



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 REZONING

SE 104th & Harrah

Project Name

SE 104th & Harrah 20990 SE 104th St

Address / Location of Property to be Rezoned

Rural residential development

Purpose Statement / Proposed Development

RA-2

Proposed Zoning District

Staff Use Only	10842
Case No.: PC -	
File Date:	18Aug'22
Ward No.: 4	
Nbhd. Assoc.:	
School District:	MCLLOUD
Extg Zoning:	AA
Overlay:	

AA

Present Use of Property

80 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.
- ☐ Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

David M. Box on behalf of applicant

Williams, Box, Forshee & Bullard, P.C.

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbfbllaw.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

### Legal Description

East Half of the Northeast Quarter (E/2 NE/4) of Section Eleven (11), Township Ten North (T10N) Range One East (R1E) of the I.M., Cleveland County Oklahoma.

## LETTER OF AUTHORIZATION

KRUGER FAMILY TRUST AND

KRUGER REAL PROPERTY LLC, (the property owner of record) or (an agent of the

property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C.,

to make application for municipal approvals and to do all things necessary for the

advancement of such application with respect to the property at the following location \_\_\_\_

East Half of the Northeast Quarter of Section 11, Township 10 North  
Range 1 East of the 1.M., Cleveland County, OK

By:

Albert W. Kruger III  
ALBERT W. KRUGER III

Title: Trustee, and Managing Member

Date:

7/14/2022

**AFTER RECORDING RETURN TO:**

Doc#: R 2010 20544  
 Bk&Pg: RB 4758 656-659  
 Filed: 06-25-2010 RB  
 12:58:10 PM QC  
 Cleveland County, OK

(This space reserved for recording information)

19/I

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

**That the following Grantors:**

**Lillie M. Kruger, not individually, but as sole Trustee of the Albert W. Kruger, Jr. and Lillie M. Kruger Revocable Trust dated February 7, 1991,**

**Lillie M. Kruger, not individually, but as Trustee of the Family Trust created under the Albert W. Kruger, Jr. and Lillie M. Kruger Revocable Trust dated February 7, 1991,**

**Lillie M. Kruger, not individually, but as Trustee of the Survivor's Trust created under the Albert W. Kruger, Jr. and Lillie M. Kruger Revocable Trust dated February 7, 1991, and**

**Kruger Real Property, L.L.C., an Oklahoma limited liability company,**

**for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey all of Grantors' right, title and interest in and to the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit:**

**The East Half of the Northeast Quarter (E/2 NE/4), of Section Eleven (11), Township Ten North (T10N), Range One East (R1E) of the I.M., Cleveland County, Oklahoma, LESS AND EXCEPT any interest in and to the oil, gas and other minerals therein and thereunder and all rights, interests and estates of whatsoever nature incident thereto or arising therefrom; together with all the improvements thereon and the appurtenances thereunto belonging;**

**unto the following Grantees in the percentages stated:**

**67.9% unto Lillie M. Kruger, not individually, but as Trustee of the Family Trust created under the Albert W. Kruger, Jr. and Lillie M. Kruger Revocable Trust dated February 7, 1991, 1824 N. Purdue, Oklahoma City, Oklahoma 73127-2828**

**and**

Title 68: Sec. 3201 or 3202.  
 Tax shall not apply: 4

32.1% unto Kruger Real Property, L.L.C., an Oklahoma limited liability company, 105 North Hudson, Suite 200A, Oklahoma City, Oklahoma 73102

This conveyance is made without any warranty of title, either express or implied, but there is, however, assigned unto Grantees all of the right, title and interest of Grantors in and to any and all warranties and covenants of or concerning title heretofore made by any person or other legal entity with respect to the above-described real estate, and Grantees shall have the same rights with respect to such warranties and covenants and the enforcement thereof as Grantors now have.

This conveyance is intended to clarify any ambiguity resulting from the deeds previously recorded at (1) Book 4606, Pages 612-613, (2) Book 4606, Pages 614-616, (3) Book 4739, Pages 529-530, (4) Book 4739, Pages 531-532, and (5) Book 4739, Pages 533-534, specifically with regard to the fractional interest listed following the "less and except" clause in the two deeds referenced above and recorded in Book 4606. It is the intention of all Grantors that the above described property be owned solely by the Grantees listed herein and in the percentages listed.

**EXEMPT DOCUMENTARY STAMP TAX**  
68 O.S. 2001, §§ 3201 AND 3202(4)

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

Signed and delivered this 24 day of June, 2010.

<p><i>Lillie M. Kruger</i> Lillie M. Kruger, Trustee of the</p> <p>ALBERT W. KRUGER, JR. AND LILLIE M. KRUGER REVOCABLE TRUST DATED FEBRUARY 7, 1991</p>	<p><i>Lillie M. Kruger</i> Lillie M. Kruger, Trustee of the</p> <p>SURVIVOR'S TRUST CREATED UNDER THE ALBERT W. KRUGER, JR. AND LILLIE M. KRUGER REVOCABLE TRUST DATED FEBRUARY 7, 1991</p>
<p><i>Lillie M. Kruger</i> Lillie M. Kruger, Trustee of the</p> <p>FAMILY TRUST CREATED UNDER THE ALBERT W. KRUGER, JR. AND LILLIE M. KRUGER REVOCABLE TRUST DATED FEBRUARY 7, 1991</p>	<p>KRUGER REAL PROPERTY, L.L.C., An Oklahoma limited liability company</p> <p>By: <i>Lillie M. Kruger</i> Lillie M. Kruger, Manager</p>

ACKNOWLEDGMENTS

STATE OF OKLAHOMA )

COUNTY OF Oklahoma )

SS.

This instrument was acknowledged before me this 24<sup>th</sup> day of June, 2010, by Lillie M. Kruger, as Trustee of the Albert W. Kruger, Jr. and Lillie M. Kruger Revocable Trust dated February 7, 1991.



Sandra Booth  
Notary Public

STATE OF OKLAHOMA )

COUNTY OF Oklahoma )

SS.

This instrument was acknowledged before me this 24<sup>th</sup> day of June, 2010, by Lillie M. Kruger, as Trustee of the Survivor's Trust created under the Albert W. Kruger, Jr. and Lillie M. Kruger Revocable Trust dated February 7, 1991.



Sandra Booth  
Notary Public

STATE OF OKLAHOMA )  
COUNTY OF Oklahoma )

SS.

June This instrument was acknowledged before me this 24<sup>th</sup> day of 2010, by Lillie M. Kruger, as Trustee of the Family Trust created under the Albert W. Kruger, Jr. and Lillie M. Kruger Revocable Trust dated February 7, 1991.



Saundra Booth  
Notary Public

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA )

SS:

June This instrument was acknowledged before me this 24<sup>th</sup> day of 2010, by Lillie M. Kruger, as Manager of Kruger Real Property, L.L.C., an Oklahoma limited liability company.



Saundra Booth  
Notary Public

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

STATE OF OKLAHOMA                     )  
  ) §:  
COUNTY OF CLEVELAND                )

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

The East Half (E/2) of the Northeast Quarter (NE/4) of Section Eleven (11), Township Ten (10) North, Range One (1) East of the Indian Meridian, Cleveland County, Oklahoma.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), 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 22, 2022 at 7:30 AM

**First American Title Insurance Company**



By:  
Panda Craven  
Abstractor License No. 85  
OAB Certificate of Authority # 49  
File No. 2760081-MO99

**OWNERSHIP LIST****ORDER NO. 2760081-MO99****DATE PREPARED: July 29, 2022****EFFECTIVE DATE: July 22, 2022 at 7:30 am**

<b>OWNER</b>	<b>LOT</b>	<b>BLK</b>	<b>ADDITION</b>
Lillie M. Kruger, as Trustee of The Albert W. Kruger, Jr. and Lillie M. Kruger Revocable Trust and Kruger Real Property, LLC 1824 N Purdue Ave Oklahoma City, OK 73127-2722			11-10-1E 80AC E/2 NE/4 LESS W 10' OF E43' OF E/2 NE/4 FOR RD PURPOSES  #2697 Subject Property.
Todd Michael Bugg PO Box 320 Newalla, OK 74857-0320			12-10-1E 10.04 AC PRT NW/4 BEG NW/C NW/4 E1311.06' S333.72' W1311.06' N333.72' POB  #175470  AND  12-10-1E 25 AC PRT NW/4 BEG 333.72'S NW/C NW/4 E1311.06' S995.43' W585' N300.60' W726' N697.84' POB  #175471
Kevin Cue 10720 S Harrah Rd Newalla, OK 74857			12-10-1E 5.01 AC PRT NW/4 BEG 1031.56'S NW/C NW/4 E726' S300.60' W726' N300.60' POB  #169776
Julia F. Short 219 Dorset LN Caulfield, MO 65626			12-10-1E 5.01AC PRT NW/4 BEG 1332.16'S 50'E NW/C NW/4 E658.27' S332.99' W653.76' N333.04' POB  #147980
William P. Simmons 10924 S Harrah Rd Newalla, OK 74857-7937			12-10-1E 5.36AC TR 3 DEER VALLEY AKA PRT PRT NW/4 BEG 666.08'N SW/C NW/4 E698.34' N332.99' W703.31' S333.04' POB  #130685
Charlie F. & Janet Whatley 11000 S Harrah Rd Newalla, OK 74857-7914			12-10-1E 5.35AC PRT SW/4 NW/4 BEG 333.04'N SW/C NW/4 N333.04' E701.81' S332.89' W699.16' POB  #146540

James Bode 124 Orchard Dr Oklahoma City, OK 73110-3838			12-10-1E 64.55 AC PRT NW/4 BEG SW/C NW/4 N33.04° E699.02° N998.87° E1935.02° S1328.47° W2639.86° POB  #191896
Malcolm P. Connell, Jr. & Barbara L. Connell, Co-Trustees of The Malcolm P. Connell, Jr. Revocable Trust 301 Spence Ct Edmond, OK 73034			12-10-1E 90.08 AC W/2 SW/4 SW/4 & N/2 SW/4 LESS TRS 2 & 3 AKA PRT W/2 SW/4 SW/4 BEG 330° N SW/C N660° E665° S660° W665° POB  #91674
Amanda Y. Modena 304 Tecumseh Meadows Dr Norman, OK 73069-8214			11-10-1E 5.01 AC PRT SE/4 BEG 2446.32° N SE/C SE/4 W1002.67° N217.81° E1002.749° S217.81° AKA TR 1  #188009
Eddie & Winter Kozak 8125 Woodbend Dr Oklahoma City, OK 73135-6224			11-10-1E 5 AC PRT SE/4 BEG 2229.02° N SE/C SE/4 W1002.55° N217.30° E1002.67° S217.30° POB AKA TR 2  #187877
Shaz Investment Group, LLC 2252 N Broadway St Moore, OK 73160-4303			11-10-1E 81 ACS SE/4 LESS BEG NE/C SE/4 S652.41° W1002.43° N652.41° E1002.79° POB & LESS BEG SE/C SE/4 W2400.73° N895.46° E2389.92° S925.14° POB LESS BEG 925.14° N SE/C SE/4 W1011.07° N651.97° E1002.18° S651.97° POB  #191069
Gerald Ronnie Ritter, Jr. 11136 Ridgeview CRK Newalla, OK 74857-6104			11-10-1E 5.03 AC PRT W/2 NE/4 BEG SE/C W/2 NE/4 W653.35° N334.99° E654.11° S334.98° POB  #2704
Beth Laverne Binion & Brian Binion 11035 Ridgeview CRK Newalla, OK 74857-6103			11-10-1E 10.06 AC TRS 7 AND 10 H&L 7 AKA PRT NE/4 BEG 335° N SW/C NE/4 E1309.98° N334.99° W1309.98° S335° POB  #2732
Norman C. & Marla Sparks 10936 Ridgeview CRK Newalla, OK 74857-6102			11-10-1E 5.04 AC TR 6 PRT W1/2 NE1/4 BEG 1667.51° S NE/C S334.99° W654.87° N334.99° E655.63° TO BEG  #2703

Donald L. Foster 10836 Ridgeview CRK Newalla, OK 74857-6101			11-10-1E 5.04 AC TRACT 5 H AND 7 (RECORDED SURVEY) PRT W/2 NE/4  #2702
Mitchell R. Clinkenbeard, Trustee of The MR & JE Clinkenbeard Trust 10736 Ridgeview CRK Newalla, OK 74857			11-10-1E 5.05 AC LOT 4 H&L 7 SURVEY PRT W/2 NE/4  #2701
Donny F. & Genell Pierce 10636 Ridgeview CRK Newalla, OK 74857-6105			11-10-1E 5.08 AC BEG 661.96 S 0 DEG E NE/C W1/2 NE1/4 S0 DEG E 335.59 S89 DEG W657.15 N0 DEG W336.87 E  #2700
Rodney Edward Ebach & Elizabeth R. Ebach 20712 SE 104 <sup>th</sup> St Newalla, OK 74857-8259			11-10-1E 5.004 AC PRT W/2 NE/4 BEG NE/C S661.96' W328.97' N661.97' E329.72' POB TR 1 H & L 7  #2699
Bradley L. & Laken N. Flanary 20701 SE 104 <sup>th</sup> St Newalla, OK 74857-8259			2-10-1E 5 AC E/2 SE/4 SW/4 SE/4  #66432
Wayne Alan & Patti Alan 10409 Cottonwood Dr Newalla, OK 74857-7007	1	3	DOBBS ESTATES, to OKC, OK  #66598
Trice Cole Clark, Jr. & Jane C. Clark 10408 Cottonwood Dr Newalla, OK 74857	1	2	DOBBS ESTATES, to OKC, OK  #66590 And DOBBS ESTATES, to OKC, OK
	8	2	#66597 And DOBBS ESTATES, to OKC, OK
	1, Less E236.54'	1	#66585 And DOBBS ESTATES, to OKC, OK
	E 236.54' of 1	1	#66586
			THE LANDING, to OKC, OK #148159
B B & S Properties, LLC 11409 Jeffery Rd Newalla, OK 74857-8984	Common Area "C"		