

February 23, 2018

City of Oklahoma City
Planning & Community Development Department
Planning Commission
420 W. Main Street, 9<sup>th</sup> Floor
Oklahoma City, OK 73102

Attn:

Mr. JJ Chambless

RE:

1117 N W 56<sup>th</sup> Street: SPUD Submittal

Dear JJ:

On behalf of our clients, Split T Center, LLC, we are submitting a request for a SPUD application to be reviewed and approved by the Planning Commission in order to proceed with the development of a vacant lot located at 1117 NW 56<sup>th</sup> Street. The subject site will consist of 4 single family homes. The subject property is zoned as part of an SPUD to allow a parking lot and limited commercial uses. The SPUD limits the uses to single family residential which is consistent with the Meadowbrook Acres neighborhood.

Please find attached the following submittal documents for the above referenced project:

- 8 copies of the design statement
- 8 copies of the full-sized Master Development Plan (reduced and attached to each PUD)
- 2 original plus 1 copy of the Rezoning Application (including legal description)
- 2 copies of a 300-foot Radius Ownership List
- 2 copies of each Warranty Deed
- 2 copies of the Letter of Authorization
- 1 Filing Fee of \$1,800.00

Please review the following information for its completeness and place this application on the Planning Commission docket of *April 12, 2018*. Should you have any questions or comments, please feel free to contact this office.

Respectfully Submitted.

Timothy W. Johnson, P.E., President

JOHNSON & ASSOCIATES, INC.

cc:

Mark W. Zitzow, AICP, Johnson & Associates, Inc.

File: 3986 000/PUD

## Split T Center, LLC 2311 NW 59th Street Oklahoma City, OK 73112 PH (405)621-9000

December 28, 2017

City of Oklahoma City Planning & Zoning Department 420 W. Main Street, 9th Floor Oklahoma City, OK 73102

Attn: Mr. JJ Chambliss

RE:

Letter of Authorization for Submittal to the City

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates, Inc. to act as agents on our behalf in the submittal and processing of this rezoning application and subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

CC.

Mark Zitzow, Johnson & Associates, Inc.

File: 3986 000/C

MarkRutect

## Split T Center, LLC 2311 NW 59th Street Oklahoma City, OK 73112 PH (405)621-9000

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Respectfully Submitted,

CC:

Mark Zitzow, Johnson & Associates, Inc.

File: 3986 000/C

Markets



The City of Oklahoma City Development Services Department

Subdivision & Zoning Division 420 West Main St., Suite 910 OKC, OK 73102 405-297-2623	Date Filed
APPLICATION FOR REZON TO "SPUD" SIMPLIFIED PLANNED UNIT	ING School District
Name of Applicant: Split T Center, LLC by Johnso	n and Associates Existing Zoning
Address/location of property to be rezoned: 111	
Legal Description of property to be rezoned:	attached
Size of Property (property cannot exceed 5 acres):	0.4218 acres
	_Proposed Use: 4 Single Family Units
rezoned. The list <u>MUST</u> include their mailing adcurrent within 30 days of the date of submittal of the separate individual property owners. If there are must be extended by increments of 100 feet until the result in a minimum 30-day delay in your application is true and correct unless the list is certified by an a	own property within a 300 foot radius of the property to be dress and the legal description of their property and MUST be the application. The list MUST ALSO contain a minimum of 10 less than 10 individual owners within the 300 feet, the radius the list contains no less than 10 owners. An insufficient list may on. You must attest on the attached "Affirmation" that the list
f) Ten (10) copies of the attached <u>Master Design</u> Master Design Statement <u>must</u> be typed. g) Traffic Impact Analysis (Exemptions for this T There are two public hearings for consideration of which is approximately four weeks from the time	IA are attached) a rezoning request. First is the Planning Commission hearing the the application is submitted to the Development Services kes a recommendation, a public hearing is held by the City    Johnson and Associates   Applicant's Name (please print)   1 East Sheridan Ave.
	Applicant's Mailing Address
	Oklahoma City, OK 73104
	City, State, Zip Code 405-235-7085

E-Mail: mzitzow@jaokc.com

Staff use only

Case # SPUD-\_



The City of Oklahoma City Development Services Department Subdivision & Zoning Division 420 West Main St., Suite 910 OKC, OK 73102 405-297-2623

HOMA	OKC, OK 73102 405-297-2623	3910	Ward #
	TION FOR REZ		Nbrhd Area
Name of Applica	ant: Split T Center, LLC by Je	ohnson and Associates	Existing Zoning
Address/location	n of property to be rezoned:	1117 NW 56th Stre	et
Legal Description	on of property to be rezoned:	See attached	
Size of Property	(property cannot exceed 5 a	<sub>cres):</sub> 0.4218 acres	
	<sub>roperty:</sub> Vacant		ingle Family Units
c) Two (2) coprezoned. The list current within 30 separate individumust be extended result in a minimistrue and correctly If the applicate required.  e) A filing fee of Ten (10) cop Master Designation.	st <u>MUST</u> include their mails days of the date of submitted all property owners. If their day increments of 100 feet the num 30-day delay in your appet unless the list is certified beant is not the owner of the of \$1,800.00.  Dies of the attached <u>Master appersoners</u> Statement <u>must</u> be typed.	who own property within a ng address and the legal description of the application. The list are are less than 10 individual antil the list contains no less the plication. You must attest only an abstract company or Couproperty, (2) copies of a letter of the property of	300 foot radius of the property to be ription of their property and MUST be MUST ALSO contain a minimum of 10 owners within the 300 feet, the radius nan 10 owners. An insufficient list may the attached "Affirmation" that the list anty official.  er of authorization from the owner are the supporting maps, exhibits, etc. The
There are two puwhich is approx Department. Or Council approxin	imately four weeks from the	ion of a rezoning request. Find the time the application is su	rst is the Planning Commission hearing abmitted to the Development Services, a public hearing is held by the City  Signature of Applicant
		Johnson	and Associates
			Applicant's Name (please print)
	<del></del>	1 East S	heridan Ave.
		Old-L	Applicant's Mailing Address
	***************************************	Oklanom	a City, OK 73104
		ΛΩF	City, State, Zip Code 5-235-7085
		Phone: 400	

Staff use only

Case # SPUD-\_\_\_\_

E-Mail: mzitzow@jaokc.com

Date Filed \_\_\_\_\_

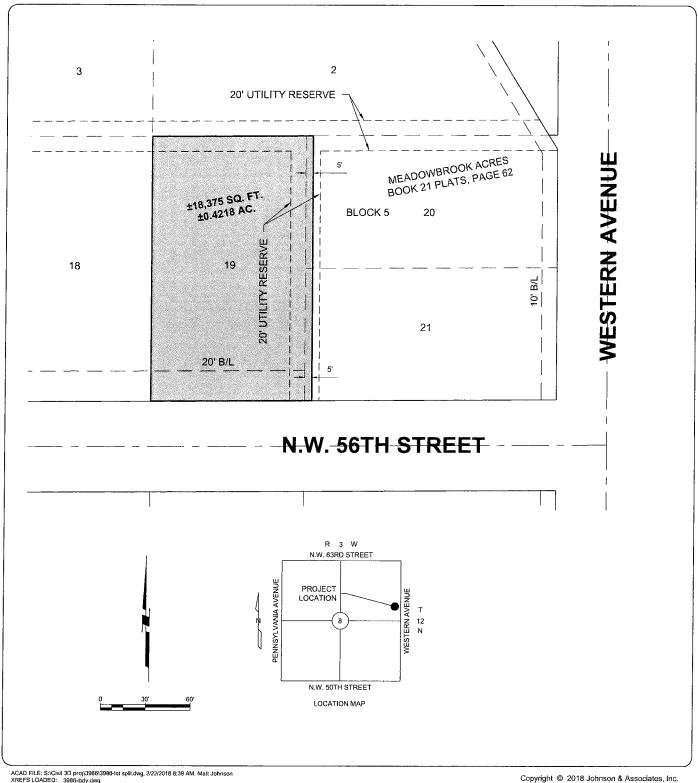
#### **LEGAL DESCRIPTION**

#### Meadowbrook Acres Lot 19 Block 5

February 22, 2018

A tract of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being all of Lot Nineteen (19) and the West 5.00 feet of Lots Twenty (20) and Twenty-one (21), Block Five (5) as shown on the plat MEADOWBROOK ACRES recorded in Book 21 of plats, Page 62.

Said tract of land containing 18,375 square feet or 0.4218 acres, more or less.



ACAD FILE; S:\Civil 3D proj\3986\3998-lot split.dwg, 2/22/2018 8:39 AM. Matt Johnson XREFS LOADED: 3986-bdy.dwg

3986

2-22-18

1"=60'

Proj. No.:

Scale:

**MEADOWBROOK ACRES** 

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

LOT 19 BLOCK 5



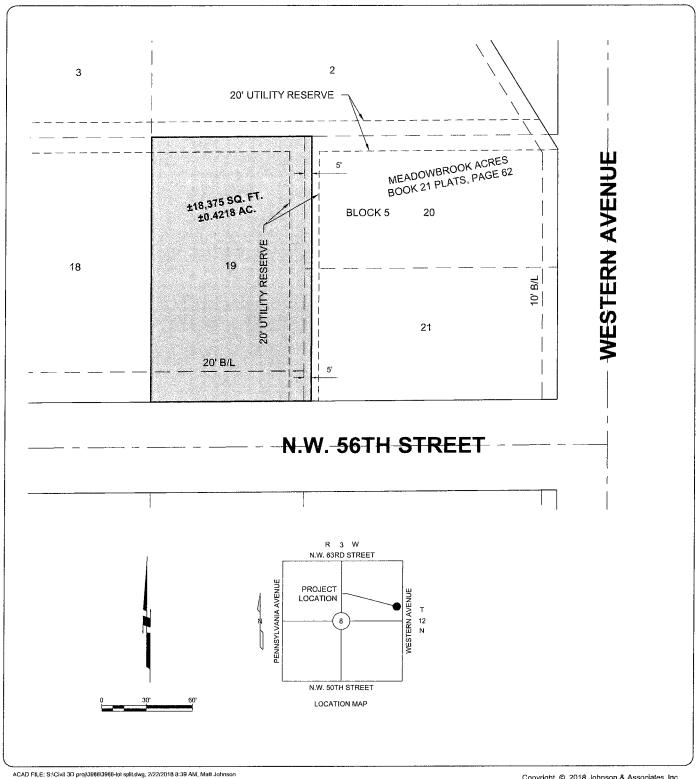
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ACAD FILE: S:\Civil 3D proj\3986\3986-lot split.dwg, 2/22/2018 8:39 AM, Matt Johnson XREFS LOADED: 3986-bdy.dwg

Copyright © 2018 Johnson & Associates, Inc.

Proj. No.: 2-22-18 Date: Scale: 1"=60'

## **MEADOWBROOK ACRES**

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

LOT 19 BLOCK 5



Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahorna City, OK 73104
(405) 235-6075 FAX (605) 235-8076 mwxjaok.com
Certilicate of Authorization #1484 Exc. Date: 05-30-2019

#### **CERTIFICATE OF BONDED ABSTRACTOR**

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA	)
	) §:
COUNTY OF OKLAHOMA	)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being all of Lot Nineteen (19), Block Five (5) as shown on the plat MEADOWBROOK ACRES, recorded in Book 21, of Plat, Page 62.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: February 14, 2018 at 7:30 AM

First American Title & Trust Company

Debbie Hoisington

Abstractor License No. 4715

OAB Certificate of Authority # 0049

By: & Delse Hoisington

File No. 2296918-OK99

OWNERSHIP LIST 2296918-OK99

	T	T	1	1	<del></del>	1		·		1		
Location	5801 NW GRAND BLVD OKLAHOMA CITY	5715 N WESTERN AVE OKLAHOMA CITY	5701 A N WESTERN AVE OKLAHOMA CITY	1133 B NW 56TH ST OKI AHOMA CITY	1131 B NW 56TH ST OKLAHOMA CITY	1131 A NW 56TH ST OKI AHOMA CITY	1133 A NW 56TH ST OKLAHOMA CITY	1128 NW 57TH ST OKLAHOMA CITY	1132 NW 57TH ST OKLAHOMA CITY	1134 NW 57TH ST OKLAHOMA CITY	1136 NW 57TH ST OKLAHOMA CITY	1138 NW 57TH ST OKLAHOMA CITY
Legal	ALL OF LOTS 1 THRU 8 & LOTS 15 THRU 17 & E/2 OF LOT 14 BLK 4 & PT OF VACATED GRAND BLVD DESCRIBED AS BEG NW/C LOT 8 TH E/57.39FT SELY410.74FT W424.18FT N175FT W550FT N175FT TO BEG PLUS PT NE4 SEC 8	LOTS 1 & 2 PLUS PT VAC GRAND BLVD BEING W50FT EXTENDING BETWEEN S LINE NW 57TH STREET EXTENDED ELY & S LINE LOT 2 BLK SEXTENDED ELY	LOTS 19 20 & 21 SUBJECT	W50FT OF N86FT & E2.5FT OF W50FT OF S89FT OF LOT 16	E50FT OF N86FT & W2.5FT OF E50FT OF S89FT OF LOT 16	E47.5FT OF S89FT OF LOT 16	W47.5FT OF S89FT OF LOT 16	E 1/2	W 1/2	ESOFT	W 1/2	E 1/2
Fot	000	000	000	000	000	000	000	003	003	004	004	9005
Block	004	005	900	900	900	900	900	900	900	900	900	900
Subname	MEADOWBROOK ACRES	731181239 MEADOWBROOK ACRES	731127345 MEADOWBROOK ACRES	MEADOWBROOK ACRES	MEADOWBROOK ACRES	MEADOWBROOK ACRES	799288610 MEADOWBROOK ACRES	731181239 MEADOWBROOK ACRES	731181239 MEADOWBROOK ACRES	827187636 MEADOWBROOK ACRES	731182632 MEADOWBROOK ACRES	731181224 MEADOWBROOK ACRES
Zip Code	43215	731181239	731127345	731181234	731181232	731181232	799288610	731181239	731181239	827187636	731182632	731181224
State	НО	ð	ĕ	ŏ	ğ	ð	ř	ă	ă	À	ð	Š
City	согимвия	окганома сіту	ОКLАНОМА СІТҮ	OKLAHOMA CITY	OKLAHOMA CITY	OKLAHOMA CITY	EL PASO	ОК <u>L</u> АНОМА СІТҮ	OKLAHOMA CITY	<u> </u>	OKLAHOMA CITY	OKLAHOMA CITY
Mailing Address	180 EAST BROAD ST 21ST FLOOR	S715 N WESTERN OKLAHOMA AVE STE C CITY	2311 NW 59TH ST	1133 NW 56TH ST UNIT B	1131 NW 56TH ST UNIT B	1131 NW 56TH ST UNIT A	12161 RATHMORE DR	5715 N WESTERN OKLAHOMA AVE STE C CITY	5715 N WESTERN OKLAHOMA AVE STE C CITY	4155 OVERDALE GILLETT DR	1728 NW 40TH ST	1138 NW 57TH ST
Name	OKC CURVE TRIANGLE LLC	B R POLK INC	R085277700   SPLIT T CENTER LLC	WANZER DAVID & DARA	GROENDYKE JOHN HTRS 1131 NW 56TH / GROENDYKE J HAYDEN ST UNIT B REV TRUST	PLAFKER TRUST	R085277105 MOLINA DANIEL, GADDY 12161 JASMINE RATHN	B R POLK INC	B R POLK INC	R085275000 SHURTZ STEVEN H & SUSAN K TRS /SHURTZ STEVEN H & SUSAN K LIVING TRUST	R085274900 BRANDON CARL	R085275100 HARPER DENNIS R & LUANN L
Account #	R085272400	R085274500	R085277700	R085277120	R085277100	R085277110	R085277105	R085274800 B R POLK INC	R085274700	R085275000	R085274900	R085275100
Map #	2629	2629	2629	5629	2629	2629	2629	2629	2629	2629	2629	2629

OWNERSHIP LIST 2296918-OK99

7TH ST	7TH ST	6TH ST	6TH ST	6TH ST	6TH ST	6TH ST	6TH ST A CITY	5635 N WESTERN AVE OKLAHOMA CITY		6TH ST A CITY	6TH ST	6TH ST	6TH ST A CITY	5625 N WESTERN AVE OKLAHOMA CITY	5620 N WESTERN AVE OKLAHOMA CITY
1140 NW 57TH ST OKLAHOMA CITY	1142 NW 57TH ST OKLAHOMA CITY	1137 NW 56TH ST	1127 NW 56TH ST	1129 NW 56TH ST	1123 NW 56TH ST OKLAHOMA CITY	1125 NW 56TH ST OKLAHOMA CITY	1124 NW 56TH ST OKLAHOMA CITY	5635 N WESTERN OKLAHOMA CITY		1128 NW 56TH ST OKLAHOMA CITY	1118 NW 56TH ST OKLAHOMA CITY	1132 NW 56TH ST OKLAHOMA CITY	1120 NW 56TH ST OKLAHOMA CITY		
W 1/2	E 1/2	ESOFT	E 1/2	W 1/2	E 1/2	W 1/2	LOT 5 PLUS PT SE4 SEC 8 12N 3W BEG 300FT W OF NE/C SE4 TH W206.3FT S75FT E206.3FT N75FT TO BEG	LOTS 1 & 2	LOT 3 EX S11FT	ESOFT LOT 6	E50FT OF LOT 4	WS0FT OF LOT 6	W 1/2	PT SE4 SEC 8 12N 3W BEG NE/C OF SE4 TH W300FT S75FT E300FT N75FT TO BEG PLUS S11FT OF LOT 3 BLK 7 OF MEADOWBROOK ACRES ADDN	PT NW4 SEC 9 12N 3W BEG 50FT E OF SW/C NW4 TH NLY100FT ELY156.25FT SELY ON A CURVE 158.67FT TH WLY 278.9FT TO BEG
900	900	015	017	017	018	018	000	000	000	000	000	000	004	000	000
900	900	9005	900	900	002	900	000	000	000	000	000	000	007	000	000
731181224 MEADOWBROOK ACRES	MEADOWBROOK ACRES	MEADOWBROOK ACRES	736017417 MEADOWBROOK ACRES	MEADOWBROOK ACRES	MEADOWBROOK ACRES	MEADOWBROOK ACRES	731184002 MEADOWBROOK ACRES	731012438 MEADOWBROOK ACRES	731184004 MEADOWBROOK ACRES	731126242 MEADOWBROOK ACRES	MEADOWBROOK ACRES	MEADOWBROOK ACRES	MEADOWBROOK ACRES	UNPLTD PT SEC 08 12N 3W	UNPLTD PT SEC 09 12N 3W
731181224	731181224	731181221	736017417	731181221	731181221	73118	731184002	731012438	731184004	731126242	731022412	731164413	734393900	731184007	73118
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OKLAHOMA	OKLAHOMA CITY	OKLAHOMA CITY	CLINTON	OKLAHOMA CITY	OKLAHOMA CITY	OKLAHOMA CITY	ОКLАНОМА СІТУ	OKLAHOMA CITY	OKLAHOMA CITY	OKLAHOMA CITY	OKLAHOMA CITY	OKLAHOMA CITY	KINGSTON	ОКLАНОМА СІТУ	OKLAHOMA CITY
1140 NW 57TH ST	1142 NW 57TH ST	1137 NW 56TH ST	22985 E 1020 RD CLINTON	1129 NW 56TH ST	1123 NW 56TH ST	1125 NW 56TH ST	1120 NW 55TH ST	PO BOX 2438	5623 N WESTERN OKLAHOMA AVE STE B CITY	3126 W   44 SERVICE RD	718 W SHERIDAN OKLAHOMA AVE	2524 LANCASTER OKLAHOMA LN CITY	2817 IRIS LN	5625 N WESTERN OKLAHOMA AVE CITY	501 NW GRAND BLVD
ROSS CAROL	NICHOLS BRITTNEY L	BALE GARY L	LANDAR LLC	BRAGG BARRY W & ANNETTE	TIMMS RANDY	SIGLER SCOT & GINGER	NYSWONGER PROPERTIES LLC	R085279000 SRI REAL ESTATE PROPERTIES LLC	CHRISSCOTT LP	SHELTON CHARLES E JR	R085279300 DSW CONSULTING LLC	R085279510 FINLEY ROBERT F REV TRUST	R085279200 MCCOURRY WILLIAM R	VAIN GLORY ENTERPRISES LLC	R133069953 WESTERN TRIANGLE LLC
R085275200 ROSS CAROL	R085275300	R085277000	R085277300	R085277200	R085277500	R085277400	R085279400	R085279000	R085279100	R085279500	R085279300	R085279510	R085279200	R133047505 VAIN GLORY ENTERPRISE	R133069953
5629	2629	2629	2629	2629	2629	2629	2629	2629	2629	2629	2629	5629		2630	2636

OWNERSHIP LIST 2296918-OK99

_					
5700 N WESTERN AVE	OKLAHOMA CITY				
UNPLTD PT SEC 09 000 PT NW4 SEC 9 12N 3W BEG 50FT E 5700 N WESTERN AVE	& 100FT N OF SW/C OF NW4 TH OKLAHOMA CITY	N184.82FT TO S LINE OF GRAND	BLVD SLY ALONG S LINE GRAND	BLVD 242.27FT WLY 156.25FT TO	BEG
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000					
UNPLTD PT SEC 09	12N 3W				
MA OK 73118					
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OKLAHOMA	CITY				
501 NW GRAND	BLVD				
2636   R133069954   WESTERN TRIANGLE LLC   501 NW GRAND   OKLAHOI					
R133069954					
2636					

## **CERTIFICATE OF BONDED ABSTRACTOR**

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA	)
	) §:
COUNTY OF OKLAHOMA	)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being all of Lot Nineteen (19), Block Five (5) as shown on the plat MEADOWBROOK ACRES, recorded in Book 21, of Plat, Page 62.

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Dated: February 14, 2018 at 7:30 AM

First American Title & Trust Company

Debbie Hoisington

Abstractor License No. 4715

OAB Certificate of Authority # 0049

By: I lette Hisington

File No. 2296918-OK99

OWNERSHIP LIST 2296918-0K99

Map #	Account #	Name	Mailing Address	City	State	Zip Code	Subname	Block	Lot	Legal	Location
2629	R085272400	OKC CURVE TRIANGLE LLC	180 EAST BROAD ST 21ST FLOOR	COLUMBUS	НО	43215	MEADOWBROOK ACRES	004	000	ALL OF LOTS 1 THRU 8 & LOTS 15 THRU 17 & E/2 OF LOT 14 BLK 4 & PT OF VACATED GRAND BLVD DESCRIBED AS BEG NW/C LOT 8 TH E757.39FT SELY410.74FT W424.18FT N175FT W550FT N175FT TO BEG PLUS PT NE4 SEC 8	5801 NW GRAND BLVD OKLAHOMA CITY
2629		R085274500 B R POLK INC	5715 N WESTERN OKLAHOMA AVE STE C CITY	OKLAHOMA CITY	Ä	731181239	731181239 MEADOWBROOK ACRES	9005	000	LOTS 1 & 2 PLUS PT VAC GRAND BLVD BEING WSOFT EXTENDING BETWEEN S LINE NW 57TH STREET EXTENDED ELY & S LINE LOT 2 BLK SEXTENDED ELY	5715 N WESTERN AVE OKLAHOMA CITY
2629	R085277700	R085277700 SPLIT T CENTER LLC	2311 NW 59TH ST	OKLAHOMA CITY	ğ	731127345	731127345 MEADOWBROOK ACRES	900	000	SUBJECT	5701 A N WESTERN AVE OKLAHOMA CITY
2629	R085277120	WANZER DAVID & DARA	1133 NW 56TH ST UNIT B	OKLAHOMA CITY	ŏ	731181234	MEADOWBROOK ACRES	200	000	W50FT OF N86FT & E2.5FT OF	1133 B NW 56TH ST OKI AHOMA CITY
2629	R085277100	GROENDYKE JOHN H TRS / GROENDYKE J HAYDEN REV TRUST	1131 NW 56TH ST UNIT B	OKLAHOMA CITY	ŏ	731181232	MEADOWBROOK ACRES	900	000	F.	1131 B NW 56TH ST OKLAHOMA CITY
2629	R085277110	PLAFKER TRUST	1131 NW 56TH ST UNIT A	OKLAHOMA CITY	ð	731181232	MEADOWBROOK ACRES	500	000	E47.5FT OF S89FT OF LOT 16	1131 A NW 56TH ST OKI AHOMA CITY
2629	R085277105	R085277105 MOLINA DANIEL, GADDY 12161 JASMINE RATHN	1ORE DR	EL PASO	¥	799288610	799288610 MEADOWBROOK ACRES	900	000	W47.5FT OF S89FT OF LOT 16	1133 A NW 56TH ST OKI AHOMA CITY
2629	R085274800	R085274800 B R POLK INC	Z	OKLAHOMA CITY	ŏ	731181239	731181239 MEADOWBROOK ACRES	900	003	E 1/2	1128 NW 57TH ST OKLAHOMA CITY
2629	R085274700	R085274700 B R POLK INC	S715 N WESTERN OKLAHOMA AVE STE C	OKLAHOMA CITY	ŏ	731181239	731181239 MEADOWBROOK ACRES	900	003	W 1/2	1132 NW 57TH ST OKLAHOMA CITY
2629	R085275000	R085275000 SHURTZ STEVEN H & SUSAN K TRS /SHURTZ STEVEN H & SUSAN K LIVING TRUST	4155 OVERDALE DR	GILETTE	À	827187636	827187636 MEADOWBROOK ACRES	500	004	E50FT	1134 NW 57TH ST OKLAHOMA CITY
2629	R085274900	R085274900 BRANDON CARL	1728 NW 40TH ST	OKLAHOMA CITY	š	731182632	MEADOWBROOK ACRES	900	004	W 1/2	1136 NW 57TH ST OKLAHOMA CITY
2629	R085275100	R085275100 HARPER DENNIS R & LUANN L	1138 NW 57TH ST	OKLAHOMA CITY	Š	731181224	731181224 MEADOWBROOK ACRES	500	900	E 1/2	1138 NW 57TH ST OKLAHOMA CITY

OWNERSHIP LIST 2296918-OK99

2629	R085275200 ROSS CAROL		1140 NW 57TH ST	OKLAHOMA	ş	731181224	731181224 MEADOWBROOK ACRES	500	900	W 1/2	1140 NW 57TH ST
2629	R085275300	NICHOLS BRITTNEY L	42 NW 57TH	OKLAHOMA CITY	ð	731181224	731181224 MEADOWBROOK ACRES	900	900	E 1/2	1142 NW 57TH ST OKI AHOMA CITY
2629	R085277000	BALE GARY L	1137 NW 56TH ST	OKLAHOMA	ŏ	731181221	MEADOWBROOK ACRES	500	015	ESOFT	1137 NW 56TH ST OKI AHOMA CITY
2629	R085277300	LANDAR LLC	985 E 1020 RD	CLINTON	ě	736017417	MEADOWBROOK ACRES	900	017	E 1/2	1127 NW 56TH ST OKIAHOMA CITY
2629	R085277200	BRAGG BARRY W & ANNETTE	1129 NW 56TH ST	OKLAHOMA CITY	ŏ	731181221	731181221 MEADOWBROOK ACRES	500	017	W 1/2	1129 NW 56TH ST OKLAHOMA CITY
2629	R085277500	TIMMS RANDY	1123 NW 56TH ST	OKLAHOMA CITY	ŏ	731181221	731181221 MEADOWBROOK ACRES	500	018	E 1/2	1123 NW 56TH ST OKLAHOMA CITY
2629	R085277400	SIGLER SCOT & GINGER		OKLAHOMA CITY	ă	73118	MEADOWBROOK ACRES	500	018	W 1/2	1125 NW 56TH ST OKLAHOMA CITY
2629	R085279400	NYSWONGER PROPERTIES LLC	1120 NW 55TH ST	ОКLАНОМА СІТУ	Š	731184002	MEADOWBROOK ACRES	200	000	LOT 5 PLUS PT SE4 SEC 8 12N 3W BEG 300FT W OF NE/C SE4 TH W206.3FT S75FT E206.3FT N75FT TO BEG	1124 NW 56TH ST OKLAHOMA CITY
2629	R085279000	SRI REAL ESTATE PROPERTIES LLC	PO BOX 2438	OKLAHOMA CITY	ğ	731012438	731012438 MEADOWBROOK ACRES	000	000	LOTS 1 & 2	5635 N WESTERN AVE OKLAHOMA CITY
2629	R085279100	CHRISSCOTT LP	5623 N WESTERN OKLAHOMA AVE STE B CITY	OKLAHOMA CITY	ŏ	731184004	731184004 MEADOWBROOK ACRES	000	000	LOT 3 EX S11FT	
2629	R085279500	R085279500 SHELTON CHARLES E JR	3126 W I 44 SERVICE RD	OKLAHOMA CITY	š	731126242	731126242 MEADOWBROOK ACRES	200	000	E50FT LOT 6	1128 NW 56TH ST OKLAHOMA CITY
2629	R085279300	DSW CONSULTING LLC	718 W SHERIDAN OKLAHOMA AVE	OKLAHOMA CITY	ð	731022412	MEADOWBROOK ACRES	200	000	ESOFT OF LOT 4	1118 NW 56TH ST OKLAHOMA CITY
2629	R085279510	FINLEY ROBERT F REV TRUST	2524 LANCASTER OKLAHOMA LN CITY	OKLAHOMA CITY	ŏ	731164413	MEADOWBROOK ACRES	200	000	W50FT OF LOT 6	1132 NW 56TH ST OKLAHOMA CITY
2629	R085279200	R085279200 MCCOURRY WILLIAM R	2817 IRIS LN	KINGSTON	ÖK	734393900	MEADOWBROOK ACRES	007	004	W 1/2	1120 NW 56TH ST OKLAHOMA CITY
2630	R133047505		5625 N WESTERN OKLAHOMA AVE CITY	ОКLАНОМА СІТҮ	OK	731184007	UNPLTD PT SEC 08 12N 3W	000	000	PT SE4 SEC 8 12N 3W BEG NE/C OF SE4 TH W300FT S75FT E300FT N75FT TO BEG PLUS S11FT OF LOT 3 BLK 7 OF MEADOWBROOK ACRES ADDN	5625 N WESTERN AVE OKLAHOMA CITY
2636	R133069953	R133069953 WESTERN TRIANGLE LLC	SO1 NW GRAND BLVD	ОКІАНОМА СІТУ	ŏ	73118	UNPLTD PT SEC 09	000	000	9 12N 3W BEG 50FT E 4 TH NLY100FT SELY ON A CURVE MLY 278.9FT TO BEG	5620 N WESTERN AVE OKLAHOMA CITY

OWNERSHIP LIST 2296918-0K99

EFFECTIVE DATE: FEBRUARY 14, 2018 DATE PREPARED: FEBRUARY 20, 2018

5700 N WESTERN AVE	OKLAHOMA CITY				
UNPLTD PT SEC 09 000 PT NW4 SEC 9 12N 3W BEG 50FT E 5700 N WESTERN AVE	& 100FT N OF SW/C OF NW4 TH OKLAHOMA CITY	N184.82FT TO S LINE OF GRAND	BLVD SLY ALONG S LINE GRAND	BLVD 242.27FT WLY 156.25FT TO	BEG
000					
000					
UNPLTD PT SEC 09	12N 3W				
OK 73118			·		
OKLAHOMA	CITY				
501 NW GRAND	BLVD				
:636   R133069954   WESTERN TRIANGLE LLC   501 NW GRAND   OKLAHO					
R133069954					
2636					

## WARRANTY DEED [Corporate Form]

Ooc ‡ 2005099337
Bk 9765
Ps 803-804
OATE 06/30/05 15:34:13
Filins Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
Counts of Oklahoma
Oklahoma Counts of Cerk
Carolyon Caudill

#### KNOW ALL MEN BY THESE PRESENTS:

That **Split-T Charcoal Broiler**, **Inc.**, an Oklahoma corporation, ("Grantor"), in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Split-T Center**, **LLC**, an Oklahoma limited liability company, of 2311 NW 59<sup>th</sup> Street, Oklahoma City, Oklahoma 73112 ("Grantee"), the real property situated in Oklahoma County, Oklahoma, more particularly described as shown on the attached Exhibit "A".

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

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 20th day of June, 2005.

SPLIT-T CHARCOAL BROKER, INC. an Oklahoma corporation

REMEMBER FROM DOCUMENTALLY 1879 - TO THE O.S. TYTUB 17, ART TOLES 22, CLASSION 2012, PANAGE AND 44

By: Stephens, President

STATE OF OKLAHOMA

)SS: ACKNOWLEDGMENT

COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said county and state, on this day of June, 2005, personally appeared Donnelle Stephens, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

My commission expires:

VICKIE KILLER
Oklahoma County
Notary Public in and for
State of Oklahoma
Gommileeion # 02012286 Expires 8/27/06

3/15

#### EXHIBIT "A"

#### Legal Descriptions

Tract No. 1: 5709 N. Western, Oklahoma City, Oklahoma
All that part of Lot Twenty (20), of Block Five (5) in MEADOWBROOK
ACRES, in Oklahoma County, Oklahoma, according to the plat recorded
in Book 21, Page 62 and lying North of a line described as follows:
Beginning at a point 22.1 feet North of the southeast corner of Lot 20;
thence West to a point in the west line of Lot 20, 21.5 feet North of the
southwest corner.

Tract No. 2: 5701 N. Western, Oklahoma City, Oklahoma
A part of Lots Twenty (20) and Twenty-one (21), of Block Five (5) in MEADOWBROOK ACRES, in Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the southeast corner of Lot 21; thence North along the east line of said Lots 20 and 21 a distance of 109.6 feet to a point 22.1 feet North of the southeast corner of said Lot 20; thence in a westerly direction to a point on the west line of said Lot 20, said point being 66 feet South of the northwest corner of said Lot 20; thence South along the west line of said Lot 20 a distance of 9 feet; thence East and parallel to the south line of said Lot 20 a distance of 67 feet; thence South and parallel to the west line of said Lots 20 and 21 a distance of 100 feet to a point on the south line of said Lot 21; thence East along the south line of said Lot 21 a distance of beginning.

Tract No. 3: 1113 NW 56<sup>th</sup> Street, Oklahoma City, Oklahoma
The West 67 feet of Lot Twenty-one (21), and the West 67 feet of the
South 12.5 feet of Lot Twenty (20) all in Block Five (5) of
MEADOWBROOK ACRES addition to Oklahoma City, Oklahoma
County, Oklahoma according to the recorded plat thereof.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrants the title to the same.

VLK/602185/1.doc

Please return to:
McKinnay & Stringer, P.C.
101 North Robinson, Suite 1300
Oklahama City, OK 73102
Attn: Vickie L. Killer

Doc : 2005099337
Bk 9765
Ps 803-804
DATE 06/30/05 15:34:13
Filins Fee : 15.00
Documentary Tax : \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolann Caudill

# WARRANTY DEED [Corporate Form]

#### KNOW ALL MEN BY THESE PRESENTS:

That **Split-T Charcoal Broiler**, **Inc.**, an Oklahoma corporation, ("Grantor"), in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Split-T Center**, **LLC**, an Oklahoma limited liability company, of 2311 NW 59<sup>th</sup> Street, Oklahoma City, Oklahoma 73112 ("Grantee"), the real property situated in Oklahoma County, Oklahoma, more particularly described as shown on the attached Exhibit "A".

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

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 2005.

SPLIT-T CHARCOAL BROWER, INC. an Oklahoma corporation

EXEMPT FROM DOCUMENTALLY 80% of the O.S. TYTUE 12, AND JUES2, CARLAGA BUZZ, FRANCIE EG. 4

By: Donnelle Stephens, President

STATE OF OKLAHOMA

// )SS:

ACKNOWLEDGMENT

COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said county and state, on this day of June, 2005, personally appeared Donnelle Stephens, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

My commission expires:

VICKIE KILLER Oklahoma County Notary Public in and for State of Oklahoma

Commission # 02012286 Expires 8/27/06

NOTARY PUBLIC

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MEADOWBROOK ACRES addition to Oklahoma City, Oklahoma
County, Oklahoma according to the recorded plat thereof.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrants the title to the same.

VLK/602185/1.doc

Please return to:

McKinney & Stringer, P.C.

101 North Robinson, Suite 1300
Oklahoma City, OK 73102

Attn: Vickie L. Killer

## ା ୬୪୬ SPUD – ୬୪୦୦ MASTER DESIGN STATEMENT

## February 15, 2018

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

## I. SPECIAL DEVELOPMENT REGULATIONS:

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

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2007, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through V shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of O-2 "General Office" District (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

## 1. Uses Permitted

The Use and Development regulations of the R-1, "Single Family" District shall govern this SPUD, except as modified below.

- 1.1. The following uses will be allowed within this SPUD:
  - Single Family Residential (8200.14)

## 2. Maximum Building Height:

The maximum building height of single family structures shall be 3 stories and shall not exceed 35 feet.

#### 3. Minimum Lot Size and width:

The minimum lot size permitted within this SPUD shall be 1,400 square feet with a minimum lot width of 20 feet.

Platted lots shall not be required to have access off a public street.

## 4. Maximum Lot Coverage:

Maximum lot coverage shall be 90%

## 5. Building Setback Lines:

Front: 20 feet East Side: 0 feet West Side: 5 feet Rear: 5 feet Interior: 0 feet

#### 6. Sight-proof Screening:

No less than a six-foot (no greater than an eight-foot) fence or wall shall be required along the east, west and north boundary of this parcel. Said fence or wall shall be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque. The existing retaining wall and fence shall meet this requirement.

## 7. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's

Landscaping Ordinance in place at the time of development.

## 8. Signs:

There shall be no signage permitted within this SPUD.

## 9. Vehicular Access/Parking:

There shall be one private access point from NW 56<sup>th</sup> Street in this SPUD and shall be shared private drive.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

## II. OTHER DEVELOPMENT REGULATIONS:

#### 1. Architecture:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum of 70 % brick veneer, rock or stone masonry, concrete fiber board, architectural metal panels, exclusive of windows and doors.

#### 2. Open Space:

N/A

#### 3. Street Improvements:

N/A

## 4. Site Lighting:

N/A

#### 5. Dumpsters:

Dumpsters shall not be permitted in this SPUD. The single family units shall utilize the City of Oklahoma City waste pick up services.

## 6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code, 2010, as amended.

## 7. Platting:

Platting shall be required for this SPUD.

#### 8. Common Area Maintenance:

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

#### 9. Other:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2010, as amended.

## III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Master Development Plan

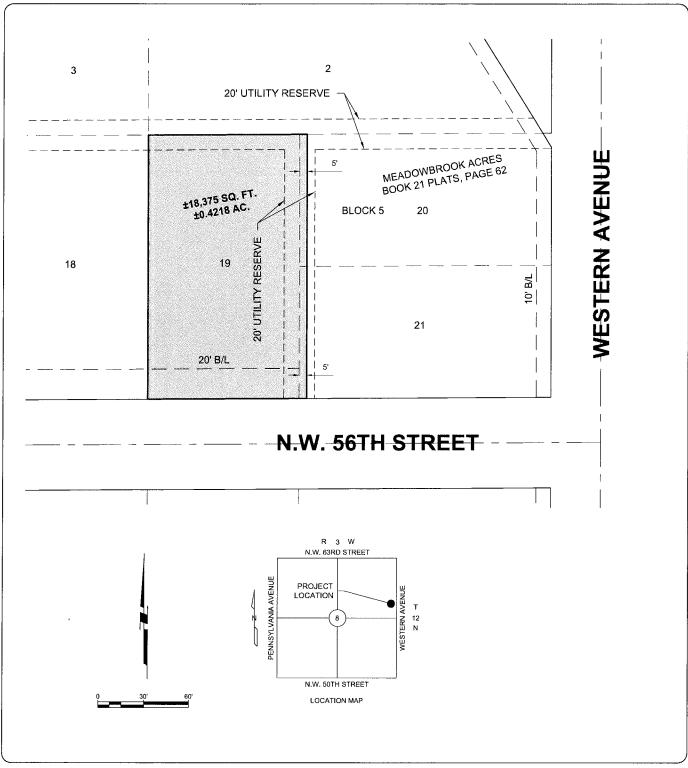
## **LEGAL DESCRIPTION**

#### Meadowbrook Acres Lot 19 Block 5

February 22, 2018

A tract of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being all of Lot Nineteen (19) and the West 5.00 feet of Lots Twenty (20) and Twenty-one (21), Block Five (5) as shown on the plat MEADOWBROOK ACRES recorded in Book 21 of plats, Page 62.

Said tract of land containing 18,375 square feet or 0.4218 acres, more or less.



ACAD FILE: S:\Civil 3D proj\3986\3986-lot split.dwg, 2/22/2018 8:39 AM, Matt Johnson XREFS LOADED: 3986-bdy.dwg

 Proj. No.:
 3986

 Date:
 2-22-18

 Scale:
 1"=60"

## **MEADOWBROOK ACRES**

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**LOT 19 BLOCK 5** 

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Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.wjack.com
Cerificate of Authoration 74484 Exp. Date; 05-30-2019
- ENGINEERS - SURVEYORS - PLANNENS -

