



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 SPUD ReZONING

Simplified Planned Unit Development District
The Oak

Project Name

5101 N

NW Expressway and Pennsylvania Ave.

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

Mixed use development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1453
Case No.: SPUD -	25 Aug '22
File Date:	
Ward No.:	2
Nbhd. Assoc.:	SUGGS PARK NA
School District:	OKC
Extg Zoning:	PUD-1715 SPUD-1351
Overlay:	

R-1

0.1858 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):

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.

LETTER OF AUTHORIZATION

NWPF, 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 ____

_____.

By: 

Title: Manager

Date: 8/30/22

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

The Oak

August 24, 2022

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

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, 2020, as amended).

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 that 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.

1. This site will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales & Services: Grooming
8300.11	Animal Sales & Services: Kennel & Veterinary, Restricted
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted

8300.32	Convenience Sales & Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8300.25	Child Care Center
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted
8200.2	Dwelling Units and Mixed
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window: This use is further limited to a coffee shop.
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.41	Food & Beverage Retail Sales
8150.7	Horticulture
8350.8	Industrial, Light (This use unit is limited to the use and operation of a brewery, distillery, winery, cidery and associated tap/ serving rooms)
8300.48	Laundry Services
8250.11	Library Services & Community Centers
8250.12	Light Public Protection & Utility: General
8250.13	Light Public Protection & Utility: Restricted
8300.51	Lodging Accommodations: Commercial Lodging
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8200.12	Multiple-Family Residential
8250.16	Murals
8300.55	Participant Recreation & Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.69	Spectator Sports & Entertainment: Restricted
8300.67	Spectator Sports & Entertainment: General

2. Maximum Building Height:

The maximum building height shall be permitted to be one hundred and twenty (120) feet.

3. Maximum Building Size:

The maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

A zero (0) foot setback shall be permitted within this SPUD. Further, the bulk standards contained within Table 6200.2 shall not apply.

6. Sight-proof Screening:

Screening shall not be required in this SPUD.

7. Landscaping:

Landscaping shall not be required within this SPUD.

8. Signs:

Signage, both accessory and non-accessory, within this SPUD shall be reviewed and approved in accordance with the approved PUDSP-1715a. There shall be a zero (0) foot setback for signage within this SPUD.

However, the following shall apply:

- Seasonal street light banners and other such temporary banners/signs shall be permitted in this PUD.
- Sign area shall be that area in which actual letters are located; the remainder of the sign shall be considered background and not count towards the sign area calculation. Monument signs with a split base shall be permitted if all portions of the sign support structure are covered in a material consistent with the structures located in this PUD or consistent with an established development "theme". The support structure shall be considered background or ornamentation and shall not be included in the calculation for overall sign area. Ground-mounted directional signs that are less than 8 square feet shall be considered incidental and allowed within this PUD.
- A sign that contains the name of any business and/or multi-family development located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within this SPUD
- Freestanding signs shall provide a Landscaped Area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking Point requirements.

9. Access:

No access points are contemplated within this SPUD.

10. Sidewalks

Sidewalks shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, drivet, rock, stone, stucco,

architectural metal or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Within Tract three (3) of this PUD, the façade of any building(s) located along the southern border of said tract shall include protective decorative opaque screening to deter an unimpeded line of sight from such building to the south.

2. Open Space:

Open space shall be in accordance with the base zoning district.

3. Site Lighting:

The site lighting in this PUD shall, at a minimum, meet the requirements of Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended. A Lighting Plan in accordance with Section 59-14200.4E(2) shall be reviewed and approved as part of the subsequent Specific Plan.

4. Dumpsters:

Dumpsters shall not be permitted within this SPUD.

5. Parking:

There shall be no minimum parking requirements for this SPUD.

6. Maintenance:

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.

7. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

LEGAL DESCRIPTION FOR
CLOSING PUBLIC WAY ADJACENT TO
LOTS 1 AND 5, BLOCK 1, IN WILEMAN FOURTH ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

A tract of land lying in the Southeast Quarter of Section Seven (7), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

BEGINNING at the northeast corner of Lot 5, Block 1, WILEMAN FOURTH ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 30 of Plats, Page 91;

THENCE North 70°15'28" West (SPCS)(North 69°10'00" West-Deed), along the north line of said Lot 5, passing at a distance of 288.42 feet the northwest corner of said Lot 5, also being the northeast corner of Lot 1, Block 1, WILEMAN FOURTH ADDITION, and continuing along the north line of said Lot 1 for a total distance of 343.09 feet;

THENCE South 78°29'28" East (SPCS)(South 77°24'00" East-Deed) a distance of 329.47 feet;

THENCE South 00°05'28" East (SPCS)(South 01°00'00" East-Deed) a distance of 50.16 feet to the POINT OF BEGINNING.

Said tract of land containing 8,094 square feet or 0.1858 acres more or less.

The Oklahoma State Plane Coordinate System (SPCS)(North Zone) was used as the basis of bearing for this description.

Randall A. Mansfield, PLS 1613
Dodson Thompson Mansfield, PLLC
20 NE 38th Street, OKC, OK
October 7, 2019





N. BARNES AVENUE

N.W. CORNER, LOT 5
N.E. CORNER, LOT 1

LOT 1

LOT 2

LOT 3

LOT 4

BLOCK 1
WILEMAN FOURTH ADDITION
BOOK 30 of PLATS, PAGE 91

LOT 5

NORTHWEST EXPRESSWAY

(S 77°24'00" E-Deed)
S 78°29'28" E (SPCS)

343.09'

54.67'

329.47'

N. LINE BLOCK 1 &
SOUTHERLY R.O.W. LINE
NORTHWEST EXPRESSWAY

288.42'

N 70°15'28" W (SPCS)
(N 69°10'00" W-Deed)

P.O.B.

N.E. CORNER
LOT 5, BLOCK 1

S 00°05'28" E (SPCS)
S 01°00'00" W-Deed)

EAST LINE, S.E. QUARTER
SECTION 7, T. 12 N., R. 3 W., I.M.

PENNSYLVANIA AVENUE

183.57' S 00°05'28" E
50' R.O.W.
PER PLAT

S 88°56'32" W
50.00'

N.W. 50th STREET

SOUTH LINE, S.E. QUARTER, SECTION 7 &
NORTH LINE, N.E. QUARTER, SECTION 18
T. 12 N., R. 3 W., I.M.

P.O.B.
PUD AREA 1

S.E. CORNER, S.E. QUARTER, SECTION 7 &
N.E. CORNER, N.E. QUARTER, SECTION 18
T. 12 N., R. 3 W., I.M.

BLOCK 1
QUEEN'S HIGHWAY
BOOK 10 of PLATS, PAGE 14



SPCS-State Plane Coordinate System
(Oklahoma North Zone
Deed-Deed Bearings

EXHIBIT
CLOSING PUBLIC WAY
NOT TO SCALE



DODSON - THOMPSON - MANSFIELD, PLLC

20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Earthwork

CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2020

**LEGAL DESCRIPTION FOR
CLOSING PUBLIC WAY ADJACENT TO
LOTS 1 AND 5, BLOCK 1, IN WILEMAN FOURTH ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

A tract of land lying in the Southeast Quarter of Section Seven (7), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

BEGINNING at the northeast corner of Lot 5, Block 1, WILEMAN FOURTH ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 30 of Plats, Page 91;

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THENCE South 00°05'28" East (SPCS)(South 01°00'00" East-Deed) a distance of 50.16 feet to the POINT OF BEGINNING.

Said tract of land containing 8,094 square feet or 0.1858 acres more or less.

The Oklahoma State Plane Coordinate System (SPCS)(North Zone) was used as the basis of bearing for this description.

Randall A. Mansfield, PLS 1613
Dodson Thompson Mansfield, PLLC
20 NE 38th Street, OKC, OK
October 7, 2019



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CLOSING PUBLIC WAY ADJACENT TO
LOTS 1 AND 5, BLOCK 1, IN WILEMAN FOURTH ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

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THENCE North $70^{\circ}15'28''$ West (SPCS)(North $69^{\circ}10'00''$ West-Deed), along the north line of said Lot 5, passing at a distance of 288.42 feet to the northwest corner of said Lot 5, also being the northeast corner of Lot 1, Block 1, WILEMAN FOURTH ADDITION, and continuing along the north line of said Lot 1 for a total distance of 343.09 feet;

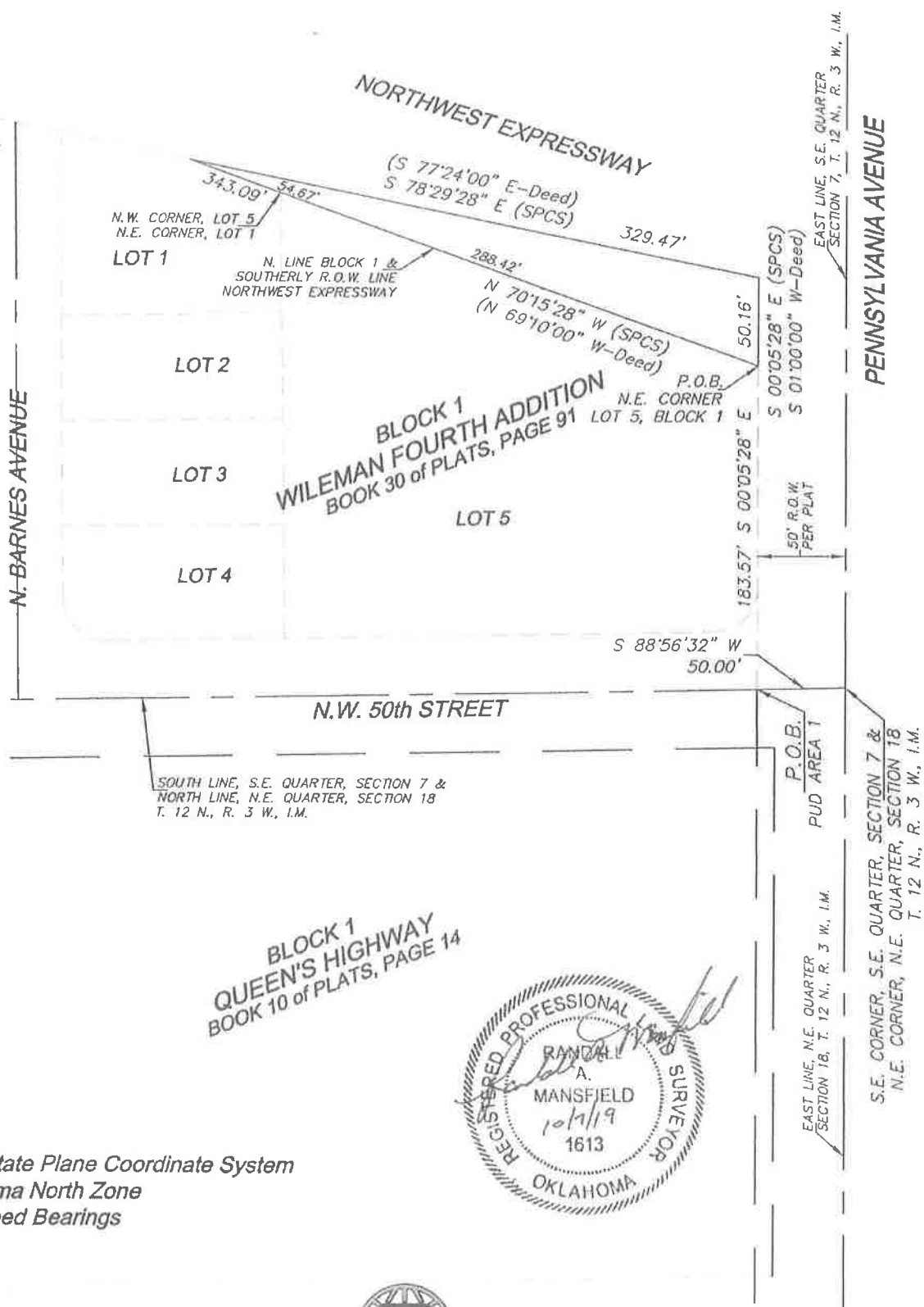
THENCE South $78^{\circ}29'28''$ East (SPCS)(South $77^{\circ}24'00''$ East-Deed) a distance of 329.47 feet;

THENCE South $00^{\circ}05'28''$ East (SPCS)(South $01^{\circ}00'00''$ East-Deed) a distance of 50.16 feet to the POINT OF BEGINNING.

Said tract of land containing 8,094 square feet or 0.1858 acres more or less.

The Oklahoma State Plane Coordinate System (SPCS)(North Zone) was used as the basis of bearing for this description.

Randall A. Mansfield, PLS 1613
Dodson Thompson Mansfield, PLLC
20 NE 38th Street, OKC, OK
October 7, 2019



BLOCK 1
QUEEN'S HIGHWAY
BOOK 10 of PLATS, PAGE 14

SPCS-State Plane Coordinate System
(Oklahoma North Zone
Deed-Deed Bearings

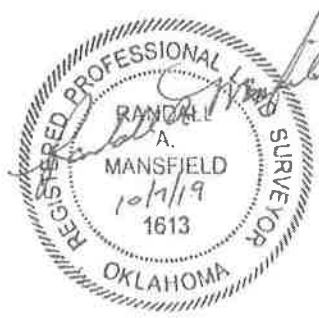


EXHIBIT
CLOSING PUBLIC WAY
NOT TO SCALE



DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421
Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2020

LETTER OF AUTHORIZATION

OAK Land & Development, 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 OAK Addition located south of Northwest Expressway and west of N. Pennsylvania Avenue, Oklahoma City, Oklahoma County, Oklahoma.



By: Ryan McNeil

Title: Manager

Date: 8-18-22



After recording, return to:

Ryan McNeill
8908 S. Yale Avenue, Suite 428
Tulsa OK 74317

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 1810-CCOG-68

QUITCLAIM DEED

Terrance W. Mangan, a married man ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does grant, bargain, sell, convey and quitclaim unto NWPF, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 8908 S. Yale Avenue, Suite 428, Tulsa Oklahoma 74317, an undivided one-sixth (1/6th) interest in that certain real property situated in Oklahoma County, Oklahoma, described on Exhibit A and depicted on Exhibit B, together with all the improvements thereon and appurtenances thereunto belonging (the "Property"); provided, however, subsequent to the recording of this Quitclaim Deed in the office of the Oklahoma County Clerk, the Property shall not be conveyed separately but only as a part of a larger tract that is either a platted lot or is otherwise in compliance with lot split approval requirements, unless any such conveyance is approved by the Planning Commission of The City of Oklahoma City.

To have and to hold the Property unto Grantee, and Grantee's successors, and assigns forever.

Patricia Mangan, wife of Grantor, joins in the execution of this Quitclaim Deed solely for the limited purpose of releasing any homestead and marital rights in and to the Property and gives no warranty of title or otherwise.

Executed as of this 28th day of May, 2021.

"GRANTOR"

By: Terrance W. Mangan
Name: Terrance W. Mangan

By: Patricia Mangan
Name: Patricia Mangan

4/29

STATE OF OKLAHOMA)
)
COUNTY OF Oklahoma ss:

This instrument was acknowledged before me on the 23rd day of April, 2021,
by Terrance W. Mangan and Patricia Mangan.

(Seal)



A handwritten signature in black ink, appearing to be "C. M. Petty", written over a horizontal line.

Notary Public
My Commission Expires: 1-19-2023
Commission # 11000608

Oklahoma City Planning Commission
Deed Approval # 26476

MAY 26 2021

EXHIBIT A

**LEGAL DESCRIPTION FOR PROPERTY ADJACENT TO
BLOCKS 1, 2 and 3 IN WILEMAN FOURTH ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

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BEGINNING at the northeast corner of Lot 5, Block 1, WILEMAN FOURTH ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 30 of Plats, Page 91;

THENCE North 70°15'28" West (SPCS)(North 69°12'00" West-Deed), along the north line of said Lot 5, passing at a distance of 288.42 feet the northwest corner of said Lot 5, also being the northeast corner of Lot 1, Block 1, WILEMAN FOURTH ADDITION, and continuing along the north line of said Lot 1 for a total distance of 343.09 feet;

THENCE North 78°29'28" West (SPCS)(North 77°26'00" West-Deed), along the north line of said Block 1, the north right of way line of Barnes Avenue and the north line of Block 2 and 3, said WILEMAN FOURTH ADDITION, a distance of 467.95 feet to the northwest corner of Lot 6, Block 3, said WILEMAN FOURTH ADDITION;

THENCE North 11°28'32" East a distance of 46.00 feet;

THENCE South 78°29'28" East a distance of 788.01 feet;

THENCE South 00°05'28" East (SPCS)(South 00°58'00" West-Deed) a distance of 97.12 feet to the POINT OF BEGINNING.

Said tract of land containing 44,558 square feet or 1.0229 acres more or less.

The Oklahoma State Plane Coordinate System (SPCS)(North Zone) was used as the basis of bearing for this description.

Christopher L. Tripp, PLS 1685
Dodson Thompson Mansfield, PLLC
20 NE 38th Street, OKC, OK
April 22, 2021



2022042101060784 B: 15130 P: 839

04/21/2022 11:39:16 AM Pgs: 3

Fee: \$22.00 Doc Stamp: \$12.00

David B. Hooten, County Clerk

Oklahoma County - State of Oklahoma



Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 2201-0014-68

After recording please return to:
Ryan McNeill
8908 S. Yale Avenue, Suite 428
Tulsa OK 74317

Space above for county recorder's use

QUITCLAIM DEED

Adam J. Leavitt, a married man, and his wife Angela Hayli Leavitt (collectively, "Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does grant, bargain, sell, convey and quitclaim unto NWPF, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 8908 S. Yale Avenue, Suite 428, Tulsa Oklahoma 74317, an undivided two-sixth (2/6th) interest in that certain real property situated in Oklahoma County, Oklahoma, described on Exhibit A and depicted on Exhibit B, together with all the improvements thereon and appurtenances thereunto belonging (the "Property"); provided, however, subsequent to the recording of this Quitclaim Deed in the office of the Oklahoma County Clerk, the Property shall not be conveyed separately but only as a part of a larger tract that is either a platted lot or is otherwise in compliance with lot split approval requirements, unless any such conveyance is approved by the Planning Commission of The City of Oklahoma City.

To have and to hold the Property unto Grantee, and Grantee's successors, and assigns forever.

Executed as of this 21st day of January, 2022.

"GRANTOR"

Adam J. Leavitt
Adam J. Leavitt

Angela Hayli Leavitt
Angela Hayli Leavitt

STATE OF OKLAHOMA)
COUNTY OF Tulsa) ss:

This instrument was acknowledged before me on the 21st day of January, 2022, by Adam J. Leavitt and Angela Hayli Leavitt, husband and wife.



Daniel F. Conrad
Notary Public
My Commission Expires: 7/13/22
Commission # 08008789

2

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 2201-0014-68

This document was electronically
filed 04/21/2022
in Oklahoma County,
Oklahoma and recorded in
Book 15130, Page 839 by
American Eagle Title Group, L.L.C.

Space above for county recorder's use

After recording please return to:
Ryan McNeill
8908 S. Yale Avenue, Suite 428
Tulsa OK 74317

QUITCLAIM DEED

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Angela Hayli Leavitt
Angela Hayli Leavitt

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COUNTY OF Tulsa)

SS:

This instrument was acknowledged before me on the 21st day of January, 2022,
by Adam J. Leavitt and Angela Hayli Leavitt, husband and wife.



Daniel E. Conrad
Notary Public
My Commission Expires: 7/13/22
Commission # 6006789

Exhibit A

**LEGAL DESCRIPTION FOR
MAGNUM QUITCLAIM DEED ADJACENT TO
BLOCKS 1, 2 and 3 IN WILEMAN FOURTH ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

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THENCE North 78°29'28" West (SPCS)(North 77°26'00" West-Deed), along the north line of said Block 1, the north right of way line of Barnes Avenue and the north line of Block 2 and 3, said WILEMAN FOURTH ADDITION, a distance of 467.95 feet to the northwest corner of Lot 6, Block 3, said WILEMAN FOURTH ADDITION;

THENCE North 11°28'32" East a distance of 46.00 feet;

THENCE South 78°29'28" East a distance of 788.01 feet;

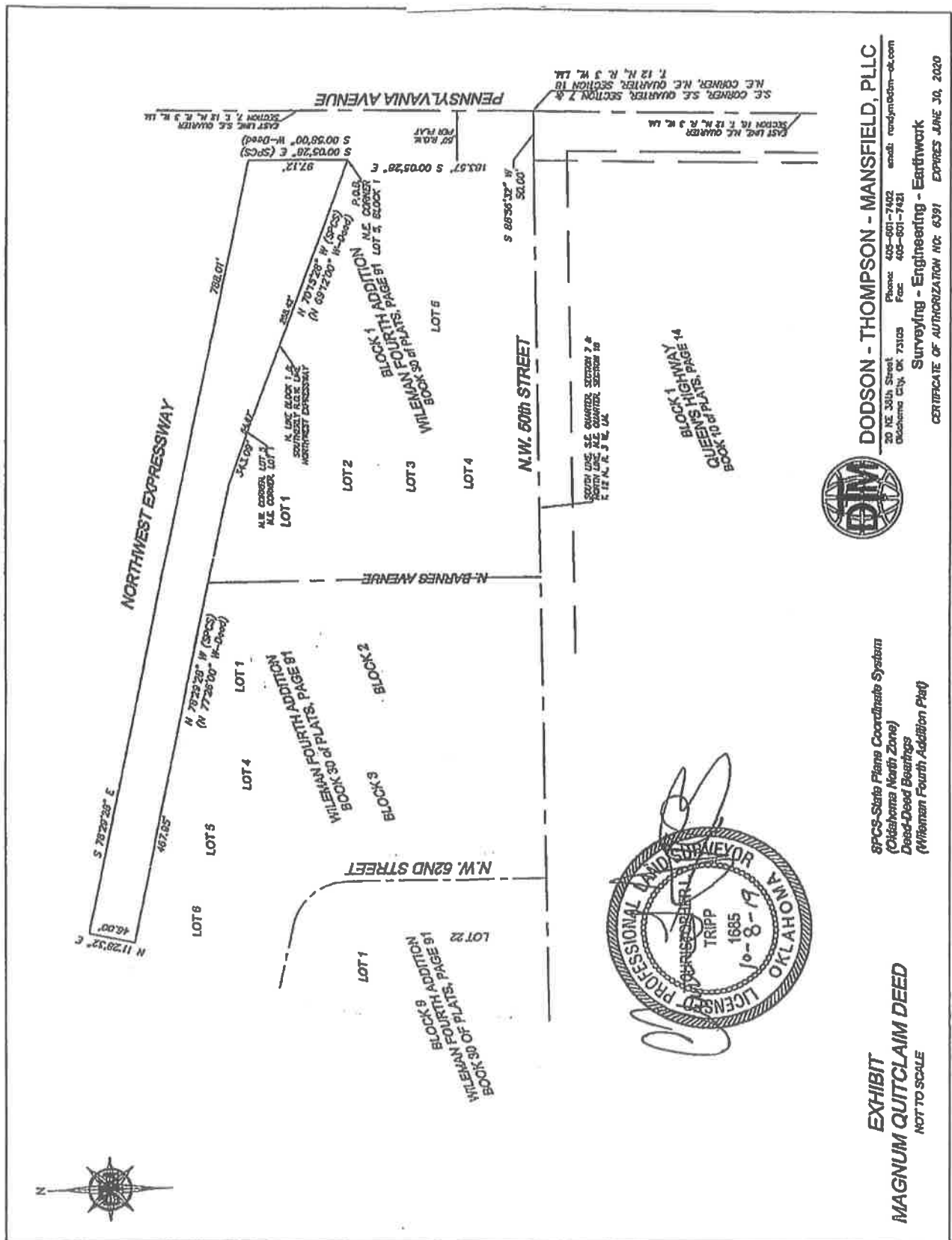
THENCE South 00°05'28" East (SPCS)(South 00°58'00" West-Deed) a distance of 97.12 feet to the POINT OF BEGINNING.

Said tract of land containing 44,558 square feet or 1.0229 acres more or less.

The Oklahoma State Plane Coordinate System (SPCS)(North Zone) was used as the basis of bearing for this description.

Christopher L. Tripp, PLS 1685
Dodson Thompson Mansfield, PLLC
20 NE 38th Street, OKC, OK
October 8, 2019







2

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 2201-0015-103

After recording please return to:
Ryan McNeill
8908 S. Yale Avenue, Suite 428
Tulsa OK 74317

Space above for county recorder's use

QUITCLAIM DEED

Amber D. Barbeau, formerly known as Amber D. Leavitt, a single person, (the "Grantor") in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does grant, bargain, sell, convey and quitclaim unto NWPF, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 8908 S. Yale Avenue, Suite 428, Tulsa Oklahoma 74317, an undivided two-sixth (2/6th) interest in that certain real property situated in Oklahoma County, Oklahoma, described on Exhibit A and depicted on Exhibit B, together with all the improvements thereon and appurtenances thereunto belonging (the "Property"); provided, however, subsequent to the recording of this Quitclaim Deed in the office of the Oklahoma County Clerk, the Property shall not be conveyed separately but only as a part of a larger tract that is either a platted lot or is otherwise in compliance with lot split approval requirements, unless any such conveyance is approved by the Planning Commission of The City of Oklahoma City.

To have and to hold the Property unto Grantee, and Grantee's successors, and assigns forever.

Executed as of this 10 day of March, 2022.

"GRANTOR"

Amber D. Barbeau

PRESENTED FOR FILING BY: American Eagle Title Group, LLC
FILE NUMBER: 2201-0015-68
UNDERWRITER: Old Republic National Title Insurance Company

STATE OF Oklahoma)
COUNTY OF Tulsa) ss:



This instrument was acknowledged before me on the 10th day of March, 2022, by Amber D. Barbeau.

Notary Public
My Commission Expires: 7/13/22
Commission # 06005789

2

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 2201-0015-128

This document was electronically
filed 04/21/2022
in Oklahoma County,
Oklahoma and recorded in
Book 15130, Page 1034 by
American Eagle Title Group, L.L.C.

Space above for county recorder's use

After recording please return to:
Ryan McNeill
8908 S. Yale Avenue, Suite 428
Tulsa OK 74317

QUITCLAIM DEED

Amber D. Barbeau, formerly known as Amber D. Leavitt, a single person, (the "Grantor") in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does grant, bargain, sell, convey and quitclaim unto NWPF, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 8908 S. Yale Avenue, Suite 428, Tulsa Oklahoma 74317, an undivided two-sixth (2/6th) interest in that certain real property situated in Oklahoma County, Oklahoma, described on Exhibit A and depicted on Exhibit B, together with all the improvements thereon and appurtenances thereunto belonging (the "Property"); provided, however, subsequent to the recording of this Quitclaim Deed in the office of the Oklahoma County Clerk, the Property shall not be conveyed separately but only as a part of a larger tract that is either a platted lot or is otherwise in compliance with lot split approval requirements, unless any such conveyance is approved by the Planning Commission of The City of Oklahoma City.

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"GRANTOR"

[Signature]
Amber D. Barbeau

PRESENTED FOR FILING BY: American Eagle Title Group, LLC
FILE NUMBER: 2201-0015-68
UNDERWRITER: Old Republic National Title Insurance Company

STATE OF Oklahoma)
COUNTY OF Tulsa) ss:



This instrument was acknowledged before me on the 10th day of March, 2022,
by Amber D. Barbeau.

[Signature]
Notary Public
My Commission Expires: 7/13/22
Commission # 0006789

Exhibit A

**LEGAL DESCRIPTION FOR
MAGNUM QUITCLAIM DEED ADJACENT TO
BLOCKS 1, 2 and 3 IN WILEMAN FOURTH ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

A tract of land lying in the Southeast Quarter of Section Seven (7), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

BEGINNING at the northeast corner of Lot 5, Block 1, WILEMAN FOURTH ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 30 of Plats, Page 91;

THENCE North 70°15'28" West (SPCS)(North 69°12'00" West-Deed), along the north line of said Lot 5, passing at a distance of 288.42 feet the northwest corner of said Lot 5, also being the northeast corner of Lot 1, Block 1, WILEMAN FOURTH ADDITION, and continuing along the north line of said Lot 1 for a total distance of 343.09 feet;

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THENCE North 11°28'32" East a distance of 46.00 feet;

THENCE South 78°29'28" East a distance of 788.01 feet;

THENCE South 00°05'28" East (SPCS)(South 00°58'00" West-Deed) a distance of 97.12 feet to the POINT OF BEGINNING.

Said tract of land containing 44,558 square feet or 1.0229 acres more or less.

The Oklahoma State Plane Coordinate System (SPCS)(North Zone) was used as the basis of bearing for this description.

Christopher L. Tripp, PLS 1685
Dodson Thompson Mansfield, PLLC
20 NE 38th Street, OKC, OK
October 8, 2019



[illegible]

**EXHIBIT
MAGNUM QUITCLAIM DEED
NOT TO SCALE**

**SPCS-Static Plane Coordinate System
(Oklahoma North Zone)
Dead-Dead Bearings
(Wilman Fourth Addition Plat)**



DODSON - THOMPSON - MANSFIELD, PLLC

20 NE 30th Street
Oklahoma City, OK 73105

Phone: 405-501-7402
Fax: 405-501-7421
e-mail: randym@dm-att.com

Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2020

After recording, return to:
Ryan McNeill
8908 S. Yale Avenue, Suite 428
Tulsa, OK 74317

QUITCLAIM DEED

Kathryn A. Buxton, Susan M. Hall, and James Savage, successor co-trustees of the J.D. and Jo Ann Savage Family Trust, established August 23, 1994 (collectively referenced herein in the singular as the "Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does grant, bargain, sell, convoy and quitclaim unto NWPF, LLC, an Oklahoma limited liability company (the "Grantee"), whose mailing address is 8908 S. Yale Avenue, Suite 428, Tulsa, OK 74317, an undivided one-sixth (1/6th) interest in that certain real property situated in Oklahoma County, Oklahoma, described on Exhibit A and depicted on Exhibit B, together with all improvements thereon and appurtenances thereunto belonging (the "Property"); provided, however, subsequent to the recording of this Quitclaim Deed in the office of the Oklahoma County Clerk, the Property shall not be conveyed separately but only as a part of a larger tract that is either a platted lot or is otherwise in compliance with lot split approval requirements, unless any such conveyance is approved by the Planning Commission of The City of Oklahoma City.

To have and to hold the Property unto Grantee, and Grantee's successors, and assigns forever.

Executed as of this _____ day of _____ 2022.

[Signatures and Acknowledgments on Following Pages]

"KATHRYN A. BUXTON, SUCCESSOR CO-TRUSTEE"

Name: Kathryn A. Buxton,
Successor Co-Trustee

Dated: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2022, by
KATHRYN A. BUXTON, SUCCESSOR CO-TRUSTEE.

(Seal)

Notary Public
My Commission Expires: _____
Commission #: _____

"SUSAN M. HALL, SUCCESSOR CO-TRUSTEE

Name: Susan M. Hall,
Successor Co-Trustee

Dated: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2022, by SUSAN
M. HALL, SUCCESSOR CO-TRUSTEE.

(Seal)

Notary Public
My Commission Expires: _____
Commission #: _____

"JAMES SAVAGE, SUCCESSORS CO-TRUSTEE"

Name: James Savage,
Successor Co-Trustee

Dated: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2022, by JAMES SAVAGE, SUCCESSOR CO-TRUSTEE.

(Seal)

Notary Public
My Commission Expires: _____
Commission #: _____

MAY 26 2021

EXHIBIT A

**LEGAL DESCRIPTION FOR PROPERTY ADJACENT TO
BLOCKS 1, 2 and 3 IN WILEMAN FOURTH ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

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THENCE South 78°29'28" East a distance of 788.01 feet;

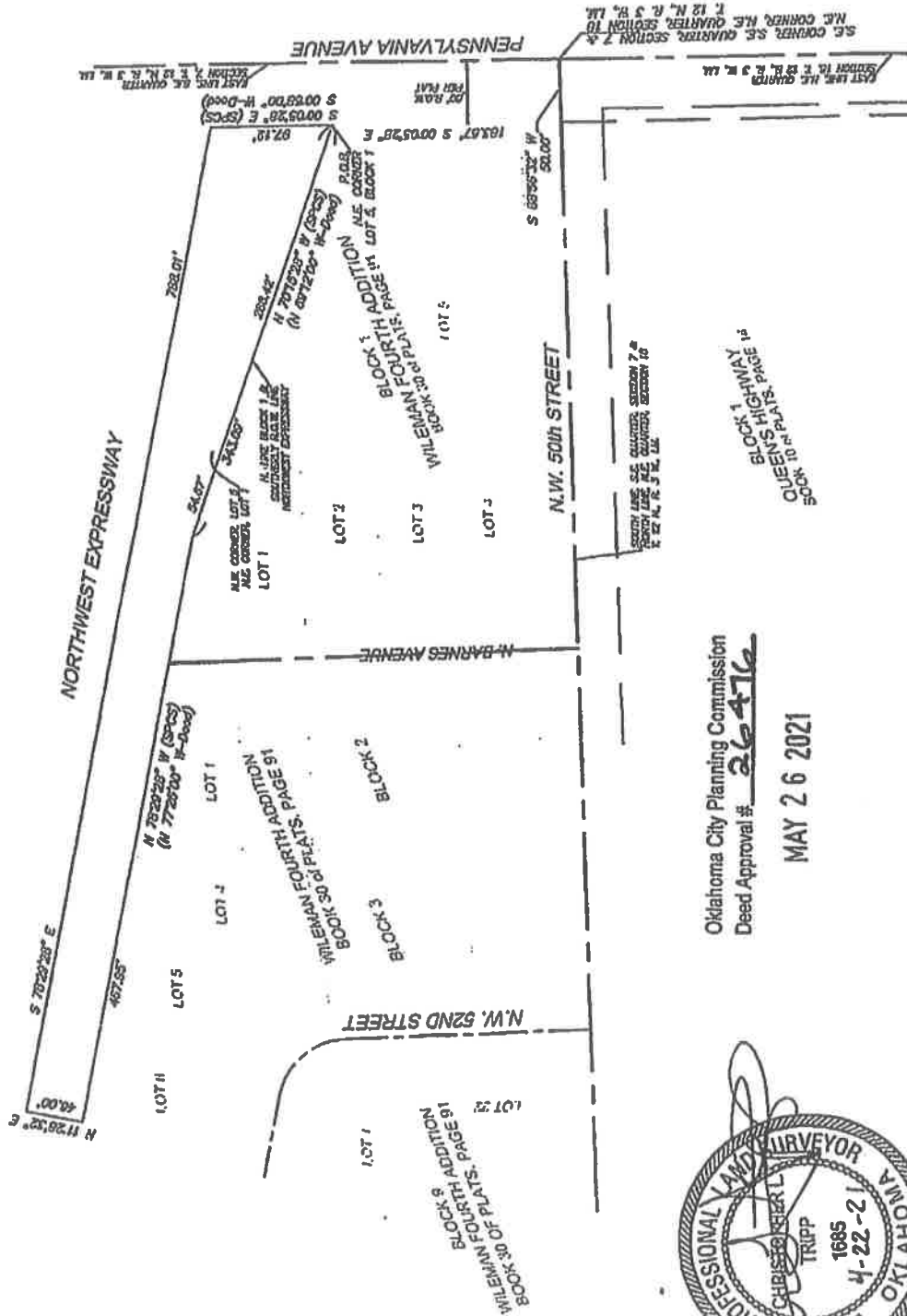
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Said tract of land containing 44,558 square feet or 1.0229 acres more or less.

The Oklahoma State Plane Coordinate System (SPCS)(North Zone) was used as the basis of bearing for this description.

Christopher L. Tripp, PLS 1685
Dodson Thompson Mansfield, PLLC
20 NE 38th Street, OKC, OK
April 22, 2021





Oklahoma City Planning Commission
Deed Approval # 26476

MAY 26 2021

SPCS-State Plane Coordinate System
(Oklahoma North Zone)
Deed-Deed Bearings
(Wilman Fourth Addition Plat)



DODSON - THOMPSON - MANSFIELD, PLLC
20 N. 35th Street
Oklahoma City, OK 73105
Phone: 405-501-7402
Fax: 405-501-7421
email: rmansfield@dtmllc.com

Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO. 6391
EXPIRES JUNE 30, 2020


EXHIBIT B
NOT TO SCALE

CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **400** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 16th day of August, 2022.

AMERICAN EAGLE TITLE INSURANCE COMPANY



ERIC OFFEN
PRESIDENT

State of Oklahoma)
) ss.
County of Oklahoma)

This instrument was acknowledged before me on August 22, 2022, by Eric Offen,
President.



My commission expires:
Order No.: 2208-0285-20



NOTARY PUBLIC

"EXHIBIT A"

A tract of land lying in the Southeast Quarter of Section Seven (7), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

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THENCE South 78°29'28" East (SPCS)(South 77°24'00" East-Deed) a distance of 329.47 feet;

THENCE South 00°05'28" East (SPCS)(South 01°00'00" East-Deed) a distance of 50.16 feet to the POINT OF BEGINNING.

“Exhibit B”

Dated: 8-22-2022

Order No. 2208-0285-20

CITY OF OKLA CITY 200 N WALKER AVE 2 ND FLR OKLAHOMA CITY, OK 73102	133021017 PT OF SE4 SEC 7 12 3W BEG 164.7FT N OF SE&C OF SE4 TH N320FT TH WLY TO W LINE TH S320FT TH ELY TO BEG 13 5ACS EXEMPT UNPLTD PT SEC 07 12N 3W'
PENN SQUARE LLC C/O SIMON PROPERTY GROUP PO BOX 6120 INDIANAPOLIS, IN 46206-6120	133049005 PT SW4 SEC 8 12N 3W BEG 484.7FT N & 53.21FT SE OF SW/C SW4 TH NLY1648.98FT E178.25FT SE53.83FT S640FT E615.13FT SW1184.87FT TO N LINE OF NW H/W TH NW ALONG RIGHT OF WAY TO BEG CONT 22.30ACRS MORE OR LESS UNPLTD PT SEC 08 12N 3W
PENN CORNER LLC PO BOX 2846 OKLAHOMA CITY, OK 73101-2846	133045610 PT SW4 SEC 8 12N 3W BEG 32.39FT N & 33FT E OF SW/C OF SW4 TH N130FT ELY150.244FT S121.44FT W150FT TO BEG SUBJ TO ESMTS OF RECORD UNPLTD PT SEC 08 12N 3W
50 PENN BUILDING OWNER LLC 2328 10 TH AVE N STE 401 LAKE WORTH, FL 33461-6612	133245600 PT NW4 SEC 17 & SW4 SEC 8 12N 3W BEG 33FT E & 162.39FT N & 150.24FT ELY FROM NW/C NW4 TH ELY ALONG S R/W NORTHWEST HWY 208.67FT SE150.30FT SELY ON A CURVE 330.07FT SELY78.32FT S234.36FT E120.47FT N114.23FT NWLY38.22FT NWLY43.42FT N65.57FT SELY73.03FT SELY157.67FT SWLY369.55FT NWLY345.20FT W770FT NLY338.08FT N32.14FT E133.06FT N121.44FT TO BEG UNPLTD PT SEC 17 12N 3W
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481005 LOT 001 BLOCK 001 ALL EX S3FT WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481015 LOT 000 BLOCK 001 S3FT LOT 1 ALL LOT 2 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481025 LOT 003 BLOCK 001 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481035 LOT 004 BLOCK 001 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481045 LOT 005 BLOCK 001 WILEMAN 4 TH

OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481055 LOT 001 BLOCK 002 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481065 LOT 002 BLOCK 002 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481075 LOT 003 BLOCK 002 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481085 LOT 004 BLOCK 002 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481095 LOT 005 BLOCK 002 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481105 LOT 001 BLOCK 003 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481115 LOT 002 BLOCK 003 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481125 LOT 003 BLOCK 003 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481135 LOT 004 BLOCK 003 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	LOT 005 BLOCK 003 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	055481155 LOT 006 BLOCK 003 WILEMAN 4 TH
OAK LAND & DEVELOPMENT LLC 8908 S YALE AVE, UNIT 428 TULSA, OK 74137-3598	088170120 LOT 000 BLOCK 001 BLK 1 EX E10FT PLUS ALL OF VACATED NW 49TH ST ADJ BLK 1 ON S ALSO DESCRIBED AS BEG NW/C BLK 1 TH E590FT S380FT W590FT N380FT TO BEG QUEENS HIGHWAY ADD
CITY OF OKLA CITY 200 N WALKER AVE 2 ND FLR OKLAHOMA CITY, OK 73102	088170115 LOT 000 BLOCK 001 A TR 15FT BY 15FT IN NE/C OF LOT 1 EXEMPT QUEENS HIGHWAY ADD
CITY OF OKLA CITY 200 N WALKER AVE 2 ND FLR OKLAHOMA CITY, OK 73102	088170125 LOT 000 BLOCK 001 E10FT OF LOTS 1 THRU 6 EXEMPT QUEENS HIGHWAY ADD
CITY OF OKLA CITY 200 N WALKER AVE 2 ND FLR OKLAHOMA CITY, OK 73102	088170245 LOT 000 BLOCK 001 E10FT OF LOTS 7 THRU 12 EXEMPT QUEENS HIGHWAY ADD

BEVERLYS CORNER LLC DOUBLE BOGEY INC 3028 QUAIL CREEK RD OKLAHOMA CITY, OK 73120	055571005 LOT 001 BLOCK 001 WILEMANS BELLE VIEW
SLOAN JONES LLC BEVERLYS CORNER LLC 3028 QUAIL CREEK RD OKLAHOMA CITY, OK 73120	055571015 LOT 002 BLOCK 001 WILEMANS BELLE VIEW
CLJ LLC BEVERLYS CORNER LLC C/O CRES ONE WILLIAMS CENTER 11 TH FL 3028 QUAIL CREEK RD OKLAHOMA CITY, OK 73120	055571020 LOT 003 BLOCK 001 WILEMANS BELLE VIEW
CLJ LLC BEVERLYS CORNER LLC C/O CRES ONE WILLIAMS CENTER 11 TH FL PO BOX 2300 TULSA, OK 74192	055571035 LOT 004 BLOCK 001 WILEMANS BELLE VIEW
LAM QUI VAN TRAN HON THI 5508 N BARNES AVE OKLAHOMA CITY, OK 73112-7729	055492935 LOT 009 BLOCK 009 WILEMAN 5 TH ADD
REYNOLDS J CARROL 5504 N BARNES AVE OKLAHOMA CITY, OK 7312-7729	055492945 LOT 010 BLOCK 009 WILEMAN 5 TH ADD
GIBBONS BARBARA J 5500 N BARNES AVE OKLAHOMA CITY, OK 73112-7729	055492955 LOT 011 BLOCK 009 WILEMAN 5 TH ADD
KRYSLER KEVAN KRYSLER CYNTHIA 7940 LIMWOOD CT PLEASANTON, CA 94588-4344	055492965 LOT 012 BLOCK 009 WILEMAN 5 TH ADD
CORILLO JOHN DICK DONALD & RITA 670 N GRANT ST APT 726 DENVER, CO 80203-4454	055492975 LOT 013 BLOCK 009 WILEMAN 5 TH ADD