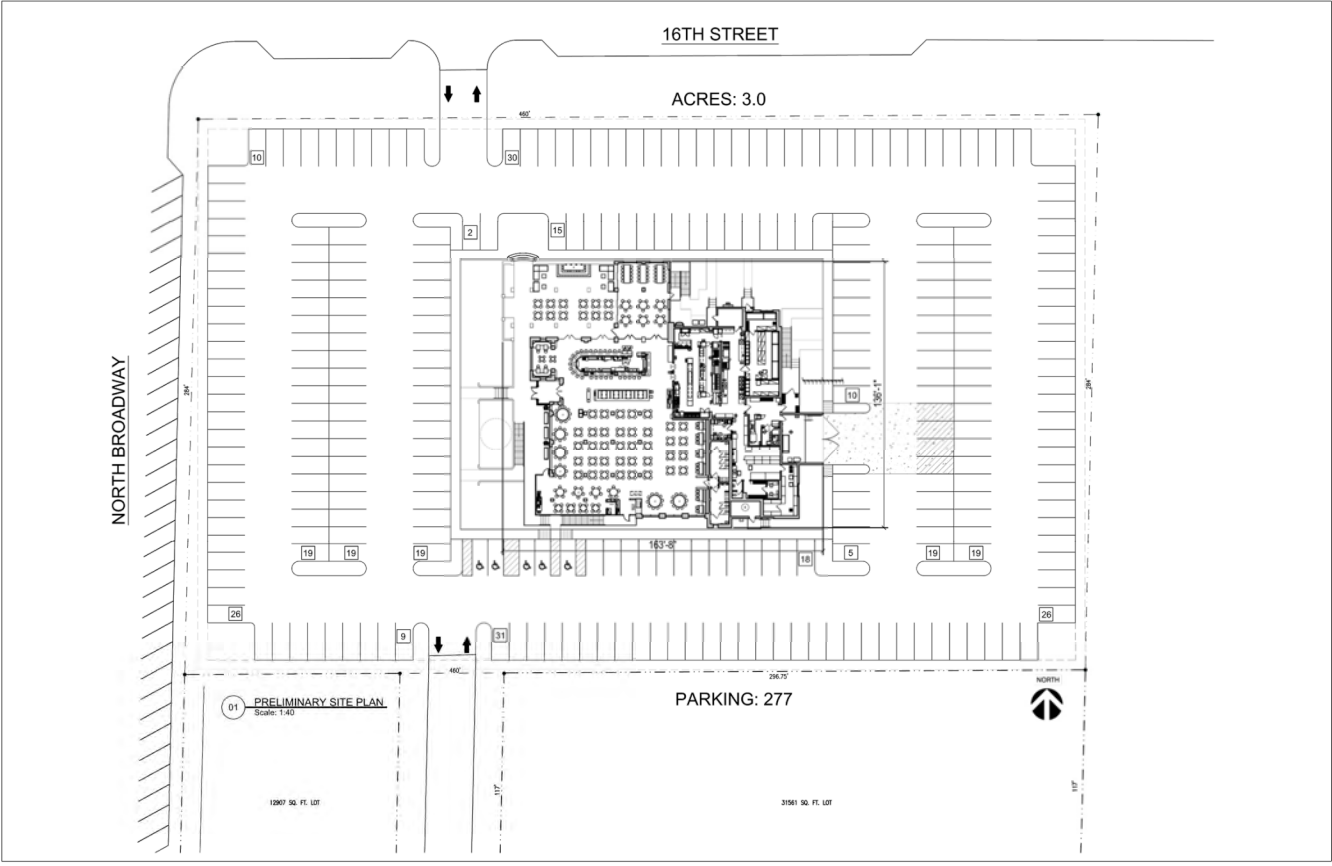
Containing 130,662 square feet or 3.0000 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.





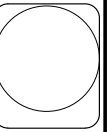
+/-3.00 acres



N.W. 16th & BROADWAY

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REVISIONS		DATE
NO.	DESCRIPTION	



Johnson & Associates  
1111 E. Oklahoma City, OK 73104  
Professional Engineer  
Certificate of Professional Status: Exp. Date: 06/30/2025

• ENGINEER • SURVEYOR • PLANNER •

**JA**

N.W. 16th & BROADWAY  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
EXHIBIT C - Conceptual Site Plan

Proj. No.: \_\_\_\_\_  
Date: 07-20-24  
Scale: 1"=30'  
Checked By: \_\_\_\_\_  
Approved By: \_\_\_\_\_

SHEET NUMBER  
**EX C**