

ORDINANCE NO. 27,412

AN ORDINANCE CLOSING, VACATING, RELEASING, DISCONTINUING, AND FORECLOSING THE RIGHT TO REOPEN CERTAIN ALLEYS, RIGHTS-OF-WAY, STREETS, AND EASEMENTS, IN ACCORDANCE WITH THE MIDTOWN URBAN RENEWAL PLAN, AS ADOPTED BY THE CITY OF OKLAHOMA CITY.

ORDINANCE

WITNESSETH:

WHEREAS, the City of Oklahoma City is undertaking the development of the MAPS 4 Palomar Family Justice Center project near Hudson Avenue and NW 11th Street and, immediately adjacent thereto, a large-scale private development is being undertaken; and

WHEREAS, in order to allow for the development of both the MAPS 4 Palomar Family Justice Center project and the project on the adjacent property, it is necessary and appropriate to close, vacate, release, discontinue, and foreclose the right to reopen certain public rights-of-way; and

WHEREAS, this Council is authorized by virtue of 11 Okla. Stat. §38-109 to close, vacate, release, and discontinue public streets, rights-of-way, and easements within any legally platted city or addition thereto, to aid in carrying out an urban renewal project; and

WHEREAS, this Council deems it necessary to close, vacate, release, discontinue, and foreclose the right to reopen certain alleys, rights-of-way, streets, and easements in the City of Oklahoma City, Oklahoma, specifically described and depicted on Exhibits A, B, C, and D attached hereto, for the public purposes of performing the objectives of the Midtown Urban Renewal Plan.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1: The 15-foot, east-west alley between Walker Ave. and Hudson Ave. specifically described and depicted on Exhibit A attached hereto, is hereby annulled, closed, vacated, and discontinued.

SECTION 2: The public right-of-way, a portion of Park Place (platted Columbus Ave.) specifically described and depicted on Exhibit B attached hereto, is hereby annulled, closed, vacated, and discontinued.

SECTION 3: The portion of the previously reserved easement running along the north right-of-way line of Park Place (platted Columbus Ave.) specifically described and depicted on

Exhibit C attached hereto, is hereby annulled, closed, vacated, and discontinued.

SECTION 4: The (i) 20-foot, east-west alley, (ii) two 10-foot, north south alleys, (iii) 20-foot, north-south alley, and (iv) a portion of Park Place (platted 10th Street) between Hudson Ave. and Harvey Ave., each specifically described and depicted on Exhibit D attached hereto, are hereby annulled, closed, vacated, and discontinued.

SECTION 5: The City of Oklahoma City, Oklahoma Natural Gas Company, Oklahoma Gas and Electric Company, AT&T/SBC, and Cox Cable of Oklahoma City (collectively, the "Utility Holders"), shall retain and continue to have any existing utility easements, together with rights of ingress and egress thereto; provided, however, that the utility easements reserved unto the Utility Holders by this Ordinance shall remain in effect only until new utility easements accommodating the necessary facilities of the Utility Holders have been granted and the existing facilities have been relocated within said new utility easements. Upon the grant of said new easements and the satisfactory relocation of the necessary facilities within said new easements, each Utility Holder shall each file a release of the existing easement reserved unto it by this Ordinance.

SECTION 6: In connection with the development of the impacted property, a public pedestrian access easement at least ten feet wide shall be provided within the portion of Park Place between Harvey Ave. and Hudson Ave. vacated by this Ordinance. Upon the grant of said new public pedestrian easement, said easement shall be filed in the office of the County Clerk of Oklahoma County, State of Oklahoma.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 18TH day of JULY, 2023.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on this 29th day of AUGUST, 2023.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 29th day of AUGUST, 2023.

ATTEST:


CITY CLERK




MAYOR

REVIEWED for form and legality.


ASSISTANT MUNICIPAL COUNSELOR

EXHIBIT A

LEGAL DESCRIPTION

Desoto Addition
15' Alley Vacation

May 9, 2023

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

All of the East/West 15' Alley as shown on the recorded plat DESOTO ADDITION

AND

That portion of platted Hudson Avenue beginning at the Southeast (SE) Corner of Lot One (1) of said DESOTO ADDITION, said point being the POINT OF BEGINNING;

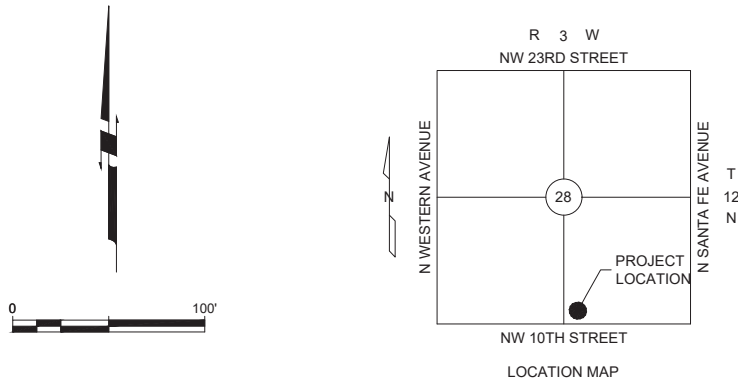
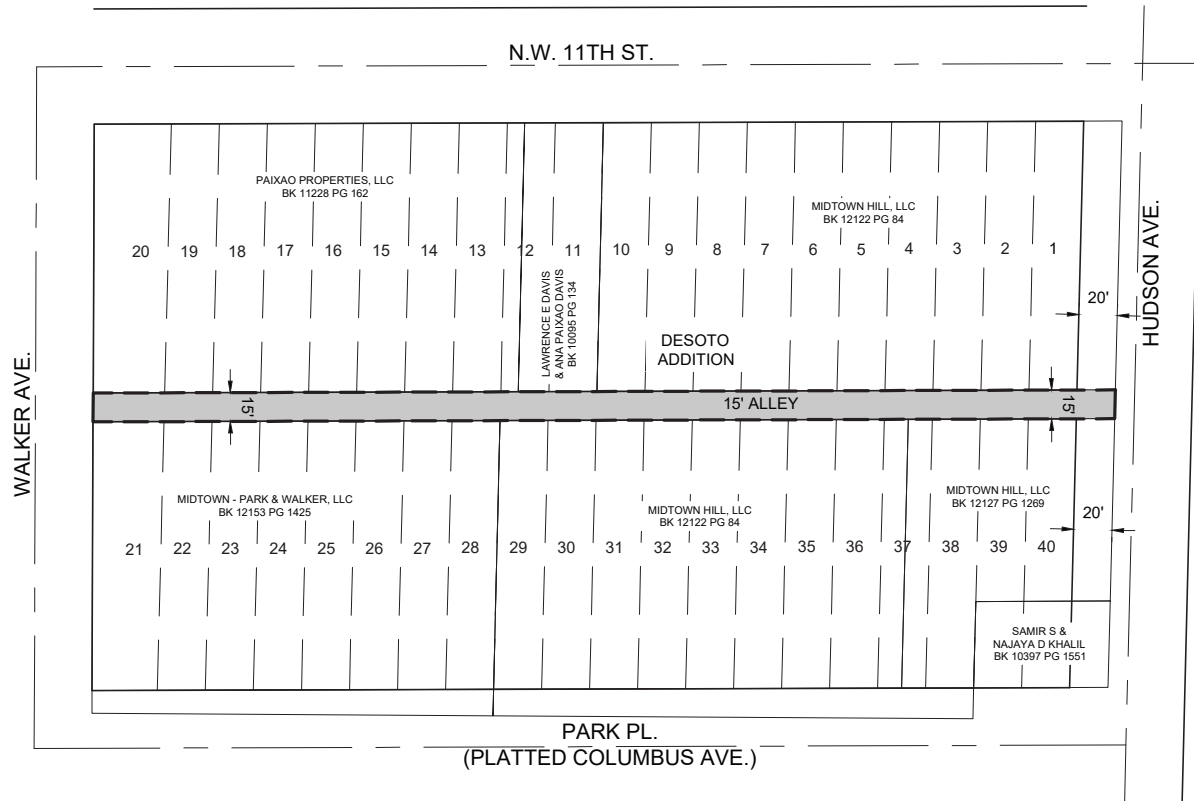
THENCE East along and with the extended North line of said East/West 15' Alley, a distance of 20 feet

THENCE South parallel with the East line of said DESOTO ADDITION, a distance of 15 feet to the extended South line of said East/West 15' Alley;

THENCE West, along and with the extended South line of said East/West 15' Alley, a distance of 20 feet to the Northeast (NE) Corner of Lot Forty (40) of said DESOTO ADDITION;

THENCE North, along and with the extended East line of said Lot 40 to the POINT OF BEGINNING.

EXHIBIT A



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DESOTO ADDITION

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

ALLEY VACATION



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023
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EXHIBIT B

LEGAL DESCRIPTION

Park Place
Partial Vacation

May 9, 2023

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southwest (SW) Corner of Lot Thirty-nine (39) as shown on the recorded plat DESOTO ADDITION, said point being the POINT OF BEGINNING;

THENCE North 89°49'14" East, along and with the South line extended of said Lot 39 and Lot Forty (40) as shown on said plat DESOTO ADDITION, a distance of 70.00 feet;

THENCE South 01°24'11" West, parallel with and 20.00 feet East of the extended East line of said Lot 40, a distance of 16.64 feet to the extended South line of the Partial Street Vacation as described in Journal Entry of Judgement Case No. CV-2015-195, recorded in Book 12803, Page 697;

THENCE North 89°39'15" West, along and with the extended South line of said Partial Street Vacation, a distance of 69.99 feet to the Southeast (SE) Corner of said Partial Street Vacation;

THENCE North 01°24'11" East, along and with the East line of said Partial Street Vacation, a distance of 16.00 feet to the POINT OF BEGINNING.

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

The main site plan shows a rectangular area bounded by Walker Ave. to the west, Hudson Ave. to the east, N.W. 11th St. to the north, and Park Pl. (Platted Columbus Ave.) to the south. The area is divided into two rows of lots. The top row contains lots 1 through 20, and the bottom row contains lots 21 through 40. A 15' alley runs between the two rows of lots. Property owners are listed for several lots: PAIXAO PROPERTIES, LLC (BK 11228 PG 162) for lots 16-18; MIDTOWN HILL, LLC (BK 12122 PG 84) for lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40; LAWRENCE E DAVIS & ANA PAIXAO DAVIS (BK 10095 PG 134) for lot 12; MIDTOWN - PARK & WALKER, LLC (BK 12153 PG 1425) for lot 21; MIDTOWN HILL, LLC (BK 12122 PG 84) for lot 32; MIDTOWN HILL, LLC (BK 12127 PG 1269) for lot 39; and SAMIR S & NAJAYA D KHALIL (BK 10397 PG 1551) for lot 40. A 'DESOTO ADDITION' is shown between lots 12 and 11. A 'PARTIAL STREET VACATION. JOURNAL ENTRY OF JUDGEMENT CASE NO. CV-2015-195 BK 12803 PG 697' is shown along Park Pl. A 'P.O.B. S.W. COR. LOT 39' is shown at the intersection of Park Pl. and lot 39. A '15' ALLEY' runs between the two rows of lots. The streets are labeled: WALKER AVE., HUDSON AVE., N.W. 11TH ST., and PARK PL. (PLATTED COLUMBUS AVE.).

0 100'

N

R 3 W
NW 23RD STREET

N WESTERN AVENUE

28

PROJECT LOCATION

N SANTA FE AVENUE

T 12
N

NW 10TH STREET

LOCATION MAP

Line Table		
Line #	Direction	Length
L1	N89°49'14"E	70.00'
L2	S01°24'11"W	16.64'
L3	N89°39'15"W	69.99'
L4	N01°24'11"E	16.00'

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Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
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EXHIBIT C

LEGAL DESCRIPTION

Park Place
Partial Release of Reserve
Journal Entry of Judgement Case No. CV-2015-195
Book 12803, Page 697

May 9, 2023

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the **North 8.00 feet** of the following described tract designated NORTH TRACT in the Journal Entry of Judgement Case No. CV-2015-195 recorded in Book 12803, Page 697:

BEGINNING at the Southwest corner of Lot 21 in DESOTO ADDITION A.K.A. DESOTO SUBDIVISION OF MCCLURES;

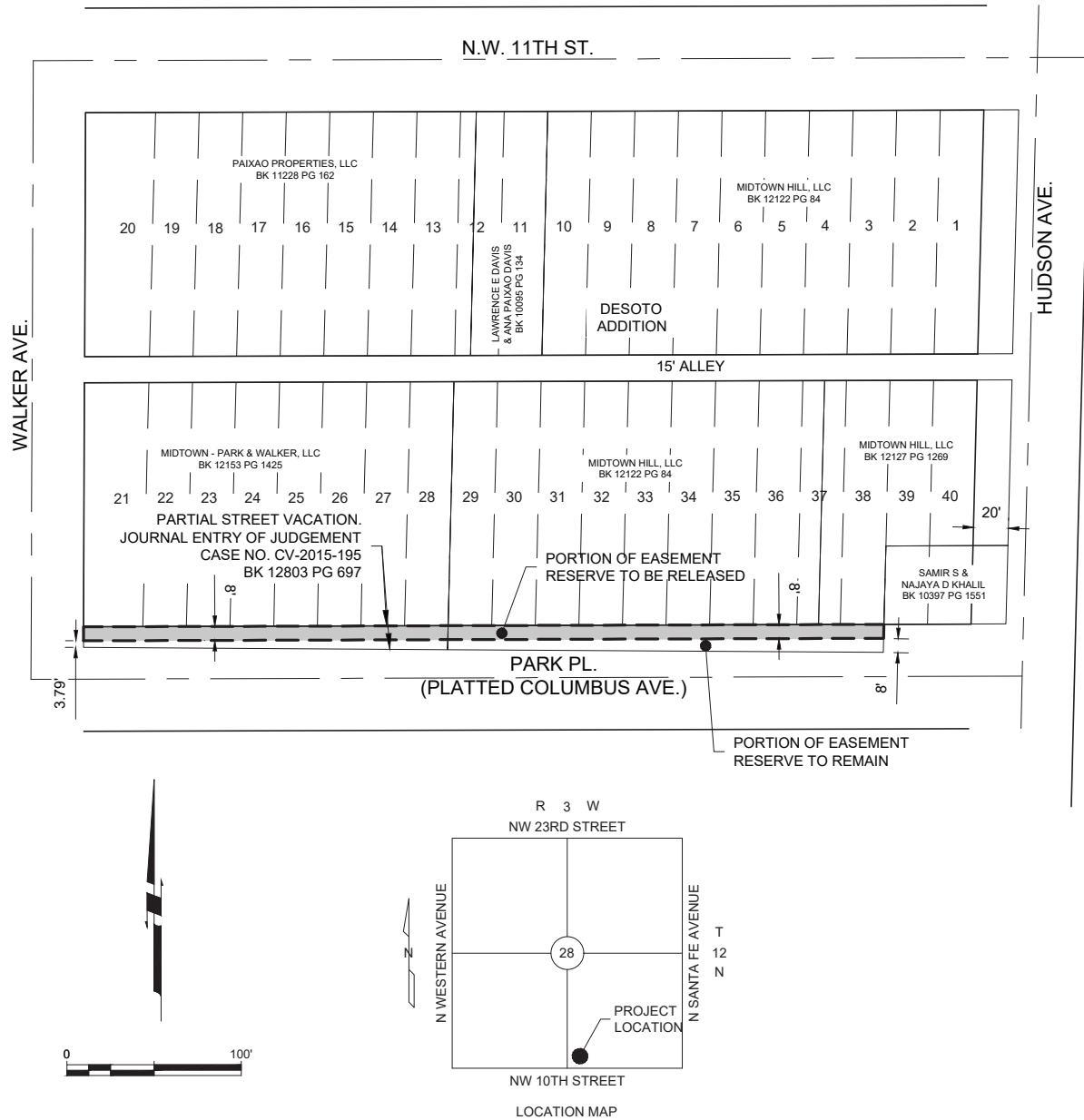
THENCE North 89°49'22" East along the North right-of-way line of Park Place formerly known as Columbus Avenue, a distance of 459.00 feet to the Southwest corner of Lot 38 in said plat;

THENCE South 01°03'17" West along said West line a distance of 16.00 feet;

THENCE North 89°39'08" West a distance of 458.55 feet;

THENCE North 00°47'18" West a distance of 11.79 feet to the POINT OF BEGINNING.

EXHIBIT C



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PARK PLACE

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

PARTIAL RESERVE RELEASE



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
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EXHIBIT D

LEGAL DESCRIPTION

Jacquart's Addition, Tool's Subdivision & North Addition
Street & Alley Vacation

May 9, 2023

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

All of the 10' North/South Alley and all of the 20' East/West Alley as shown on the recorded plat JACQUART'S ADDITION

AND

All of the 10' North/South Alley and all of the 20' East/West Alley as shown on the recorded plat TOOL'S SUBDIVISION

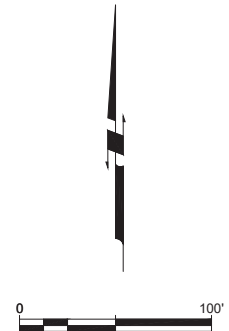
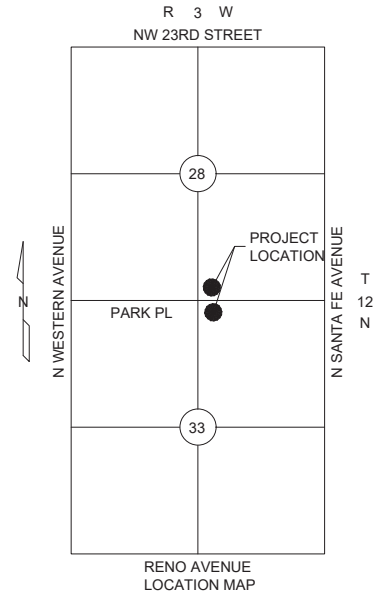
AND

All of the 60' Street Right-of-Way for Park Place (platted 10th Street and Section Line Avenue) as shown on the recorded plat JACQUART'S ADDITION, the recorded plat TOOL'S SUBDIVISION and the recorded plat NORTH ADDITION lying between the East right-of-way line of Hudson Avenue and the West right-of-way line of Harvey Avenue

AND

All of the 20' North/South Alley as shown on the recorded plat NORTH ADDITION

EXHIBIT D



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**JACQUART'S ADD., TOOL'S SUB.
& NORTH ADD.**
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
ALLEY VACATION



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Oklahoma City, OK 73104
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