



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 SPUD ReZONING

Simplified Planned Unit Development District

Maxey Trust Residence

Project Name 12101 N Midwest Blvd
UNPLTD PT SEC 22 13N 2W Parcel Number 3485148761005

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

Single Family Home

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - 1406

File Date: 7 Apr 22

Ward No.: 7

Nbhd. Assoc.: -

School District: Jones

Extg Zoning: AA

Overlay: -

see PC 10405
2.03 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.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Cecil Maxey Shirley Maxey
Signature of Applicant

Cecil & Shirley Maxey

Applicant's Name (please print)

11925 N Midwest Blvd.

Applicant's Mailing Address

Jones, OK 73049

City, State, Zip Code

405.830.8962

Phone

maxey45@aol.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

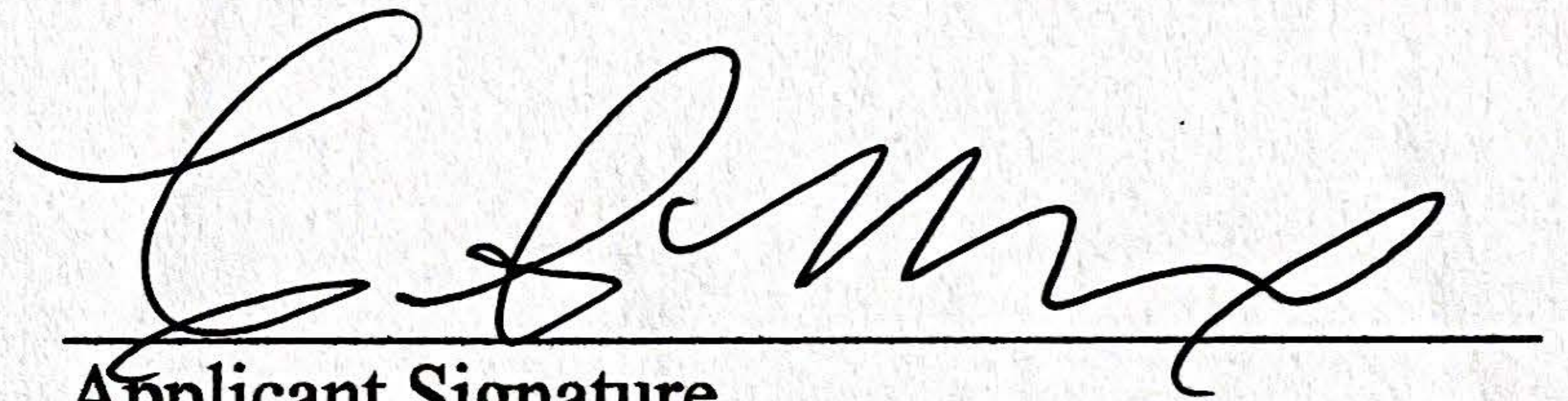
Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

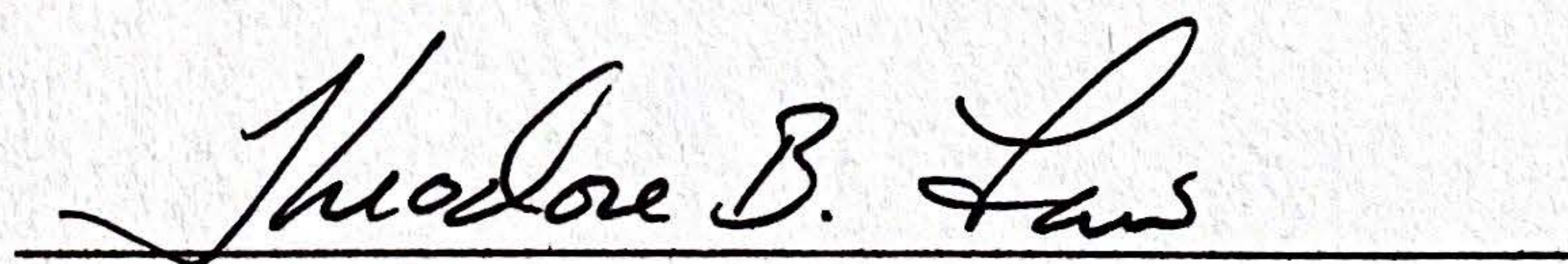
Executed at Oklahoma City, Oklahoma, on the 22 day of February, 20 22


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of OKLAHOMA,
County of OKLAHOMA, on the 22ND day of FEBRUARY, 20 22.

My Commission Expires:

5/21/24


Notary Public

Commission # 04004643



TAX STMT TO:
CECIL MAXEY
11925 N. MIDWEST BLVD,
JONES, OK 73049
NO DEC STAMPS
68-3202(3)

CORRECTION
QUIT CLAIM DEED

THIS INDENTURE, made this 8th day of November, 2021, between Ross W. Magness, Trustee of the Magness Family Trust, duly organized and existing under and by virtue of the Laws of the State of Oklahoma, party of the first part, and Cecil Wade Maxey and Shirley Lorraine Maxey, Trustees of the Cecil Wade Maxey and Shirley Lorraine Maxey Revocable Living Trust, dated April 21, 2021 party of the second part.

WITNESSETH, that the said party of the first part, in consideration of the sum of TEN AND 00/100 DOLLARS, the receipt of which is hereby acknowledged, does hereby quit claim, grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all right, title, interest, and estate, both at law and in equity, of, in and to the following described real estate situated in the County of Oklahoma State of Oklahoma, to wit:

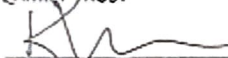
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND. This Correction Deed is for the purpose of correcting that certain Deed dated the 28th day of May, 2021 and recorded on June 4th, 2021 in Book 14770 on Page 1017 in the Official Records of Oklahoma County, State of Oklahoma. Grantor and Grantee acknowledge and agree that this Deed is necessary for correction of the legal description recorded on the original Deed.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, their heirs and assigns forever, free and 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, rights-of-ways and restrictive covenants of record.

Signed and delivered this 8th day of November, 2021.

ROSS W. MAGNESS, TRUSTEE OF THE MAGNESS
FAMILY TRUST



Ross W. Magness
Trustee

RETURN TO:
G. ROBERT CARPENTER
5030 N. MAY # 144
OKLAHOMA CITY OK 73112

menu

ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned Notary Public, in and for said County and State on this 8th day of November, 2021, personally appeared Ross W. Magness, Trustee of the Magness Family Trust, to me known to be the identical person who executed the within and foregoing instrument.



Notary Public



5/21/24
Commission Expires

[SEAL]

2021112901211383 B: 14982 P: 1064
11/29/2021 03:45:37 PM Pgs: 2
Fee: \$ 20.00
David B. Hooten, Oklahoma County Clerk
Oklahoma County - State of Oklahoma



2/20

EXHIBIT "A"
LEGAL DESCRIPTION

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Beginning at a point 1324.54 feet South 00°34'18" East of the Northeast Corner of said NE/4; Thence from said P.O.B. South 00°34'18" East a distance of 300.00 feet; Thence South 89°36'36" West a distance of 295 feet; Thence North 00°34'18" West a distance of 300.00 feet; Thence North 89°36'36" East a distance of 295 feet to the Point of Beginning.

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CECIL MAXEY
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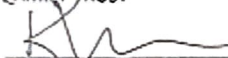
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FAMILY TRUST



Ross W. Magness
Trustee

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Notary Public



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Commission Expires

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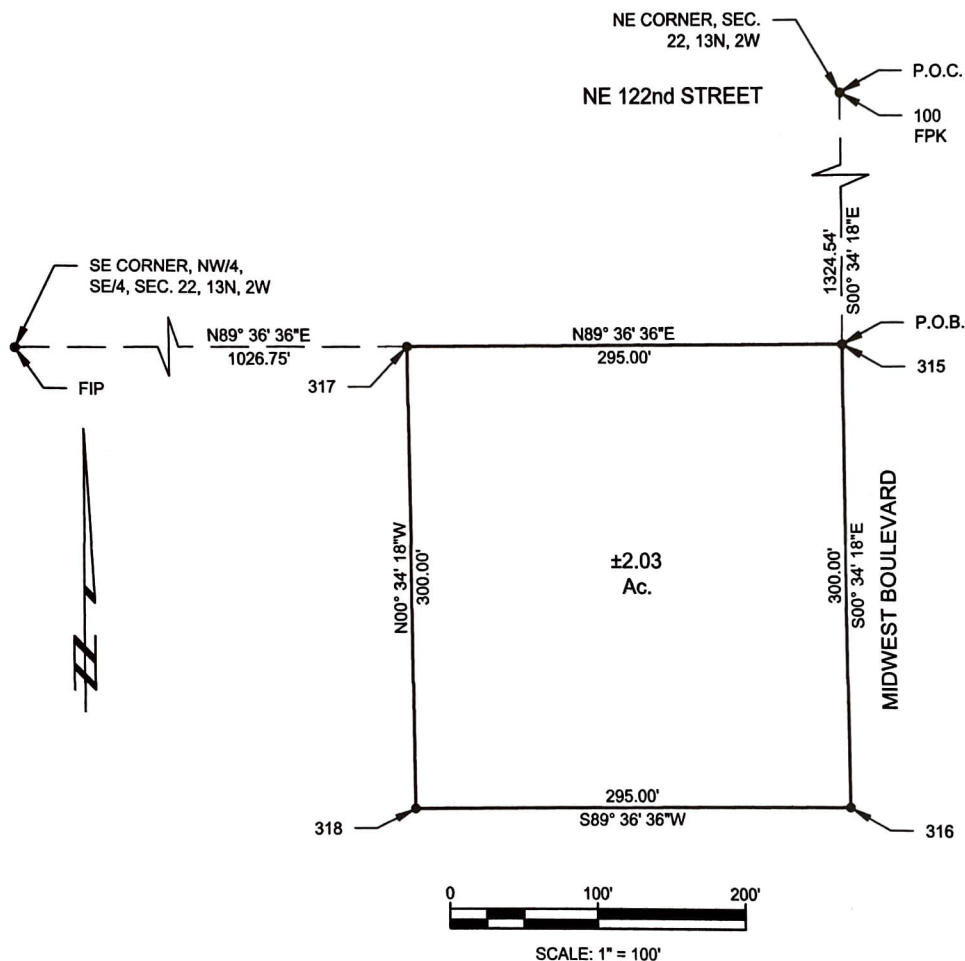
LEGAL DESCRIPTION

2 ACRE TRACT

A part of the Northeast Quarter (NE/4) of Section 22, Township 13 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:

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Thence North 89°36'36" East a distance of 295.00 feet to the Point of Beginning.

Said tract contains 2.03 acres, more or less.



LEGAL DESCRIPTION
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HUITT-ZOLLARS

Huitt-Zollars, Inc.
 CA 1489 EXP. 6-30-23

Oklahoma City

701 N. BROADWAY AVENUE
 Oklahoma City, Oklahoma 73102
 Phone (405) 842-0363
 www.huitt-zollars.com

TITLE:	BOUNDARY EXHIBIT
PROJECT NAME:	MAGNESS FARM 2 ACRE TRACT
PROJECT NO:	R313037.01
DATE:	12/10/2020
REVISED DATE:	10/20/2021
APPROVED BY:	B.E.C.
PAGE:	1 OF 1

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD
MASTER DESIGN STATEMENT

(April 4, 2020)

PREPARED BY:

Cecil Maxey
11925 N Midwest Blvd.
Jones, OK 73049-5809
405-833-7676
Maxey45@aol.com

SPUD() MASTER DESIGN STATEMENT

I. Special Development Regulations:

- 1. RA-2 Single-Family, Two-Acre Rural Residential District**
- 2. Maximum Building Height: 16'**
- 3. Maximum Building Size: 2000 sq ft**
- 4. Maximum Number of Buildings: one**
- 5. Building Setback Lines**
 - Front Yard: 136' from edge of street
 - Rear Yard: 111'
 - North Side Yard: 120'
 - South Side Yard: 136'
- 6. Sight-proof Screening: Plant evergreens in gaps on road frontage; trees and native plants screen road.**
- 7. Landscaping: Native trees surround property on all four sides. Trees are a mixture of Oaks, Cottonwood, Redbuds, Elm, and Black Walnut. Shrubs**
- 8. Signs: none**
 - 8.1 Free standing accessory signs: none**
 - 8.2 Attached signs: none**
 - 8.3 Non-Accessory Signs: none**
 - 8.4 Electronic Message Display signs: none**

9. Access: none

10. Sidewalks: none

II. Other Development Regulations:

1. Architecture: 1200 sq ft living area with 10' front and back covered porch; structure is steel with metal sides, roof, and end wall overhangs.

2. Open Space: Property 88,500 sq ft; Building 2,000 sq ft

3. Street Improvements: none

4. Site Lighting: Light for street entry

5. Dumpsters: none

6. Parking: Recycled Asphalt

7. Maintenance: Property owner responsibility

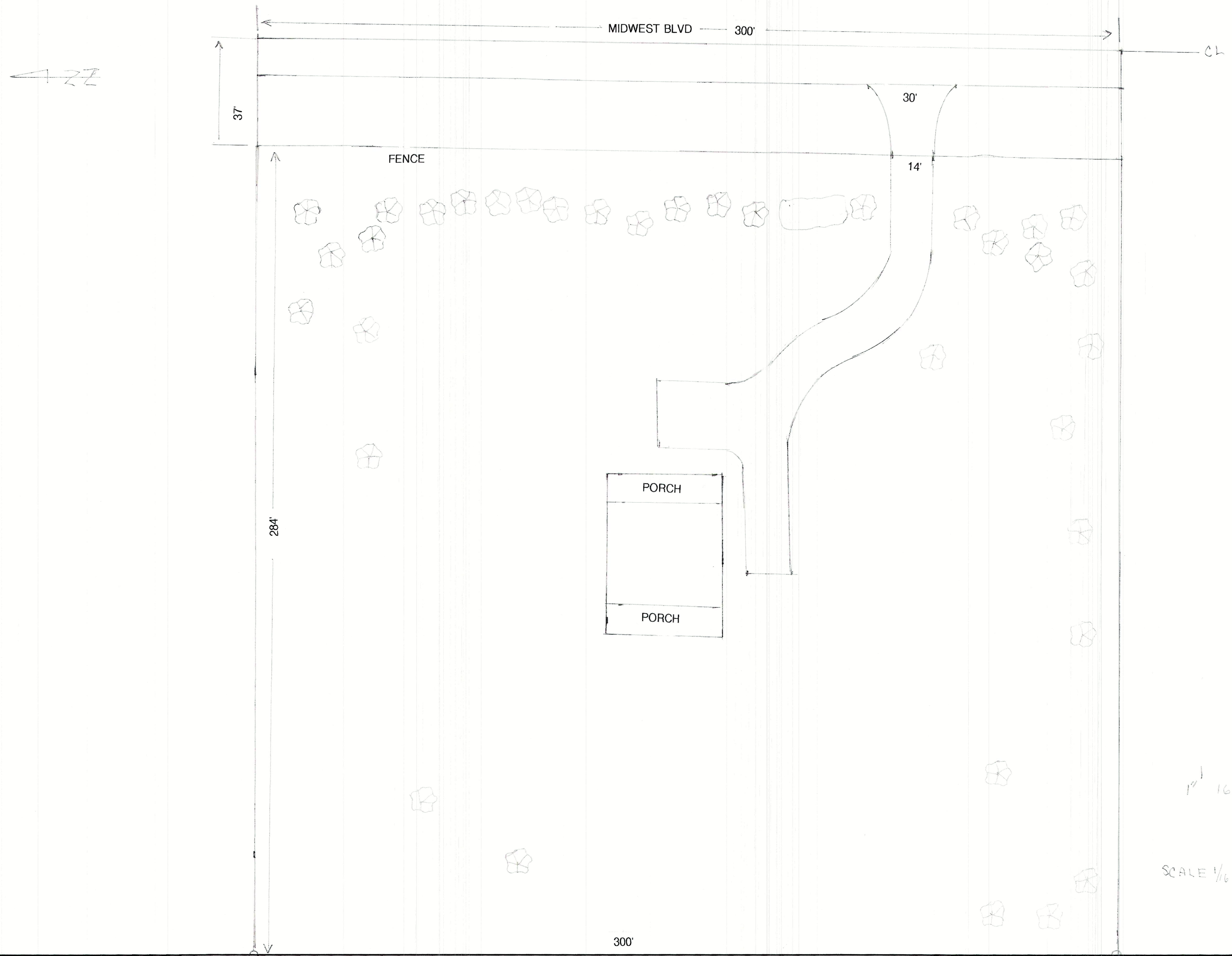
8. Drainage: All drainage is not affected by building; property is sloping in three directions; no water is redirected.

9. Other:

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan



1" = 16'

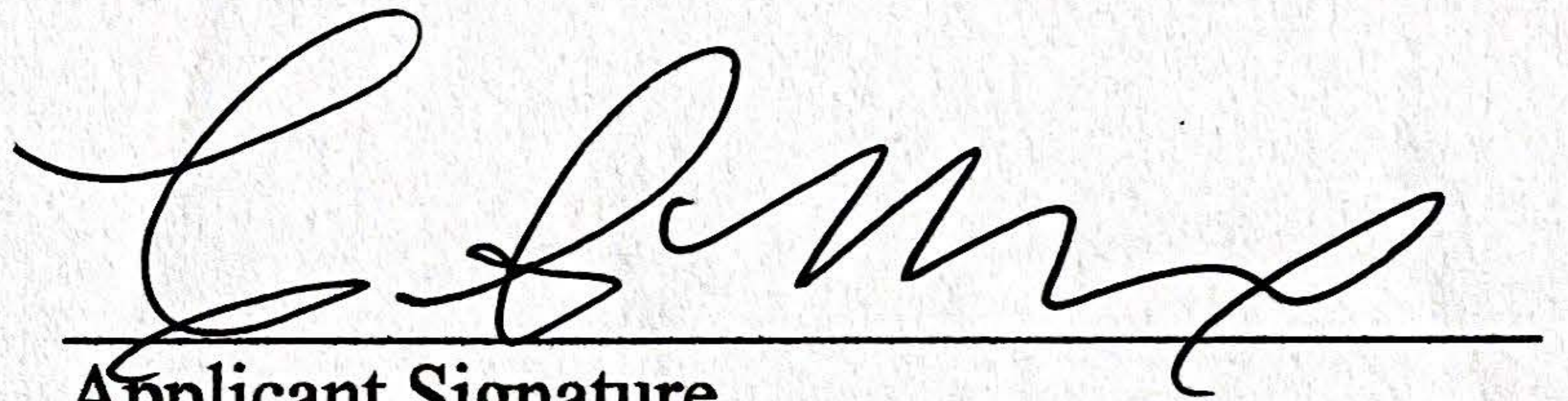
SCALE 1/16" = 1 FOOT

AFFIRMATION

STATE OF OKLAHOMA)
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COUNTY OF OKLAHOMA)

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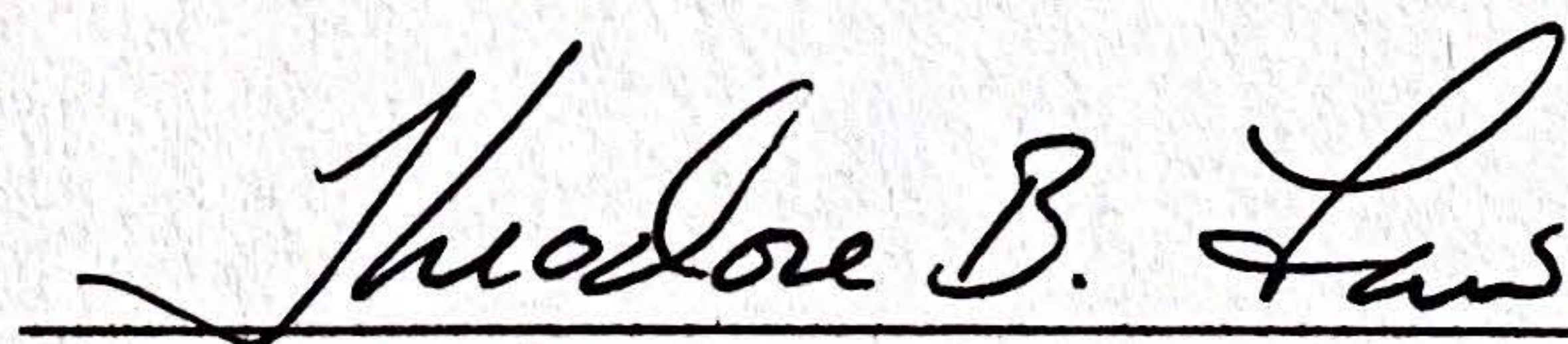
Executed at Oklahoma City, Oklahoma, on the 22 day of February, 20 22


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of OKLAHOMA,
County of OKLAHOMA, on the 22ND day of FEBRUARY, 20 22.

My Commission Expires:

5/21/24


Notary Public

Commission # 04004643



	Property Owners Name(s)	Address	Legal Description
1	Zachary and Kathryn Graves	11404 N Midwest Blvd. Jones, OK 73049	HARTZELL TOWNSHIP 000 000 PT SW4 SEC 23 13N 2W BEING NW4 OF SW4 EX A TR BEG NW/C OF SW4 TH E1327.32FT S334.09FT W1327.70FT N331.13FT TO BEG
2	Don and Alice Stinson	11221 N Midwest Blvd. Jones, OK 73049	HARTZELL TOWNSHIP 000 000 PT OF SE4 SEC 22 13N 2W NE4 OF SE4
3	Covel Development LLC	8201 E Hefner Rd. Jones, OK 73049	HARTZELL TOWNSHIP 02W 023 PT SW4 SEC 23 13N 2W S/2 OF SW4
4	Jack and Deana Hill	8300 NE 122nd St. Jones, OK 73013	UNPLTD PT SEC 23 13N 2W 000 000 PT OF NW4 SEC 23 13N 2W BEG AT NW/C OF NW4 TH E726.8FT S300FT W726.8FT N300FT TO BEG OR TR 1
5	Marty Hill	12120 N Midwest Blvd. Jones, OK 73049	UNPLTD PT SEC 23 13N 2W 000 000 PT OF NW4 SEC 23 13N 2W BEG 300FT S OF NW/C OF NW4 TH E726.8FT S300FT W726.8FT N300FT TO BEG OR TR 2
6	Stoney Ball	12112 N Midwest Blvd. Jones, OK 73049	UNPLTD PT SEC 23 13N 2W 000 000 PT OF NW4 SEC 23 13N 2W BEG 600FT S OF NW/C OF NW4 TH E726.8FT S300FT W726.8FT N300FT TO BEG OR TR 3
7	Series C A Protected Series	8801 NE 122nd St. Jones, OK 73049	UNPLTD PT OF NW4 SEC 23 13N 2W BEG 900FT S OF NW/C OF NW4 TH E966.8FT S226.26FT W966.8FT N226.26FT TO BEG OR TR 4
8	Roscoe Pfrimmer	12100 N Midwest Blvd. Jones, OK 73049	UNPLTD PT SEC 23 13N 2W 000 000 PT OF NW4 SEC 23 13N 2W BEG 1126.26FT S OF NW/C OF NW4 TH E1159.8FT S184.14FT W1159.8FT N184.14FT TO BEG OR TR 5
9	Randy and Tammy Harris	11500 N Midwest Blvd. Jones, OK 73049	UNPLTD PT SEC 23 13N 2W 000 000 PT SW4 SEC 23 13N 2W BEG NW/C OF SW4 TH E1327.32FT S334.09FT W1327.70FT N331.13FT TO BEG CONT 10.14ACRS MORE OR LESS
10	Ross Magness	11901 N Midwest Blvd. Jones, OK 73049	UNPLTD PT SEC 22 13N 2W BLK 000 LOT 000 PT OF NE4 SEC 22 13N 2W BEING NE4 EX BEG AT NW/C NE4 TH E1322.07FT S1324.48FT W1321.74FT TH N TO NW/C NE4 TO BEG EX BEG 1324.54FT S NE/C TH S300FT W295FT N300FT E295FT TO BEG SUBJ TO RD R/W & ESMTS OF RECORD
11	Meritage LLC	6608 N Western Ave. OKC, OK 73116	HARTZELL TOWNSHIP 02W 023 PT OF NW4 SEC 23 13N 2W SW4 OF NW4

LEGAL DESCRIPTION

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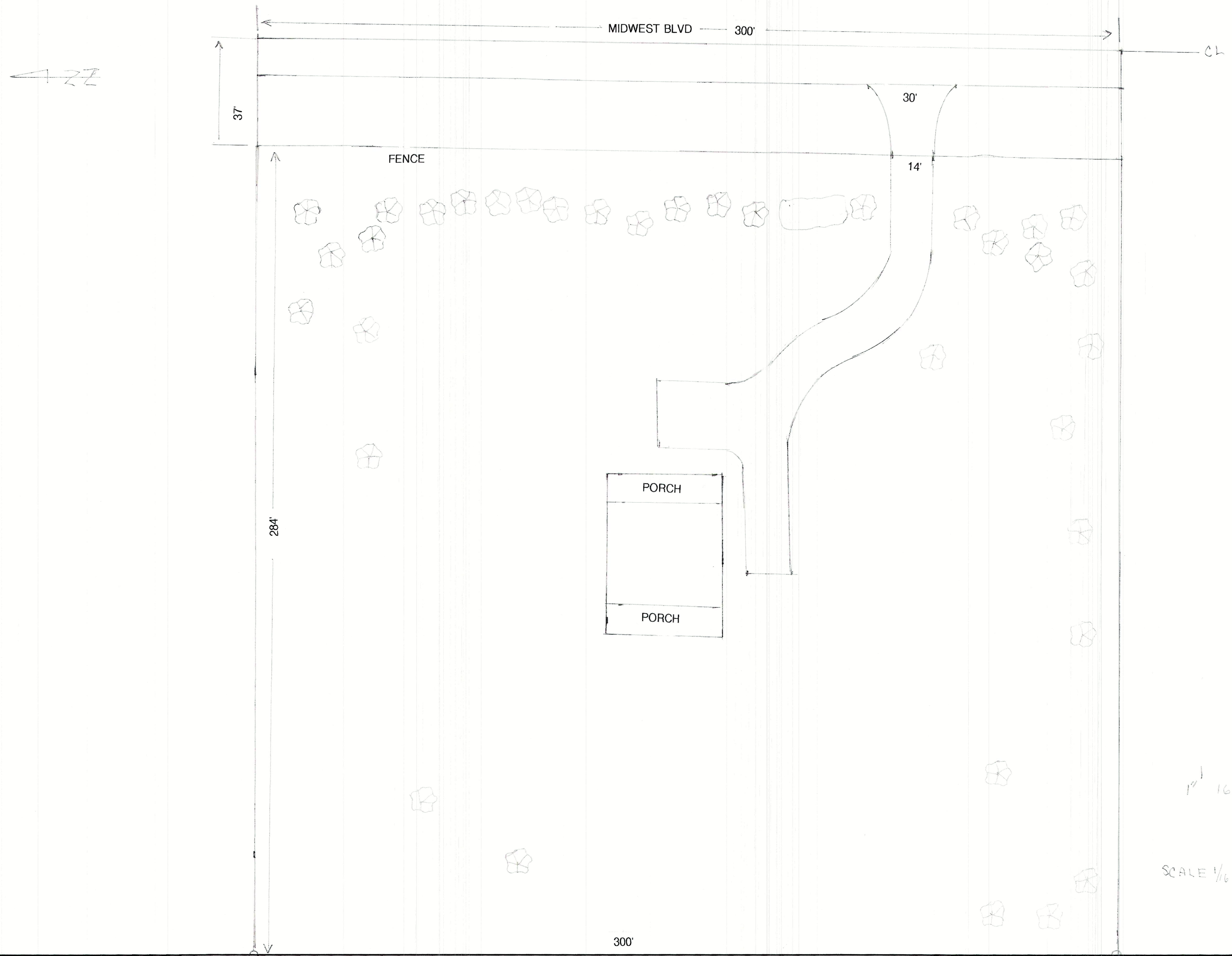
9. Other:

III. Supporting Documents

Exhibit A: Legal Description

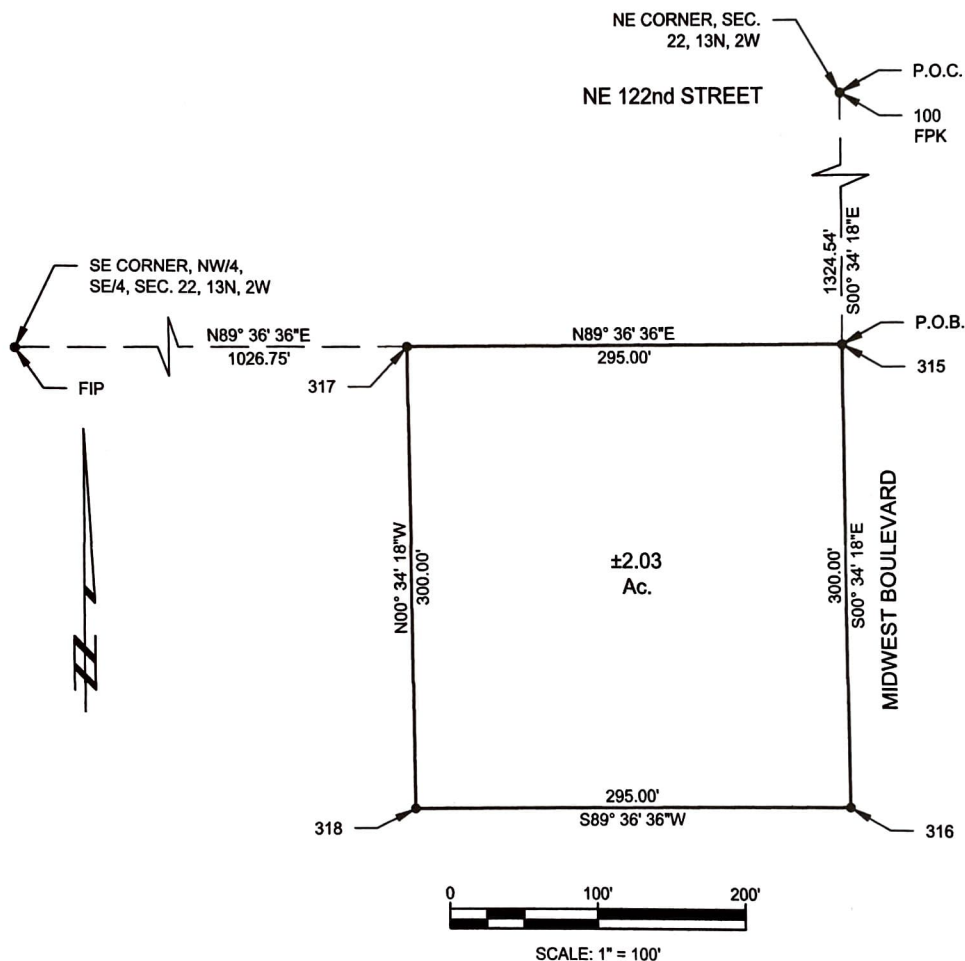
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6	Stoney Ball	12112 N Midwest Blvd. Jones, OK 73049	UNPLTD PT SEC 23 13N 2W 000 000 PT OF NW4 SEC 23 13N 2W BEG 600FT S OF NW/C OF NW4 TH E726.8FT S300FT W726.8FT N300FT TO BEG OR TR 3
7	Series C A Protected Series	8801 NE 122nd St. Jones, OK 73049	UNPLTD PT OF NW4 SEC 23 13N 2W BEG 900FT S OF NW/C OF NW4 TH E966.8FT S226.26FT W966.8FT N226.26FT TO BEG OR TR 4
8	Roscoe Pfrimmer	12100 N Midwest Blvd. Jones, OK 73049	UNPLTD PT SEC 23 13N 2W 000 000 PT OF NW4 SEC 23 13N 2W BEG 1126.26FT S OF NW/C OF NW4 TH E1159.8FT S184.14FT W1159.8FT N184.14FT TO BEG OR TR 5
9	Randy and Tammy Harris	11500 N Midwest Blvd. Jones, OK 73049	UNPLTD PT SEC 23 13N 2W 000 000 PT SW4 SEC 23 13N 2W BEG NW/C OF SW4 TH E1327.32FT S334.09FT W1327.70FT N331.13FT TO BEG CONT 10.14ACRS MORE OR LESS
10	Ross Magness	11901 N Midwest Blvd. Jones, OK 73049	UNPLTD PT SEC 22 13N 2W BLK 000 LOT 000 PT OF NE4 SEC 22 13N 2W BEING NE4 EX BEG AT NW/C NE4 TH E1322.07FT S1324.48FT W1321.74FT TH N TO NW/C NE4 TO BEG EX BEG 1324.54FT S NE/C TH S300FT W295FT N300FT E295FT TO BEG SUBJ TO RD R/W & ESMTS OF RECORD
11	Meritage LLC	6608 N Western Ave. OKC, OK 73116	HARTZELL TOWNSHIP 02W 023 PT OF NW4 SEC 23 13N 2W SW4 OF NW4



1" = 16'

SCALE 1/16" = 1 FOOT



LEGAL DESCRIPTION
2 ACRE TRACT

A part of the Northeast Quarter (NE/4) of Section 22, Township 13 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:

Beginning at a point 1324.54 feet South 00°34'18" East of the Northeast Corner of said NE/4; Thence from said P.O.B. South 00°34'18" East a distance of 300.00 feet; Thence South 89°36'36" West a distance of 295.00 feet; Thence North 00°34'18" West a distance of 300.00 feet; Thence North 89°36'36" East a distance of 295.00 feet to the Point of Beginning.

Said tract contains 2.03 acres, more or less.

HUITT-ZOLLARS

Huitt-Zollars, Inc.
 CA 1489 EXP. 6-30-23

Oklahoma City

701 N. BROADWAY AVENUE
 Oklahoma City, Oklahoma 73102
 Phone (405) 842-0363
 www.huitt-zollars.com

TITLE:	BOUNDARY EXHIBIT
PROJECT NAME:	MAGNESS FARM 2 ACRE TRACT
PROJECT NO:	R313037.01
DATE:	12/10/2020
REVISED DATE:	10/20/2021
APPROVED BY:	B.E.C.
PAGE:	1 OF 1