



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  
3200 NE 23rd St.

Project Name

3200 NE 23rd St.

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

Warehouse storage development.

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD - 1409

File Date: 7 Apr 22

Ward No:

Neighborhood: Garden Neighborhood Council

School District: Mo. Del

Extg Zoning: C-3/I-2

Overlay: —

2.5 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.
- ☐ 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):

(i) Roofing and Construction

Name

2525 NW Expressway

Mailing Address

Oklahoma City OK 73102

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbfbllaw.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.

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**3200 NE 23<sup>rd</sup> St.**

**April 6, 2022**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

# **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, as amended).

## **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 that 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 **I-1 Light Industrial 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:

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8350.3	Custom Manufacturing
8200.2	Dwelling Units Above the Ground Floor

8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.44	Funeral and Interment Services: Undertaking
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8150.6.3	Greenhouse
8150.6.5	Hoop House
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.60	Personal Storage
8350.11	Recycling Collection and Processing Facilities
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.65	Retail Sales and Services: Pawn Shops
8350.16	Wholesaling, Storage, and Distribution: Restricted

**2. Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

There shall be a maximum of three buildings within this SPUD.

**5. Building Setback Lines**

Front Yard: 25 feet

Rear Yard: 15 feet

Side Yard: 5 feet

Corner Side Yard: 15 feet

**6. Sight-proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**7. Landscaping:**

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

**8. Signs:**

**8.1 Free standing accessory signs**

There shall be one (1) freestanding sign in this SPUD.

**8.2 Attached signs**

Attached signs will be in accordance with the base zoning district regulations.

**8.3 Non-Accessory Signs**

Non-Accessory signs will be in accordance with the base zoning district regulations.

**8.4 Electronic Message Display signs**

Electronic Message Display shall be prohibited within this SPUD.

**9. Access:**

There shall be one access point off of NE 23rd St.

**10. Sidewalks:**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, finished metal, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

**2. Open Space:**

N/A.

**3. Street Improvements:**

No street improvements will be required.

**4. Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

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

**9. Development Phasing:**

Developmental phasing shall be permitted within this SPUD.

### **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

## Legal Description

The North Half (N1/2) of the West Five (5) acres of the East Fifteen (15) acres of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Thirty (30), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, except that part platted into Warrior Heights Addition in Oklahoma County, OK.



**WARRANTY DEED**  
**(STATUTORY FORM - INDIVIDUAL)**

**KNOW ALL MEN BY THESE PRESENTS:**

That **JOHN HENRY DAVIS**, a single person and **RISE DAVIS**, a single person, party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **GD ROOFING AND CONSTRUCTION LLC**, party of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to-wit:

The North Half (N1/2) of the West Five (5) acres of the East Fifteen (15) acres of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section THIRTY (30), Township TWELVE (12) North, Range TWO (2) West of the Indian Meridian in Oklahoma County, Oklahoma, except that part platted into Warrior Heights Addition in Oklahoma County, Oklahoma.

**LESS AND EXCEPT** any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

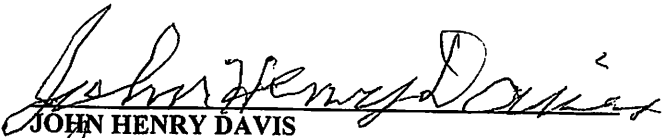

**RETURN TO:**  
**GD ROOFING AND CONSTRUCTION LLC**  
**4401 NE 125TH COURT**  
**EDMOND, OK 73013**

**TAXES TO:**  
**GD ROOFING AND CONSTRUCTION LLC**  
**4401 NE 125TH COURT**  
**EDMOND, OK 73013**

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(IES) of the second part, her 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.

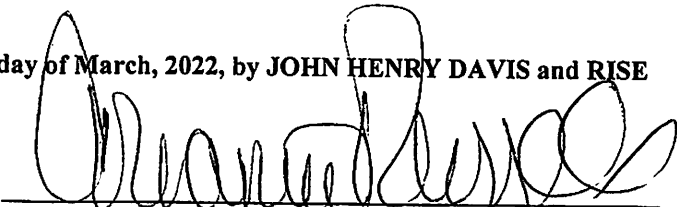
Signed and delivered this 25th day of March, 2022.

  
JOHN HENRY DAVIS  
  
RISE DAVIS

STATE OF OKLAHOMA        }  
  } ss  
COUNTY OF OKLAHOMA    }

This instrument was acknowledged before me on this 25th day of March, 2022, by **JOHN HENRY DAVIS** and **RISE DAVIS**.

Notarial Stamp Or Seal (Or Other Title Or Rank)

  
Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma  
File# 22276724  
Underwriter: American Guaranty Title Insurance Company



## LETTER OF AUTHORIZATION

Gd Roofing and Construction (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T. Hahn, and the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 3200 NE  
23rd St.

By: 

Title: owner

Date: 03-25-2022

www.ayazbhai.com

**WARRANTY DEED**  
(STATUTORY FORM - INDIVIDUAL)

**KNOW ALL MEN BY THESE PRESENTS:**

That **JOHN HENRY DAVIS**, a single person and **RISE DAVIS**, a single person, party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **GD ROOFING AND CONSTRUCTION LLC**, party of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to-wit:

The North Half (N1/2) of the West Five (5) acres of the East Fifteen (15) acres of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section THIRTY (30), Township TWELVE (12) North, Range TWO (2) West of the Indian Meridian in Oklahoma County, Oklahoma, except that part platted into Warrior Heights Addition in Oklahoma County, Oklahoma.

**LESS AND EXCEPT** any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

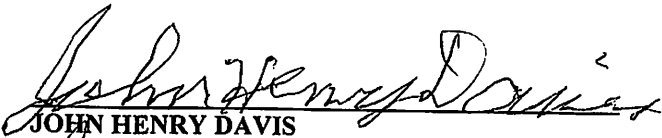

**RETURN TO:**  
**GD ROOFING AND CONSTRUCTION LLC**  
**4401 NE 125TH COURT**  
**EDMOND, OK 73013**

**TAXES TO:**  
**GD ROOFING AND CONSTRUCTION LLC**  
**4401 NE 125TH COURT**  
**EDMOND, OK 73013**

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(IES) of the second part, her 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.

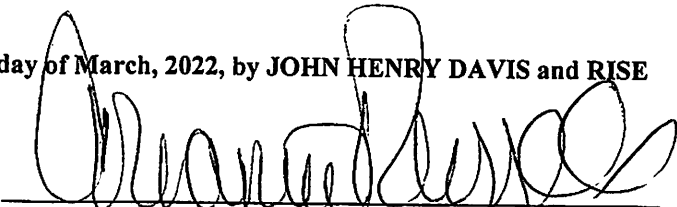
Signed and delivered this 25th day of March, 2022.

  
JOHN HENRY DAVIS  
  
RISE DAVIS

STATE OF OKLAHOMA        }  
  } ss  
COUNTY OF OKLAHOMA    }

This instrument was acknowledged before me on this 25th day of March, 2022, by **JOHN HENRY DAVIS** and **RISE DAVIS**.

Notarial Stamp Or Seal (Or Other Title Or Rank)

  
Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma  
File# 22276724  
Underwriter: American Guaranty Title Insurance Company



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**3200 NE 23<sup>rd</sup> St.**

**April 6, 2022**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

# **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, as amended).

## **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 that 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 **I-1 Light Industrial 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:

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8350.3	Custom Manufacturing
8200.2	Dwelling Units Above the Ground Floor

8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.44	Funeral and Interment Services: Undertaking
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales, Small: Restricted
8150.6.3	Greenhouse
8150.6.5	Hoop House
8350.8	Industrial, Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.60	Personal Storage
8350.11	Recycling Collection and Processing Facilities
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.65	Retail Sales and Services: Pawn Shops
8350.16	Wholesaling, Storage, and Distribution: Restricted

**2. Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

There shall be a maximum of three buildings within this SPUD.

**5. Building Setback Lines**

Front Yard: 25 feet

Rear Yard: 15 feet

Side Yard: 5 feet

Corner Side Yard: 15 feet

**6. Sight-proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**7. Landscaping:**

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

**8. Signs:**

**8.1 Free standing accessory signs**

There shall be one (1) freestanding sign in this SPUD.

**8.2 Attached signs**

Attached signs will be in accordance with the base zoning district regulations.

**8.3 Non-Accessory Signs**

Non-Accessory signs will be in accordance with the base zoning district regulations.

**8.4 Electronic Message Display signs**

Electronic Message Display shall be prohibited within this SPUD.

**9. Access:**

There shall be one access point off of NE 23rd St.

**10. Sidewalks:**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, finished metal, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.



**2. Open Space:**

N/A.

**3. Street Improvements:**

No street improvements will be required.

**4. Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

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

**9. Development Phasing:**

Developmental phasing shall be permitted within this SPUD.

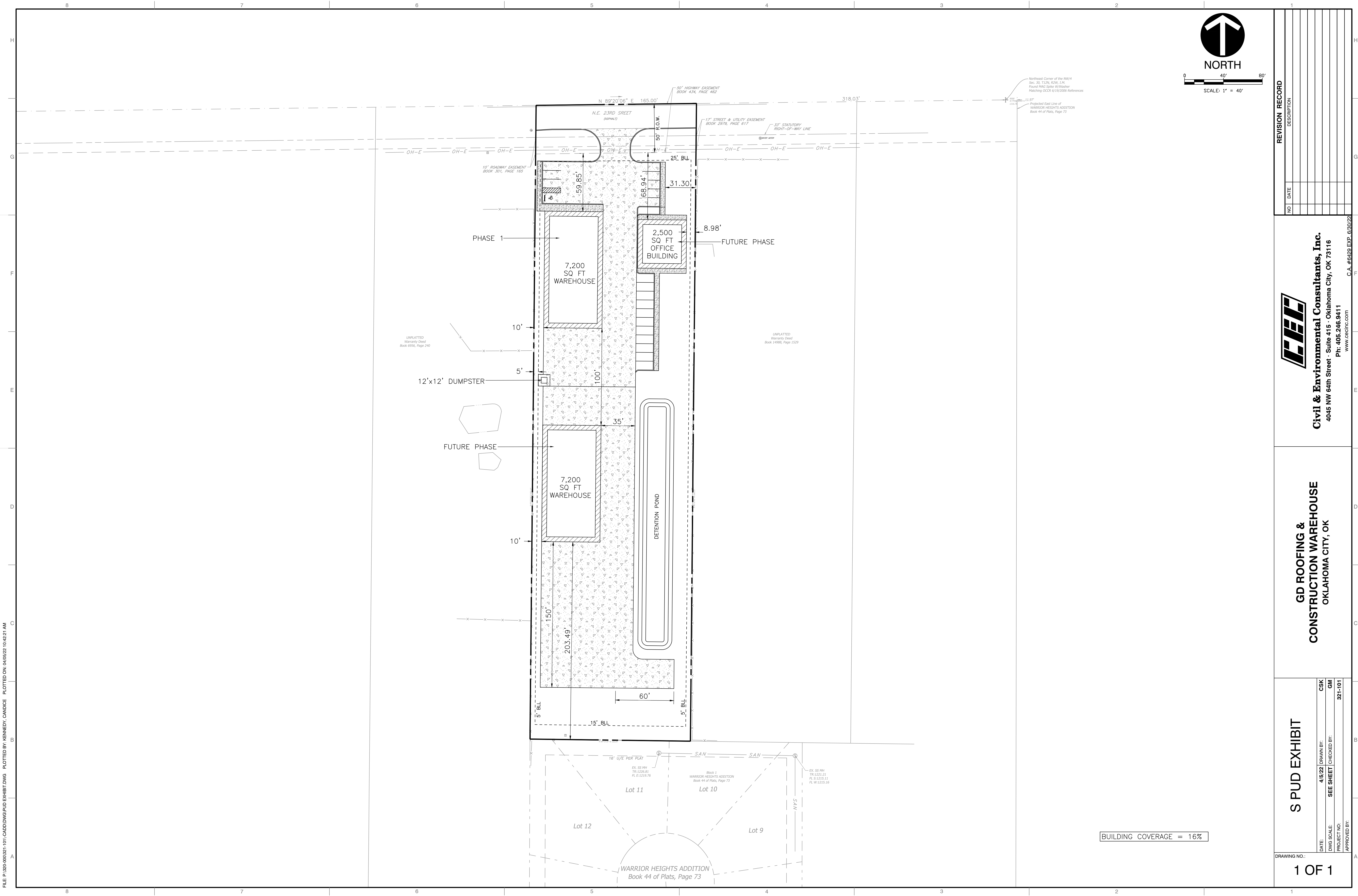
### **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

## Legal Description

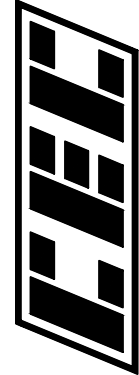
The North Half (N1/2) of the West Five (5) acres of the East Fifteen (15) acres of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Thirty (30), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, except that part platted into Warrior Heights Addition in Oklahoma County, OK.



FILE P:\320-000321-101-CADD\DWG\SPUD EXHIBIT.DWG PLOTTED BY: KENNEDY, CANDICE PLOTTED ON: 04/05/22 10:42:21 AM

REVISION RECORD

NO.	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
4045 NW 64th Street · Suite 415 · Oklahoma City, OK 73116  
Ph: 405.246.9411  
www.ceeinc.com

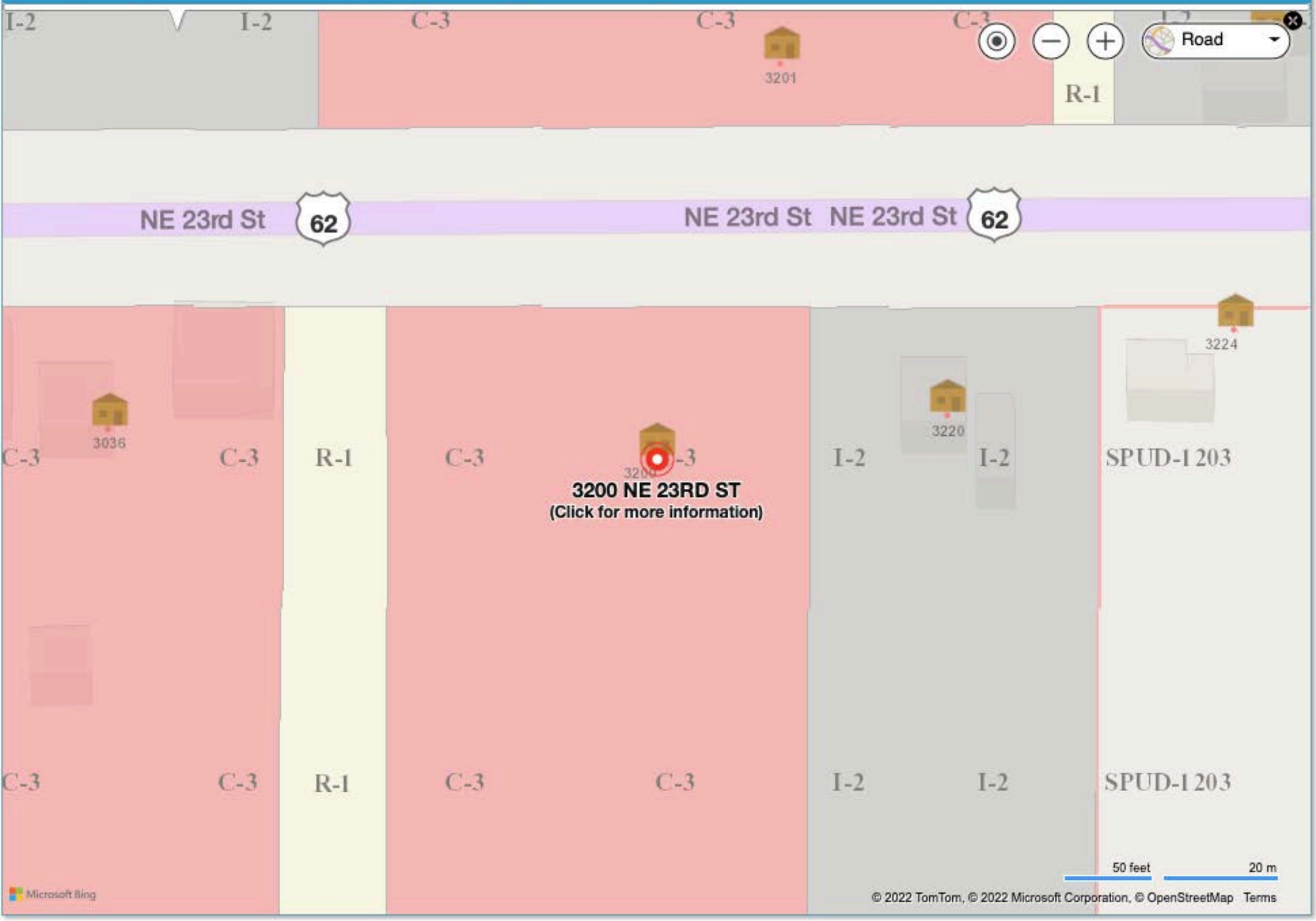
**GD ROOFING & CONSTRUCTION WAREHOUSE**  
OKLAHOMA CITY, OK

DATE: 4/5/22  
DRAWN BY: CSK  
DWG SCALE: SEE SHEET  
PROJECT NO: 321-101  
APPROVED BY: GM

**SPUD EXHIBIT**

DRAWING NO.: 1 OF 1

C.A. #6429 EXP. 6/30/22



**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                     )  
  ) §:  
COUNTY OF OKLAHOMA                )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

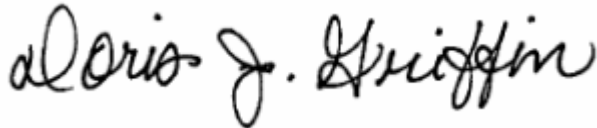
The North Half (N1/2) of the West Five (5) acres of the East Fifteen (15) acres of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Thirty (30), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, except that part platted into Warrior Heights Addition in Oklahoma County, OK.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5 ), 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: April 30, 2022 at 7:30 AM

**First American Title Insurance Company**



By:

Doris Griffin  
Abstractor License No. 4498  
OAB Certificate of Authority # 0049  
File No. 2730444-OK99

**OWNERSHIP REPORT**  
**FILE NUMBER 270444-OK99**

**EFFECTIVE DATE: MARCH 30, 2022 AT 7:30 A.M.**  
**DATE PREPARED: APRIL 5, 2022**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2520	R155322100	GD ROOFING & CONSTRUCTION LLC	4401 NE 125TH CT	EDMOND	OK	73013	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 330FT W OF NE/C OF NW4 W165FT S660FT E165FT N660FT TO BEG CONT 2 1/2ACRS MORE OR LESS EX N50FT (SUBJECT PROPERTY)	3200 NE 23RD ST OKLAHOMA CITY
2475	R141145100	MURPHY ROBERT JAY	3223 NE 23RD ST	OKLAHOMA CITY	OK	73121- 2443	UNPLTD PT SEC 19 12N 2W	000	000	UNPLTD PT SEC 19 12N 2W 000 000 PT SW4 SEC 19 12N 2W BEG 198.2FT W & 50FT N OF SE/C SW4 TH N537.5FT W400FT S537.5FT E400FT TO BEG CONT 4.94ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD	UNKNOWN
2475	R141145210	MURPHY ROBERT J & TRACI D	3223 NE 23RD ST	OKLAHOMA CITY	OK	73121- 2443	UNPLTD PT SEC 19 12N 2W	000	000	UNPLTD PT SEC 19 12N 2W 000 000 PT SW4 SEC 19 12N 2W BEING E150FT OF S960FT OF E1/2 SW4	3223 NE 23RD ST OKLAHOMA CITY
2475	R141145215	GREEN SPOT PROPERTY LLC	PO BOX 31284	EDMOND	OK	73003	UNPLTD PT SEC 19 12N 2W	000	000	UNPLTD PT SW4 SEC 19 12N 2W BEG 707.21FT W OF SE/C SW4 TH N180FT W15FT N364.50FT W208.82FT S544.5FT E223.58FT TO BEG CONT 2.67ACRS MORE OR LESS	3031 NE 23RD ST OKLAHOMA CITY
2475	R1411455200	GREEN SPOT PROPERTY LLC	PO BOX 31284	EDMOND	OK	73003	UNPLTD PT SW4 SEC 19 12N 2W	0	0	BEG 150FT W OF SE/C SW4 TH N965.86FT W60FT N21.22FT W613.24FT S440.62FT E100.85FT S364.50FT E15FT S180FT E109.02FT N587.50FT E400FT S587.5FT E48.2FT TO BEG CONT 8.49ACRS MORE OR LESS	3035 NE 23RD ST OKLAHOMA CITY

**OWNERSHIP REPORT**  
**FILE NUMBER 270444-OK99**

**EFFECTIVE DATE: MARCH 30, 2022 AT 7:30 A.M.**  
**DATE PREPARED: APRIL 5, 2022**

2520	R155321525	STEVENSON DENNIS & ZINA	2117 N RAY AVE	OKLAHOMA CITY	OK	73121- 2856	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 210FT S OF NE/C SE4 NE4 NW4 TH W220FT SELY104.37FT E160FT N85.40FT TO BEG	2117 N RAY AVE OKLAHOMA CITY
2520	R155321500	BACCUS DENISE	5100 N LOTTIE AVE	OKLAHOMA CITY	OK	73111- 6616	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 660FT S OF NE/C OF NW4 TH W214FT S212FT SELY 104FT E160FT N287FT TO BEG EX S85FT	2121 N RAY AVE OKLAHOMA CITY
2520	R155326000	KNIGHTEN CARL, DESILETS CARLA	3004 NE 23RD ST	OKLAHOMA CITY	OK	73121- 2440	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 792FT W OF NE/C OF NW4 TH S1320FT W165FT N1320FT E165FT TO BEG OR TR 4 OF NE4 EX N53FT	3004 NE 23RD ST OKLAHOMA CITY
2520	R155322700	ANDRUS DRU A	4225 NW 144TH ST	OKLAHOMA CITY	OK	73134- 1734	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT OF NW4 SEC 30 12N 2W BEG 627FT W OF NE/C OF NW4 TH S1320FT W165FT N1320FT E165FT TO BEG OR TR 3 OF NE4 EX R/W ACROSSN END	3036 NE 23RD ST OKLAHOMA CITY
2520	R155323300	KNIGHTEN CARL B SR, DESILETS RICK	3004 NE 23RD ST	OKLAHOMA CITY	OK	73121- 2440	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 495FT W OF NE/C S1320FT W132FT N1320FT E132FT TO BEG EX N67FT	0 UNKNOWN OKLAHOMA CITY
2520	R155321600	SERNA SALOMON SOTA, RODRIGUEZ ROSA URBIETA	3224 NE 23RD ST	OKLAHOMA CITY	OK	73121	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 165FT W OF NE/C NW4 TH W165FT S660FT E165FT N660FT TO BEG	3220 NE 23RD ST OKLAHOMA CITY



**OWNERSHIP REPORT  
FILE NUMBER 270444-OK99**

**EFFECTIVE DATE: MARCH 30, 2022 AT 7:30 A.M.  
DATE PREPARED: APRIL 5, 2022**

2520	R155321800	SERNA SALOMON SOTO, URBIETA SALOMON SOTO	7012 N AIR DEPOT BLVD	OKLAHOMA CITY	OK	73141	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG NE/C OF NW4 TH W165FT S660FT E165FT N660FT TO BEG EX S17FT OF N50FT & EX E25FT	3224 NE 23RD ST OKLAHOMA CITY
2520	R134591030	SIMS ADELAIDE	2200 WARRIOR CIR	OKLAHOMA CITY	OK	73121	WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 ALL OF LOT 4 & 10.58FT ON N & 4.5FT ON S OF LOT 5	2200 WARRIOR CIR OKLAHOMA CITY
2520	R134591040	FORSHEE RENINA D TRS, FORSHEE RENINA D REV LIV TRUST	17713 SPARROW HAWK LN	EDMOND	OK	73012	WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 LOT 5 EX A TR ON SELY SIDE BEING 10.58FT ON N & 4.5FT ON S	0 UNKNOWN OKLAHOMA CITY
2520	R134591050	ALLO ANDREW ALLO	18704 PIEDRA DR	EDMOND	OK	73012	WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 ALL LOT 6 LESS & EX BEG NE/C LOT 6 TH W128.52FT TO NW/C LOT6 TH SLY 10.84FT NELY 128.97FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2520	R134591060	TUPELO PROPERTIES LLC	PO BOX 14783	OKLAHOMA CITY	OK	73113- 0783	WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 PT LOTS 6 & 7 BEG AT NE/C LOT 7 TH WLY 110.97FT TO A POINT ON W LINE LOT 7 SD POINT BEING 10.84FT S OF NW/C LOT 7 TH SLY 55.08FT NELY 128.98FT TO SE/C LOT 7 TH NWLY 36.43FT N23	2216 WARRIOR CIR OKLAHOMA CITY
2520	R134591070	REDDIRT LEASING LLC	1573 SW 44TH ST	OKLAHOMA CITY	OK	73119	WARRIOR HEIGHTS	001	008	WARRIOR HEIGHTS 001 008	2220 WARRIOR CIR OKLAHOMA CITY

**OWNERSHIP REPORT  
FILE NUMBER 270444-OK99**

**EFFECTIVE DATE: MARCH 30, 2022 AT 7:30 A.M.  
DATE PREPARED: APRIL 5, 2022**

2520	R134591080	SEDEY VERINDER	107 N MCKINNE Y ST STE A	RICHARDSON	TX	75081	WARRIOR HEIGHTS	001	009	WARRIOR HEIGHTS 001 009	2224 WARRIOR CIR OKLAHOMA CITY
2520	R134591090	SINGER EDWARD OR GWENDOLYN	2228 WARRIOR CIR	OKLAHOMA CITY	OK	73121- 2865	WARRIOR HEIGHTS	001	010	WARRIOR HEIGHTS 001 010	2228 WARRIOR CIR OKLAHOMA CITY
2520	R134591100	LASKEY ANNETTE M	2233 WARRIOR CIR	OKLAHOMA CITY	OK	73121- 2864	WARRIOR HEIGHTS	001	011	WARRIOR HEIGHTS 001 011	2233 WARRIOR CIR OKLAHOMA CITY
2520	R134591110	LEWIS SANESTEELE TRS, LEWIS SANESTELLE REV TRUST	2205 N HOOD ST	OKLAHOMA CITY	OK	73111- 2428	WARRIOR HEIGHTS	001	012	WARRIOR HEIGHTS 001 012	2229 WARRIOR CIR OKLAHOMA CITY
2520	R134591120	TUPELO PROPERTIES LLC	PO BOX 14783	OKLAHOMA CITY	OK	73113- 0783	WARRIOR HEIGHTS	001	013	WARRIOR HEIGHTS 001 013	2225 WARRIOR CIR OKLAHOMA CITY
2520	R134591130	JONES CURTIS	2221 WARRIOR CIR	OKLAHOMA CITY	OK	73121- 2864	WARRIOR HEIGHTS	001	014	WARRIOR HEIGHTS 001 014	2221 WARRIOR CIR OKLAHOMA CITY
2520	R134591140	COLBERT CLAUDETTE D	2217 WARRIOR CIR	OKLAHOMA CITY	OK	73121- 2864	WARRIOR HEIGHTS	001	015	WARRIOR HEIGHTS 001 015	2217 WARRIOR CIR OKLAHOMA CITY

OWNERSHIP REPORT  
FILE NUMBER 270444-OK99

EFFECTIVE DATE: MARCH 30, 2022 AT 7:30 A.M.  
DATE PREPARED: APRIL 5, 2022

2520	R134591150	OMEGA INVESTMENTS LLC	1720 N SHARTEL AVE, Unit C	OKLAHOMA CITY	OK	73103	WARRIOR HEIGHTS	001	016	WARRIOR HEIGHTS 001 016	2213 WARRIOR CIR OKLAHOMA CITY
------	------------	--------------------------	-------------------------------------	------------------	----	-------	--------------------	-----	-----	-------------------------	---



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

3200 NE 23rd St.

Project Name

3200 NE 23rd St.

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

Warehouse storage development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - \_\_\_\_\_

File Date: \_\_\_\_\_

Ward No.: \_\_\_\_\_

Nbhd. Assoc.: \_\_\_\_\_

School District: \_\_\_\_\_

Extg Zoning: \_\_\_\_\_

Overlay: \_\_\_\_\_

2.5 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.
- ☐ 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):

GD Roofing and Construction

Name

2525 NW Expressway

Mailing Address

Oklahoma City OK 73112

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

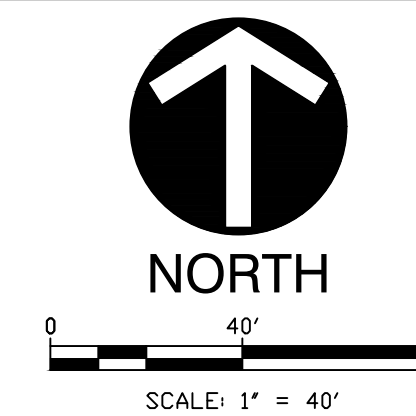
Phone

dmbox@wbfbllaw.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.

[illegible]

**EE**

**Civil & Environmental Consultants, Inc.**  
4045 NW 64th Street · Suite 415 · Oklahoma City, OK 73116  
Ph: 405.246.9411  
[www.cecinc.com](http://www.cecinc.com)

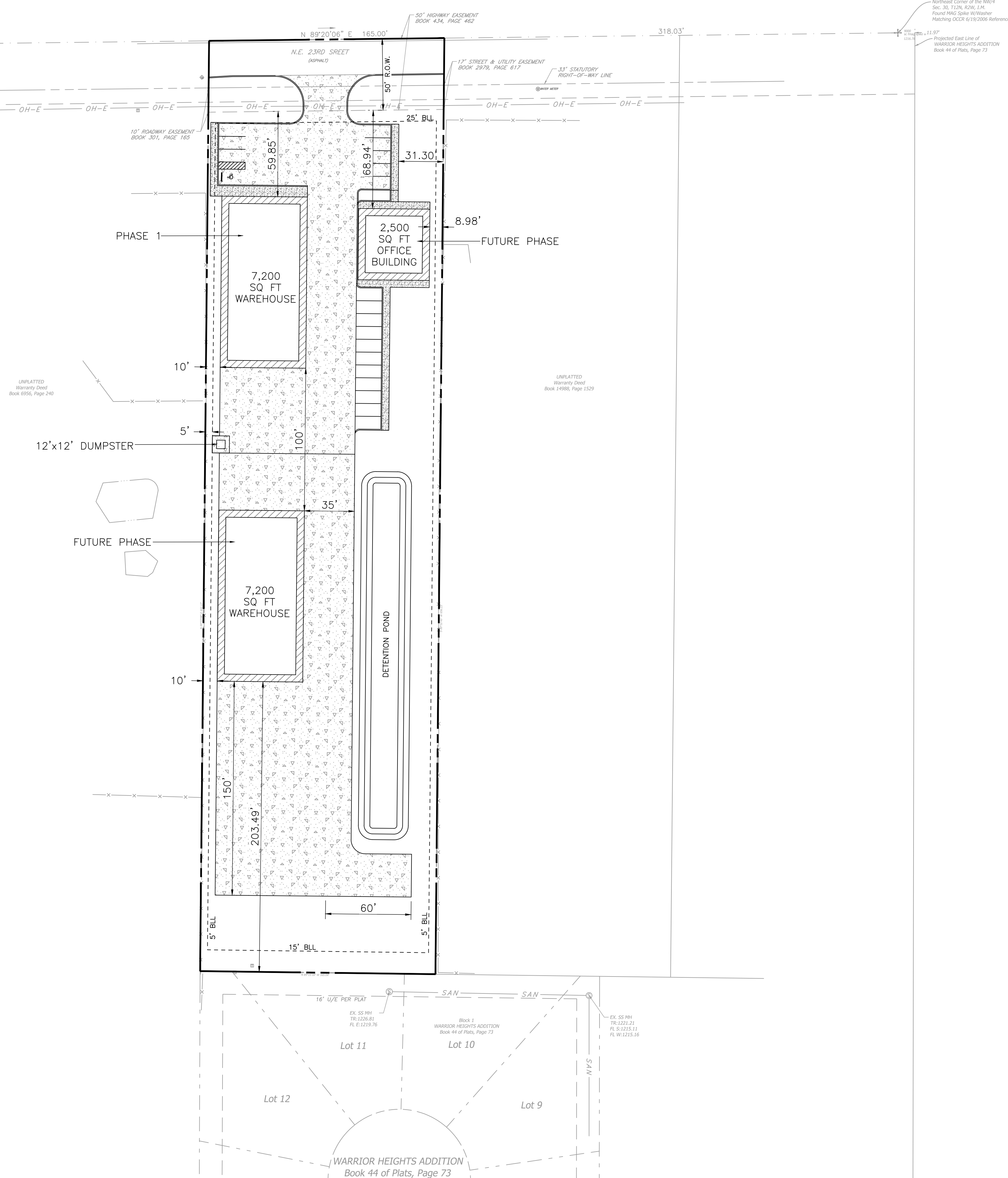
**GD ROOFING &  
CONSTRUCTION WAREHOUSE**  
OKLAHOMA CITY, OK

**S PUD EXHIBIT**

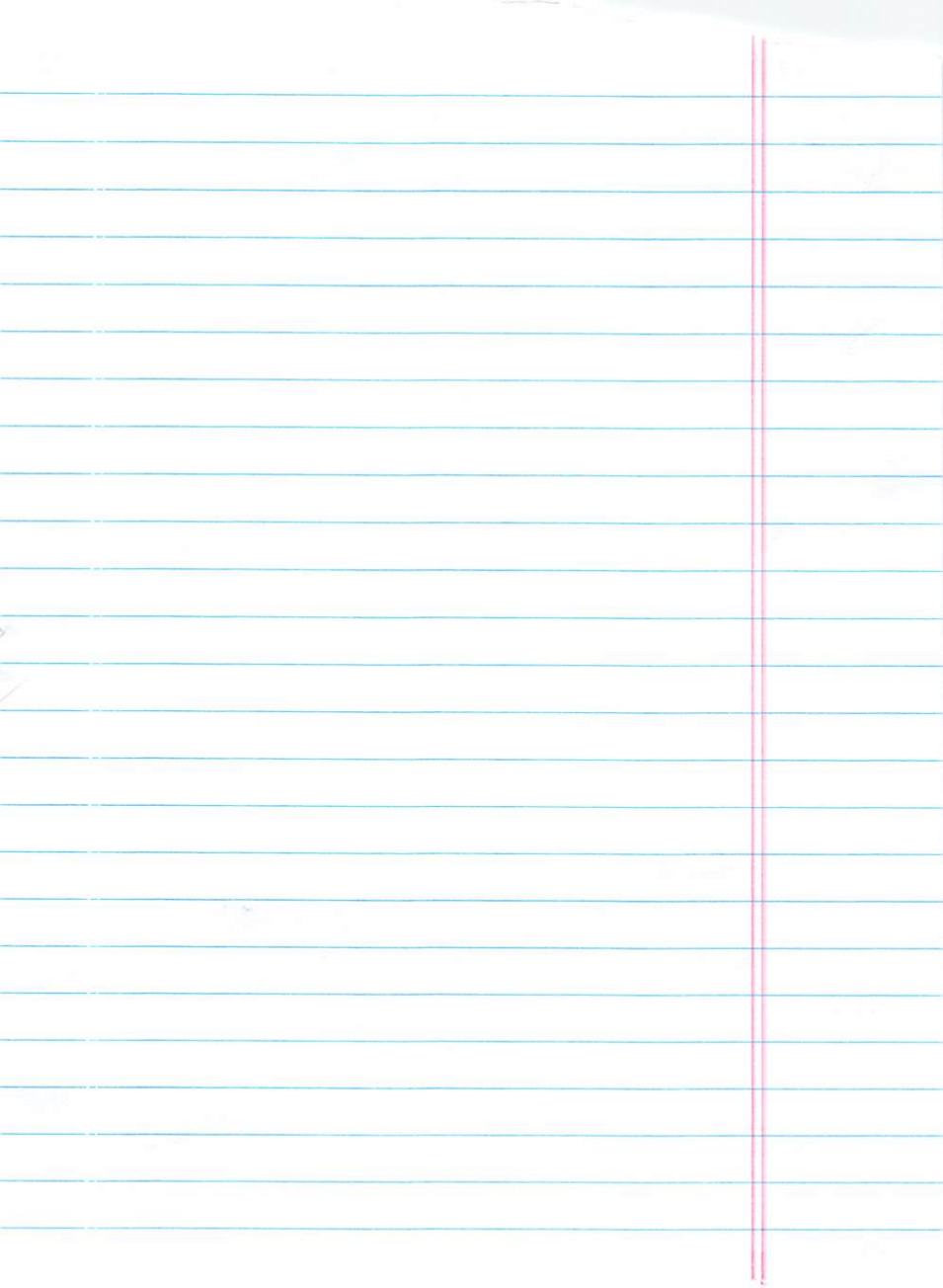
DATE:	4/5/22	DRAWN BY:	CSK
DWG SCALE:	SEE SHEET	CHECKED BY:	GM
PROJECT NO:	321-101		
RECOVERED BY:			

DRAWING NC

1 OF 1



Received  
03.25.22





**GD ROOFING AND CONSTRUCTION LLC**

2525 NW EXPRESSWAY SUITE 520  
OKLAHOMA CITY, OK 73112

39-64/1030

2713

DATE 03-25-2022

PAY TO THE  
ORDER OF

Oklahoma City Treasurer

\$ 1,800.00

one thousand eight hundred

DOLLARS



Security Features  
Included.  
Details on Back.

**CHASE**

JPMorgan Chase Bank, N.A.  
www.Chase.com

MEMO

MP

⑆ 1030006481 ⑆

9053895601 2713



## LETTER OF AUTHORIZATION

Gd Roofing and Construction (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, Cooper T. Hahn, and the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 3200 NE  
23rd St.

By: 

Title: owner

Date: 03-25-2022

www.sahityaakademi.org

# CERTIFICATE OF BONDED ABTRACTOR

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA

)

) §:

COUNTY OF OKLAHOMA

)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

The North Half (N1/2) of the West Five (5) acres of the East Fifteen (15) acres of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Thirty (30), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, except that part platted into Warrior Heights Addition in Oklahoma County, OK.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5 ), 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: April 30, 2022 at 7:30 AM

# First American Title Insurance Company

Alexis J. Griffin

By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2730444-OK99

**OWNERSHIP REPORT**  
**FILE NUMBER 270444-OK99**

**EFFECTIVE DATE: MARCH 30, 2022 AT 7:30 A.M.**  
**DATE PREPARED: APRIL 5, 2022**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2520	R155322100	GD ROOFING & CONSTRUCTION LLC	4401 NE 125TH CT	EDMOND	OK	73013	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 330FT W OF NE/C OF NW4 W165FT S660FT E165FT N660FT TO BEG CONT 2 1/2ACRS MORE OR LESS EX N50FT (SUBJECT PROPERTY)	3200 NE 23RD ST OKLAHOMA CITY
2475	R141145100	MURPHY ROBERT JAY	3223 NE 23RD ST	OKLAHOMA CITY	OK	73121- 2443	UNPLTD PT SEC 19 12N 2W	000	000	UNPLTD PT SEC 19 12N 2W 000 000 PT SW4 SEC 19 12N 2W BEG 198.2FT W & 50FT N OF SE/C SW4 TH N537.5FT W400FT S537.5FT E400FT TO BEG CONT 4.94ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD	UNKNOWN
2475	R141145210	MURPHY ROBERT J & TRACI D	3223 NE 23RD ST	OKLAHOMA CITY	OK	73121- 2443	UNPLTD PT SEC 19 12N 2W	000	000	UNPLTD PT SEC 19 12N 2W 000 000 PT SW4 SEC 19 12N 2W BEING E150FT OF S960FT OF E1/2 SW4	3223 NE 23RD ST OKLAHOMA CITY
2475	R141145215	GREEN SPOT PROPERTY LLC	PO BOX 31284	EDMOND	OK	73003	UNPLTD PT SEC 19 12N 2W	000	000	UNPLTD PT SW4 SEC 19 12N 2W BEG 707.21FT W OF SE/C SW4 TH N180FT W15FT N364.50FT W208.82FT S544.5FT E223.58FT TO BEG CONT 2.67ACRS MORE OR LESS	3031 NE 23RD ST OKLAHOMA CITY
2475	R1411455200	GREEN SPOT PROPERTY LLC	PO BOX 31284	EDMOND	OK	73003	UNPLTD PT SW4 SEC 19 12N 2W	0	0	BEG 150FT W OF SE/C SW4 TH N965.86FT W60FT N21.22FT W613.24FT S440.62FT E100.85FT S364.50FT E15FT S180FT E109.02FT N587.50FT E400FT S587.5FT E48.2FT TO BEG CONT 8.49ACRS MORE OR LESS	3035 NE 23RD ST OKLAHOMA CITY

**OWNERSHIP REPORT  
FILE NUMBER 270444-OK99**

**EFFECTIVE DATE: MARCH 30, 2022 AT 7:30 A.M.  
DATE PREPARED: APRIL 5, 2022**

2520	R155321525	STEVENSON DENNIS & ZINA	2117 N RAY AVE	OKLAHOMA CITY	OK	73121- 2856	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 210FT S OF NE/C SE4 NE4 NW4 TH W220FT SELY104.37FT E160FT N85.40FT TO BEG	2117 N RAY AVE OKLAHOMA CITY
2520	R155321500	BACCUS DENISE	5100 N LOTTIE AVE	OKLAHOMA CITY	OK	73111- 6616	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 660FT S OF NE/C OF NW4 TH W214FT S212FT SELY 104FT E160FT N287FT TO BEG EX S85FT	2121 N RAY AVE OKLAHOMA CITY
2520	R155326000	KNIGHTEN CARL, DESILETS CARLA	3004 NE 23RD ST	OKLAHOMA CITY	OK	73121- 2440	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 792FT W OF NE/C OF NW4 TH S1320FT W165FT N1320FT E165FT TO BEG OR TR 4 OF NE4 EX N53FT	3004 NE 23RD ST OKLAHOMA CITY
2520	R155322700	ANDRUS DRU A	4225 NW 144TH ST	OKLAHOMA CITY	OK	73134- 1734	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT OF NW4 SEC 30 12N 2W BEG 627FT W OF NE/C OF NW4 TH S1320FT W165FT N1320FT E165FT TO BEG OR TR 3 OF NE4 EX R/W ACROSSN END	3036 NE 23RD ST OKLAHOMA CITY
2520	R155323300	KNIGHTEN CARL B SR, DESILETS RICK	3004 NE 23RD ST	OKLAHOMA CITY	OK	73121- 2440	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 495FT W OF NE/C S1320FT W132FT N1320FT E132FT TO BEG EX N67FT	0 UNKNOWN OKLAHOMA CITY
2520	R155321600	SERNA SALOMON SOTA, RODRIGUEZ ROSA URBIETA	3224 NE 23RD ST	OKLAHOMA CITY	OK	73121	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 165FT W OF NE/C NW4 TH W165FT S660FT E165FT N660FT TO BEG	3220 NE 23RD ST OKLAHOMA CITY

**OWNERSHIP REPORT  
FILE NUMBER 270444-OK99**

**EFFECTIVE DATE: MARCH 30, 2022 AT 7:30 A.M.  
DATE PREPARED: APRIL 5, 2022**

2520	R155321800	SERNA SALOMON SOTO, URBIETA SALOMON SOTO	7012 N AIR DEPOT BLVD	OKLAHOMA CITY	OK	73141	UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG NE/C OF NW4 TH W165FT S660FT E165FT N660FT TO BEG EX S17FT OF N50FT & EX E25FT	3224 NE 23RD ST OKLAHOMA CITY
2520	R134591030	SIMS ADELAIDE	2200 WARRIOR CIR	OKLAHOMA CITY	OK	73121	WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 ALL OF LOT 4 & 10.58FT ON N & 4.5FT ON S OF LOT 5	2200 WARRIOR CIR OKLAHOMA CITY
2520	R134591040	FORSHEE RENINA D TRS, FORSHEE RENINA D REV LIV TRUST	17713 SPARROW HAWK LN	EDMOND	OK	73012	WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 LOT 5 EX A TR ON SELY SIDE BEING 10.58FT ON N & 4.5FT ON S	0 UNKNOWN OKLAHOMA CITY
2520	R134591050	ALLO ANDREW ALLO	18704 PIEDRA DR	EDMOND	OK	73012	WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 ALL LOT 6 LESS & EX BEG NE/C LOT 6 TH W128.52FT TO NW/C LOT6 TH SLY 10.84FT NELY 128.97FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2520	R134591060	TUPELO PROPERTIES LLC	PO BOX 14783	OKLAHOMA CITY	OK	73113- 0783	WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 PT LOTS 6 & 7 BEG AT NE/C LOT 7 TH WLY 110.97FT TO A POINT ON W LINE LOT 7 SD POINT BEING 10.84FT S OF NW/C LOT 7 TH SLY 55.08FT NELY 128.98FT TO SE/C LOT 7 TH NWLY 36.43FT N23	2216 WARRIOR CIR OKLAHOMA CITY
2520	R134591070	REDDIRT LEASING LLC	1573 SW 44TH ST	OKLAHOMA CITY	OK	73119	WARRIOR HEIGHTS	001	008	WARRIOR HEIGHTS 001 008	2220 WARRIOR CIR OKLAHOMA CITY

**OWNERSHIP REPORT  
FILE NUMBER 270444-OK99**

**EFFECTIVE DATE: MARCH 30, 2022 AT 7:30 A.M.  
DATE PREPARED: APRIL 5, 2022**

2520	R134591080	SEDEY VERINDER	107 N MCKINNE Y ST STE A	RICHARDSON	TX	75081	WARRIOR HEIGHTS	001	009	WARRIOR HEIGHTS 001 009	2224 WARRIOR CIR OKLAHOMA CITY
2520	R134591090	SINGER EDWARD OR GWENDOLYN	2228 WARRIOR CIR	OKLAHOMA CITY	OK	73121- 2865	WARRIOR HEIGHTS	001	010	WARRIOR HEIGHTS 001 010	2228 WARRIOR CIR OKLAHOMA CITY
2520	R134591100	LASKEY ANNETTE M	2233 WARRIOR CIR	OKLAHOMA CITY	OK	73121- 2864	WARRIOR HEIGHTS	001	011	WARRIOR HEIGHTS 001 011	2233 WARRIOR CIR OKLAHOMA CITY
2520	R134591110	LEWIS SANESTEELE TRS, LEWIS SANESTELLE REV TRUST	2205 N HOOD ST	OKLAHOMA CITY	OK	73111- 2428	WARRIOR HEIGHTS	001	012	WARRIOR HEIGHTS 001 012	2229 WARRIOR CIR OKLAHOMA CITY
2520	R134591120	TUPELO PROPERTIES LLC	PO BOX 14783	OKLAHOMA CITY	OK	73113- 0783	WARRIOR HEIGHTS	001	013	WARRIOR HEIGHTS 001 013	2225 WARRIOR CIR OKLAHOMA CITY
2520	R134591130	JONES CURTIS	2221 WARRIOR CIR	OKLAHOMA CITY	OK	73121- 2864	WARRIOR HEIGHTS	001	014	WARRIOR HEIGHTS 001 014	2221 WARRIOR CIR OKLAHOMA CITY
2520	R134591140	COLBERT CLAUDETTE D	2217 WARRIOR CIR	OKLAHOMA CITY	OK	73121- 2864	WARRIOR HEIGHTS	001	015	WARRIOR HEIGHTS 001 015	2217 WARRIOR CIR OKLAHOMA CITY

OWNERSHIP REPORT  
FILE NUMBER 270444-OK99

EFFECTIVE DATE: MARCH 30, 2022 AT 7:30 A.M.

DATE PREPARED: APRIL 5, 2022

2520	R134591150	OMEGA INVESTMENTS LLC	1720 N SHARTEL AVE, Unit C	OKLAHOMA CITY	OK	73103	WARRIOR HEIGHTS	001	016	WARRIOR HEIGHTS 001 016	2213 WARRIOR CIR OKLAHOMA CITY
------	------------	--------------------------	-------------------------------------	------------------	----	-------	--------------------	-----	-----	-------------------------	---



**CERTIFICATE OF BONDED ABTRACTOR****(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA )

) §:

COUNTY OF OKLAHOMA )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are base of record of certain properties located within 300 feet in all directions of the following described land:

The North Half (N1/2) of the West Five (5) acres of the East Fifteen (15) acres of the Northeast Quarter of Section Thirty (30), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, OK.

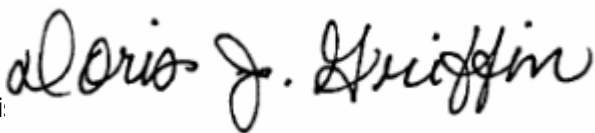
and find the following owners, addresses and brief legal descriptions on the attached pages numbered from

**NOTICE TO CUSTOMERS:** This report is released with the understanding that the information is strictly information from public land records only and is not to be construed as an abstract of title, opinion of insurance policy, or environmental research report. As used herein, the term "public land records" means the recording laws of the applicable state, impart constructive notice to the third parties with respect to instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for a legal opinion. We have exercised due care and diligence in preparing this report, however, the validity of the title and acceptance of this report by the Company or person(s) for whom this report is prepared is the responsibility of the customer. Confirmation of the limitation of this report.

Dated: April 30, 2022 at 7:30 AM

**First American Title Insurance Company**

By:  
Dori:



Abstractor License No. 4498

OAB Certificate of Authority # 0049 File No. 2730444-OK99

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
---------------	-------------------	------	--------------------	------	-------	----------

2520	R155322100	GD ROOFING & CONSTRUCTION LLC	4401 NE 125TH CT	EDMOND	OK	73013
2475	R141145100	MURPHY ROBERT JAY	3223 NE 23RD ST	OKLAHOMA CITY	OK	73121 2443
2475	R141145210	MURPHY ROBERT J & TRACI D	3223 NE 23RD ST	OKLAHOMA CITY	OK	73121 2443
2475	R141145215	GREEN SPOT PROPERTY LLC	PO BOX 31284	EDMOND	OK	73003
2475	R1411455200	GREEN SPOT PROPERTY LLC	PO BOX 31284	EDMOND	OK	73003
2520	R155321525	STEVENSON DENNIS & ZINA	2117 N RAY AVE	OKLAHOMA CITY	OK	73121 2856

2520	R155321500	BACCUS DENISE	5100 N LOTTIE AVE	OKLAHOMA CITY	OK	- 73111 6616
2520	R155326000	KNIGHTEN CARL, DESILETS CARLA	3004 NE 23RD ST	OKLAHOMA CITY	OK	- 73121 2440
2520	R155322700	ANDRUS DRU A	4225 NW 144TH ST	OKLAHOMA CITY	OK	- 73134 1734
2520	R155323300	KNIGHTEN CARL B SR, DESILETS RICK	3004 NE 23RD ST	OKLAHOMA CITY	OK	- 73121 2440
2520	R155321600	SERNA SALOMON SOTA, RODRIGUEZ ROSA URBIETA	3224 NE 23RD ST	OKLAHOMA CITY	OK	73121
2520	R155321800	SERNA SALOMON SOTO, URBIETA SALOMON SOTO	7012 N AIR DEPOT BLVD	OKLAHOMA CITY	OK	73141
2520	R134591030	SIMS ADELAIDE	2200 WARRIOR CIR	OKLAHOMA CITY	OK	73121
2520	R134591040	FORSHEE RENINA D TRS, FORSHEE RENINA D REV LIV TRUST	17713 SPARROW HAWK LN	EDMOND	OK	73012

2520	R134591050	ALLO ANDREW ALLO	18704 PIEDRA DR	EDMOND	OK	73012
2520	R134591060	TUPELO PROPERTIES LLC	PO BOX 14783	OKLAHOMA CITY	OK	- 73113 0783
2520	R134591070	REDDIRT LEASING LLC	1573 SW 44TH ST	OKLAHOMA CITY	OK	73119
2520	R134591080	SEDEY VERINDER	107 N MCKINNE Y ST STE A	RICHARDSON	TX	75081
2520	R134591090	SINGER EDWARD OR GWENDOLYN	2228 WARRIOR CIR	OKLAHOMA CITY	OK	- 73121 2865
2520	R134591100	LASKEY ANNETTE M	2233 WARRIOR CIR	OKLAHOMA CITY	OK	- 73121 2864
2520	R134591110	LEWIS SANESTEELE TRS, LEWIS SANESTELLE REV TRUST	2205 N HOOD ST	OKLAHOMA CITY	OK	- 73111 2428
2520	R134591120	TUPELO PROPERTIES LLC	PO BOX 14783	OKLAHOMA CITY	OK	- 73113 0783

2520	R134591130	JONES CURTIS	2221 WARRIOR CIR	OKLAHOMA CITY	OK	- 73121 2864
2520	R134591140	COLBERT CLAUDETTE D	2217 WARRIOR CIR	OKLAHOMA CITY	OK	- 73121 2864
2520	R134591150	OMEGA INVESTMENTS LLC	1720 N SHARTEL AVE, Unit C	OKLAHOMA CITY	OK	73103

that the following Ownership is true and  
; Oklahoma, as updated by the records of  
ed on the last conveyance or final decree

(NE/4) of the Northwest Quarter (NW/4)  
oma County, Oklahoma, except that part

om (1) to (5 ), both inclusive.  
rictly confidential. This report contains  
of title, title commitment, title  
means those land records which under  
ct to recorded, unreleased or record  
our attorney for matters of a legal  
er, the Abstractor does not guarantee  
t is made, constitutes agreement and

SUB NAME	BLOCK	LOT	LEGAL	LOCATION
-------------	-------	-----	-------	----------

UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 330FT W OF NE/C OF NW4 W165FT S660FT E165FT N660FT TO BEG CONT 2 1/2ACRS MORE OR LESS EX N50FT (SUBJECT PROPERTY)	3200 NE 23RD ST OKLAHOMA CITY
UNPLTD PT SEC 19 12N 2W	000	000	UNPLTD PT SEC 19 12N 2W 000 000 PT SW4 SEC 19 12N 2W BEG 198.2FT W & 50FT N OF SE/C SW4 TH N537.5FT W400FT S537.5FT E400FT TO BEG CONT 4.94ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD	UNKNOWN
UNPLTD PT SEC 19 12N 2W	000	000	UNPLTD PT SEC 19 12N 2W 000 000 PT SW4 SEC 19 12N 2W BEING E150FT OF S960FT OF E1/2 SW4	3223 NE 23RD ST OKLAHOMA CITY
UNPLTD PT SEC 19 12N 2W	000	000	UNPLTD PT SW4 SEC 19 12N 2W BEG 707.21FT W OF SE/C SW4 TH N180FT W15FT N364.50FT W208.82FT S544.5FT E223.58FT TO BEG CONT 2.67ACRS MORE OR LESS	3031 NE 23RD ST OKLAHOMA CITY
UNPLTD PT SW4 SEC 19 12N 2W	0	0	BEG 150FT W OF SE/C SW4 TH N965.86FT W60FT N21.22FT W613.24FT S440.62FT E100.85FT S364.50FT E15FT S180FT E109.02FT N587.50FT E400FT S587.5FT E48.2FT TO BEG CONT 8.49ACRS MORE OR LESS	3035 NE 23RD ST OKLAHOMA CITY
UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 210FT S OF NE/C SE4 NE4 NW4 TH W220FT SELY104.37FT E160FT N85.40FT TO BEG	2117 N RAY AVE OKLAHOMA CITY

UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 660FT S OF NE/C OF NW4 TH W214FT S212FT SELY 104FT E160FT N287FT TO BEG EX S85FT	2121 N RAY AVE OKLAHOMA CITY
UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 792FT W OF NE/C OF NW4 TH S1320FT W165FT N1320FT E165FT TO BEG OR TR 4 OF NE4 EX N53FT	3004 NE 23RD ST OKLAHOMA CITY
UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT OF NW4 SEC 30 12N 2W BEG 627FT W OF NE/C OF NW4 TH S1320FT W165FT N1320FT E165FT TO BEG OR TR 3 OF NE4 EX R/W ACROSSN END	3036 NE 23RD ST OKLAHOMA CITY
UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 495FT W OF NE/C S1320FT W132FT N1320FT E132FT TO BEG EX N67FT	0 UNKNOWN OKLAHOMA CITY
UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG 165FT W OF NE/C NW4 TH W165FT S660FT E165FT N660FT TO BEG	3220 NE 23RD ST OKLAHOMA CITY
UNPLTD PT SEC 30 12N 2W	000	000	UNPLTD PT SEC 30 12N 2W 000 000 PT NW4 SEC 30 12N 2W BEG NE/C OF NW4 TH W165FT S660FT E165FT N660FT TO BEG EX S17FT OF N50FT & EX E25FT	3224 NE 23RD ST OKLAHOMA CITY
WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 ALL OF LOT 4 & 10.58FT ON N & 4.5FT ON S OF LOT 5	2200 WARRIOR CIR OKLAHOMA CITY
WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 LOT 5 EX A TR ON SELY SIDE BEING 10.58FT ON N & 4.5FT ON S	0 UNKNOWN OKLAHOMA CITY



WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 ALL LOT 6 LESS & EX BEG NE/C LOT 6 TH W128.52FT TO NW/C LOT6 TH SLY 10.84FT NELY 128.97FT TO BEG	0 UNKNOWN OKLAHOMA CITY
WARRIOR HEIGHTS	001	000	WARRIOR HEIGHTS 001 000 PT LOTS 6 & 7 BEG AT NE/C LOT 7 TH WLY 110.97FT TO A POINT ON W LINE LOT 7 SD POINT BEING 10.84FT S OF NW/C LOT 7 TH SLY 55.08FT NELY 128.98FT TO SE/C LOT 7 TH NWLY 36.43FT N23	2216 WARRIOR CIR OKLAHOMA CITY
WARRIOR HEIGHTS	001	008	WARRIOR HEIGHTS 001 008	2220 WARRIOR CIR OKLAHOMA CITY
WARRIOR HEIGHTS	001	009	WARRIOR HEIGHTS 001 009	2224 WARRIOR CIR OKLAHOMA CITY
WARRIOR HEIGHTS	001	010	WARRIOR HEIGHTS 001 010	2228 WARRIOR CIR OKLAHOMA CITY
WARRIOR HEIGHTS	001	011	WARRIOR HEIGHTS 001 011	2233 WARRIOR CIR OKLAHOMA CITY
WARRIOR HEIGHTS	001	012	WARRIOR HEIGHTS 001 012	2229 WARRIOR CIR OKLAHOMA CITY
WARRIOR HEIGHTS	001	013	WARRIOR HEIGHTS 001 013	2225 WARRIOR CIR OKLAHOMA CITY

WARRIOR HEIGHTS	001	014	WARRIOR HEIGHTS 001 014	2221 WARRIOR CIR OKLAHOMA CITY
WARRIOR HEIGHTS	001	015	WARRIOR HEIGHTS 001 015	2217 WARRIOR CIR OKLAHOMA CITY
WARRIOR HEIGHTS	001	016	WARRIOR HEIGHTS 001 016	2213 WARRIOR CIR OKLAHOMA CITY

