



**The City of Oklahoma City**  
**Development Services Department, Subdivision and Zoning**  
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

Staff Use Only:	1401
Case No.: SPUD	10M-22
File Date:	6
Ward No.:	6
Nbhd. Assoc.:	Gatewood UCD
School District:	OKC
Extg Zoning:	UCD 23rd & Tem
Overlay:	SPUD 930

## APPLICATION FOR SPUD ReZONING

**Simplified Planned Unit Development District**  
**PlaZa Wedding Venue**

Project Name

1618 NW 17th & 1620 NW 17th St., Oklahoma City, OK 73106

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

7,000 sq. ft.

ReZoning Area (Acres or Square Feet)

Boutique event space for small gatherings.

Summary Purpose Statement / Proposed Development

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc.) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

**Property Owner Information (if other than Applicant):**

Vitruvius Properties LLC

Name

3309 NW 21st St.

Mailing Address

Oklahoma City, OK

City, State, Zip Code

346-234-3712

Phone

austin@buildingculture.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.

## ***SPUD-930 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, 2010).

### **I. Special Development Regulations:**

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

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

#### **1. The following use(s) will be the only use(s) permitted on this site:**

- (8200.14) Single-Family Residential
- (8200.15) Two and Three-Family Residential
- (8200.12) Multi-Family Residential

2. Maximum Building Height: 3-stories or 35-feet
3. Maximum Building Size: 3,000 square feet for each building
4. Maximum Number of Buildings: There shall be a maximum of one building per lot for a total of four buildings.
5. Building Setback Lines  
Interior lot lines to SPUD: 0 ft  
Exterior SPUD boundaries- Front: 20 ft  
Exterior SPUD boundaries- Rear: 0 ft  
Exterior SPUD boundaries- Sides: 0 ft
6. Sight-proof Screening: The existing 6' fence on the East side of the property will be maintained. The existing 6' chain link fence on the West side of the property to be replaced with 6' privacy fence.
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. The buildings have been located to maintain existing trees to the greatest extent possible.
8. Signs: N/A
9. Access: Access shall be permitted from 17<sup>th</sup> Street and the rear alley. Additionally, lots 5 and 6 shall share access and Lots 7 and 8 shall share access.
10. Sidewalks: A 4-foot sidewalk shall be required on 17<sup>th</sup> Street and not required elsewhere.

## II. Other Development Regulations:

1. Architecture: The proposal for this site is driven by the goal of the OKC Plan to promote responsible infill development on vacant parcels for housing of higher but suitable density within established neighborhoods. To that end, the applicant proposed to erect three additional buildings on the site on NW 17<sup>th</sup> Street. The architecture will attempt where possible to complement the existing craftsman style home on the property and bring an added layer of character to an already aesthetically pleasing area of OKC. Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of brick veneer, rock, stone masonry, stucco, wood, or concrete-board. Exposed metal or exposed concrete block buildings shall not be permitted.
2. Open Space: The site will incorporate both the units and the extensive mature

trees. Location will attempt to retain trees where possible and with sensitivity to surrounding residences per Exhibit A.

3. Street Improvements: N/A

4. Other:

Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended.

Dumpsters: N/A

Parking: This SPUD shall provide two parking spaces for each building proposed in this SPUD per Exhibit A. The parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD.

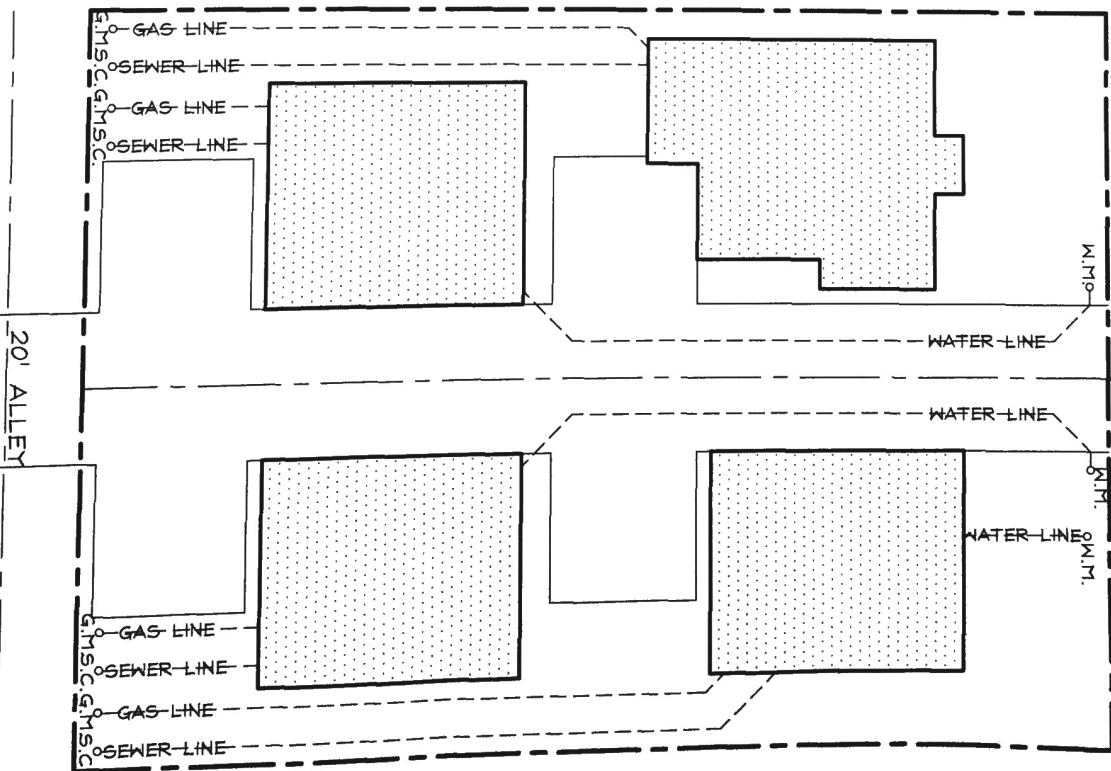
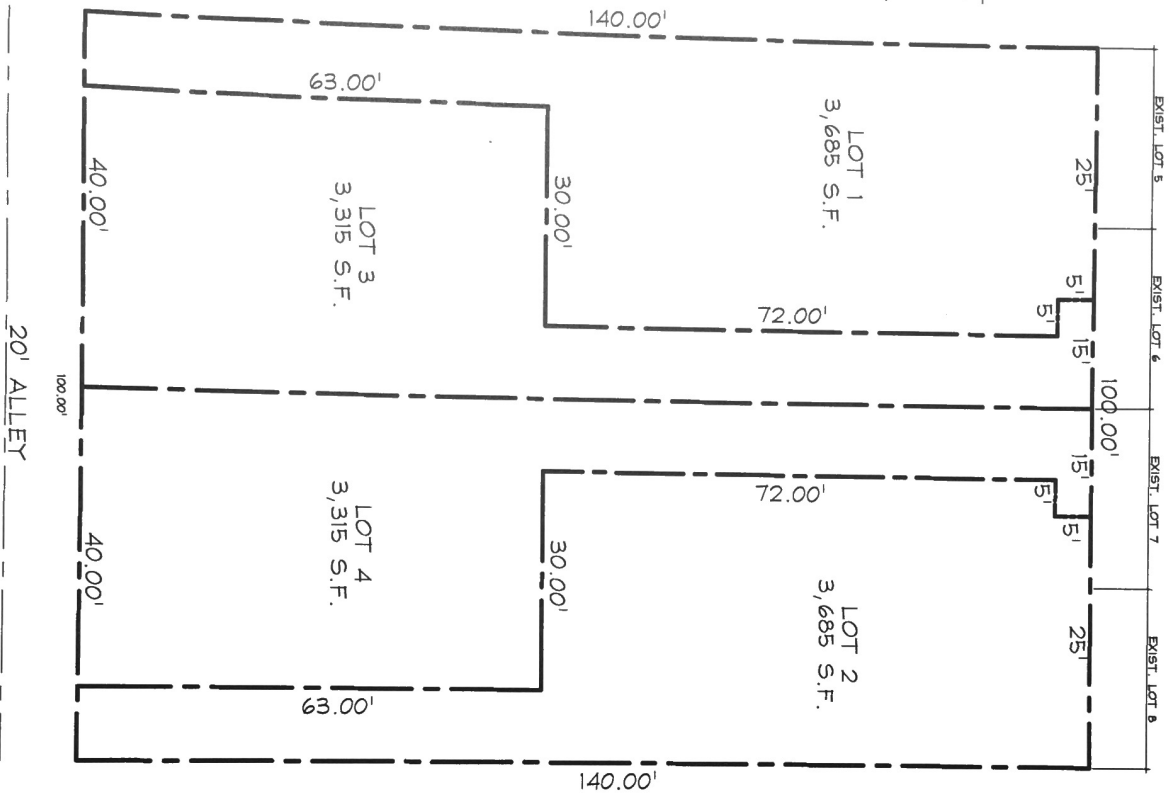
### III. Supporting Documents

Exhibit A: Site Plan

Exhibit B: Legal Description

LOT AREA CALCULATIONS	
LOT 1	3,685 S.F.
LOT 2	3,685 S.F.
LOT 3	3,315 S.F.
LOT 4	3,315 S.F.
TOTAL AREA	14,000 S.F.
ALL LOTS	

↑  
N



# DEVELOPMENT SERVICES DEPT.

Division & Zoning

TO: Development Services Dept.  
Subdivision & Zoning

FROM: Utilities Department  
Engineering Division

*Vanessa Cook* 2-22-17  
Vanessa Cook Date

SUBJECT: Deed Approval / Lot Split

ADDRESS: 1620 NW 17<sup>th</sup> Street - DA # 24,921

ADDRESS: 1618 NW 17<sup>th</sup> Street - DA # 24,922

ADDRESS: 1616 NW 17<sup>th</sup> Street - DA # 24,923

ADDRESS: 1614 NW 17<sup>th</sup> Street DA # 24,924

ADDRESS:

ADDRESS:

ADDRESS:

THE WATER & WASTEWATER UTILITIES ENGINEERING STAFF HAS REVIEWED THE ABOVE SUBJECT PLANNING APPLICATION, AND FINDS THE FOLLOWING COMMENTS ARE CONSIDERED APPLICABLE:

WATER AVAILABILITY: *water*

Approved: All meters must be within the approved New property lines and within a grassy area.

Water Service lines cannot cross on to adjacent properties, it must stay w/in the boundary of its individual legal limits.

SANITARY SEWER AVAILABILITY:

Approved: All sanitary sewer service connections must be w/in the approved property lines. Sanitary sewer service lines cannot cross on to adjacent properties, it must stay w/in the boundary of its individual legal limits.

Subdivision/Plat:

Lots 5-8, Block 71 of University Add

S 21 / T 12 N/R 3 W

## LETTER OF AUTHORIZATION

Vitruvius Properties 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

1620 NW 17<sup>th</sup>, 1618 NW 17<sup>th</sup> St, Oklahoma City, OK 73106

By: Austin Tunnell

Austin Tunnell

Title: Manager

Date: 03/04/2022



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

## APPLICATION FOR LOT SPLIT/ DEED APPROVAL

Administrative Approval

Name of Applicant: THE STEPHEN GROUP, LLC  
Location of Property: - see below -

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION:

- a) One copy of the proposed deed or deeds with the new legal descriptions included or attached. The deed does not have to be executed.
- b) A site plan or survey of the property indicating the proposed new lots/lot lines.
- c) A fee of \$50.00 (for each stamped deed) if Lot Split/Deed Approval is approved.

Date: 02-22-17

Phone: 405 - 445 - 2996

Pg.  
LCD Gafewood  
✓SPUD-930

Email chadmissildine@gmail.com

TR.1	1620 NW 17th Street	DA-24921	EX.A
TR.2	1614 NW 17th Street	DA-24922	EX.B
TR.3	1616 NW 17th Street	DA-24923	EX.C
TR.4	1618 NW 17th Street	DA-24924	EX.D
EX.E	Survey		



**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:

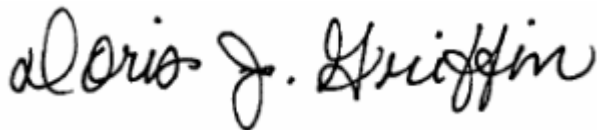
FOR LEGAL DESCRIPTION SEE EXHIBIT 'A', ATTACHED.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7 ), 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 2, 2022 at 7:30 AM

**First American Title Insurance Company**



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2723919-OK99

**EXHIBIT 'A'**

File No.: **2723919-OK99 ()**

**Tract 1:**

**A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof and further described as follows: Beginning at the Northwest corner of said Lot 5, a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E and parallel with the West line of said Lot 5, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 5.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E, 78.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E, 57.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105", said point also being on the South line of said Lot 5; Thence S89°40'09"W, 10.00 feet to the Southwest corner of said Lot 5 and a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W along the West line of said Lot 5, 140.00 feet to the Point of Beginning, containing 3,865 Square Feet or 0.0887 Acres, more or less.**

**Tract 4:**

**A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof and further described as follows: Commencing at the Northwest corner of said Lot 5; Thence N89°40'09"E along the North line of said Lot 5 and 6, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Point of Beginning; Thence continuing N89°40'09"E, 15.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Northeast corner of said Lot 6; Thence S00°20'03"E along the East line of said Lot 6, 140.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Southeast corner of said Lot 6; Thence S89°40'09"W along the South line of said Lots 5 and 6, 40.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 57.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03 W, 78.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 5.00 feet to the Point of Beginning, containing 3,135 Square Feet or 0.072 Acres, more or less.**

**A.P.N. 2713-04-500-9038**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2713	R045009036	VITRUVIUS PROPERTIES LLC	3309 NW 21ST ST	OKLAHOMA CITY	OK	73107	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 5 & 6 BEG NW/C LT 5 TH E35FT S5FT E5FT S78FT W30FT S57FT W10FT N140FT TO BEG CONT .09ACRS MORE OR LESS (PART OF SUBJECT PROPERTY)	1620 NW 17TH ST OKLAHOMA CITY
2713	R045009038	VITRUVIUS PROPERTIES LLC	87 RIDGELINE RD	EUFAULA	OK	74432	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 5 & 6 BEG 35FT E OF NW/C LT 5 TH E15FT S140FT W40FT N57FT E30FT N78FT W5FT N5FT TO BEG CONT .07ACRS MORE OR LESS (PART OF SUBJECT PROPERTY)	UNKNOWN
2713	R045006831	GARCIA JOSE, GARCIA ELIZABETH	231 SE 35TH ST	OKLAHOMA CITY	OK	73129-2414	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 29 THRU 32	1625 NW 17TH ST OKLAHOMA CITY
2713	R045006768	TAYLOR MATT O, KANIA MEAGAN	1608 NW 18TH ST	OKLAHOMA CITY	OK	73106-4216	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 11 & 12	1608 NW 18TH ST OKLAHOMA CITY
2713	R045006759	MCDOWELL DENNIS E, MCDOWELL GAIL L	1612 NW 18TH ST	OKLAHOMA CITY	OK	73106-4216	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 9 & 10	1612 NW 18TH ST OKLAHOMA CITY
2713	R045006800	MCWILLIAMS LARRY & MARGARET	7713 NORTHGATE AVE	OKLAHOMA CITY	OK	73162-5579	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 19 & 20	1605 NW 17TH ST OKLAHOMA CITY
2713	R045006790	RUSSELL TORI	16011 PENNSBURY DR	BOWIE	MD	20716-1901	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 21 & 22	1609 NW 17TH ST OKLAHOMA CITY

2713	R045006750	PAHL MARK	3535 NW 58TH ST STE 800E	OKLAHOMA CITY	OK	73112- 4804	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 7 & 8	1620 NW 18TH ST OKLAHOMA CITY
2713	R045006804	HERNANDEZ GABRIELA, HERNANDEZ JULIANNA P	1613 NW 17TH ST	OKLAHOMA CITY	OK	73106- 4209	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 23 & 24	1613 NW 17TH ST OKLAHOMA CITY
2713	R045006741	HLEBOWICZ ROBERT F & PATTI L	1622 NW 18TH ST	OKLAHOMA CITY	OK	73106- 4216	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 5 & 6	1622 NW 18TH ST OKLAHOMA CITY
2713	R045006813	DIAZ JUAN & MARIA	1617 NW 17TH ST	OKLAHOMA CITY	OK	73106- 4209	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 25 & 26	1617 NW 17TH ST OKLAHOMA CITY
2713	R045006732	MORING SUSAN E	1624 NW 18TH ST	OKLAHOMA CITY	OK	73106- 4216	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 3 & 4	1624 NW 18TH ST OKLAHOMA CITY
2713	R045006822	NEIGHBORHOOD REAL ESTATE LLC SERIES 007	1621 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 27 & 28	1621 NW 17TH ST OKLAHOMA CITY
2713	R045006795	MCWILLIAMS LARRY	7713 NORTHGATE AVE	OKLAHOMA CITY	OK	73162- 5579	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 17 & 18	1601 NW 17TH ST OKLAHOMA CITY
2713	R045006786	NONES LEN R & AMANDA E	1815 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 S 1/2 LOTS 13 THRU 16	1815 N MCKINLEY AVE OKLAHOMA CITY
2713	R045006723	VOLK TAYLOR	1628 NW 18TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 N93.80FT LOTS 1 & 2	1628 NW 18TH ST OKLAHOMA CITY

2713	R045006721	LI WEI	1812 N BLACKWELDER R AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 S46.20FT LOTS 1 & 2	1812 N BLACKWELDER AVE OKLAHOMA CITY
2713	R045009117	MACK DAVID	300 PIUTE PL	LOUDON	TN	37774- 2139	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 21 & 22	1609 NW 16TH ST OKLAHOMA CITY
2713	R045009108	EREZ ERAN & AVITAL	18714 32ND AVE SE	BOTHELL	WA	98012- 8833	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 19 & 20	1605 NW 16TH ST OKLAHOMA CITY
2713	R045009135	CARBAJAL ARLENICE	1617 NW 16TH ST	OKLAHOMA CITY	OK	73106- 4409	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 25 & 26	1617 NW 16TH ST OKLAHOMA CITY
2713	R045009126	ANKONINA AHARON & SHLOMIT F	1575 TENAKA PL APT 3V	SUNNYVALE	CA	94087- 4562	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 23 & 24	1615 NW 16TH ST OKLAHOMA CITY
2713	R045009153	THE 6TH HAMILTON LLC	4 NE 10TH ST, Unit 137	OKLAHOMA CITY	OK	73104	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 29 & 30	1625 NW 16TH ST OKLAHOMA CITY
2713	R045009144	DAY SAMUEL JOHN	1621 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 27 & 28	1621 NW 16TH ST OKLAHOMA CITY
2713	R045009162	PARKLAWN PROPERTIES LLC	PO BOX 2140	CHOCTAW	OK	73020- 2140	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 31 & 32	1629 NW 16TH ST OKLAHOMA CITY
2713	R045009027	TRAN HANH	1817 CORRINE DR	OKLAHOMA CITY	OK	73111- 6213	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 3 & 4	1624 NW 17TH ST OKLAHOMA CITY

2713	R045009054	LAUGH X3 LLC	1612 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 9 & 10	1612 NW 17TH ST OKLAHOMA CITY
2713	R045009063	RUSSELL TORI	1608 NW 17TH ST	OKLAHOMA CITY	OK	73106-4210	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 11 & 12	1608 NW 17TH ST OKLAHOMA CITY
2713	R045009099	MUTTELOKE DUSTIN J & TONI A	1601 NW 16TH ST	OKLAHOMA CITY	OK	73106-4409	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 17 & 18	1601 NW 16TH ST OKLAHOMA CITY
2713	R045009081	HOBBS SARAH JANE	1727 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 N60FT LOTS 13 THRU 16	1727 N MCKINLEY AVE OKLAHOMA CITY
2713	R045009090	AUDAX REAL ESTATE LLC	1630 NW 15TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 S40FT OF N100FT LOTS 13 THRU 16	1725 N MCKINLEY AVE OKLAHOMA CITY
2713	R045009072	SIEMER ALYXANDRA M	1723 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 S40FT LOTS 13 THRU 16	1723 N MCKINLEY AVE OKLAHOMA CITY
2713	R045009048	430 CAPITAL LLC	5521 N MILLER AVE	OKLAHOMA CITY	OK	73112	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG 15FT E OF NW/C LT 7 TH E35FT S140FT W10FT N63FT W30FT N72FT E5FT N5FT TO BEG CONT .08ACRS MORE OR LESS	UNKNOWN
2713	R045009020	STALLONE PROPERTIES LLC	1005 S CHOCTAW RD	LUTHER	OK	73054	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 N67.5FT LOTS 1 & 2	1628 NW 17TH ST OKLAHOMA CITY

2713	R045009018	JOLA 1712 LLC	1127 NW 14TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 S72.50FT LOTS 1 & 2	1712 N BLACKWELDER AVE OKLAHOMA CITY
2713	R045009045	430 CAPITAL LLC	5521 N MILLER AVE	OKLAHOMA CITY	OK	73112	UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG NW/C LT 7 TH E15FT S5FT W5FT S72FT E30FT S63FT W40FT N140FT TO BEG CONT .08ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
2714	R061588700	1630 LLC	PO BOX 61071	OKLAHOMA CITY	OK	73146- 1071	UNIVERSITY HEIGHTS ADD	002	000	UNIVERSITY HEIGHTS ADD 002 000 LOTS 19 THRU 24 PLUS PT OF VACATED R/W BEING N160FT OF FOLLOWING DESCRIBED PROPERTY BEG NW/C OF LOT 24 BLK 2 IN UNIVERSITY HEIGHTS ADDN TH S450FT NW22.11FT N418.60FT NE2	1630 N BLACKWELDER AVE OKLAHOMA CITY
2714	R061584640	DEASON KENNETH J & JAMIE L	1625 N MARION AVE	OKLAHOMA CITY	OK	73106- 4441	UNIVERSITY HEIGHTS ADD	002	000	UNIVERSITY HEIGHTS ADD 002 000 LOTS 3 THRU 6	1625 N MARION AVE OKLAHOMA CITY
2714	R061584060	CJR CAPITAL LLC SERIES MARION	1629 N MARION AVE	OKLAHOMA CITY	OK	73106- 4441	UNIVERSITY HEIGHTS ADD	002	000	UNIVERSITY HEIGHTS ADD 002 000 LOTS 1 & 2	1629 N MARION AVE OKLAHOMA CITY
2714	R061501950	16MCKINLEY LLC	PO BOX 1374	OKLAHOMA CITY	OK	73101- 1374	UNIVERSITY HEIGHTS AMD	001	000	UNIVERSITY HEIGHTS AMD 001 000 LOTS 1 THRU 6	1600 NW 16TH ST OKLAHOMA CITY
2714	R061505850	PANIC PROPERTIES LLC	PO BOX 30864	EDMOND	OK	73003	UNIVERSITY HEIGHTS AMD	001	000	UNIVERSITY HEIGHTS AMD 001 000 LOTS 7 & 8	1610 NW 16TH ST OKLAHOMA CITY

2714	R061507800	SAMCO PROPERTIES LLC	11601 TWISTED OAK RD	OKLAHOMA CITY	OK	73120	UNIVERSITY HEIGHTS AMD	001	000	UNIVERSITY HEIGHTS AMD 001 000 LOTS 9 & 10	1614 NW 16TH ST OKLAHOMA CITY
2714	R061509750	HARDY JANE TRS, YANG JOHN C IRREV TRUST	1921 NW 23RD ST	OKLAHOMA CITY	OK	73106- 1201	UNIVERSITY HEIGHTS AMD	001	000	UNIVERSITY HEIGHTS AMD 001 000 LOTS 11 & 12	1620 NW 16TH ST OKLAHOMA CITY
2716	R062227320	RACE PROPERTIES LLC	1218 NW 9TH ST	OKLAHOMA CITY	OK	73106- 7055	GATEWOOD ADDITION	020	000	GATEWOOD ADDITION 020 000 LOT 1 & E1.4FT OF LOT 2	1700 NW 18TH ST OKLAHOMA CITY
2716	R062227480	JAHA NUREDIN	187 PRAIRIE RUN	EDMOND	OK	73034- 2362	GATEWOOD ADDITION	020	000	GATEWOOD ADDITION 020 000 E36.6FT OF LOT 11 & W13.4FT OF LOT 12	1711 NW 17TH ST OKLAHOMA CITY
2716	R062227500	AIDS SUPPORT PROGRAM INC	PO BOX 12185	OKLAHOMA CITY	OK	73157- 2185	GATEWOOD ADDITION	020	012	GATEWOOD ADDITION 020 012 E50FT	1707 NW 17TH ST OKLAHOMA CITY
2716	R062227550	TIMONLIFICA 2 LLC	2705 SW 121ST CT	OKLAHOMA CITY	OK	73170- 4753	GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 S71FT	1701 NW 17TH ST OKLAHOMA CITY
2716	R062227520	ALLISON NAZINITSKY LLC	1904 SW 39TH CT	MOORE	OK	73160	GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 N50FT	1807 N BLACKWELDER AVE OKLAHOMA CITY
2716	R062227540	KEYHOLE PROPERTIES LLC, C/O EDMOND PARCELS PLUS	820 W DANFORTH RD UNIT 111	EDMOND	OK	73003- 5006	GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 N29FT OF S100FT	1805 N BLACKWELDER AVE OKLAHOMA CITY
2716	R062227560	1700 PLAZA LLC	3126 S BOULEVARD STE 228	EDMOND	OK	73013- 5308	GATEWOOD ADDITION	021	000	GATEWOOD ADDITION 021 000 LOTS 1 & 2	1700 NW 17TH ST OKLAHOMA CITY



2716	R062227700	BUTLER SCOTT & SHERYL E TRS, BUTLER SHERYL E & SCOTT C REV TRUST	1711 N BLACKWELDER R AVE	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	021	000	GATEWOOD ADDITION 021 000 LOTS 8 & 9 EX W42.5FT OF LOT 8	1711 N BLACKWELDER AVE OKLAHOMA CITY
2716	R062227580	KALIDY LLC	PO BOX 226	EDMOND	OK	73083- 0226	GATEWOOD ADDITION	021	003	GATEWOOD ADDITION 021 003	1710 NW 17TH ST OKLAHOMA CITY
2716	R062227680	SWEET SIXTEENTH LLC	1015 N BROADWAY AVE STE 130	OKLAHOMA CITY	OK	73102- 5849	GATEWOOD ADDITION	021	007	GATEWOOD ADDITION 021 007	1709 NW 16TH ST OKLAHOMA CITY



20191028011547030  
10/28/2019 02:22:43 PM  
Bk:RE14171 Pg:544 Pgs:4 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

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MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

**QUITCLAIM DEED**  
(Oklahoma County, OK)

DATE OF INSTRUMENT: October 22, 2019

GRANTOR: RDA HOLDINGS, LLC  
82 Lower Green Way  
Eufaula, Oklahoma 74432

GRANTEE: VITRUVIUS PROPERTIES LLC  
87 Ridgeline Road  
Eufaula, Oklahoma 74432

LEGAL DESCRIPTION: See Exhibit "A" hereto, starting on page 4 (the "Property")

RDA Holdings, LLC, an Oklahoma limited liability company (the "Grantor") does hereby quitclaim, grant, bargain, sell and convey unto Vitruvius Properties LLC, an Oklahoma limited liability company (the "Grantee") all right, title and interest of the Grantor in and to the Property, together with all the buildings and improvements thereon, the fixtures located thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever without representation or warranty, express or implied.

4/19

IN WITNESS WHEREOF, the Grantor has signed this Quitclaim Deed effective the 22<sup>nd</sup> day of October 2019.

**RDA HOLDINGS, LLC, an Oklahoma limited liability company**

By: Austin Tunnell  
Austin Tunnell, Manager

(the "Grantor")

ACKNOWLEDGMENT

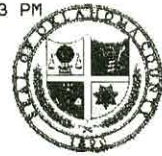
STATE OF Oklahoma )  
 ) ss.  
COUNTY OF Pittsburg )

This instrument was acknowledged before me on this 12<sup>th</sup> day of October 2019, by Austin Tunnell, as Manager of RDA HOLDINGS, LLC, an Oklahoma limited liability company.



E. Renee Norman  
NOTARY PUBLIC  
My Commission Expires: May 10, 2020  
My Commission Number: 12004564

10/28/2019 02:22:43 PM  
DEED



## EXHIBIT "A"

### THE PROPERTY

#### Tract 1:

A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and further described as follows: Beginning at the Northwest corner of said Lot 5, a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E and parallel with the West line of said Lot 5, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 5.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E, 78.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E, 57.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105", said point also being on the South line of said Lot 5; Thence S89°40'09"W, 10.00 feet to the Southwest corner of said Lot 5 and a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W along the West line of said Lot 5, 140.00 feet to the Point of Beginning.

#### Tract 2:

A tract of land in Lots Seven (7) and Eight (8), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and further described as follows: Commencing at the Northwest corner of said Lot 7, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 15.00 feet to the Point of Beginning, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence continuing N89°40'09"E, 35.00 feet to the Northeast corner of said Lot 8, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E along the East line of said Lot 8, 140.00 feet to the Southeast corner of said Lot 8 and a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S89°40'09"W along the South line of said Lot 8, 10.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N00°20'03"W, 63.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S89°40'09"W, 30.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N00°20'03"W, 72.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E, 5.00 feet a 3/8" iron rod capped "E.D. Hill CA 105" Thence N00°20'03"W, 5.00 feet to the Point of Beginning.

#### Tract 3:

A tract of land in Lots Seven (7) and Eight (8), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and further described as follows: Beginning at the Northwest corner of said Lot 7, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 15.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E and parallel with the West line of said Lot 7, 5.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S89°40'09"W, 5.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E, 72.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E, 30.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E, 63.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105", said point being on the South line of said Lot 8; Thence S89°40'09"W along the South line of said Lots 7 and 8, 40.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105" and the Southwest corner of said Lot 7; Thence N00°20'03"W along the West line of said Lot 7, 140.00 feet to the Point of Beginning.

#### Tract 4:

A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and further described as follows: Commencing at the Northwest corner of said Lot 5; Thence N89°40'09"E along the North line of said Lot 5 and 6, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Point of Beginning; Thence continuing N89°40'09"E, 15.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Northeast corner of said Lot 6; Thence S00°20'03"E along the East line of said Lot 6, 140.00 feet to a 3/8" iron rod with cap bearing the inscription; "E.D. Hill CA 105" and the Southeast corner of said Lot 6; Thence S89°40'09"W along the South line of said Lots 5 and 6, 40.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 57.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 78.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 5.00 feet to the Point of Beginning.

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.

**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 record of certain properties located within 300 feet in all directions of the following described land:

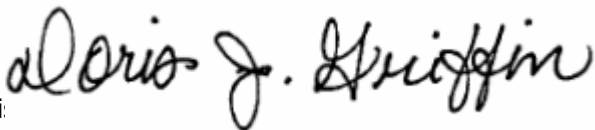
FOR LEGAL DESCRIPTION SEE EXHIBIT 'A', ATTACHED.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered fr  
NOTICE TO CUSTOMERS: This report is released with the understanding that the information is str  
information from public land records only and is not to be construed as an abstract of title, opinion  
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 yo  
or legal opinion. We have exercised due care and diligence in preparing this report, however, the  
the title and acceptance of this report by the Company or person(s) for whom this report is made, i  
of the limitation of this report.

Dated: March 2, 2022 at 7:30 AM

**First American Title Insurance Company**

By:  
Dori:



Abstractor License No. 4498

OAB Certificate of Authority # 0049 File No. 2723919-OK99

**EXHIBIT 'A'**

File No.: **2723919-OK99 ()**

**Tract 1:**

A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION according to the recorded plat thereof and further described as follows: Beginning at the North 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E along the North line of said Lot 5 to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E along the East line of said Lot 5, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E along the East line of said Lot 5, 5.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E along the East line of said Lot 5, 10.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105", said point also being on the South line of said Lot 5; Thence S89°40'09"W, 10.00 feet to the Southwest corner of said Lot 5 and a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W along the West line of said Lot 5, 140.00 feet to the Point of Beginning, containing 1,135 Square Feet or 0.0887 Acres, more or less.

**Tract 4:**

A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION according to the recorded plat thereof and further described as follows: Commencing at the Point of Beginning, Thence N89°40'09"E along the North line of said Lot 5 and 6, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Point of Beginning, Thence N89°40'09"E, 15.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Point of Beginning, Thence S00°20'03"E along the East line of said Lot 6, 140.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Southeast corner of said Lot 6; Thence S89°40'09"W along the South line of said Lot 6, 40.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"E along the East line of said Lot 6, 78.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 78.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E along the East line of said Lot 6, 140.00 feet to the Point of Beginning, containing 3,135 Square Feet or 0.072 Acres, more or less.

A.P.N. 2713-04-500-9038

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
2713	R045009036	VITRUVIUS PROPERTIES LLC	3309 NW 21ST ST	OKLAHOMA CITY	OK	73107



2713	R045009038	VITRUVIUS PROPERTIES LLC	87 RIDGELINE RD	EUFAULA	OK	74432
2713	R045006831	GARCIA JOSE, GARCIA ELIZABETH	231 SE 35TH ST	OKLAHOMA CITY	OK	- 73129 2414
2713	R045006768	TAYLOR MATT O, KANIA MEAGAN	1608 NW 18TH ST	OKLAHOMA CITY	OK	- 73106 4216
2713	R045006759	MCDOWELL DENNIS E, MCDOWELL GAIL L	1612 NW 18TH ST	OKLAHOMA CITY	OK	- 73106 4216
2713	R045006800	MCWILLIAMS LARRY & MARGARET	7713 NORTHGATE AVE	OKLAHOMA CITY	OK	- 73162 5579
2713	R045006790	RUSSELL TORI	16011 PENNSBURY DR	BOWIE	MD	- 20716 1901
2713	R045006750	PAHL MARK	3535 NW 58TH ST STE 800E	OKLAHOMA CITY	OK	- 73112 4804
2713	R045006804	HERNANDEZ GABRIELA, HERNANDEZ JULIANNA P	1613 NW 17TH ST	OKLAHOMA CITY	OK	- 73106 4209
2713	R045006741	HLEBOWICZ ROBERT F & PATTI L	1622 NW 18TH ST	OKLAHOMA CITY	OK	- 73106 4216
2713	R045006813	DIAZ JUAN & MARIA	1617 NW 17TH ST	OKLAHOMA CITY	OK	- 73106 4209



2713	R045006732	MORING SUSAN E	1624 NW 18TH ST	OKLAHOMA CITY	OK	- 73106 4216
2713	R045006822	NEIGHBORHOOD REAL ESTATE LLC SERIES 007	1621 NW 17TH ST	OKLAHOMA CITY	OK	73106
2713	R045006795	MCWILLIAMS LARRY	7713 NORTHGATE AVE	OKLAHOMA CITY	OK	- 73162 5579
2713	R045006786	NONES LEN R & AMANDA E	1815 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106
2713	R045006723	VOLK TAYLOR	1628 NW 18TH ST	OKLAHOMA CITY	OK	73106
2713	R045006721	LI WEI	1812 N BLACKWELDE R AVE	OKLAHOMA CITY	OK	73106
2713	R045009117	MACK DAVID	300 PIUTE PL	LOUDON	TN	- 37774 2139
2713	R045009108	EREZ ERAN & AVITAL	18714 32ND AVE SE	BOTHELL	WA	- 98012 8833
2713	R045009135	CARBAJAL ARLENICE	1617 NW 16TH ST	OKLAHOMA CITY	OK	- 73106 4409
2713	R045009126	ANKONINA AHARON & SHLOMIT F	1575 TENAKA PL APT 3V	SUNNYVALE	CA	- 94087 4562
2713	R045009153	THE 6TH HAMILTON LLC	4 NE 10TH ST, Unit 137	OKLAHOMA CITY	OK	73104

2713	R045009144	DAY SAMUEL JOHN	1621 NW 16TH ST	OKLAHOMA CITY	OK	73106
2713	R045009162	PARKLAWN PROPERTIES LLC	PO BOX 2140	CHOCTAW	OK	73020 2140
2713	R045009027	TRAN HANH	1817 CORRINE DR	OKLAHOMA CITY	OK	73111 6213
2713	R045009054	LAUGH X3 LLC	1612 NW 17TH ST	OKLAHOMA CITY	OK	73106
2713	R045009063	RUSSELL TORI	1608 NW 17TH ST	OKLAHOMA CITY	OK	73106 4210
2713	R045009099	MUTTELOKE DUSTIN J & TONI A	1601 NW 16TH ST	OKLAHOMA CITY	OK	73106 4409
2713	R045009081	HOBBS SARAH JANE	1727 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106
2713	R045009090	AUDAX REAL ESTATE LLC	1630 NW 15TH ST	OKLAHOMA CITY	OK	73106
2713	R045009072	SIEMER ALYXANDRA M	1723 N MCKINLEY AVE	OKLAHOMA CITY	OK	73106
2713	R045009048	430 CAPITAL LLC	5521 N MILLER AVE	OKLAHOMA CITY	OK	73112

2713	R045009020	STALLONE PROPERTIES LLC	1005 S CHOCTAW RD	LUTHER	OK	73054
2713	R045009018	JOLA 1712 LLC	1127 NW 14TH ST	OKLAHOMA CITY	OK	73106
2713	R045009045	430 CAPITAL LLC	5521 N MILLER AVE	OKLAHOMA CITY	OK	73112
2714	R061588700	1630 LLC	PO BOX 61071	OKLAHOMA CITY	OK	- 73146 1071
2714	R061584640	DEASON KENNETH J & JAMIE L	1625 N MARION AVE	OKLAHOMA CITY	OK	- 73106 4441
2714	R061584060	CJR CAPITAL LLC SERIES MARION	1629 N MARION AVE	OKLAHOMA CITY	OK	- 73106 4441
2714	R061501950	16MCKINLEY LLC	PO BOX 1374	OKLAHOMA CITY	OK	- 73101 1374
2714	R061505850	PANIC PROPERTIES LLC	PO BOX 30864	EDMOND	OK	73003
2714	R061507800	SAMCO PROPERTIES LLC	11601 TWISTED OAK RD	OKLAHOMA CITY	OK	73120

2714	R061509750	HARDY JANE TRS, YANG JOHN C IRREV TRUST	1921 NW 23RD ST	OKLAHOMA CITY	OK	- 73106 1201
2716	R062227320	RACE PROPERTIES LLC	1218 NW 9TH ST	OKLAHOMA CITY	OK	- 73106 7055
2716	R062227480	JAHA NUREDIN	187 PRAIRIE RUN	EDMOND	OK	- 73034 2362
2716	R062227500	AIDS SUPPORT PROGRAM INC	PO BOX 12185	OKLAHOMA CITY	OK	- 73157 2185
2716	R062227550	TIMONLICICA 2 LLC	2705 SW 121ST CT	OKLAHOMA CITY	OK	- 73170 4753
2716	R062227520	ALLISON NAZINITSKY LLC	1904 SW 39TH CT	MOORE	OK	73160
2716	R062227540	KEYHOLE PROPERTIES LLC, C/O EDMOND PARCELS PLUS	820 W DANFORTH RD UNIT 111	EDMOND	OK	- 73003 5006
2716	R062227560	1700 PLAZA LLC	3126 S BOULEVARD STE 228	EDMOND	OK	- 73013 5308
2716	R062227700	BUTLER SCOTT & SHERYL E TRS, BUTLER SHERYL E & SCOTT C REV TRUST	1711 N BLACKWELDE R AVE	OKLAHOMA CITY	OK	73106
2716	R062227580	KALIDY LLC	PO BOX 226	EDMOND	OK	- 73083 0226

2716	R062227680	SWEET SIXTEENTH LLC	1015 N BROADWAY AVE STE 130	OKLAHOMA CITY	OK	- 73102 5849
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that the following Ownership is true and  
, Oklahoma, as updated by the records of  
d on the last conveyance or final decree of

om (1) to (7 ), both inclusive.  
ictly confidential. This report contains  
of title, title commitment, title insurance  
se land records which under the  
recorded, unreleased or record  
ur attorney for matters of a legal nature  
Abstractor does not guarantee validity of  
constitutes agreement and confirmation

to Oklahoma City, Oklahoma,  
thwest corner of said Lot 5, a  
the North line thereof, 35.00 feet  
id parallel with the  
CA 105"; Thence N89°40'09"E,  
S00°20'03"E, 78.00 feet to a

20'03"E, 57.00 feet to a 3/8" iron  
of said Lot 5; Thence  
bearing the inscription "E.D. Hill  
beginning, containing 3,865

to Oklahoma City, Oklahoma,  
Northwest corner of said Lot 5;  
; Thence continuing  
' and the Northeast corner of said  
th cap bearing the inscription  
th line of said Lots 5 and 6,  
'20'03"W, 57.00 feet to a 3/8"

scription "E.D. Hill CA 105";  
E.D. Hill CA 105"; Thence  
; Thence N00°20'03"W, 5.00 feet

SUB NAME	BLOCK	LOT	LEGAL	LOCATION
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 5 & 6 BEG NW/C LT 5 TH E35FT S5FT E5FT S78FT W30FT S57FT W10FT N140FT TO BEG CONT .09ACRS MORE OR LESS (PART OF SUBJECT PROPERTY)	1620 NW 17TH ST OKLAHOMA CITY

UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 5 & 6 BEG 35FT E OF NW/C LT 5 TH E15FT S140FT W40FT N57FT E30FT N78FT W5FT N5FT TO BEG CONT .07ACRS MORE OR LESS (PART OF SUBJECT PROPERTY)	UNKNOWN
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 29 THRU 32	1625 NW 17TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 11 & 12	1608 NW 18TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 9 & 10	1612 NW 18TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 19 & 20	1605 NW 17TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 21 & 22	1609 NW 17TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 7 & 8	1620 NW 18TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 23 & 24	1613 NW 17TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 5 & 6	1622 NW 18TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 25 & 26	1617 NW 17TH ST OKLAHOMA CITY



UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 3 & 4	1624 NW 18TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 27 & 28	1621 NW 17TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 LOTS 17 & 18	1601 NW 17TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 S 1/2 LOTS 13 THRU 16	1815 N MCKINLEY AVE OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 N93.80FT LOTS 1 & 2	1628 NW 18TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	061	000	UNIVERSITY ADDITION 061 000 S46.20FT LOTS 1 & 2	1812 N BLACKWELDER AVE OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 21 & 22	1609 NW 16TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 19 & 20	1605 NW 16TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 25 & 26	1617 NW 16TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 23 & 24	1615 NW 16TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 29 & 30	1625 NW 16TH ST OKLAHOMA CITY

UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 27 & 28	1621 NW 16TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 31 & 32	1629 NW 16TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 3 & 4	1624 NW 17TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 9 & 10	1612 NW 17TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 11 & 12	1608 NW 17TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 LOTS 17 & 18	1601 NW 16TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 N60FT LOTS 13 THRU 16	1727 N MCKINLEY AVE OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 S40FT OF N100FT LOTS 13 THRU 16	1725 N MCKINLEY AVE OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 S40FT LOTS 13 THRU 16	1723 N MCKINLEY AVE OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG 15FT E OF NW/C LT 7 TH E35FT S140FT W10FT N63FT W30FT N72FT E5FT N5FT TO BEG CONT .08ACRS MORE OR LESS	UNKNOWN

UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 N67.5FT LOTS 1 & 2	1628 NW 17TH ST OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 S72.50FT LOTS 1 & 2	1712 N BLACKWELDER AVE OKLAHOMA CITY
UNIVERSITY ADDITION	079	000	UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG NW/C LT 7 TH E15FT S5FT W5FT S72FT E30FT S63FT W40FT N140FT TO BEG CONT .08ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
UNIVERSITY HEIGHTS ADD	002	000	UNIVERSITY HEIGHTS ADD 002 000 LOTS 19 THRU 24 PLUS PT OF VACATED R/W BEING N160FT OF FOLLOWING DESCRIBED PROPERTY BEG NW/C OF LOT 24 BLK 2 IN UNIVERSITY HEIGHTS ADDN TH S450FT NW22.11FT N418.60FT NE2	1630 N BLACKWELDER AVE OKLAHOMA CITY
UNIVERSITY HEIGHTS ADD	002	000	UNIVERSITY HEIGHTS ADD 002 000 LOTS 3 THRU 6	1625 N MARION AVE OKLAHOMA CITY
UNIVERSITY HEIGHTS ADD	002	000	UNIVERSITY HEIGHTS ADD 002 000 LOTS 1 & 2	1629 N MARION AVE OKLAHOMA CITY
UNIVERSITY HEIGHTS AMD	001	000	UNIVERSITY HEIGHTS AMD 001 000 LOTS 1 THRU 6	1600 NW 16TH ST OKLAHOMA CITY
UNIVERSITY HEIGHTS AMD	001	000	UNIVERSITY HEIGHTS AMD 001 000 LOTS 7 & 8	1610 NW 16TH ST OKLAHOMA CITY
UNIVERSITY HEIGHTS AMD	001	000	UNIVERSITY HEIGHTS AMD 001 000 LOTS 9 & 10	1614 NW 16TH ST OKLAHOMA CITY

UNIVERSITY HEIGHTS AMD	001	000	UNIVERSITY HEIGHTS AMD 001 000 LOTS 11 & 12	1620 NW 16TH ST OKLAHOMA CITY
GATEWOOD ADDITION	020	000	GATEWOOD ADDITION 020 000 LOT 1 & E1.4FT OF LOT 2	1700 NW 18TH ST OKLAHOMA CITY
GATEWOOD ADDITION	020	000	GATEWOOD ADDITION 020 000 E36.6FT OF LOT 11 & W13.4FT OF LOT 12	1711 NW 17TH ST OKLAHOMA CITY
GATEWOOD ADDITION	020	012	GATEWOOD ADDITION 020 012 E50FT	1707 NW 17TH ST OKLAHOMA CITY
GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 S71FT	1701 NW 17TH ST OKLAHOMA CITY
GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 N50FT	1807 N BLACKWELDER AVE OKLAHOMA CITY
GATEWOOD ADDITION	020	013	GATEWOOD ADDITION 020 013 N29FT OF S100FT	1805 N BLACKWELDER AVE OKLAHOMA CITY
GATEWOOD ADDITION	021	000	GATEWOOD ADDITION 021 000 LOTS 1 & 2	1700 NW 17TH ST OKLAHOMA CITY
GATEWOOD ADDITION	021	000	GATEWOOD ADDITION 021 000 LOTS 8 & 9 EX W42.5FT OF LOT 8	1711 N BLACKWELDER AVE OKLAHOMA CITY
GATEWOOD ADDITION	021	003	GATEWOOD ADDITION 021 003	1710 NW 17TH ST OKLAHOMA CITY

GATEWOOD ADDITION	021	007	GATEWOOD ADDITION 021 007	1709 NW 16TH ST OKLAHOMA CITY
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LEGAL DESCRIPTION

**Tract 1:**

A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof and further described as follows: Beginning at the Northwest corner of said Lot 5, a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E and parallel with the West line of said Lot 5, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 5.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E, 78.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E, 57.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105", said point also being on the South line of said Lot 5; Thence S89°40'09"W, 10.00 feet to the Southwest corner of said Lot 5 and a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W along the West line of said Lot 5, 140.00 feet to the Point of Beginning, containing 3,865 Square Feet or 0.0887 Acres, more or less.

**Tract 4:**

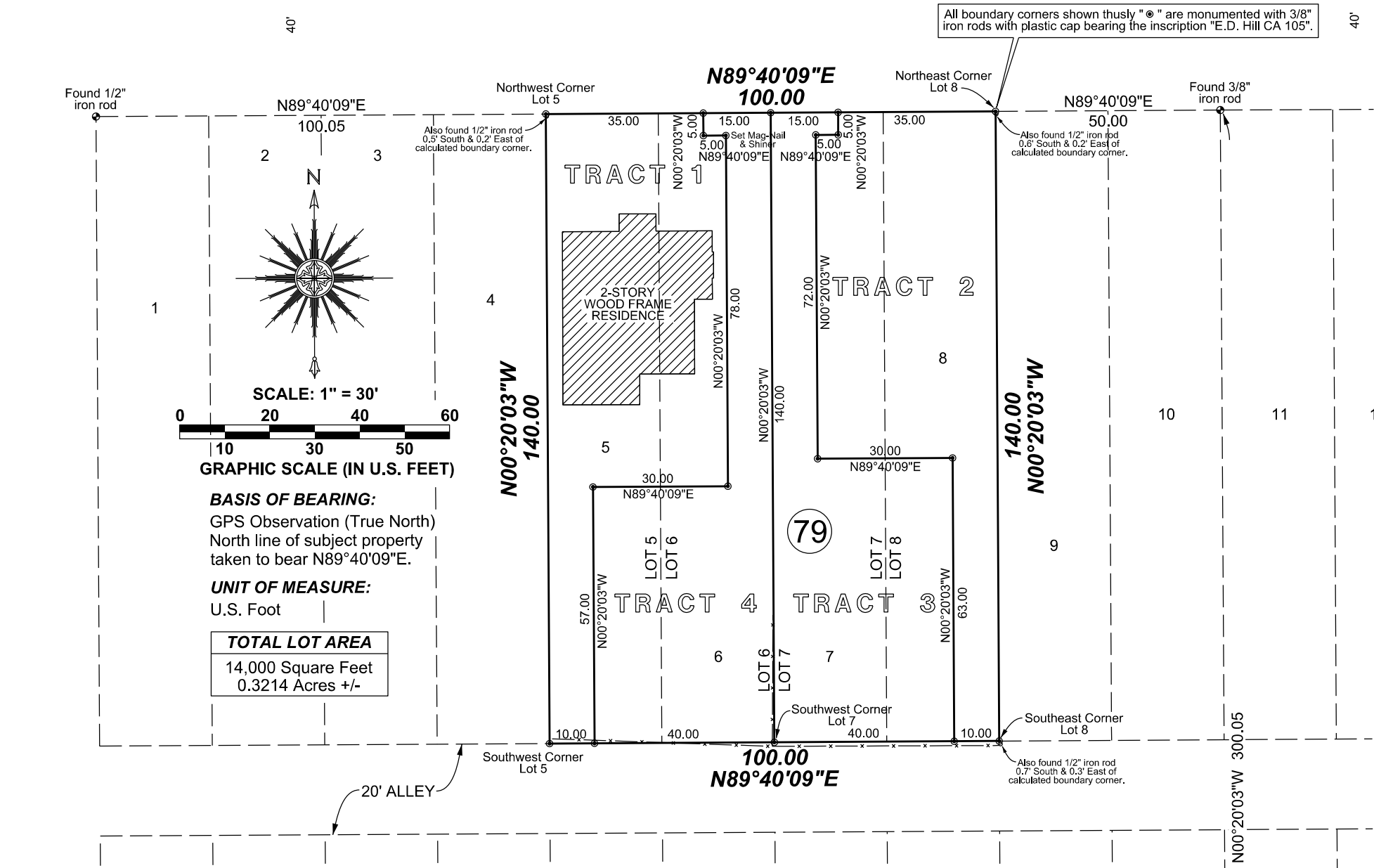
A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof and further described as follows: Commencing at the Northwest corner of said Lot 5; Thence N89°40'09"E along the North line of said Lot 5 and 6, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Point of Beginning; Thence continuing N89°40'09"E, 15.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Northeast corner of said Lot 6; Thence S00°20'03"E along the East line of said Lot 6, 140.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Southeast corner of said Lot 6; Thence S89°40'09"W along the South line of said Lots 5 and 6, 40.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 57.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03 W, 78.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 5.00 feet to the Point of Beginning, containing 3,135 Square Feet or 0.072 Acres, more or less.



BOUNDARY SURVEY

This survey made for the benefit of:  
The Stephen Group

Subject Property's Location:  
1620 N.W. 17th Street  
Oklahoma City, Oklahoma 73106



Property Descriptions:

**Tract 1:**  
A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof and further described as follows: Beginning at the Northwest corner of said Lot 5, a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E and parallel with the West line of said Lot 5, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 5.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E, 78.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E, 57.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105", said point also being on the South line of said Lot 5; Thence S89°40'09"W, 10.00 feet to the Southwest corner of said Lot 5 and a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W along the West line of said Lot 5, 140.00 feet to the Point of Beginning, containing 3,865 Square Feet or 0.0887 Acres, more or less.

**Tract 2:**  
A tract of land in Lots Seven (7) and Eight (8), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof and further described as follows: Commencing at the Northwest corner of said Lot 7, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 15.00 feet to the Point of Beginning, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence continuing N89°40'09"E, 35.00 feet to the Northeast corner of said Lot 8, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E along the East line of said Lot 8, 140.00 feet to the Southeast corner of said Lot 8 and a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S89°40'09"W along the South line of said Lot 8, 10.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N00°20'03"W, 63.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S89°40'09"W, 30.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N00°20'03"W, 72.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E, 5.00 feet to the Point of Beginning, containing 3,685 Square Feet or 0.0846 Acres, more or less.

**Tract 3:**  
A tract of land in Lots Seven (7) and Eight (8), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof and further described as follows: Beginning at the Northwest corner of said Lot 7, a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 15.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E and parallel with the West line of said Lot 7, 5.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S89°40'09"W, 5.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E, 72.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence N89°40'09"E, 30.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105"; Thence S00°20'03"E, 63.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105", said point being on the South line of said Lot 8; Thence S89°40'09"W along the South line of said Lots 7 and 8, 40.00 feet to a 3/8" iron rod capped "E.D. Hill CA 105" and the Southwest corner of said Lot 7; Thence N00°20'03"W along the West line of said Lot 7, 140.00 feet to the Point of Beginning, containing 3,315 Square Feet or 0.0761 Acres, more or less.

**Tract 4:**  
A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof and further described as follows: Commencing at the Northwest corner of said Lot 5; Thence N89°40'09"E along the North line of said Lot 5 and 6, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Point of Beginning; Thence continuing N89°40'09"E, 15.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Northeast corner of said Lot 6; Thence S00°20'03"E along the East line of said Lot 6, 140.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Southeast corner of said Lot 6; Thence S89°40'09"W along the South line of said Lots 5 and 6, 40.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 57.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 78.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 5.00 feet to the Point of Beginning, containing 3,135 Square Feet or 0.072 Acres, more or less.

Surveyor's Certificate

I, Jay Washburn, a Licensed Land Surveyor in and for the State of Oklahoma, do hereby certify that on the date shown below a careful and accurate Boundary Survey was performed under my direct supervision on the depicted property. I also certify that said Survey meets the current Oklahoma Minimum Technical Standards for Boundary Surveys.

Jay Washburn, PLS

02/17/2017  
Date:



EDH  
E.D. HILL, L.L.C.  
510 COLCORD DRIVE OKLAHOMA CITY, OK 73102  
TELE (405) 232-2208 FAX (405) 232-2229  
CERTIFICATE OF AUTHORIZATION 105  
EXPIRES JUNE 30, 2018  
Job No. 71201



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**Plaza Wedding Venue**

**March 10, 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 **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

### **In addition to all R-1 uses the following shall be permitted:**

8300.69 Spectator Sports and Entertainment: Restricted (limited to a wedding and event venue and accessory services)

2. **Maximum Building Height:**

The current structure on site shall remain. In the event that any new structure is built, said structure shall meet the height regulations of the base zoning district.

3. **Maximum Building Size:**

The current structure on site shall remain. In the event that any new structure is built, said structure shall meet the development regulations of the base zoning district.

**4. Maximum Number of Buildings:**

There shall be a maximum of two (2) buildings within this SPUD.

**5. Building Setback Lines**

The current setback lines shall be permitted to accommodate the existing building. In the event that any new structure is built, said structure shall meet the setback regulations of the base zoning district.

**6. Sight-proof Screening:**

A brick garden wall shall be permitted with a maximum height of twelve (12) feet.

**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 Temporary signs**

Temporary signage shall be permitted within this SPUD for weddings and events.

**8.2 Attached signs**

Two (2) attached signs shall be permitted within this SPUD.

**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:**

Access shall be taken from one (1) private drive off of NW 17<sup>th</sup> St. and one (1) drive from the alley located on the south side of the property.

## **10. Sidewalks**

Sidewalks currently exist along NW 17<sup>th</sup> St. and shall be protected. In the event new sidewalks are required, they shall be 5-foot-wide, 6 foot wide if constructed abutting the street curb and meet The City of Oklahoma City requirement.

## **II. Other Development Regulations:**

### **1. Architecture:**

All buildings currently constructed on site shall remain and shall be deemed to conform to all architecture regulations contained herein. In the event that a new building is constructed, the following regulations shall apply:

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, 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. Exposed metal or exposed concrete block buildings shall not be permitted.

### **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 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

### **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:**

This SPUD shall provide seven (7) on-site parking spaces. The parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD. Valet services shall be provided to accommodate off-site guest parking.

## **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