

1. Agenda

Documents:

[2022-04-05 PLANNING COMMISSION - PUBLIC AGENDA-1708.PDF](#)

2. Meeting Materials

Documents:

[2022-04-05 PLANNING COMMISSION - FULL AGENDA-1708.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, April 5, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Planning Commission only on items that appear on this Agenda. The Planning Commission may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Planning Commission.

1. Call to Order

2. Roll Call

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

4. Minutes

a. January 4, 2022 Minutes

b. January 18, 2022 Special Meeting Minutes

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

a. PUBLIC HEARING: A deed combining two lots generally located at 1101 Cumberland Court and 1103 Cumberland Court in Nichols Hills, Oklahoma.

6. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 10:46 AM on the 1st day of April, 2022 and posted in prominent

view on the window at City Hall, 6407 Avondale Drive, at 11:00 AM on the 1st day of April, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 1st of April, 2022; and transmitted by email at 5:00 PM on the 1st day of April, 2022 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, April 5, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Planning Commission only on items that appear on this Agenda. The Planning Commission may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Planning Commission.

1. Call to Order

2. Roll Call

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

4. Minutes

a. January 4, 2022 Minutes

b. January 18, 2022 Special Meeting Minutes

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

a. PUBLIC HEARING: A deed combining two lots generally located at 1101 Cumberland Court and 1103 Cumberland Court in Nichols Hills, Oklahoma.

6. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 10:46 AM on the 1st day of April, 2022 and posted in prominent

view on the window at City Hall, 6407 Avondale Drive, at 11:00 AM on the 1st day of April, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 1st of April, 2022; and transmitted by email at 5:00 PM on the 1st day of April, 2022 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, January 4, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 12:55 PM
on the 30th day of December, 2021.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Present	
Mike Biddinger		Present	5:36 PM
Doug Franklin		Absent	
Tim Cheek		Present	
Barbara Gilbert		Present	
John McCaleb	Chairman	Present	

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes

- a. December 7, 2021 Minutes

MOTION: Cheek moved to approve the December 7, 2021 minutes as presented. Gilbert seconded the motion.

Attachment: January 4 2022 Minutes (5703 : January 4, 2022 Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	Barbara Gilbert
AYES:	Byrne, Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Franklin

5. Public Hearings

Consideration of recommending adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. PUBLIC HEARING: Application for Deed Approval requesting a lot line adjustment between Lot Two and Lot Three, Block Forty-Four of the Nichols Hills Addition to Nichols Hills, Oklahoma, such lots generally located at the 6600 Block of NW Grand Boulevard.

Mr. Chris Candelaria presented the application to the Planning Commission members.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the Public Hearing.

Mr. Steve Sherman, representing Karen Samis, spoke of their concerns of the lot line adjustment to Lots 2 and 3 being considered without considering the adjustment to Lot 4. Mr. Sherman would like for the application to be considered for all three Lots at the January 18, 2022 meeting.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Gilbert moved to continue to the January 18, 2022, 5:30 PM joint meeting with City Council. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek
AYES:	Byrne, Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Franklin

- b. PUBLIC HEARING: An Ordinance amending Section 50-372 of the Nichols Hills City Code regarding Centroid Determination Requirements for Applications for Building Commission Certificates of Approval; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Ms. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Planning Commission members.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the Public Hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Gilbert moved to recommend the City Council approve agenda item 5b as presented. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek
AYES:	Byrne, Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Franklin

6. Adjournment

MOTION: There being no further business, Cheek moved to adjourn the meeting. Biddinger seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	Mike Biddinger
AYES:	Byrne, Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Franklin

Chairman
Planning Commission
City of Nichols Hills, Oklahoma

City Manager
Planning Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Special Joint Meeting of the
Nichols Hills City Council and Planning Commission
Tuesday, January 18, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 9:22 AM on
the 14th day of January, 2022.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Steven J. Goetzinger		Present	
Sody Clements		Absent	
E. Peter Hoffman		Present	
Barbara Gilbert		Present	
John McCaleb		Present	
Tim Cheek		Present	
Ron Byrne		Present	
Mike Biddinger		Absent	
Doug Franklin		Present	

3. Citizens Desiring to be heard

The purpose of this time is to allow members of the public to speak to the City Council and Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. PUBLIC HEARING: Application for Deed Approval requesting a lot line adjustment between Lot Two and Lot Three, Block Forty-Four of the Nichols Hills Addition to Nichols Hills, Oklahoma, such lots generally located at the 6600 Block of NW Grand Boulevard.

- b. PUBLIC HEARING: Application for Deed Approval requesting a lot line adjustment between Lot Three and Lot Four, Block Forty-Four of the Nichols Hills Addition to Nichols Hills, Oklahoma, such lots generally located at the 6600 Block of NW Grand Boulevard.

Mr. Chris Candelaria presented the application to the Planning Commission and City Council members.

Following discussion among Planning Commission and City Council members and staff, Mayor Hoffman opened the Public Hearing.

Mr. Steve Sherman, representing Karen Samis, stated that Ms. Samis will be purchasing part of Lot 4 from Mr. Candelaria. Mr. Sherman requested that the City require that the agreement between Ms. Samis and Mr. Candelaria be finalized as a condition to the approval of the lot line adjustment.

Seeing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Cheek moved to recommend the City Council approve items 4a and 4b on condition that the parties work out an agreement that results in a lot line adjustment that the City Manager approves as a separate parcel. Byrne seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	Ron Byrne
AYES:	Gilbert, McCaleb, Cheek, Byrne, Franklin
ABSENT:	Biddinger

MOTION: Goetzinger moved to approve items 4a and 4b on condition that the City Manager has final approval on the lot line

adjustment. Hoffman seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven J. Goetzinger
SECONDER:	E. Peter Hoffman
AYES:	Goetzinger, Hoffman
ABSENT:	Clements

5. Adjournment

MOTION: There being no further business, Gilbert moved to adjourn the meeting. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek
AYES:	Gilbert, McCaleb, Cheek, Byrne, Franklin
ABSENT:	Biddinger

MOTION: There being no further business, Goetzinger moved to adjourn the meeting. Hoffman seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven J. Goetzinger
SECONDER:	E. Peter Hoffman
AYES:	Goetzinger, Hoffman
ABSENT:	Clements

Mayor
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

Chairman
Planning Commission
City of Nichols Hills, Oklahoma

City Manager
Planning Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARINGS CITY OF NICHOLS HILLS, OKLAHOMA CASE NO. PC 2022-02

Notice is hereby given that Cumberland Drive, LLC has filed an application ("the Application") with the City of Nichols Hills, Oklahoma for approval of a deed combining vacant real property generally located at (1101 Cumberland Court and 1103 Cumberland Court). The applicant is requesting approval of deeds containing the following legal descriptions:

Description of Tract 1:

Lot Eleven (11), Block One (01), CUMBERLAND COURT, an Addition to the City of Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof

Description of Tract 2:

Lot Twelve (12), Block One (01), CUMBERLAND COURT, an Addition to the City of Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof

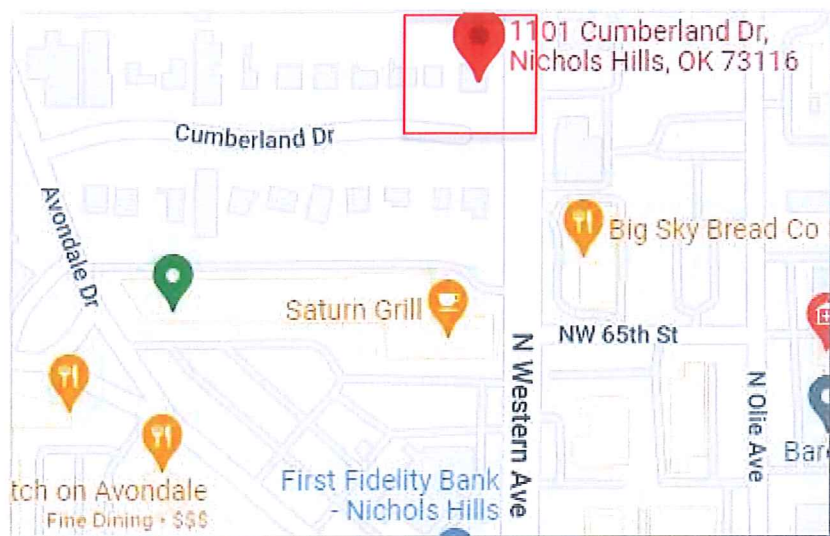
The Application and supporting documentation may be inspected in the office of the City Clerk during regular business hours.

This Application will be considered at public hearings to be held by both the Nichols Hills Planning Commission and the Nichols Hills City Council. These public hearings will be held by the Nichols Hills Planning Commission on **Tuesday, April 5, 2022 at 5:30 p.m.**, and by the Nichols Hills City Council on **Tuesday, April 12, 2022 at 5:30 p.m.** Both public hearings will be held at the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

Any person having any objection to or supporting this Application may appear before the Planning Commission and the City Council on the above dates for the public hearings and show cause why the proposed Application should be approved or disapproved. Written support for or protest against the proposed Application may be mailed to the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116. Written support or protests must be received by the City Clerk not less than three (3) days before the public hearing.

The following map shows the area affected by the Application:

Attachment: PC-2022-02 Packet (5705 : Public Hearing - 1101 Cumberland Court lot combination)



Dated this 23rd day of March, 2022

Amanda Copeland

Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS, OKLAHOMA

Application for Deed Approval

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Completed applications and the required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Applicant is encouraged to consult the Nichols Hills Subdivision Regulations, and Article IV, *Deed Approval*, in particular, when completing this Application.

This Application may require recommendation for approval by the Nichols Hills Planning Commission and approval of the Nichols Hills City Council.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name ¹: Cumberland Drive, L.L.C.
 Mailing address: 5637 N. Classen Blvd., Oklahoma City, OK 73118
 Telephone number(s): (405) 202-8783
 Email address(es): tsay@CWegas.com

This is an application for Deed Approval for:

- | | |
|---|--|
| ☐ Lot Line Adjustment | ☐ Lot Split |
| ☐ Deed by metes and bounds | ☒ Combined Lot |

Note that this Application must comply with the applicable Article IV Division of the Subdivision Regulations: Division 2 for Lot Line Adjustments, Division 3 for Metes and Bounds Tracts, Division 4 for Lot Splits, and Division 5 for Combined Lots.

The following must be attached to this Application:

1. The form of the deed(s) (or affidavit(s) in lieu thereof where allowed) proposed with accurate legal descriptions as required by the applicable Section of the Subdivision Regulations. As to the legal description, see further instructions below.
2. The original or a certified copy of the owner's deed(s) to the subject property.
3. A certified pin survey of the property as required by the applicable Section of the Subdivision Regulations.
4. Deeds of lots bordering the lot(s) affected by the request for Deed Approval. (Not required for applications for approval of a deed by metes and bounds.)
5. Written consents regarding the proposed action from owners of bordering property.
6. For applications for Deed Approval by metes and bounds, an Affidavit or other satisfactory evidence that the subject property is occupied by the Owner.

A proper legal description is the geographical description of the subject property sufficient to identify it for purposes of a legal transaction, such as is generally provided in a deed or mortgage. The legal description must unambiguously identify the location and boundaries of the property. Most property in the City of Nichols Hills is

¹ If more than one applicant, attach a separate sheet with additional applicant information.

described by reference to the Lot, Block, Section, Township, Range, Oklahoma County, Oklahoma. As to legal descriptions for combined lots, note that for platted lots designated by Lot and Block numbers, the legal description of a combined lot will not change, and a metes and bounds description will not be necessary. For example, if Lots 1 and 2 in Block 1 are being combined, the legal description of the newly combined lot is Lots 1 and 2 in Block 1.

The form of the required deed(s) and/or affidavit(s) to be attached to this Application must comply with the applicable Section of the Subdivision Regulations. Note that as to Lot Line Adjustments, Lot Splits, and Combined Lots, more than one legal description is required in each deed and/or affidavit, all as specified in the applicable Sections of the Subdivision Regulations. Further, as to Lot Line Adjustments and Combined Lots, each deed or affidavit must contain the restrictive covenant language prescribed by the applicable Section of the Subdivision Regulations.

In those cases for which the Applicant may submit an affidavit in lieu of a deed, as further specified in the applicable Sections of the Subdivision Regulations, sample affidavits are available from the City Manager on request.

This Application will be considered officially submitted and filed only after it is examined by the City Manager and found to have met the applicable requirements of Nichols Hills Subdivision Regulations and those set out in this Application and after the applicable fee set out in the City Fee Schedule has been paid. At that time, the City Manager will determine whether to approve or disapprove this Application, or if required by the Code, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this ___ day of March, 2022.

Signature: _____

Print applicant's full legal name: Cumberland Drive, L.L.C.

Print signatory party's title if applicant is a legal entity: Tony S. Say, Manager



CUMBERLAND COURT

March 17, 2022

Mr. S. Shane Pate, II, City Manager
City of Nichols Hills
Planning & Zoning Department
6407 Avondale Drive
Nichols Hills, OK 73116

Transmitted via hand delivery and by email: citymanager@nicholshills.net

Re: Cumberland Court Application for Deed Approval for Lots Eleven (11) and Twelve (12), Block One (1), CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof (collectively, the "Combined Lot")

Dear Shane:

As we have discussed, please find enclosed an Application for Deed Approval for the subject Combined Lot, together with the \$500.00 application fee. Also enclosed are the following in support of this Application:

1. A copy of the recorded Final Plat of Cumberland Court highlighting the two lots comprising the proposed Combined Lot;
2. The form of deed for the subject Combined Lot as required by the Nichols Hills Subdivision Regulations; and
3. An ownership list of owners and their addresses of property within 300 feet of the Combined Lot, certified by the Oklahoma County Assessor's office.

We understand that the following requirements have been waived with respect to this Application: a pin survey, original or certified copies of the deeds to the subject property, deeds of lots bordering the lots affected by the request for deed approval, and written consents regarding the proposed action from owners of bordering property.

As you know, we have undertaken the development of Cumberland Court as a master planned community, which has involved the acquisition and demolition of twenty-three (23) residential units, the closure of a portion of the public street formerly known as Cumberland Drive, the judicial vacation of a portion of two plats, the recording of the re-plat for the development, the

Mr. S. Shane Pate, II
March 17, 2022
Page 2

City's approval of a Planned Unit Development for Cumberland Court ("PUD"), and the recording of covenants, conditions and restrictions to establish architectural, design, development, and other guidelines and standards for Cumberland Court ("CCRs"). We have also performed all grading work, utility relocation, storm drainage and common area improvements, installed landscaping, and constructed signage, a construction gate, a perimeter wall and a concierge house.

To date, we have sold five of the lots for residential development and have undertaken development of two lots with a builder. We currently have a buyer interested in acquiring the two lots comprising the proposed Combined Lot for the construction of a single-family home. We have advised the buyer that the residence to be constructed on the proposed Combined Lot must comply the same minimum and maximum square footage requirements set forth in the PUD and the Cumberland Court Design Guidelines adopted in accordance with the CCRs, as if the residence were to be constructed on a single lot. This is also reflected as a covenant in the proposed form of deed attached to this letter.

We respectfully submit the attached Application for Deed Approval for consideration and approval by the Nichols Hills Planning Commission at its April 5, 2022 meeting and thereafter by the Nichols Hills City Council at its April 12, 2022 meeting.

Please feel free to contact me with any questions or concerns. Thank you for your assistance with this matter.

Sincerely,

Tony S. Say
Manager

Attachments

cc: Mollie Campbell
Lisa Harden

FINAL PLAT
of
CUMBERLAND COURT

2017072701000000
07/27/2017 02:12:24 PM
BK: PL75 Pg: 77 Pgs: 2 PLAT
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That CUMBERLAND DRIVE, LLC, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, being a part of the Southeast Quarter (SE/4), Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 23 day of June, 2017.

Signed by the Manager this 23rd day of June, 2017.

CUMBERLAND DRIVE, LLC,
an Oklahoma limited liability company

By: Tony S. Say
Tony S. Say, Manager

STATE OF OKLAHOMA

SS

COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 23 day of June, 2017, personally appeared Tony S. Say, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 23 day of June, 2017.

My Commission Expires: 2/28/19

Rachel Whitcomb
Notary Public

My Commission No.: 11001135

CERTIFICATE OF PLANNING COMMISSION

I, John McCaleb, Chairman of the City of Nichols Hills Planning Commission, hereby certify that the City of Nichols Hills Planning Commission duly approved the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma at a meeting the 5th day of April, 2017.

John McCaleb
Chairman
John McCaleb

CERTIFICATE OF CITY CLERK

I, Kristi Hort, City Clerk of the City of Nichols Hills, Oklahoma County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma.

Signed by the City Clerk this 11th day of July, 2017.

Kristi Hort
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Nichols Hills that the dedication shown on the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Nichols Hills this 11th day of July, 2017.

Approved by the Mayor of the City of Nichols Hills this 11th day of July, 2017.

Kristi Hort
City Clerk

Scott M. Clements
Mayor

BONDED ABTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma is vested in CUMBERLAND DRIVE, LLC, on the 12 day of July, 2017, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2016 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 12 day of July, 2017.

American Eagle Title Insurance Company

Eric R. Offen
Eric R. Offen, President

STATE OF OKLAHOMA

SS

COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 12 day of July, 2017, personally appeared Eric R. Offen, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President, and duly acknowledged to me that he executed the same as his 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 the day and year last above written.

Witness my hand and seal this 12 day of July, 2017.

My Commission Expires: 9 June 2020

My Commission No.: 16005657

Karla Randall
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Forrest Butch Freeman, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County and that the tax records of said county show that all taxes for the year 2016 and prior years are paid on the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this 26 day of July, 2017.

Forrest Butch Freeman
County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Robert R. Hume, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 23rd day of June, 2017, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this 23rd day of June, 2017.

Robert R. Hume
Robert R. Hume, P.L.S. No. 1531

STATE OF OKLAHOMA

SS

COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Robert R. Hume, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and seal this 23rd day of June, 2017.

My Commission Expires: 07/20/17

My Commission No.: 01009719

Karla Randall
Notary Public

PROPERTY DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, City of Nichols Hills, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of Lot Thirty-two (32) Block Four (4) as shown on the recorded plat NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA (also referred to as the BUSINESS SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA) recorded in Book 23 of Plats, Page 72, said point being the POINT OF BEGINNING;

THENCE South 89°38'00" West, along and with the North line of Lots Thirty-two (32) through Nineteen (19) and Lot Twelve (12) Block Four (4) as shown on said plat BUSINESS SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA, a distance of 655.09 feet to the Northwest (NW) Corner of said Lot Twelve (12) Block Four (4), said point lying on the East right-of-way line of Avondale Drive;

THENCE along and with the East right-of-way line of Avondale Drive on a non-tangent curve to the right having a radius of 789.00 feet, a chord bearing of North 22°01'26" West, a chord length of 42.32 feet and an arc length of 42.33 feet;

THENCE North 20°29'14" West, continuing along and with the East right-of-way line of Avondale Drive, a distance of 338.37 feet to the Southwest (SW) Corner of Lot Thirteen (13) Block Five (5) as shown on the plat NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA recorded in Book 22 of Plats, Page 44;

THENCE North 89°59'31" East, along and with the South line of said Lots Thirteen (13) through One (1) Block Five (5) as shown on said plat NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA, a distance of 791.38 feet to the Southeast (SE) Corner of said Lot One (1) Block Five (5), said point lying on the West right-of-way line of Western Avenue;

THENCE South 00°00'00" West, along and with the West right-of-way line of Western Avenue, a distance of 180.00 feet to the centerline of said Cumberland Drive;

THENCE South 89°59'31" West, along and with the centerline of said Cumberland Drive, a distance of 2.00 feet;

THENCE South 00°00'00" West, along and with the West right-of-way line of Western Avenue, a distance of 172.12 feet to the POINT OF BEGINNING.

Containing 256.493 square feet or 5.8883 acres, more or less.

This property description was prepared on the 1st day of February, 2016, by Robert R. Hume, Licensed Professional Surveyor, No. 1531.

FINAL PLAT
of

CUMBERLAND COURT

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-9875 FAX (405) 235-9878

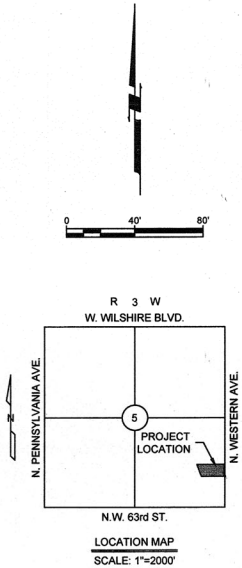
Certificate of Authorization #1454 Exp. Date: 06-30-2017

ENGINEERS SURVEYORS PLANNERS

FINAL PLAT
of

BEING A PART OF THE SE/4, SEC. 5, T12N, R3W, I.M.
AN ADDITION TO THE CITY OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA

Lots 11 and 12, Block 1
(highlighted in yellow)
Comprise the proposed
Combined Lot



NICHOLS HILLS
PK. 22, PG. 44

**NICHOLS HILLS
BUSINESS SECTION
BK. 23, PG. 72**

***** **NOTE** *****

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAN COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

CERT-NT REV 12-2007

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
D & U/E = DRAINAGE & UTILITY EASEMENT
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
L.N.A. = LIMITS OF NO ACCESS
C.A. = COMMON AREA

- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	42.33'	789.00'	21.17'	42.32'	N22°01'26"W	003°04'25"

NOTES:

1. A mandatory Property Owners Association is required.
2. All common areas including guard house, islands/medians within street rights-of-way, and aerial landscaping with its irrigation system, shall be maintained by the Property Owners Association within CUMBERLAND COURT.
3. A sidewalk shall be required on each lot where it fronts a local street in the addition as well as in the right of way adjacent to the west side of Lot 1, Block 2 and the east side of Lot 11, Block 2. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Nichols Hills.
4. Building setbacks not shown on Cumberland Court Plat shall be regulated by the Cumberland Court PUD, Section 9.5

FINAL PLAT
of

CUMBERLAND COURT



Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
 (405) 235-6075 FAX (405) 235-6078
 Certificate of Authorization #1484 Exp. Date: 06-30-21
 • ENGINEERS • SURVEYORS • PLANNERS •

After recordation, return to:

Cumberland Drive, L.L.C.
5637 N. Classen Blvd.
Oklahoma City, Oklahoma 73118

Reserved For Recording Information

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That on this _____ day of _____, 2022, Cumberland Drive, L.L.C., an Oklahoma limited liability company ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Cumberland Drive, L.L.C., an Oklahoma limited liability company ("Grantee"), whose address is 5637 N. Classen Blvd., Oklahoma City, Oklahoma 73118, the following described real property and premises situated in the City of Nichols Hills, Oklahoma County, State of Oklahoma, to-wit:

**Lots Eleven (11) and Twelve (12), Block One (1), CUMBERLAND COURT,
an addition to the City of Nichols Hills, Oklahoma County, Oklahoma,
according to the recorded plat thereof (collectively, the "Combined Lot"),**

together with all improvements thereon and all tenements, hereditaments and appurtenances thereto belonging (collectively, the "Property"); LESS AND EXCEPT all groundwater, including all percolating water and all water in known aquifers or aquifers identified in the future, and any right therein, including the right to produce such groundwater, and LESS AND EXCEPT all oil, gas, and other mineral interests therein and thereunder, and less all rights, interests and estates of whatsoever nature incident thereto or arising therefrom, and warrants title to the Property against all former grants, charges, taxes, judgments, mortgages, liens and encumbrances of whatsoever nature made or suffered to be made or done by, through or under Grantor, but not otherwise, AND SUBJECT TO current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record, including, without limitation, those matters disclosed in the Declaration of Covenants, Conditions and Restrictions for Cumberland Court recorded on August 2, 2017, in Book RE 13504, at Page 1051, *et seq.*, of the records of the County Clerk of Oklahoma County, Oklahoma, as amended by that certain First Amendment to Cumberland Court Declaration of Covenants, Conditions, and Restrictions recorded on August 15, 2017, in Book RE13515, at Page 1671, *et seq.*, of the records of the County Clerk of Oklahoma County, Oklahoma, as thereafter amended, modified or consolidated (the "Restrictive Covenants") (collectively, the "Permitted Exceptions").

This conveyance was approved on the _____ day of April, 2022, by the City Council of the City of Nichols Hills, Oklahoma, pursuant to the Nichols Hills Subdivision Regulations as adopted in the Nichols Hills City Code.

Name: _____
Title: _____

Grantor further warrants title to the Property against claims of all persons claiming by, through or under Grantor, but not otherwise. No other covenants or warranties of title, express or implied, are given by this Special Warranty Deed.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, forever, subject to the Permitted Exceptions.

BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THE FOLLOWING:

(1) GRANTEE MAY NOT SELL, TRANSFER, CONVEY, OR MORTGAGE EITHER OF THE LOTS COMPRISING THE COMBINED LOT SEPARATE AND APART FROM EACH OTHER, AND ANY ATTEMPT TO DO SO WILL BE VOID.

A. THIS COVENANT WILL RUN WITH TITLE TO THE COMBINED LOT AND WILL BE BINDING ON ALL PARTIES HAVING OR ACQUIRING ANY RIGHT, TITLE, OR INTEREST IN THE COMBINED LOT.

B. THIS COVENANT WILL BE FOR AND INURE TO THE BENEFIT OF THE CITY OF NICHOLS HILLS, WHICH WILL HAVE THE RIGHT AND STANDING TO ENFORCE THE TERMS OF THIS COVENANT;

(2) THE MINIMUM HEATED AND COOLED SQUARE FOOTAGE OF THE RESIDENCE CONSTRUCTED ON THE COMBINED LOT SHALL BE 3,200 SQUARE FEET (EXCLUSIVE OF GARAGES AND BASEMENTS) AS MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR VENEER AND THE MAXIMUM SQUARE FOOTAGE SHALL BE 5,500 SQUARE FEET (EXCLUSIVE OF GARAGES AND BASEMENTS);

(3) NOTICE OF THE RESTRICTIVE COVENANTS;

(4) NOTICE OF GRANTOR'S RESERVED RIGHTS TO CAUSE THE INSTALLATION OF GRANTEE'S LANDSCAPE IMPROVEMENTS BY A LANDSCAPE CONTRACTOR SELECTED BY GRANTOR, AT THE GRANTEE'S EXPENSE, PROHIBITING ANY OTHER LANDSCAPE COMPANY FROM PERFORMING SUCH WORK, AND THE PROPERTY IS SUBJECT TO EASEMENTS, RIGHTS OF ACCESS, AND RIGHTS OF POSSESSION ON, OVER, AND UNDER THE PROPERTY FOR THE PURPOSE OF PERFORMING ALL WORK RELATED TO THE INSTALLATION OF THE LANDSCAPE IMPROVEMENTS APPROVED BY THE DESIGN REVIEW COMMITTEE, ALL AS MORE PARTICULARLY DESCRIBED IN THE RESTRICTIVE COVENANTS;

(5) GRANTEE'S UNDERSTANDING THAT THE COMMON AREA IMPROVEMENTS IN THE CUMBERLAND COURT DEVELOPMENT, AND THE MAINTENANCE, REPAIR, REPLACEMENT AND INSURANCE THEREOF, INCLUDING WITHOUT LIMITATION THE ENTRY SIGNAGE, ENTRY WALL

AND/OR ENTRY FENCING, CONCIERGE HOUSE, AND LANDSCAPING (COLLECTIVELY, THE "COMMON AREA") ARE TO BE MAINTAINED AND IMPROVED BY THE CUMBERLAND COURT HOMEOWNERS' ASSOCIATION, INC. ("ASSOCIATION"), AS PROVIDED IN THE RESTRICTIVE COVENANTS, IN WHICH GRANTEE SHALL BE A MEMBER, WITH THE ASSOCIATION HAVING THE RIGHT TO COLLECT DUES FROM ITS MEMBERS FOR EACH LOT AND ASSESS ITS MEMBERS FOR GENERAL AND SPECIFIC PURPOSES, INCLUDING WITHOUT LIMITATION THE COST OF MAINTAINING AND IMPROVING THE COMMON AREA, ALL AS MORE FULLY SET FORTH IN THE RESTRICTIVE COVENANTS;

(6) GRANTEE'S UNDERSTANDING THAT CERTAIN LANDSCAPING SERVICES ARE TO BE PROVIDED BY THE ASSOCIATION, AND THE PROPERTY IS SUBJECT TO EASEMENTS THEREFOR IN FAVOR OF THE ASSOCIATION, AND THE ASSOCIATION SHALL HAVE THE RIGHT TO COLLECT DUES FROM ITS MEMBERS AND ASSESS ITS MEMBERS FOR SUCH SERVICES, ALL AS MORE PARTICULARLY SET FORTH IN THE RESTRICTIVE COVENANTS;

(7) NOTICE THAT ALL CONSTRUCTION ACTIVITY ON THE PROPERTY MUST BE PERFORMED BY A BUILDER APPROVED BY THE GRANTOR IN WRITING PURSUANT TO THE TERMS OF A BUILDER AGREEMENT BETWEEN THE GRANTOR AND BUILDER, IN FORM AND SUBSTANCE AS REQUIRED BY GRANTOR;

(8) CERTAIN OPTIONS TO REPURCHASE AND RIGHTS OF FIRST REFUSAL TO REPURCHASE RESERVED BY AND GRANTED TO GRANTOR (COLLECTIVELY, "REPURCHASE RIGHTS") IN THE PURCHASE AND SALE AGREEMENT COVERING THE PROPERTY SUBJECT TO THIS WARRANTY DEED (THE "PURCHASE AGREEMENT"), EXERCISABLE BY GRANTOR UNDER SPECIFIED CIRCUMSTANCES SET FORTH IN THE PURCHASE AGREEMENT, WHICH REPURCHASE RIGHTS SHALL BE CONSIDERED COVENANTS RUNNING WITH THE LAND UNTIL COMPLETION OF CONSTRUCTION OF A RESIDENCE ON THE PROPERTY SUBJECT TO THIS WARRANTY DEED, AT WHICH TIME SUCH REPURCHASE RIGHTS SHALL TERMINATE, PROVIDED, HOWEVER, SUCH REPURCHASE RIGHTS ARE SUBORDINATE TO ANY FIRST MORTGAGE SECURING A BONA FIDE CONSTRUCTION LOAN FOR THE PROPERTY; AND

(9) GRANTEE IS TAKING THE PROPERTY SUBJECT TO THIS SPECIAL WARRANTY DEED "AS IS" EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN AND OTHER MATTERS AS PROVIDED AND LIMITED IN THE PURCHASE AGREEMENT.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date shown above.

“GRANTOR”

CUMBERLAND DRIVE, L.L.C.,
an Oklahoma limited liability company

By: _____
Tony S. Say, Manager

ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on the ____ day of _____, 2022, by Tony S. Say, Manager of Cumberland Drive, L.L.C., an Oklahoma limited liability company, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

Notary Public

My Commission Expires: _____
My Commission Number: _____

(SEAL)

IN WITNESS WHEREOF, Grantee has executed this Special Warranty Deed as of the date shown above.

“GRANTEE”

CUMBERLAND DRIVE, L.L.C.,
an Oklahoma limited liability company

By: _____
Tony S. Say, Manager

ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) ss:

This instrument was acknowledged before me on the ____ day of _____, 2022, by Tony S. Say, Manager of Cumberland Drive, L.L.C., an Oklahoma limited liability company, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

Notary Public

My Commission Expires: _____
My Commission Number: _____

(SEAL)

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Report is for Account Number R215221100 and R215221110 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft. Radius Report
filed in the office of the County Assessor
on the 17th day of March, 2022
Given under my hand and official seal this
17th day of March, 2022

D. Hamby County Assessor
Deputy

Oklahoma County Assessor's
300ft Radius Report
3/17/2022

accountno	name1	name2	mailingaddress1	mailingaddress2	city	state	zipcode	subname	block	lot	legal	location
R169570220	OKC NHP LLC		180 E BROAD ST FL 21		COLUMBIUS	OH	43215-3714	NICHOLS HILLS ADD	000	000	NICHOLS HILLS ADD 000 000 PT OF BLKS 3 & 4 BEG AT NW/C LOT 12 BLK 4 TH E655.10FT S184.48FT W12FT S61FT W166FT S16.36FT SWLY185.75FT NWLY270.87FT NWLY ALONG A CURVE 273.52FT TO BEG	6482 AVONDALE DR NICHOLS HILLS
R074012520	B D EDDIE ENTERPRISES		6801 N CLASSEN BLVD STE A		OKLAHOMA CITY	OK	73116-7205	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 21 THRU 28	6600 N WESTERN AVE OKLAHOMA CITY
R074011960	NORTH WESTERN ASSOCIATES LLC		PO BOX 54390		OKLAHOMA CITY	OK	73154	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 12 THRU 20	0 UNKNOWN OKLAHOMA CITY
R215221220	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	002	011	CUMBERLAND COURT 002 011	1100 CUMBERLAND CT NICHOLS HILLS
R074011400	NORTH WESTERN ASSOCIATES LLC		PO BOX 54390		OKLAHOMA CITY	OK	73154	NORTHWEST HEIGHTS	001	011	NORTHWEST HEIGHTS 001 011	0 UNKNOWN OKLAHOMA CITY
R215221210	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	002	010	CUMBERLAND COURT 002 010	1102 CUMBERLAND CT NICHOLS HILLS
R215221200	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	002	009	CUMBERLAND COURT 002 009	1104 CUMBERLAND CT NICHOLS HILLS
R215221190	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	002	008	CUMBERLAND COURT 002 008	1106 CUMBERLAND CT NICHOLS HILLS
R215221180	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	002	007	CUMBERLAND COURT 002 007	1108 CUMBERLAND CT NICHOLS HILLS
R215221170	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	002	006	CUMBERLAND COURT 002 006	1110 CUMBERLAND CT NICHOLS HILLS
R215221160	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	002	005	CUMBERLAND COURT 002 005	1112 CUMBERLAND CT NICHOLS HILLS
R074010840	NORTH WESTERN ASSOCIATES LLC		PO BOX 54390		OKLAHOMA CITY	OK	73154-1390	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
R215221230	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	000	000	CUMBERLAND COURT 000 000 COMMON AREAS A & D	A COMMON AREA
R074013110	NORTH WESTERN ASSOCIATES LLC		PO BOX 54390		OKLAHOMA CITY	OK	73154	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 29 THRU 34	6616 N WESTERN AVE OKLAHOMA CITY
R074010600	NORTH WESTERN ASSOCIATES LLC		PO BOX 54390		OKLAHOMA CITY	OK	73154	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 LOTS 7 & 8	0 UNKNOWN OKLAHOMA CITY
R215221040	GGK LLC		6440 BRANDYWINE LN		OKLAHOMA CITY	OK	73116	CUMBERLAND COURT	001	005	CUMBERLAND COURT 001 005	1115 CUMBERLAND CT NICHOLS HILLS
R215221050	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	001	006	CUMBERLAND COURT 001 006	1113 CUMBERLAND CT NICHOLS HILLS
R215221060	TJT DEVELOPMENT LLC		1111 CUMBERLAND CT		NICHOLS HILLS	OK	73116	CUMBERLAND COURT	001	007	CUMBERLAND COURT 001 007	1111 CUMBERLAND CT NICHOLS HILLS
R215221070	CUMBERLAND DRIVE LLC		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	001	008	CUMBERLAND COURT 001 008	1109 CUMBERLAND CT NICHOLS HILLS

Oklahoma County Assessor's
300ft Radius Report
3/17/2022

R215221080	CUMBERLAND DRIVE LLC	5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	001	009	CUMBERLAND COURT 001 009	1107 CUMBERLAND CT NICHOLS HILLS
R215221090	CUMBERLAND DRIVE LLC	5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	001	010	CUMBERLAND COURT 001 010	1105 CUMBERLAND CT NICHOLS HILLS
R215221100	CUMBERLAND DRIVE LLC	5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	001	011	CUMBERLAND COURT 001 011	1103 CUMBERLAND CT NICHOLS HILLS
R215221110	CUMBERLAND DRIVE LLC	5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	001	012	CUMBERLAND COURT 001 012	1101 CUMBERLAND CT NICHOLS HILLS
R074010280	NORTH WESTERN ASSOCIATES LLC	501 NW GRAND BLVD		OKLAHOMA CITY	OK	73118-6037	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 ALL 1 THRU 6 PLUS E/2 OF 20FT ALLEY ADJ ON W	UNKNOWN
R074013920	NORTH WESTERN ASSOCIATES LLC	PO BOX 54390		OKLAHOMA CITY	OK	73118-1152	NORTHWEST HEIGHTS	001	000	NORTHWEST HEIGHTS 001 000 ALL OF LOTS 35 THRU 40	6714 N WESTERN AVE OKLAHOMA CITY
R169570430	STOCKMAN HARVEY & PAMELA	1112 FENWICK PL		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	005	007	NICHOLS HILLS ADD 005 007	1112 FENWICK PL NICHOLS HILLS
R169570425	STOCKMAN PAMELA S	1110 FENWICK PL		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	005	006	NICHOLS HILLS ADD 005 006	1110 FENWICK PL NICHOLS HILLS
R169570421	DB REAL ESTATE INVESTMENTS LLC	6305 WATERFORD BLVD STE 480		OKLAHOMA CITY	OK	73118-1152	NICHOLS HILLS ADD	005	005	NICHOLS HILLS ADD 005 005	1108 FENWICK PL NICHOLS HILLS
R169570420	TREVINO CANDACE K TRS TRUST	791 MOLINO AVE		LONG BEACH	CA	90804-4759	NICHOLS HILLS ADD	005	004	NICHOLS HILLS ADD 005 004	1106 FENWICK PL NICHOLS HILLS
R169570410	INVESTMENT PROPERTIES LLC	1623 WESTMINSTER PL		OKLAHOMA CITY	OK	73120	NICHOLS HILLS ADD	005	003	NICHOLS HILLS ADD 005 003	1104 FENWICK PL NICHOLS HILLS
R169570400	SANDERS CHARLES & MILDRED TRS TRUST	2628 BOBWHITE TRL		EDMOND	OK	73025-2371	NICHOLS HILLS ADD	005	002	NICHOLS HILLS ADD 005 002	1102 FENWICK PL NICHOLS HILLS
R169570390	MICHAEL GEORGE PAUL JR	8320 S WESTERN AVE		OKLAHOMA CITY	OK	73139-9214	NICHOLS HILLS ADD	005	001	NICHOLS HILLS ADD 005 001	1100 FENWICK PL NICHOLS HILLS
R073932240	NORTH WESTERN ASSOCIATES LLC	PO BOX 54390		OKLAHOMA CITY	OK	73154-1390	LAKEVIEW HEIGHTS ADD	005	000	LAKEVIEW HEIGHTS ADD 005 000 ALL LOTS 14 THRU 21 W/3FT LOT 22 PLUS S/2 VAC ALLEY ON N	6800 N WESTERN AVE OKLAHOMA CITY
R169570640	BASORE A LOUISE SOLE TRS	1111 FENWICK PL		NICHOLS HILLS	OK	73116-6409	NICHOLS HILLS ADD	006	023	NICHOLS HILLS ADD 006 023	1111 FENWICK PL NICHOLS HILLS
R169570645	DB REAL ESTATE INVESTMENT LLC	6305 WATERFORD BLVD STE 480		OKLAHOMA CITY	OK	73118-1152	NICHOLS HILLS ADD	006	025	NICHOLS HILLS ADD 006 025	1107 FENWICK PL NICHOLS HILLS
R169570650	GUERRA SUSAN	5848 DIAMOND POINT CIR		EL PASO	TX	79912-4154	NICHOLS HILLS ADD	006	026	NICHOLS HILLS ADD 006 026	1105 FENWICK PL NICHOLS HILLS
R169570655	MICHAEL G PAUL JR	8320 S WESTERN AVE		OKLAHOMA CITY	OK	73139-9214	NICHOLS HILLS ADD	006	027	NICHOLS HILLS ADD 006 027	1103 FENWICK PL NICHOLS HILLS
R169570660	MICHAEL PAUL	8320 S WESTERN AVE		OKLAHOMA CITY	OK	73139-9214	NICHOLS HILLS ADD	006	028	NICHOLS HILLS ADD 006 028	1101 FENWICK PL NICHOLS HILLS
R073931960	SWEET SWEETIE LLC	1111 S ELGIN AVE		TULSA	OK	74120	LAKEVIEW HEIGHTS ADD	005	000	LAKEVIEW HEIGHTS ADD 005 000 LOTS 9 THRU 13	6816 N WESTERN AVE OKLAHOMA CITY
R073930840	SWEET SWEETIE LLC	1111 S ELGIN AVE		TULSA	OK	74120	LAKEVIEW HEIGHTS ADD	005	000	LAKEVIEW HEIGHTS ADD 005 000 LOTS 5 THRU 8	1040 NW 68TH ST OKLAHOMA CITY

