



The City of Oklahoma City  
**Planning 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**

**Goggins 29th Development**

Project Name

1544 NE 29th Street

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

<b>Staff Use Only</b>	
Case No.: SPUD	1469
File Date:	22 Sep 22
Ward No.:	7
Nbhd. Assoc.:	MLK NWA
School District:	OKC
Extg Zoning:	R-1
Overlay:	HNO

ReZoning Area (Acres or Square Feet)

R-1 to SPUD (Two homes occupy the same lot. Homes were built in the 1940s a split is required for financing)

Summary Purpose Statement / Proposed Development

### REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

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

Goggins Investments, LLC

Name

16501 Fenwick Boulevard

Mailing Address

Edmond, OK 73012

City, State, Zip Code

405-474-2352

Phone

teresagogginsrealtor@gmail.com

Email

Signature of Applicant

Teresa Goggins

Applicant's Name (please print)

16501 Fenwick Boulevard

Applicant's Mailing Address

Edmond, OK 73012

City, State, Zip Code

405-474-2352

Phone

teresagogginsrealtor@gmail.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.

John P

First American Title  
3000 W. Memorial Rd. Ste 216  
Oklahoma City, OK 73120

2021122901227488 B: 15015 P: 1791  
12/29/2021 03:30:00 PM Pgs: 2  
Fee: \$20.00 Doc Stamp: \$130.50  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



Return To:  
Goggins Investments, LLC  
1540 & 1544 NE 29th Street  
Oklahoma City, OK 73111

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Tax ID#: **2690-07-025-2600**

Doc Stamps: **130.50** ✓  
Filed/insured by: First American Title Insurance Company  
File No.: **2694128-OK24 (RM)**

That **Rickie Potts, a single person**, (the "Grantor"), in consideration of the sum of TEN & NO/100----- Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Goggins Investments, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

**Lots One (1), Two (2), Three (3) and Four (4), in Block Three (3), of ETHEL PARK PLACE ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

Property Address: **1540 & 1544 NE 29th Street, Oklahoma City, OK 73111**

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

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

Signed and delivered this **December 18**, 2021.

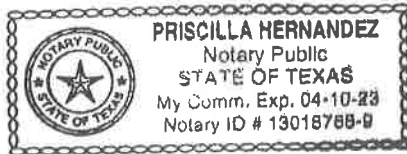
  
Rickie Potts

2/20

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF TEXAS }  
COUNTY OF NUECES } ss.

This instrument was acknowledged before me on December 18<sup>th</sup>, 2021, by Rickie Potts, a single person.



[Signature]  
NOTARY PUBLIC TEXAS  
My Commission Expires: 04/10/2023

Mail Tax Statements To:

Same as return

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Non-Official Report is for Account Number R070252600 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 OKLA.

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

300th Radon Report  
dated in the County Assessor

on the 26th day of September, 2022

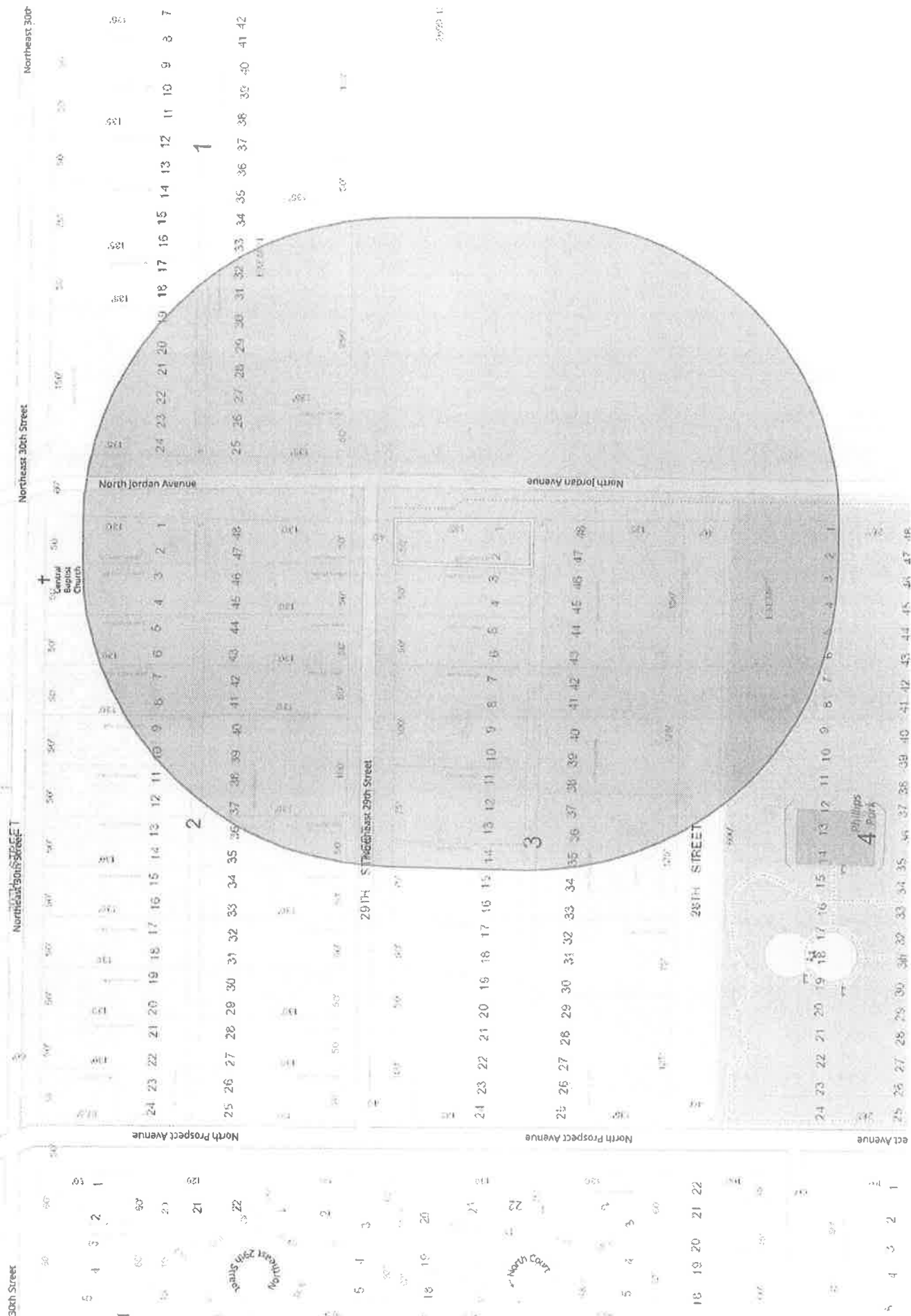
Given under my official seal this  
26th day of September, 2022

K. Burch Deputy

Oklahoma County Assessor  
300 ft. Radius Report  
9/26/2022

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R070254100	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	ETHEL PARK PLACE	004	000	ETHEL PARK PLACE 004 000 LOTS 1 THRU 48	2808 N PROSPECT AVE OKLAHOMA CITY
R070254025	ALEXANDER SHAWNTAY		8226 NE 26TH ST		SPENCER	OK	73084	ETHEL PARK PLACE	003	000	ETHEL PARK PLACE 003 000 LOTS 43 THRU 48	2901 N JORDAN AVE OKLAHOMA CITY
R070253900	MILES PEARLIE M REV LIV TRUST 1		1901 NE 28TH ST		OKLAHOMA CITY	OK	73111-3309	ETHEL PARK PLACE	003	000	ETHEL PARK PLACE 003 000 LOTS 38 THRU 42	0 UNKNOWN OKLAHOMA CITY
R070253800	MILES PEARLIE M REV LIV TRUST 1		1901 NE 28TH ST		OKLAHOMA CITY	OK	73111-3309	ETHEL PARK PLACE	003	000	ETHEL PARK PLACE 003 000 LOTS 33 THRU 37	0 UNKNOWN OKLAHOMA CITY
R070252600	GOGGINS INVESTMENTS LLC		PO BOX 20092		OKLAHOMA CITY	OK	73156	ETHEL PARK PLACE	003	000	ETHEL PARK PLACE 003 000 LOTS 1 & 2	1544 NE 29TH ST OKLAHOMA CITY
R070252700	GOGGINS INVESTMENTS LLC		PO BOX 20092		OKLAHOMA CITY	OK	73156	ETHEL PARK PLACE	003	000	ETHEL PARK PLACE 003 000 LOTS 3 & 4	1540 NE 29TH ST OKLAHOMA CITY
R070252780	DAVIS MELANIE N		1536 NE 29TH ST		OKLAHOMA CITY	OK	73111-3252	ETHEL PARK PLACE	003	000	ETHEL PARK PLACE 003 000 LOTS 5 & 6	1536 NE 29TH ST OKLAHOMA CITY
R070252800	DAVIS CLYDE J		1866 OLDE SCHOOL RD		EDMOND	OK	73012	ETHEL PARK PLACE	003	000	ETHEL PARK PLACE BLK 003 LOT 000 LOTS 7 THRU 10	1532 NE 29TH ST OKLAHOMA CITY
R070253000	PRAIRIE PROPERTY SOLUTIONS LLC		PO BOX 515		OKLAHOMA CITY	OK	73101	ETHEL PARK PLACE	003	000	ETHEL PARK PLACE 003 000 LOTS 11 12 & 13	1524 NE 29TH ST OKLAHOMA CITY
R070253100	GARRETT LESLEY SHERRY L	RUSSELL WOODEN DARCY	1518 NE 29TH ST		OKLAHOMA CITY	OK	73111-3252	ETHEL PARK PLACE	003	000	ETHEL PARK PLACE 003 000 LOTS 14 THRU 16	1518 NE 29TH ST OKLAHOMA CITY
R133367500	DIXON LADONNA J	POTTS HERSCHEL A	2241 HIGH ST		DENVER	CO	80205-5559	UNPLTD PT SEC 23 ETHEL PARK PLACE	000	000	UNPLTD PT SEC 23 12N 3W 000 000 PT OF SEC 23 12N 3W N10ACRS OF S15ACRS OF E 1/2 OF NW4 OF SE4 EX W30FT	1601 NE 27TH ST OKLAHOMA CITY
R070252500	FINLEY EVELYN FAMILY TRUST		4900 N MISSOURI AVE		OKLAHOMA CITY	OK	73111-6236	ETHEL PARK PLACE	002	000	ETHEL PARK PLACE 002 000 LOTS 47 & 48	1545 NE 29TH ST OKLAHOMA CITY
R070252440	SEAY WILLIAM E		8718 N SOONER RD		OKLAHOMA CITY	OK	73151-9240	ETHEL PARK PLACE	002	000	ETHEL PARK PLACE 002 000 LOTS 45 & 46	1541 NE 29TH ST OKLAHOMA CITY
R070252420	COMBS TRACY L		1537 NE 29TH ST		OKLAHOMA CITY	OK	73111	ETHEL PARK PLACE	002	000	ETHEL PARK PLACE 002 000 LOTS 43 & 44	1537 NE 29TH ST OKLAHOMA CITY
R070252400	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON AVE STE 101		OKLAHOMA CITY	OK	73102	ETHEL PARK PLACE	002	000	ETHEL PARK PLACE 002 000 LOTS 41 & 42	0 UNKNOWN OKLAHOMA CITY

R070250800	BETHEL CHURCH OF GOD IN CHRIST		1601 NE 29TH ST	OKLAHOMA CITY	OK	73111-3253	ETHELS PARK PLACE	001	000	ETHELS PARK PLACE 001 000 LOTS 25 & 26	1601 NE 29TH ST OKLAHOMA CITY
R070250550	CENTRAL BAPTIST CHURCH		1020 W IDYLVILD DR	MIDWEST CITY	OK	73110	ETHELS PARK PLACE	001	000	ETHELS PARK PLACE 001 000 LOTS 19 THRU 24 & LOTS 27 THRU 34 & LOTS 37 THRU 42	1600 NE 30TH ST OKLAHOMA CITY
R070252300	KIM SAMUEL		2625 N REDMOND AVE	OKLAHOMA CITY	OK	73127	ETHELS PARK PLACE	002	000	ETHELS PARK PLACE 002 000 LOTS 37 THRU 40	0 UNKNOWN OKLAHOMA CITY
R070252240	SAVLEY LLC		4007 RANDELS WAY	FOREST PARK CITY	OK	73121	ETHELS PARK PLACE	002	000	ETHELS PARK PLACE 002 000 LOTS 35 & 36	1521 NE 29TH ST OKLAHOMA CITY
R070250500	PRINCE NAOMI F TRS	PRINCE WILLIAM M & NAOMI F LIVING TRUST	1205 NW 104TH TER	OKLAHOMA CITY	OK	73114-5103	ETHELS PARK PLACE	001	000	ETHELS PARK PLACE 001 000 LOTS 17 & 18	1614 NE 30TH ST OKLAHOMA CITY
R070250550	CENTRAL BAPTIST CHURCH		1020 W IDYLVILD DR	MIDWEST CITY	OK	73110	ETHELS PARK PLACE	001	000	ETHELS PARK PLACE 001 000 LOTS 19 THRU 24 & LOTS 27 THRU 34 & LOTS 37 THRU 42	1600 NE 30TH ST OKLAHOMA CITY
R070251600	SMITH NELLIE JEAN		1404 NE 31ST ST	OKLAHOMA CITY	OK	73111-4005	ETHELS PARK PLACE	002	000	ETHELS PARK PLACE 002 000 LOTS 11 & 12	0 UNKNOWN OKLAHOMA CITY
R070251525	BLACK CHARLES R		6211 LENNOX AVE	SPENCER	OK	73084-4921	ETHELS PARK PLACE	002	000	ETHELS PARK PLACE 002 000 LOTS 9 & 10	1528 NE 30TH ST OKLAHOMA CITY
R070251520	ISLAND INDUSTRIES LLC		6211 LENNOX AVE	SPENCER	OK	73084	ETHELS PARK PLACE	002	000	ETHELS PARK PLACE 002 000 LOTS 7 & 8	1532 NE 30TH ST OKLAHOMA CITY
R070251500	CENTRAL OKLAHOMA HABITAT FOR HUMANITY	INC	5005 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129-7019	ETHELS PARK PLACE	002	000	ETHELS PARK PLACE 002 000 LOTS 5 & 6	1536 NE 30TH ST OKLAHOMA CITY
R070251400	WILLIAMS CLYDE	C/O CLETA WILLIAMS	1540 NE 30TH ST	OKLAHOMA CITY	OK	73111-4102	ETHELS PARK PLACE	002	000	ETHELS PARK PLACE 002 000 LOTS 3 & 4	1540 NE 30TH ST OKLAHOMA CITY
R070251375	DOUGLASS LENARD JR & JO ANNA		3021 N JORDAN AVE	OKLAHOMA CITY	OK	73111-3257	ETHELS PARK PLACE	002	000	ETHELS PARK PLACE 002 000 LOTS 1 & 2	3021 N JORDAN AVE OKLAHOMA CITY





name1	mailingaddress1	city	state	zipcode	legal
ALEXANDER SHAWNTAY	8226 NE 26TH ST	SPENCER	OK	73084	ETHEL PARK PLACE 003 000 LOTS 43 THRU 48
BETHEL CHURCH OF GOD IN CHRIST	1601 NE 29TH ST	OKLAHOMA CITY	OK	73111-3253	ETHEL PARK PLACE 001 000 LOTS 25 & 26
BLACK CHARLES R	6211 LENNOX AVE	SPENCER	OK	73084-4921	ETHEL PARK PLACE 002 000 LOTS 9 & 10
CENTRAL BAPTIST CHURCH	1020 W IDYLWILD DR	MIDWEST CITY	OK	73110	ETHEL PARK PLACE 001 000 LOTS 19 THRU 24 & LOTS 27 THRU 34 & LOTS 37 THRU 42
CENTRAL BAPTIST CHURCH	1020 W IDYLWILD DR	MIDWEST CITY	OK	73110	ETHEL PARK PLACE 001 000 LOTS 19 THRU 24 & LOTS 27 THRU 34 & LOTS 37 THRU 42
CENTRAL OKLAHOMA HABITAT FOR HUMANITY	5005 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129-7019	ETHEL PARK PLACE 002 000 LOTS 5 & 6
CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	ETHEL PARK PLACE 004 000 LOTS 1 THRU 48
COMBS TRACY L	1537 NE 29TH ST	OKLAHOMA CITY	OK	73111	EXEMPT
DAVIS CLYDE J	1866 OLDE SCHOOL RD	EDMOND	OK	73012	ETHEL PARK PLACE 002 000 LOTS 43 & 44
DAVIS MELANIE N	1536 NE 29TH ST	OKLAHOMA CITY	OK	73111-3252	ETHEL PARK PLACE BLK 003 LOT 000 LOTS 7 THRU 10
DIXON LADONNA J	2241 HIGH ST	DENVER	CO	80205-5559	ETHEL PARK PLACE 003 000 LOTS 5 & 6
DOUGLASS LENARD JR & JO ANNA	3021 N JORDAN AVE	OKLAHOMA CITY	OK	73111-3257	UNPLTD PT SEC 23 12N 3W 000 000 PT OF SEC 23 12N 3W N10ACRS OF S15ACRS OF E 1/2 OF NW4 OF SE4 EX W30FT
FINLEY EVELYN FAMILY TRUST	4900 N MISSOURI AVE	OKLAHOMA CITY	OK	73111-6236	ETHEL PARK PLACE 002 000 LOTS 1 & 2
GARRETT LESLEY SHERRY L	1518 NE 29TH ST	OKLAHOMA CITY	OK	73111-3252	ETHEL PARK PLACE 002 000 LOTS 47 & 48
GOGGINS INVESTMENTS LLC	PO BOX 20092	OKLAHOMA CITY	OK	73156	ETHEL PARK PLACE 003 000 LOTS 14 THRU 16
GOGGINS INVESTMENTS LLC	PO BOX 20092	OKLAHOMA CITY	OK	73156	ETHEL PARK PLACE 003 000 LOTS 1 & 2
ISLAND INDUSTRIES LLC C/O ROLAND V COMBS	6211 LENNOX AVE	SPENCER	OK	73084	ETHEL PARK PLACE 003 000 LOTS 3 & 4
KIM SAMUEL	2625 N REDMOND AVE	OKLAHOMA CITY	OK	73127	ETHEL PARK PLACE 002 000 LOTS 7 & 8
MILES PEARLIE M REV LIV TRUST 1	1901 NE 28TH ST	OKLAHOMA CITY	OK	73111-3309	ETHEL PARK PLACE 002 000 LOTS 37 THRU 40
MILES PEARLIE M REV LIV TRUST 1	1901 NE 28TH ST	OKLAHOMA CITY	OK	73111-3309	ETHEL PARK PLACE 003 000 LOTS 38 THRU 42
OKLAHOMA CITY URBAN RENEWAL AUTHORITY	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102	ETHEL PARK PLACE 003 000 LOTS 33 THRU 37
PRAIRIE PROPERTY SOLUTIONS LLC	PO BOX 515	OKLAHOMA CITY	OK	73101	ETHEL PARK PLACE 002 000 LOTS 41 & 42
PRINCE WILLIAM M & NAOMI F LIVING TRUST	1205 NW 104TH TER	OKLAHOMA CITY	OK	73114-5103	ETHEL PARK PLACE 003 000 LOTS 11 12 & 13
					ETHEL PARK PLACE 001 000 LOTS 17 & 18

SAVLEY LLC	4007 RANDELS WAY	FOREST PARK	OK	73121	ETHEL PARK PLACE 002 000 LOTS 35 & 36
SEAY WILLIAM E	8718 N SOONER RD	OKLAHOMA CITY	OK	73151-9240	ETHEL PARK PLACE 002 000 LOTS 45 & 46
SMITH NELLIE JEAN	1404 NE 31ST ST	OKLAHOMA CITY	OK	73111-4005	ETHEL PARK PLACE 002 000 LOTS 11 & 12
WILLIAMS CLYDE C/O CLETA WILLIAMS	1540 NE 30TH ST	OKLAHOMA CITY	OK	73111-4102	ETHEL PARK PLACE 002 000 LOTS 3 & 4



Larry Stein Oklahoma County Assessor  
Online Mapping

# Oklahoma County Assessor



Legend



1: 564



Notes  
Enter Map Description

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-(number)**  
**MASTER DESIGN STATEMENT**

**September 21, 2022**

**PREPARED BY:**  
**Teresa Goggins**  
**16501 Fenwick Boulevard**  
**Edmond, OK 73012**  
**405-474-2352**  
**teresagogginsrealtor@gmail.com**

## ***SPUD-\* MASTER DESIGN STATEMENT***

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2010).

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

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

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

1. The following use(s) will be the only use(s) permitted on this site:  
  
All permitted uses in R-1
2. Maximum Building Height: The base zoning district will regulate the maximum height of buildings in this SPUD.
4. Maximum Building Size: The base zoning district will regulate the maximum size of buildings in this SPUD.
5. Maximum Number of Buildings: The base zoning district will regulate the maximum number of buildings in this SPUD.

6. Building Setback Lines: Structures existing at the time of approval of this SPUD shall be deemed to be in compliance with all setback requirements. Should the structures be removed, any new development will confirm with the base zoning setback requirements.
7. Sight-proof Screening: Not required.
8. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
9. Signs: None
10. Access: There shall be one access points from N Jordan Avenue in this SPUD.
11. Existing sidewalk along Jordan Ave shall be maintained and replaced if removed.

II. Other Development Regulations:

1. Architecture: The base zoning shall regulate the architectural requirements of this SPUD. Buildings shall be oriented such that the fronts of buildings are facing towards the street.
2. Open Space: Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.
3. Street Improvements: N/A
4. Other:  
  
Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended.

The parking spaces existing at the time of approval of this SPUD shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas 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.

#### IV. Supporting Documents

Exhibit A: Legal Description  
Exhibit B: Site Plan

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST  $\frac{1}{4}$  (NW  $\frac{1}{4}$ ) OF THE SOUTHEAST  $\frac{1}{4}$  (SE  $\frac{1}{4}$ ) OF SECTION (23), TOWNSHIP (12) NORTH, RANGE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

LOT 1:

THE NORTH HALF OF LOT 1 AND LOT 2 OF BLOCK 3 OF ETHEL PARK PLACE ADDITION, OKLAHOMA CITY, OKLAHOMA COUNTY ACCORDING TO THE RECORDED PLAT THEREOF

LOT 2:

THE SOUTH HALF OF LOT 1 AND LOT 2 AND THE EAST FIFTEEN FEET (15') OF THE SOUTH HALF OF LOT 3 OF BLOCK 3 OF ETHEL PARK PLACE ADDITION, OKLAHOMA CITY, OKLAHOMA COUNTY ACCORDING TO THE RECORDED PLAT THEREOF





Google Maps



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