



The City of Oklahoma City *PC Info & Law sect*
 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 REZONING

Staff Use Only	
Case No.: PC -	10832
File Date:	20 Jul '22
Ward No.:	2
Nbhd. Assoc.:	—
School District:	OYE
Extg Zoning:	SPUD 1324
Overlay:	—

Sudderth/Weatherman

Project Name

805 6701 N Shattell Ave

801 NW 68th St Okc, OK 73116

805 NW 68th St Okc, OK 73116

Address / Location of Property to be Rezoned

Light Industrial

Present Use of Property

Rezone back to original use a year ago.

Purpose Statement / Proposed Development

R1

.32 acres

Proposed Zoning District

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Stalker Co LLC

Name

1707 Randel Rd

Mailing Address

Nichols Hills, OK 73116

City, State, Zip Code

405-250-4454

Phone

lynne@sudderthcollective.com

Email

R Sudderth
Signature of Applicant

Randy Sudderth

Applicant's Name (please print)

1707 Randel Rd

Applicant's Mailing Address

Nichols Hills, OK 73116

City, State, Zip Code

405-250-4454

Phone

lynne@sudderthcollective.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

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



(Limited Liability Company Form)
WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Avant Creations Real Estate LLC** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Stalker Co LLC** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 085675600 and 085675800

Lots Thirty-one (31) and Thirty-two (32), Block Three (3), MANOR HILL ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered January 29, 2021.

Avant Creations Real Estate LLC

BY: 
Wougim Heap of Birds, Manager

The State of OKLAHOMA

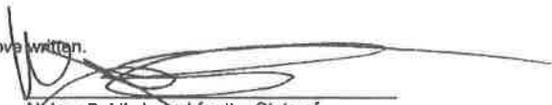
LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 29th day of January, 2021, personally appeared Wougim Heap of Birds, Manager of Avant Creations Real Estate LLC to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its Manager, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.




Notary Public in and for the State of _____
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
Stalker Co LLC
2525 NW 66th ST
Oklahoma City, OK 73116

Presented for filing by and return to:
Chicago Title Oklahoma Co.
3401 NW 63rd, Suite 300
Oklahoma City, OK 73116
File No.: 714052003388-2
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

Legal Description

North Shartel Ave and NW 68th Street

July 12, 2022

**Lot Thirty-one (31) and lot Thirty-two (32) in Block Three (3), MANOR HILL
Addition to Oklahoma City, Oklahoma, According to the recorded plat
thereof.**

Containing 13, 872.57 sq. Ft. Or .03185 Acres, more or less

Legal Description

North Shartel Ave and NW 68th Street

June 22, 2022

Lot Thirty-one (31) and lot Thirty –two (32) in Block Three (3) , MANOR HILL Addition to Oklahoma city, Oklahoma, According to the recorded plat thereof.

Containing 13, 872.57 sq. ft. or .03185 Acres, more or less

10'-0" UTILITY EASEMENT

PROPERTY LINE 138'-9"

PROPERTY LINE 138'-9"

PROPERTY LINE 138'-9"

LEGAL: MANOR HILL ADDITION, BLOCK 3 - LOTS 31 AND 32
OKLAHOMA COUNTY, OKLAHOMA CITY, OKLAHOMA
13,872.57 SF

805 NW 68TH
LOT 31

6801 N. SHARTEL
LOT 32

BUILDING LINE

PROPERTY LINE - 50'-0"

PROPERTY LINE - 50'-0"

NORTH SHARTEL

NW 68TH STREET

SCALE: 1/16"=1'-0"

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 5th day of July, 20 22

R Suddeth
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 5th day of July, 20 22.

My Commission Expires:
2/14/25

[Signature]
Notary Public
Commission # 17001490



PROPERTY OWNERS WITHIN 300FT RADIUS:

RJG REAL ESTATE INVESTMENTS LLC

829 NW 69TH ST

OKLAHOMA CITY OK 73116

- MANOR HILL SUB ADD 002 000 LOTS 27 & 28
- MANOR HILL SUB ADD 003 001
- MANOR HILL SUB ADD 003 000 LOTS 2 THRU 4
- MANOR HILL SUB ADD 003 000 LOTS 5 THRU 7
- MANOR HILL SUB ADD 003 000 LOTS 8 & 9

JDF HOLDINGS INC

12713 SAINT ANDREWS

DR

OKLAHOMA CITY OK 73120

- MANOR HILL SUB ADD 002 000 LOTS 29 & 30

LOWREY HELEN & JACKSON RICHARD L & BARBARA L

333 W BRITTON RD

OKLAHOMA CITY OK 73114

- MANOR HILL SUB ADD 002 000 LOTS 31 & 32

SHARTEL LAND COMPANY LLC

c/o TODD GRAHAM

7000 N SHARTEL AVE

OKLAHOMA CITY OK 73116

- UNPLTD PT SEC 04 12N 3W BLK 000 LOT 000 PT SW4 SEC 4 12N 3W BEING PT OF E 1/2 OF SW4 FORMERLY LOTS 1 THRU 15 BLK 1 & E & W VAC ALLEY LYING BETWEEN SD LTS ALL OF VACATED 70TH ST LYING BETWEEN BLKS 1 & 2 & LOTS 1 THRU 24 BLK 2 & E & W VAC ALLEY IN BLK 2 & N/2 OF VACATED 69TH ST ADJ LTS 12 THRU 24 & LOTS 1 THRU 5 & 26 THRU 31 BLK 3 & E & W VAC ALLEY LYING BETWEEN SD LTS & N/2 OF VACATED 68TH ST ADJ LTS 26 THRU 31 & S/2 OF VACATED 68TH ST ADJ LTS 1 THRU 5 IN BLK 4 ALL IN BURTONS SUB BLK 133/138 N OKC ADDN NOW VACATED

HIBBS HILBERT A

1204 MARY LEE LN

EDMOND OK 73034

- BURTONS SUB BLK 133/138 N OC 003 000 LOTS 6 THRU 13

GARRETT AND COMPANY

9701 BROADWAY EXT

OKLAHOMA CITY OK 73114

- BURTONS SUB BLK 133/138 N OC 003 000 LOTS 14 & 15
- BURTONS SUB BLK 133/138 N OC 003 022
- BURTONS SUB BLK 133/138 N OC 003 023

NHG LLC

6801 N CLASSEN BLVD STE A
OKLAHOMA CITY OK 73116

- MANOR HILL SUB ADD 003 000 LOTS 24 & 25
- BURTONS SUB BLK 133/138 N OC 004 000 LOTS 19 THRU 27

FIELDS CHARLES D & SHARON R
11713 BLUE MOON AVE
OKLAHOMA CITY OK 73162

- MANOR HILL SUB ADD 003 026

SIMPLY MODERN DEVELOPMENT LLC
424 S MAIN ST
NEWCASTLE OK 73065

- MANOR HILL SUB ADD 003 000 LOTS 27 & 28

MATULA LEWIS LEE
815 NW 68TH ST
OKLAHOMA CITY OK 73116

- MANOR HILL SUB ADD 003 029
- MANOR HILL SUB ADD 003 030

LINVILLE PROPERTIES LLC
6217 COMMODORE LN
OKLAHOMA CITY OK 73162

- BURTONS SUB BLK 133/138 N OC 003 000 LOTS 16 & 17
- BURTONS SUB BLK 133/138 N OC 003 000 LOT 18 THRU 21

THEO PROPERTIES LLC
1225 NW 32ND ST
OKLAHOMA CITY OK 73118

- BURTONS SUB BLK 133/138 N OC 004 000 LOTS 6 THRU 13

WAYNE IVAN
6608 N WESTERN AVE NO 416
OKLAHOMA CITY OK 73116

- BURTONS SUB BLK 133/138 N OC 004 000 LOTS 14 THRU 16

DAFFER ERNEST R & SUSAN A
6800 N SHARTEL AVE
OKLAHOMA CITY OK 73116

- BURTONS SUB BLK 133/138 N OC 004 000 LOTS 17 & 18

BARNARD BOB E REV TRUST
6309 HARDEN DR
OKLAHOMA OK 73118

- MANOR HILL SUB ADD 004 000 LOTS 1 & 2

- MANOR HILL SUB ADD 004 003

*STALKER CO
2630 NW GRAND BLVD
OKLAHOMA CITY OK 73116*

- MANOR HILL SUB ADD 004 004

*MIDCENTRAL REAL ESTATE LLC
914 N BROADWAY AVE STE 230
OKLAHOMA CITY OK 73102*

- MANOR HILL SUB ADD 004 005
- MANOR HILL SUB ADD 004 006
- MANOR HILL SUB ADD 004 007
- MANOR HILL SUB ADD 004 027

*BALLET OKLAHOMA INC
6800 N CLASSEN BLVD
OKLAHOMA CITY OK 73116*

- MANOR HILL SUB ADD 004 000 LOTS 8 THRU 25

*NORTHWESTERN ELEVEN INVESTMENTS LLC
1914 HUNTINGTON AVE
NICHOLS HILLS OK 73116*

- MANOR HILL SUB ADD 004 026

*ALISA WEATHERMAN
7201 NE 121ST ST
EDMOND OK 73103*

- MANOR HILL SUB ADD 004 028

*THREKOLD BRUCE
811 NW 67TH ST
OKLAHOMA CITY OK 73116*

- MANOR HILL SUB ADD 004 000 LOTS 29 & 30 & W/2 LOT 31

*DOTY TIMOTHY J & DIANE E
22672 SANDYS CIR
EDMOND OK 73025*

- MANOR HILL SUB ADD 004 000 E/2 LOT 31 & ALL LOT 32



Secretary of State
State of Oklahoma

2014
LIMITED LIABILITY COMPANY
ANNUAL CERTIFICATE

Entity Name:

STALKER CO. LLC

Filing Number:

3512216601

Anniversary Date:

03/09/2014

FILING FEE: \$25.00

In accordance with Title 18, Section 2055.2, **EVERY** domestic and foreign limited liability company (LLC) registered to do business in Oklahoma shall file a certificate each year in the Office of the Secretary of State, on the anniversary date of its registration.

1. The limited liability company is currently an active business. (Check one.) YES NO

2. Street address of its principal place of business, wherever located:

2525 NW 66th OKC 73116
Street Address (P.O. Boxes are NOT acceptable.) City State Zip

3. E-MAIL address of the primary contact for the LP:

R-SUDDERTH@YAHOO.COM

Notice of the annual certificate due date will ONLY be sent to the LLC at its last known electronic mail address of record.

A limited liability company that neglects, refuses or fails to file the annual certificate within sixty (60) days after the due date shall cease to be in good standing as a domestic limited liability company or registered as a foreign limited liability company in this state.

R. Suddert
Signature of a Member or Manager

RANDY SUDDERTH
Printed Name & Title of Signer

Date

Annual Certificate **ONLINE FILING** Instructions

1. Select **ANNUAL CERTIFICATE** listed under "Popular SOS Online Services" at the following link:
<https://www.sos.ok.gov/corp/filing.aspx>
2. Sign in using an individual's name and email address, and click on **START NEW** to start a new Work ID.
3. Enter the LLC's filing number and click on the spy glass icon. Click **NEXT** and answer all questions.
4. Review the annual certificate for errors. When satisfied, click **SUBMIT**.
5. Click **BEGIN CHECK OUT**. Register to create a new account or a temporary account.
6. Keep the Session ID information after submitting filing(s). You will be notified via email when the filing has been processed and is available for download from the Briefcase Tab.

To ensure proper credit and maintain good standing for the LLC, submit the Annual Certificate online **OR** complete and return this form together with a check in the amount of \$25.00, made payable to the Oklahoma Secretary of State, to:
2300 N. Lincoln Boulevard, Suite 101, Oklahoma City, OK 73105-4897.

Telephone: (405) 522-2822

Fax: (405) 521-3771

OFFICE OF THE SECRETARY OF STATE



**CERTIFICATE
OF
REINSTATEMENT**

WHEREAS, the Application for Reinstatement of

STALKER CO. LLC

has been filed in the office of the Secretary of State as provided by the laws of the State of Oklahoma.

NOW THEREFORE, I, the undersigned, Secretary of State of the State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such reinstatement.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the Great Seal of the State of Oklahoma.



*Filed in the city of Oklahoma City this
21st day of April, 2014.*

A handwritten signature in cursive script, appearing to read "Chris Benge".

Secretary of State

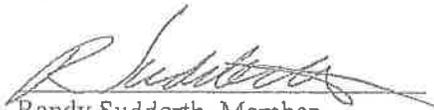
Stalker Co., LLC

An Oklahoma limited liability company filed in the office of the Secretary of State as provided by the laws of the State of Oklahoma.

First Resolution, It is hereby agreed by the Member(s) of Stalker Co., LLC that Randy Sudderth is hereby appointed as Manager. That he may serve solely without any other Member or Manager(s) signature being required to conduct all business of the Limited Liability company.

That the manager may buy, sell, mortgage or convey any interest in or to all the lands and real estate or other assets of the Limited Liability company.

Signed this 28th day of January, 2009.


Randy Sudderth, Member

AFFIDAVIT

State of Oklahoma

County of Oklahoma

Randy Sudderth, being first duly sworn, on oath states:

Affiant is the duly appointed manager of Stalker Co., LLC.

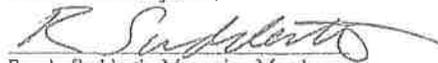
Affiant states that Stalker Co., LLC is in good standing in the state of Oklahoma and he as the managing member has the authority to execute all documents required to close the sale or purchase of the following described real property:

See Exhibit "A"

Affiant further states that this Affidavit is based on his personal knowledge and documents produced in the normal course of business.

This Affidavit is executed for the purpose of establishing the authority of the said Randy Sudderth to act on behalf of Stalker Co., LLC in his official capacity as managing member.

Further affiant says not:


Randy Sudderth, Managing Member

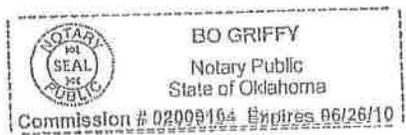
State of Oklahoma

County of Oklahoma

Before me, the undersigned, a Notary Public in and for this state, on this 28th day of November, 2009, personally appeared Randy Sudderth to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same in his official capacity and as the duly authorized and appointed sole member of Stalker Co., LLC and as his free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:


Notary Public



OFFICE OF THE SECRETARY OF STATE



**CERTIFICATE
OF
LIMITED LIABILITY COMPANY**

WHEREAS, the Articles of Organization of

STALKER CO. LLC

an Oklahoma limited liability company has been filed in the office of the Secretary of State as provided by the laws of the State of Oklahoma.

NOW THEREFORE, I, the undersigned, Secretary of State of the State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such filing.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the Great Seal of the State of Oklahoma.



*Filed in the city of Oklahoma City this
7th day of January, 2009.*

M. Susan Savage

Secretary of State