



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

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

Page Woodson

Project Name

508 N Kelley Ave.

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

Multi-Use development

Summary Purpose Statement / Proposed Development

Case No.: SPUD -	1442
File Date:	2/5/22
Ward No.:	7
Nbhd. Assoc.:	
School District:	OKC
Extg Zoning:	R-2
Overlay:	

+/- 0.6629 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

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

Property Owner Information (if other than Applicant):

Oklahoma City Urban Renewal Authority

Name

105 N Hudson, Suite 101

Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

(405) 235-3771

Phone

Email

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

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

July 20, 2022

City of Oklahoma City
Planning Department
420 W. Main Street, Suite 900
Oklahoma City, OK 73102

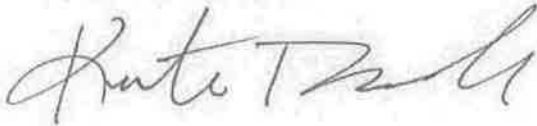
Attn: Mr. Geoff Butler, Planning Director

RE: Letter of Authorization for Submittal to the City

Dear Geoff:

The Oklahoma City Urban Renewal Authority (OCURA) is owner of property located southwest of NE 5th St. & N High Ave. in Oklahoma City. As Executive Director of OCURA, I hereby authorize Johnson & Associates to act as agents on OCURA's behalf in the submittal and processing of this Simplified Planned Unit Development (SPUD) application and all subsequent applications to the City of Oklahoma City regarding the SPUD. If you have any questions or comments, please feel free to contact me.

Respectfully Submitted,



Kenton Tsoodle
Executive Director

cc: Mark Zitzow, AICP Johnson & Associates
File: 3309 042 / PUD

Willistean B Hayes
2733 NW 30th St.
Oklahoma City, OK 73112
PH: (405) 535-2930

June 22, 2022

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th 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 Rezoning 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.

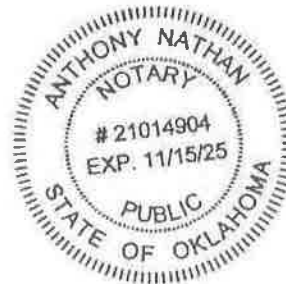
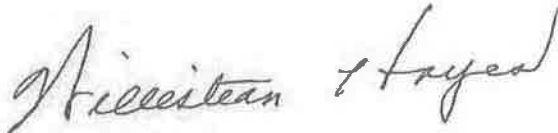
Respectfully Submitted,

WILLISTEAN B. HAYES

Signed and subscribed before me:



NOTARY: #21014904 Exp 11/12/25



cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 3309 042 / PUD



20200902011295360
09/02/2020 02:01:20 PM
Bk:RE1446 Pg:1381 Pgs:1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

QUIT CLAIM DEED

INDIVIDUAL FORM

THIS INDENTURE, Made this 31st day of August, 2020 between
Louis Ray Baker Single

and Willistean B. Hayes Sengles 0733 NW 30th St OKC,
Oklahoma City, OKla. 73112

of the second part, Witnesseth, that said part Y of the first part, in consideration of the sum of:
100 Dollars and 00/100 DOLLARS to

his in hand paid, the receipt of which is hereby acknowledged, do ES hereby quitclaim, grant,
bargain, sell and convey unto the said party of the second part all his right, title, interest, estate, and
every claim and demand, both at law and in equity, in and to all the following described property situate in

Oklahoma County, State of Oklahoma, to wit: East Fourth St Add Blk 002
Lot 000 SID. 7ft of Lot 18 and all Lot 19 and
N 14.3 ft of Lot 20

508 N. Kelley Ave. Oklahoma City, Oklahoma 73117-1442

PID#:

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

To Have and to Hold the above described premises unto the said parties of the second part, and to
the heirs and assigns of the survivor forever, so that neither the said part Y of the first part or any
person in his name and behalf, shall or will hereafter claim or demand any right or title to the
said premises or any part thereof; but they and everyone of them shall by these premises be excluded and
forever barred.

In Witness Whereof, the said part Y of the first part do hereby set his
hand the day and year first above written.

STATE OF OKLAHOMA
COUNTY OF Oklahoma } ss:

INDIVIDUAL ACKNOWLEDGEMENT
OKLAHOMA FORM

Before me, the undersigned, a Notary Public in and for said County and State on this 31st day of

August 2020, personally appeared

Louis Ray Baker

to me known to be the identical person who executed the within and foregoing instrument and acknowledged
to me that he executed the same as his 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.

MY COMMISSION EXPIRES: 03-05-2022

Toni L. Duke
NOTARY PUBLIC

TONI L. DUKE
Notary Public, State of Oklahoma
Commission # 18002228
My Commission Expires 03-05-2022

20200902011295360
Filing Fee: \$10.00

09/02/2020 02:01:20 PM
DEED





20200902011295370
09/02/2020 02:01:21 PM
Bk:RE14463 Pg:1382 Pgs:1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

JOINT TENANCY
QUIT CLAIM DEED
INDIVIDUAL FORM

THIS INDENTURE, Made this 31 day of August, 2020, between

Louis Ray Baker single

of the first part, and

Willi stean B. Baker single

2733 NW 30th St OKLA. City OK 73112 as joint tenants and

not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, of the second part, Witnesseth, that said part Y of the first part, in consideration of the sum of: TEN DOLLARS and 00/100 DOLLARS

to _____ in hand paid, the receipt of which is hereby acknowledged, do ES hereby quitclaim,

grant, bargain, sell and convey unto the said parties of the second part all his right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate

in Oklahoma County, State of Oklahoma, to wit: East Fourth St Add 002 000

PT B1K 2 Beg 44.76ft N of SW/4 SD B1K 2 th N

along W line Bk 265.94ft E 160ft S along E line

Lots 20, 21 and 23 63.92ft W 160.01ft to BEG Subj

to easements of record. 508 N Kelley Ave., Oklahoma

City, Oklahoma 73117-1442

PID #:

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

To Have and to Hold the above described premises unto the said parties of the second part as joint tenants, and to the heirs and assigns of the survivor forever, so that neither the said part Y of the first part or any person in his name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said part Y of the first part has hereunto set his hand the day and year first above written.

STATE OF OKLAHOMA

COUNTY OF Oklahoma } ss:

INDIVIDUAL ACKNOWLEDGEMENT
OKLAHOMA FORM

Before me, the undersigned a Notary Public in and for said County and State on this 31st day of

August, 2020, personally appeared

Louis Ray Baker

to me known to be the identical person who executed the within and foregoing instrument and acknowledged

to me that he executed the same as his 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.

MY COMMISSION EXPIRES:

03-05-2022

Toni L. Duke
NOTARY PUBLIC

20200902011295370
Filing Fee: \$18.00

09/02/2020 02:01:21 PM
DEED



TONI L. DUKE
Notary Public, State of Oklahoma
Commission # 18002228
My Commission Expires 03-05-2022

Legal Description

508 N Kelly Ave. PUD

Tract 1

The south 10.7 feet of Lot 18, all of Lot 19 and the north 14.3 feet of Lot 20, in Block 2 of Amended Plat of East Fourth Street Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 17 of plats, page 85, together with the west half of the vacated 20 foot north-south alley in said Block 2 adjoining on the east.

Tract 2

A part of Lot 20, all of Lots 21 and 22, a part of Lot 23, in Block 2, and a part of the vacated 20 foot north-south alley (the "Vacated Alley") in said Block 2, of Amended Plat of East Fourth Street Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 17 of plats, page 85, being more particularly described as follows:

Commencing at the southwest corner of said Block 2, said point also being the southwest corner of Lot 24 of said Block 2;

Thence north along the west line of said Block 2 a distance of 44.76 feet to the point or place of beginning;

Thence continuing north along the west line of said Block 2 a distance of 65.94 feet to a point 10.7 feet north of the southwest corner of Lot 20 of said Block 2;

Thence east and parallel with the south line of said Block 2 a distance of 160 feet to a point on the centerline of the Vacated Alley (said point previously described as being a point on the east line of Lot 20 of said Block 2);

Thence south along said centerline of the Vacated Alley a distance of 63.92 feet to a point, said point being 46.78 feet north of the south line of Lot 24 of said Block 2, extended east (said point previously described as being 46.78 feet north of the southeast corner of Lot 24 of said Block 2;

Thence South 89°16'36" West a distance of 160.01 feet to the point or place of beginning.

AND

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lots Seven (7) through Eleven (11) in Block Two (2) as shown on the recorded AMENDED PLAT EAST FOURTH STREET ADDITION and a portion of Lot One (1) as shown on THE AMENDED PLAT OF BLOCK 2 & EAST 200 FT OF BLOCK 1 KNOTT & GILLESPIE'S ADDITION being more particularly described as follows:

Commencing at the Northeast (NE) Corner of Lot Fifteen (15) Block Nine (9) of said PARK PLACE ADDITION;

THENCE South 00°02'08" East, along and with the East line of said Block 9 extended and the East line of Block Twenty-four (24) of said plat PARK PLACE ADDITION, a distance of 813.58 feet to the Southeast (SE) Corner of Lot Thirty-two (32) of said Block 24;

THENCE South 89°43'12" West, along and with the South line extended of said Block 24, a distance of 360.03 feet to a point on the East line of said Block 2;

THENCE North 00°05'30" West, along and with the East line of said Block 2, a distance of 149.34 feet to the POINT OF BEGINNING;

THENCE South 90°00'00" West, departing said East line, a distance of 74.53 feet;

THENCE North 00°02'08" West, a distance of 142.10 feet to a point on the North line of said Lot 1;

THENCE North 90°00'00" East, along and with the North line of said Lot 1, a distance of 74.39 feet to the Northeast (NE) Corner of said Lot 1;

THENCE South 00°05'30" East, along and with the East line of said Lot 1 and the East line of said Lots 11 through 7, a distance of 142.10 feet to the POINT OF BEGINNING.

Containing 10,581 square feet or 0.2429 acres, more or less.

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

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number RR022666600, R022666800 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.



STATE OF OKLAHOMA } ss:
COUNTY OF OKLAHOMA }

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 Ft Radius Parcel

filed in the office of the County Assessor
on the 14 day of July, 20 22

Given under my hand and official seal this
14 day of July, 20 22

County Assessor

[Signature] Deputy



Oklahoma County Assessor's
300ft Radius Report
7/19/2022

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R022802525	P & M LAND PARTNERS LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	PHILLIPS & MEADE EAST SIDE	006	017	PHILLIPS & MEADE EAST SIDE 006 017	404 N KELLEY AVE OKLAHOMA CITY
R133582005	WOODS LAWRENCE & JUANA LIV TRUST		8909 PLACID DR	OKLAHOMA CITY	OK	73131-4019	UNPLTD PT SEC 34 12N 3W	000	000	UNPLTD PT SEC 34 12N 3W 000 000 PT SEC 34 12N 3W 3W BEING S70FT OF E50FT OF LOT 4 BLK 5 PHILLIPS & MEADE EAST SIDE ADDN UNREC	401 N KELLEY AVE OKLAHOMA CITY
R022802450	LSLC LLC		528 NW 12TH ST	OKLAHOMA CITY	OK	73103-2407	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 LOTS 26 & 27	407 N HIGH AVE OKLAHOMA CITY
R022802300	P & M PARTNERS LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	PHILLIPS & MEADE EAST SIDE	006	016	PHILLIPS & MEADE EAST SIDE 006 016	406 N KELLEY AVE OKLAHOMA CITY
R022802475	PHF LLC		655 RESEARCH PKWY STE 500	OKLAHOMA CITY	OK	73104-6266	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 LOTS 28 & 29	411 N HIGH AVE OKLAHOMA CITY
R133581975	WOODS LAWRENCE & JUANA LIV TRUST		8909 PLACID DR	OKLAHOMA CITY	OK	73131-4019	UNPLTD PT SEC 34 12N 3W	000	000	UNPLTD PT SEC 34 12N 3W 000 000 PT SEC 34 12N 3W 3W BEING N70FT OF E50FT OF LOT 4 BLK 5 PHILLIPS & MEADE EAST SIDE ADDN UNREC	0 UNKNOWN OKLAHOMA CITY
R133582025	GARRETT AND COMPANY LLC	OCEAN INVESTMENT CO LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 34 12N 3W	000	000	UNPLTD PT SEC 34 12N 3W 000 000 PT SEC 34 12N 3W 3W BEING W50FT OF E100FT OF LOT 4 BLK 5 PHILLIPS & MEADE EAST SIDE ADDN UNREC	0 UNKNOWN OKLAHOMA CITY
R133582050	PHF REDEVELOPMENT LLC		655 RESEARCH PKWY STE 500	OKLAHOMA CITY	OK	73104-6266	UNPLTD PT SEC 34 12N 3W	000	000	UNPLTD PT SEC 34 12N 3W 000 000 PT SEC 34 12N 3W 3W BEING E25FT OF W100FT OF LOT 4 BLK 5 PHILLIPS & MEADE EAST SIDE ADDN UNREC	923 NE 3RD ST OKLAHOMA CITY
R133582078	PHF REDEVELOPMENT LLC		655 RESEARCH PKWY STE 500	OKLAHOMA CITY	OK	73104-6266	UNPLTD PT SEC 34 12N 3W	000	000	UNPLTD PT SEC 34 12N 3W 000 000 W 75 FT OF LOT 4 BLK 5 PHILLIPS & MEADE EAST SIDE ADDN UNREC	921 NE 3RD ST OKLAHOMA CITY
R022802275	LSLC LLC	ATTN B BELONGER ESQ	528 SW 12TH ST	OKLAHOMA CITY	OK	73102	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 LOTS 14 & 15	414 N KELLEY AVE OKLAHOMA CITY
R022802125	PHF REDEVELOPMENT LLC		655 RESEARCH PKWY STE 500	OKLAHOMA CITY	OK	73104-6266	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 S50FT OF LOTS 1 THRU 4	417 N HIGH AVE OKLAHOMA CITY
R133581900	PHF REDEVELOPMENT LLC		655 RESEARCH PKWY STE 500	OKLAHOMA CITY	OK	73104-6266	UNPLTD PT SEC 34 12N 3W	000	000	UNPLTD PT SEC 34 12N 3W 000 000 PT SEC 34 12N 3W 3W BEING E75 SFT OF LOT 2 BLK 5 PHILLIPS & MEADE EAST SIDE ADDN UNREC	UNKNOWN

Oklahoma County Assessor's
300ft Radius Report
7/19/2022

R133581875	P & M PARTNERS LLC				9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	UNPLTD PT SEC 34 12N 3W	000	000	UNPLTD PT SEC 34 12N 3W 000 000 PT SE4 SEC 34 12N 3W BEG 575FT W OF NE/C SE4 TH \$155FT W25FT N155FT E25FT TO BEG EX N30FT FOR ROAD AKA W25FT OF LOT 1 BLK 5 PHILLIPS & MEADE EAST SIDE ADDN UNREC	0 UNKNOWN OKLAHOMA CITY
R133581850	CORSAIR CATTLE COMPANY				PO BOX 2286	OKLAHOMA CITY	OK	73101-2286	UNPLTD PT SEC 34 12N 3W	000	000	UNPLTD PT SEC 34 12N 3W 000 000 PT SE4 SEC 34 12N 3W BEG 550FT W & 30FT S OF NE/C SE4 TH W25FT S115FT E25FT N115FT TO BEG AKA E25FT OF W50FT OF LOT 1 BLK 5 PHILLIPS & MEADE EAST SIDE ADDN UNREC	918 NE 4TH ST OKLAHOMA CITY
R133581775	P & M LAND PARTNERS LLC				9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	UNPLTD PT SEC 34 12N 3W	000	000	UNPLTD PT SEC 34 12N 3W 000 000 PT SE4 SEC 34 12N 3W BEG 50FT OF W100FT OF LOT 1 BLK 5 PHILLIPS & MEADE EAST SIDE ADDN UNREC	920 NE 4TH ST OKLAHOMA CITY
R133581800	LSLC LLC				528 NW 12TH ST	OKLAHOMA CITY	OK	73103-2407	UNPLTD PT SEC 34 12N 3W	000	000	UNPLTD PT SEC 34 12N 3W 000 000 PT SE4 SEC 34 12N 3W BEG 370FT W OF NE/C SE4 TH \$155FT W130FT N155FT E130FT TO BEG AKA E100FT OF LOT 1 BLK 5 PHILLIPS & MEADE EAST SIDE ADDN UNREC EX N30FT & EX E30FT	928 NE 4TH ST OKLAHOMA CITY
R022802250	P & M LAND PARTNERS LLC				9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	PHILLIPS & MEADE EAST SIDE	006	006	SIDE 006 000 W 1/2 OF LOT 12 & ALL LOT 13	1000 NE 4TH ST OKLAHOMA CITY
R022802225	P & M LAND PARTNERS LLC				9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	PHILLIPS & MEADE EAST SIDE	006	006	PHILLIPS & MEADE EAST SIDE 006 000 ALL LOT 11 & E 1/2 OF LOT 12	1006 NE 4TH ST OKLAHOMA CITY
R022802210	P & M LAND PARTNERS LLC				9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	PHILLIPS & MEADE EAST SIDE	006	006	PHILLIPS & MEADE EAST SIDE 006 000	1008 NE 4TH ST OKLAHOMA CITY
R022802200	CORSAIR ESTATE LLC				PO BOX 2286	OKLAHOMA CITY	OK	73101-2286	PHILLIPS & MEADE EAST SIDE	006	006	PHILLIPS & MEADE EAST SIDE 006 000 W 1/2 LOT 8 & ALL LOT 9	1010 NE 4TH ST OKLAHOMA CITY
R022802175	MILLER BARBARA				3420 E FOREST PARK DR	FOREST PARK OKLAHOMA CITY	OK	73121-2228	PHILLIPS & MEADE EAST SIDE	006	006	PHILLIPS & MEADE EAST SIDE 006 000 LOT 7 & E 1/2 OF LOT 8	1012 NE 4TH ST OKLAHOMA CITY
R022802150	RVDLD LLC				9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	PHILLIPS & MEADE EAST SIDE	006	006	PHILLIPS & MEADE EAST SIDE 006 000 LOTS 5 & 6	1014 NE 4TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
7/19/2022

R022802100	RVDLD LLC	GARRETT & COMPANY LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	PHILLIPS & MEADE EAST SIDE	006	PHILLIPS & MEADE EAST SIDE 006 000 N75FT OF LOTS 1 THRU 4	0 UNKNOWN OKLAHOMA CITY
R022660200	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	001	EAST FOURTH ST ADD 001 000 E110FT OF LOT 1 & E110FT OF 515FT OF LOT 2 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022664600	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	EAST FOURTH ST ADD 002 000 E100FT OF LOTS 1 & 2 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022667000	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	EAST FOURTH ST ADD 002 000 519.76FT LOT 23 & N14.3FT OF LOT 24 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483870	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	PARK PLACE ADDITION 024 000 LOTS 15 & 16 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483870	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	PARK PLACE ADDITION 024 000 LOTS 15 & 16 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022664400	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	EAST FOURTH ST ADD 002 000 W50FT LOTS 1 2 & 3 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022664000	MOYERS FACTORY WAREHOUSE INC	GARRETT & COMPANY LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST FOURTH ST ADD	001	EAST FOURTH ST ADD 001 000 LOTS 33 & 34 & N10FT OF LOT 35	0 UNKNOWN OKLAHOMA CITY
R022660400	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	001	EAST FOURTH ST ADD 001 000 E110FT OF N10FT OF LOT 2 & E110FT OF LOTS 3 & 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022660600	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	001	EAST FOURTH ST ADD 001 000 W40FT OF LOTS 1 THRU 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022664800	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	EAST FOURTH ST ADD 002 000 E100FT OF LOT 3 & ALL LOT 4	505 N HIGH AVE OKLAHOMA CITY
R022666800	BAKER WILLISTEAN B		2733 NW 30TH ST	OKLAHOMA CITY	OK	73112	EAST FOURTH ST ADD	002	EAST FOURTH ST ADD 002 000 PT BLK 2 BEG 44.76FT N OF SW/C SD BLK 2 TH N ALONG W LINE BLK 2 65.94FT E160FT S ALONG E LINE LOTS 20 21 & 23 63.92FT W160.01FT TO BEG SUBI TO EASEMENTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R024483860	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	PARK PLACE ADDITION 024 000 LOTS 13 & 14 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022663800	ABAB INC		7008 NW 15TH ST APT 1105	OKLAHOMA CITY	OK	73127-3322	EAST FOURTH ST ADD	001	EAST FOURTH ST ADD 001 000 LOTS 31 & 32	508 N LAIRD AVE OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
7/19/2022

R022660800	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 LOTS 5 & 6 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022666600	HAYES WILLISTEAN B		2733 NW 30TH ST	OKLAHOMA CITY	OK	73112	EAST FOURTH ST ADD	002	000	002 LOT 000 S10.7FT OF LOT 18 & ALL LOT 19 & N14.3FT OF LOT 20	508 N KELLEY AVE OKLAHOMA CITY
R022665000	HAMILTON CLARK		5600 N EVEREST AVE	OKLAHOMA CITY	OK	73111-6730	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD 002 000 LOTS 5 & 6	509 N HIGH AVE OKLAHOMA CITY
R024483850	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 PT OF LOTS 10 11 12 & VAC ALLEY ADJ DESCRIBED AS BEG 30FT E & 10FT N OF SW/C LOT 12 TH N50FT E120.19FT S50FT W120.14FT TO BEG	514 N HIGH AVE OKLAHOMA CITY
R022663600	PHF REDEVELOPMENT LLC		655 RESEARCH PKWY STE 500	OKLAHOMA CITY	OK	73104-6265	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 LOTS 29 & 30	512 N LAIRD AVE OKLAHOMA CITY
R022661000	ALLEN MARIE		513 N KELLEY AVE	OKLAHOMA CITY	OK	73117-1441	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 LOTS 7 & 8	513 N KELLEY AVE OKLAHOMA CITY
R022665200	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD BLK 002 LOT 000 BALANCE OF LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
R024483840	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 ALL LOT 9 & BEG AT NW/C LOT 10 TH E141.9FT S15FT W111.9FT S50FT E111.9FT S10FT W140FT N75FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R022663400	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 LOTS 27 & 28	514 N LAIRD AVE OKLAHOMA CITY
R022661200	JOHNSON WANDA J & WILLIE MAURICE		224 COLLEGE AVE	VALLEJO	CA	94589-2135	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 LOTS 9 & 10	515 N KELLEY AVE OKLAHOMA CITY
R024483820	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 7 & 8 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022663200	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 LOT 26 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022663000	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 LOT 25 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022661400	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 LOTS 11 & 12 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022665400	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD BLK 002 LOT 000 BALANCE OF LOTS 9 10 & 11	0 UNKNOWN OKLAHOMA CITY
R024483810	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 5 & 6 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022662800	LOGAN MARION E & LUCILLE		524 N LAIRD AVE	OKLAHOMA CITY	OK	73104-6225	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 LOTS 23 & 24	524 N LAIRD AVE OKLAHOMA CITY

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R024483800	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 3 & 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483780	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 1 & 2 EX THAT PT OF LT 1 INCLUDED IN FOLLOWING DESCRIPTION PT OF LOTS 15 & 16 & PT OF 20FT ALLEY IN BLK 38 OF OAK PARK AMENDED & PT OF LT 28 BLK 1 & PT LT 2	0 UNKNOWN OKLAHOMA CITY
R022662600	JONES & JONES ENTERPRISES LLC	RENEWAL AUTHORITY	4545 WHITEWOOD AVE	LONG BEACH	CA	90808	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 LOTS 21 & 22	528 N LAIRD AVE OKLAHOMA CITY
R022661600	CRAWFORD ARTELIA H	JENKINS CHERI D	4116 PARKVIEW DR	OMAHA	NE	68134-3853	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 PT LOTS 13 THRU 18 BEG 50FT W SE/C SD LOT 13 TH N145FT E ALONG N LINE BLK 1 EXTENDED 90FT SELY 20.18FT SWLY ALONG A CURVE 137.2FT W55.20FT TO BEG	535 N KELLEY AVE OKLAHOMA CITY
R022661800	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 W55FT OF E105FT OF LOTS 13 THRU 18 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022662000	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 W45FT OF LOTS 13 THRU 18 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R133605050	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 35 12N 3W	000	000	UNPLTD PT SEC 35 12N 3W 000 000 PT SW4 SEC 35 12N 3W BEG NW/C SW4 TH S TO N LINE OF RR R/W TH NE48FT SE25FT TH NE ALONG RR R/W TO N LINE SW4 TH W TO BEGSUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R021689710	P W PHASE III DEVELOPMENT LLC		105 N HUDSON AVE STE 202	OKLAHOMA CITY	OK	73102	OAK PARK AMENDED ADD	038	000	OAK PARK AMENDED ADD BLK 000 LOT 000 PT NE4 SEC 34 12N 3W & PT OF BLK 38 OAK PARK AMD & PT OF BLKS 1 & 2 KNOTT & GILLESPIES ADDN & PT OF BLK 2 EAST FOURTH STREET ADDN & PT OF VACATED STREETS & ALLEYS	630 N KELLEY AVE OKLAHOMA CITY

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R024483880	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73.102	PARK PLACE ADDITION	024	000 BLK 1 & PT LT 2 BLK 2	PARK PLACE ADDITION 024 000 LOTS 17 THRU 20 EX THAT PT OF LT 17 INCLUDED IN FOLLOWING DESCRIPTION PT OF LTS 15 & 16 & PT OF 20FT ALLEY IN BLK 38 OF OAK PARK AMENDED & PT OF LT 28	0 UNKNOWN OKLAHOMA CITY
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Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

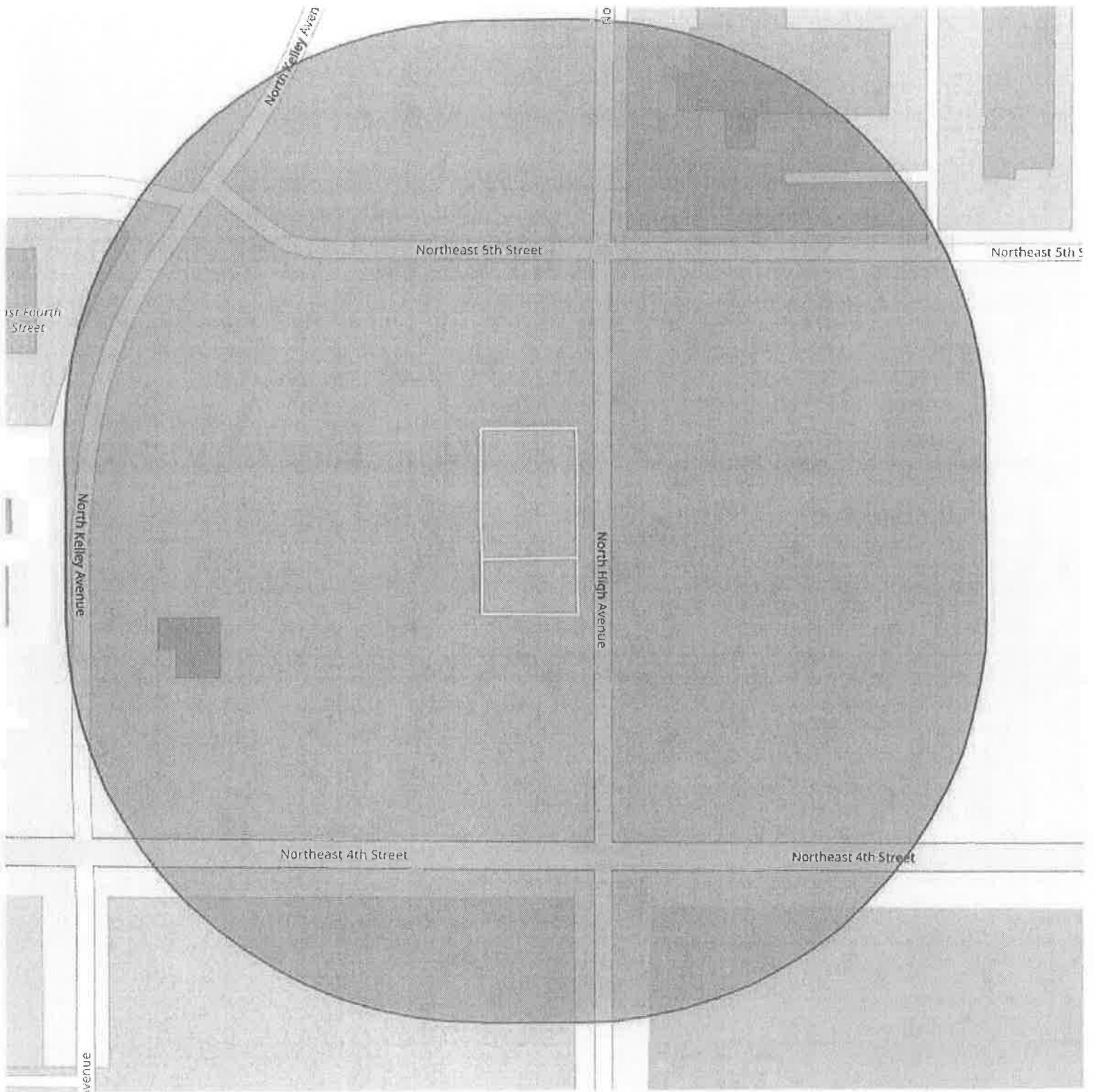
This Non-Official Report is for Account Number R022665400, R022665200 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft Reel's report
filed in the office of the County Assessor
on the 19 day of July, 2022
Given under my hand and official seal this
19 day of July, 2022

County Assessor

Deputy



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accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R022802125	PHF REDEVELOPMENT LLC		655 RESEARCH PKWY STE 500	OKLAHOMA CITY	OK	73104-6266	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 550FT OF LOTS 1 THRU 4	417 N HIGH AVE OKLAHOMA CITY
R022802250	P & M LAND PARTNERS LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 W 1/2 OF LOT 12 & ALL LOT 13	1000 NE 4TH ST OKLAHOMA CITY
R022802225	P & M LAND PARTNERS LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 ALL LOT 11 & E 1/2 OF LOT 12	1006 NE 4TH ST OKLAHOMA CITY
R022802210	P & M LAND PARTNERS LLC		9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	PHILLIPS & MEADE EAST SIDE	006	010	PHILLIPS & MEADE EAST SIDE 006 010	1008 NE 4TH ST OKLAHOMA CITY
R022802200	CORSAIR ESTATE LLC	CORSAIR CATTLE CO	PO BOX 2286	OKLAHOMA CITY	OK	73101-2286	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 W 1/2 LOT 8 & ALL LOT 9	1010 NE 4TH ST OKLAHOMA CITY
R022802175	MILLER BARBARA	TAYLOR TOMMIE SR	3420 E FOREST PARK DR	FOREST PARK OKLAHOMA CITY	OK	73121-2228	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 LOT 7 & E 1/2 OF LOT 8	1012 NE 4TH ST OKLAHOMA CITY
R022802150	RVDLD LLC	GARRETT AND COMPANY LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 LOTS 5 & 6	1014 NE 4TH ST OKLAHOMA CITY
R022802100	RVDLD LLC	GARRETT & COMPANY LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	PHILLIPS & MEADE EAST SIDE	006	000	PHILLIPS & MEADE EAST SIDE 006 000 N75FT OF LOTS 1 THRU 4	0 UNKNOWN OKLAHOMA CITY
R022664600	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD 002 000 E100FT OF LOTS 1 & 2 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022667000	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD 002 000 S19.76FT LOT 23 & N14.3FT OF LOT 24 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483960	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 W50FT OF E90FT OF LOTS 29 THRU 32 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483970	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 W50FT OF LOTS 29 THRU 32 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483870	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 15 & 16 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483870	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 15 & 16 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022664400	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD 002 000 W50FT LOTS 1 2 & 3 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022664800	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD 002 000 E100FT OF LOT 3 & ALL LOT 4	505 N HIGH AVE OKLAHOMA CITY

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R022666800	BAKER WILLISTEAN B				OKLAHOMA CITY	OK	73112	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD 002 000 PT BLK 2 BEG 74.76FT N OF SW/C SD BLK 2 TH N ALONG W LINE BLK 2 65.94FT E160FT S ALONG E LINE LOTS 20 21 & 23 63.92FT W160.01FT TO BEG SUBJ TO EASEMENTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R024483950	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY			OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 W50FT OF E90FT OF LOTS 29 THRU 32 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483970	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY			OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 W50FT OF LOTS 29 THRU 32 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483850	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY			OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 13 & 14 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022666600	HAYES WILLISTEAN B				OKLAHOMA CITY	OK	73112	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD BLK 002 LOT 000 S10.7-T OF LOT 18 & ALL LOT 19 & N14.3FT OF LOT 20	508 N KELLEY AVE OKLAHOMA CITY
R022665000	HAMILTON CLARK				OKLAHOMA CITY	OK	73111-6730	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD 002 000 LOTS 5 & 6	509 N HIGH AVE OKLAHOMA CITY
R024483940	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY			OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 27 & 28 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483850	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY			OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 PT OF LOTS 10 11 12 & VAC ALLEY ADJ DESCRIBED AS BEG 30FT E & 10FT N OF SW/C LOT 12 TH N50FT E120.19FT S50FT	514 N HIGH AVE OKLAHOMA CITY
R022665200	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY			OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD BLK 002 LOT 000 BALANCE OF LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
R024483930	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY			OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 25 & 26 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483840	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY			OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 ALL LOT 9 & BEG AT NW/C LOT 10 TH E141.9FT S15FT W111.9FT S50FT E111.9FT S10FT W140FT N75FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R024483920	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY			OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 23 & 24 EXEMPT	0 UNKNOWN OKLAHOMA CITY

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R024483820	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 7 & 8 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R022665400	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	EAST FOURTH ST ADD	002	000	EAST FOURTH ST ADD BLK 002 LOT 000 BALANCE OF LOTS 9 10 & 11	0 UNKNOWN OKLAHOMA CITY
R024483910	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 21 & 22 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483810	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 5 & 6 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483800	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 3 & 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R024483880	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 17 THRU 20 EX THAT PT OF LT 17 INCLUDED IN FOLLOWING DESCRIPTION PT OF LTS 15 & 16 & PT OF 20FT ALLEY IN BLK 38 OF OAK PARK AMENDED & PT OF LT 28 BLK 1 & PT LT 2 BLK 2	0 UNKNOWN OKLAHOMA CITY
R024483780	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 1 & 2 EX THAT PT OF LT 1 INCLUDED IN FOLLOWING DESCRIPTION PT OF LTS 15 & 16 & PT OF 20FT ALLEY IN BLK 38 OF OAK PARK AMENDED & PT OF LT 28 BLK 1 & PT LT 2 BLK 2 OF KN	0 UNKNOWN OKLAHOMA CITY
R0224661600	CRAWFORD ARTELIA H	JENKINS CHERI D	4115 PARKVIEW DR	OWAHA	NE	68134-3853	EAST FOURTH ST ADD	001	000	EAST FOURTH ST ADD 001 000 PT LOTS 13 THRU 18 BEG 50FT W SE/C SD LOT 13 TH N145FT E ALONG N LINE BLK 1 EXTENDED 90FT SELY 20.18FT SWLY ALONG A CURVE 137.2FT W55.20FT TO BEG	535 N KELLEY AVE OKLAHOMA CITY
R022388400	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	KNOTT & GILLISPIE ADD	001	000	KNOTT & GILLISPIE 001 000 LOTS 17 & 18 EXEMPT	0 UNKNOWN OKLAHOMA CITY

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R133605050	CITY OF OKLA CITY				OK	73102	UNPLTD PT SEC 35 12N 3W	000	000	UNPLTD PT SEC 35 12N 3W 000 000 PT SW4 SEC 35 12N 3W BEG NW/C SW4 TH S TO N LINE OF RR R/W TH NE48FT SE25FT TH NE ALONG RR R/W TO N LINE SW4 TH W TO BEGSUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R021689710	P W PHASE III DEVELOPMENT LLC				OK	73102	OAK PARK AMENDED ADD	038	000	OAK PARK AMENDED ADD BLK 000 LOT 000 PT NE4 SEC 34 12N 3W & PT OF BLK 38 OAK PARK AWD & PT OF BLKS 1 & 2 KNOTT & GILLESPIES ADDN & PT OF BLK 2 EAST FOURTH STREET ADDN & PT OF VACATED STREETS & ALLEYS	630 N KELLEY AVE OKLAHOMA CITY
R024480910	PAGE WOODSON DEVELOPMENT LLC				OK	73118-7412	PARK PLACE ADDITION	000	000	PARK PLACE ADDITION 000 000 ALL OF BLK 9 & N&S ALLEY WITHIN BLK 9 & THAT PT OF HIGH AVE THAT LIES WITHIN NWA SEC 35 12N 3W ADJ CN W & N/2 OF NE 5TH ST ADJ CN S DESCRIBED AS BEG NE/C LT 16 BLK 9 TH S38	600 N HIGH AVE OKLAHOMA CITY
R024483880	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY			OK	73102	PARK PLACE ADDITION	024	000	PARK PLACE ADDITION 024 000 LOTS 17 THRU 20 EX THAT PT OF LT 17 INCLUDED IN FOLLOWING DESCRIPTION PT OF LTS 15 & 16 & PT OF 20FT ALLEY IN BLK 38 OF OAK PARK AMENDED & PT OF LT 28 BLK 1 & PT LT 2 BLK 2	0 UNKNOWN OKLAHOMA CITY

SPUD-____ MASTER DESIGN STATEMENT

508 N Kelley Ave.

July 21, 2022

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. SPECIAL DEVELOPMENT REGULATIONS:

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

This site will be developed in accordance with the regulation of **R-4, "General Residential"** and **C-3, "Community Commercial" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the R-4, "General Residential" and C-3, "Community Commercial" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Administrative and Professional Office (8300.1)
- Animal Sales and Services: Grooming (8300.8)
- Automotive: Parking Lots, as a principal use (8300.13) ancillary to the use by or for the Page Woodson Development.
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: Property Owners Association (8250.3)
- Congregate Care Housing and Convalescent Homes (8200.1)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.32)
- Eating Establishments: Fast Food 2 (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Sales (8300.41)
- Library Services and Community Centers (8250.14)
- Live/Work Units (8200.4)
- Low-Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.63)
- Multiple-Family Residential (8200.12), including any related accessory/ancillary use including, but not limited to a clubhouse and recreation area.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Retail Sales and Services: General (8300.63)
- Repair Services: Consumer (8300.61)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

Maximum building height shall be 5 stories for residential structures. All other stand-alone structures utilized for uses other than residential shall be in accordance with the base zoning district regulations.

Any restaurant use shall be permitted a maximum of 35 feet.

3. Maximum Lot Coverage:

There shall be no maximum lot coverage within this SPUD.

4. Building Setback Lines:

There shall be no setbacks required for this SPUD except those required by the fire or building codes.

5. Sight-proof Screening:

Sight-proof screening shall not be required for this SPUD.

6. Landscaping:

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

7. Signs:

7.1 Freestanding Accessory Signs

Freestanding signs are permitted for each use according to the base zoning district regulations.

All signs within this SPUD shall be ground (monument) signs. Maximum height of signs shall be 8 feet. All signage shall be covered with a material consistent with the building they serve.

A sign that contains the name of any business and/or residential development located within this SPUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multi-family development is located, as long as the business and/or multi-family development and the sign are located within this SPUD.

7.2 Attached Signs

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

7.3 *Non-Accessory Signs*

Non-accessory signs shall be specifically prohibited in this SPUD.

7.4 *Electronic Message Display Signs*

No Electronic Message Display signs shall be permitted in this SPUD.

8. *Parking:*

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Covered parking structures for any proposed residential units are permitted to be located along property lines with no further setback requirements.

One space per unit shall be the requirement for multifamily development.

There shall be no parking requirements for commercial or office uses incorporated into multi-use/residential structures.

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet.

Joint parking within tracts is permitted with appropriate provision of pedestrian crossing points, to include striping.

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%. This reduction shall be in addition to reductions permitted within the zoning ordinance.

9. *Vehicular Access:*

Lots within this SPUD will not be required to have frontage on an approved street. Access to individual lots within the SPUD may be permitted to be from a private drive. The private drive shall be placed within a common area or easement designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed. Platted building setbacks shall be enforced.

10. Sidewalks:

Five-foot sidewalks shall be required along N Kelley Ave. and High Ave. Six-foot sidewalks shall be required if said sidewalk is adjacent to the street.

Interior pedestrian pathways and/or bikeways proposed in this SPUD shall connect residential units to adjacent Common Areas and commercial/office areas and shall be shown on the Specific Plan.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

For all established residential uses, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, EIFS, rock, stone, stucco, wood, architectural metal, Hardy Board or other similar type single finish of combination thereof approved by the Director of Development Services of the City of Oklahoma City.

For established stand-alone commercial or office uses, exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, EIFS, stucco, rock or stone masonry. No more than 30% wood, or cement-board shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any street. Rooftop mechanical equipment shall be screened from view

Every residential structure in this SPUD shall have Class C roofing or better.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Platting:

Platting is not required for this SPUD.

5. Other:

5.1 Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

To minimize light spillover on single-family residential uses, outdoor lights within the development will be directed away from any adjacent single-family residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

5.2 Dumpsters:

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 primary vehicle and pedestrian circulation systems.

5.3 Common Areas:

Maintenance of any common areas shall be the responsibility of the property owner or Property Owners Association.

5.4 Public Improvements:

The property owner shall make public improvements throughout the SPUD 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.

III. SUPPORTING DOCUMENTS

- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

508 N Kelley Avenue

Tract 1

The south 10.7 feet of Lot 18, all of Lot 19 and the north 14.3 feet of Lot 20, in Block 2 of Amended Plat of East Fourth Street Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 17 of plats, page 85, together with the west half of the vacated 20 foot north-south alley in said Block 2 adjoining on the east.

Tract 2

A part of Lot 20, all of Lots 21 and 22, a part of Lot 23, in Block 2, and a part of the vacated 20 foot north-south alley (the "Vacated Alley") in said Block 2, of Amended Plat of East Fourth Street Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 17 of plats, page 85, being more particularly described as follows:

Commencing at the southwest corner of said Block 2, said point also being the southwest corner of Lot 24 of said Block 2;

Thence north along the west line of said Block 2 a distance of 44.76 feet to the point or place of beginning;

Thence continuing north along the west line of said Block 2 a distance of 65.94 feet to a point 10.7 feet north of the southwest corner of Lot 20 of said Block 2;

Thence east and parallel with the south line of said Block 2 a distance of 160 feet to a point on the centerline of the Vacated Alley (said point previously described as being a point on the east line of Lot 20 of said Block 2);

Thence south along said centerline of the Vacated Alley a distance of 63.92 feet to a point, said point being 46.78 feet north of the south line of Lot 24 of said Block 2, extended east (said point previously described as being 46.78 feet north of the southeast corner of Lot 24 of said Block 2;

Thence South 89°16'36" West a distance of 160.01 feet to the point or place of beginning.

AND

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lots Seven (7) through Eleven (11) in Block Two (2) as shown on the recorded AMENDED PLAT EAST FOURTH STREET ADDITION and a portion of Lot One (1) as shown on THE AMENDED PLAT OF BLOCK 2 & EAST 200 FT OF BLOCK 1 KNOTT & GILLESPIE'S ADDITION being more particularly described as follows:

Commencing at the Northeast (NE) Corner of Lot Fifteen (15) Block Nine (9) of said PARK PLACE ADDITION;

THENCE South 00°02'08" East, along and with the East line of said Block 9 extended and the East line of Block Twenty-four (24) of said plat PARK PLACE ADDITION, a distance of 813.58 feet to the Southeast (SE) Corner of Lot Thirty-two (32) of said Block 24;

THENCE South 89°43'12" West, along and with the South line extended of said Block 24, a distance of 360.03 feet to a point on the East line of said Block 2;

THENCE North 00°05'30" West, along and with the East line of said Block 2, a distance of 149.34 feet to the POINT OF BEGINNING;

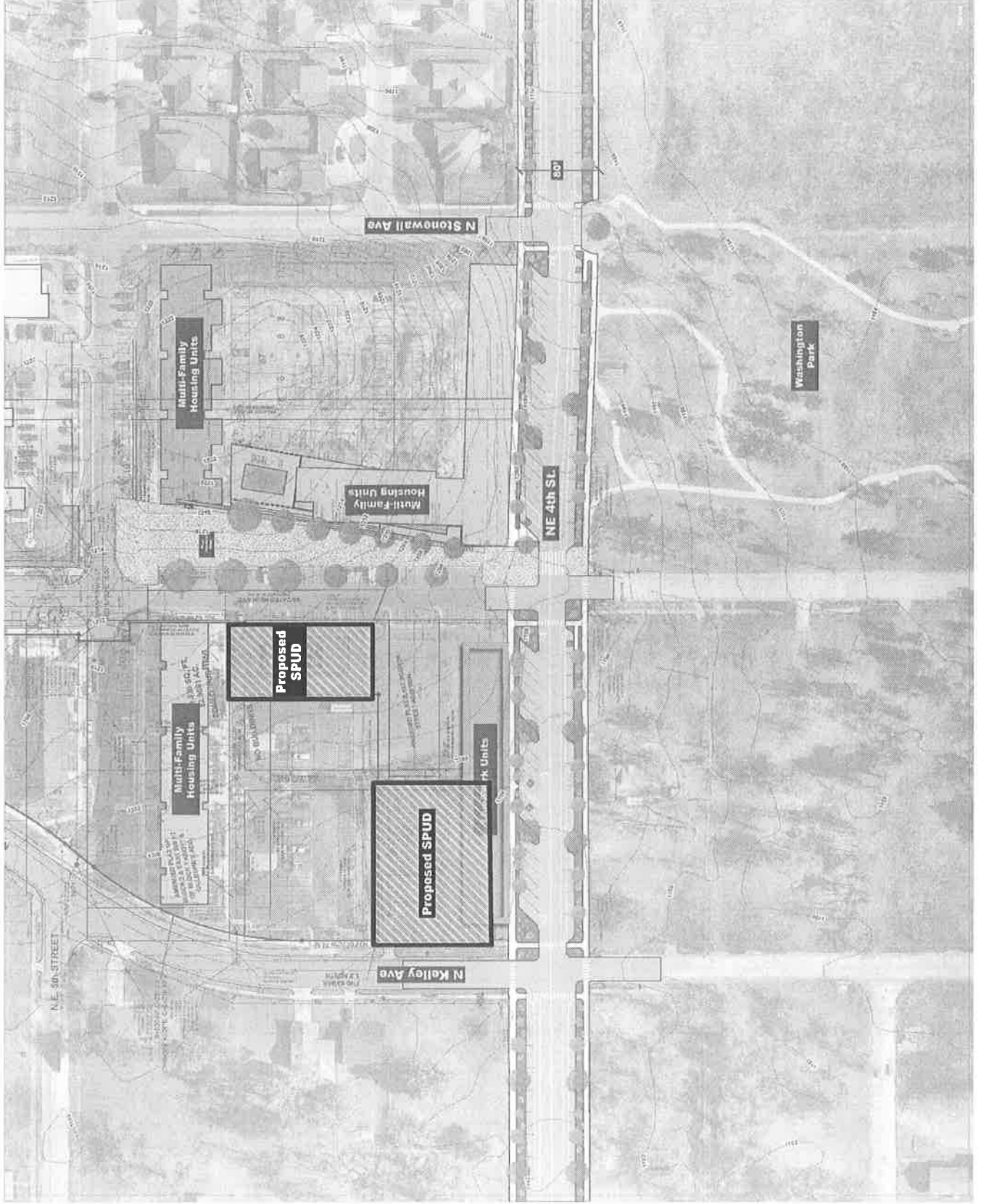
THENCE South 90°00'00" West, departing said East line, a distance of 74.53 feet;

THENCE North 00°02'08" West, a distance of 142.10 feet to a point on the North line of said Lot 1;

THENCE North 90°00'00" East, along and with the North line of said Lot 1, a distance of 74.39 feet to the Northeast (NE) Corner of said Lot 1;

THENCE South 00°05'30" East, along and with the East line of said Lot 1 and the East line of said Lots 11 through 7, a distance of 142.10 feet to the POINT OF BEGINNING. Containing 10,581 square feet or 0.2429 acres, more or less.

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



SPUD-_____

508 N Kelley Ave.

Exhibit B

Conceptual Site Plan

+/- 0.6629 acres



Johnson & Associates, Inc.
1111 S. Stonewall Ave., Suite 200
Bismarck, ND 58103

Prepared for: Johnson & Associates, Inc.
Project: 508 N Kelley Ave.
Date: 11/10/2010
Conceptual site plan showing feasible options
pending further proposed financing