

1. Agenda

Documents:

[PC AGENDA 12 5 23.PDF](#)

2. Meeting Materials

Documents:

[PC 12 05 23.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, December 5, 2023 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. November 7, 2023 Minutes

5. Public Hearings

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

- a. PUBLIC HEARING: An application to close to public use a lot line and an 8 foot utility easement described as follows: Abutting part of Lot 18 and Lot 20 in Block 50, in the Mayfair Park Section of Nichols Hills, Oklahoma, running diagonally in a southeasterly direct S 49 32 E a distance of 123.71 ft. from the southeast corner of Lot 15 in Block 50 and the northwest corner of Lot 19 in Block 50, a property also known as 6502 N. Lenox Avenue.

6. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 1:22 PM on the 1st day of December, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 1:45 PM on the 1st day of December, 2023; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 1st of December, 2023; and transmitted by email at 5:00 PM on the 1st day of December, 2023 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

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, November 7, 2023 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 9:20 AM on
the 2nd day of November, 2023.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Absent	
Mike Biddinger		Present	
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. August 1, 2023 Minutes

MOTION: Cheek moved to approve the August 1, 2023 minutes as presented. Biddinger seconded the motion.

Attachment: November 7 2023 Minutes (6968 : November 7, 2023 Minutes)

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

5. Items for Separate Vote

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

- a. Schedule of 2024 Regular Nichols Hills Planning Commission Meetings.

MOTION: Biddinger moved to approve agenda item 5a as presented. Cheek seconded the motion.

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

6. Public Hearings

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

- a. PUBLIC HEARING: Amendment to the Nichols Hills Building Commission Building Demolition, Design, and Construction Guidelines.

Mrs. Carla Sharpe, attorney for the City, presented the proposed Nichols Hills Building Commission guidelines 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 6a as presented. Biddinger seconded the motion.

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

- b. PUBLIC HEARING: An Ordinance amending Section 50-140 of the Nichols Hills City Code regarding allowed exterior wall building materials for the first floors of dwellings in residential districts; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mr. Shane Pate, City Manager, presented the proposed ordinance to the Planning Commission members.

Mr. Larry Herzel, Commissioner on the Nichols Hills Building Commission, stated they would be discussing their concerns of stucco and EIFS and the backing used in those processes at the Special City Council meeting, November 14th at 1:00 PM.

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 6b subject to amending Section 50-140 (a) (1) to "Further, this Section establishes the only allowed exterior wall materials for the primary portion of the first floor of residential

Dwellings". Cheek seconded the motion.

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

- c. PUBLIC HEARING: An Ordinance amending Section 50-29 of the Nichols Hills City Code regarding Corner Lots; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mr. Shane Pate, City Manager, 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: Cheek moved to recommend City Council approve agenda item 6c as presented. McCaleb seconded the motion.

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

7. 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:	Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Byrne, 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

Attachment: November 7 2023 Minutes (6968 : November 7, 2023 Minutes)

MEMORANDUM

To: Nichols Hills City Council
Nichols Hills Planning Commission

From: Paul Lefebvre for City Attorney, John Michael Williams

Re: Request to close platted utility easement.

Date: November 30, 2023

At December's meeting of the Planning Commission and December's meeting of the City Council you will respectively hold a hearing to consider an *Application to Close Public Way or Easement* (the "Application") filed by Lance Boxer on behalf of Lance B. Boxer and Deonne C. Boxer, Trustees of the Lance and Deonne Boxer 2021 Revocable Living Trust, to close a lot line and to close to public use a portion of an eight-foot platted utility easement (the "Portion of the Platted Easement to be Closed") described as follows:

A lot line and an 8 foot utility easement described as follows: Abutting part of Lot 18 and Lot 20 in Block 50, in the Mayfair Park Section of Nichols Hills, Oklahoma, running diagonally in a southeasterly direct S 49° 32' E a distance of 123.71 ft. from the southeast corner of Lot 15 in Block 50 and the northwest corner of Lot 19 in Block 50, a property also known as 6502 N. Lenox Avenue.

The Applicant reports that he seeks to construct improvements to his property and the location of the Portion of the Platted Easement to be Closed prohibits such construction. He further reports that the only known utility facility located within the Portion of the Platted Easement to be Closed is an Oklahoma Natural Gas service line which requires relocation.

In the event the City Council approves an Ordinance closing to public use the Portion of the Platted Easement to be Closed, it is anticipated that the property owner will subsequently file a Petition with the Oklahoma County Court Clerk to foreclose Nichols Hills' absolute right to reopen the Portion of the Platted Easement to be Closed.

Counsel recommends that the description of the Portion of the Platted Easement to be Closed be revised to that described on Exhibit A and depicted on Exhibit B, both attached. A copy of a portion of the Nichols Hills Official Zoning Map, marked as Exhibit C, depicting the location of the property owned by the Applicant and the location of the Portion of the Platted Easement to be Closed is also attached. The reason for the recommended revision of the legal description is to exclude any reference to a lot line and to reduce the size of the Portion of the Platted Easement to be Closed by a Less and Except statement so that a 4-foot utility easement that crosses the Portion of the Platted Easement to be Closed will be unaffected of the City Council's action.

Exhibit “A”

LEGAL DESCRIPTION

Part of Lots 18 and 20, Block 50
MAYFAIR PARK SECTION OF NICHOLS HILLS
Oklahoma County, Oklahoma

Partial Utility Easement Vacation

October 3, 2023

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 particularly described as follows:

An 8.0-foot-wide tract of land being the platted Utility Easement along the common line of Lot Eighteen (18) and Lot Twenty (20), Block Fifty (50), MAYFAIR PARK SECTION OF NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, lying wholly within the following described tract of land:

Part of Lot Eighteen (18), described as follows: BEGINNING at the Southwest corner of Lot Twenty (20), in Block Fifty (50), of said MAYFAIR PARK SECTION OF NICHOLS HILLS; THENCE South 89°56'38" West to the West line of Eighteen (18); THENCE North 06°52' West to the Northwest corner of Lot Twenty (20); THENCE South 49°32' East a distance of 123.71 feet to the POINT OF BEGINNING; AND All of Lot Twenty (20), in Block Fifty (50), of said MAYFAIR PARK SECTION OF NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT the 4.0-foot-wide Utility Easement along the West 4.0 feet of said Lot Eighteen (18) and extended North across said Lot Twenty (20).

The basis of bearing for the above-described tract of land is the platted bearing of South 89°56'38" West along the South line of said Lot Twenty (20).

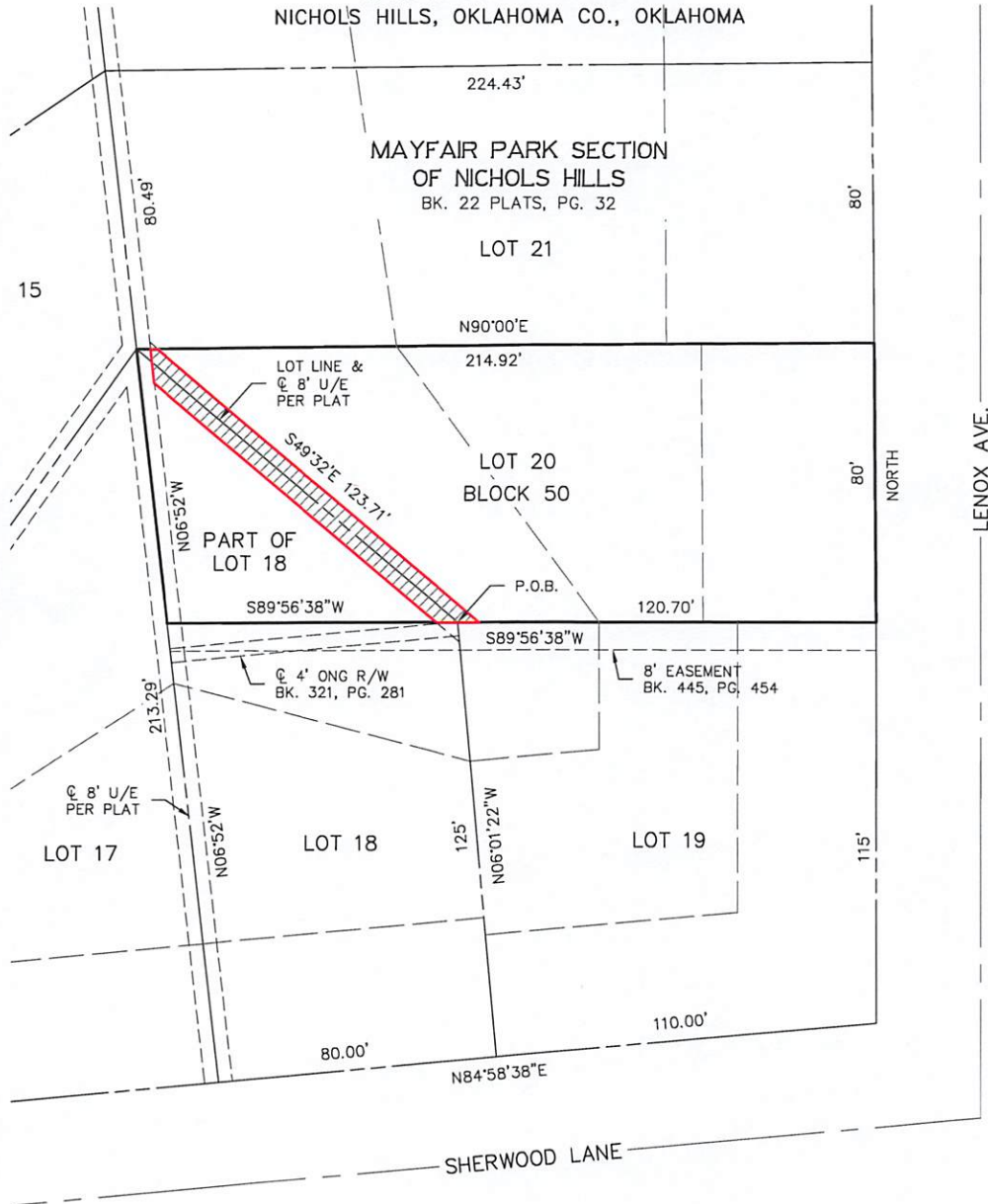
Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521

T:\2023\23-111\Docs\23-111_20231003_Legal Description for UE Vacation.docx

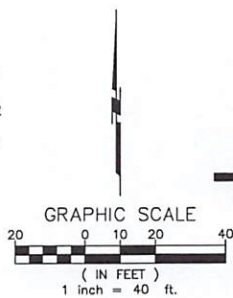
Attachment: (c) MEMORANDUM & Exhibits (6980 : Application close utility - 6502 N Lenox)

Exhibit 'B'

UTILITY EASEMENT VACATION PART OF LOTS 18 AND 20, BLOCK 50 MAYFAIR PARK SECTION OF NICHOLS HILLS, OKLAHOMA CO., OKLAHOMA



10/3/2023



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099

Phone (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2024

EXHIBIT C

Detail from Nichols Hills Official Zoning Map depicting
location of Lot 20 and a portion of Lot 18, in Block 50,
MAYFAIR PARK SECTION OF NICHOLS HILLS



The black outline identifies the location of Lot 20, and part of Lot 18, Block 50, MAYFAIR PARK SECTION OF NICHOLS HILLS owned by the Applicant. The red line identifies the location of the platted eight (8) foot utility easement to be closed to public use and eventually vacated by District Court action.

Published in _____ on _____, 2023

ORDINANCE NO. _____

AN ORDINANCE CLOSING TO PUBLIC USE A PORTION OF AN EIGHT (8) FOOT WIDE PLATTED UTILITY EASEMENT ALONG THE COMMON LINE OF LOT EIGHTEEN (18) AND LOT TWENTY (20), BLOCK FIFTY (50), IN MAYFAIR PARK SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA.

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. The following portion of a platted easement in the City of Nichols Hills, Oklahoma, shall be and the same is hereby closed to the public, to-wit:

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 particularly described as follows:

An 8.0-foot-wide tract of land being the platted Utility Easement along the common line of Lot Eighteen (18) and Lot Twenty (20), Block Fifty (50), MAYFAIR PARK SECTION OF NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, lying wholly within the following described tract of land:

Part of Lot Eighteen (18), described as follows: BEGINNING at the Southwest corner of Lot Twenty (20), in Block Fifty (50), of said MAYFAIR PARK SECTION OF NICHOLS HILLS; THENCE South 89°56'38" West to the West line of Eighteen (18); THENCE North 06°52' West to the Northwest corner of Lot Twenty (20); THENCE South 49°32' East a distance of 123.71 feet to the POINT OF BEGINNING; AND All of Lot Twenty (20), in Block Fifty (50), of said MAYFAIR PARK SECTION OF NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT the 4.0-foot-wide Utility Easement along the West 4.0 feet of said Lot Eighteen (18) and extended North across said Lot Twenty (20).

The basis of bearing for the above-described tract of land is the platted bearing of South 89°56'38" West along the South line of said Lot Twenty (20).

A site plan depicting the portion of the platted easement to be closed to public use, marked as **Exhibit B**, is attached hereto and made a part hereof.

Section 2. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 3. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 4. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the preservation of the peace, health, welfare and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the 12th day of December, 2023.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of December, 2023.

ATTEST:

Mayor

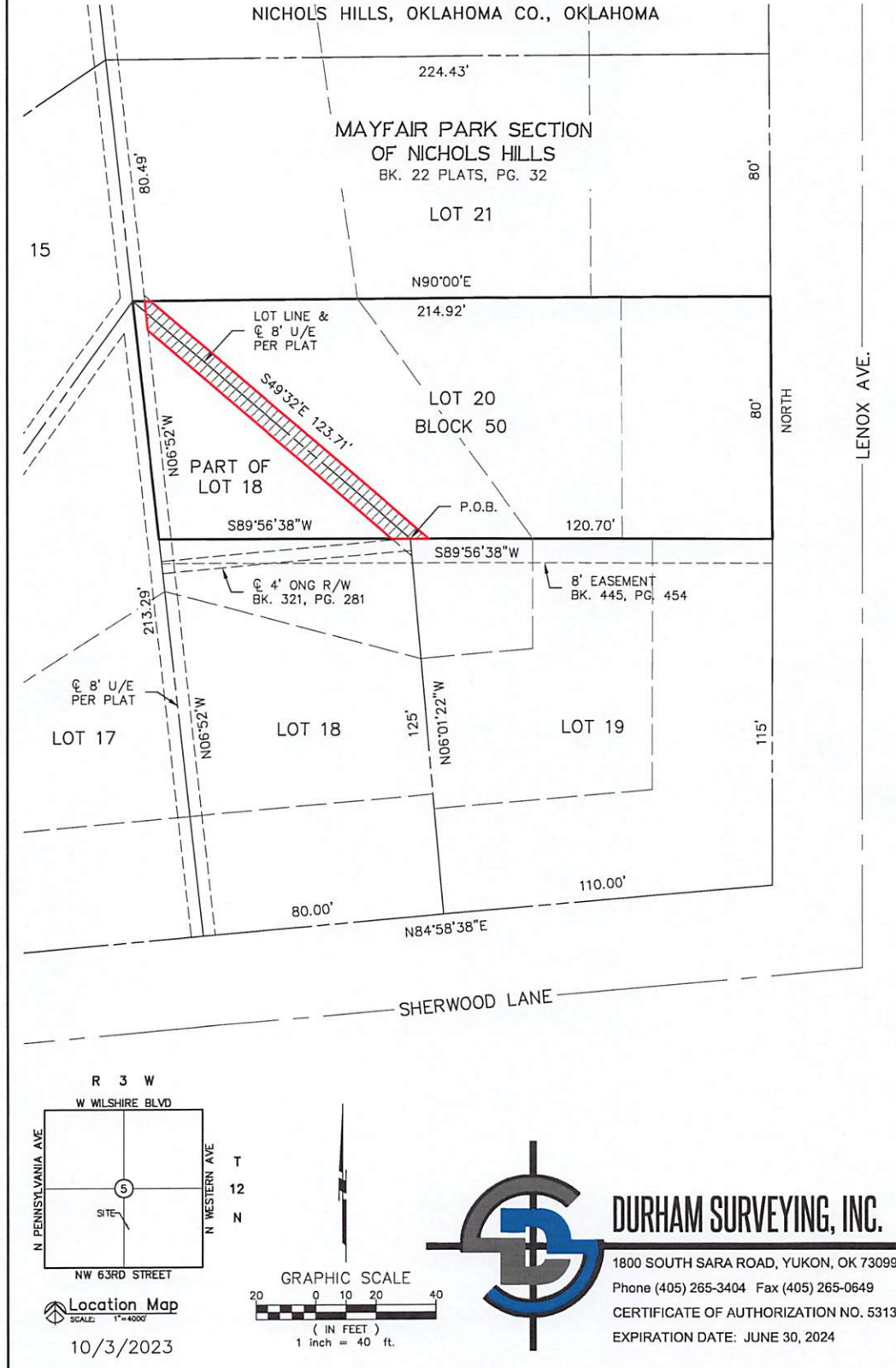
City Clerk

Reviewed as to Form and Legality:

City Attorney

Exhibit 'B'

UTILITY EASEMENT VACATION
PART OF LOTS 18 AND 20, BLOCK 50
MAYFAIR PARK SECTION OF
NICHOLS HILLS, OKLAHOMA CO., OKLAHOMA





CITY OF NICHOLS HILLS, OKLAHOMA

Application to Close Public Way or Easement

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 Article VIII, *Closing of Public Ways and Easements*, in Chapter 38 of the Nichols Hills City Code when completing this Application.

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

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Attach a separate sheet to provide complete answers if necessary.

Applicant's name ¹: Lance Boxer

Mailing address: 6502 N. Lenox

Telephone number(s): 405-775-0070

Email address(es): THCHLLC.invoices@gmail.com

Location of the public way or easement: Backyard

Purpose for closing the public way or easement: Interfering with new construction

Present use of adjoining property: None

The following must be attached to this Application:

- 1. Site Plan.** A site plan (8½ x 11-inch hard copy and an electronic version) that depicts: (i) the public way or easement to be closed; (ii) the location of adjacent streets; and (iii) the property boundary lines for each applicant and the property boundary lines for each property owner whose property is depicted.
- 2. County Clerk information.** A statement providing the book and page number as designated by the Oklahoma County Clerk of any instrument(s) or plat(s) that created or otherwise established the public way or easement to be closed, and the book and page number of each deed or other instrument evidencing applicant(s)' ownership of more than one-half of the frontage of the public way or easement sought to be closed.
- 3. Ownership list.** An ownership list certified by a bonded abstractor stating the names and mailing addresses of the owner(s) of record whose property is within a 300-foot radius of the exterior boundary of the public way or easement sought to be closed. Such ownership list should include a site plan prepared by the bonded abstractor that depicts: (i) a 300-foot radius line from the exterior boundary of the public way or easement to be closed; and (ii) the property boundary lines of all property owners owning property within the 300-foot radius. Within such property boundary lines, the bonded abstractor should provide a numbering system, code or other means of identifying what property is owned by each of the property owners included on the ownership list.

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

Form of affidavit regarding ownershipAffidavitSTATE OF OklahomaCOUNTY OF Oklahoma

[Full legal name], being first duly sworn, stated:

1. My name is Lance Boxer My address is 6502 N Lenox I am over the age of 18. I am a resident of the State of Oklahoma I have personal knowledge of the matters stated in this Affidavit.
2. I am the current and legal owner of the property in the City of Nichols Hills with the address of 6502 Lenox and more particularly described as:
Nichols Hills ADD 050 000 PT Lot 18 BEG SW/C LT 20 TH W Lin
LT 18 TH NLY TO NW/C LT 20 SELY 123.7 ft to BEG + ALL OF LOT
3. I am the applicant for the closing a public way or easement adjacent to my property.
4. This address and legal description accurately describes my property that is adjacent to the public way or easement proposed to be closed.

I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this 3 day of November, 2023.

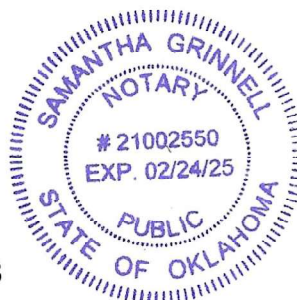
Lance Boxer
Lance Boxer

Notary Acknowledgment

Subscribed and sworn to before me this 3 day of November, 2023.

Sgt. Hill
 Notary Public

My Commission Expires: February 24, 2025
 Commission No. 21002550



4. **Authorization.** If this Application is signed and submitted by any party other than the owner(s) of more than one-half of the frontage of the public way or easement sought to be closed, an authorization in the form attached to this Application must be executed by each such owner and submitted with this Application.

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of Chapter 38 of the Nichols Hills City Code and those set out in this Application and after the fee of \$1500 has been paid. At that time, 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 2 day of November 2023

Signature: Lance Boxer

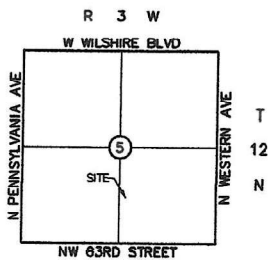
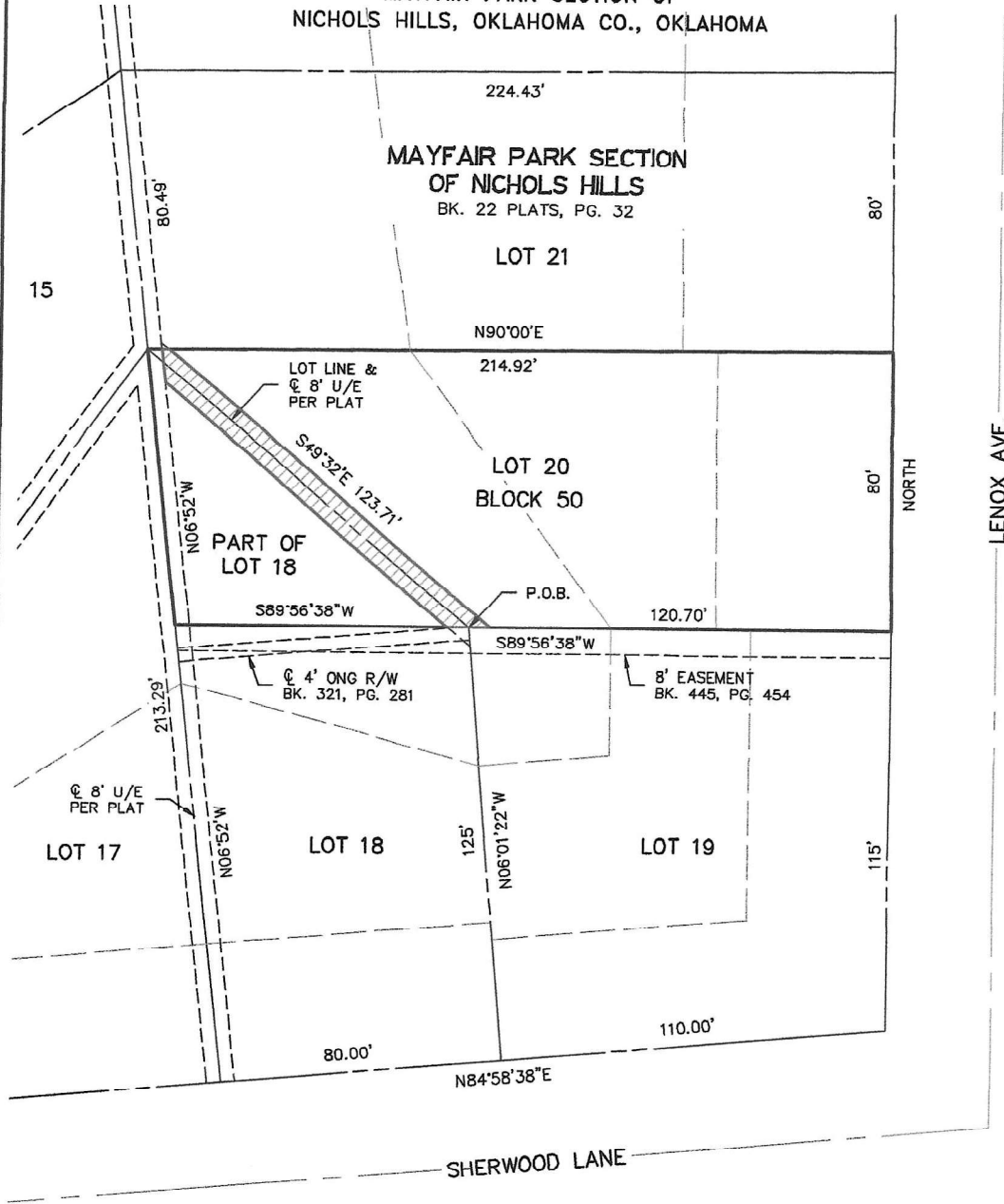
Print applicant's full legal name: Lance Boxer

Print signatory party's title if applicant is a legal entity: _____

Exhibit 'B'

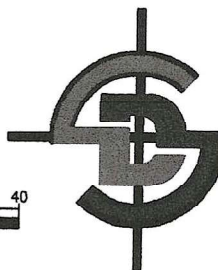
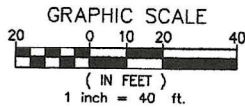
UTILITY EASEMENT VACATION

PART OF LOTS 18 AND 20, BLOCK 50
MAYFAIR PARK SECTION OF
NICHOLS HILLS, OKLAHOMA CO., OKLAHOMA



 **Location Map**
SCALE: 1"=4000'

10/3/2023



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099

Phone (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2024

MAYFAIR PARK SECTION
OF
NICHOLS HILLS
OKLAHOMA COUNTY, OKLAHOMA

J. W. BERRY
REGISTERED PROFESSIONAL ENGINEER
No. 4887
OKLAHOMA



Scale 1"=60'



BENHAM ENGINEERING CO.
CONSULTING ENGINEERS
OKLAHOMA CITY, OKLAHOMA

Sheet 1 of 3 sheets

Iron Pins shown thus: - e
All Streets are 60' wide unless otherwise noted.

2023100601128987 B: 15574 P: 1378
 10/06/2023 12:38:44 PM Pgs: 1
 Fee: \$18.00 Doc Stamp: \$1185.00
 Maressa Treat, County Clerk
 Oklahoma County - State of Oklahoma



Tax I.D. No.: 169575910

Mail Tax Statement To:
 Grantee
 5903 Burnham Road

Naples, FL 34119

After Recording Return To:
 American Eagle Title Group, LLC
 6805 N. Classen Ste. A
 Oklahoma City, OK 73116

Rec. & Ret. to:

American Eagle Title Group
 421 NW 13th St, Suite 320
 Oklahoma City, OK 73103

WARRANTY DEED
 (LLC - Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Sosa Condo's LLC, a Limited Liability Company,**

party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

Lance B. Boxer and Deonne C. Boxer, Trustees of the Lance and Deonne Boxer 2021 Revocable Living Trust

Whose address is: 5903 Burnham Road, Naples FL 34119

Property Address: 6502 N. Lenox, Nichols Hill, OK 73116

party of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

Part of Lot Eighteen (18), described as follows: Beginning at the Southwest corner of Lot Twenty (20), in Block Fifty (50), of NICHOLS HILLS; thence South 89°56'38" West to the West line of Lot 18; Thence North 06°52' West to the Northwest corner of Lot 20; Thence South 49°32' East a distance of 123.71 feet to the Point or Place of Beginning; AND All of Lot Twenty (20), in Block Fifty (50), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Sosa Condo's LLC

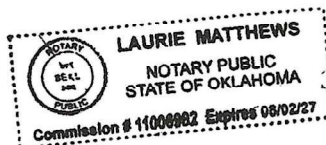
BY: *Timothy M. Hughes*
 Timothy M. Hughes, Manager

ACKNOWLEDGMENT

State of Oklahoma County of Oklahoma ss:
 The foregoing instrument was acknowledged before me on this 22nd day of September, 2023 by Timothy M. Hughes as Manager of Sosa Condo's LLC, a Limited Liability Company.

My Commission Expires:

Laurie Matthews
 Notary Public,



Closing Agent: American Eagle Title Group, LLC
 File Number: 2309-0045-61
 Underwriter: American Eagle Title Insurance Company

1/0

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R169575910 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. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

Oklahoma County Assessor's
300ft Radius Report
11/2/2023

5.a.c

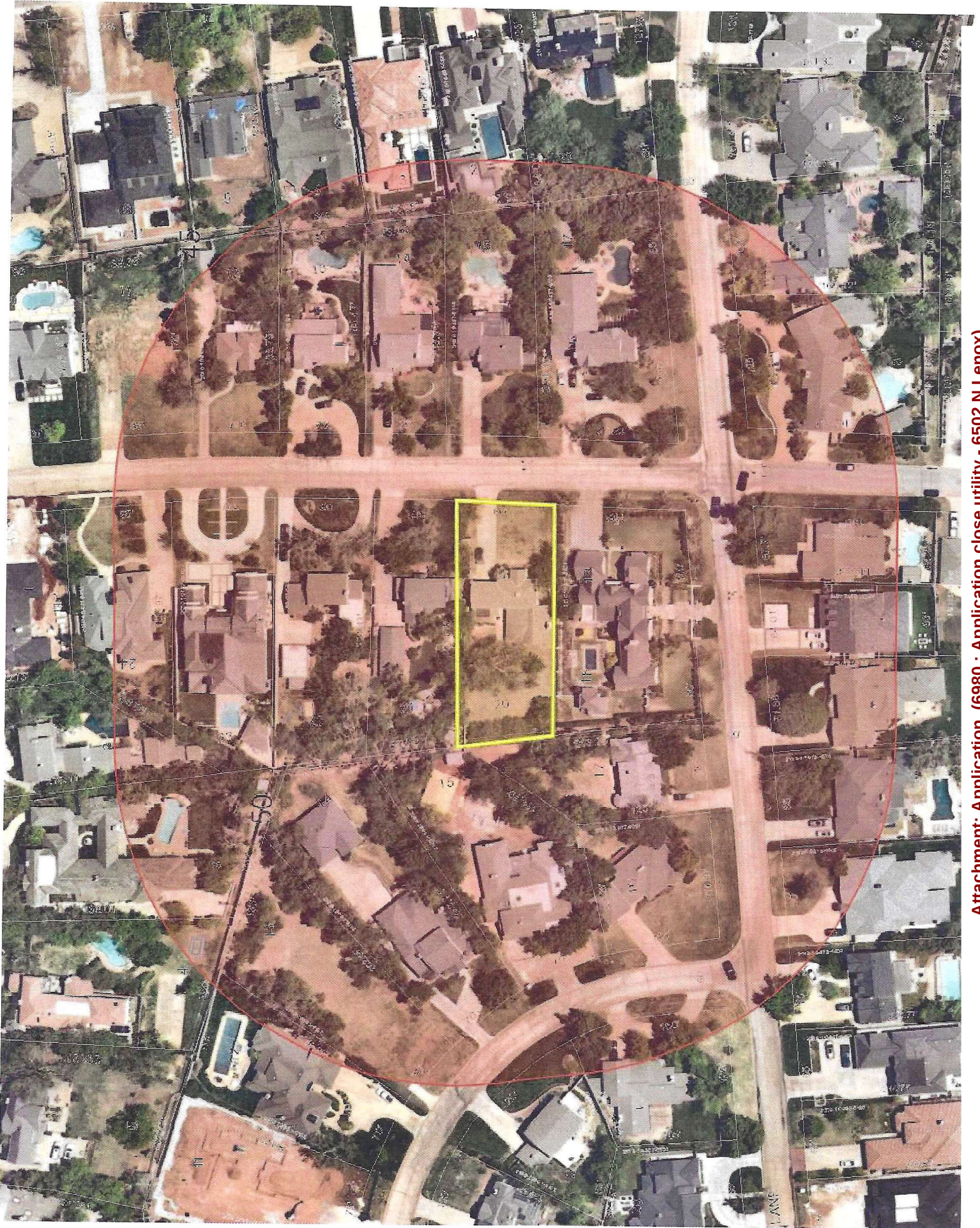
accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169794600	PENNOYER GORDON S LOCUM		1374 SHERWOOD LN	NICHOLS HILLS	OK	73116	UNPLTD PT SEC 05 12N 3W	00H	000	3W 00H 000 BEG NE/C LOT 16 BLK 48 NICHOLS HILLS TH ALONG S LINE UNPLTD PT SEC 05 12N	1324 SHERWOOD LN NICHOLS HILLS
R169794505	PITMAN MARSH M	PITMAN DEBORAH SUE	1372 SHERWOOD LN	NICHOLS HILLS	OK	73116	UNPLTD PT SEC 05 12N 3W	00H	000	3W 00H 000 PT SW4 SEC 5 12N 3W BEG 75FT NELY FROM NE/C LOT 16 UNPLTD PT SEC 05 12N	1322 SHERWOOD LN NICHOLS HILLS
R169794515	RENEGAR ERIC C TRS	RENEGAR ERIC C REVOCABLE TRUST	1320 SHERWOOD LN	NICHOLS HILLS	OK	73116-5632	UNPLTD PT SEC 05 12N 3W	00H	000	3W 00H 000 PT SW4 SEC 5 12N 3W BEG ON S LINE SHERWOOD LANE 165FT UNPLTD PT SEC 05 12N	1320 SHERWOOD LN NICHOLS HILLS
R169794525	TINNEY DONNA D FAMILY TRUST		1318 SHERWOOD LN	NICHOLS HILLS	OK	73116	UNPLTD PT SEC 05 12N 3W	00H	000	3W 00H 000 PT SE4 & SW4 SEC 5 12N 3W BEG ON S LINE SHERWOOD UNPLTD PT SEC 05 12N	1318 SHERWOOD LN NICHOLS HILLS
R169794575	CSTOWE CAMILLA 2004 TRUST		1314 SHERWOOD LN	NICHOLS HILLS	OK	73116	UNPLTD PT SEC 05 12N 3W	00H	000	3W 00H 000 PT SE4 SEC 5 12N 3W IN TOWN NICHOLS HILLS BEG AT A	1314 SHERWOOD LN NICHOLS HILLS
R169801045	PATRICK BRANDON	PATRICK AMY	1300 SHERWOOD	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	048	001	SHERWOOD MANOR ADD 048 001	1300 SHERWOOD LN NICHOLS HILLS
R169801155	CARPENTER LINDA LEE		1228 SHERWOOD LN	NICHOLS HILLS	OK	73116-5716	SHERWOOD MANOR ADD	056	008	SHERWOOD MANOR ADD 056 008	1228 SHERWOOD LN NICHOLS HILLS
R169801145	SALLIS JIMMY F & RUTH A		PO BOX 18937	OKLAHOMA CITY	OK	73154	SHERWOOD MANOR ADD	056	007	SHERWOOD MANOR ADD 056 007	1224 SHERWOOD LN NICHOLS HILLS
R169575884	HORTON JON C & ELLEN D		1220 SHERWOOD LN	NICHOLS HILLS	OK	73116-5716	NICHOLS HILLS ADD	050	016	NICHOLS HILLS ADD 050 016	1401 CANTERBURY PL NICHOLS HILLS
R169575630	WILLIAMS JAMES F & VIRGINIA N TRS	WILLIAMS FAMILY REV TRUST	1400 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	001	NICHOLS HILLS ADD 049 001	1400 CANTERBURY PL NICHOLS HILLS
R169575900	PAYNE STEPHEN BOND JR REV TRUST	PAYNE LORI D REV TRUST	621 N ROBINSON AVE STE 100	OKLAHOMA CITY	OK	73102	NICHOLS HILLS ADD	050	000	NICHOLS HILLS ADD 050 000 ALL LOT 18 EX PT OF LOT 18 DES AS BEG AT SW/C LOT 20 TH SWLY NICHOLS HILLS ADD 045	1301 SHERWOOD LN NICHOLS HILLS
R169575450	MEWBOURN MICHAEL S & DEBORAH CO TRS	MEWBOURN FAMILY TRUST	6501 N LENOX AVE	NICHOLS HILLS	OK	73116-5507	NICHOLS HILLS ADD	045	000	000 LOT 16 & BEG AT NE/C LOT 16 TH ELY TO A POINT ON E LINE LT 17 NICHOLS HILLS ADD 045	6501 N LENOX AVE NICHOLS HILLS
R169575320	WINCHESTER JERRY L & RAE S TRS	WINCHESTER FAMILY REV LIV TRUST	6500 NW GRAND BLVD	NICHOLS HILLS	OK	73116-6306	NICHOLS HILLS ADD	045	000	000 LOT 1 & PT LOT 18 BEG NW/C LT 1 BLK 45 TH SW84.04FT	6500 NW GRAND BLVD NICHOLS HILLS

Attachment: Application (6980 : Application close utility - 6502 N Lenox)

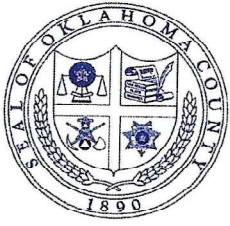
R169575886	LOVE PAULA MELISSA TRS	LOVE PAULA MELISSA 2015 REV TRUST	1321 SHERWOOD LN	NICHOLS HILLS	OK		73116-5631	NICHOLS HILLS ADD	050	017	NICHOLS HILLS ADD 050 017	1321 SHERWOOD LN NICHOLS HILLS
R169575635	JONES JAMES M & JANET C		1402 CANTERBURY PL	NICHOLS HILLS	OK		73116-5537	NICHOLS HILLS ADD	049	002	NICHOLS HILLS ADD 049 002	1402 CANTERBURY PL NICHOLS HILLS
R169575910	SOSA CONDOS LLC		7009 N CLASSEN BLVD	OKLAHOMA CITY	OK		73116-7211	NICHOLS HILLS ADD	050	000	NICHOLS HILLS ADD 050 000	6502 N LENOX AVE NICHOLS HILLS
R169575440	PUCKETT TONY G & JENNIFER		6503 N LENOX AVE	NICHOLS HILLS	OK		73116-5507	NICHOLS HILLS ADD	045	000	NICHOLS HILLS ADD 045 000	6503 N LENOX AVE NICHOLS HILLS
R169575330	WOLF JOHN D & JIMMIKA L		6502 NW GRAND BLVD	NICHOLS HILLS	OK		73116-6305	NICHOLS HILLS ADD	045	000	NICHOLS HILLS ADD 045 000	6502 NW GRAND BLVD NICHOLS HILLS
R169575920	SHRAGO STANLEY S & BARBARA A TRS	SHRAGO FAMILY REV TRUST	6504 N LENOX AVE	NICHOLS HILLS	OK		73116-5508	NICHOLS HILLS ADD	050	021	NICHOLS HILLS ADD 050 021	6504 N LENOX AVE NICHOLS HILLS
R169575882	ROSS MICHAEL F & DEBORAH J CO TRS	ROSS MICHAEL & DEBORAH 1996 REV TRUST	1405 CANTERBURY PL	NICHOLS HILLS	OK		73116-5501	NICHOLS HILLS ADD	050	015	NICHOLS HILLS ADD 050 015	1405 CANTERBURY PL NICHOLS HILLS
R169575430	ROBERTSON MARK A TRS	ROBERTSON MARK A TRUST	6505 N LENOX AVE	NICHOLS HILLS	OK		73116	NICHOLS HILLS ADD	045	014	NICHOLS HILLS ADD 045 014	6505 N LENOX AVE NICHOLS HILLS
R169575340	TYLER TY A	PRICE JENNY	5101 S SHIELDS BLVD	OKLAHOMA CITY	OK		73129	NICHOLS HILLS ADD	045	003	NICHOLS HILLS ADD 045 003	6504 NW GRAND BLVD NICHOLS HILLS
R169575930	CAMERON CLAIRE JUDITH		9000 CAMERON PKWY	OKLAHOMA CITY	OK		73114	NICHOLS HILLS ADD	050	022	NICHOLS HILLS ADD 050 022	6506 N LENOX AVE NICHOLS HILLS
R169575420	GORMLEY ANDREW K & LAURI		6507 N LENOX AVE	NICHOLS HILLS	OK		73116	NICHOLS HILLS ADD	045	013	NICHOLS HILLS ADD 045 013	6507 N LENOX AVE NICHOLS HILLS
R169575880	HARRELL CHRIS & KIM TRS	HARRELL REV LIVING TRUST	1409 CANTERBURY PL	NICHOLS HILLS	OK		73116-5501	NICHOLS HILLS ADD	050	014	NICHOLS HILLS ADD 050 014	1409 CANTERBURY PL NICHOLS HILLS
R169575350	MUSSEY FAMILY REV LIV TRUST		6506 NW GRAND BLVD	NICHOLS HILLS	OK		73116-6306	NICHOLS HILLS ADD	045	004	NICHOLS HILLS ADD 045 004	6506 NW GRAND BLVD NICHOLS HILLS
R169575870	JONES JAMES M & JANET		1402 CANTERBURY PL	NICHOLS HILLS	OK		73116-5537	NICHOLS HILLS ADD	050	013	NICHOLS HILLS ADD 050 013	1413 CANTERBURY PL NICHOLS HILLS

Oklahoma County Assessor's
300ft Radius Report
11/2/2023

R169575860	BISSON ALBERT J & JANICE M		1415 CANTERBURY PL	NICHOLS HILLS	OK		73116-5501	NICHOLS HILLS ADD	050	012	NICHOLS HILLS ADD 050	1415 CANTERBURY PL NICHOLS HILLS
R169575410	MCKNIGHT HAL G		6509 N LENOX AVE	NICHOLS HILLS	OK		73116-5507	NICHOLS HILLS ADD	045	012	NICHOLS HILLS ADD 045	6509 N LENOX AVE NICHOLS HILLS
R169575940	6508 LENOX LLC		6508 N LENOX AVE	NICHOLS HILLS	OK		73116	NICHOLS HILLS ADD	050	023	NICHOLS HILLS ADD 050	6508 N LENOX AVE NICHOLS HILLS
R169575360	WCIN 1ES LLC	WCIN 1ES PHOENIX LLC	6508 NW GRAND BLVD	NICHOLS HILLS	OK		73116	NICHOLS HILLS ADD	045	005	NICHOLS HILLS ADD 045	6508 NW GRAND BLVD NICHOLS HILLS
R169575950	FEDERMAN WILLIAM B LIV TRUST		10205 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK		73120	NICHOLS HILLS ADD	050	024	NICHOLS HILLS ADD 050	6510 N LENOX AVE NICHOLS HILLS
R169575400	SHIELDS SUSAN S TRS	SAMETH REV TRUST	PO BOX 14177	OKLAHOMA CITY	OK		73113	NICHOLS HILLS ADD	045	011	NICHOLS HILLS ADD 045	6511 N LENOX AVE NICHOLS HILLS
R169575780	FITMAN GABRIEL M & CR STA L CO TRS	PITMAN GABRIEL M & CRISTA L TRUST	1406 CAMDEN WAY	NICHOLS HILLS	OK		73116-5514	NICHOLS HILLS ADD	050	004	NICHOLS HILLS ADD 050	1406 CAMDEN WAY NICHOLS HILLS
R169575770	MCCONNELL MICHAELS	MCCONNELL CHRISTINE	1404 CAMDEN WAY	NICHOLS HILLS	OK		73116	NICHOLS HILLS ADD	050	003	NICHOLS HILLS ADD 050	1404 CAMDEN WAY NICHOLS HILLS
R169575760	LUKE ROBERT P & KAREN L CO TRS	LUKE ROBERT P & KAREN L TRUST	1402 CAMDEN WAY	NICHOLS HILLS	OK		73116-5514	NICHOLS HILLS ADD	050	002	NICHOLS HILLS ADD 050	1402 CAMDEN WAY NICHOLS HILLS



Attachment: Application (6980 : Application close utility - 6502 N Lenox)



Larry Stein

Oklahoma County Assessor

320 Robert S. Kerr. #313 , Oklahoma City Oklahoma 73102

(405) 713-1236 Fax (405) 713-1220 www.oklahomacounty.org/assessor

Open Records Request

Fee Receipt

Receipt No	Name	Received	Currency	Description	PricePerUnit	Units	PriceTotal
32189	<u>TIM HUGHES CUSTOM HOMES</u>						
		11/3/2023	Cash	300 Feet Radius	\$25.00	1	\$25.00
						Total	\$25.00

Attachment: Application (6980 : Application close utility - 6502 N Lenox)

Thank You

CheckNumber:

For questions concerning this invoice, please contact
 Stephanie Sousa 405-713-1236
 Email address Stephanie.Sousa@oklahomacounty.org