



The City of Oklahoma City
 Development Services Department
 Subdivision & Zoning Division
 420 West Main St., Suite 910
 OKC, OK 73102
 405-297-2623, 297-2495 or 297-2289

Case #	PC 102006 <small>Staff Use only</small>
Date Filed	24 Feb 22
Ward #	7
Nbrhd Area	Burlett NA
School District	OKC
Existing Zoning	R-1

APPLICATION FOR REZONING

Name of Applicant: Jake Minton, Trustee

Address/location of property to be rezoned: 2941 E Britton Road

Legal Description of property to be rezoned: Unpld Pt Sec 25 137 3W 000 000

Pt SE4 Sec 25 137 3W Big 3305+ SW 650.96 7th E + 329.84 7th
SW 325.47 5th E + 329.93 5th S + 102.45 7th E NW 1/4 Sec 4 137 3W 000 000
SW 320.01 5th W 2203+ 7309.85 5th to 65 Cont 1.69 Acres more

Size of Property (acres or sq. ft.): 1.69 acres Present Use of Property: Vacant Land

Proposed Zoning District: Commercial General Unpld 10 I-1

THE FOLLOWING ITEMS **MUST** BE SUBMITTED WITH THIS APPLICATION:

- Two (2) copies of the legal description of the property sought to be rezoned if not described above. One copy must be submitted electronically in Microsoft Word format. Submit to subdivisionandzoning@okc.gov
- One (1) copy of the deed(s) of the property sought to be rezoned.
- One (1) copy of all property owners who own property within a 300 foot radius of the property to be rezoned. The list **MUST** include their mailing address and the legal description of their property and MUST be current within 30 days of the date of submittal of the application. The list **MUST ALSO** contain a minimum of 10 separate individual property owners. If there are less than 10 individual owners within the 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. An insufficient list may result in a minimum 30-day delay in your application. You must attest on the attached "Affirmation" that the list is true and correct unless the list is certified by an abstract company or County official.
- If the applicant is not the owner of the property, one (1) copy of a letter of authorization from the owner is required.
- A filing fee of \$1500.00

There are two public hearings for consideration of a rezoning request. First is the Planning Commission hearing which is four weeks from the time the application is submitted to the Development Services Department. Once the Planning Commission makes a recommendation, a public hearing is held by the City Council approximately six weeks later.

Also Send Notice & Staff Report to: ↓

Robert Angelo
Robert @ Kirk Angelo . com
Barbara Banks
pam@kirkangelo.com

Jake M. Minton, Sr.
 Signature of Applicant

JAKE M. MINTON, SR.
 Applicant's Name (please print)

10200 ASHTON RD
 Applicant's Mailing Address

AMARILLO, TX 79119
 City, State, Zip Code

Phone: 806-898-4398

E-Mail: minton.jea@gmail.com

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

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

Executed at Oklahoma City, Oklahoma, on the 17th day of Feb., 2022

Tamela Banks
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma
County of Oklahoma, on the 17th day of February, 2022.

My Commission Expires:

3 Oct 2024



Notary Public

Commission #

16607456

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	accttype
R134970400	SMITH RONALD D & ANNA K		2950 E BRITTON RD	OKLAHOMA CITY	OK	73131-3610	UNPLTD PT SEC 36 13N 3W	000	000	UNPLTD PT SEC 36 13N 3W 000 000 PT OF SEC 36 13N 3W W 1/2 OF NE4 OF NE4 OF NE4 EX N50FT	2950 E BRITTON RD OKLAHOMA CITY	Residential
R134970200	WOOLARD JACKIE L JR & VONDA LE		9325 N BRYANT AVE	OKLAHOMA CITY	OK	73131-5435	UNPLTD PT SEC 36 13N 3W	000	000	UNPLTD PT SEC 36 13N 3W 000 000 PT NE4 SEC 36 13N 3W BEING E 1/2 OF NE4 OF NE4 OF NE4 LESS S195FT EX N50FT	9325 N BRYANT AVE OKLAHOMA CITY	Residential
R215461000	TAL PROPERTIES 1 LLC		3000 E BRITTON RD	OKLAHOMA CITY	OK	73120	BRITTON ROAD OFFICE PARK	000	001	BRITTON ROAD OFFICE PARK LOT 001	3000 E BRITTON RD OKLAHOMA CITY	Commercial
R215461020	LEVINSON REAL ESTATE LLC		9300 N BRYANT AVE	OKLAHOMA CITY	OK	73131	BRITTON ROAD OFFICE PARK	000	003	BRITTON ROAD OFFICE PARK LOT 003	9300 N BRYANT AVE OKLAHOMA CITY	Commercial
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R134846450	NELSON ANDREW B & KEIRSTON D		5033 TOWER BRIDGE CT	EDMOND	OK	73034-0860	UNPLATTED PT SEC 31 13N 2W	000	000	UNPLATTED PT SEC 31 13N 2W 000 000 PT NW4 SEC 31 13N 2W BEG 330FT S OF NW/C NW4 TH E330FT S330FT W330FT N330FT TO BEG OR S 1/2 TR 6 OF NW4	9200 N BRYANT AVE OKLAHOMA CITY	Residential
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R134924805	C3S LLC		6525 STONE HILL DR	EDMOND	OK	73034	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W 000 000 PT SE4 SEC 25 13N 3W BEG 330FT S & 650.96FT E & 329.84FT S OF NW/C SE4 SE4 TH E325.47FT S329.93FT W47.55FT S329.85FT W310.89FT N659.68FT E33.02FT TO BEG CONT 4.5692ACRS	UNKNOWN OKLAHOMA CITY	Residential
R134924810	CITY OF OKLA CITY		200 N WALKER AVE 2ND FL	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W 000 000 PT OF SE4 SEC 25 13N 3W BEG 233FT W OF SE/C OF SE4 TH N329.85FT W150FT S329.85FT E150FT TO BEG CONT 1.13ACRS MORE OR LESS EXEMPT	0 UNKNOWN OKLAHOMA CITY	Exempt
R134925700	BOWLES NOEL M & RUBY J TRS	BOWLES FAMILY TRUST	9501 N BRYANT AVE	OKLAHOMA CITY	OK	73131-5208	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W NE4 OF SE4 OF SE4 OF SE4 OR TR 3 OF SE4OF SE4	9501 N BRYANT AVE OKLAHOMA CITY	Residential
R141609910	OAKS TECHNOLOGY PARK LLC	ATTN WARREN W THOM	132 W MAIN ST	PURCELL	OK	73080-4220	UNPLTD PT SEC 30 13N 2W	000	000	UNPLTD PT SEC 30 13N 2W 000 000 PT SW4 SEC 30 13N 2W BEG AT SW/C SW4 TH N1319.4FT E1093.45FT S1244.8FT W43.54FT S75FT W1050FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY	Industrial
R134849000	TUFFY PROPERTIES LLC		300 NE 102ND ST	OKLAHOMA CITY	OK	73114-6227	UNPLATTED PT SEC 31 13N 2W	000	000	UNPLATTED PT SEC 31 13N 2W 000 000 PT OF NW4 SEC 31 13N 2W BEG 330FT E OF NW/C OF NW4 TH E330FT S660FT W330FT N660FT TO BEG OR TR 8 OF NW4 EX N50FT	3300 E BRITTON RD OKLAHOMA CITY	Residential

Tax I.D. No.:

Mail Tax Statement To:

Grantee
3809 Frostwood Ter
DeI City, OK 73115

After Recording Return To:

American Eagle Title Group, LLC
6805 N. Classen Ste. A
Oklahoma City, OK 73116

Rec. & Ret. to:

American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103

WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Jake Milton Minton Sr and Judy Minton Rankin, Co-Trustees of the Cleo W Minton Revocable Living Trust dated August 19,1992**

party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

JEP Properties, LLC

Whose address is: 14580 SE 15th, Choctaw, OK 73020

party of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:
A part of the Southeast Quarter (SE/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING at the Northwest Corner of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Three (3) West; THENCE South 00°20'45" East a distance of 330.00 feet; THENCE North 89°40'32" East a distance of 650.96 feet; THENCE South 00°20'27" East a distance of 329.84 feet; THENCE North 89°43'11" East a distance of 325.47 feet; THENCE South 00°20'14" East a distance of 329.93 feet; THENCE North 89°44'01" East a distance of 102.45 feet to the Point of Beginning; THENCE North 89°44'01" East a distance of 223.00 feet; THENCE South 00°20'07" East a distance of 330.01 feet; THENCE South 89°44'58" West a distance of 223.00 feet; THENCE North 00°20'07" West a distance of 329.85 feet to the Point of Beginning.

Reserving unto the grantors all oil, gas and other minerals not heretofore reserved or conveyed of record, which the grantors herein specifically reserve unto themselves.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.
The Cleo W Minton Revocable Living Trust dated August 19,1992

BY: Jake Milton Minton Sr
Jake Milton Minton Sr
Co-Trustee

BY: Judy Minton Rankin
Judy Minton Rankin
Co-Trustee

ACKNOWLEDGMENT

State of Oklahoma County of **Oklahoma** ss:

The foregoing instrument was acknowledged before me on this **20th day of April, 2018** by **Jake Milton Minton, Sr and Judy Minton Rankin, Co-Trustees of the Cleo W Minton Revocable Living Trust dated August 19,1992.**

My Commission Expires

[Signature]
Notary Public,

1/13



EC No.: 1801-0057-61



Tax I.D. No.:

Mail Tax Statement To:

Grantee
3809 Frostwood Ter
Del City, OK 73115

After Recording Return To:
American Eagle Title Group, LLC
6805 N. Classen Ste. A
Oklahoma City, OK 73116

Rec. & Ret. to:

American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103

20180423010537730
DEED 04/23/2018
11:06:05 AM Book:13714
Page:813 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$150.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

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SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.
The Cleo W Minton Revocable Living Trust dated August 19, 1992

BY: Jake Milton Minton Sr.
Jake Milton Minton Sr
Co-Trustee

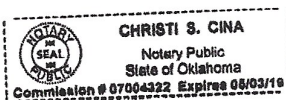
BY: Judy Minton Rankin
Judy Minton Rankin
Co-Trustee

ACKNOWLEDGMENT

State of Oklahoma County of Oklahoma ss:
The foregoing instrument was acknowledged before me on this **20th day of April, 2018** by **Jake Milton Minton, Sr and Judy Minton Rankin, Co-Trustees of the Cleo W Minton Revocable Living Trust dated August 19, 1992.**
My Commission Expires

[Signature]
Notary Public,

EC No.: 1801-0057-61



Full Legal Description R134924803

UNPLTD PT SEC 25 13N 3W 000 000 PT SE4 SEC 25 13N 3W BEG 330FT S & 650.96FT E &
329.84FT S & 325.47FT E & 329.93FT S & 102.45FT E OF NW/C SE4 SE4 TH E223FT S330.01FT
W223FT N329.85FT TO BEG
CONT 1.69ACRS MORE OR LESS

LETTER OF AUTHORIZATION

I, Jake Minton, Trustee or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Pamela Banks
Designated Representative

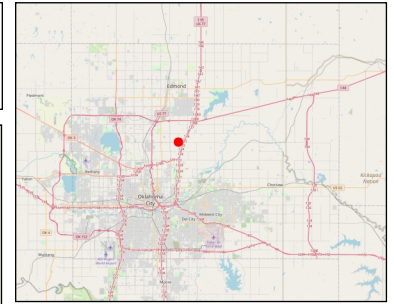
to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

County Assessor account number R134924803, Oklahoma County

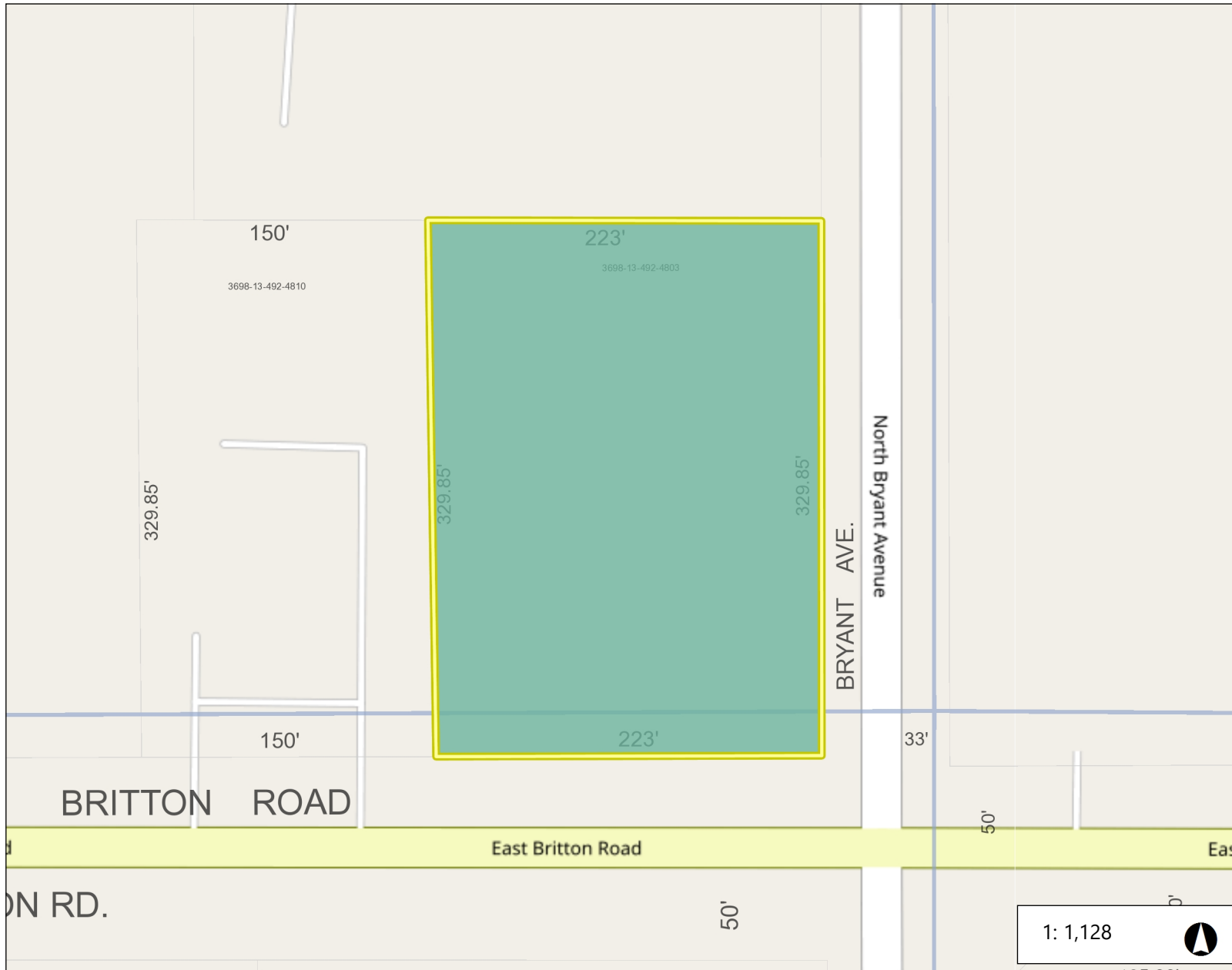
By:  Jake Minton Trustee 02/11/22
Signature Jake Minton

Title: Trustee
Manager / Proprietor

Date: 02/11/2022
MM/DD/YYYY



Legend



Notes

Enter Map Description

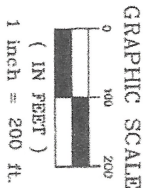
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© OpenStreetMap contributors

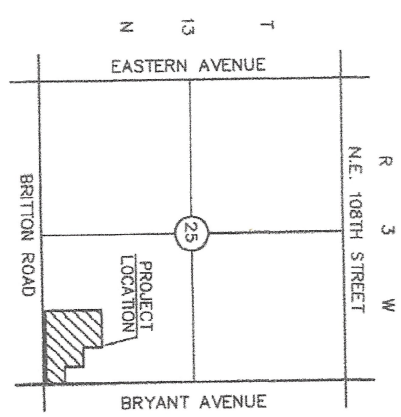
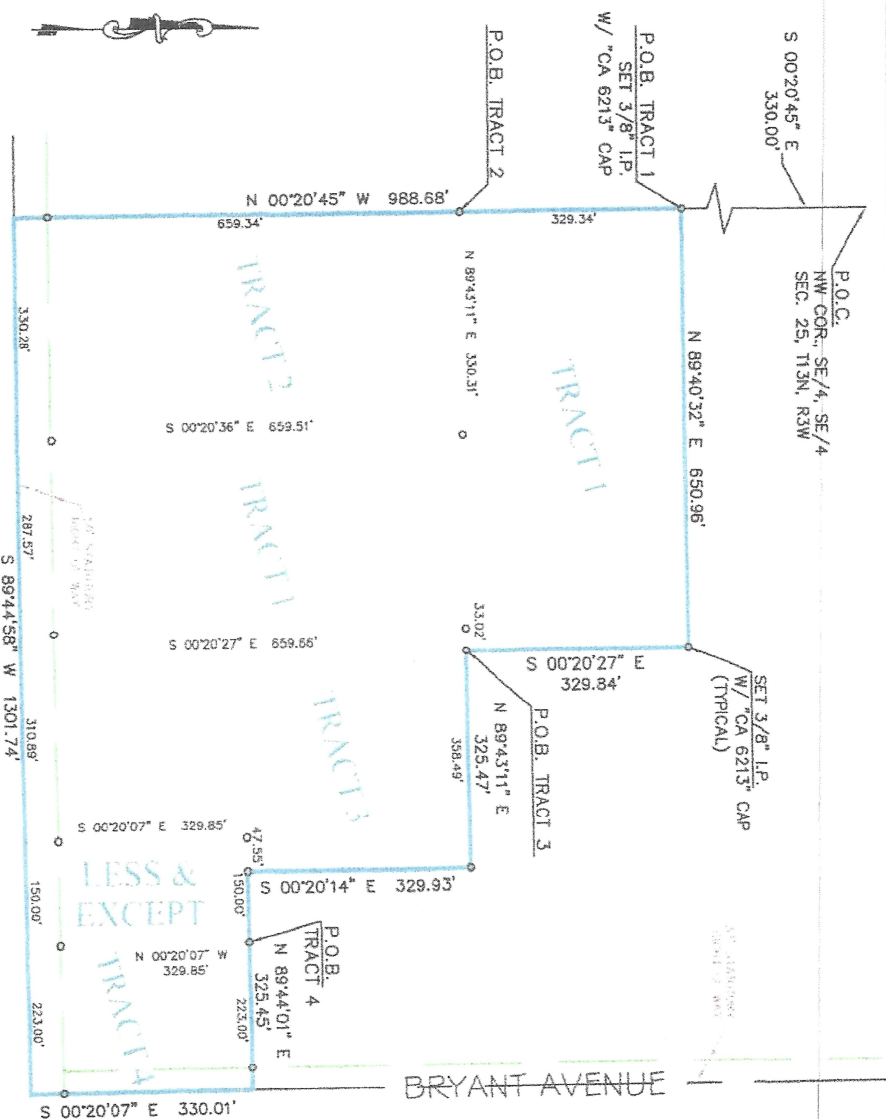
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	accttype
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BRITTON ROAD



****PLEASE SEE ATTACHED SHEET FOR LEGAL DESCRIPTIONS****

Pt. SE/4, Sec. 25, T13N, R3W
Boundary Survey/Tract Split

A B
SURVEYING

Chris Fairchild, P.L.S. #1743, C.A. #6213
7333 Hammond Circle, Warr Acres, OK 73132
405.816.5217 Phone - chris.fairchild@cox.net
All rights reserved under copyright.

Project No: 1835	Date: 9/19/16	Scale: 1"=200'
Drawn By: MWH	Party Chief: RBW	Revisions: 3/26/18
DWG File: 1835.dwg	Survey File: 1835.txt	