



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

Lone Oak

Name of Development or Applicant

3916 NW 164th

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

Residential and commercial development

Summary Purpose Statement / Proposed Development

Staff Use Only	1916
Case No.: PUD -	
File Date:	25 Aug '22
Ward No.:	8
Nbhd. Assoc.:	-
School District:	EDMOND
Extg Zoning:	PUD-706
Overlay:	-

35.92 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 \$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):

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

Exhibit A
Lone Oak Legal Description

A tract of land lying in the Northeast Quarter (NE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, said tract of land being more particularly described as follows: COMMENCING at the northeast corner of the Northeast Quarter (NE/4) of said Section 2; THENCE South 89°45'39" West, along the north line of said Northeast Quarter (NE/4) as the basis of bearing, a distance of 1546.83 feet; THENCE South 00°15'04" East a distance of 73.01 feet to the POINT OF BEGINNING, said point being a point on the south right of way line of N.W. 164th Street described as Parcel No. 15 in that certain Warranty Deed recorded in Book 11972, Page 540 filed in the Oklahoma County Clerk's office; THENCE South 83°43'33" East, along said south right of way line, a distance of 149.69 feet; THENCE South 26°19'04" East a distance of 116.13 feet; THENCE South 04°04'00" West a distance of 475.00 feet; THENCE South 19°47'09" East a distance of 430.94 feet; THENCE South 41°03'51" East a distance of 454.71 feet; THENCE South 75°55'37" East a distance of 94.95 feet; THENCE South 00°00'00" East a distance of 96.36 feet; THENCE North 90°00'00" East a distance of 261.31 feet to a point on the west right of way line of State Highway No. 74 described as Parcel No. 9 in that certain AMENDED REPORT OF COMMISSIONERS recorded in Book 10787, Page 712 filed in the Oklahoma County Clerk's office; THENCE South 03°07'06" West, along said west right of way line, a distance of 60.09 feet; THENCE North 90°00'00" West a distance of 258.04 feet; THENCE South 00°00'00" East a distance of 397.76 feet; THENCE North 90°00'00" West a distance of 842.72 feet; THENCE North 20°39'07" West a distance of 75.44 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 1029.57 feet, said curve being subtended by a chord bearing North 10°26'47" West for a distance of 364.98 feet, for an arc length of 366.92 feet; THENCE North 00°14'28" West a distance of 71.09 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 525.73 feet, said curve being subtended by a chord bearing North 16°08'41" West for a distance of 275.05 feet, for an arc length of 278.28 feet; THENCE North 31°19'18" West a distance of 464.39 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 275.00 feet, said curve being subtended by a chord bearing North 16°23'05" West for a distance of 141.77 feet, for an arc length of 143.39 feet; THENCE North 01°26'51" West a distance of 79.42 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 325.00 feet, said curve being subtended by a chord bearing North 17°06'37" West for a distance of 175.48 feet, for an arc length of 177.69 feet; THENCE North 32°46'23" West a distance of 240.43 feet; THENCE North 76°38'32" East a distance of 715.99 feet; THENCE South 83°43'33" East a distance of 78.12 feet; THENCE North 00°15'04" West a distance of 16.10 feet to the POINT OF BEGINNING.

Containing 1,564,775.07Sq. Ft. or 35.9222 Acres, more or less. The property described hereon is located completely within the property described in Old Republic National Title Insurance Company's Commitment No. 2021-1298 dated



LETTER OF AUTHORIZATION

OK Lone Oak Land LLC, a Delaware limited liability company, (the property owner of record) or (an agent of the property owner of record) authorizes 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 35.4 acres at NW 164th St & Portland Ave, Oklahoma City, Oklahoma.

OK LONE OAK LAND LLC,
A Delaware limited liability company

By: Weidner Investment Services, Inc.
a Washington corporation
Its Manager

By: 
W. Dean Weidner

Title: President

Date: 8/16/2022

After recording, return to:
Weidner Apartments Homes
9757 NE Juanita Drive, Suite 300
Kirkland WA 98034

**SPECIAL WARRANTY DEED
(OKLAHOMA STATUTORY FORM)**

File No.: 2021-1298

That Lone Oak, Inc., an Oklahoma corporation, Grantor, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby, grant, bargain, sell and convey unto OK Lone Oak Land LLC, a Delaware limited liability company, Grantee, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

A tract of land lying in the Northeast Quarter (NE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, said tract of land being more particularly described as follows:

COMMENCING at the northeast corner of the Northeast Quarter (NE/4) of said Section 2; THENCE South 89°45'39" West, along the north line of said Northeast Quarter (NE/4) as the basis of bearing, a distance of 1546.83 feet; THENCE South 00°15'04" East a distance of 73.01 feet to the POINT OF BEGINNING, said point being a point on the south right of way line of N.W. 164th Street described as Parcel No. 15 in that certain Warranty Deed recorded in Book 11972, Page 540 filed in the Oklahoma County Clerk's office; THENCE South 83°43'33" East, along said south right of way line, a distance of 149.69 feet; THENCE South 26°19'04" East a distance of 116.13 feet; THENCE South 04°04'00" West a distance of 475.00 feet; THENCE South 19°47'09" East a distance of 430.94 feet; THENCE South 41°03'51" East a distance of 454.71 feet; THENCE South 75°55'37" East a distance of 94.95 feet; THENCE South 00°00'00" East a distance of 96.36 feet; THENCE North 90°00'00" East a distance of 261.31 feet to a point on the west right of way line of State Highway No. 74 described as Parcel No. 9 in that certain AMENDED REPORT OF COMMISSIONERS recorded in Book 10787, Page 712 filed in the Oklahoma County Clerk's office; THENCE South 03°07'06" West, along said west right of way line, a distance of 60.09 feet; THENCE North 90°00'00" West a distance of 258.04 feet; THENCE South 00°00'00" East a distance of 397.76 feet; THENCE North 90°00'00" West a distance of 842.72 feet; THENCE North 20°39'07" West a distance of 75.44 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 1029.57 feet, said curve being subtended by a chord bearing North 10°26'47" West for a distance of 364.98 feet, for an arc length of 366.92 feet; THENCE North 00°14'28" West a distance of 71.09 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 525.73 feet, said curve being subtended by a chord bearing North 16°08'41" West for a distance of 275.05 feet, for an arc length of 278.28 feet; THENCE North 31°19'18" West a distance of 464.39 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 275.00 feet, said curve being subtended by a chord bearing North 16°23'05" West for a distance of 141.77 feet, for an arc length of 143.39 feet; THENCE North 01°26'51" West a distance of 79.42 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 325.00 feet, said curve being subtended by a chord bearing North 17°06'37" West for a distance of 175.48 feet, for an arc length of 177.69 feet; THENCE North 32°46'23" West a distance of 240.43 feet; THENCE North 76°38'32" East a distance of 715.99 feet; THENCE South 83°43'33" East a distance of 78.12 feet; THENCE North 00°15'04" West a distance of 16.10 feet to the POINT OF BEGINNING.

Property Address: Lone Oak Multifamily, Oklahoma City, OK

The described real property and premises together with all the improvements thereon and the appurtenances thereunto belonging, in "AS-IS, WHERE IS" CONDITION, WITH ALL FAULTS and all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, LESS AND EXCEPT all interest in and to all oil, gas, coal, metallic ores and other minerals previously reserved or conveyed of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, its successors and/or assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature: EXCEPT those Permitted Exceptions shown on Exhibit "A" attached hereto and made a part hereof but only to the extent they validly exist and affect the subject premises; and that Grantor will WARRANT AND FOREVER DEFEND all and singular the described premises unto the Grantee, its successors and assigns, against said Grantor, its successors and/or assigns, and all and every person or person whomsoever lawfully claiming or to claim the same by, through or under Grantor, but not otherwise.

Signed and delivered this date this 14 day of December, 2021.

Lone Oak, Inc.


By: Tim Smith, Vice President

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA

ss.

COUNTY OF OKLAHOMA

This instrument was acknowledged before me on this 14 day of December, 2021 by Tim Smith, Vice-president of Lone Oak, Inc., an Oklahoma corporation.

My Commission Expires: November 10, 2025

Kelly L. Harris
Notary Public

#21014743



EXHIBIT "A"
PERMITTED EXCEPTIONS

1. Real estate taxes for 2022 and subsequent years, amount of which is not ascertainable, due or payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Future assessments, if any, of City of Oklahoma City.
5. Journal Entry in Case No. 11244 in the District Court of Logan County, Oklahoma, recorded in Book 2213 at Page 228, relating to the Cottonwood Creek Conservancy District.
6. Terms, conditions, provisions, takings, restrictions and easements in favor of State of Oklahoma ex rel. Department of Transportation established by Condemnation Report of Commissioners/Journal Entry and Order at page 42 of the supplemental abstract, Case No. CJ-2007-8481 & 8482, Oklahoma County District Court as shown in document filed April 23, 2008, in Book 10787 at Page 712; and Journal Entry entered June 17, 2010, and recorded July 13, 2010, in Book 11409 at Page 195.
7. Terms, conditions, provisions and easements of Permanent Easement to City of Oklahoma City at page 78 of the abstract, filed February 9, 2010, in Book 11299 at Page 1433.
8. Terms, conditions, provisions and easements of Utility Easement to State of Oklahoma ex rel. Department of Transportation at page 98 of the abstract, filed July 12, 2012, in Book 11972 at Page 542.

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-_____

MASTER DESIGN STATEMENT FOR
Lone Oak

August 24, 2022

PREPARED FOR:

Lone Oak Inc.
32 NW 144th Cir., Ste. B
Edmond, OK 73013

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbbox@wbfbllaw.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13

DENSITY REGULATIONS	9.14
SETBACK REGULATIONS	9.15
PUBLIC IMPROVEMENTS	9.16
COMMON AREAS	9.17
SPECIFIC PLAN.....	9.18
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Lone Oak, consisting of 232 acres, is located within the Northeast Quarter (NE/4) of Section 2, Township 13 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of the property is Lone Oak Inc.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-706 for I-1 Light Industrial and R-4 General Residential. Surrounding properties are zoned and used for:

North: PUD-1451, PUD-737, PUD-1532 and used for residential and commercial.
East: PUD-1382 and is currently undeveloped.
South: PUD-706 and is currently undeveloped.
West: PUD-706 and is currently undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

The concept for this PUD is to modify the existing base zoning to an R-4 base zoning that will permit a residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is NW 164th St. The nearest street to the east is Portland Ave. The nearest street to the south is NW 150th St. The nearest street to the west is N. MacArthur Blvd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 37 located at 16820 N. Pennsylvania Ave., Edmond, Oklahoma 73012. It is approximately 2.6 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 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, 2020, as amended, 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.

8.1USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-4 General Residential District shall govern this PUD, except as herein modified.

All R-4 General Residential District uses shall be permitted.

9.0SPECIAL CONDITIONS

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

9.1FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, drivet, rock, stone, stucco, or wood, fiber cement board, or other similar type finish. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not 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 site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

Screening shall not be required within this PUD.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

There shall be access points from Portland Ave. and NW 164th St.

9.9 PARKING REGULATIONS

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

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

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

Monument signs will be allowed in the median of roadways.

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall be constructed subject to the policies and procedures of the Public Works Department.

9.13 HEIGHT REGULATIONS

The maximum height shall be three (3) stories within this PUD.

9.14 DENSITY REGULATIONS

There shall be a maximum of 700 units within this PUD.

9.15 SETBACK REGULATIONS

North: 100 feet from the centerline of 164th St.
East: 25 feet
South: 5 feet
West: 5 feet

9.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as 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 property owner or Property Owners Association. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.18 SPECIFIC PLAN

A specific plan shall not be required.

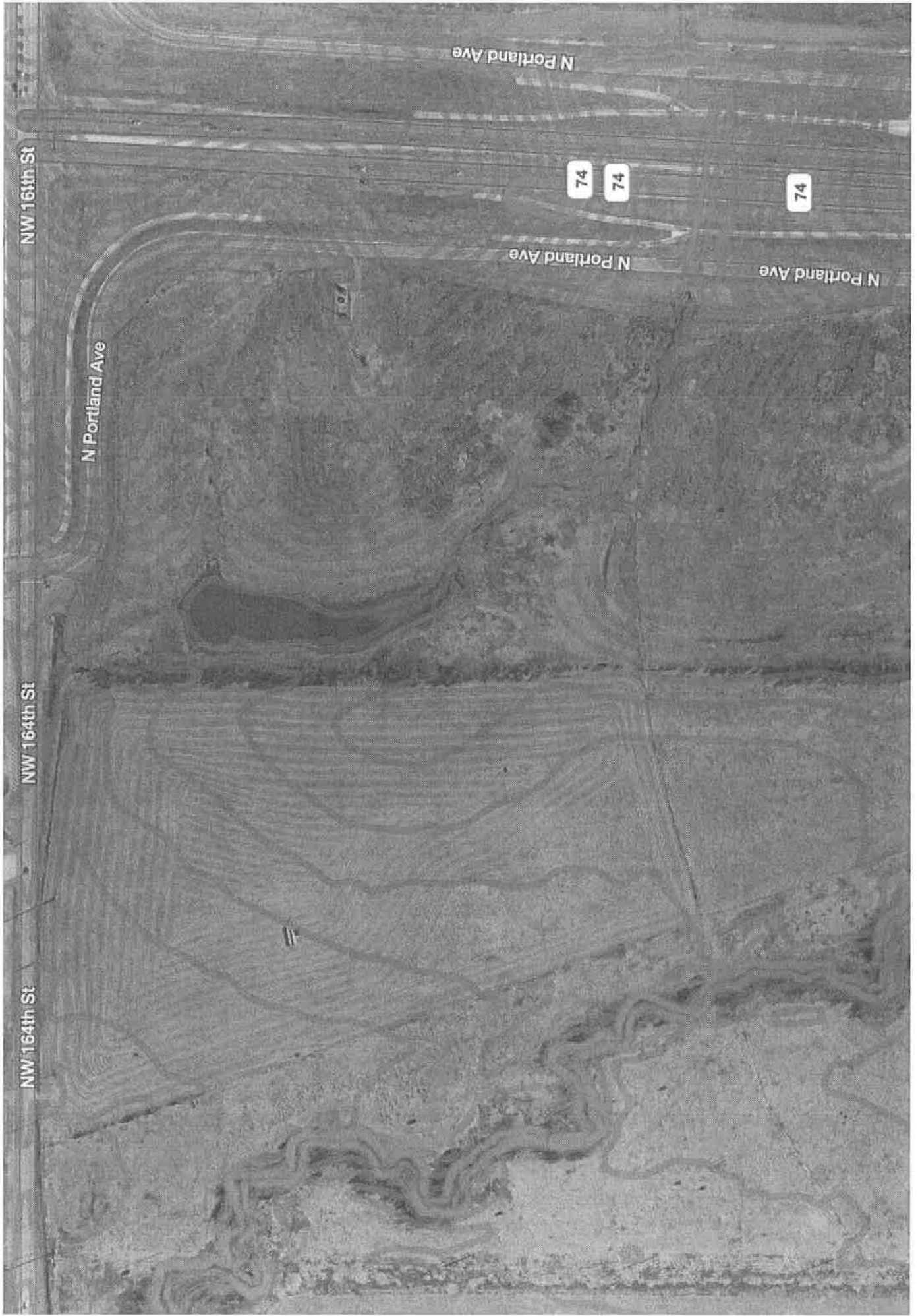
10.0 DEVELOPMENT SEQUENCE

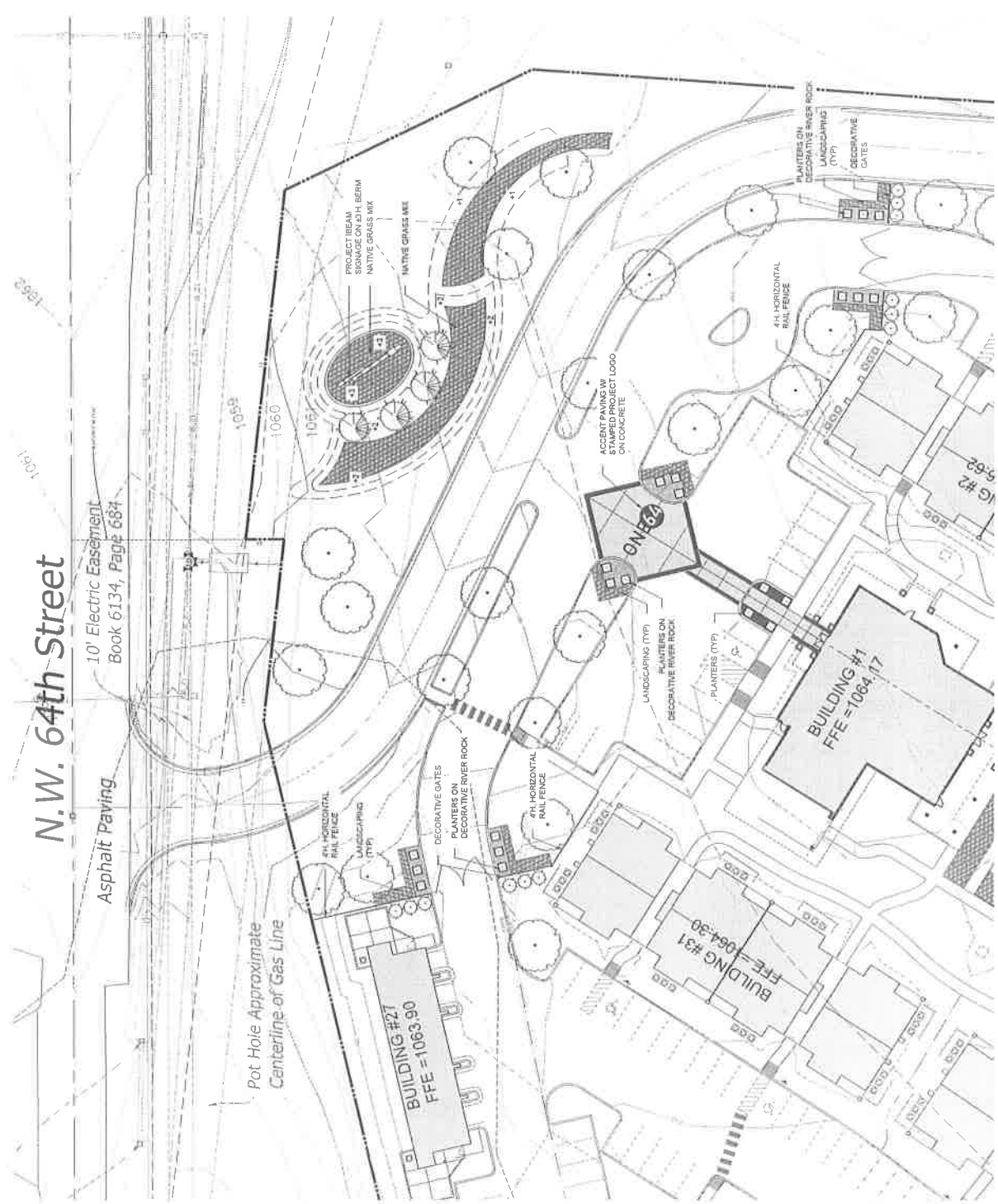
Developmental phasing shall be allowed as a part of the development of this PUD.

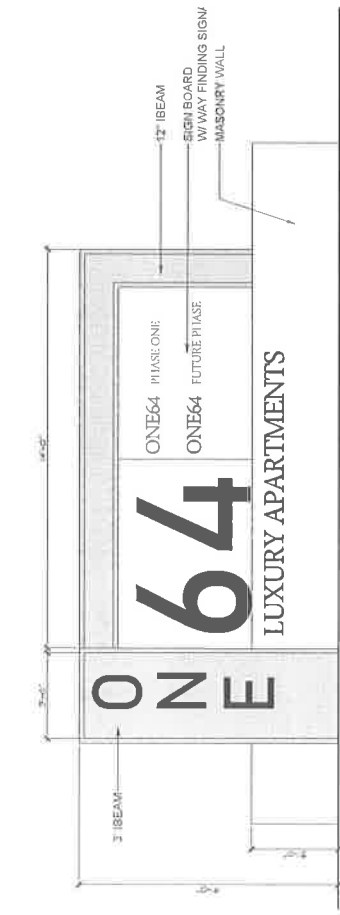
11.0 EXHIBITS

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

- Exhibit A – Legal Description
- Exhibit B – Master Development Plan
- Exhibit C – Topography Plan
- Exhibit D – Entry Signage

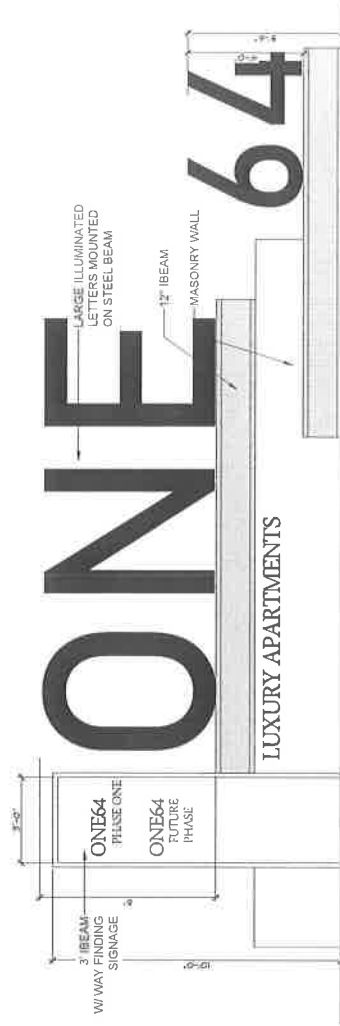






1 ONE64 SIGNAGE - OPTION 1
SCALE 1/8" = 1'-0"

FRONT ELEVATION



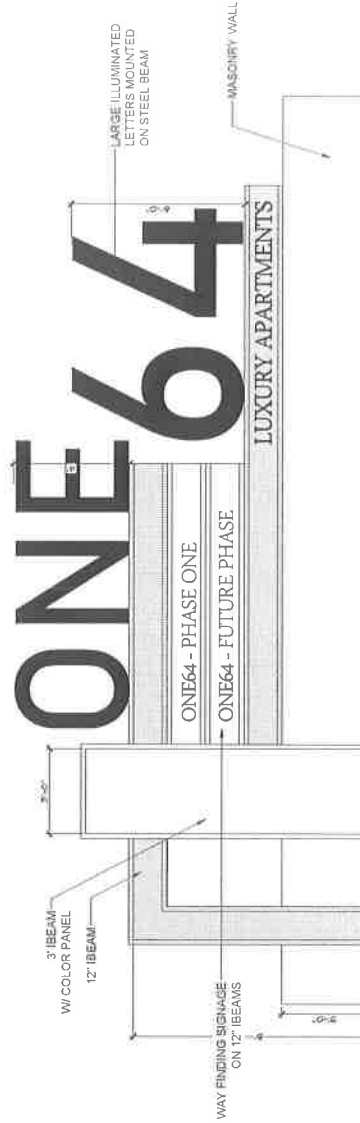
3 ONE64 SIGNAGE - OPTION 3
SCALE 1/8" = 1'-0"

FRONT ELEVATION



2 ONE64 SIGNAGE - OPTION 2
SCALE 1/8" = 1'-0"

FRONT ELEVATION



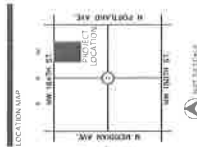
4 ONE64 SIGNAGE - OPTION 4
SCALE 1/8" = 1'-0"

FRONT ELEVATION

Exhibit A
Lone Oak Legal Description

A tract of land lying in the Northeast Quarter (NE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, said tract of land being more particularly described as follows: COMMENCING at the northeast corner of the Northeast Quarter (NE/4) of said Section 2; THENCE South 89°45'39" West, along the north line of said Northeast Quarter (NE/4) as the basis of bearing, a distance of 1546.83 feet; THENCE South 00°15'04" East a distance of 73.01 feet to the POINT OF BEGINNING, said point being a point on the south right of way line of N.W. 164th Street described as Parcel No. 15 in that certain Warranty Deed recorded in Book 11972, Page 540 filed in the Oklahoma County Clerk's office; THENCE South 83°43'33" East, along said south right of way line, a distance of 149.69 feet; THENCE South 26°19'04" East a distance of 116.13 feet; THENCE South 04°04'00" West a distance of 475.00 feet; THENCE South 19°47'09" East a distance of 430.94 feet; THENCE South 41°03'51" East a distance of 454.71 feet; THENCE South 75°55'37" East a distance of 94.95 feet; THENCE South 00°00'00" East a distance of 96.36 feet; THENCE North 90°00'00" East a distance of 261.31 feet to a point on the west right of way line of State Highway No. 74 described as Parcel No. 9 in that certain AMENDED REPORT OF COMMISSIONERS recorded in Book 10787, Page 712 filed in the Oklahoma County Clerk's office; THENCE South 03°07'06" West, along said west right of way line, a distance of 60.09 feet; THENCE North 90°00'00" West a distance of 258.04 feet; THENCE South 00°00'00" East a distance of 397.76 feet; THENCE North 90°00'00" West a distance of 842.72 feet; THENCE North 20°39'07" West a distance of 75.44 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 1029.57 feet, said curve being subtended by a chord bearing North 10°26'47" West for a distance of 364.98 feet, for an arc length of 366.92 feet; THENCE North 00°14'28" West a distance of 71.09 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 525.73 feet, said curve being subtended by a chord bearing North 16°08'41" West for a distance of 275.05 feet, for an arc length of 278.28 feet; THENCE North 31°19'18" West a distance of 464.39 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 275.00 feet, said curve being subtended by a chord bearing North 16°23'05" West for a distance of 141.77 feet, for an arc length of 143.39 feet; THENCE North 01°26'51" West a distance of 79.42 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 325.00 feet, said curve being subtended by a chord bearing North 17°06'37" West for a distance of 175.48 feet, for an arc length of 177.69 feet; THENCE North 32°46'23" West a distance of 240.43 feet; THENCE North 76°38'32" East a distance of 715.99 feet; THENCE South 83°43'33" East a distance of 78.12 feet; THENCE North 00°15'04" West a distance of 16.10 feet to the POINT OF BEGINNING.

Containing 1,564,775.07Sq. Ft. or 35.9222 Acres, more or less. The property described hereon is located completely within the property described in Old Republic National Title Insurance Company's Commitment No. 2021-1298 dated



OKLAHOMA CITY, OK

CCC PROJECT NUMBER	21111
DRAWING DATE	03/29/22
ISSUE DATE	03/29/22

FOR ADDITIONAL INFORMATION
REFER TO THE FOLLOWING
SHEET FOR STORM DEGREE
SHEET FOR STORM DEGREE
WWW.2013-2019 WATERLINE
OKC STORM PERMIT
BSCC-2021-XXXX



C1.00

A. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, DRAWINGS, AND SCHEDULES, AND ANY WATER POLLUTION, AIR QUALITY, AND SOIL EROSION CONTROL PLAN, POLLUTION, AIR QUALITY, AND SOIL EROSION CONTROL PLAN, AND ANY OTHER TECHNICAL RECORDS.

B. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE DOWNSIDE DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE CITY OF LOS ANGELES, CALIFORNIA, AND ANY OTHER APPLICABLE REGULATORY AGENCIES AND AGENCIES.

C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT CONSTRUCTION START.

D. THE CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ELEVATION SURVEY, UNLESS IT IS A DIFFERENT TYPE OF CONSTRUCTION START.

E. ALL WORK NOT CLASSIFIED AS A CONTRACT ITEM SHALL BE INCLUDED IN THE UNIT PRICE AND NOT ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.

F. CONSTRUCTION SHALL REFER TO THE HORIZONTAL STAKING PLANS AND SPECIFICATIONS AS A PART OF THE CONSTRUCTION DOCUMENTS AND SHALL BE IN STRICT ACCORDANCE WITH THE DIMENSIONS OF ENTRY, EXIT, PORCHES, PORCHES, BUILDING DIMENSIONS, DOCK BUILDING, UTILITY ENTRANCE AND EXITS, AND ALL OTHER DIMENSIONS AND SPECIFICATIONS.

G. ALL DIMENSIONS SHALL BE TO THE FACE OF CURB OR FINISH OF STANDING SURFACE, AND WHERE WHITE COLOR PAINT IS USED, DIMENSIONS SHALL BE TO THE WHITE LINE OR WHITE LINE.

H. CONSTRUCTION SHALL REFER TO THE HORIZONTAL STAKING PLANS AND SPECIFICATIONS AS A PART OF THE CONSTRUCTION DOCUMENTS AND SHALL BE IN STRICT ACCORDANCE WITH THE DIMENSIONS OF ENTRY, EXIT, PORCHES, PORCHES, BUILDING DIMENSIONS, DOCK BUILDING, UTILITY ENTRANCE AND EXITS, AND ALL OTHER DIMENSIONS AND SPECIFICATIONS.

I. UNLESS OTHERWISE NOTED, ALL RAIL SHALL BE 3" BUILT DIMENSIONS, AND OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN.

J. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND USE OF ALL BUILDING DIMENSIONS, AND WHERE APPLICABLE SHALL BE IN STRICT ACCORDANCE WITH THE DIMENSIONS OF ENTRY, EXIT, PORCHES, PORCHES, BUILDING DIMENSIONS, DOCK BUILDING, UTILITY ENTRANCE AND EXITS, AND ALL OTHER DIMENSIONS AND SPECIFICATIONS.

K. REFER TO ARCHITECTURAL PLANS FOR ACTUAL LOCATION AND USE OF ALL BUILDING DIMENSIONS, AND WHERE APPLICABLE SHALL BE IN STRICT ACCORDANCE WITH THE DIMENSIONS OF ENTRY, EXIT, PORCHES, PORCHES, BUILDING DIMENSIONS, DOCK BUILDING, UTILITY ENTRANCE AND EXITS, AND ALL OTHER DIMENSIONS AND SPECIFICATIONS.

L. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND USE OF ALL BUILDING DIMENSIONS, AND WHERE APPLICABLE SHALL BE IN STRICT ACCORDANCE WITH THE DIMENSIONS OF ENTRY, EXIT, PORCHES, PORCHES, BUILDING DIMENSIONS, DOCK BUILDING, UTILITY ENTRANCE AND EXITS, AND ALL OTHER DIMENSIONS AND SPECIFICATIONS.

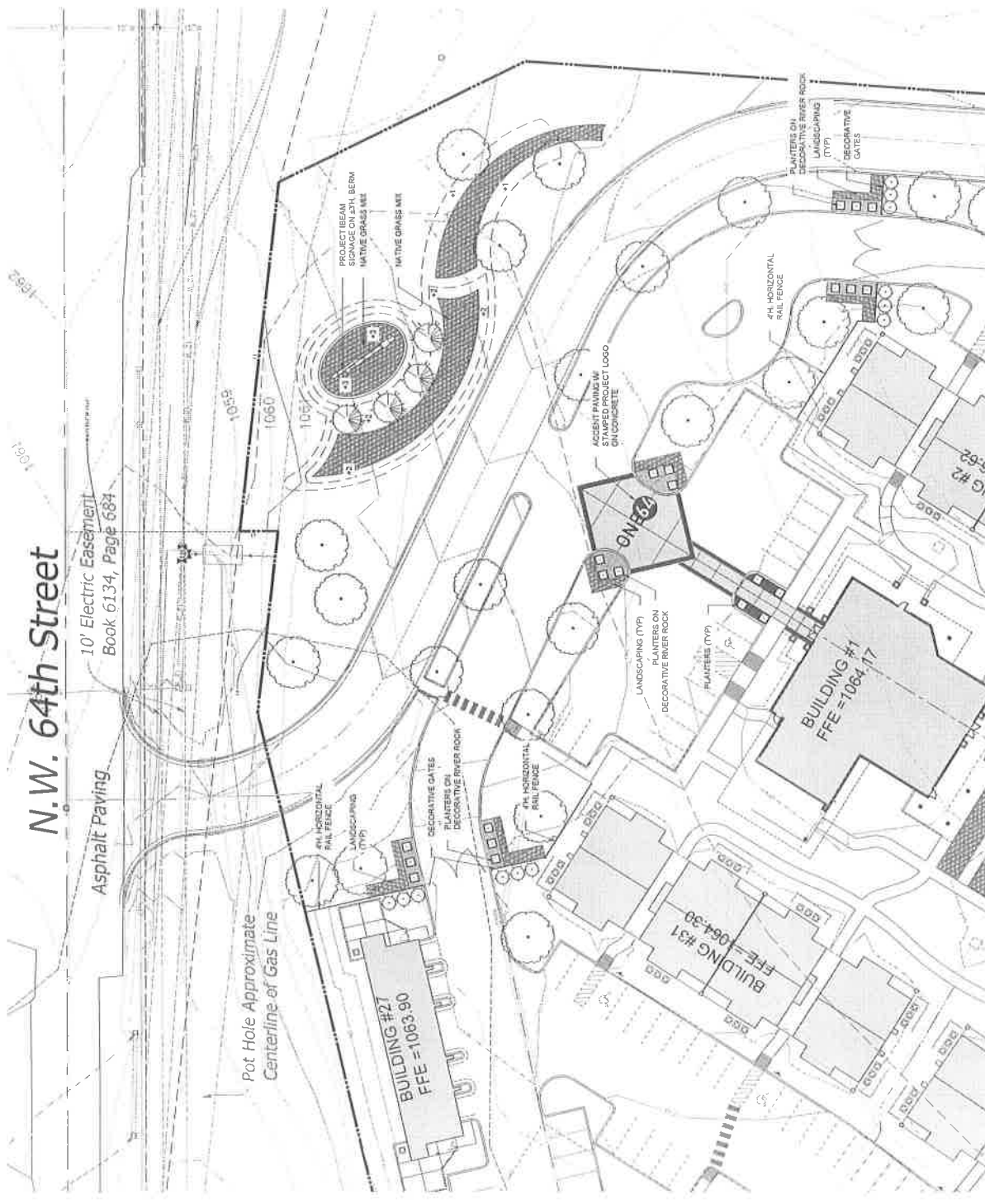
[illegible]

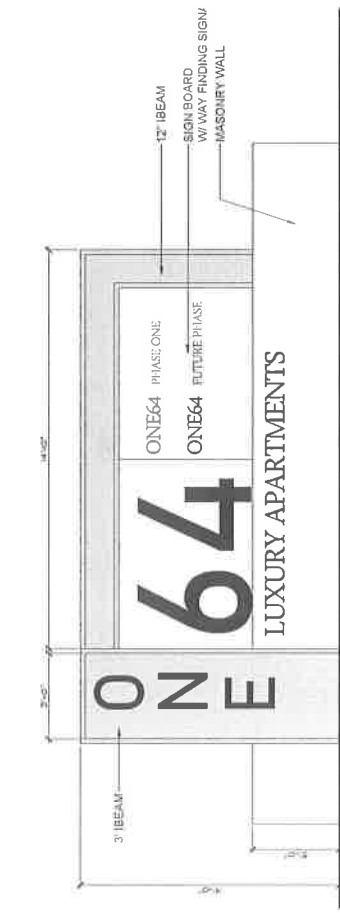
the 1990s, the U.S. economy has been characterized by a rapid pace of technological change and a high rate of innovation. The U.S. economy has been able to maintain a high rate of growth and innovation, despite the fact that it has a high rate of population growth and a high rate of technological change. The U.S. economy has been able to maintain a high rate of growth and innovation, despite the fact that it has a high rate of population growth and a high rate of technological change. The U.S. economy has been able to maintain a high rate of growth and innovation, despite the fact that it has a high rate of population growth and a high rate of technological change.

Curve Table					
Curve #	Length	Radius	Delta	Offset	Chk
1	143.39'	275.00'	90°00'32"	N 0°27'05" E 143.39'	
2	177.69'	225.00'	101.2534°	N 89°32'26" E 175.46'	

Line Table		
Line #	Direction	Length
L1	E	149.69'
L2	S 28°50'04" E	116.13'
L3	S 0°27'05" E	60.89'
L4	S 89°32'26" E	78.12'
L5	N 00°27'05" E	165.10'

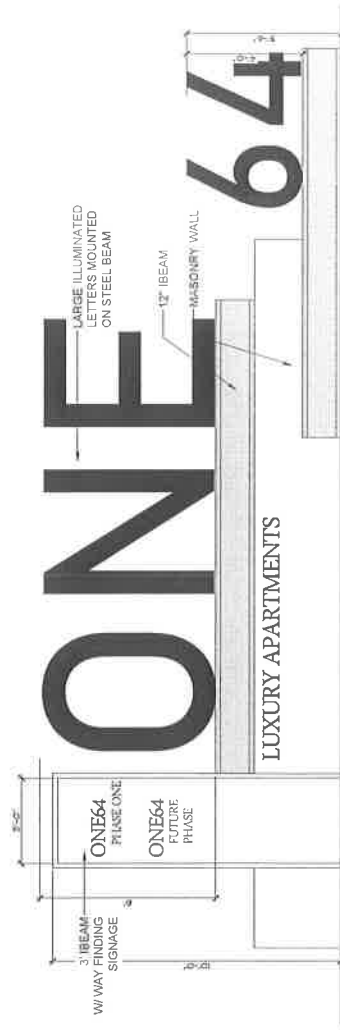






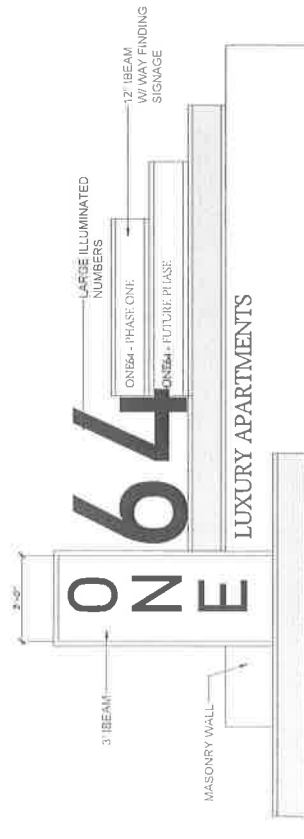
FRONT ELEVATION

1 ONE64 SIGNAGE - OPTION 1
SCALE 1/2"=1'-0"



FRONT ELEVATION

3 ONE64 SIGNAGE - OPTION 3
SCALE 1/2"=1'-0"



FRONT ELEVATION

2 ONE64 SIGNAGE - OPTION 2
SCALE 1/2"=1'-0"



FRONT ELEVATION

4 ONE64 SIGNAGE - OPTION 4
SCALE 1/2"=1'-0"

[illegible]

By: Steven Jakowski
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority #
File No. 2765509-OK99

Lone Oak Legal Description

A tract of land lying in the Northeast Quarter (NE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, said tract of land being more particularly described as follows: COMMENCING at the northeast corner of the Northeast Quarter (NE/4) of said Section 2; THENCE South 89°45'39" West, along the north line of said Northeast Quarter (NE/4) as the basis of bearing, a distance of 1546.83 feet; THENCE South 00°15'04" East a distance of 73.01 feet to the POINT OF BEGINNING, said point being a point on the south right of way line of N.W. 164th Street described as Parcel No. 15 in that certain Warranty Deed recorded in Book 11972, Page 540 filed in the Oklahoma County Clerk's office; THENCE South 83°43'33" East, along said south right of way line, a distance of 149.69 feet; THENCE South 26°19'04" East a distance of 116.13 feet; THENCE South 04°04'00" West a distance of 475.00 feet; THENCE South 19°47'09" East a distance of 430.94 feet; THENCE South 41°03'51" East a distance of 454.71 feet; THENCE South 75°55'37" East a distance of 94.95 feet; THENCE South 00°00'00" East a distance of 96.36 feet; THENCE North 90°00'00" East a distance of 261.31 feet to a point on the west right of way line of State Highway No. 74 described as Parcel No. 9 in that certain AMENDED REPORT OF COMMISSIONERS recorded in Book 10787, Page 712 filed in the Oklahoma County Clerk's office; THENCE South 03°07'06" West, along said west right of way line, a distance of 60.09 feet; THENCE North 90°00'00" West a distance of 258.04 feet; THENCE South 00°00'00" East a distance of 397.76 feet; THENCE North 90°00'00" West a distance of 842.72 feet; THENCE North 20°39'07" West a distance of 75.44 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 1029.57 feet, said curve being subtended by a chord bearing North 10°26'47" West for a distance of 364.98 feet, for an arc length of 366.92 feet; THENCE North 00°14'28" West a distance of 71.09 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 525.73 feet, said curve being subtended by a chord bearing North 16°08'41" West for a distance of 275.05 feet, for an arc length of 278.28 feet; THENCE North 31°19'18" West a distance of 464.39 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 275.00 feet, said curve being subtended by a chord bearing North 16°23'05" West for a distance of 141.77 feet, for an arc length of 143.39 feet; THENCE North 01°26'51" West a distance of 79.42 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 325.00 feet, said curve being subtended by a chord bearing North 17°06'37" West for a distance of 175.48 feet, for an arc length of 177.69 feet; THENCE North 32°46'23" West a distance of 240.43 feet; THENCE North 76°38'32" East a distance of 715.99 feet; THENCE South 83°43'33" East a distance of 78.12 feet; THENCE North 00°15'04" West a distance of 16.10 feet to the POINT OF BEGINNING. Containing 1,564,775.07Sq. Ft. or 35.9222 Acres, more or less.

OWNERSHIP REPORT
ORDER 2765509-OK99

DATE PREPARED: AUGUST 19, 2022
EFFECTIVE DATE: AUGUST 12, 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
3805	R168680117	OK LONE OAK LAND LLC	C/O WEIDNER APARTMENTS HOMES	9757 NE JUANITA DR, Unit 300	KIRLAND	WA	98034	SPRING CREEK TOWNSHIP	000	000	SPRING CREEK TOWNSHIP PT NE4 SEC 2 13N 4W BEG 1546.83FT W & 73.01FT S OF NE/C NE4 TH SE149.69FT SE116.13FT SW475FT SE430.94FT SE454.71FT SE94.95FT S96.36FT E261.31FT SW60.09FT W258.04FT S397.76FT W842.72FT NW75.44FT RIGHT ON CURVE NW366.92FT N71.09FT LEFT ON CURVE NW278.28FT NW464.39FT RIGHT ON CURVE NW143.39FT NWLY79.42FT LEFT ON CURVE NW177.69FT NW240.43FT NE715.99FT SE78.12FT N16.10FT TO BEG (SUBJECT PROPERTY)	
4938	R209421020	ROSE CREEK PROPERTIES LLC		3660 NW 206TH ST	EDMOND	OK	73012-9165	BLUFF CREEK CANYON	002	000	BLUFF CREEK CANYON 002 000 LOT 2 EX \$11.67FT	16509 NETWORK AVE OKLAHOMA CITY
4938	R209421010	ROSE CREEK PROPERTIES LLC		3660 NW 206TH ST	EDMOND	OK	73012-9165	BLUFF CREEK CANYON	002	001	BLUFF CREEK CANYON 002 001 ALL OF LOT 1 PLUS \$11.67FT OF LOT 2	16501 NETWORK AVE OKLAHOMA CITY
4938	R212801555	RANEY VENTURES LLC		15400 N COUNCIL RD	EDMOND	OK	73013	PRINCETON PARKE	000	000	PRINCETON PARKE BLK 000 LOT 000 COMMON AREA B	UNKNOWN
4938	R212801550	ALLENSTON HOMES & DEVELOPMENT LLC		6708 NW 39TH EXPY	BETHANY	OK	73008-2647	PRINCETON PARKE	000	000	PRINCETON PARKE 000 000 COMMON AREAS A & PRIVATE STREETS	0 UNKNOWN OKLAHOMA CITY
4938	R212801000	MARSHALL RICARDO	PARKS MARSHALL EUGENIA	3912 NW 165TH CIR	EDMOND	OK	73012-2004	PRINCETON PARKE	001	001	PRINCETON PARKE 001 001	3912 NW 165TH CIR OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2765509-OK99

DATE PREPARED: AUGUST 19, 2022
EFFECTIVE DATE: AUGUST 12, 2022 AT 7:30 AM

4938	R212801010	VIRGIL WHITLEY D		3908 NW 165TH CIR	EDMOND	OK	73012	PRINCETON PARKE	001	002	PRINCETON PARKE 001 002	3908 NW 165TH CIR OKLAHOMA CITY
4938	R212801020	TWO STRUCTURES LLC		2414 NW 178TH ST	EDMOND	OK	73012	PRINCETON PARKE	001	003	PRINCETON PARKE 001 003	3904 NW 165TH CIR OKLAHOMA CITY
4938	R212801030	GONZALES MICHAEL	GONZALES CORTNIE	3900 NW 165TH CIR	EDMOND	OK	73012	PRINCETON PARKE	001	004	PRINCETON PARKE 001 004	3900 NW 165TH CIR OKLAHOMA CITY
4938	R212801040	NW 165TH EDMOND PROPERTY LLC		3901 NW 165TH CIR	OKLAHOMA CITY	OK	73013	PRINCETON PARKE	001	005	PRINCETON PARKE 001 005	3901 NW 165TH CIR OKLAHOMA CITY
4938	R212801060	MCCOLLOM KIMBERLY D		3909 NW 165TH CIR	EDMOND	OK	73012	PRINCETON PARKE	001	007	PRINCETON PARKE 001 007	3909 NW 165TH CIR OKLAHOMA CITY
4938	R212801070	FINCH BARBARA JEAN		3913 NW 165TH CIR	EDMOND	OK	73012	PRINCETON PARKE	001	008	PRINCETON PARKE 001 008	3913 NW 165TH CIR OKLAHOMA CITY

DATE PREPARED: AUGUST 19, 2022
EFFECTIVE DATE: AUGUST 12, 2022 AT 7:30 AM

[illegible]

DATE PREPARED: AUGUST 19, 2022
EFFECTIVE DATE: AUGUST 12, 2022 AT 7:30 AM

Page 4 of 6

DATE PREPARED: AUGUST 19, 2022
EFFECTIVE DATE: AUGUST 12, 2022 AT 7:30 AM

Page 5 of 6

OWNERSHIP REPORT
ORDER 2765509-OK99

DATE PREPARED: AUGUST 19, 2022
EFFECTIVE DATE: AUGUST 12, 2022 AT 7:30 AM

4938	R133351000	O G & E				PO BOX 321	OKLAHOMA	OK	73101		UNPLTD PT SEC 35 14N 4W				UNPLTD PT SEC 35 14N 4W 000 000 PT SE4 SEC 35 14N 4W A TR BEG 1728FT W OF SE/C 400FT E&W BY433FT N&S PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
------	------------	---------	--	--	--	------------	----------	----	-------	--	-------------------------------	--	--	--	--	----------------------------