



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  
8401 N I-35 Service Rd.

Project Name

8401 N I-35 Service Rd.

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

Industrial development.

Summary Purpose Statement / Proposed Development

SPUD Use Only

Case No.: SPUD -

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

4.7 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):

Britton 80 LLC

Name

211 N. Robinson, Ste. 1950

Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-524-5454

Phone

erik@ghokc.com

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.

## LETTER OF AUTHORIZATION

Britten 80 LLC, (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 8401 N I-35 Service Road.

By: 

Title: VP of Construction

Date: 4/5/22



OLD REPUBLIC TITLE  
4040 N. TULSA  
Oklahoma City, OK 73112

## QUIT CLAIM DEED

### KNOW ALL MEN BY THESE PRESENTS:

That RT DEVELOPMENT, L.L.C., party of the first part, in consideration of the sum of \$0.00, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto BRITTON 80, L.L.C. party of the second part, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

#### Tract 4:

A part of the Southwest Quarter (SW/4) of Section THIRTY-ONE (31), Township THIRTEEN (13) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said SW/4; Thence West along the North line of said SW/4 a distance of 884.8 feet to the Point or Place of Beginning; Thence West along the North line of said SW/4 a distance of 436.2 feet; Thence South and parallel to the East line of said SW/4 a distance of 660 feet; Thence East 256.5 feet to a point in the Westerly right-of-way line of U.S. 66 By-Pass; Thence North 13°02' East along the Westerly right-of-way line of said By-Pass a distance of 246.7 feet; Thence South 76°58' East a distance of 25 feet; Thence North 13°02' East along the said Westerly right-of-way line a distance 435.1 feet to the Point or Place of Beginning.

EXEMPT DOCUMENT STAMP TAX, O.S. TITLE 58, ARTICLE 32, SECTION 3202, PARAGRAPH # 4.

RETURN TO AND TAXES TO:  
BRITTON 80, L.L.C.  
211 N ROBINSON, STE N1950  
OKLAHOMA CITY, OK 73102

together with all and singular the hereditaments and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, heirs and assigns forever.

Signed and delivered this 17<sup>th</sup> day of December, 2021.

RT DEVELOPMENT, L.L.C.

BY: RICHARD I. TANENBAUM  
ITS: MANAGER

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } ss

This instrument was acknowledged before me on this 17<sup>th</sup> day of December, 2021, by RICHARD I. TANENBAUM, MANAGER on behalf of RT DEVELOPMENT, L.L.C.

Notarial Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public Or Other Official

JEFF MULLINS  
Notary Public - State of Oklahoma  
Commission Number 17004742

***Statuary World "As-Surveyed"***

***Legal Description***

*A tract of land lying the Southwest Quarter (SW/4) of Section Thirty-one (31), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:*

*COMMENCING at the Northwest corner of said SW/4;*

*THENCE North 89°34'49" East a distance of 652.69 feet.*

*THENCE North 89°33'09" East a distance of 653.05 feet to the POINT OF BEGINNING;*

*THENCE continuing North 89°33'09" East a distance of 394.94 feet to a point on the west right-of-way line for Interstate 35 (I-35);*

*THENCE Southwesterly, along said west right-of-way line, the following three (3) courses:*

- 1. South 12°41'03" West a distance of 426.78 feet;*
- 2. North 77°18'57" West a distance of 20.00 feet;*
- 3. South 12°41'03" West a distance of 253.90 feet; to a point on the north line of a tract of land described in SPECIAL WARRANTY DEED recorded in Book 12576, Page 187, according to Oklahoma County Clerk's Office;*

*THENCE South 89°37'06" West, along said north line, a distance of 229.96 feet;*

*THENCE North 00°21'38" West, along a line common to the above-described SPECIAL WARRANTY DEED, a distance of 81.00 feet;*

*THENCE North 89°39'32" East a distance of 9.55 feet;*

*THENCE North 00°30'00" West a distance of 577.09 feet to the POINT OF BEGINNING.*

*Said tract of land contains an area of 204,972 square feet or 4.7055 acres, more or less.*

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**8401 N I-35 Service Rd.**

**April 6<sup>th</sup> , 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@wbflaw.com](mailto:dmbox@wbflaw.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:

**In addition to the uses permitted by the I-1 district, the following uses shall also be permitted:**

Outdoor Sales and Display, and Outdoor Storage (8300.54)  
Wholesaling, Storage and Distribution: General (8350.16)

2. **Maximum Building Height:**

The base zoning district regulations shall regulate heights of structures within this SPUD.

3. **Maximum Building Size:**

The base zoning district regulations shall regulate the size of structures within this SPUD.

**4. Maximum Number of Buildings:**

There will be a maximum of one (1) building within this SPUD.

**5. Building Setback Lines**

The base zoning district regulations shall regulate the building setback line within this SPUD.

**6. Sight-proof Screening:**

The base zoning district regulations shall regulate the screening requirements within this SPUD.

**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**

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

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

**9. Access:**

There are two (2) access points from the I-35 service road.

**II. Other Development Regulations:**

**1. Architecture:**

Architectural regulations shall be in accordance with the base zoning district.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**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.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan



**CERTIFICATE OF BONDED ABTRACTOR**

(900 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 900 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), 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: March 31, 2022 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2732722-OK99

***Statuary World "As-Surveyed"***

***Legal Description***

*A tract of land lying the Southwest Quarter (SW/4) of Section Thirty-one (31), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:*

*COMMENCING at the Northwest corner of said SW/4;*

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*THENCE continuing North 89°33'09" East a distance of 394.94 feet to a point on the west right-of-way line for Interstate 35 (I-35);*

*THENCE Southwesterly, along said west right-of-way line, the following three (3) courses:*

- 1. South 12°41'03" West a distance of 426.78 feet;*
- 2. North 77°18'57" West a distance of 20.00 feet;*
- 3. South 12°41'03" West a distance of 253.90 feet; to a point on the north line of a tract of land described in SPECIAL WARRANTY DEED recorded in Book 12576, Page 187, according to Oklahoma County Clerk's Office;*

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*THENCE North 00°30'00" West a distance of 577.09 feet to the POINT OF BEGINNING.*

*Said tract of land contains an area of 204,972 square feet or 4.7055 acres, more or less.*

OWNERSHIP REPORT  
ORDER 2732722-OK99

DATE PREPARED: APRIL 6, 2022  
EFFECTIVE DATE: MARCH 31, 2022 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	LEGAL	LOCATION
3523	R141617000	BRITTON 80 LLC		211 N ROBINSON, Unit N1950	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SW4 SEC 31 13N 2W BEG 884.8FT W OF NE/C SW4 TH W436.2FT S660FT E256.5FT NE246.7FT SELY25FT NELY 435.1FT TO BEG (SUBJECT PROPERTY)	8401 N I 35 SERVICE RD OKLAHOMA CITY
3523	R141616620	JOHNSON LEONARD H	JOHNSON LINDSEY SCOTT	3104 NE 82ND ST	OKLAHOMA CITY	OK	73131-5602	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W PT GOVT LOT 4 BEG 642.55FT E OF NW/C GOVT LOT 4 TH E362.30FT S332.06FT W362.84FT N332.04FT TO BEG	3104 NE 82ND ST OKLAHOMA CITY
3523	R141616602	STOAKDALE LLC		204 N ROBINSON STE 2600	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG 1273.98FT E & 663FT N & 375.09FT W OF SW/C SW4 TH W247.09FT N330FT E362.84FT N332.06FT E310.64FT S69.13FT SWLY ON A CURVE 290.87FT SWLY197.54FT SWLY ALONG A CURVE 248.37FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3523	R141616200	FIFTH GENERATION PROPERTIES LLC		7311 LANCET LN	NICHOLS HILLS	OK	73120-1415	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W BLK 000 LOT 000 PT SW4 SEC 31 13N 2W E/2 OF SE4 OF SW4 & ALL THAT PT OF W 1/2 OF SE4 SW4 LYING S&E OF DEEP FORK RIVER EX TR 1 CONT 3.5ACRS MORE OR LESS IN SWLY PT OF SD TR TO STATE & EX A TR BEG 988.55FT N OF SE/C SW4 TH W659.13FT N50FT E204.02FT N280.50FT E454.33FT S330.50FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3523	R141616230	PINE RIDGE LLC		309 NW 149TH TER	EDMOND	OK	73013	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W BLK 000 LOT 000 PT SW4 & SE4 SEC 31 13N 2W BEG 988.55FT N OF SE/C SW4 TH W659.13FT N50FT E204.04FT N280.50FT E482.67FT SELY200.59FT SE45.49FT SWLY241.79FT W140.40FT NW18.04FT TO BEG	8100 N I 35 SERVICE RD
3524	R13484005	BRITTON 15 LLC		211 N ROBINSON AVE, Unit N1950	OKLAHOMA CITY	OK	73102-7142	UNPLTD PT SEC 31 13N 2W	HARTZELL TOWNSHIP PT SW4 SEC 31 13N 2W BEG 1184.62FT E OF SW/C NW4 TH NW211.83FT NELY1051.11FT SE565.76FT SWLY491.19FT SELY132.57FT SWLY70.11FT RIGHT ON CURVE SW395.18FT SW79.34FT W516.05FT TO BEG	8801 N I 35 SERVICE RD
3523	R141617025	VERMEER GREAT PLAINS INC		8300 N I 35 SERVICE RD	OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG 628.2FT W & 492.9FT SW & 25FT SE & 177.3FT SW & 96.8FT E OF NE/C SW4 TH S660FT E660FT N660FT W660FT TO BEG	8300 N I 35 SERVICE RD OKLAHOMA CITY
3523	R262312505	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	HARTZELL TOWNSHIP	HARTZELL TOWNSHIP 02W 031 SEC 31 13N 2W PT NW4 FOR HWY	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2732722-OK99

DATE PREPARED: APRIL 6, 2022  
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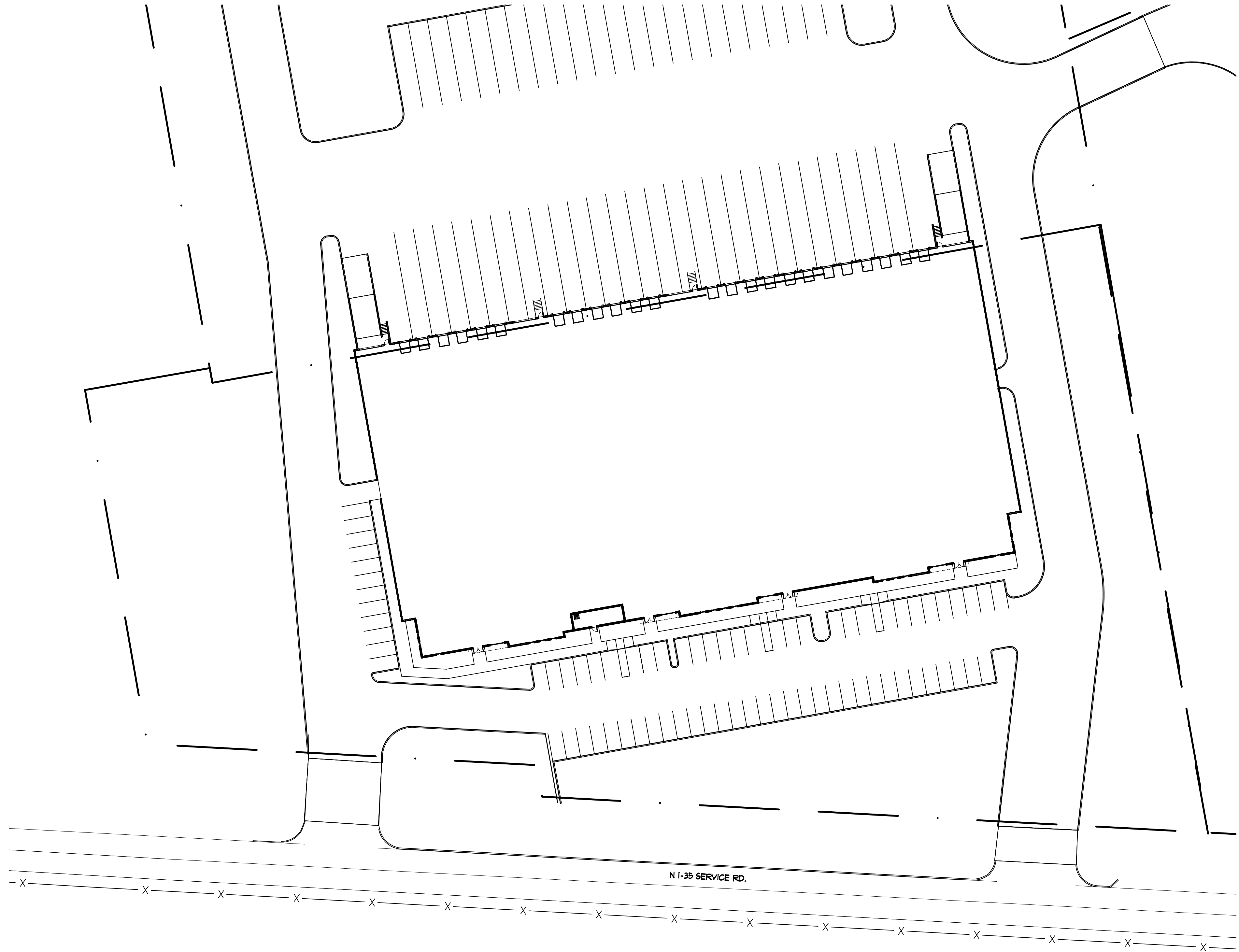
3524	R262313505	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	HARTZELL TOWNSHIP	HARTZELL TOWNSHIP 02W 031 PT OF SEC 31 13N 2W 15 58&100ACR OUT OF LTS 1 & 2 AND E2 OFNW4 FOR H&W EXEMPT	0 UNKNOWN OKLAHOMA CITY
3523	R141617015	SEALY LP OKC I 35 LLC	C/O SEALY & COMPANY LLC	8401 N CENTRAL EXPY #150	DALLAS	TX	75225	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG AT SW/C OF NW4 SW4 TH N737.31FT E1301.07FT S80.21FT E218.83FT TO W R/W LINE OF I 35 TH SWLY188.06FT SWLY ON A CURVE 246.73FT SWLY262.55FT TO S LINE NW4 SW4 TH W1319.67FT TO BEG	8301 N I 35 SERVICE RD OKLAHOMA CITY
3523	R141617020	MAHHAN A 8402 LLC		8402 N I 35 SERVICE RD	OKLAHOMA CITY	OK	73131-5619	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W BEG NE/C OF SW4 TH S659.52FT W704.67FT NELY167.42FT NW20FT NELY505.06FT E571.43FT TO BEG CONT 9.74ACRS MORE OR LESS	8402 N I 35 SERVICE RD OKLAHOMA CITY
3524	R134844510	MOSLEY BRYION C & DEBBIE L		9501 HENLEY PL	OKLAHOMA CITY	OK	73131-3625	UNPLATTED PT SEC 31 13N 2W	UNPLATTED PT SEC 31 13N 2W 000 000 PT NW4 SEC 31 13N 2W PT OF LOT 2 OF NW4 BEG AT SW/C LOT 2 TH E660FT N110FT W660FT S110FT TO BEG CONT 1.667ACRS MORE OR LESS	8616 N BRYANT AVE OKLAHOMA CITY
3524	R134844500	GRAMAJA ARIEL H	GIRON MOISES JUAN MARIA LOPEZ	8708 N BRYANT AVE	OKLAHOMA CITY	OK	73131-5405	UNPLATTED PT SEC 31 13N 2W	UNPLATTED PT SEC 31 13N 2W 000 000 PT NW4 SEC 31 13N 2W PT OF GOVT LOT 2 OF NW4 BEG 110FT N OF SW/C GOVT LOT 2 TH E660FT N220FT W660FT S220FT TO BEG CONT 3.33ACRS MORE OR LESS	8708 N BRYANT AVE OKLAHOMA CITY
3521	R141612535	RENEGADE PROPERTY COMPANY OKC		2002 W SKELLY DR	TULSA	OK	74107	UNPLTD PT SEC 31 13N 2W	UNPLTD PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S & 70.32FT W & 338.71FT SW & LEFT ON CURVE SW510.53FT OF NE/C NW4 TH LEFT ON CURVE SW189.89FT SW81.58FT SW282.74FT E571.71FT E661FTN533.31FT W1083.47FT TO BEG	

OWNERSHIP REPORT  
ORDER 2732722-OK99


DATE PREPARED: APRIL 6, 2022  
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3521	R141612530	JOBE 35 LLC		3509 OLD GEORGETO WNE RD	EDMOND	OK	73013- 0801	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 02W 031 PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S OF NE/C NW4 TH W70.32FT SWLY338.71FT SWLY ALONG A CURVE 700.42FT SWLY81.58FT SWLY281.22FT TO S LINE NW4 TH E571.36FT TO SE/C NW4 TH CONT E661FT N1321.06FT W661.31FT S18.09FT TO BEG EX A TR BEG 1339.49FT S & 70.32FT W & 338.71FT SW & 108.75FT SW ON A CURVE FROM NE/C NW4 TH SWLY ALONG A CURVE 401.79FT E1083.47FT N372.86FT W934.19FT TO BEG SUBJ TO ESMTS OF RECORD & EX BEG 1339.49FT S & 70.32FT W & 338.71FT SW & LEFT ON CURVE SW510.53FT OF NE/C NW4 TH LEFT ON CURVE SW189.89FT SW81.58FT SW282.74FT E571.71FT E661FTN533.31FT W1083.47FT TO BEG	9000 N I 35 SERVICE RD OKLAHOMA CITY
3524	R134844000	MARTINEZ LUIS A	STIVERS KATRINA M	8716 BRYANT AVE	OKLAHOMA CITY	OK	73131	UNPLATTED PT SEC 31 13N 2W	UNPLATTED PT SEC 31 13N 2W 000 000 PT NW4 SEC 31 13N 2W BEG 330FT N OF SW/C NW4 TH N330FT E660FT S330FT W660FT TO BEG OR TR 2	8716 N BRYANT AVE OKLAHOMA CITY
3521	R141612540	TOTAL EQUIPMENT & RENTAL OF	OKLAHOMA CITY LLC	16301 N ROCKWELL AVE	EDMOND	OK	73013- 9059	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S & 70.32FT W & 338.71FT SW & 108.75FT SW ON A CURVE FROM NE/C NW4 TH SWLY ALONG A CURVE 401.79FT E1083.47FT N372.86FT W934.19F TO BEG	8800 N I 35 SERVICE RD OKLAHOMA CITY
3523	R141616625	KNICKMEYER ELLEN		1851 BILTMORE APT A	WASHINGTON	DC	20009	UNPLTD PT SEC 31 13N 2W	SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG AT A POINT 25FT S & 462FT E OF NW/C SD GOVT LOT 4 TH E180.55FT S348.04FT W145.88FT TH NWLY TO A POINT 256.58FT S & 479FT E OF NW/C SD GOVT LOT 4 TH NWLY TO A POINT 141.08FT S & 469FT E OF SD NW/C TH NWLY TO A POINT 25FT S & 462FT E OF SD NW/C GOVT LOT 4 TO POINT OF BEG	3100 NE 82ND ST

3524	R168623800	BRITTON 80 LLC	211 N ROBINSON AVE, Unit N1950	OKLAHOMA CITY	OK	73102- 7142	HARTZELL TOWNSHIP	HARTZELL TOWNSHIP BLK 000 LOT 000 PT SW4 & NW4 SEC 31 13N 2W BEG 660FT E OF SW/C NW4 TH N1321.61FT E165FT N662.57FT E470.50FT N590FT E108.85FT SELY406.08FT E281.33FT SWLY ALONG A CURVE 350.96FT SWLY1507.38FT SELY132.57FT SWLY70.11FT SWLY ALONG A CURVE 395.18FT SW79.33FT W1048FT TO BEG PLUS PT SW4 SEC 31 13N 2W BEING NW4 OF SW4 & PT SW4 SEC 31 13N 2W BEG SW/C OF NE4 SW4 TH NELY262.25FT NELY ALONG A CURVE 246.73FT NLY189.44FT W201.57FT S657.91FT TO BEG EX A TR BEG AT SW/C OF NW4 SW4 TH N737.31FT E1301.07FT S80.21FT E218.83FT TO W R/W LINE OF I 35 TH SWLY188.06FT SWLY ON A CURVE 246.73FT SWLY262.55FT TO S LINE NW4 SW4 TH W1319.67FT TO BEG & EX BEG 660FT E & 1321.61FT N & 165FT E & 662.57FT N & 270.50FT E OF SW/C NW4 TH E200FT N590FT E108.85FT SELY406.08FT E281.33FT SWLY ON A CURVE 350.97FT SWLY1016.19FT NWLY810.16FT N704.07FT TO BEG SUBJ TO ESMTS OF RECORD & EX BEG 1184.62FT E OF SW/C NW4 TH NW211.83FT NELY1051.11FT SE565.76FT SWLY491.19FT SELY132.57FT SWLY70.11FT RIGHT ON CURVE SW395.18FT SW79.34FT W516.05FT TO BEG	0 UNKNOWN OKLAHOMA CITY
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**A** **PROPOSED SITE PLAN**  
SCALE: 1" = 40'-0"  
4-5-22



**Pascal Aughtry & Associates, PC**  
405.463.3494  
Fax 405.463.3493  
937 East Britton Road  
Oklahoma City, OK 73114  
pascalarch.com

THIS DOCUMENT  
IS PRELIMINARY IN  
NATURE AND IS  
NOT A FINAL  
SIGNED AND  
SEALED  
DOCUMENT

**I-35 & BRITTON RD.  
DISTRIBUTION CENTER  
OKLAHOMA CITY, OK  
GARDNER - TANENBAUM HOLDINGS**

Revisions:	
No.	Date

Project No.:  
Date:  
Sheet No.:  
**SP-2**  
OF: -

## LETTER OF AUTHORIZATION

Britten 80 LLC, (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 8401 N I-35 Service Road.

By: 

Title: VP of Construction

Date: 4/5/22



# **CERTIFICATE OF BONDED ABTRACTOR**

(900 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 900 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), 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: March 31, 2022 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2732722-OK99

***Statuary World "As-Surveyed"***

***Legal Description***

*A tract of land lying the Southwest Quarter (SW/4) of Section Thirty-one (31), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:*

*COMMENCING at the Northwest corner of said SW/4;*

*THENCE North 89°34'49" East a distance of 652.69 feet.*

*THENCE North 89°33'09" East a distance of 653.05 feet to the POINT OF BEGINNING;*

*THENCE continuing North 89°33'09" East a distance of 394.94 feet to a point on the west right-of-way line for Interstate 35 (I-35);*

*THENCE Southwesterly, along said west right-of-way line, the following three (3) courses:*

- 1. South 12°41'03" West a distance of 426.78 feet;*
- 2. North 77°18'57" West a distance of 20.00 feet;*
- 3. South 12°41'03" West a distance of 253.90 feet; to a point on the north line of a tract of land described in SPECIAL WARRANTY DEED recorded in Book 12576, Page 187, according to Oklahoma County Clerk's Office;*

*THENCE South 89°37'06" West, along said north line, a distance of 229.96 feet;*

*THENCE North 00°21'38" West, along a line common to the above-described SPECIAL WARRANTY DEED, a distance of 81.00 feet;*

*THENCE North 89°39'32" East a distance of 9.55 feet;*

*THENCE North 00°30'00" West a distance of 577.09 feet to the POINT OF BEGINNING.*

*Said tract of land contains an area of 204,972 square feet or 4.7055 acres, more or less.*

OWNERSHIP REPORT  
ORDER 2732722-OK99

DATE PREPARED: APRIL 6, 2022  
EFFECTIVE DATE: MARCH 31, 2022 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	LEGAL	LOCATION
3523	R141617000	BRITTON 80 LLC		211 N ROBINSON, Unit N1950	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SW4 SEC 31 13N 2W BEG 884.8FT W OF NE/C SW4 TH W436.2FT S660FT E256.5FT NE246.7FT SELY25FT NELY 435.1FT TO BEG (SUBJECT PROPERTY)	8401 N I 35 SERVICE RD OKLAHOMA CITY
3523	R141616620	JOHNSON LEONARD H	JOHNSON LINDSEY SCOTT	3104 NE 82ND ST	OKLAHOMA CITY	OK	73131-5602	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W PT GOVT LOT 4 BEG 642.55FT E OF NW/C GOVT LOT 4 TH E362.30FT S332.06FT W362.84FT N332.04FT TO BEG	3104 NE 82ND ST OKLAHOMA CITY
3523	R141616602	STOAKDALE LLC		204 N ROBINSON STE 2600	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG 1273.98FT E & 663FT N & 375.09FT W OF SW/C SW4 TH W247.09FT N330FT E362.84FT N332.06FT E310.64FT S69.13FT SWLY ON A CURVE 290.87FT SWLY197.54FT SWLY ALONG A CURVE 248.37FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3523	R141616200	FIFTH GENERATION PROPERTIES LLC		7311 LANCET LN	NICHOLS HILLS	OK	73120-1415	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W BLK 000 LOT 000 PT SW4 SEC 31 13N 2W E/2 OF SE4 OF SW4 & ALL THAT PT OF W 1/2 OF SE4 SW4 LYING S&E OF DEEP FORK RIVER EX TR 1 CONT 3.5ACRS MORE OR LESS IN SWLY PT OF SD TR TO STATE & EX A TR BEG 988.55FT N OF SE/C SW4 TH W659.13FT N50FT E204.02FT N280.50FT E454.33FT S330.50FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3523	R141616230	PINE RIDGE LLC		309 NW 149TH TER	EDMOND	OK	73013	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W BLK 000 LOT 000 PT SW4 & SE4 SEC 31 13N 2W BEG 988.55FT N OF SE/C SW4 TH W659.13FT N50FT E204.04FT N280.50FT E482.67FT SELY200.59FT SE45.49FT SWLY241.79FT W140.40FT NW18.04FT TO BEG	8100 N I 35 SERVICE RD
3524	R13484005	BRITTON 15 LLC		211 N ROBINSON AVE, Unit N1950	OKLAHOMA CITY	OK	73102-7142	UNPLTD PT SEC 31 13N 2W	HARTZELL TOWNSHIP PT SW4 SEC 31 13N 2W BEG 1184.62FT E OF SW/C NW4 TH NW211.83FT NELY1051.11FT SE565.76FT SWLY491.19FT SELY132.57FT SWLY70.11FT RIGHT ON CURVE SW395.18FT SW79.34FT W516.05FT TO BEG	8801 N I 35 SERVICE RD
3523	R141617025	VERMEER GREAT PLAINS INC		8300 N I 35 SERVICE RD	OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG 628.2FT W & 492.9FT SW & 25FT SE & 177.3FT SW & 96.8FT E OF NE/C SW4 TH S660FT E660FT N660FT W660FT TO BEG	8300 N I 35 SERVICE RD OKLAHOMA CITY
3523	R262312505	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	HARTZELL TOWNSHIP	HARTZELL TOWNSHIP 02W 031 SEC 31 13N 2W PT NW4 FOR HWY	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2732722-OK99

DATE PREPARED: APRIL 6, 2022  
EFFECTIVE DATE: MARCH 31, 2022 AT 7:30 AM

3524	R262313505	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	HARTZELL TOWNSHIP	HARTZELL TOWNSHIP 02W 031 PT OF SEC 31 13N 2W 15 58&100ACR OUT OF LTS 1 & 2 AND E2 OFNW4 FOR H&W EXEMPT	0 UNKNOWN OKLAHOMA CITY
3523	R141617015	SEALY LP OKC I 35 LLC	C/O SEALY & COMPANY LLC	8401 N CENTRAL EXPY #150	DALLAS	TX	75225	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG AT SW/C OF NW4 SW4 TH N737.31FT E1301.07FT S80.21FT E218.83FT TO W R/W LINE OF I 35 TH SWLY188.06FT SWLY ON A CURVE 246.73FT SWLY262.55FT TO S LINE NW4 SW4 TH W1319.67FT TO BEG	8301 N I 35 SERVICE RD OKLAHOMA CITY
3523	R141617020	MAHHAN A 8402 LLC		8402 N I 35 SERVICE RD	OKLAHOMA CITY	OK	73131-5619	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W BEG NE/C OF SW4 TH S659.52FT W704.67FT NELY167.42FT NW20FT NELY505.06FT E571.43FT TO BEG CONT 9.74ACRS MORE OR LESS	8402 N I 35 SERVICE RD OKLAHOMA CITY
3524	R134844510	MOSLEY BRYION C & DEBBIE L		9501 HENLEY PL	OKLAHOMA CITY	OK	73131-3625	UNPLATTED PT SEC 31 13N 2W	UNPLATTED PT SEC 31 13N 2W 000 000 PT NW4 SEC 31 13N 2W PT OF LOT 2 OF NW4 BEG AT SW/C LOT 2 TH E660FT N110FT W660FT S110FT TO BEG CONT 1.667ACRS MORE OR LESS	8616 N BRYANT AVE OKLAHOMA CITY
3524	R134844500	GRAMAJA ARIEL H	GIRON MOISES JUAN MARIA LOPEZ	8708 N BRYANT AVE	OKLAHOMA CITY	OK	73131-5405	UNPLATTED PT SEC 31 13N 2W	UNPLATTED PT SEC 31 13N 2W 000 000 PT NW4 SEC 31 13N 2W PT OF GOVT LOT 2 OF NW4 BEG 110FT N OF SW/C GOVT LOT 2 TH E660FT N220FT W660FT S220FT TO BEG CONT 3.33ACRS MORE OR LESS	8708 N BRYANT AVE OKLAHOMA CITY
3521	R141612535	RENEGADE PROPERTY COMPANY OKC		2002 W SKELLY DR	TULSA	OK	74107	UNPLTD PT SEC 31 13N 2W	UNPLTD PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S & 70.32FT W & 338.71FT SW & LEFT ON CURVE SW510.53FT OF NE/C NW4 TH LEFT ON CURVE SW189.89FT SW81.58FT SW282.74FT E571.71FT E661FTN533.31FT W1083.47FT TO BEG	

OWNERSHIP REPORT  
ORDER 2732722-OK99

DATE PREPARED: APRIL 6, 2022  
EFFECTIVE DATE: MARCH 31, 2022 AT 7:30 AM

3521	R141612530	JOBE 35 LLC		3509 OLD GEORGETO WNE RD	EDMOND	OK	73013- 0801	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 031 PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S OF NE/C NW4 TH W70.32FT SWLY338.71FT SWLY ALONG A CURVE 700.42FT SWLY81.58FT SWLY281.22FT TO S LINE NW4 TH E571.36FT TO SE/C NW4 TH CONT E661FT N1321.06FT W661.31FT S18.09FT TO BEG EX A TR BEG 1339.49FT S & 70.32FT W & 338.71FT SW & 108.75FT SW ON A CURVE FROM NE/C NW4 TH SWLY ALONG A CURVE 401.79FT E1083.47FT N372.86FT W934.19FT TO BEG SUBJ TO ESMTS OF RECORD & EX BEG 1339.49FT S & 70.32FT W & 338.71FT SW & LEFT ON CURVE SW510.53FT OF NE/C NW4 TH LEFT ON CURVE SW189.89FT SW81.58FT SW282.74FT E571.71FT E661FTN533.31FT W1083.47FT TO BEG	9000 N I 35 SERVICE RD OKLAHOMA CITY
3524	R134844000	MARTINEZ LUIS A	STIVERS KATRINA M	8716 BRYANT AVE	OKLAHOMA CITY	OK	73131	UNPLATTED PT SEC 31 13N 2W	UNPLATTED PT SEC 31 13N 2W 000 000 PT NW4 SEC 31 13N 2W BEG 330FT N OF SW/C NW4 TH N330FT E660FT S330FT W660FT TO BEG OR TR 2	8716 N BRYANT AVE OKLAHOMA CITY
3521	R141612540	TOTAL EQUIPMENT & RENTAL OF	OKLAHOMA CITY LLC	16301 N ROCKWELL AVE	EDMOND	OK	73013- 9059	UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S & 70.32FT W & 338.71FT SW & 108.75FT SW ON A CURVE FROM NE/C NW4 TH SWLY ALONG A CURVE 401.79FT E1083.47FT N372.86FT W934.19F TO BEG	8800 N I 35 SERVICE RD OKLAHOMA CITY
3523	R141616625	KNICKMEYER ELLEN		1851 BILTMORE APT A	WASHINGTON	DC	20009	UNPLTD PT SEC 31 13N 2W	SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG AT A POINT 25FT S & 462FT E OF NW/C SD GOVT LOT 4 TH E180.55FT S348.04FT W145.88FT TH NWLY TO A POINT 256.58FT S & 479FT E OF NW/C SD GOVT LOT 4 TH NWLY TO A POINT 141.08FT S & 469FT E OF SD NW/C TH NWLY TO A POINT 25FT S & 462FT E OF SD NW/C GOVT LOT 4 TO POINT OF BEG	3100 NE 82ND ST

3524	R168623800	BRITTON 80 LLC	211 N ROBINSON AVE, Unit N1950	OKLAHOMA CITY	OK	73102- 7142	HARTZELL TOWNSHIP	HARTZELL TOWNSHIP BLK 000 LOT 000 PT SW4 & NW4 SEC 31 13N 2W BEG 660FT E OF SW/C NW4 TH N1321.61FT E165FT N662.57FT E470.50FT N590FT E108.85FT SELY406.08FT E281.33FT SWLY ALONG A CURVE 350.96FT SWLY1507.38FT SELY132.57FT SWLY70.11FT SWLY ALONG A CURVE 395.18FT SW79.33FT W1048FT TO BEG PLUS PT SW4 SEC 31 13N 2W BEING NW4 OF SW4 & PT SW4 SEC 31 13N 2W BEG SW/C OF NE4 SW4 TH NELY262.25FT NELY ALONG A CURVE 246.73FT NLY189.44FT W201.57FT S657.91FT TO BEG EX A TR BEG AT SW/C OF NW4 SW4 TH N737.31FT E1301.07FT S80.21FT E218.83FT TO W R/W LINE OF I 35 TH SWLY188.06FT SWLY ON A CURVE 246.73FT SWLY262.55FT TO S LINE NW4 SW4 TH W1319.67FT TO BEG & EX BEG 660FT E & 1321.61FT N & 165FT E & 662.57FT N & 270.50FT E OF SW/C NW4 TH E200FT N590FT E108.85FT SELY406.08FT E281.33FT SWLY ON A CURVE 350.97FT SWLY1016.19FT NWLY810.16FT N704.07FT TO BEG SUBJ TO ESMTS OF RECORD & EX BEG 1184.62FT E OF SW/C NW4 TH NW211.83FT NELY1051.11FT SE565.76FT SWLY491.19FT SELY132.57FT SWLY70.11FT RIGHT ON CURVE SW395.18FT SW79.34FT W516.05FT TO BEG	0 UNKNOWN OKLAHOMA CITY
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## **CERTIFICATE OF BONDED ABTRACTOR**

(900 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 correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma; the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on record of certain properties located within 900 feet in all directions of the following described land:

See Attached Exhibit

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 title, policy, or environmental research report. As used herein, the term "public land records" means those laws recording laws of the applicable state, impart constructive notice to the third parties with respect to recording instruments memorializing legal interests in real estate. The company suggests that you contact your attorney or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not warrant the title and acceptance of this report by the Company or person(s) for whom this report is made, considering the limitation of this report.

Dated: March 31, 2022 at 7:30 AM

**First American Title Insurance Company**

By:

Steven J. Jakowski 

Abstractor License No. 4192

OAB Certificate of Authority # 0049 File No. 2732722-OK99

**Statuary World "As Surveyed" Legal Description**

A tract of land lying the Southwest Quarter (SW/4) of Section Thirty one (31), Township Thirteen (13) North, Range 12 East of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest corner of said SW/4; THENCE North 89°34'49" East a distance of 653.05 feet to the POINT OF BEGINNING;

THENCE North 89°33'09" East a distance of 653.05 feet to the POINT OF BEGINNING;

THENCE continuing North 89°33'09" East a distance of 394.94 feet to a point on the west right of way line of (I 35);

THENCE Southwesterly, along said west right of way line, the following three (3) courses:

1. South 12°41'03" West a distance of 426.78 feet;
2. North 77°18'57" West a distance of 20.00 feet;
3. South 12°41'03" West a distance of 253.90 feet; to a point on the north line of a tract of land described in a SPECIAL WARRANTY DEED recorded in Book 12576, Page 187, according to Oklahoma County Clerk's Office records;

THENCE South 89°37'06" West, along said north line, a distance of 229.96 feet;

THENCE North 00°21'38" West, along a line common to the above described SPECIAL WARRANTY DEED, a distance of 229.96 feet;

THENCE North 89°39'32" East a distance of 9.55 feet;

THENCE North 00°30'00" West a distance of 577.09 feet to the POINT OF BEGINNING. Said tract contains 204,972 square feet or 4.7055 acres, more or less.

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE
3523	R141617000	BRITTON 80 LLC		211 N ROBINSON, Unit N1950	OKLAHOMA CITY	OK	73102
3523	R141616620	JOHNSON LEONARD H	JOHNSON LINDSEY SCOTT	3104 NE 82ND ST	OKLAHOMA CITY	OK	73131 5602



3523	R141616602	STOAKDALE LLC		204 N ROBINSON STE 2600	OKLAHOMA CITY	OK	73102
3523	R141616200	FIFTH GENERATION PROPERTIES LLC		7311 LANCET LN	NICHOLS HILLS	OK	- 73120 1415
3523	R141616230	PINE RIDGE LLC		309 NW 149TH TER	EDMOND	OK	73013
3524	R13484005	BRITTON 15 LLC		211 N ROBINSON AVE, Unit N1950	OKLAHOMA CITY	OK	- 73102 7142
3523	R141617025	VERMEER GREAT PLAINS INC		8300 N I 35 SERVICE RD	OKLAHOMA CITY	OK	73131
3523	R262312505	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152
3524	R262313505	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152
3523	R141617015	SEALY LP OKC I 35 LLC	C/O SEALY & COMPANY LLC	8401 N CENTRAL EXPY #150	DALLAS	TX	75225
3523	R141617020	MAHHAN A 8402 LLC		8402 N I 35 SERVICE RD	OKLAHOMA CITY	OK	- 73131 5619
3524	R134844510	MOSLEY BRYION C & DEBBIE L		9501 HENLEY PL	OKLAHOMA CITY	OK	- 73131 3625

3524	R134844500	GRAMAJO ARIEL H	GIRON MOISES JUAN MARIA LOPEZ	8708 N BRYANT AVE	OKLAHOMA CITY	OK	- 73131 5405
3521	R141612535	RENEGADE PROPERTY COMPANY OKC		2002 W SKELLY DR	TULSA	OK	74107
3521	R141612530	JOBE 35 LLC		3509 OLD GEORGETO WNE RD	EDMOND	OK	- 73013 0801
3524	R134844000	MARTINEZ LUIS A	STIVERS KATRINA M	8716 BRYANT AVE	OKLAHOMA CITY	OK	73131
3521	R141612540	TOTAL EQUIPMENT & RENTAL OF	OKLAHOMA CITY LLC	16301 N ROCKWELL AVE	EDMOND	OK	- 73013 9059
3523	R141616625	KNICKMEYER ELLEN		1851 BILTMORE APT A	WASHINGTON	DC	20009

3524	R168623800	BRITTON 80 LLC		211 N ROBINSON AVE, Unit N1950	OKLAHOMA CITY	OK	- 73102 7142
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the following Ownership is true and  
ahoma, as updated by the records of  
the last conveyance or final decree of

1) to (4 ), both inclusive.

confidential. This report contains  
tle, title commitment, title insurance  
and records which under the  
orded, unreleased or record  
ttorney for matters of a legal nature  
actor does not guarantee validity of  
titutes agreement and confirmation

3) North, Range Two (2)

lows:

f 652.69 feet.

ray line for Interstate 35

scribed in SPECIAL

ice;

Y DEED, a distance of 81.00

of land contains an area of

SUB NAME	LEGAL	LOCATION
UNPLTD PT SEC 31 13N 2W	UNPLTD PT SW4 SEC 31 13N 2W BEG 884.8FT W OF NE/C SW4 TH W436.2FT S660FT E256.5FT NE246.7FT SELY25FT NELY 435.1FT TO BEG (SUBJECT PROPERTY)	8401 N I 35 SERVICE RD OKLAHOMA CITY
UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W PT GOVT LOT 4 BEG 642.55FT E OF NW/C GOVT LOT 4 TH E362.30FT S332.06FT W362.84FT N332.04FT TO BEG	3104 NE 82ND ST OKLAHOMA CITY

UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG 1273.98FT E & 663FT N & 375.09FT W OF SW/C SW4 TH W247.09FT N330FT E362.84FT N332.06FT E310.64FT S69.13FT SWLY ON A CURVE 290.87FT SWLY197.54FT SWLY ALONG A CURVE 248.37FT TO BEG	0 UNKNOWN OKLAHOMA CITY
UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W BLK 000 LOT 000 PT SW4 SEC 31 13N 2W E/2 OF SE4 OF SW4 & ALL THAT PT OF W 1/2 OF SE4 SW4 LYING S&E OF DEEP FORK RIVER EX TR 1 CONT 3.5ACRS MORE OR LESS IN SWLY PT OF SD TR TO STATE & EX A TR BEG 988.55FT N OF SE/C SW4 TH W659.13FT N50FT E204.02FT N280.50FT E454.33FT S330.50FT TO BEG	0 UNKNOWN OKLAHOMA CITY
UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W BLK 000 LOT 000 PT SW4 & SE4 SEC 31 13N 2W BEG 988.55FT N OF SE/C SW4 TH W659.13FT N50FT E204.04FT N280.50FT E482.67FT SELY200.59FT SE45.49FT SWLY241.79FT W140.40FT NW18.04FT TO BEG	8100 N I 35 SERVICE RD
UNPLTD PT SEC 31 13N 2W	HARTZELL TOWNSHIP PT SW4 SEC 31 13N 2W BEG 1184.62FT E OF SW/C NW4 TH NW211.83FT NELY1051.11FT SE565.76FT SWLY491.19FT SELY132.57FT SWLY70.11FT RIGHT ON CURVE SW395.18FT SW79.34FT W516.05FT TO BEG	8801 N I 35 SERVICE RD
UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG 628.2FT W & 492.9FT SW & 25FT SE & 177.3FT SW & 96.8FT E OF NE/C SW4 TH S660FT E660FT N660FT W660FT TO BEG	8300 N I 35 SERVICE RD OKLAHOMA CITY
HARTZELL TOWNSHIP	HARTZELL TOWNSHIP 02W 031 SEC 31 13N 2W PT NW4 FOR HWY	0 UNKNOWN OKLAHOMA CITY
HARTZELL TOWNSHIP	HARTZELL TOWNSHIP 02W 031 PT OF SEC 31 13N 2W 15 58&100ACR OUT OF LTS 1 & 2 AND E2 OFNW4 FOR H&W EXEMPT	0 UNKNOWN OKLAHOMA CITY
UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG AT SW/C OF NW4 SW4 TH N737.31FT E1301.07FT S80.21FT E218.83FT TO W R/W LINE OF I 35 TH SWLY188.06FT SWLY ON A CURVE 246.73FT SWLY262.55FT TO S LINE NW4 SW4 TH W1319.67FT TO BEG	8301 N I 35 SERVICE RD OKLAHOMA CITY
UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG NE/C OF SW4 TH S659.52FT W704.67FT NELY167.42FT NW20FT NELY505.06FT E571.43FT TO BEG CONT 9.74ACRS MORE OR LESS	8402 N I 35 SERVICE RD OKLAHOMA CITY
UNPLATTED PT SEC 31 13N 2W	UNPLATTED PT SEC 31 13N 2W 000 000 PT NW4 SEC 31 13N 2W PT OF LOT 2 OF NW4 BEG AT SW/C LOT 2 TH E660FT N110FT W660FT S110FT TO BEG CONT 1.667ACRS MORE OR LESS	8616 N BRYANT AVE OKLAHOMA CITY

UNPLATTED PT SEC 31 13N 2W	UNPLATTED PT SEC 31 13N 2W 000 000 PT NW4 SEC 31 13N 2W PT OF GOVT LOT 2 OF NW4 BEG 110FT N OF SW/C GOVT LOT 2 TH E660FT N220FT W660FT S220FT TO BEG CONT 3.33ACRS MORE OR LESS	8708 N BRYANT AVE OKLAHOMA CITY
UNPLTD PT SEC 31 13N 2W	UNPLTD PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S & 70.32FT W & 338.71FT SW & LEFT ON CURVE SW510.53FT OF NE/C NW4 TH LEFT ON CURVE SW189.89FT SW81.58FT SW282.74FT E571.71FT E661FTN533.31FT W1083.47FT TO BEG	
UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 02W 031 PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S OF NE/C NW4 TH W70.32FT SWLY338.71FT SWLY ALONG A CURVE 700.42FT SWLY81.58FT SWLY281.22FT TO S LINE NW4 TH E571.36FT TO SE/C NW4 TH CONT E661FT N1321.06FT W661.31FT S18.09FT TO BEG EX A TR BEG 1339.49FT S & 70.32FT W & 338.71FT SW & 108.75FT SW ON A CURVE FROM NE/C NW4 TH SWLY ALONG A CURVE 401.79FT E1083.47FT N372.86FT W934.19FT TO BEG SUBJ TO ESMTS OF RECORD & EX BEG 1339.49FT S & 70.32FT W & 338.71FT SW & LEFT ON CURVE SW510.53FT OF NE/C NW4 TH LEFT ON CURVE SW189.89FT SW81.58FT SW282.74FT E571.71FT E661FTN533.31FT W1083.47FT TO BEG	9000 N I 35 SERVICE RD OKLAHOMA CITY
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UNPLTD PT SEC 31 13N 2W	UNPLTD PT SEC 31 13N 2W 000 000 PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S & 70.32FT W & 338.71FT SW & 108.75FT SW ON A CURVE FROM NE/C NW4 TH SWLY ALONG A CURVE 401.79FT E1083.47FT N372.86FT W934.19F TO BEG	8800 N I 35 SERVICE RD OKLAHOMA CITY
UNPLTD PT SEC 31 13N 2W	SEC 31 13N 2W 000 000 PT SW4 SEC 31 13N 2W BEG AT A POINT 25FT S & 462FT E OF NW/C SD GOVT LOT 4 TH E180.55FT S348.04FT W145.88FT TH NWLY TO A POINT 256.58FT S & 479FT E OF NW/C SD GOVT LOT 4 TH NWLY TO A POINT 141.08FT S & 469FT E OF SD NW/C TH NWLY TO A POINT 25FT S & 462FT E OF SD NW/C GOVT LOT 4 TO POINT OF BEG	3100 NE 82ND ST

HARTZELL TOWNSHIP	<p>HARTZELL TOWNSHIP BLK 000 LOT 000 PT SW4 &amp; NW4 SEC 31 13N 2W BEG 660FT E OF SW/C NW4 TH N1321.61FT E165FT N662.57FT E470.50FT N590FT E108.85FT SELY406.08FT E281.33FT SWLY ALONG A CURVE 350.96FT SWLY1507.38FT SELY132.57FT SWLY70.11FT SWLY ALONG A CURVE 395.18FT SW79.33FT W1048FT TO BEG PLUS PT SW4 SEC 31 13N 2W BEING NW4 OF SW4 &amp; PT SW4 SEC 31 13N 2W BEG SW/C OF NE4 SW4 TH NELY262.25FT NELY ALONG A CURVE 246.73FT NLY189.44FT W201.57FT S657.91FT TO BEG EX A TR BEG AT SW/C OF NW4 SW4 TH N737.31FT E1301.07FT S80.21FT E218.83FT TO W R/W LINE OF I 35 TH SWLY188.06FT SWLY ON A CURVE 246.73FT SWLY262.55FT TO S LINE NW4 SW4 TH W1319.67FT TO BEG &amp; EX BEG 660FT E &amp; 1321.61FT N &amp; 165FT E &amp; 662.57FT N &amp; 270.50FT E OF SW/C NW4 TH E200FT N590FT E108.85FT SELY406.08FT E281.33FT SWLY ON A CURVE 350.97FT SWLY1016.19FT NWLY810.16FT N704.07FT TO BEG SUBJ TO ESMTS OF RECORD &amp; EX BEG 1184.62FT E OF SW/C NW4 TH NW211.83FT NELY1051.11FT SE565.76FT SWLY491.19FT SELY132.57FT SWLY70.11FT RIGHT ON CURVE SW395.18FT SW79.34FT W516.05FT TO BEG</p>	0 UNKNOWN OKLAHOMA CITY
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THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**8401 N I-35 Service Rd.**

**April 6<sup>th</sup> , 2022**

**PREPARED BY:**

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# **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:

**In addition to the uses permitted by the I-1 district, the following uses shall also be permitted:**

Outdoor Sales and Display, and Outdoor Storage (8300.54)  
Wholesaling, Storage and Distribution: General (8350.16)

2. **Maximum Building Height:**

The base zoning district regulations shall regulate heights of structures within this SPUD.

3. **Maximum Building Size:**

The base zoning district regulations shall regulate the size of structures within this SPUD.

**4. Maximum Number of Buildings:**

There will be a maximum of one (1) building within this SPUD.

**5. Building Setback Lines**

The base zoning district regulations shall regulate the building setback line within this SPUD.

**6. Sight-proof Screening:**

The base zoning district regulations shall regulate the screening requirements within this SPUD.

**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**

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

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

**9. Access:**

There are two (2) access points from the I-35 service road.

**II. Other Development Regulations:**

**1. Architecture:**

Architectural regulations shall be in accordance with the base zoning district.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**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.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

***Statuary World "As-Surveyed"***

***Legal Description***

*A tract of land lying the Southwest Quarter (SW/4) of Section Thirty-one (31), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:*

*COMMENCING at the Northwest corner of said SW/4;*

*THENCE North 89°34'49" East a distance of 652.69 feet.*

*THENCE North 89°33'09" East a distance of 653.05 feet to the POINT OF BEGINNING;*

*THENCE continuing North 89°33'09" East a distance of 394.94 feet to a point on the west right-of-way line for Interstate 35 (I-35);*

*THENCE Southwesterly, along said west right-of-way line, the following three (3) courses:*

- 1. South 12°41'03" West a distance of 426.78 feet;*
- 2. North 77°18'57" West a distance of 20.00 feet;*
- 3. South 12°41'03" West a distance of 253.90 feet; to a point on the north line of a tract of land described in SPECIAL WARRANTY DEED recorded in Book 12576, Page 187, according to Oklahoma County Clerk's Office;*

*THENCE South 89°37'06" West, along said north line, a distance of 229.96 feet;*

*THENCE North 00°21'38" West, along a line common to the above-described SPECIAL WARRANTY DEED, a distance of 81.00 feet;*

*THENCE North 89°39'32" East a distance of 9.55 feet;*

*THENCE North 00°30'00" West a distance of 577.09 feet to the POINT OF BEGINNING.*

*Said tract of land contains an area of 204,972 square feet or 4.7055 acres, more or less.*