



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

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

County Line Rd. & Kilpatrick Turnpike

Name of Development or Applicant

Southwest of N County Line Rd. & Kilpatrick Turnpike

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

Case No.:	PUD - 1910
File Date:	2/5/22
Ward No.:	1
Nbhd. Assoc.:	
School District:	Fredmont
Extg Zoning:	PUD 1394
Overlay:	

+/- 52.3360 acres

ReZoning Area (Acres or Square Feet)

Mixed-use development that includes a variety of multi-family residential and commercial uses

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 \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

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

Shavers Investments, LLC

Name

2342 NW 220th Ter.

Mailing Address

Edmond, OK 73025

City, State, Zip Code

(405) 306-3321

Phone

Email

Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.

**Shavers Investments, LLC**  
**2342 NW 220<sup>th</sup> Ter.**  
**Edmond, OK 73025**  
**PH: (405) 306-3321**

July 18, 2022

City of Oklahoma City  
Development Services Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attn: Mr. JJ Chambless

**RE: Letter of Authorization for Submittal to the City**

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this rezone application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'M. Zitzow', with a large, sweeping initial 'M'.

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File: 4692 000/PUD

State Of Oklahoma  
Canadian County  
Documentary Stamps  
**\$4677.75**



Doc#: R 2020 204723  
Bk&Pg: RB 5124 948-952  
Filed: 08-17-2020 DMW  
11:49:25 AM WD  
Canadian County, OK 5E

**RECORDER'S MEMORANDUM**

*At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.*

~~XXXXXX~~

Shavers Investments, LLC  
23130 Lauren Lane  
Edmond, OK 73025

Ret To:

First American Title  
3000 W. Memorial Road, Suite 216  
Oklahoma City, OK 73120  
2507676

**STATUTORY  
SPECIAL WARRANTY DEED**

Tax ID#: 141131-000000-000001

Doc Stamps:

Filed/insured by: First American Title Insurance Company

File No.: 2507676-OK24 (nr)

KNOW ALL MEN BY THESE PRESENTS: That **Rippage Investments, L.L.C.** an **Oklahoma limited liability company (the "Grantor")**, in consideration of the sum of TEN AND NO/100's dollars and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto **Shavers Investments, LLC, an Oklahoma limited liability company (the "Grantee")**, that certain tract of real property situated in **Canadian County, Oklahoma**, to wit:

See attached Exhibit "A."

Property Address: **PT NE4 13-13N-5W, Piedmont, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants; and warrant the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise. It being expressly understood and agreed that the Grantee, by acceptance and recording of this Deed, acknowledges and accepts that Grantor does not warrant title against any encroachment reflected in the attached survey.

See attached Exhibit "B."

TO HAVE AND TO HOLD said described premises unto the Grantee, Grantee's heirs, successors and assigns forever.

Signed and delivered this **August 14, 2020**

Rippage Investments, L.L.C., an Oklahoma limited liability company

By: 

Name: Gary L. Nelson  
Title: Manager

Not Official

Not Official

STATE OF OKLAHOMA

ACKNOWLEDGMENT - OKLAHOMA FORM

} ss.

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on **August 14, 2020**, by **Gary L. Nelson** as **Manager** of **Rippage Investments, L.L.C.** an **Oklahoma limited liability company**.



Natalie A. Reed  
NOTARY PUBLIC

My Commission Expires:

Not Official

Not Official

Not Official

# Not Official

EXHIBIT 'A'

File No.: 2507676-OK24 (nr)

Property: PT NE4 13-13N-5W, Piedmont, OK

**TRACT I:**

A tract of land in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the NE Corner of said NE/4 (NE Corner being a 3/8" Iron Pin); Thence South 00°10'42" East on the East line of said NE/4, a distance of 1067.14 (FIELD) 1067.11 (LEGAL) feet to a point on the East Right-of-Way Line of the John Kilpatrick Turnpike and the True Point or Place of Beginning; Thence continuing South 00°10'42" East on the East line of said NE/4, a distance of 1588.04 feet to the Southeast Corner of said NE/4 (SE Corner being a PK Nail w/Tag); Thence North 89°56'53" West (FIELD) North 89°57'06" West (LEGAL) on the South Line of said NE/4, a distance of 2309.05 (FIELD) 2309.18 (LEGAL) feet to a point on the East Right-of-Way Line of the John Kilpatrick Turnpike; Thence North 31°05'27" East (FIELD) North 31°05'33" East (LEGAL) on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 1209.26 (FIELD) 1209.41 (LEGAL) feet to a point; Thence on a curve to the right on the East Right-of-Way Line of the John Kilpatrick Turnpike, having a radius of 3694.7 feet (a chord bearing of North 34°3'12" East and a chord length of 351.19 feet) for an arc length of 351.33 feet to a point; Thence South 89°57'41" East a distance of 170.68 feet to a point; Thence North 00°04'58" West a distance of 211.4 feet to a point; Thence on a curve to the right on the East Right-of-Way Line of the John Kilpatrick Turnpike, having a radius of 3694.7 feet (a chord bearing of North 43°11'08" East and a chord length of 283.42 feet), for an arc length of 283.49 feet to a point; Thence North 52°05'09" West (Corrected: North 52°05'09" East) (FIELD) North 52°05'55" East (LEGAL) on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 482.35 (FIELD) 482.3 (LEGAL) feet to a point; Thence North 61°03'02" East (FIELD) North 61°02'42" East (LEGAL) on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 749.04 (FIELD) 749.21 (LEGAL) feet to a point; Thence South 02°17'37" East (FIELD) South 02°16'46" East (LEGAL) on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 818.02 (FIELD) 818.27 (LEGAL) feet to a point; Thence North 89°58'25" East (FIELD) North 89°49'18" East (LEGAL) on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 49.80 (FIELD) 50 (LEGAL) feet to the Point of Place of Beginning.

All references in the above description to (LEGAL) are taken from the description of a "remainder" tract as described in Canadian County District Court Case No. CJ-98-290, Oklahoma Turnpike Authority, -vs- The Caplinger Family, L.L.C., et al, Report of Commissioners filed September 28, 1999 in Book 2288, page 581, as amended in Journal Entry of Judgment filed July 25, 2002 in Book 2595, page 400, as amended by Order Nunc Pro Tunc filed December 5, 2002 in Book 2653, page 79 and all references to (FIELD) are from survey measurements as shown on survey dated October 8, 2005 last revised November 11, 2005 by Coon Engineering, Inc.

**TRACT II:**

A tract of land in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as:

Commencing at the NW Corner of said NE/4 (NW Corner being a PK Nail); Thence South 89°58'15" East on the North line of said NE/4, a distance of 1310.94 feet to a point; Thence South 00°04'58" West, a distance of 1117.19 feet to the true Point or Place of Beginning; Thence South 0°04'58" East, a distance of 211.40 feet to a point; Thence North 89°57'41"

West, a distance of 170.68 feet to a point, Thence Northeasterly on a curve to the right, having a radius of 3694.69 feet (with a chord bearing of North  $38^{\circ}52'57''$  East and a chord length of 271.42 feet), for an arc length of 271.48 feet to the Point or Place of Beginning.

This description is one of the "remainder" tracts described in Canadian County District Court Case CJ-98-291, Oklahoma Turnpike Authority -vs- The L.P. Kelly Family Trust, et al, Report of Commissioners filed September 28, 1999 in Book 2288, page 588, as amended in Journal Entry of Judgment filed October 24, 2005 in Book 3123, page 464, and as shown on survey dated October 8, 2005 last revised November 11, 2005 by Coon Engineering, Inc.

A.P.N. 141131-000000-000001

Not Official

Not Official

Not Official

Not Official

# No Official

Not Official

# Not Official

# Not Official

## LEGAL DESCRIPTION

The Curve Kilpatrick

July 15, 2022

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South  $00^{\circ}10'42''$  East, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,067.14 feet to the POINT OF BEGINNING;

THENCE continuing South  $00^{\circ}10'42''$  East, along and with the East line of said Northeast Quarter (NE/4), a distance of 663.67 feet to the Northeast (NE) Corner of a tract of land recorded in Book 5440, Page 635 (JCKC Tract);

THENCE along and with the North and West lines of said JCKC Tract the following fifteen (15) calls:

1. South  $89^{\circ}49'18''$  West, a distance of 43.43 feet;
2. North  $43^{\circ}04'41''$  West, a distance of 130.06 feet;
3. South  $89^{\circ}49'18''$  West, a distance of 84.88 feet;
4. South  $82^{\circ}40'44''$  West, a distance of 416.87 feet;
5. South  $52^{\circ}05'09''$  West, a distance of 39.05 feet;
6. South  $88^{\circ}13'45''$  West, a distance of 54.24 feet;
7. South  $31^{\circ}39'42''$  West, a distance of 260.39 feet;
8. South  $00^{\circ}03'07''$  West, a distance of 77.76 feet;
9. North  $89^{\circ}56'53''$  West, a distance of 189.30 feet;
10. On a non-tangent curve to the right having a radius of 100.00 feet, a chord bearing of North  $59^{\circ}14'49''$  West, a chord length of 102.11 feet and an arc length of 107.16 feet;
11. South  $61^{\circ}27'15''$  West, a distance of 84.28 feet;
12. On a non-tangent curve to the right having a radius of 300.00 feet, a chord bearing of South  $68^{\circ}14'55''$  West, a chord length of 70.98 feet and an arc length of 71.15 feet;
13. South  $14^{\circ}57'26''$  East, a distance of 37.00 feet;

14. South  $31^{\circ}05'27''$  West, a distance of 388.46 feet;

15. South  $00^{\circ}03'07''$  West, a distance of 256.85 feet to a point on the South line of said Northeast Quarter (NE/4);

THENCE North  $89^{\circ}56'53''$  West, along and with said South line, a distance of 845.49 feet to a point on the East right-of-way line of the John Kilpatrick Turnpike;

THENCE along and with the South and East lines of said John Kilpatrick Turnpike the following six (6) calls:

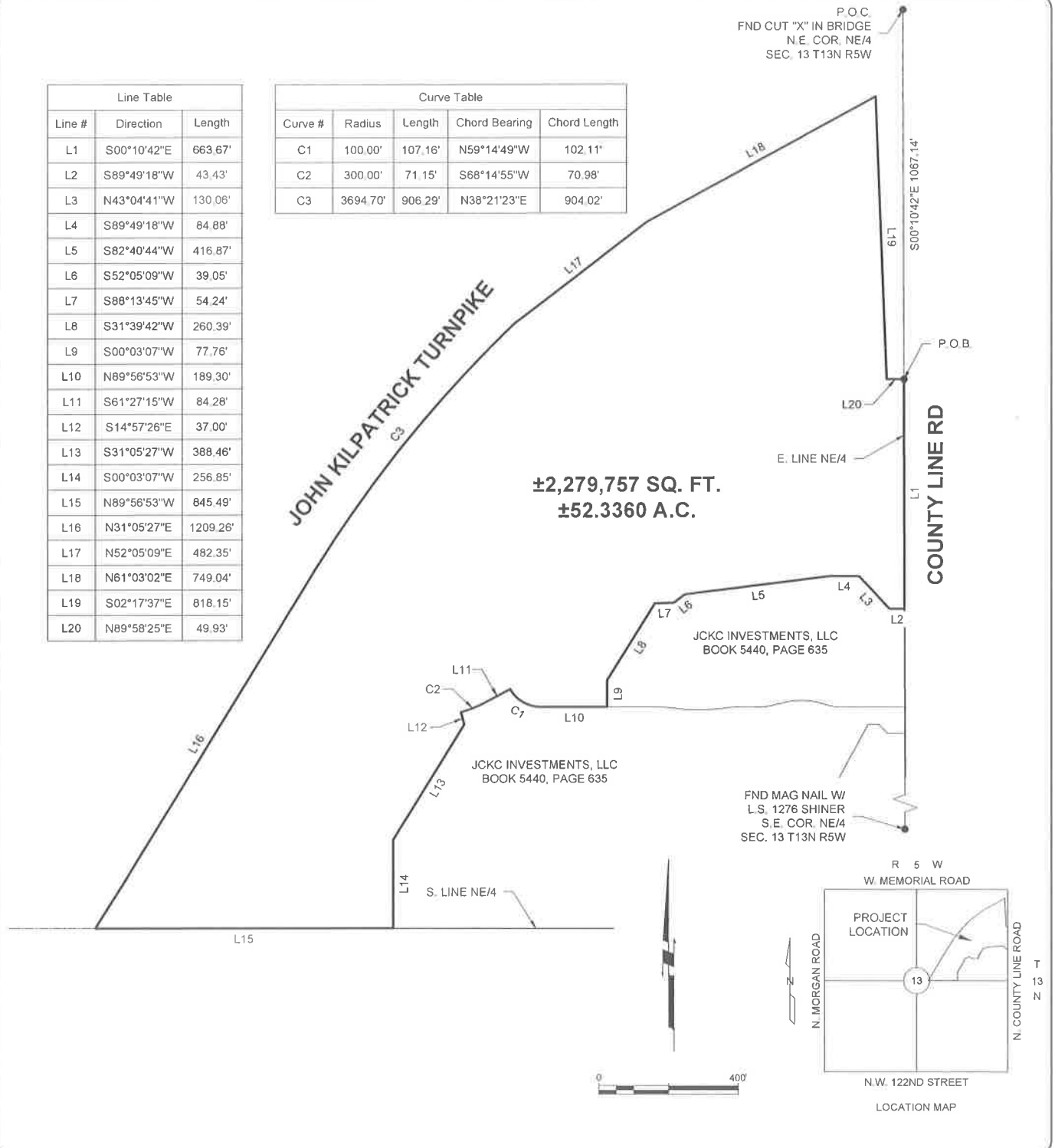
1. North  $31^{\circ}05'27''$  East (North  $31^{\circ}05'33''$  East record), a distance of 1,209.26 feet (1209.41 feet record);
2. On a non-tangent curve to the right having a radius of 3,694.70 feet, a chord bearing of North  $38^{\circ}21'23''$  East, a chord length of 904.02 feet and an arc length of 906.29 feet;
3. North  $52^{\circ}05'09''$  East (North  $52^{\circ}05'55''$  East record), a distance of 482.35 feet (482.30 feet record);
4. North  $61^{\circ}03'02''$  East (North  $61^{\circ}02'42''$  East record), a distance of 749.04 feet (749.21 feet record);
5. South  $02^{\circ}17'37''$  East (South  $02^{\circ}16'46''$  East record), a distance of 818.15 feet (818.27 feet record);
6. North  $89^{\circ}58'25''$  East (North  $89^{\circ}49'18''$  East record), a distance of 49.93 feet (50.00 feet record) to the POINT OF BEGINNING.

Containing 2,279,757 square feet or 52.3360 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

Line Table		
Line #	Direction	Length
L1	S00°10'42"E	663.67'
L2	S89°49'18"W	43.43'
L3	N43°04'41"W	130.06'
L4	S89°49'18"W	84.88'
L5	S82°40'44"W	416.87'
L6	S52°05'09"W	39.05'
L7	S88°13'45"W	54.24'
L8	S31°39'42"W	260.39'
L9	S00°03'07"W	77.76'
L10	N89°56'53"W	189.30'
L11	S61°27'15"W	84.28'
L12	S14°57'26"E	37.00'
L13	S31°05'27"W	388.46'
L14	S00°03'07"W	256.85'
L15	N89°56'53"W	845.49'
L16	N31°05'27"E	1209.26'
L17	N52°05'09"E	482.35'
L18	N61°03'02"E	749.04'
L19	S02°17'37"E	818.15'
L20	N89°58'25"E	49.93'

Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C1	100.00'	107.16'	N59°14'49"W	102.11'
C2	300.00'	71.15'	S68°14'55"W	70.98'
C3	3694.70'	906.29'	N38°21'23"E	904.02'



ACAD FILE: S:\Civil 3D proj\4692\Working Folder\4692-Exhibit.dwg, 7/15/2022 11:48 AM, Braxon Birsner  
XREFS LOADED: 4692-bdy.dwg

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Proj. No.: 4692  
Date: 7-15-22  
Scale: 1"=400'

# **THE CURVE KILPATRICK** OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA **EXHIBIT**



**Johnson & Associates**  
1 E. Shendan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 215-8015 FAX (405) 235-8018 www.jacoe.com  
Certificate of Authorization #1484 Exp. Date 05/30/2023  
ENGINEERS SURVEYORS PLANNERS



# CANADIAN

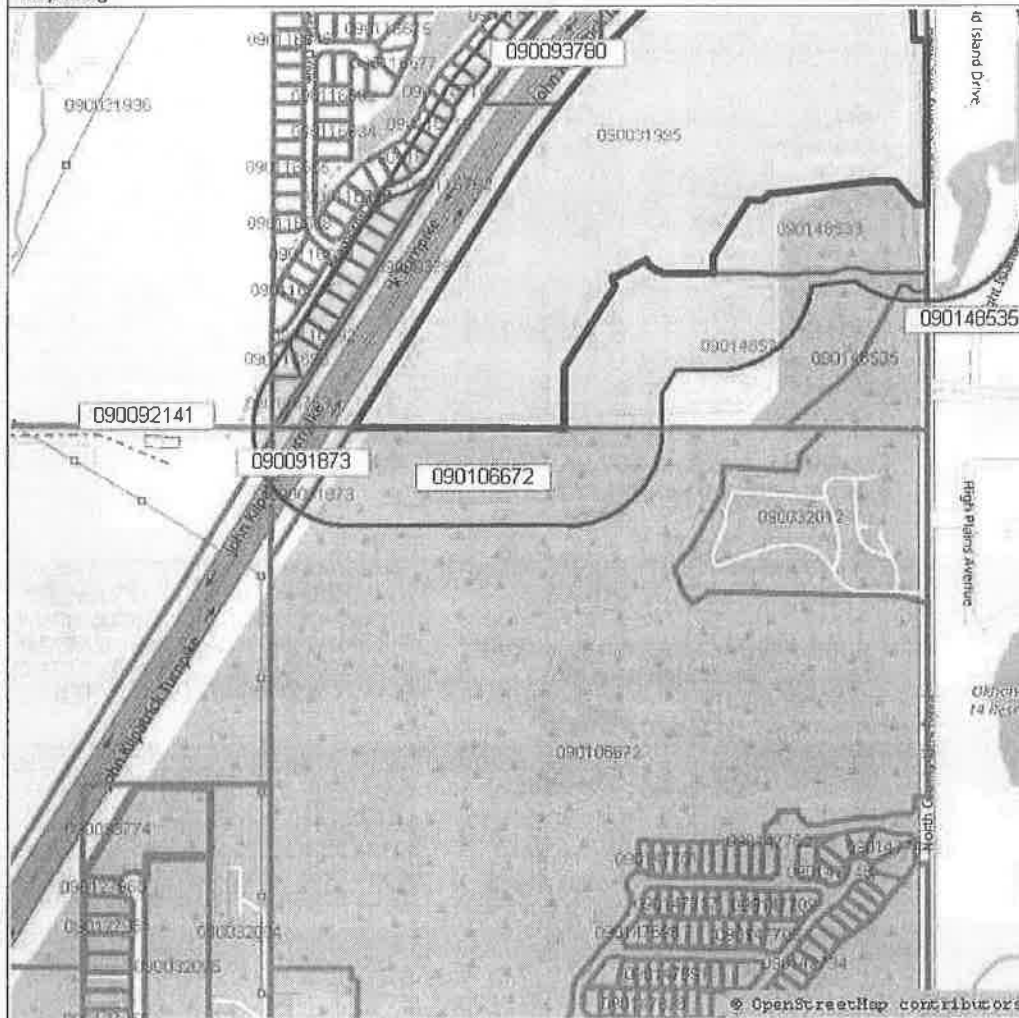
## Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 07/19/2022

Time 15:36:57

Map Image



### Account List

Account	090031995	Current Owner	Legal Description
ParcelID	141131-000000-000001	SHAVERS INVESTMENTS LLC	T13N R05W S13 NE4 A#1 & A#13 PT NE4; A#1 - BEG 1067.14'S OF NE/C, TH S1588.04' W2309.05' NE1209.26' CURV'R 351.33' E170.68' N211.4' CURV'R 283.49' NE482.35' NE749.04' SE818.02' E49.8' TPB & A#13 - BEG 1310.94'W & 1117.19'S OF NW/C TH S211.4' W170.68' NE
Situs			
Sec/Twn/Rng	13-13N-5W	23130 LAUREN LN	
Subdivision		EDMOND	
Block/Lot		Book/Page 5124-0948	OK 73025-
Lot Size	52.2600 Acres		
Account	090148535	Current Owner	Legal Description
ParcelID	141131-000000-000017	JCKC INVESTMENTS LLC	T13N R05W S13 NE A#17 PT NE4 - BEG 2089.97'S OF NE/C, TH S565.21' W578.34' N323.74' NE CURV'L 153.28' NE287.61' E31.71' SE35.43' E50' TPB
Situs			
Sec/Twn/Rng	13-13N-5W	3825 NW 166TH ST STE A1	
Subdivision		EDMOND	
Block/Lot		Book/Page 5440-0635	OK 73012
Lot Size	4.0200 Acres		
Account	090148533	Current Owner	Legal Description
ParcelID	141131-000000-000015	JCKC INVESTMENTS LLC	T13N R05W S13 NE4 A#15 PT NE4 - BEG 1730.81'S OF NE/C, TH S284.36' W181.55' NW CURV'R 50.95' W CURV'L 135.85' SW CURV'R 50.95' W65.31' SW CURV'L 38.25' W CURV'R 152.99' NW CURV'L 38.25' W144.29' N77.76' NE260.39' NE54.24' NE39.05' NE416.87' E84.88' SE130.06'
Situs			
Sec/Twn/Rng	13-13N-5W	3825 NW 166TH ST STE A1	
Subdivision		EDMOND	
Block/Lot		Book/Page 5440-0635	OK 73012
Lot Size	6.2000 Acres		



## CANADIAN

## Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 07/19/2022

Time 15:36:59

Page : 2

## Account List

Account	090148534	Current Owner	Legal Description
ParcelID	141131-000000-000016	JCKC INVESTMENTS LLC	T13N R05W S13 NE4 A#16 PT NE4 - BEG 2015.17'S OF NE/C, TH S74.80' W50' NW35.43' W31.71' SW287.61' SW CURV'R 153.28' SW323.74' W885.21' NW256.85' NE388.46' NW37' NE CURV'L 71.15' NE84.25' SE CURV'L 107.17' E333.58' SE CURV'R 38.25' E CURV'L 152.99'
Situs			
Sec/Twn/Rng	13-13N-5W		
Subdivision		3825 NW 166TH ST STE A1	
Block/Lot		EDMOND OK 73012	
Lot Size	16.5800 Acres	Book/Page 5440-0635	
Account	090106672	Current Owner	Legal Description
ParcelID	141134-000000-000004	TUSCANY LAKES DEVELOPMENT LLC	T13N R05W S13 SE4 A#4 PT SE4 - BEG @ SE/C, TH W2290.01' N400' W19.60' N44.48' W330' N1650.97' NE618.53' E1901.53' SW139.08' SW71.80' NW296.96' SW108.24' SW240.42' SW123.10' SE100.22' SE63.40' NE88.68' E771.02' SE105.99' S1952.18' TPB & LESS BEG 750.56' W OF SE/C TH
Situs			
Sec/Twn/Rng	13-13N-5W		
Subdivision		1500 SW 35TH ST	
Block/Lot		MOORE OK 73160	
Lot Size	119.6300 Acres	Book/Page 5319-0317	
Account	090091873	Current Owner	Legal Description
ParcelID	060999-914134-000003	OKLAHOMA TURNPIKE AUTHORITY	T13N R05W S13 SE4 A#3 PT SE4 - BEG @ NW/C, TH E321.54' SW618.62' N528.69' TPB
Situs			
Sec/Twn/Rng	13-13N-5W	% PINNACLE CONSULTING MGMT GRP	
Subdivision		3500 MARTIN LUTHER KING AVE	
Block/Lot		OKLAHOMA CITY OK 73136	
Lot Size	1.9500 Acres	Book/Page 2180-0501	
Account	090092141	Current Owner	Legal Description
ParcelID	060999-914133-000009	OKLAHOMA TURNPIKE AUTHORITY	T13N R05W S13 SW4 A#9 PT SW4 BEG 292.38'E OF SW/C, TH N50' E200' NE301.5' E361.43' NE241.85' NE629.38' NE1385.54' NE200.06' NE462.36' S1416.87' W750' S733.27' W500' S440' W1097.43' TPB.
Situs			
Sec/Twn/Rng	13-13N-5W	% PINNACLE CONSULTING MGMT GRP	
Subdivision		3500 MARTIN LUTHER KING AVE	
Block/Lot		OKLAHOMA CITY OK 73136	
Lot Size	22.3700 Acres	Book/Page 2178-0037	
Account	090032009	Current Owner	Legal Description
ParcelID	141133-000000-000030	CAMINO NATURAL RESOURCES LLC	T13N R05W S13 SW4 A#30 PT SW4 - BEG @ SW/C, TH N802.61' E248.92' N175' E50.68' N1595.30' W299.60' N50' E2637.62' S28.48' SW462.36' SW200.06' SW1385.54' SW629.38' SW241.85' W361.43' SW301.50' W200' S50' W292.38' TPB
Situs			
Sec/Twn/Rng	13-13N-5W		
Subdivision		1401 17TH ST STE 1000	
Block/Lot		DENVER CC 80202-	
Lot Size	100.4800 Acres	Book/Page 4688-1259	
Account	090031996	Current Owner	Legal Description
ParcelID	141132-000000-000001	BURNS, E L TRUSTEE	T13N R05W S13 NW4 A#1 - BEING THE E/2 NW4
Situs	09530 W MEMORIAL RD	E L BURNS TRUST DTD 10/20/1992	
Sec/Twn/Rng	13-13N-5W		
Subdivision		105 NE 44TH ST	
Block/Lot		OKLAHOMA CITY OK 73105-0000	
Lot Size	80.0000 Acres	Book/Page 2257-0592	
Account	090093787	Current Owner	Legal Description
ParcelID	060999-914131-000010	OKLAHOMA TURNPIKE AUTHORITY	T13N R05W S13 NE4 A#10 PT NE4 BEG 23.16' W SW/C TH NE1,364.32' NE CURV'R 191.61' E306.64' SW CURV'L 351.33' SW1209.41' W298.37' TPB(9.02A)
Situs			
Sec/Twn/Rng	13-13N-5W	% PINNACLE CONSULTING MGMT GRP	
Subdivision		3500 MARTIN LUTHER KING AVE	
Block/Lot		OKLAHOMA CITY OK 73136	
Lot Size	9.0200 Acres	Book/Page 2595-0400	
Account	090093786	Current Owner	Legal Description
ParcelID	060999-914131-000009	OKLAHOMA TURNPIKE AUTHORITY	T13N R05W S13 NE4 A#9 PT NE4 A#9 BEG NE/C TH, S1,067.11' W50' NW818.27' SW749.21' SW482.3' CURV'L 283.49' N365.83' CURV'R 26.64' NE517.19' NE81.15' E190.91' N331.85' E655.46' TPB(12.15AC)
Situs			
Sec/Twn/Rng	13-13N-5W	% PINNACLE CONSULTING MGMT GRP	
Subdivision		3500 MARTIN LUTHER KING AVE	
Block/Lot		OKLAHOMA CITY OK 73136	
Lot Size	12.1500 Acres	Book/Page 2595-0400	
Account	090093780	Current Owner	Legal Description
ParcelID	060999-914131-000007	OKLAHOMA TURNPIKE AUTHORITY	T13N R05W S13 NE4 A#7 PT NE4 BEG 1,310.94'E & 751.36'S NW/C, TH SW CURV'L 271.48' W306.64' NE CURV'R 749.37' TPB.
Situs			
Sec/Twn/Rng	13-13N-5W	% PINNACLE CONSULTING MGMT GRP	
Subdivision		3500 MARTIN LUTHER KING AVE	
Block/Lot		OKLAHOMA CITY OK 73136	
Lot Size	2.9500 Acres	Book/Page 2288-0588	



## CANADIAN

## Parcel Map and Account Listing

Data provided by MATT WEHMULLER County Assessor

Date 07/19/2022

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## Account List

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Account	090093778	Current Owner	Legal Description
ParcelID	060999-914131-000005	OKLAHOMA TURNPIKE AUTHORITY	T13N R05W S13 NE4 A#5 PT NE4 BEG 655.46'W & 184.19'S NE/C TH, S147.66' W190.91' NE 241.02' TPB.
Situs			
Sec/Twn/Rng	13-13N-5W	% PINNACLE CONSULTING MGMT GRP	
Subdivision		3500 MARTIN LUTHER KING AVE	
Block/Lot		OKLAHOMA CITY OK 73136	
Lot Size	0.3200 Acres	Book/Page 2288-0628	
Account	090119959	Current Owner	Legal Description
ParcelID	060999-914131-000014	COX COMMUNICATIONS INC	T13N R05W S13 NE4 A#14 PT NE4 BEG 1,115.75'W, 33'S, 57.16'SE & 300.08'E OF NE/C, TH E110' S124.2' SW138.88' N209.28' TPB.
Situs	09000 W MEMORIAL RD		
Sec/Twn/Rng	13-13N-5W	6205 PEACHTREE DUNWOODY RD TOWER,	
Subdivision		12TH FL CORP TAX	
Block/Lot		ATLANTA GA 30328-	
Lot Size	0.4200 Acres	Book/Page 3636-0842	
Account	090031994	Current Owner	Legal Description
ParcelID	060999-914131-000003	MARTINEZ,JOSE ALFREDO & MARIA B	T13N R05W S13 NE4 A#3 PT NE4 BEG 1115.75'W NE/C TH, S33' SE57.15' E300.08' S209.28' SW102.14' W464.84' N331.84' E195.18' TPB.
Situs	09124 W MEMORIAL RD		
Sec/Twn/Rng	13-13N-5W	9124 W MEMORIAL RD	
Subdivision		OKLAHOMA CITY OK 73099-	
Block/Lot		Book/Page 3636-0840	
Lot Size	3.6400 Acres		
Account	090116699	Current Owner	Legal Description
ParcelID	060048-005010-000000	SCOTT,JUSTIN M & JENNIFERR	CARLISLE CROSSING LOT 10 BLK 5
Situs	13308 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W	13308 BRAMPTON WAY	
Subdivision	CARLISLE CROSSING	YUKON OK 73099-	
Block/Lot	0005 / 0010	Book/Page 4922-0843	
Lot Size	1 Lots		
Account	090116698	Current Owner	Legal Description
ParcelID	060048-005009-000000	POURROY, JOHN & JAIMEE	CARLISLE CROSSING LOT 9 BLK 5
Situs	13304 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W	13304 BRAMPTON WAY	
Subdivision	CARLISLE CROSSING	YUKON OK 73099	
Block/Lot	0005 / 0009	Book/Page 5337-0564	
Lot Size	1 Lots		
Account	090116707	Current Owner	Legal Description
ParcelID	060048-006007-000000	KURUVILLA,ANJILIVELIL THOMAS & JOSEPH	CARLISLE CROSSING LOT 7 BLK 6
Situs	13353 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W	13353 BRAMPTON WAY	
Subdivision	CARLISLE CROSSING	YUKON OK 73099-	
Block/Lot	0006 / 0007	Book/Page 4627-0517	
Lot Size	1 Lots		
Account	090116712	Current Owner	Legal Description
ParcelID	060048-006012-000000	HASTINGS,JIMMY D & SHARON	CARLISLE CROSSING LOT 12 BLK 6
Situs	13333 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W	13333 BRAMPTON WAY	
Subdivision	CARLISLE CROSSING	YUKON OK 73099-	
Block/Lot	0006 / 0012	Book/Page 5080-0966	
Lot Size	1 Lots		
Account	090116713	Current Owner	Legal Description
ParcelID	060048-006013-000000	WHEELER,DEONDRA L	CARLISLE CROSSING LOT 13 BLK 6
Situs	13329 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W	13329 BRAMPTON WAY	
Subdivision	CARLISLE CROSSING	YUKON OK 73099-	
Block/Lot	0006 / 0013	Book/Page 4966-1009	
Lot Size	1 Lots		
Account	090116714	Current Owner	Legal Description
ParcelID	060048-006014-000000	MARTENS,ANGELA KAY & BERNARD A	CARLISLE CROSSING LOT 14 BLK 6
Situs	13325 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W	13325 BRAMPTON WAY	
Subdivision	CARLISLE CROSSING	YUKON OK 73099	
Block/Lot	0006 / 0014	Book/Page 5223-0533	
Lot Size	1 Lots		



# CANADIAN

## Parcel Map and Account Listing

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### Account List

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Account	090116715	Current Owner	Legal Description
ParcelID	060048-006015-000000	SCIFRES,AMY M	CARLISLE CROSSING LOT 15 BLK 6
Situs	13321 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13321 BRAMPTON WAY	
Block/Lot	0006 / 0015	YUKON OK 73099	
Lot Size	1 Lots	Book/Page 5174-0120	
Account	090116693	Current Owner	Legal Description
ParcelID	060048-005004-000000	WILBURN,SCOTT ALAN	CARLISLE CROSSING LOT 4 BLK 5
Situs	13212 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13212 BRAMPTON WAY	
Block/Lot	0005 / 0004	YUKON OK 73099	
Lot Size	1 Lots	Book/Page 5468-0845	
Account	090116692	Current Owner	Legal Description
ParcelID	060048-005003-000000	BEIER,ASHTON N	CARLISLE CROSSING LOT 3 BLK 5
Situs	13208 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13208 BRAMPTON WAY	
Block/Lot	0005 / 0003	YUKON OK 73099	
Lot Size	1 Lots	Book/Page 5462-0478	
Account	090116691	Current Owner	Legal Description
ParcelID	060048-005002-000000	FLEE HART,CASEY LEE	CARLISLE CROSSING LOT 2 BLK 5
Situs	13204 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13204 BRAMPTON WAY	
Block/Lot	0005 / 0002	YUKON OK 73099	
Lot Size	1 Lots	Book/Page 5398-0338	
Account	090116690	Current Owner	Legal Description
ParcelID	060048-005001-000000	CARLISLE WEST RE DEV CO LLC	CARLISLE CROSSING LOT 1 BLK 5
Situs	13200 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	4900 N PORTLAND AVE STE 111	
Block/Lot	0005 / 0001	OKLAHOMA CITY OK 73112-	
Lot Size	1 Lots	Book/Page 0009-0274	
Account	090116709	Current Owner	Legal Description
ParcelID	060048-006009-000000	CARLISLE WEST RE DEV CO LLC	CARLISLE CROSSING LOT 9 BLK 6
Situs	13345 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	4900 N PORTLAND AVE STE 111	
Block/Lot	0006 / 0009	OKLAHOMA CITY OK 73112-	
Lot Size	1 Lots	Book/Page 0009-0274	
Account	090116711	Current Owner	Legal Description
ParcelID	060048-006011-000000	WILSON,JOHN KIRK & AMANDA BETH	CARLISLE CROSSING LOT 11 BLK 6
Situs	13337 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13337 BRAMPTON WAY	
Block/Lot	0006 / 0011	YUKON OK 73099-	
Lot Size	1 Lots	Book/Page 5082-0297	
Account	090116716	Current Owner	Legal Description
ParcelID	060048-006016-000000	ABBOTT,BRITTANY DAWN & STAMM,KODY /	CARLISLE CROSSING LOT 16 BLK 6
Situs	13317 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13317 BRAMPTON WAY	
Block/Lot	0006 / 0016	YUKON OK 73099-	
Lot Size	1 Lots	Book/Page 5157-0339	
Account	090116700	Current Owner	Legal Description
ParcelID	060048-005011-000000	NEXPOINT SFR SPE 1 LLC	CARLISLE CROSSING LOT 11 BLK 5
Situs	13316 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	8615 CLIFF CAMERON DR #200	
Block/Lot	0005 / 0011	CHARLOTTE NC 28269	
Lot Size	1 Lots	Book/Page 5476-0015	



## CANADIAN

## Parcel Map and Account Listing

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## Account List

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Account	090116696	Current Owner	Legal Description
ParcelID	060048-005007-000000	NEXPOINT SFR SPE 1 LLC	CARLISLE CROSSING LOT 7 BLK 5
Situs	13224 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	8615 CLIFF CAMERON DR #200	
Block/Lot	0005 / 0007	CHARLOTTE NC 28269	
Lot Size	1 Lots	Book/Page 5476-0015	
Account	090116694	Current Owner	Legal Description
ParcelID	060048-005005-000000	PHAM, THANH TUAN & LOAN THANH	CARLISLE CROSSING LOT 5 BLK 5
Situs	13216 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13216 BRAMPTON WAY	
Block/Lot	0005 / 0005	YUKON OK 73099	
Lot Size	1 Lots	Book/Page 5342-0215	
Account	090116704	Current Owner	Legal Description
ParcelID	060048-006004-000000	CARLISLE WEST RE DEV CO LLC	CARLISLE CROSSING LOT 4 BLK 6
Situs	13409 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	4900 N PORTLAND AVE STE 111	
Block/Lot	0006 / 0004	OKLAHOMA CITY OK 73112-	
Lot Size	1 Lots	Book/Page 0009-0274	
Account	090116706	Current Owner	Legal Description
ParcelID	060048-006006-000000	CARLISLE WEST RE DEV CO LLC	CARLISLE CROSSING LOT 6 BLK 6
Situs	13401 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	4900 N PORTLAND AVE STE 111	
Block/Lot	0006 / 0006	OKLAHOMA CITY OK 73112-	
Lot Size	1 Lots	Book/Page 0009-0274	
Account	090116708	Current Owner	Legal Description
ParcelID	060048-006008-000000	ABRAHAM, BOBBY & BEULAH	CARLISLE CROSSING LOT 8 BLK 6
Situs	13349 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13349 BRAMPTON WAY	
Block/Lot	0006 / 0008	YUKON OK 73099	
Lot Size	1 Lots	Book/Page 5496-0201	
Account	090116710	Current Owner	Legal Description
ParcelID	060048-006010-000000	ARTISANS THREE DESIGNS LLC	CARLISLE CROSSING LOT 10 BLK 6
Situs	13341 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	4900 N PORTLAND AVE STE 111	
Block/Lot	0006 / 0010	OKLAHOMA CITY OK 73112-	
Lot Size	1 Lots	Book/Page 5403-0785	
Account	090116697	Current Owner	Legal Description
ParcelID	060048-005008-000000	NEXPOINT SFR SPE 1 LLC	CARLISLE CROSSING LOT 8 BLK 5
Situs	13300 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	8615 CLIFF CAMERON DR #200	
Block/Lot	0005 / 0008	CHARLOTTE NC 28269	
Lot Size	1 Lots	Book/Page 5476-0015	
Account	090116695	Current Owner	Legal Description
ParcelID	060048-005006-000000	YORK, BLAKE RILEY & JESI LYNN	CARLISLE CROSSING LOT 6 BLK 5
Situs	13220 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13220 BRAMPTON WAY	
Block/Lot	0005 / 0006	YUKON OK 73099	
Lot Size	1 Lots	Book/Page 5327-0469	
Account	090116703	Current Owner	Legal Description
ParcelID	060048-006003-000000	UPSHAW, ARNOLD MARTINEZ & ALICIA	CARLISLE CROSSING LOT 3 BLK 6
Situs	13413 CARLISLE CROSSING I		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13413 CARLISLE CROSSING DR	
Block/Lot	0006 / 0003	YUKON OK 73099-000C	
Lot Size	1 Lots	Book/Page 4197-0451	



# CANADIAN

## Parcel Map and Account Listing

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### Account List

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Account	090116705	Current Owner	Legal Description
ParcelID	060048-006005-000000	CARLISLE WEST RE DEV CO LLC	CARLISLE CROSSING LOT 5 BLK 6
Situs	13405 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	4900 N PORTLAND AVE STE 111	
Block/Lot	0006 / 0005	OKLAHOMA CITY OK 73112-	
Lot Size	1 Lots	Book/Page 0009-0274	
Account	090116756	Current Owner	Legal Description
ParcelID	060048-008027-000000	MOANING, APRIL & SMITH, DORA J HENLEY	CARLISLE CROSSING LOT 27 BLK 8
Situs	09108 NW 135TH CT		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	9108 NW 135TH CT	
Block/Lot	0008 / 0027	YUKON OK 73099	
Lot Size	1 Lots	Book/Page 5362-1139	
Account	090116754	Current Owner	Legal Description
ParcelID	060048-008025-000000	POWERS, BRADY DOUGLAS	CARLISLE CROSSING LOT 25 BLK 8
Situs	09105 NW 135TH CT		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	9105 NW 135TH CT	
Block/Lot	0008 / 0025	YUKON OK 73099	
Lot Size	1 Lots	Book/Page 5329-0891	
Account	090116762	Current Owner	Legal Description
ParcelID	060048-000000-000000	CARLISLE CROSSING PROPERTY OWNERS'	CARLISLE CROSSING COMMON AREA "D"
Situs			
Sec/Twn/Rng	13-13N-5W	% CARLISLE WEST REAL ESTATE DE	
Subdivision	CARLISLE CROSSING	PO BOX 721330	
Block/Lot	0000 / 0000	OKLAHOMA CITY OK 73172-	
Lot Size	1.1500 Acres	Book/Page 4052-0994	
Account	090116755	Current Owner	Legal Description
ParcelID	060048-008026-000000	BARTEE, TIMOTHY D & SHALUNDRA W	CARLISLE CROSSING LOT 26 BLK 8
Situs	09101 NW 135TH CT		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	9101 NW 135TH CT	
Block/Lot	0008 / 0026	YUKON OK 73099-0000	
Lot Size	1 Lots	Book/Page 4227-0015	
Account	090116763	Current Owner	Legal Description
ParcelID	060048-000000-000000	CARLISLE CROSSING PROPERTY OWNERS'	CARLISLE CROSSING COMMON AREA "E"
Situs			
Sec/Twn/Rng	13-13N-5W	% CARLISLE WEST REAL ESTATE DE	
Subdivision	CARLISLE CROSSING	PO BOX 721330	
Block/Lot	0000 / 0000	OKLAHOMA CITY OK 73172-	
Lot Size	0.3200 Acres	Book/Page 4052-0994	
Account	090116757	Current Owner	Legal Description
ParcelID	060048-008028-000000	LEGGINS, LARRY L & WILLIAMS, SHELIA R	CARLISLE CROSSING LOT 28 BLK 8
Situs	13508 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13508 BRAMPTON WAY	
Block/Lot	0008 / 0028	YUKON OK 73099-	
Lot Size	1 Lots	Book/Page 4798-1052	
Account	090116758	Current Owner	Legal Description
ParcelID	060048-008029-000000	CARCOVICH, ISAAC I JUAREZ & KOTOVA, KAI	CARLISLE CROSSING LOT 29 BLK 8
Situs	13504 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13504 BRAMPTON WAY	
Block/Lot	0008 / 0029	YUKON OK 73099-	
Lot Size	1 Lots	Book/Page 4840-0693	
Account	090116739	Current Owner	Legal Description
ParcelID	060048-008010-000000	ADESINA, OWODUNNI J	CARLISLE CROSSING LOT 10 BLK 8
Situs	13412 CARLISLE CROSSING		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13412 CARLISLE CROSSING DR	
Block/Lot	0008 / 0010	YUKON OK 73099-	
Lot Size	1 Lots	Book/Page 4391-0766	

**CANADIAN****Parcel Map and Account Listing**

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**Account List**

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Account	090116753	Current Owner	Legal Description
ParcelID	060048-008024-000000	CHATEAU FINE HOMES #2 LLC	CARLISLE CROSSING LOT 24 BLK 8
Situs	09109 NW 135TH CT		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	18614 N WESTERN AVE	
Block/Lot	0008 / 0024	EDMOND OK 73013	
Lot Size	1 Lots	Book/Page 5317-0618	
Account	090116740	Current Owner	Legal Description
ParcelID	060048-008011-000000	BLACK,KENISHA JENEA	CARLISLE CROSSING LOT 11 BLK 8
Situs	13509 BRAMPTON WAY		
Sec/Twn/Rng	13-13N-5W		
Subdivision	CARLISLE CROSSING	13509 BRAMPTON WAY	
Block/Lot	0008 / 0011	YUKON OK 73099-6592	
Lot Size	1 Lots	Book/Page 5514-0830	
Account	090092487	Current Owner	Legal Description
ParcelID	060999-914124-000002	OKLAHOMA TURNPIKE AUTHORITY	T13N R05W S12 SE4 A#2 PT SE4 BEG
Situs			SE/C TH, W1,115.76' N33' NE57.15' E200'
Sec/Twn/Rng	12-13N-5W	% PINNACLE CONSULTING MGMT GRP	NE691.57' E150' N700.10' E50' S982.87'
Subdivision		3500 MARTIN LUTHER KING AVE	TPB.
Block/Lot		OKLAHOMA CITY OK 73136	
Lot Size	5.1500 Acres	Book/Page 2221-0706	

THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT

PUD - \_\_\_\_

DESIGN STATEMENT FOR  
N County Line Rd. & Kilpatrick Turnpike

July 19, 2022

**Applicant:**

Shavers Investments, LLC  
2342 NW 220<sup>th</sup> Ter.  
Edmond, OK 73025

**Prepared by:**

Johnson & Associates  
1 East Sheridan, Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075

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## **1.0 INTRODUCTION:**

The subject property is located southwest of N County Line Rd. & Kilpatrick Turnpike. This site is approximately 52.3360 acres in size.

## **2.0 LEGAL DESCRIPTION:**

The legal description of the property comprising the proposed "N County Line Rd. & Kilpatrick Turnpike" PUD is described in Exhibit A, attached and is made a part of this Design Statement.

## **3.0 OWNER/DEVELOPER:**

The owner/developer of this property described in Section 2.0 is Shavers Investments, LLC. Johnson & Associates prepared the PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property lies southwest of N County Line Rd. & Kilpatrick Turnpike in northwest Oklahoma City. The site is currently zoned as PUD-1394 and encompasses Tracts 1, 2, 3, 4, 7 and 8. Tracts 1 and 2 have base zonings of C-3, "Community Commercial" District. Tract 3 has a base zoning of O-2, "General Office" District. Tract 4 has a base zoning of R-1, "Single-Family Residential" District. Tracts 7 and 8 have base zonings of R-4, "General Residential" District and C-3, "Community Commercial" District, respectively. The proposed project will consist of a mixed-use developed that includes a variety of multi-family residential and commercial uses. The subject property is undeveloped.

North: Immediately north of the proposed PUD is the Kilpatrick Turnpike. Beyond is zoned and developed as R-1, "Single-Family Residential" District, AA, "Agricultural" District and SPUD-1305 with a base zoning of I-2, "Moderate Industrial" District.

East: East of the proposed PUD is N County Line Rd. and zoned as PUD-1394 with a base zoning of R-1ZL, "Single-Family Residential Zero Lot Line" District. PUD-1394 is currently undeveloped.

South: South of the proposed PUD is zoned as R-1, "Single-Family Residential" District and contains a single-family structure and associated agricultural uses. Additionally, PUD-1763 with a base zoning of R-1, "Single-Family Residential" District is undeveloped.

West: Directly west of the proposed PUD is John Kilpatrick Turnpike. Beyond is zoned and developed as R-1, "Single-Family Residential" District.

## **5.0 PHYSICAL CHARACTERISTICS:**

The subject site is approximately 52.3360 acres and is undeveloped. The site has no existing tree cover. There is a small section on the east side of the property that is within the FEMA 100-year Floodplain. There are no USGS Blue Lines present. The development will be designed to meet all of the requirements of the City of Oklahoma City Drainage Ordinance and the Oklahoma City Subdivision Regulations.

## **6.0 CONCEPT:**

It is the Developer's intention to rezone the subject property to accommodate a mixed-use development that will include much needed commercial uses and a modern multi-family residential component with ample amenities. The location of this PUD makes for convenient access to Memorial Rd. and Kilpatrick Turnpike. These two major roadways make this a convenient location for the proposed commercial uses. In addition, the increase in single-family housing in this area has resulted in a lack of diversity of housing types and virtually no commercial or retail areas.

The developer intends to construct a modern commercial hub for this area and high-quality apartment living for those seeking to live in northwest Oklahoma City. The proposed commercial uses will be thoughtfully designed to prevent any negative impacts to the surrounding residential areas. The proposed multi-family development will provide the area with this needed housing type. Within the multi-family tract of this PUD, the developer intends to construct a high-end club house, pool, and playground equipment.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the property that will be in keeping with the nature of the area.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

Access to this PUD will be via N County Line Rd.

### **7.2 SANITARY SEWER**

Sewer will be provided by extension of the City of Oklahoma City sewer line which currently serving the area.

### **7.3 WATER**

Water will be provided by extension of the City of Oklahoma City water line which currently serving the area.

### **7.4 FIRE PROTECTION**

Fire protection for the site shall be provided through the City of Oklahoma City Fire Department. The closest fire station to this site is Station No. 3 which is located at 11601 N MacArthur Blvd. Station 3 is approximately 4 miles southeast of the subject PUD.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

## **7.6 PUBLIC TRANSPORTATION**

There are no existing Oklahoma City bus lines which run within or close to this Planned Unit Development, nor are any proposed.

## **7.7 DRAINAGE**

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

## **7.8 planokc COMPREHENSIVE PLAN**

PlanOKC projects this parcel to be in the Urban Low Intensity area. The Urban-Low Intensity applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation. The Comprehensive Plan prescribes a desired density range of 15-30 du/acre for multi-family.

## **8.0 SPECIAL DEVELOPMENT REGULATIONS:**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD 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 PUD. 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 PUD. In the event of conflict between provisions of this PUD 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 PUD, 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 PUD 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 PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

## **8.1 USE AND DEVELOPMENT REGULATIONS**

### **8.1.1 TRACT 1**

The use and development regulations of the **R-4, "General Residential" District** shall govern Tract 1, except as herein modified below:

The following uses shall be made a part of this PUD:

- Community Garden (8150.6.1)
- Community Recreation: General (8250.2)

- Community Recreation: Property Owners Association (8250.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Minimum Lot Size: The minimum lot size within this Tract shall be 7,500 square feet.

Minimum Lot Width: The minimum lot width within this Tract shall be 100 feet.

### 8.1.2 TRACT 2

The use and development regulations of the **C-3, "Community Commercial" District** shall govern Tract 2, except as herein modified below:

The following uses shall be made a part of this PUD:

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)

- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Payday or Title Loan Agencies (8300.57)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Rainwater Harvesting (8150.7.1)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Roof Garden (8150.7.2)
- Senior Independent Living (8200.13)
- Spectator Sports and Entertainment: Restricted (8300.69)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

### 8.1.3 TRACT 3

The use and development regulations of the **C-3, “Community Commercial” District** shall govern Tract 3, except as herein modified below:

The following uses shall be made a part of this PUD:

- Alcoholic Beverage Retail Sales (8300.5)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Gasoline Sales, Large (8300.45)
- Gasoline Sales. Small: Restricted (8300.46)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)

- Personal Storage (8300.60)
- Retail Sales and Services: General (8300.63)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

## **9.0 SPECIAL CONDITIONS:**

The following special conditions shall be made a part of this PUD:

### **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS, wood or other materials not listed shall be permitted.

### **9.2 LANDSCAPING REGULATIONS**

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

### **9.3 LIGHTING REGULATIONS**

The design site lighting in this PUD 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 this PUD 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.

### **9.4 SCREENING REGULATIONS**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along PUD boundaries adjacent to single family residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

### **9.5 DUMPSTER REGULATIONS**

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

### **9.6 DRAINAGE REGULATIONS**

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

## **9.7 VEHICULAR ACCESS REGULATIONS**

Access to this PUD shall be from N County Line Rd. Tract 1 shall be accessed via the proposed NW 132<sup>nd</sup> St. connecting to the east side of this PUD and via internal streets connecting to Tracts 2 and 3. These streets may be public or private drives.

## **9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Five-foot wide sidewalks shall be constructed along N County Line Rd. Said sidewalks shall be six-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

## **9.9 PARKING REGULATIONS**

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

For residential units, attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet. This provision includes covered/carport spaces.

If development within this PUD utilizes the "Commercial District" scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

## **9.10 SIGNAGE REGULATIONS**

### **9.10.1 TRACT 1:**

Signage within Tract 1 shall be per the R-4, "General Residential" District regulations.

### **9.10.2 TRACTS 2 & 3:**

#### **9.10.2.1 *Freestanding Accessory Signs***

Freestanding signs shall be in accordance with the C-3 "Community Commercial" district regulations.

#### **9.10.2.2 *Attached Signage***

Attached signs shall be in accordance with the C-3 "Community Commercial" district regulations with the following exceptions:

Square footage of signs for individual uses located in a multi-story, multi-tenant structure (stacked uses) shall be calculated based upon the frontage and setback of the individual use requesting the sign, regardless of the floor on which the use is located. (See Municipal Code Section 3-102(c) 3). Frontage is considered that façade(s) where the sign is to be located.

#### **9.10.2.3 *Non-Accessory Signs***

Non-accessory signage shall not be permitted within this development.

#### **9.10.2.4 *Electronic Message Display Signs***

Electronic Message Display Signs shall only be permitted within Tract 3 and shall be in accordance with the C-3 "Community Commercial" district regulations.

#### **9.10.2.5 *Decorative Artwork, Architectural Elements and Temporary Signage***

Decorative artwork and/or architectural structures shall be permitted in this PUD, including, without limitation, upon or across public right-of-way with applications for review for such improvements submitted to the Arts Liaison in the Office of Arts & Cultural Affairs and subject to recommendation by the Oklahoma City Arts Commission and approval by the Public Works Department and require issuance of a permit. If located on upon or across public right-of-way shall also require approval by the Oklahoma City Council.

Decorative artwork, architectural structures may include but are not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc.

Decorative artwork/architectural structures shall not exceed twenty-five (25) feet in height, must have a minimum fourteen (14) feet clearance in height (for archways), and be located a minimum of twenty-five (25) feet from the curb of an adjacent public street.

#### **9.11 ROOFING REGULATIONS**

All non-metal structures in this PUD shall have Class C roofing or better.

#### **9.12 SETBACK REGULATIONS**

There shall be no interior setbacks within this PUD except as required by Fire Code.

##### **TRACT 1:**

Setbacks shall not be required within this Tract except where adjacent to single-family residential, then there shall be a setback of 15 feet plus a 5-foot landscape buffer from the PUD boundary.

##### **TRACTS 2 & 3:**

Setbacks within Tracts 2 & 3 shall be per the C-3, "Community Commercial" District regulations.

#### **9.13 HEIGHT REGULATIONS**

##### **TRACT 1:**

The maximum height of buildings within Tract 1 shall be 60 feet.

##### **TRACTS 2 & 3:**

The maximum building height for structures within Tracts 2 & 3 shall be per the C-3, "Community Commercial" District regulations.

#### **9.14 DENSITY**

##### **TRACT 1:**

Density within Tract 1 shall be per the R-4, "General Residential" District regulations.

##### **TRACTS 2 & 3:**

The maximum building height for structures within Tracts 2 & 3 shall be per the C-3, "Community Commercial" District regulations.

#### **9.15 OPEN SPACE**

##### **TRACT 1:**

The developer shall reserve a minimum of 20% open space within Tract 1 as passive open space for the use of the residents within the development. Landscape areas shall be counted toward the open space requirement.

##### **TRACTS 2 & 3:**

Open space for Tracts 2 & 3 shall be per the C-3, "Community Commercial" District regulations.

#### **9.16 PUBLIC IMPROVEMENTS**

The property owner shall make public improvements throughout the PUD as may be required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

#### **9.17 COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the owner(s) of said property. 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.

#### **9.18 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS**

No building permits shall be issued in this PUD until a specific plan, including all items listed in Section 59-14150D of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission. Additionally, the specific plan shall specify and show the street trees, landscaping or other techniques used to buffer the subject site from the industrial uses to the east.

#### **10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD.

#### **11.0 EXHIBITS:**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Tract Map
- C: Conceptual Site Plan

**Exhibit "A"**  
**Legal Description**

LEGAL DESCRIPTION

The Curve Kilpatrick

July 15, 2022

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,067.14 feet to the POINT OF BEGINNING;

THENCE continuing South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 663.67 feet to the Northeast (NE) Corner of a tract of land recorded in Book 5440, Page 635 (JCKC Tract);

THENCE along and with the North and West lines of said JCKC Tract the following fifteen (15) calls:

1. South 89°49'18" West, a distance of 43.43 feet;
2. North 43°04'41" West, a distance of 130.06 feet;
3. South 89°49'18" West, a distance of 84.88 feet;
4. South 82°40'44" West, a distance of 416.87 feet;
5. South 52°05'09" West, a distance of 39.05 feet;
6. South 88°13'45" West, a distance of 54.24 feet;
7. South 31°39'42" West, a distance of 260.39 feet;
8. South 00°03'07" West, a distance of 77.76 feet;
9. North 89°56'53" West, a distance of 189.30 feet;
10. On a non-tangent curve to the right having a radius of 100.00 feet, a chord bearing of North 59°14'49" West, a chord length of 102.11 feet and an arc length of 107.16 feet;
11. South 61°27'15" West, a distance of 84.28 feet;
12. On a non-tangent curve to the right having a radius of 300.00 feet, a chord bearing of South 68°14'55" West, a chord length of 70.98 feet and an arc length of 71.15 feet;

13. South 14°57'26" East, a distance of 37.00 feet;
14. South 31°05'27" West, a distance of 388.46 feet;
15. South 00°03'07" West, a distance of 256.85 feet to a point on the South line of said Northeast Quarter (NE/4);

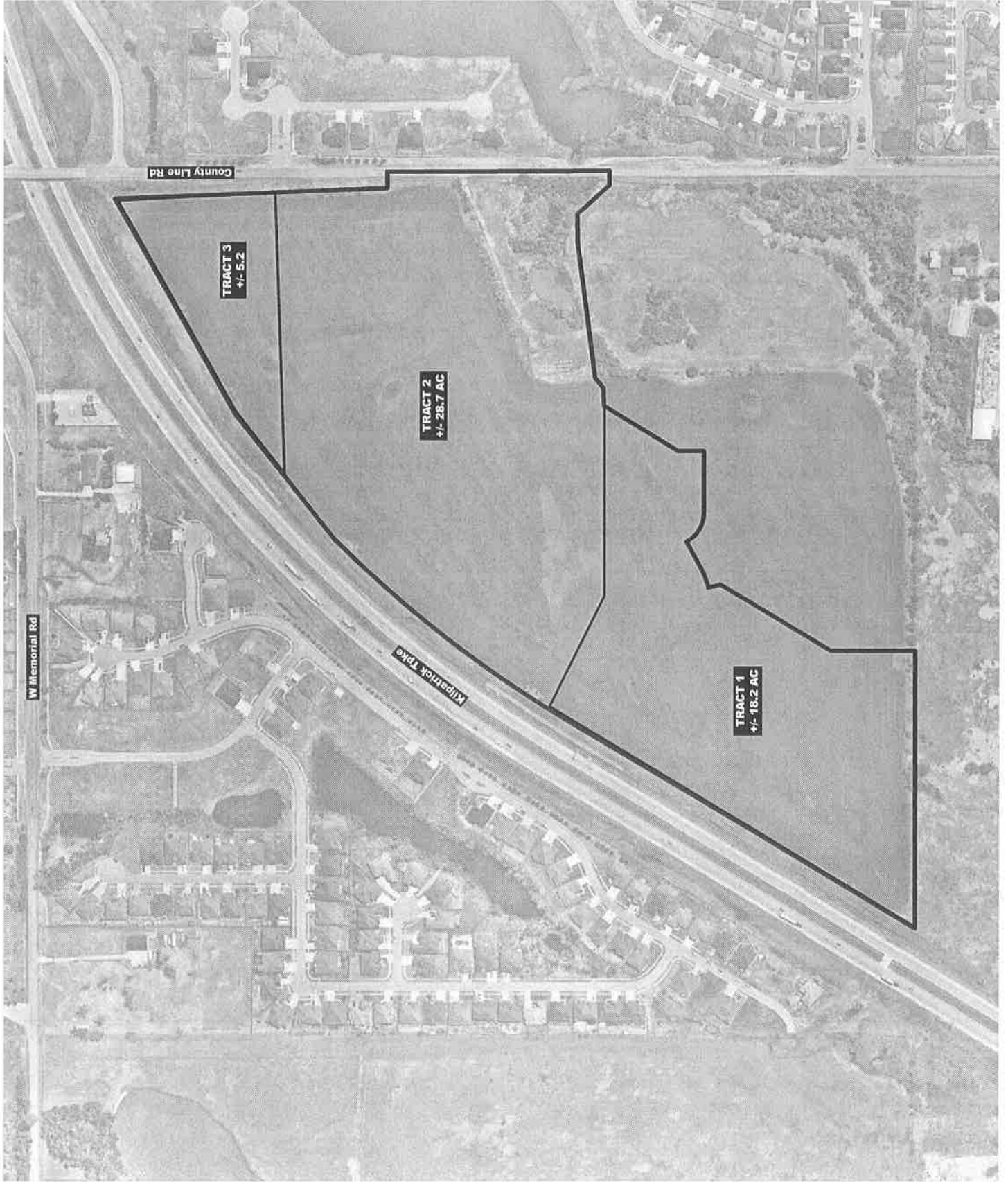
THENCE North 89°56'53" West, along and with said South line, a distance of 845.49 feet to a point on the East right-of-way line of the John Kilpatrick Turnpike;

THENCE along and with the South and East lines of said John Kilpatrick Turnpike the following six (6) calls:

1. North 31°05'27" East (North 31°05'33" East record), a distance of 1,209.26 feet (1209.41 feet record);
2. On a non-tangent curve to the right having a radius of 3,694.70 feet, a chord bearing of North 38°21'23" East, a chord length of 904.02 feet and an arc length of 906.29 feet;
3. North 52°05'09" East (North 52°05'55" East record), a distance of 482.35 feet (482.30 feet record);
4. North 61°03'02" East (North 61°02'42" East record), a distance of 749.04 feet (749.21 feet record);
5. South 02°17'37" East (South 02°16'46 East record), a distance of 818.15 feet (818.27 feet record);
6. North 89°58'25" East (North 89°49'18" East record), a distance of 49.93 feet (50.00 feet record) to the POINT OF BEGINNING.

Containing 2,279,757 square feet or 52.3360 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)



PUD-  
N County Line Rd. &  
Kilpatrick Turnpike

Exhibit B  
Tract Map

+/- 52.3360 acres





W Memorial Rd

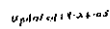
County Line Rd

Kilpatrick Tpke

PUD-  
N County Line Rd. &  
Kilpatrick Turnpike

Exhibit C  
Conceptual Site Plan  
+/- 52.3350 acres

**JA**  
JOHNSON & ASSOCIATES  
1000 N. W. 10th Ave., Suite 100  
Fort Lauderdale, FL 33304  
Phone: (954) 574-1100  
Fax: (954) 574-1101  
www.jahill.com  
JOHNSON & ASSOCIATES  
A Division of The Hillier Group



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

STATE OF OKLAHOMA                                 )  
                                                                      ) §:  
COUNTY OF CANADIAN                                 )

The undersigned bonded abstractor in and for Canadian 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 Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian 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:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,067.14 feet to the POINT OF BEGINNING;

THENCE continuing South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 663.67 feet to the Northeast (NE) Corner of a tract of land recorded in Book 5440, Page 635 (JCKC Tract);

THENCE along and with the North and West lines of said JCKC Tract the following fifteen (15) calls:

1. South 89°49'18" West, a distance of 43.43 feet;
2. North 43°04'41" West, a distance of 130.06 feet;
3. South 89°49'18" West, a distance of 84.88 feet;
4. South 82°40'44" West, a distance of 416.87 feet;
5. South 52°05'09" West, a distance of 39.05 feet;
6. South 88°13'45" West, a distance of 54.24 feet;
7. South 31°39'42" West, a distance of 260.39 feet;
8. South 00°03'07" West, a distance of 77.76 feet;
9. North 89°56'53" West, a distance of 189.30 feet;
10. On a non-tangent curve to the right having a radius of 100.00 feet, a chord bearing of North 59°14'49" West, a chord length of 102.11 feet and an arc length of 107.16 feet;

11. South 61°27'15" West, a distance of 84.28 feet;

12. On a non-tangent curve to the right having a radius of 300.00 feet, a chord bearing of South 68°14'55" West, a chord length of 70.98 feet and an arc length of 71.15 feet;

13. South 14°57'26" East, a distance of 37.00 feet;

14. South 31°05'27" West, a distance of 388.46 feet;

15. South 00°03'07" West, a distance of 256.85 feet to a point on the South line of said Northeast Quarter (NE/4);

THENCE North 89°56'53" West, along and with said South line, a distance of 845.49 feet to a point on the East right-of-way line of the John Kilpatrick Turnpike;

THENCE along and with the South and East lines of said John Kilpatrick Turnpike the following six (6) calls:

1. North 31°05'27" East (North 31°05'33" East record), a distance of 1,209.26 feet (1209.41 feet record);

2. On a non-tangent curve to the right having a radius of 3,694.70 feet, a chord bearing of North 38°21'23" East, a chord length of 904.02 feet and an arc length of 906.29 feet;

3. North 52°05'09" East (North 52°05'55" East record), a distance of 482.35 feet (482.30 feet record);

4. North 61°03'02" East (North 61°02'42" East record), a distance of 749.04 feet (749.21 feet record);

5. South 02°17'37" East (South 02°16'46 East record), a distance of 818.15 feet (818.27 feet record);

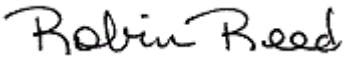
6. North 89°58'25" East (North 89°49'18" East record), a distance of 49.93 feet (50.00 feet record) to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), 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: July 13, 2022 at 7:30 AM

**First American Title Insurance Company**

By: 

Robin Reed

Abstractor License No. 4746

OAB Certificate of Authority # 0058

File No. 2759248-OK99

Owner	Mailing Address	Lot	Block	Legal Description
Shaver's Investments, LLC	23130 Lauren Ln. Edmond, OK 73025			Pt. NE4 13-13N-5W (A-1 & A-13 on map)
JCC Investments, LLC	3825 NW 166th St. Ste. A1 Edmond, OK 73012			-Subject Property
Tuscany Lakes Development, LLC	1500 SW 35th St. Moore, OK 73160			Pt. NE4 13-13N-5W (A-15 & A-16 on map)
Oklahoma Turnpike Authority % Pinnacle Consulting Mgmt. Group	3500 Martin Luther King Ave. Oklahoma City, OK 73136			Pt. SE4 13-13N-5W (A-4 on map)
				Pt. NE4 13-13N-5W (A-5, A-7, A-9, A-10 on map) & Pt. SE4 13-13N-5W (A-3 & A-4 on map) & Pt. SE4 12-13N-5W (A-2 on map)
Carlisle West Real Estate Development Co., LLC	4900 N Portland Ave. Ste. 111 Oklahoma City, OK 73112	1	5	CARLISLE CROSSING
Casey Lee Fleehart	13204 Brampton Way Yukon, OK 73099	2	5	CARLISLE CROSSING
Ashton N Beier	13208 Brampton Way Yukon, OK 73099	3	5	CARLISLE CROSSING
Scott Alan Wilburn	13212 Brampton Way Yukon, OK 73099	4	5	CARLISLE CROSSING
Thanh Tuan Pham & Loan Thanh Pham	13216 Brampton Way Yukon, OK 73099	5	5	CARLISLE CROSSING
Blake Riley York & Jesi Lynn York	13220 Brampton Way Yukon, OK 73099	6	5	CARLISLE CROSSING
NexPoint SFR SPE 1 LLC	8615 Cliff Canyon Dr. #200 Charlotte, NC 28269	7, 8, 11	5	CARLISLE CROSSING
John Pourroy & Jaimee Pourroy	13304 Brampton Way Yukon, OK 73099	9	5	CARLISLE CROSSING
Justin M Scott & Jenniferr Scott	13308 Brampton Way Yukon, OK 73099	10	5	CARLISLE CROSSING
Timothy D Bartee & Shalundra Bartee	9101 NW 135th Ct Yukon, OK 73099	26	8	CARLISLE CROSSING
April Moaning & Dora J Henley Smith	9108 NW 135th Ct Yukon, OK 73099	27	8	CARLISLE CROSSING
Isaac Israel Juarez Carcovich & Karina Kotova	13504 Brampton Way Yukon, OK 73099	29	8	CARLISLE CROSSING
Carlisle Crossing Property Owners' Association, Inc. % Carlisle West Real Estate Department	P.O. Box 721330 Oklahoma City, OK 73172	Common Areas "D" & "E"		CARLISLE CROSSING
City of Oklahoma City-Office of the City Clerk	208 Municipal Building Oklahoma City, OK 73102			Streets & Easements in subject area not set out above.

State Of Oklahoma  
Canadian County  
Documentary Stamps  
**\$4677.75**



Doc#: R 2020 204723  
Bk&Pg: RB 5124 948-952  
Filed: 08-17-2020 DMW  
11:49:25 AM WD  
Canadian County, OK 5E

**RECORDER'S MEMORANDUM**

*At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.*

~~XXXXXX~~

Shavers Investments, LLC  
23130 Lauren Lane  
Edmond, OK 73025

Ret To:

First American Title  
3000 W. Memorial Road, Suite 216  
Oklahoma City, OK 73120  
2507676

**STATUTORY  
SPECIAL WARRANTY DEED**

Tax ID#: **141131-000000-000001**

Doc Stamps:

Filed/insured by: First American Title Insurance Company

File No.: **2507676-OK24 (nr)**

KNOW ALL MEN BY THESE PRESENTS: That **Rippage Investments, L.L.C.** an **Oklahoma limited liability company (the "Grantor")**, in consideration of the sum of TEN AND NO/100's dollars and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto **Shavers Investments, LLC, an Oklahoma limited liability company (the "Grantee")**, that certain tract of real property situated in **Canadian County, Oklahoma**, to wit:

See attached Exhibit "A."

Property Address: **PT NE4 13-13N-5W, Piedmont, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants; and warrant the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise. It being expressly understood and agreed that the Grantee, by acceptance and recording of this Deed, acknowledges and accepts that Grantor does not warrant title against any encroachment reflected in the attached survey.

See attached Exhibit "B."

TO HAVE AND TO HOLD said described premises unto the Grantee, Grantee's heirs, successors and assigns forever.

Signed and delivered this **August 14, 2020**.

Rippage Investments, L.L.C., an Oklahoma limited liability company

By: 

Name: Gary L. Nelson  
Title: Manager

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA**

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ss.

COUNTY OF **OKLAHOMA**

}

This instrument was acknowledged before me on **August 14, 2020**, by **Gary L. Nelson** as **Manager** of **Rippage Investments, L.L.C.** an **Oklahoma limited liability company**.



Natalie A. Reid  
NOTARY PUBLIC

My Commission Expires:

**EXHIBIT 'A'**

File No.: **2507676-OK24 (nr)**

Property: **PT NE4 13-13N-5W, Piedmont, OK**

**TRACT I:**

A tract of land in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the NE Corner of said NE/4 (NE Corner being a 3/8" Iron Pin); Thence South 00°10'42" East on the East line of said NE/4, a distance of 1067.14 (FIELD) 1067.11 (LEGAL) feet to a point on the East Right-of-Way Line of the John Kilpatrick Turnpike and the True Point or Place of Beginning; Thence continuing South 00°10'42" East on the East line of said NE/4, a distance of 1588.04 feet to the Southeast Corner of said NE/4 (SE Corner being a PK Nail w/Tag); Thence North 89°56'53" West (FIELD) North 89°57'06" West (LEGAL) on the South Line of said NE/4, a distance of 2309.05 (FIELD) 2309.18 (LEGAL) feet to a point on the East Right-of-Way Line of the John Kilpatrick Turnpike; Thence North 31°05'27" East (FIELD) North 31°05'33" East (LEGAL) on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 1209.26 (FIELD) 1209.41 (LEGAL) feet to a point; Thence on a curve to the right on the East Right-of-Way Line of the John Kilpatrick Turnpike, having a radius of 3694.7 feet (a chord bearing of North 34°3'12" East and a chord length of 351.19 feet) for an arc length of 351.33 feet to a point; Thence South 89°57'41" East a distance of 170.68 feet to a point; Thence North 00°04'58" West a distance of 211.4 feet to a point; Thence on a curve to the right on the East Right-of-Way Line of the John Kilpatrick Turnpike, having a radius of 3694.7 feet (a chord bearing of North 43°11'08" East and a chord length of 283.42 feet), for an arc length of 283.49 feet to a point; Thence North 52°05'09" West (Corrected: North 52°05'09" East) (FIELD) North 52°05'55" East (LEGAL) on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 482.35 (FIELD) 482.3 (LEGAL) feet to a point; Thence North 61°03'02" East (FIELD) North 61°02'42" East (LEGAL) on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 749.04 (FIELD) 749.21 (LEGAL) feet to a point; Thence South 02°17'37" East (FIELD) South 02°16'46" East (LEGAL) on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 818.02 (FIELD) 818.27 (LEGAL) feet to a point; Thence North 89°58'25" East (FIELD) North 89°49'18" East (LEGAL) on the East Right-of-Way Line of the John Kilpatrick Turnpike, a distance of 49.80 (FIELD) 50 (LEGAL) feet to the Point of Place of Beginning.

All references in the above description to (LEGAL) are taken from the description of a "remainder" tract as described in Canadian County District Court Case No. CJ-98-290, Oklahoma Turnpike Authority, -vs- The Caplinger Family, L.L.C., et al, Report of Commissioners filed September 28, 1999 in Book 2288, page 581, as amended in Journal Entry of Judgment filed July 25, 2002 in Book 2595, page 400, as amended by Order Nunc Pro Tunc filed December 5, 2002 in Book 2653, page 79 and all references to (FIELD) are from survey measurements as shown on survey dated October 8, 2005 last revised November 11, 2005 by Coon Engineering, Inc.

**TRACT II:**

A tract of land in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as:

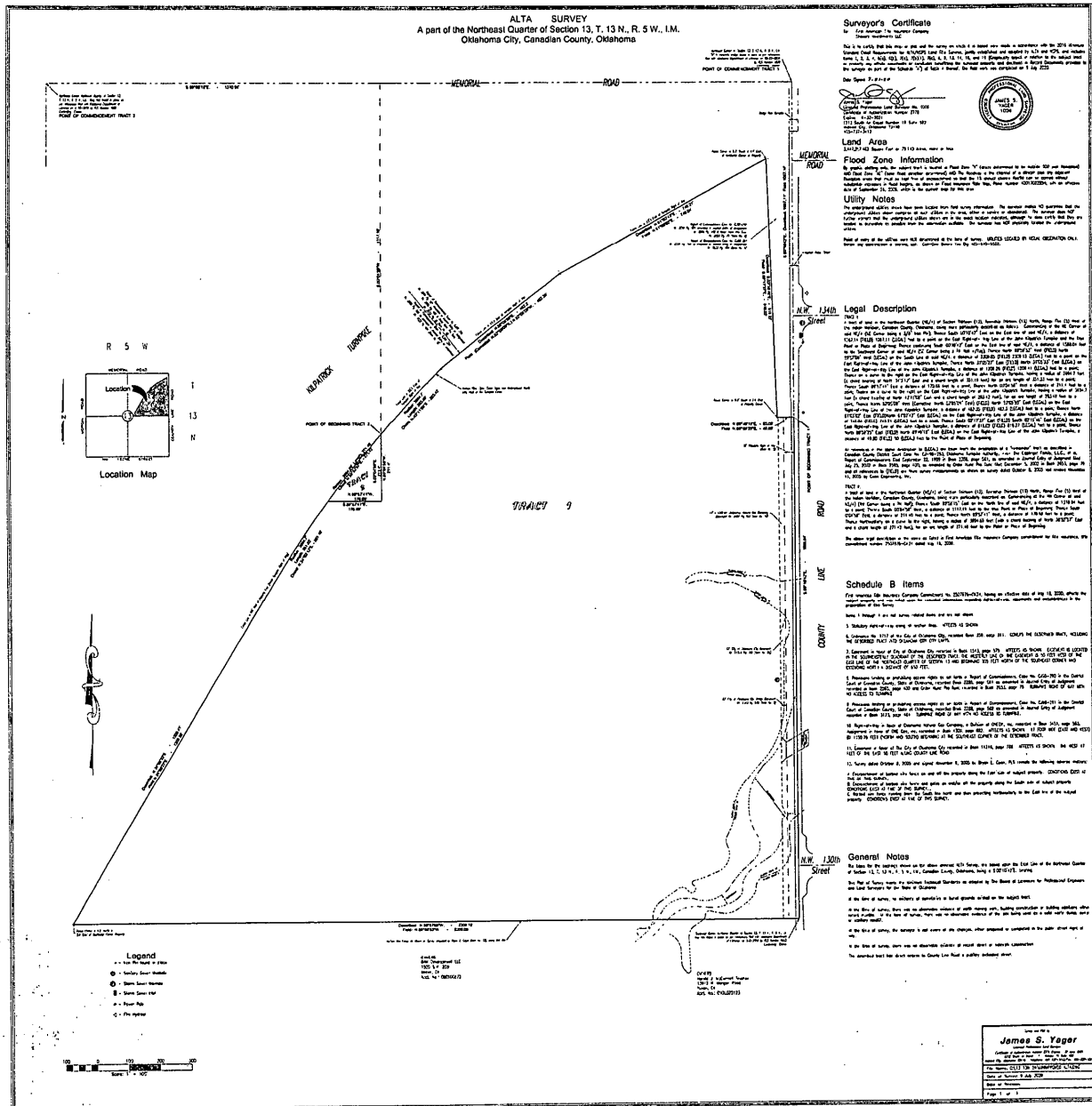
Commencing at the NW Corner of said NE/4 (NW Corner being a PK Nail); Thence South 89°58'15" East on the North line of said NE/4, a distance of 1310.94 feet to a point; Thence South 00°04'58" West, a distance of 1117.19 feet to the true Point or Place of Beginning; Thence South 0°04'58" East, a distance of 211.40 feet to a point; Thence North 89°57'41"

West, a distance of 170.68 feet to a point; Thence Northeasterly on a curve to the right, having a radius of 3694.69 feet (with a chord bearing of North 38°52'57" East and a chord length of 271.42 feet), for an arc length of 271.48 feet to the Point or Place of Beginning.

This description is one of the "remainder" tracts described in Canadian County District Court Case CJ-98-291, Oklahoma Turnpike Authority -vs- The L.P. Kelly Family Trust, et al, Report of Commissioners filed September 28, 1999 in Book 2288, page 588, as amended in Journal Entry of Judgment filed October 24, 2005 in Book 3123, page 464, and as shown on survey dated October 8, 2005 last revised November 11, 2005 by Coon Engineering, Inc.

A.P.N. 141131-000000-000001

EXHIBIT "B"



**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:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5 ), both inclusive.

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

Dated: July 21, 2022 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2758893-OK99

## LEGAL DESCRIPTION

The Curve Kilpatrick

July 15, 2022

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,067.14 feet to the POINT OF BEGINNING;

THENCE continuing South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 663.67 feet to the Northeast (NE) Corner of a tract of land recorded in Book 5440, Page 635 (JCKC Tract);

THENCE along and with the North and West lines of said JCKC Tract the following fifteen (15) calls:

1. South 89°49'18" West, a distance of 43.43 feet;
2. North 43°04'41" West, a distance of 130.06 feet;
3. South 89°49'18" West, a distance of 84.88 feet;
4. South 82°40'44" West, a distance of 416.87 feet;
5. South 52°05'09" West, a distance of 39.05 feet;
6. South 88°13'45" West, a distance of 54.24 feet;
7. South 31°39'42" West, a distance of 260.39 feet;
8. South 00°03'07" West, a distance of 77.76 feet;
9. North 89°56'53" West, a distance of 189.30 feet;
10. On a non-tangent curve to the right having a radius of 100.00 feet, a chord bearing of North 59°14'49" West, a chord length of 102.11 feet and an arc length of 107.16 feet;
11. South 61°27'15" West, a distance of 84.28 feet;
12. On a non-tangent curve to the right having a radius of 300.00 feet, a chord bearing of South 68°14'55" West, a chord length of 70.98 feet and an arc length of 71.15 feet;
13. South 14°57'26" East, a distance of 37.00 feet;

Prepared by Matthew Johnson P.L.S. 1807

Johnson & Associates

Certificate of Authorization No. 1484 (Expires 6-30-23)

S:\4692\4692-3 Tract legal.docx

14. South 31°05'27" West, a distance of 388.46 feet;

15. South 00°03'07" West, a distance of 256.85 feet to a point on the South line of said Northeast Quarter (NE/4);

THENCE North 89°56'53" West, along and with said South line, a distance of 845.49 feet to a point on the East right-of-way line of the John Kilpatrick Turnpike;

THENCE along and with the South and East lines of said John Kilpatrick Turnpike the following six (6) calls:

1. North 31°05'27" East (North 31°05'33" East record), a distance of 1,209.26 feet (1209.41 feet record);
2. On a non-tangent curve to the right having a radius of 3,694.70 feet, a chord bearing of North 38°21'23" East, a chord length of 904.02 feet and an arc length of 906.29 feet;
3. North 52°05'09" East (North 52°05'55" East record), a distance of 482.35 feet (482.30 feet record);
4. North 61°03'02" East (North 61°02'42" East record), a distance of 749.04 feet (749.21 feet record);
5. South 02°17'37" East (South 02°16'46 East record), a distance of 818.15 feet (818.27 feet record);
6. North 89°58'25" East (North 89°49'18" East record), a distance of 49.93 feet (50.00 feet record) to the POINT OF BEGINNING.

Containing 2,279,757 square feet or 52.3360 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

OWNERSHIP REPORT  
ORDER 2758893-OK99

DATE PREPARED: JULY 27, 2022  
EFFECTIVE DATE: JULY 21, 2022 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3872	R210671900	CIC LLC		4054 TWELVE OAKS DR	HARRAH	OK	73045	THE GRAND SEC 1	000	000	THE GRAND SEC 1 000 000 COMMON AREAS A B C D E F G & H & PRIVATE STREETS	0 UNKNOWN OKLAHOMA CITY
3872	R210671000	COLDWATER CREEK HOMES LLC		22477 SAMS DR	EDMOND	OK	73025	THE GRAND SEC 1	001	001	THE GRAND SEC 1 001 001	0 UNKNOWN OKLAHOMA CITY
3872	R210671010	COLDWATER CREEK HOMES LLC		22477 SAMS DR	EDMOND	OK	73025	THE GRAND SEC 1	001	002	THE GRAND SEC 1 001 002	0 UNKNOWN OKLAHOMA CITY
3872	R210671020	TIMBERCRAFT HOMES LLC		13909 TECHNOLOGY DR, Unit B	OKLAHOMA CITY	OK	73134	THE GRAND SEC 1	001	003	THE GRAND SEC 1 001 003	8921 NW 135TH PL OKLAHOMA CITY
3872	R210671030	TIMBERCRAFT HOMES LLC		13909 TECHNOLOGY DR, Unit B	OKLAHOMA CITY	OK	73134	THE GRAND SEC 1	001	004	THE GRAND SEC 1 001 004	8917 NW 135TH PL OKLAHOMA CITY
3872	R210671110	SIMON CHRISTOPHER & DAWN		13500 EMERALD ISLAND DR	OKLAHOMA CITY	OK	73124	THE GRAND SEC 1	002	003	THE GRAND SEC 1 002 003	13500 EMERALD ISLAND DR OKLAHOMA CITY
3872	R210671120	CIC LLC		4054 TWELVE OAKS DR	HARRAH	OK	73045	THE GRAND SEC 1	002	004	THE GRAND SEC 1 002 004	0 UNKNOWN OKLAHOMA CITY
3872	R210671130	NGUYEN TUAN ALEX	NGUYEN KIM CUONG	8909 NW 135TH PL	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	002	005	THE GRAND SEC 1 002 005	0 UNKNOWN OKLAHOMA CITY
3872	R210671140	THIRUMALAI JAYASEKAR	JAYASEKAR SUJKANNAM MA	4304 NW 164TH TER	EDMOND	OK	73013	THE GRAND SEC 1	002	006	THE GRAND SEC 1 002 006	0 UNKNOWN OKLAHOMA CITY
3872	R210671150	DOWLING MICHIKO TRS	DOWLING MICHIKO 1997 TRUST	6705 BRIARCREEK DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	002	007	THE GRAND SEC 1 002 007	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2758893-OK99

DATE PREPARED: JULY 27, 2022  
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3872	R210671160	JUSTSMART CUSTOM HOMES LLC		4304 NW 164TH TER	EDMOND	OK	73013	THE GRAND SEC 1	002	008	THE GRAND SEC 1 002 008	0 UNKNOWN OKLAHOMA CITY
3872	R210671170	JUSTSMART CUSTOM HOMES LLC		4304 NW 164TH TER	EDMOND	OK	73013	THE GRAND SEC 1	002	009	THE GRAND SEC 1 002 009	0 UNKNOWN OKLAHOMA CITY
3872	R210671180	CIC LLC		4054 TWELVE OAKS DR	HARRAH	OK	73045	THE GRAND SEC 1	002	010	THE GRAND SEC 1 002 010	0 UNKNOWN OKLAHOMA CITY
3872	R210671190	CIC LLC		4054 TWELVE OAKS DR	HARRAH	OK	73045	THE GRAND SEC 1	003	001	THE GRAND SEC 1 003 001	0 UNKNOWN OKLAHOMA CITY
3872	R210671200	CIC LLC		4054 TWELVE OAKS DR	HARRAH	OK	73045	THE GRAND SEC 1	003	002	THE GRAND SEC 1 003 002	0 UNKNOWN OKLAHOMA CITY
3872	R210671210	JOHNSON GEANDRA DENISE		13405 EMERALD ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	003	003	THE GRAND SEC 1 003 003	13405 EMERALD ISLAND DR OKLAHOMA CITY
3872	R210671220	PORTER DANIELLE CHRISTINA		13409 EMERALD ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	003	004	THE GRAND SEC 1 003 004	13409 EMERALD ISLAND DR OKLAHOMA CITY
3872	R210671230	BROOKS LEROY	BROOKS MARY	13413 EMERALD ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	003	005	THE GRAND SEC 1 003 005	13413 EMERALD ISLAND DR OKLAHOMA CITY
3872	R210671240	SUSKE JESSICA L	GOLUB SCOTT	13417 EMERALD ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	003	006	THE GRAND SEC 1 003 006	13417 EMERALD ISLAND DR OKLAHOMA CITY
3872	R210671250	IRVIN ERYN	LEMASTER SCOTT	13421 EMERALD ISLAND DRIVE	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	003	007	THE GRAND SEC 1 003 007	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2758893-OK99

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3872	R210671260	NGUYEN THUY NHAT	PHAM QUYNH N	13425 EMERALD ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	003	008	THE GRAND SEC 1 003 008	13425 EMERALD ISLAND DR OKLAHOMA CITY
3872	R210671270	NEWSOM KEVIN RAY		13429 EMERALD ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	003	009	THE GRAND SEC 1 003 009	13429 EMERALD ISLAND DR OKLAHOMA CITY
3872	R210671280	ABDUL HAKIM IBRAHIM	NAWAZ ADILA	13433 EMERALD ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	003	010	THE GRAND SEC 1 003 010	13433 EMERALD ISLAND DR OKLAHOMA CITY
3872	R210671620	A INGRAM INC		13213 KNIGHT ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	008	009	THE GRAND SEC 1 008 009	0 UNKNOWN OKLAHOMA CITY
3872	R210671630	SLTESTONE CUSTOM HOMES LLC		13109 RUSTIC RIDGE AVE	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	008	010	THE GRAND SEC 1 008 010	0 UNKNOWN OKLAHOMA CITY
3872	R210671640	CIC LLC		4054 TWELVE OAKS DR	HARRAH	OK	73045	THE GRAND SEC 1	008	011	THE GRAND SEC 1 008 011	0 UNKNOWN OKLAHOMA CITY
3872	R210671650	REDDING JEFFREY C		13820 HUNTER JACKSON DR	YUKON	OK	73099	THE GRAND SEC 1	009	001	THE GRAND SEC 1 009 001	13201 KNIGHT ISLAND DR OKLAHOMA CITY
3872	R210671660	BROWN DEELLEN M		13117 KNIGHT ISLAND DR	OKLAHOMA CITY	OK	73142	THE GRAND SEC 1	009	002	THE GRAND SEC 1 009 002	13117 KNIGHT ISLAND DR OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2758893-OK99

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3827	R141011505	OKLAHOMA TURNPIKE AUTHORITY	3500 MARTIN LUTHER KING AVE	PO BOX 11357	OKLAHOMA CITY	OK	73136- 0357	UNPLTD PT SEC 7 13N 4W		UNPLTD PT SEC 07 13N 4W 000 000 PT SW4 SEC 7 13N 4W BEG SW/C SW4 TH N982.89FT E50FT S789.59FT RIGHT ON CURVE 1154.44FT NE121.13FT E313.35FT SE1025.75FTS493.3 7FT W2634.56FT TO BEG	0 UNKNOWN
3872	R15003300	OKLAHOMA TURNPIKE AUTHORITY		PO BOX 11357	OKLAHOMA CITY	OK	73136- 0357	UNPLTD PT SEC 18 13N 4W		UNPLTD PT SEC 18 13N 4W 000 000 PT NW4 SEC 18 13N 4W BEG NW/C NW4 TH E951.80FT S39.48FT SW54.05FT W111.44FT SW584.27FT W207.93FT SLY712.29FT W50FT N1067.11FT TO BEG	0 UNKNOWN

OWNERSHIP REPORT  
ORDER 2758893-OK99

DATE PREPARED: JULY 27, 2022  
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3872	R150033010	CIC LLC		4054 TWELVE OAKS DR	HARRAH	OK	73045	UNPLTD PT SEC 18 13N 4W	000	000	UNPLTD PT SEC 18 13N 4W 000 000 PT NW4 SEC 18 13N 4W BEG 951.80FT E OF NW/C NW4 TH E92.58FT S60FT SW423.04FT W814.01FT N112.05FT E207.93FT NE584.27FT E111.44FT NE54.05FT N39.48FT TO BEG CONT 5.21ACRS	0 UNKNOWN UNINCORPORATED
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