AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, June 4, 2024 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. May 7, 2024 Minutes
5. Public Hearings

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

   a. PUBLIC HEARING: An affidavit combining two lots generally located at 1812 Huntington Avenue and 1814 Huntington Avenue in Nichols Hills, Oklahoma.

   b. PUBLIC HEARING: A General Warranty Deed combining lots

generally located at 1208 Sherwood Lane in Nichols Hills, Oklahoma.

c. PUBLIC HEARING: An Ordinance adopting and enacting the Nichols Hills City Code 2024; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

6. Adjournment

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, May 7, 2024 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

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1. Call to Order

2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	5:30
Vice-Chairman Barbara Gilbert	5:30
Commissioner Tim Cheek	5:30
Commissioner Doug Franklin	5:30
Commissioner Ron Byrne	5:32
Commissioner Mike Biddinger	Absent

3. Citizens Desiring to Be Heard

   No one expressed a desire to be heard.

4. Minutes

   a. April 2, 2024 Minutes

      MOTION: Barbara Gilbert moved to approve the April 2, 2024 minutes as presented. Doug Franklin seconded the motion.

RESULT:	**(UNANIMOUS)**
MOVER:	Barbara Gilbert
SECONDER:	Doug Franklin
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin

5. Public Hearings

   a. PUBLIC HEARING: An application for approval of the Planned Unit

Development of 1203 Sherwood Lane (PUD-9) involving the following described property: Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street abutting abstracted property adjudicated in Court Case #0-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof. If approved, PUD-9 will rezone and redistrict the subject property from the U-4 Church District to the R-1-75 Single-Family Residential District and permit development of the Property pursuant to the provisions of the Master Design Statement for PUD-9.

RESULT:	**TAKE NO ACTION**

b. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding the appointment of At-Large member to the Board of Park Commissioners, the Public Arts Commission, and the Board of Adjustment; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

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

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: Barbara Gilbert moved to recommend the City Council approve agenda item 5b as presented. Ron Byrne seconded the motion.

RESULT:	**(UNANIMOUS)**
MOVER:	Barbara Gilbert
SECONDER:	Ron Byrne
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

c. PUBLIC HEARING: An Ordinance amending the Nichols Hills City

Code to change the definition of "Lot Coverage" to "Building Lot Coverage;" repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

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

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: Doug Franklin moved to recommend the City Council approve agenda item 5c as presented. Tim Cheek seconded the motion.

RESULT:	**(UNANIMOUS)**
MOVER:	Doug Franklin
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

d. PUBLIC HEARING: An Ordinance amending Section 50-106 of the Nichols Hills City Code regarding the TC Town Center Overlay District and Building Commission review of certain activities in that district; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

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

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: Tim Cheek moved to recommend the City Council approve agenda item 5d as presented. Barbara Gilbert seconded the motion.

RESULT:	**(UNANIMOUS)**
MOVER:	Tim Cheek
SECONDER:	Barbara Gilbert
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

e. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding combined lots and side yard setbacks in the R-1-75 Single-Family District and the R-1-60 Single-Family Residential District; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

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

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: Barbara Gilbert moved to recommend the City Council approve agenda item 5e as presented. Doug Franklin seconded the motion.

RESULT:	**(UNANIMOUS)**
MOVER:	Barbara Gilbert
SECONDER:	Doug Franklin
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

f. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of a deed combining real property generally located at 1700 Coventry Lane in Nichols Hills, Oklahoma.

RESULT:	**TAKE NO ACTION**

g. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of a deed combining real property generally located at 1804 Coventry Lane in Nichols Hills, Oklahoma.

Mr. Randy Sudderth, property owner, discussed with the Planning Commission the reasons for asking the City to approve a deed combining real property located at 1804 Coventry Lane.

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: Ron Byrne moved to recommend the City Council approve agenda item 5g as presented. Tim Cheek seconded the motion.

RESULT:	**(UNANIMOUS)**
MOVER:	Ron Byrne
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

h. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of a deed combining real property generally located at 1826 Drakestone Avenue in Nichols Hills, Oklahoma.

RESULT:	**TAKE NO ACTION**

6. Adjournment

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

RESULT:	**(UNANIMOUS)**
MOVER:	Doug Franklin
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Ron Byrne

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 2024-05

Notice is hereby given that 1814 Huntington Ave, LLC has filed an application ("the Application") with the City of Nichols Hills, Oklahoma for approval of an affidavit combining two lots generally located at 1812 Huntington Avenue and 1814 Huntington Avenue in Nichols Hills, Oklahoma. These lots are more specifically described as follows:

Description of Tract 1:

Lot One (1) in Block Fifty-seven (57), of GARNETT ADDITION to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof

Description of Tract 2:

All of Lot Two (2), in Block Fifty-seven (57), of GARNETT ADDITION to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof, and a part of Lot Four (4), in Block Fifty-seven (57) of said GARNETT ADDITION, being more particularly described as follows:

Commencing at the Northwest Comer of said Lot Four (4); Thence South 89°58'4 7" East on the North line of said Lot Four (4) a distance of 120.35 feet to the point of beginning; Thence continuing South 89°58'47" East on said North line a distance of 99.65 feet to the Northeast Comer of said Lot Four (4); Thence South 00°32'02" West on the East line of said Lot Four (4) a distance of 80.00 feet to the Southeast Comer of said Lot Four (4); Thence North 89°58'47" West on the South line of said Lot Four (4) a distance of 96.52 feet; Thence North 01 °39'34" West a distance of 80.03 feet to the point of beginning.

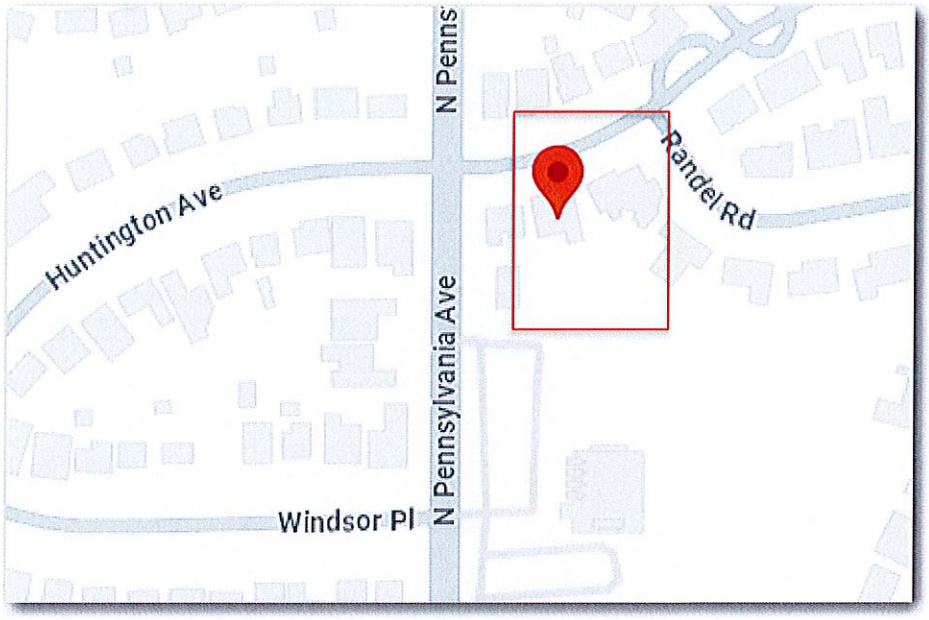
The Application and supporting documentation may be inspected in the office of the City Clerk during regular business hours.

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, June 4, 2024 at 5:30 p.m.**, and by the Nichols Hills City Council on **Tuesday, June 11, 2024 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:



Dated this 13th day of May, 2024

Amanda Copeland

Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma

5.9.24-2.1

APPLICATION FOR COMBINED LOT DEED APPROVAL

TO: Planning Commission and City Council
City of Nichols Hills
6407 Avondale Drive
Nichols Hills, OK 73116

Pursuant to Section 4.5.4 of the City of Nichols Hills Subdivision Regulations, the undersigned, states as follows:

1. I am counsel for 1814 Huntington Ave, LLC, an Oklahoma limited liability company (the "**Applicant**"). This Application is being submitted to request combination of

(a) Lot One (1) in Block Fifty-seven (57), of GARNETT ADDITION to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof, and

(b) All of Lot Two (2), in Block Fifty-seven (57), of GARNETT ADDITION to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof, and a part of Lot Four (4), in Block Fifty-seven (57) of said GARNETT ADDITION, being more particularly described as follows:

Commencing at the Northwest Corner of said Lot Four (4); Thence South 89°58'47" East on the North line of said Lot Four (4) a distance of 120.35 feet to the point of beginning; Thence continuing South 89°58'47" East on said North line a distance of 99.65 feet to the Northeast Corner of said Lot Four (4); Thence South 00°32'02" West on the East line of said Lot Four (4) a distance of 80.00 feet to the Southeast Corner of said Lot Four (4); Thence North 89°58'47" West on the South line of said Lot Four (4) a distance of 96.52 feet; Thence North 01 °39'34" West a distance of 80.03 feet to the point of beginning;

(collectively, the "**Property**").

2. The Applicant's address and other contact information are as follows:

1814 Huntington Ave, LLC
c/o Timothy Sterling, Esq.
501 NW Grand Boulevard
Oklahoma City, OK 73118

Tel: 405-767-7308
Email: timothy.sterling@snowmasscreek.com

3. Submitted herewith are the following:

3.1 Executed Combined Lot Affidavit;

3.2 Certified copies of Applicant's deeds to the Property;

3.3 Certified pin survey of the Property;

3.4 Copies of the deeds to the Lots bordering the Property;

3.5 Written consents from the two owners of lots abutting the Property who would be directly affected by the Lot Combination. (This Application will, of course, constitute the Applicant's consent to such combination.);

3.6 Certificate of the Oklahoma County Assessor stating the names, addresses, and contact information for owners of property within a 300-foot radius of the exterior boundaries of the Property; and

3.7 Our firm's check in the amount of $500 for the non-refundable filing fee required for this Application.

IN WITNESS WHEREOF, I have signed and submitted this Application on May 8, 2024.

T. Scott Spradling

AFFIDAVIT

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

Dana Reindl, being first duly sworn, stated:

1. My name is Dana Reindl. My address is c/o W. R. Johnston & Co., 501 NW Grand Boulevard, Oklahoma City, OK 73118. I am over the age of 18. I am a resident of the State of Oklahoma. I am Vice President of W. R. Johnston & Co., an Oklahoma corporation, which is Manager of 1814 Huntington Ave, LLC, an Oklahoma limited liability company, and I have personal knowledge of the matters stated in this Affidavit.

2. The purpose of this Affidavit is to document of record a Combined Lot, as defined by the Nichols Hills Subdivision Regulations, such being the combination of two lots/building sites that are owned by 1814 Huntington Ave, LLC in the City of Nichols Hills, Oklahoma. The subject Combined Lot is being created pursuant to the Nichols Hills Subdivision Regulations.

3. The legal descriptions of the two lots/building sites are:

   (a) Lot One (1) in Block Fifty-seven (57), of GARNETT ADDITION to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof,

   and

   (b) All of Lot Two (2), in Block Fifty-seven (57), of GARNETT ADDITION to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof, and a part of Lot Four (4), in Block Fifty-seven (57) of said GARNETT ADDITION, being more particularly described as follows:

   Commencing at the Northwest Corner of said Lot Four (4); Thence South 89°58'47" East on the North line of said Lot Four (4) a distance of 120.35 feet to the point of beginning; Thence continuing South 89°58'47" East on said North line a distance of 99.65 feet to the Northeast Corner of said Lot Four (4); Thence South 00°32'02" West on the East line of said Lot Four (4) a distance of 80.00 feet to the Southeast Corner of said Lot Four (4); Thence North 89°58'47" West on the South line of said Lot Four (4) a distance of 96.52 feet; Thence North 01 °39'34" West a distance of 80.03 feet to the point of beginning.

4. The legal description of the Combined Lot, as defined by the Nichols Hills Subdivision Regulations, is:

   All of Lot One (1) and Lot Two (2) and a part of Lot Four (4) in Block Fifty-seven (57) of GARNETT ADDITION, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma, said Lots 1 and 2 and part of Lot 4 being more particularly

described by their perimeter legal description as follows: Beginning at the Southeast Corner of said Lot 1, thence S.50°22'51"W., along the South Line of said Lot 1 and the basis for the bearings in the following description prepared by James S. Yager, Licensed Professional Land Surveyor, a distance of 168.52 feet to the Southwest Corner of said Lot 1 and the Southeast Corner of said Lot 2, also being the Northeast Corner of said Lot 4; thence S.00°21'19"W., along the East Line of said Lot 4, a distance of 80.14 feet (previously described as S.00°32'02"W., a distance of 80.00 feet and platted as S.00°32'16"W., a distance of 80.00 feet) to the Southeast Corner of said Lot 4; thence S.89°54'36"W., along the South Line of said Lot 4 (previously described as N.89°58'47"W., a distance of 96.52 feet and platted as N.89°57'W.) a distance of 96.67 feet; thence N.01°48'55"W., (previously described as N.01°39'34"W., a distance of 80.03 feet), a distance of 79.92 feet to the North Line of said Lot 4 and the South Line of said Lot 2; thence N.89°44'21"W., along the South Line of Lot 2 and the North Line of said Lot 4 (platted as N.89°57'W), a distance of 14.22 feet to the Southwest Corner of said Lot 2; thence N.08°59'44"W., along the West Line of said Lot 2 (platted as N.08°52'53"W., a distance of 130.95 feet), a distance of 130.65 feet to the Northwest Corner of said Lot 2, said point being in a curve; thence Easterly, along the North Lines of said Lots 1 and 2, on a curve to the left having a radius of 456.37 feet (platted as 486.03 feet with an arc length of 209.25 feet), and whose chord bears N.67°11'01"E. with a chord distance of 209.63 feet, an arc length of 211.51 feet to the Northeast Corner of said Lot 1; thence S.34°44'20"E., along the East Line of said Lot 1, (Platted as S.35°43'E., a distance of 122.18 feet), a distance of 124.01 feet to the point or place of beginning. Said described tract contains 41,786.741 Square Feet or 0.959 Acres, more or less.

Note: The foregoing legal description was derived from Applicant's survey which determined that certain calls and distances contained in the Plat pf GARNETT ADDITION were inaccurate based on current more precise methods of measurement.

5. As Owner of the above-described Combined Lot, I acknowledge on behalf of 1814 Huntington Ave, LLC the following:

   (a) 1814 Huntington Ave, LLC. may not sell, transfer, convey, or mortgage either of the lots/building sites comprising the Combined Lot separate or apart from each other, and any attempt to do so will be void.

   (b) Such covenants 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.

   (c) Such covenants 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 such covenant.

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

Executed this 7th day of May, 2024.

Dana Reindl

Dana Reindl, Vice President, W.R. Johnston & Co., as Manager of 1814 Huntington Ave, LLC, an Oklahoma limited liability company

Subscribed and sworn to before me this 7th day of May, 2024.

Andrea Mayfield

Notary Public

[Seal]

ANDREA MAYFIELD NOTARY PUBLIC # 16002896 EXP. 03/18/28 STATE OF OKLAHOMA

My Commission Expires: 3/18/28

My Commission Number: 16002896

This conveyance was approved on the ___ day of _____, 2024, by the City Council of the City of Nichols Hills, Oklahoma, pursuant to the Nichols Hills Subdivision Regulations as adopted by the Nichols Hills City Code.

By: _____

Name:

Title: Mayor

2024011601005940 B: 15651 P: 860
01/16/2024 09:38:38 AM Pgs: 3
Fee: $22.00 Doc Stamp: $1350.00
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma

WARRANTY DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
File No.: 2206930
Stewart Title Guaranty Company

STEWART TITLE OF OKLAHOMA INC.
1101 N BROADWAY, SUITE 200
OKLAHOMA CITY, OK 73103

Know All Men by These Presents:

THAT, **Lauren Dockery, a single person,** party of the first part, in consideration of the sum of TEN and No/100 ($10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **1814 Huntington Ave, LLC,** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

All of Lot Two (2), in Block Fifty-seven (57), GARNETT ADDITION to Nichols Hills, Oklahoma County, Oklahoma.
AND
A part of Lot Four (4), in Block Fifty-seven (57) of GARNETT ADDITION, being more particularly described as follows:
Commencing at the Northwest Corner of said Lot Four (4);
Thence South 89°58'47" East on the North line of said Lot Four (4) a distance of 120.35 feet to the point of beginning;
Thence continuing South 89°58'47" East on said North line a distance of 99.65 feet to the Northeast Corner of said Lot Four (4);
Thence South 00°32'02" West on the East line of said Lot Four (4) a distance of 80.00 feet to the Southeast Corner of said Lot Four (4);
Thence North 89°58'47" West on the South line of said Lot Four (4) a distance of 96.52 feet;
Thence North 01°39'34" West a distance of 80.03 feet to the point of beginning.

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND

TAX ID No's.: 169561315 and 169561340

Grantee's Mailing Address: 501 NW Grand Blvd, Okc OK 73118

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

TO HAVE AND TO HOLD said described premises unto the said forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and delivered this 9th day of January, 2024

Lauren Dockery

2206930
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 9th day of January, 2024, personally appeared, **Lauren Dockery, a single person,** to me well known to be the identical person who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person for the uses and purposes therein set forth.

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

Bo Griffy
Commission Expires: 06/26/26

BO GRIFFY NOTARY # 02009164 EXP. 06/26/26 PUBLIC STATE OF OKLAHOMA

RETURN TO:
Stewart Title of Oklahoma, Inc.
5651 N Classen Blvd, Suite 100
Oklahoma City, OK 73118

COUNTY CLERK SEAL OKLAHOMA COUNTY STATE OF OKLAHOMA
CERTIFIED COPY
APR 24 2024
By: Deputy

OAG 2023-2-NON- EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Dana Reindl (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a Vice President of W.R. Johnston & Co., Manager (role, such as titled officer or trustee) of 1814 Huntington Ave, LLC (legal name, along with any trade or fictitious names, of business, trust or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

> No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

OAG 2023-2-NON- EXEMPT BUSINESS/TRUST

FURTHER AFFIANT SAYETH NOT.

Dana Reindl

Dana Reindl

1.10.24

Date

The foregoing instrument was acknowledged before me this 10th day of January, 2024, by Dana Reindl.

Andrea Mayfield

NOTARY PUBLIC

My Commission Expires: 3/18/24

My Commission Number: 16002896

ANDREA MAYFIELD NOTARY # 16002896 EXP. 03/18/24 PUBLIC STATE OF OKLAHOMA

2024020601015522 B: 15669 P: 69
02/06/2024 03:54:37 PM Pgs: 4
Fee: $24.00
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma

After Recording Return to:

1814 Huntington Ave, LLC
Attn: Manager
501 NW Grand Blvd
Oklahoma City, OK 73118

Send Tax Statements to:

W.R. Johnston & Co.
501 NW Grand Blvd
Oklahoma City, OK 73118

COUNTY CLERK SEAL OKLAHOMA COUNTY STATE OF OKLAHOMA
CERTIFIED COPY
APR 24 2024
By _____ Deputy

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **G. JEFFREY RECORDS, JR.** (aka G.J. Records, Jr.), a married man ("**Grantor**"), whose mailing address is c/o W.R. Johnston & Co., 501 NW Grand Blvd, Oklahoma City, OK 73118, in consideration of the sum of Ten and No/100 Dollars (US $10.00) and other consideration, to facilitate certain estate planning objectives, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto **1814 HUNTINGTON AVE, LLC**, an Oklahoma limited liability company ("**Grantee**"), whose mailing address is c/o W.R. Johnston & Co., 501 NW Grand Blvd, Oklahoma City, OK 73118, all of Grantor's right, title, interest, estate and every claim and demand, both at law and in equity, in and to the real property and premises situated in Oklahoma County, State of Oklahoma, more particularly described as follows:

> All of Lot One (1) in Block Fifty-seven (57) in GARNETT ADDITION, an addition to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof, together with the improvements thereon and the easements and appurtenances belonging thereto (collectively, the "**Real Property**");

TO HAVE AND TO HOLD the Real Property unto the Grantee, its successors and assigns, so that neither Grantor, nor any person in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the Real Property or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

MARISA BRADANINI RECORDS, spouse of the Grantor (herein "**Joining Spouse**"), joins in this Deed for the sole purpose of quitclaiming and relinquishing to Grantee any right, title, claim, or interest, including any homestead or other marital interest, Joining Spouse may have in and to the Real Property.

This deed is exempt from Documentary Stamp Tax pursuant to 68 O.S. § 3202, Paragraph 4. This Deed is not a transfer for purposes of Section 8B of Article X of the Oklahoma

Constitution or the Ad Valorem Tax Code of the State of Oklahoma, pursuant to 68 O.S. § 2802.1.A.4.g.

IN WITNESS WHEREOF, Grantor and his Joining Spouse have executed this instrument as of the date(s) set forth in their acknowledgments below.

"Grantor": _____
G. Jeffrey Records, Jr. (aka G.J. Records, Jr.), a married man

"Joining Spouse": _____
Marisa Bradanini Records, wife of G. Jeffrey Records, Jr.

STATE OF Oklahoma)
) SS.
COUNTY OF Oklahoma)

This instrument was acknowledged before me on January 31, 2024, by G. Jeffrey Records, Jr. (aka G.J. Records, Jr.), a married man.

Andrea Mayfield
Notary Public

My Commission Expires: 3/18/24

My Commission Number: 16002896

ANDREA MAYFIELD NOTARY # 16002896 EXP. 03/18/24 PUBLIC STATE OF OKLAHOMA

[Seal]

STATE OF Oklahoma)
) SS.
COUNTY OF Oklahoma)

This instrument was acknowledged before me on January 31, 2024, by Marisa Bradanini Records, wife of G. Jeffrey Records, Jr. (aka G.J. Records, Jr.).

Andrea Mayfield
Notary Public

My Commission Expires: 3/18/24

My Commission Number: 16002896

ANDREA MAYFIELD NOTARY # 16002896 EXP. 03/18/24 PUBLIC STATE OF OKLAHOMA

[Seal]

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Dana Reindl (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a Vice President of W.R. Johnston & Co., Manager (role, such as titled officer or trustee) of 1814 Huntington Ave, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

> No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.
FURTHER AFFIANT SAYETH NOT.

Dana Reindl
AFFIANT, Dana Reindl, individually and as authorized agent of the Entity

1/31/24
Date

The foregoing instrument was acknowledged before me this 31st day of January, 2024 by Dana Reindl.

Andrea Mayfield
NOTARY PUBLIC

My Commission Expires: 3/18/24

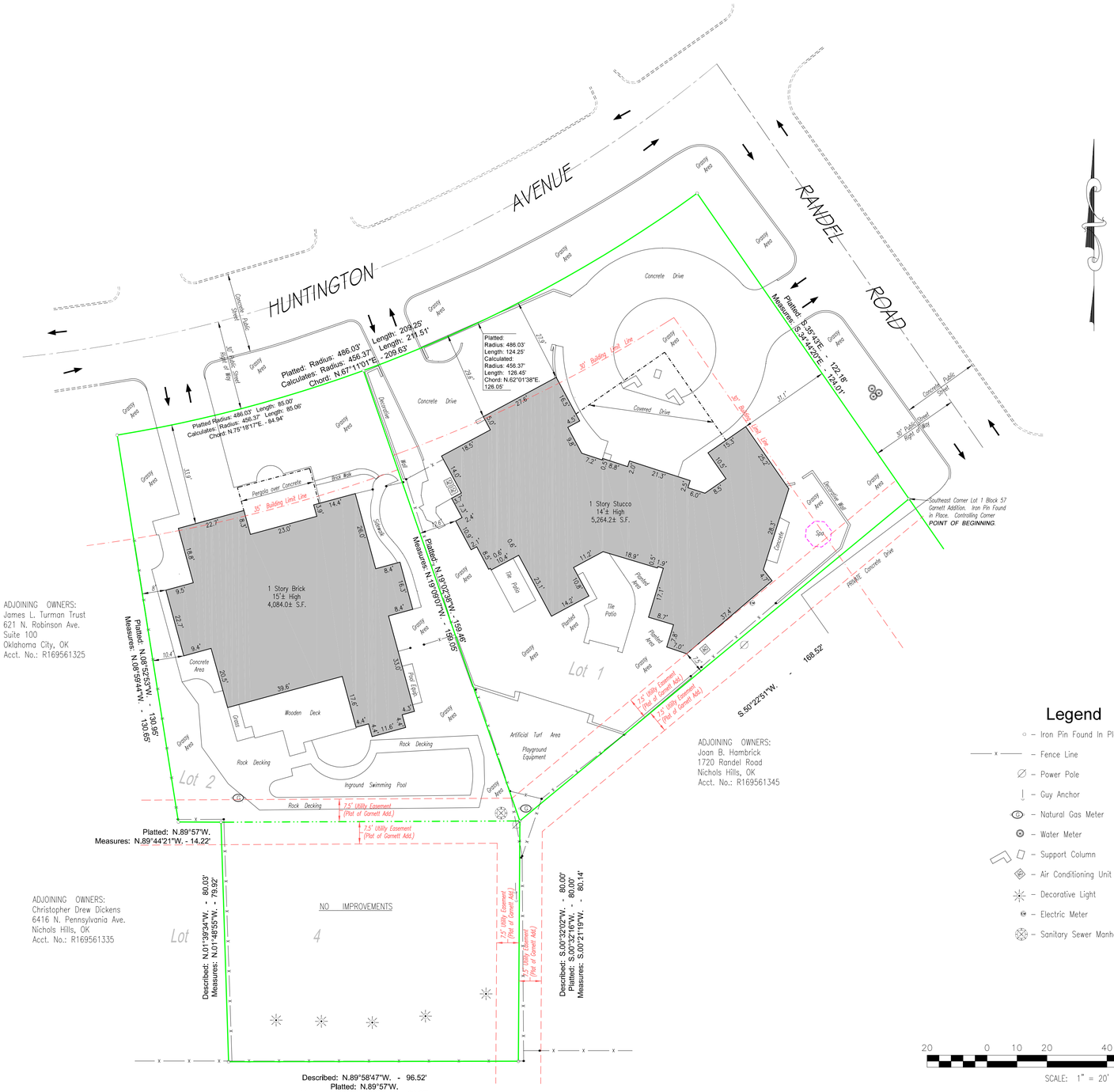
My Commission Number: 16002896

[Seal]

ANDREA MAYFIELD
NOTARY
16002896
EXP. 03/18/24
PUBLIC
STATE OF OKLAHOMA

PLAT OF SURVEY

All of Lot 1, Lot 2 and a part of Lot 4 in Block 57 Garnett Addition
Nichols Hills, Oklahoma County, Oklahoma



Surveyor's Certificate

I, James S. Yager, Licensed Professional Land Surveyor, certify that a careful survey was made under my direct supervision of the following described tract:

All of Lot 1 and Lot 2 and a part of Lot 4 in Block 57 of Garnett Addition, an addition to Nichols Hills, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southeast Corner of said Lot 1, thence S.50°22'51"W., along the South Line of said Lot 1 and the basis for the bearings in the following description prepared by James S. Yager, Licensed Professional Land Surveyor, a distance of 168.52 feet to the Southwest Corner of said Lot 1 and the Southeast Corner of said Lot 2, also being the Northeast Corner of said Lot 4; thence S.00°21'19"W., along the East Line of said Lot 4, a distance of 80.14 feet (previously described as S.00°32'02"W., a distance of 80.00 feet and platted as S.00°32'16"W., a distance of 80.00 feet) to the Southeast Corner of said Lot 4; thence S.89°54'36"W., along the South Line of said Lot 4 (previously described as N.89°58'47"W., a distance of 96.52 feet and platted as N.89°57'W.) a distance of 96.67 feet; thence N.01°48'55"W., (previously described as N.01°39'34"W., a distance of 80.03 feet), a distance of 79.92 feet to the North Line of said Lot 4 and the South Line of said Lot 2; thence N.89°44'21"W., along the South Line of Lot 2 and the North Line of said Lot 4 (platted as N.89°57'W), a distance of 14.22 feet to the Southwest Corner of said Lot 2; thence N.08°59'44"W., along the West Line of said Lot 2 (platted as N.08°52'53"W., a distance of 130.95 feet), a distance of 130.65 feet to the Northwest Corner of said Lot 2, said point being in a curve; thence Easterly, along the North Lines of said Lots 1 and 2, on a curve to the left having a radius of 456.37 feet (platted as 486.03 feet with an arc length of 209.25 feet), and whose chord bears N.67°11'01"E. with a chord distance of 209.63 feet, an arc length of 211.51 feet to the Northeast Corner of said Lot 1; thence S.34°44'20"E., along the East Line of said Lot 1, (Platted as S.35°43'E., a distance of 122.18 feet), a distance of 124.01 feet to the point or place of beginning. Said described tract contains 41,786.741 Square Feet or 0.959 Acres, more or less.

The basis for the bearings listed in the above legal description and as shown on the annexed Plat of Survey, are based upon the South Line of Lot 1 in Block 57 of the recorded Plat of Garnett Addition, an addition to Nichols Hills, Oklahoma County, Oklahoma, being a S.50°22'51"W. bearing. This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of Survey: 17 April 2024
Date Signed: 4-19-24

James S. Yager,
Licensed Professional Land Surveyor Number 1006
Certificate of Authorization Number 2778
1212 S. Air Depot Number 19 Suite 102
Midwest City, Oklahoma 73110
405-737-3412

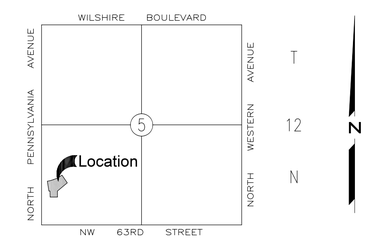
CENSED PROFESSIONAL LAND SURVEYOR
JAMES S. YAGER
1006
OKLAHOMA

Legend

- Iron Pin Found In Place
- Fence Line
- Power Pole
- Guy Anchor
- Natural Gas Meter
- Water Meter
- Support Column
- Air Conditioning Unit
- Decorative Light
- Electric Meter
- Sanitary Sewer Manhole

20 0 10 20 40 80

SCALE: 1" = 20'



Location Map

Survey and Plat by:
James S. Yager
Licensed Professional Land Surveyor
Certificate of Authorization Number 2778
1212 South Air Depot * Number 19 Suite 102
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

File Name: C:\SURVEYS\1814 HUNTINGTON\BOUNDARY SURVEY.DWG
Date of Survey: 17 April 2024
Date of Revision:
Page 1 of 1

"MANLY LEGAL BLANKS" FORM NO. 350-AP

(Order by Number) 9911

WARRANTY DEED

Statutory Form—Individual

This Space Reserved for Filing Stamp

BOOK 1585 PAGE 711

Know All Men by These Presents:

That John J. Culbertson, III and Dorothy Culbertson, his wife

of Oklahoma County, State of Oklahoma, parties of the first part, in consideration of the sum of One and No/100 - DOLLARS in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto All Souls Episcopal Church, a Corporation of Oklahoma County State of Oklahoma, party of the second part the following described real property and premises situate in Oklahoma County State of Oklahoma, to-wit

A part of the South Half (S½) of the Southwest Quarter (SW¼) of Section Five (5), Township Twelve (12) North, Range Three (3), West, I.M., more particularly described as follows, to-wit: Beginning at a point on the West line of said Section North a distance of 676.6 feet from the Southwest (SW) Corner of said Quarter Section, thence North 115.2 feet; thence East 650 feet; thence South 115.05 feet; thence West 650 feet to the point of beginning, containing 1.72 acres, more or less.

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs and assigns forever free clear and discharged of and from all former grants, charges taxes judgments mortgages and other liens and incumbrances of whatsoever nature

Signed and delivered this Sixth day of March 1952

John J. Culbertson, III

Dorothy Culbertson

Dorothy Culbertson

STATE OF OKLAHOMA } SS
COUNTY OF Oklahoma

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me the undersigned, a Notary Public in and for said County and State on this 6th day of March 1952, personally appeared John J. Culbertson, III and Dorothy Culbertson, his wife

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires January 17, 1955

R. W. Taylor Notary Public

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON THE 11 DAY OF MAY 1952 AT 2:20 O'CLOCK P.M. AND RECORDED IN BOOK 1585 PAGE 711

SAMPLE

State of Oklahoma
County of Oklahoma
Doc Number 2000080109
Bk 7866 Pg 464-465
DATE 06/23/00 10:42:46
Filing Fee $10.00
Documentary Tax $0.00
Carolynn Caudill
Oklahoma County Clerk

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, JAMES LEA TURMAN, a single person, of Oklahoma County, State of Oklahoma, party of the first part, in consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto JAMES L. TURMAN, sole Trustee, or his successors in Trust under the JAMES L. TURMAN LIVING TRUST, dated June 15, 2000, and any amendments thereto, of Oklahoma County, State of Oklahoma, party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

> Lot THREE (3), of Block FIFTY-SEVEN (57), in GARNETT ADDITION, an addition to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof.

[Exempt Documentary Stamp Tax 68 O.S. §3201(B) and 3202 (4). No Sale.]

GRANTOR DECLARES THAT THIS PROPERTY IS HIS HOMESTEAD AND RESERVES HIS HOMESTEAD RIGHTS THEREIN.

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgage and other liens and encumbrances of whatsoever nature.

Signed and delivered this 15th day of June, 2000

James L. Turman

JAMES L. TURMAN

10

UNOFFICIAL

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

Before me, a Notary Public in and for said County and State, on this 15th day of June, 2000, personally appeared JAMES L. TURMAN, 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.

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

My Commission Expires: March 12, 2004

Salome L. Vaughn

Salome L. Vaughn

RETURN RECORDED DEED TO:
JAMES L. TURMAN
1816 Huntington Avenue
Oklahoma City OK 73116

UNOFFICIAL

Doc # 2001 62994
Bk 7981
Pg 1756 - 1756
DATE 12/19/00 12:34:01
Filing Fee $8.00
Documentary Tax $1012.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED

(Statutory Form - Individual)

KNOW ALL MEN BY THESE PRESENTS:

THAT Stephen H. Parker and Anne M. Parker, husband and wife

, part ies of the first part, in consideration of the sum of TEN AND NO/100---------- dollars, and other valuable considerations, in hand paid, the receipt which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Joan B. Hambrick

, part y of the second part, the following described and real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

Lot Five (5), of Block Fifty-seven (57), in Garnett Addition to the Town of Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof.

RETURN TO:
JOAN B. HAMBRICK
1720 RANDEL ROAD
NICHOLS HILLS, OK 73116

SUBJECT TO easements, restrictions and mineral conveyances of record.
together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part y of the second part, her heirs and assigns forever, free and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 15th day of December, 2000

Stephen H. Parker

Anne M. Parker

THE OKLAHOMA CITY ABSTRACT & TITLE CO.
P. O. BOX 260
OKLAHOMA CITY, OKLAHOMA 73101

STATE OF OKLAHOMA
COUNTY OF Oklahoma } SS:

INDIVIDUAL ACKNOWLEDGEMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State, on this 15th day of December, 2000, personally appeared

Stephen H. Parker and Anne M. Parker, husband and wife

to me known to be the identical person s who executed the within and foregoing instrument and ackowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires January 29th, 2001
102000-0367

Tula Fessenden
Notary Public
OCAWYD

,012.50

1/8

20170519010705560
DEED 05/19/2017
02:55:43 PM Book:13441
Page:75 PageCount:1
Filing Fee:$13.00
Doc. Tax:$450.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

(1) (Individual Form)
WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Bryan Dyson, a single person** party of the first part, in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Christopher Drew Dickens,** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 169561335

All of Lot Four (4), in Block Fifty-seven (57), of Garnett Addition to the Town of Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof; Less and Except the following described tract: Commencing at the Northwest Corner of said Lot 4; thence South 89°58'47" East on the North line of said Lot 4 a distance of 120.35 feet to the point of beginning; thence continuing South 89°58'47" East on said North line a distance of 99.65 feet to the Northeast corner of said Lot 4; thence South 00°32'02" West on the East line of said Lot 4 a distance of 80.00 feet to the Southeast corner of said Lot 4; thence North 89°58'47" West on the South line of said Lot 4 a distance of 96.52 feet; thence North 01°39'34" West a distance of 80.03 feet to the point of beginning.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs 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 undersigned have executed this document on the date(s) set forth below.

Signed and delivered May 17, 2017.

Bryan Dyson

The State of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 15th day of May, 2017 personally appeared Bryan Dyson, a single person, 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.

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

KAITLIN D. HOWARD NOTARY PUBLIC # 14011252 EXP. 12/17/16 STATE OF OKLAHOMA

Notary Public in and for the State of _____
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed To:
Christopher Drew Dickens
6416 N Pennsylvania Ave.
Nichols Hills, OK 73116

Mail Tax Statement To:
As directed by lender

CHICAGO TITLE OKLAHOMA
3401 NW 63RD ST., STE. 300
OKLAHOMA CITY, OK 73116

UNOFFICIAL COPY

CONSENT OF ABUTTING OWNER
TO
LOT COMBINATION

The undersigned, Christopher Drew Dickens, owns the property (the "**Dickens Property**") abutting a portion of the West boundary of the property located at 1814 Huntington Avenue, Nichols Hills, Oklahoma 73116 (the "**1814 Huntington Property**"). A copy of the deed conveying the Dickens Property to me is attached hereto as **Exhibit A**. I have been informed that:

1. 1814 Huntington Ave, LLC ("**1814 HA LLC**") owns the 1814 Huntington Property and all of Lot One (1) in Block Fifty-seven (57) GARNETT ADDITION, an addition to Nichols Hills, Oklahoma County, Oklahoma, which has a street address of 1812 Huntington Avenue, Nichols Hills, Oklahoma (the "**1812 Huntington Property**"), and desires to combine the 1814 Huntington Property and the 1812 Huntington Property into a single lot or building site (the "**Lot Combination**"); and

2. 1814 HA LLC plans to remove the residence on the 1814 Huntington Property and landscape that property as a part of the yard for the residence located on the 1812 Huntington Property; and

3. In conjunction with 1814 HA LLC's application for the Lot Combination, 1814 HA LLC desires to provide written consents to the Lot Combination from the owners of property bordering the lots to be combined, as permitted by the subdivision regulations of the City of Nichols Hills.

I hereby consent to the above described Lot Combination.

Christopher D. Dickens

Date: 4/17, 2024

EXHIBIT A

Copy of Deed to Dickens Property

[See attached document consisting of 1 page]

20170519010705560
DEED 05/19/2017
02:55:43 PM Book:13441
Page:75 PageCount:1
Filing Fee:$13.00
Doc. Tax:$450.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

(Individual Form)
WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Bryan Dyson, a single person** party of the first part, in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Christopher Drew Dickens,** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 169561335

All of Lot Four (4), in Block Fifty-seven (57), of Garnett Addition to the Town of Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof; Less and Except the following described tract: Commencing at the Northwest Corner of said Lot 4; thence South 89°58'47" East on the North line of said Lot 4 a distance of 120.35 feet to the point of beginning; thence continuing South 89°58'47" East on said North line a distance of 99.65 feet to the Northeast corner of said Lot 4; thence South 00°32'02" West on the East line of said Lot 4 a distance of 80.00 feet to the Southeast corner of said Lot 4; thence North 89°58'47" West on the South line of said Lot 4 a distance of 96.52 feet; thence North 01°39'34" West a distance of 80.03 feet to the point of beginning.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs 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 undersigned have executed this document on the date(s) set forth below.

Signed and delivered May 17, 2017.

Bryan Dyson

The State of OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 15th day of May, 2017 personally appeared Bryan Dyson, a single person, 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.

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

Notary Public in and for the State of _____
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed To:
Christopher Drew Dickens
6416 N Pennsylvania Ave.
Nichols Hills, OK 73116

Mail Tax Statement To:
As directed by Buyer

CHICAGO TITLE OKLAHOMA
3401 NW 63RD ST., STE. 300
OKLAHOMA CITY, OK 73116

UNOFFICIAL COPY

CONSENT OF ABUTTING OWNER
TO
LOT COMBINATION

The undersigned, James L. Turman Living Trust (herein the "**Turman Trust**"), owns the property (the "**Turman Property**") abutting a portion of the West boundary of the property located at 1814 Huntington Avenue, Nichols Hills, Oklahoma 73116 (the "**1814 Huntington Property**"). A copy of the deed conveying the Turman Property to the Turman Trust is attached hereto as **Exhibit A**. The undersigned has been informed that:

1. 1814 Huntington Ave, LLC ("**1814 HA LLC**") owns the 1814 Huntington Property and all of Lot One (1) in Block Fifty-seven (57) GARNETT ADDITION, an addition to Nichols Hills, Oklahoma County, Oklahoma, which has a street address of 1812 Huntington Avenue, Nichols Hills, Oklahoma (the "**1812 Huntington Property**"), and desires to combine the 1814 Huntington Property and the 1812 Huntington Property into a single lot or building site (the "**Lot Combination**"); and

2. 1814 HA LLC plans to remove the residence on the 1814 Huntington Property and landscape that property as a part of the yard for the residence located on the 1812 Huntington Property; and

3. In conjunction with 1814 HA LLC's application for the Lot Combination, 1814 HA LLC desires to provide written consents to the Lot Combination from the owners of property bordering the lots to be combined, as permitted by the subdivision regulations of the City of Nichols Hills.

The undersigned hereby consent to the above described Lot Combination.

JAMES L. TURMAN LIVING TRUST, an Oklahoma express private trust

By: _____
Name: Brooke Henderson
Title: VP Argent Trust Oklahoma, Trustee

Date: April 19, 2024

EXHIBIT A

Copy of Deed to the Turman Property

[See attached document consisting of 2 pages]

State of Oklahoma
County of Oklahoma
Doc Number 2000080109
Bk 7866 Pg 464-465
DATE 06/23/00 10:42:46
Filing Fee $10.00
Documentary Tax $0.00
Carolynn Caudill
Oklahoma County Clerk

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, JAMES LEA TURMAN, a single person, of Oklahoma County, State of Oklahoma, party of the first part, in consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto JAMES L. TURMAN, sole Trustee, or his successors in Trust under the JAMES L. TURMAN LIVING TRUST, dated June 15, 2000, and any amendments thereto, of Oklahoma County, State of Oklahoma, party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

> Lot THREE (3), of Block FIFTY-SEVEN (57), in GARNETT ADDITION, an addition to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof.

[Exempt Documentary Stamp Tax 68 O.S. §3201(B) and 3202 (4). No Sale.]

GRANTOR DECLARES THAT THIS PROPERTY IS HIS HOMESTEAD AND RESERVES HIS HOMESTEAD RIGHTS THEREIN.

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgage and other liens and encumbrances of whatsoever nature.

Signed and delivered this 15th day of June, 2000

James L. Turman

JAMES L. TURMAN

10

UNOFFICIAL

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

Before me, a Notary Public in and for said County and State, on this 15th day of June, 2000, personally appeared JAMES L. TURMAN, 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.

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

My Commission Expires: March 12, 2004

Salome L. Vaughn

Salome L. Vaughn

RETURN RECORDED DEED TO:
JAMES L. TURMAN
1816 Huntington Avenue
Oklahoma City OK 73116

UNOFFICIAL

All Souls'
EPISCOPAL CHURCH

May 9, 2024

VIA U.S. MAIL AND EMAIL:

1814 Huntington Ave, LLC
c/o T. Scott Spradling
Hartzog Conger Cason
201 Robert S. Kerr Ave., Suite 1600
Oklahoma City, OK 73102
sspradling@hartzoglaw.com

Dear Mr. Spradling,

All Souls' Episcopal Church does not object to the proposed combination of those certain lots generally located at 1814 Huntington Avenue and 1812 Huntington Avenue in Nichols Hills, Oklahoma by 1814 Huntington Ave, LLC, an Oklahoma limited liability company.

Sincerely,

ALL SOULS' EPISCOPAL CHURCH

The Rev. Christopher W. Yoder,
Rector

cc: Simon W. Bright (via email)

6400 N. Pennsylvania Avenue Oklahoma City, OK 73116
405 · 842 · 1461 allsouls@allsoulsokc.com allsoulsokc.com

Larry Stein
Oklahoma County Assessor's Office

Ownership Radius Report

This Official Report is for Account Number **R169561305, R169561315, & R169561340** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

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 24th day of Apr, 2024

Given under my hand and official seal this 24th day of Apr, 2024

County Assessor

KStroyer Deputy

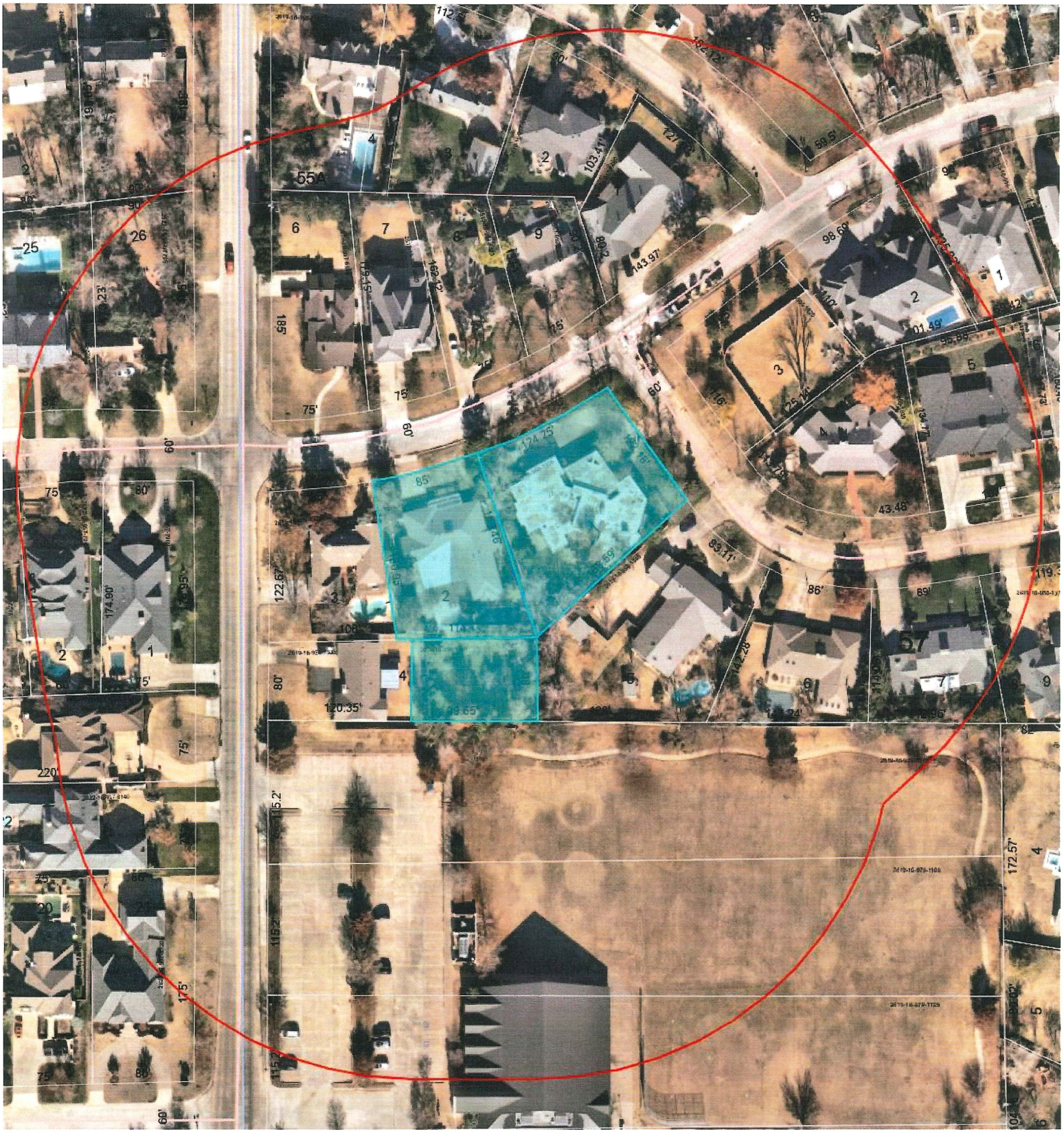
Oklahoma County Assessor's
300ft Radius Report
4/24/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169791125	ALL SOULS EPISCOPAL CHURCH	No Data	No Data	6400 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 05 12N 3W	0	0	UNPLTD PT SEC 05 12N 3W 000 000 PT S/2 OF SW4 SEC 5 12N 3W BEG 446.3FT N OF SW/C SW4 TH N115.2FT E650FT S115.5FT W650FT TO BEG OR TR 6	0 UNKNOWN NICHOLS HILLS
R169578120	BOGIE CHARLES	BOGIE AMANDA	No Data	1703 WINDSOR PL	NICHOLS HILLS	OK	73116-5114	NICHOLS HILLS ADD	93	20	NICHOLS HILLS ADD 093 020	1703 WINDSOR PL NICHOLS HILLS
R169578130	BURGESS YONG C & DAVID H	No Data	No Data	1701 WINDSOR PL	NICHOLS HILLS	OK	73116-5114	NICHOLS HILLS ADD	93	21	NICHOLS HILLS ADD 093 021	1701 WINDSOR PL NICHOLS HILLS
R169791100	ALL SOULS EPISCOPAL CHURCH	No Data	No Data	6400 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 05 12N 3W	0	0	UNPLTD PT SEC 05 12N 3W 000 000 PT S2 OF SW4 BEG 561 5FT N OF SW&C N115 2FT E650FT S115 5FTW650F TO BEG OR TR 2 PT SEC 5 12N 03W EXEMPT	0 UNKNOWN NICHOLS HILLS
R169578140	DELIGANS ROBERT RYAN	No Data	No Data	6415 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	93	22	NICHOLS HILLS ADD 093 022	6415 N PENNSYLVANIA AVE NICHOLS HILLS
R169791075	ALL SOULS EPISCOPAL CHURCH	No Data	No Data	6400 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 05 12N 3W	0	0	UNPLTD PT SEC 05 12N 3W 000 000 PT S2 OF SW4 BEG 676 6FT N OF SW&C N115 2FT E650FT S115 5FTS650F TO BEG OR TR 1 PT SEC 5 12N 03W EXEMPT	0 UNKNOWN NICHOLS HILLS
R169578150	VAN ACKER ELIZABETH MARY TRS	VAN ACKER ELIZABETH 2014 REV TRUST	No Data	6417 N PENNSYLVANIA AVE	NICHOLS HILLS	OK	73116-5625	NICHOLS HILLS ADD	93	23	NICHOLS HILLS ADD 093 023	6417 N PENNSYLVANIA AVE NICHOLS HILLS
R169561335	DICKENS CHRISTOPHER DREW	No Data	No Data	6416 N PENNSYLVANIA AVE	NICHOLS HILLS	OK	73116-5626	GARNETT ADDITION	57	0	GARNETT ADDITION 057 000 LOT 4 EX BEG 120.35FT E OF NW/C LT 4 TH E99.65FT S80FT W96.52FT NLY80.03FT TO BEG	6416 N PENNSYLVANIA AVE NICHOLS HILLS
R169561340	1814 HUNTINGTON AVE LLC	No Data	No Data	501 NW GRAND BLVD	OKLAHOMA CITY	OK	73118-6037	GARNETT ADDITION	57	0	GARNETT ADDITION 057 000 PT OF LOT 4 BEG 120.35FT E OF NW/C LT 4 TH E99.65FT S80FT W96.52FT NLY80.03FT TO BEG	UNKNOWN NICHOLS HILLS
R169561365	JOHNSON LAUREN OTTAWAY	JOHNSON RICHARD DEAN II	No Data	1716 RANDEL RD	NICHOLS HILLS	OK	73116-5630	GARNETT ADDITION	57	7	GARNETT ADDITION 057 007	1716 RANDEL RD NICHOLS HILLS
R169561355	PHILBIN MARGARET F	No Data	No Data	1718 RANDEL RD	NICHOLS HILLS	OK	73116-5630	GARNETT ADDITION	57	6	GARNETT ADDITION 057 006	1718 RANDEL RD NICHOLS HILLS
R169561375	MORGAN WILLIAM G III TRS	MORGAN WILLIAM G III TRUST	No Data	6608 N WESTERN AVE, Unit 493	OKLAHOMA CITY	OK	73116-7326	GARNETT ADDITION	57	0	GARNETT ADDITION 057 000 LOTS 8 THRU 12 & W5FT LOT 13	1714 RANDEL RD NICHOLS HILLS
R169561345	HAMBRICK JOAN B	No Data	No Data	1720 RANDEL RD	NICHOLS HILLS	OK	73116-5630	GARNETT ADDITION	57	5	GARNETT ADDITION 057 005	1720 RANDEL RD NICHOLS HILLS
R169577980	JENSEN J DAVID & SANDRA R CO TRS	JENSEN LIV TRUST	No Data	1904 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5506	NICHOLS HILLS ADD	93	3	NICHOLS HILLS ADD 093 003	1904 HUNTINGTON AVE NICHOLS HILLS

R169577970	HAHN DEVON WOOLBRIGHT TRS	HAHN DEVON WOOLBRIGHT TRUST	No Data	1902 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5506	NICHOLS HILLS ADD	93	2	NICHOLS HILLS ADD 093 002	1902 HUNTINGTON AVE NICHOLS HILLS
R169577960	MCPHERSON SUSAN S FAMILY TRUST	No Data	No Data	1900 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5506	NICHOLS HILLS ADD	93	1	NICHOLS HILLS ADD 093 001	1900 HUNTINGTON AVE NICHOLS HILLS
R169561325	TURMAN JAMES L TRS	TURMAN JAMES L LIV TRUST	No Data	621 N ROBINSON AVE STE 100	OKLAHOMA CITY	OK	73102	GARNETT ADDITION	57	3	GARNETT ADDITION 057 003	1816 HUNTINGTON AVE NICHOLS HILLS
R169561315	1814 HUNTINGTON AVE LLC	No Data	No Data	501 NW GRAND BLVD	OKLAHOMA CITY	OK	73118-6037	GARNETT ADDITION	57	2	GARNETT ADDITION 057 002	1814 HUNTINGTON AVE NICHOLS HILLS
R169561305	1814 HUNTINGTON AVE LLC	No Data	No Data	501 NW GRAND BLVD	OKLAHOMA CITY	OK	73118-6037	GARNETT ADDITION	57	1	GARNETT ADDITION 057 001	1812 HUNTINGTON AVE NICHOLS HILLS
R169561035	BORGAN AARON & SUSAN	No Data	No Data	1721 RANDEL RD	NICHOLS HILLS	OK	73116-5629	GARNETT ADDITION	56	0	GARNETT ADDITION 056 000 ALL LOT 4 & W3FT LOT 5	1721 RANDEL RD NICHOLS HILLS
R169561045	BATTLE JEREMY D TRS	BATTLE JEREMY D TRUST	No Data	1719 RANDEL RD	NICHOLS HILLS	OK	73116-5629	GARNETT ADDITION	56	0	GARNETT ADDITION 056 000 LOT 5 EX W3FT & LOT 6 EX E5FT	1719 RANDEL RD NICHOLS HILLS
R169561025	MCCHAREN CYNTHIA E REV TRUST	No Data	No Data	PO BOX 54307	OKLAHOMA CITY	OK	73154-1307	GARNETT ADDITION	56	3	GARNETT ADDITION 056 003	1810 HUNTINGTON AVE NICHOLS HILLS
R169577780	RICHARD MARY HOLLOWAY REV TRUST	No Data	No Data	1903 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5525	NICHOLS HILLS ADD	91	0	NICHOLS HILLS ADD 091 000 LOT 25 & A TR ON W SIDE 6FT ON N & 2FT ON S SIDE LOT 26	1903 HUNTINGTON AVE NICHOLS HILLS
R169576525	SPAETH MICHAEL E	SPAETH LINDA KAY	No Data	1809 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5512	NICHOLS HILLS ADD	55A	9	NICHOLS HILLS ADD 55A 009	1809 HUNTINGTON AVE NICHOLS HILLS
R169576523	HOPPER GENE S TRS	HOPPER GENE S TRUST	No Data	1811 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5512	NICHOLS HILLS ADD	55A	8	NICHOLS HILLS ADD 55A 008	1811 HUNTINGTON AVE NICHOLS HILLS
R169576520	SHREVE PEGGY 2011 IRREV TRUST	No Data	No Data	1815 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	55A	7	NICHOLS HILLS ADD 55A 007	1815 HUNTINGTON AVE NICHOLS HILLS
R169577795	SINGH ASHUTOSH	COMPTON AMY	No Data	1901 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	91	26	NICHOLS HILLS ADD 091 026 EX A TR ON W SIDE 6FT ON N & 2FT ON S SIDE	1901 HUNTINGTON AVE NICHOLS HILLS
R169576515	KIRKPATRICK JILL & JAY	No Data	No Data	1819 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	55A	6	NICHOLS HILLS ADD 55A 006	1819 HUNTINGTON AVE NICHOLS HILLS
R169561015	MCCHAREN CYNTHIA E REV TRUST	No Data	No Data	PO BOX 54307	OKLAHOMA CITY	OK	73154-1307	GARNETT ADDITION	56	2	GARNETT ADDITION 056 002	1808 HUNTINGTON AVE NICHOLS HILLS
R169561005	COHLMIA JOHN M	COHLMIA LEE	No Data	1806 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	GARNETT ADDITION	56	1	GARNETT ADDITION 056 001	1806 HUNTINGTON AVE NICHOLS HILLS

Oklahoma County Assessor's
300ft Radius Report
4/24/2024

R169576490	KILPATRICK WILLIAM M TRS	KILPATRICK WILLIAM M REV TRUST	No Data	6345 HARDEN DR	OKLAHOMA CITY	OK	73118	NICHOLS HILLS ADD	55A	1	NICHOLS HILLS ADD 55A 001 BEG SW/C LOT 1 TH NE143.97FT TH NW127.03FT TH SW TO PT 10F SE OF SE/C LOT 2 TH SELY 80.2FT TO BEG	1807 HUNTINGTON AVE NICHOLS HILLS
R169576495	LEWALLEN JOE C JR & JAMIE B	No Data	No Data	1604 PENNINGTON WAY	NICHOLS HILLS	OK	73116-5510	NICHOLS HILLS ADD	55A	0	NICHOLS HILLS ADD 55A 000 BEG NW/C LOT 1 TH SW TO SE/C LOT 2 TH SE10FT TH NELY TO PT 20FT E OF NW/C LOT 1 TH NW20FT TO BEG & ALL LOT 2	1604 PENNINGTON WAY NICHOLS HILLS
R169576500	BIDDINGER MICHAEL L & LUCINDA TRS	BIDDINGER FAMILY TRUST	No Data	1608 PENNINGTON WAY	NICHOLS HILLS	OK	73116-5510	NICHOLS HILLS ADD	55A	0	NICHOLS HILLS ADD 55A 000 LOT 3 & E 1/2 LOT 4	1608 PENNINGTON WAY NICHOLS HILLS
R169576510	TRAN TONY H & NICOLE T TRS	TRAN LEGACY WEALTH TRUST	No Data	1610 PENNINGTON WAY	NICHOLS HILLS	OK	73116-5510	NICHOLS HILLS ADD	55A	0	NICHOLS HILLS ADD 55A 000 ALL LOT 5 & PT OF LOT 4 BEG AT NW/C LT 4 TH SELY ON A CURVE 37.5FT SLY TO A POINT ON S LINE LT 4 27.5FT E OF SW/C LT 4 WLY27.5FT TO SW/C LT 4 TH NLY ALONG W LINE LT 4 TO BEG	1610 PENNINGTON WAY NICHOLS HILLS
R169577550	CLEMENTS EDWARD B & MATILDA B	No Data	No Data	1700 PENNINGTON WAY	NICHOLS HILLS	OK	73116-5120	NICHOLS HILLS ADD	91	1	NICHOLS HILLS ADD 091 001	1700 PENNINGTON WAY NICHOLS HILLS
R169576440	PARHAM MERRITT WILLIAM	MCCARTHY MOIRA	No Data	1601 PENNINGTON WAY	NICHOLS HILLS	OK	73116-5509	NICHOLS HILLS ADD	55	13	NICHOLS HILLS ADD 055 013	1601 PENNINGTON WAY NICHOLS HILLS



WRITER'S E-MAIL: SSPRADLING@HARTZOGLAW.COM
WRITER'S DIRECT NO. 405-996-3381

May 21, 2024

Via Email to Nichols Hills City Clerk

Planning Commission and City Council
City of Nichols Hills
6407 Avondale Drive
Nichols Hills, OK 73116

Re: 1814 Huntington Ave, LLC; Application for Combined Lot Deed Approval; Case No. PC 2024-05; Our file: 17364.2201

Ladies and Gentlemen:

This letter supplements the subject application. If the subject application is approved, my clients intend to remove the residence presently located at 1814 Huntington Avenue and replace it with a beautifully landscaped yard with pool to enhance their residence at 1812 Huntington Avenue which currently has a very small backyard. They also plan to bury the overhead powerlines, if permitted to do so, which will benefit the neighboring properties as well as their combined lot.

You may make this letter part of the file for the subject application.

Sincerely,

HARTZOG CONGER CASON LLP

/s/ T. Scott Spradling

cc: Timothy Sterling (via email only)

CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARINGS
CITY OF NICHOLS HILLS, OKLAHOMA
CASE NO. PC 2024-06

Notice is hereby given that Real World Investments LLC, by Rhett Wiseman has filed an application ("the Application") with the City of Nichols Hills, Oklahoma for approval of a General Warranty Deed combining lots generally located at 1208 Sherwood Lane in Nichols Hills, Oklahoma. These lots are more specifically described as follows:

Description of Tract 1:

A portion of Lot Two (2), Block Fifty-six (56), SHERWOOD MANOR SECTION NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, described as follows:

Beginning at the Southwest corner of Lot 2, Block 56; Thence East along the South line of Lot Two (2), a distance of 77.64 feet; Thence Northeasterly and parallel to the East line of Lot Two (2), a distance of 53.0 feet; Thence Northeasterly to a point on the North line of said Lot Two (2), which is 41.09 feet Southeasterly measured along the North line of Lot 2 from the Northwest corner of said Lot; Thence Northwesterly along the North line of Lot Two (2), 41 .09 feet to the Northwest corner; Thence Southwesterly along the West line of said Lot a distance of 161.22 feet to the place of beginning, AND,

Description of Tract 2:

All of Lot Three (3), Block Fifty-six (56); AND

Description of Tract 3:

A portion of Lot Four (4), Block Fifty-six (56}, described as follows:

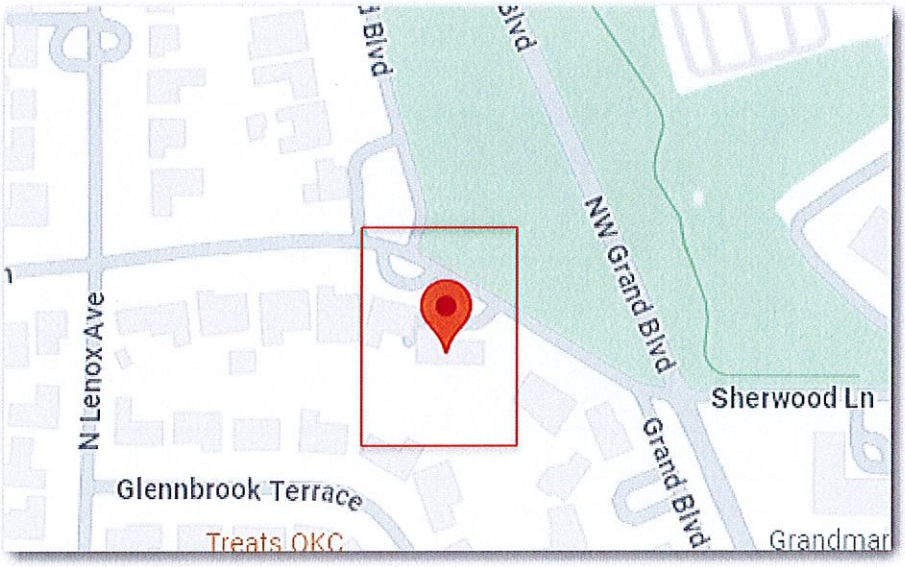
Beginning at the Southeast corner of Lot Four (4); Thence West along the South line of Lot Four (4), a distance of 2 feet; Thence Northeasterly to the Northeast corner of Lot Four (4); Thence Southwesterly along the Easterly line of Lot Four (4) to the place of beginning, Oklahoma County, Oklahoma.

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, June 4, 2024 at 5:30 p.m.**, and by the Nichols Hills City Council on **Tuesday, June 11, 2024 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:



Dated this 14th day of May, 2024

Amanda Copeland

Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma

5.9.24-2.1

CITY OF NICHOLS HILLS, OKLAHOMA
Application for Deed Approval

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.

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Attach a separate sheet to provide complete answers if necessary.

Applicant's name [1]: Real World Investments LLC, by Rhett Wiseman, Manager

Mailing address: 13016 Oak Hollow Rd. Oklahoma City, OK 73120

Telephone number(s): 580.799.0198

Email address(es): rhett@oliveco.com

This is an application for Deed Approval for:

- ☐ Lot Line Adjustment
- ☐ Deed by metes and bounds
- ☐ Lot Split
- ☒ 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 10 day of May, 2024

Signature: _____

Print applicant's full legal name: Real World Investments LLC, by Rhett Wiseman

Print signatory party's title if applicant is a legal entity: Member/Manager

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
James D. Hopper
111 S. Elgin Avenue
Tulsa, Oklahoma 74119

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **REAL WORLD INVESTMENTS, LLC,** an Oklahoma limited liability company (the "Grantor"), in consideration of the sum of TEN AND NO/DOLLARS ($10.00) and other valuable consideration in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **REAL WORLD INVESTMENTS, LLC,** an Oklahoma limited liability company (the "Grantor") in the following described real property and premises situated in Oklahoma County, State of Oklahoma to-wit:

> **A portion of Lot Two (2), Block Fifty-six (56), SHERWOOD MANOR SECTION NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, described as follows:**
>
> **Beginning at the Southwest corner of Lot 2, Block 56; Thence East along the South line of Lot Two (2), a distance of 77.64 feet; Thence Northeasterly and parallel to the East line of Lot Two (2), a distance of 53.0 feet; Thence Northeasterly to a point on the North line of said Lot Two (2), which is 41.09 feet Southeasterly measured along the North line of Lot 2 from the Northwest corner of said Lot; Thence Northwesterly along the North line of Lot Two (2), 41 .09 feet to the Northwest corner; Thence Southwesterly along the West line of said Lot a distance of 161.22 feet to the place of beginning, AND,**
>
> **All of Lot Three (3), Block Fifty-six (56); AND**
>
> **A portion of Lot Four (4), Block Fifty-six (56}, described as follows:**
>
> **Beginning at the Southeast corner of Lot Four (4); Thence West along the South line of Lot Four (4), a distance of 2 feet; Thence Northeasterly to the Northeast corner of Lot Four (4); Thence Southwesterly along the Easterly line of Lot Four (4) to the place of beginning, Oklahoma County, Oklahoma.**

Together with all the improvement thereon and the appurtenances thereunto belonging, subject to recorded easements, rights of way, restrictive covenants, restrictions, and zoning ordinances, and excluding any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record, and warrant the title to the same.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenance, thereto belonging or in any wise appertaining forever.

And said Grantor, Grantor's successors and assigns, does hereby covenant, promise and agree to and with Grantees, at the delivery of these presents, that Grantor is lawfully seized in Grantor's own right of an absolute and indefeasible estate of inheritance in fee simple, or and in all and singular the Property, with the appurtenances; and that Grantor will WARRANT and FOREVER DEFEND the same unto Grantees, Grantees' successors and assigns, against Grantor, Grantor's successors and assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

(Signatures on next page)

INTENDING TO BE LEGALLY BOUND, the Grantor has executed this Deed as _____ ___, 2024.

GRANTOR:

REAL WORLD INVESTMENTS, LLC
an Oklahoma limited liability company

By _____
J. Rhett Wiseman, Manager

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____) ss.

This instrument was acknowledged before me as of _____ ___, 2024, by **J. Rhett Wiseman**, as Manager of the **REAL WORLD INVESTMENTS, LLC,** an Oklahoma limited liability company.

My Commission Expires: _____
Notary Public

_____
SEAL

We certify that this is a true and correct copy of the original instrument.
CHICAGO TITLE OKLAHOMA
BY:

WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **1208 Ventures LLC, an Oklahoma Limited Liability Company** party of the first part, in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto
Real World Investments, LLC, an Oklahoma limited liability company

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

For Tax Map ID(s): 169801105

A portion of Lot Two (2), Block Fifty-six (56), SHERWOOD MANOR SECTION NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, described as follows:

Beginning at the Southwest corner of Lot 2, Block 56; Thence East along the South line of Lot Two (2), a distance of 77.64 feet; Thence Northeasterly and prallel to the East line of Lot Two (2), a distance of 53.0 feet; Thence Northeasterly to a point on the North line of said Lot Two (2), which is 41.09 feet Southeasterly measured along the North line of Lot 2 from the Northwest corner of said Lot; Thence Northwesterly along the North line of Lot Two (2), 41.09 feet to the Northwest corner; Thence Southwesterly along the West line of said Lot a distance of 161.22 feet to the place of beginning, AND,

All of Lot Three (3), Block Fifty-six (56); AND ,

A portion of Lot Four (4), Block Fifty-six (56), described as follows:

Beginning at the Southeast corner of Lot Four (4); Thence West along the South line of Lot Four (4), a distance of 2 feet; Thence Northeasterly to the Northeast corner of Lot Four (4); Thence Southwesterly along the Easterly line of Lot Four (4) to the place of beginning, Oklahoma County, Oklahoma.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs 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 undersigned have executed this document on the date(s) set forth below.

Signed and delivered April 24, 2024.

1208 Ventures LLC, an Oklahoma Limited Liability Company

BY: William Noecker
William Noecker
Member Manager

BY: Kathryn Noecker
Kathryn Noecker
Member Manager

WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

The State of Michigan

INDIVIDUAL ACKNOWLEDGMENT

County of Wayne

Before me, the undersigned, a Notary Public, in and for said County and State, on this 24 day of April, 2024 personally appeared William Noecker and Kathryn Noecke, Member Managers of 1208 Ventures LLC, an Oklahoma Limited Liability Company, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed for the uses and purposes therein set forth.

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

JENNIFER JONES
Notary Public - State of Michigan
County of Wayne
My Commission Expires Dec 12, 2026
Acting in the County of Wayne

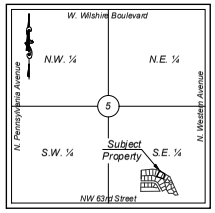
Notary Public in and for the State of Michigan
Notary's Printed Name: Jennifer Jones, Notary Public
Notary's Commission Expires: 12/12/2026

Mail Deed and Tax Statements To:
Real World Investments, LLC, an Oklahoma limited liability company
4313 Saint George Dr
Oklahoma City, OK 73120

Presented for filing by and return to:
Chicago Title Oklahoma Co.
1601 NW Expressway, Suite 1000
Oklahoma City, OK 73118
File No.: 714052400451
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

Plat of Survey

Part of the Southeast Quarter of Section 5, Township 12 North, Range 3 West City of Nichols Hills, Oklahoma County, Oklahoma



Vicinity Map
Section 5, Township 12N, Range 3W
Not To Scale

Title Commitment

Commitment No.: **714052400451**
Effective Date: **March 28, 2024** at **7:30 AM**
Revised: **April 5, 2024**
Insured: Real World Investments LLC
Lender: All Capital Bank
Chicago Title Oklahoma Co.
5617 N. Classen Boulevard, Suite 200
Oklahoma City, Oklahoma 73118
Phone: (405) 607-8352

Legal Description

A portion of Lot Two (2), Block Fifty-six (56), SHERWOOD MANOR SECTION NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, described as follows:

Beginning at the Southwest corner of Lot 2, Block 56; Thence East along the South line of Lot Two (2), a distance of 77.64 feet; Thence Northeasterly and parallel to the East line of Lot Two (2), a distance of 53.0 feet; Thence Northeasterly to a point on the North line of said Lot Two (2), which is 41.09 feet Southeasterly measured along the North line of Lot 2 from the Northwest corner of said Lot; Thence Northwesterly along the North line of Lot Two (2), 41.09 feet to the Northwest corner; Thence Southwesterly along the West line of said Lot a distance of 161.22 feet to the place of beginning, AND,

All of Lot Three (3), Block Fifty-six (56); AND,

A portion of Lot Four (4), Block Fifty-six (56), described as follows:

Beginning at the Southeast corner of Lot Four (4); Thence West along the South line of Lot Four (4), a distance of 2 feet; Thence Northeasterly to the Northeast corner of Lot Four (4); Thence Southwesterly along the Easterly line of Lot Four (4) to the place of beginning, Oklahoma County, Oklahoma.

Notes Corresponding to Schedule "B-II"

(10) All matters affecting subject property as shown on the Plat of SHERWOOD MANOR SECTION NICHOLS HILLS, recorded in Book 30 of Plats, Page 71. This item is plotted and affects the subject property.

(12) Encroachment of Asphalt across Utility Easement and Property Line on the Southwest of subject property. This item is not plotted and does not affect the subject property.

Benchmark

BM #41
City of Nichols Hills Grand Boulevard Paving Phase 1, benchmarks at the Northwest corner of Lenox Avenue and Sherwood Lane.
Elev.=1156.86

Surveyor's Notes

1. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
2. Date of Field Work: November 1, 2023

Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 9th day of April, 2023.

Curtis Lee Hale, LS 1084

LICENSED PROFESSIONAL LAND SURVEYOR CURTIS LEE HALE L.S. 1084 OKLAHOMA

4-09-24
Date

Legend

FOUND MONUMENT		UTILITY POLE	
SET MONUMENT		POWER POLE	
ELECTRIC METER		GUY ANCHOR	
YARD LIGHT		GAS METER	
LIGHT POLE		WATER METER	
AIR CONDITIONER		SANITARY SEWER MANHOLE	
FIBER OPTIC PULL BOX			

SUBJECT PROPERTY
PROPERTY LINE
EASEMENT LINE
BUILDING SET BACK LINE
CENTER LINE
OE — OE OVERHEAD ELECTRIC LINES
WROUGHT IRON FENCE
STOCKADE FENCE

Statement of Encroachments

(A) House Violates Building Line by 7.3'±.

Basis of Bearings:
Platted Bearings of Sherwood Manor Section Nichols Hills

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

OKIE811 Know what's below. Call before you dig.

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENTS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

NO.	REVISION/ISSUE	DATE
1.	Revised Lender	4/9/2024

CLIENT
Chicago Title Oklahoma Co.
5617 N. Classen Boulevard, Suite 200
Oklahoma City, Oklahoma 73118
(405) 848-2140

Hale & Assoc. Land Surveying and Planning Company
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, OK 73159 Phone: 405 681-4881
C.A. 819 - Exp.: June 30, 2025
www.halesurvey.com

PROJECT NAME
Sherwood Manor Section, Nichols Hills
Block 56, Lot 3 & Part of Lots 2 & 4
1204 Sherwood Lane
Nichols Hills, Oklahoma
Plat of Survey

PROJECT NO.	6941.1
FILE	6941-1.dwg
DATE	4/8/2024
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	CH, CH

SHEET **1** OF 1

BOOK 7199 PAGE 1202

DOC NUMBER 97156510
BOOK 7199
PAGES 1202 - 1203
TIME 2:09:30
FEE 10.00
12/02/1997
Carolynn Caudill
Oklahoma County Clerk
RECORDED AND FILED

UNOFFICIAL COPY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That ROBERT F. BROWNE and KAREN BROWNE, also known as KAREN A. BROWNE, husband and wife, of 1200 Sherwood Lane, Oklahoma City, Oklahoma 73116, Parties of the First Part, in consideration of the sum of Ten and no/100ths Dollars ($10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain and convey unto KAREN A. BROWNE, Trustee of the KAREN A. BROWNE TRUST, u/t/a 7/25/97, of 1200 Sherwood Lane, Oklahoma City, Oklahoma 73116, Party of the Second Part, all of their right, title and interest (if any), in and to the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

All of Lot One (1), in Block Fifty-six (56) in SHERWOOD MANOR SECTION, NICHOLS HILLS, an Addition in Oklahoma County, Oklahoma, according to the recorded plat thereof, EXCEPT, a triangular portion more particularly described as follows: BEGINNING at a point on the East line of Lot One (1) located 132.02 feet Southwesterly from the Northeast Corner of said Lot; Thence Southwesterly along the East line a distance of 85 feet to the Southeast Corner; Thence Northwesterly along the South line a distance of 85 feet to a point; Thence Easterly a distance of 70 feet more or less to the point of beginning, and a portion of Lot Two (2), Block Fifty-six (56), SHERWOOD MANOR SECTION, NICHOLS HILLS, being more particularly described as follows: Beginning at a point on the South line of Lot Two (2) and 12 feet West of the Southeast Corner thereof on said South line; Thence Northeasterly and parallel to the East line a distance of 53.0 feet; Thence Northeasterly to a point on the North line of said lot, which point is 46.0 feet Northwesterly measured along the North line of said lot from the Northeast Corner thereof; Thence Southeasterly along the said North line for a distance of 46.0 feet to the Northeast Corner of said lot; Thence Southwesterly along the East line 140 feet to the Southeast Corner; Thence West along the South line 12.0 feet to the place of beginning;

"EXEMPT DOCUMENTARY STAMP TAX - 68 O.S. §3202, Paragraph 4."

together with all the improvements thereon and the appurtenances thereunto belonging, without any title or other warranties of any kind.

This conveyance is subject to any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part thereof.

TO HAVE AND TO HOLD the above described premises unto the said Party of the Second Part, her successors and assigns forever.

Signed and delivered this 1 day of Dec., 1997.

Robert F. Browne
ROBERT F. BROWNE

Karen Browne
KAREN BROWNE, a/k/a
KAREN A. BROWNE

AFTER RECORDED,
RETURN TO:

STEVE DAVIS
HARTZOG CONGER & CASON
201 ROBERT S. KERR
1600 BANK OF OKLAHOMA PLAZA
OKLAHOMA CITY, OK 73102

2/10

BOOK 7199 PAGE 1203

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this 1st day of Dec., 1997, by ROBERT F. BROWNE and KAREN BROWNE a/k/a KAREN A. BROWNE, husband and wife.

Notary Public

My Commission expires:

NOTARY PUBLIC S E A L
SHIRLEY JACKMAN
Oklahoma County
Notary Public in and for
State of Oklahoma
My commission expires Oct. 21, 1999.

UNOFFICIAL

KAREN A. BROWNE TRUST
1200 Sherwood Lane
Oklahoma City, Oklahoma 73116

April 29, 2024

Dear Mr. Wiseman,

We understand that the proposed lot combination involves the merging of a portion of Lot Two (2), Block Fifty-six (56), all of Lot Three (3), Block Fifty-six (56) and a portion of Lot Four (4), Block Fifty-six (56), as further described on Exhibit A attached hereto, and that our property is not included in this combination.

We acknowledge that this lot combination may affect our shared boundary and may have implications for both properties.

We affirm that we have no objections or concerns regarding the proposed lot combination and hereby grant our full consent for the process to proceed.

This written consent is provided voluntarily and without any coercion or undue influence.

Please consider this letter as formal documentation of our consent for the lot combination of the adjacent properties, and feel free to reach out to us if any further clarification or documentation is required.

Sincerely,
KAREN A. BROWNE TRUST

By: Karen Browne
Karen A. Browne, Trustee

EXHIBIT A

A portion of Lot Two (2), Block Fifty-six (56), SHERWOOD MANOR SECTION NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, described as follows:

Beginning at the Southwest corner of Lot 2, Block 56; Thence East along the South line of Lot Two (2), a distance of 77.64 feet; Thence Northeasterly and parallel to the East line of Lot Two (2), a distance of 53.0 feet; Thence Northeasterly to a point on the North line of said Lot Two (2), which is 41.09 feet Southeasterly measured along the North line of Lot 2 from the Northwest corner of said Lot; Thence Northwesterly along the North line of Lot Two (2), 41.09 feet to the Northwest corner; Thence Southwesterly along the West line of said Lot a distance of 161.22 feet to the place of beginning, AND,

All of Lot Three (3), Block Fifty-six (56); AND,

A portion of Lot Four (4), Block Fifty-six (56), described as follows:

Beginning at the Southeast corner of Lot Four (4); Thence West along the South line of Lot Four (4), a distance of 2 feet; Thence Northeasterly to the Northeast corner of Lot Four (4); Thence Southwesterly along the Easterly line of Lot Four (4) to the place of beginning, Oklahoma County, Oklahoma.

2022031701041546 B: 15094 P: 1393
03/17/2022 03:58:24 PM Pgs: 2
Fee: $20.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma

UNOFFICIAL

After recording, return to:
Len Cason, Esq.
HARTZOG CONGER CASON
201 Robert S. Kerr Ave., Suite 1600
Oklahoma City, OK 73102

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That PAUL W. KINCADE and MELANIE ELIZABETH AVEN, husband and wife ("Grantors"), in consideration of the sum of Ten Dollars ($10.00), and other valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto PAUL W. KINCADE, Trustee of the PAUL W. KINCADE TRUST, dated the 17th day of March, 2022, of 1229 Glenbrook Terr, Nichols Hills, Oklahoma 73116 ("Grantee"), all of their right, title and interest in the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lot Fourteen (14), in Block Fifty-Six (56), in Sherwood Manor Section, Nichols Hills, an Addition in Oklahoma County, Oklahoma, according to the recorded plat thereof

"EXEMPT FROM DOCUMENTARY STAMP TAX PER 68 O.S. §3202(4)"
"THIS IS NOT A TRANSFER FOR AD VALOREM TAX PURPOSES PER 68 O.S. §2802.1"

together with all the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas and other minerals therein and thereunder previously reserved or conveyed of record, and all rights, interests and estates of whatsoever nature incident thereto or arising therefrom, and SUBJECT TO easements, rights-of-way, restrictive covenants and oil and gas leases of record, and to zoning ordinances, and warrant the title to the same.

TO HAVE AND TO HOLD the above described premises unto the said Grantee, his 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, EXCEPT FOR and subject to those matters set forth hereinabove.

EXECUTED and delivered this 17th day of March, 2022.

PAUL W. KINCADE

MELANIE ELIZABETH AVEN

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on this 17th day of March, 2022, by PAUL W. KINCADE and MELANIE ELIZABETH AVEN, husband and wife.

Notary Public

My Commission Expires:

My Commission Number:

(SEAL)

NOTARY SEAL PUBLIC
KIM D. AKERS
Notary Public
State of Oklahoma
Commission #03006728 Exp: 06/02/23

UNOFFICIAL

PAUL W. KINCADE TRUST
1229 Glenbrook Terrace
Nichols Hills, Oklahoma 73116

April 29, 2024

Dear Mr. Wiseman,

We understand that the proposed lot combination involves the merging of a portion of Lot Two (2), Block Fifty-six (56), all of Lot Three (3), Block Fifty-six (56) and a portion of Lot Four (4), Block Fifty-six (56), as further described on Exhibit A attached hereto, and that our property is not included in this combination.

We acknowledge that this lot combination may affect our shared boundary and may have implications for both properties.

We affirm that we have no objections or concerns regarding the proposed lot combination and hereby grant our full consent for the process to proceed.

This written consent is provided voluntarily and without any coercion or undue influence.

Please consider this letter as formal documentation of our consent for the lot combination of the adjacent properties, and feel free to reach out to us if any further clarification or documentation is required.

Sincerely,
PAUL W. KINCADE TRUST

By: _____
Paul W. Kincade, Trustee

Doc # 200903349
Bk 11042
Pg 687-688
DATE 03/17/09 11:44:21
Filing Fee $15.00
Documentary Tax $0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

AFTER RECORDING RETURN TO:

Cynda C. Ottaway
Crowe & Dunlevy
20 North Broadway, Suite 1800
Oklahoma City, Oklahoma 73102

(This space reserved for recording information)

DRAFT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Michael A. Murphy and Brooke Smith Murphy, husband and wife** (hereinafter called "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto **Michael Allan Murphy and Brooke S. Murphy, Trustees of the Michael Allan Murphy 2009 Revocable Trust dated the 2nd day of March, 2009**, 1225 Glenbrook Terrace, Nichols Hills, Oklahoma 73116 (hereinafter called "Grantees"), all of Grantors' right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following-described real property and premises situated in **Oklahoma** County, State of Oklahoma, to-wit:

Lot Fifteen (15) in Block Fifty-six (56) SHERWOOD MANOR SECTION Nichols Hills, Oklahoma County, Oklahoma, as shown by the recorded plat thereof,

EXEMPT DOCUMENTARY STAMP TAX
68 O.S. 2001, §§ 3201 AND 3202(4)

together with all improvements thereon and the appurtenances thereunto belonging.

This conveyance is made without any warranty of title, express or implied, but there is, however, assigned unto Grantees all of the right, title and interest of Grantors in and to any and all warranties and covenants of or concerning title heretofore made by any person or other legal entity with respect to the above-described real estate, and Grantees shall have the same rights with respect to such warranties and covenants and the enforcement thereof as Grantors now have.

TO HAVE AND TO HOLD the above-described premises unto the Grantees, their successors and assigns forever.

2/15

Signed and delivered this 13 day of March, 2009.

Michael A. Murphy

Michael A. Murphy

Brooke Smith Murphy

Brooke Smith Murphy

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me this 13th day of March, 2009, by Michael A. Murphy and Brooke Smith Murphy.

WANDA L. TOMLIN
NOTARY
02009407
EXP. 06/29/10
PUBLIC
STATE OF OKLAHOMA

[SEAL]

Wanda L. Tomlin

Notary Public

COPY

THE MICHAEL ALLAN MURPHY 2009 REVOCABLE TRUST
1225 Glenbrook Terrace
Nichols Hills, Oklahoma 73116

April 29, 2024

Dear Mr. Wiseman,

We understand that the proposed lot combination involves the merging of a portion of Lot Two (2), Block Fifty-six (56), all of Lot Three (3), Block Fifty-six (56) and a portion of Lot Four (4), Block Fifty-six (56), as further described on Exhibit A attached hereto, and that our property is not included in this combination.

We acknowledge that this lot combination may affect our shared boundary and may have implications for both properties.

We affirm that we have no objections or concerns regarding the proposed lot combination and hereby grant our full consent for the process to proceed.

This written consent is provided voluntarily and without any coercion or undue influence.

Please consider this letter as formal documentation of our consent for the lot combination of the adjacent properties, and feel free to reach out to us if any further clarification or documentation is required.

Sincerely,
MICHAEL ALLAN MURPHY 2009 REVOCABLE TRUST

By: Michael A. Murphy
Michael A. Murphy, Trustee

EXHIBIT A

A portion of Lot Two (2), Block Fifty-six (56), SHERWOOD MANOR SECTION NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, described as follows:

Beginning at the Southwest corner of Lot 2, Block 56; Thence East along the South line of Lot Two (2), a distance of 77.64 feet; Thence Northeasterly and parallel to the East line of Lot Two (2), a distance of 53.0 feet; Thence Northeasterly to a point on the North line of said Lot Two (2), which is 41.09 feet Southeasterly measured along the North line of Lot 2 from the Northwest corner of said Lot; Thence Northwesterly along the North line of Lot Two (2), 41.09 feet to the Northwest corner; Thence Southwesterly along the West line of said Lot a distance of 161.22 feet to the place of beginning, AND,

All of Lot Three (3), Block Fifty-six (56); AND,

A portion of Lot Four (4), Block Fifty-six (56), described as follows:

Beginning at the Southeast corner of Lot Four (4); Thence West along the South line of Lot Four (4), a distance of 2 feet; Thence Northeasterly to the Northeast corner of Lot Four (4); Thence Southwesterly along the Easterly line of Lot Four (4) to the place of beginning, Oklahoma County, Oklahoma.

Doc # 2005080438
Bk 9726
Pg 1727-1728
DATE 06/01/05 10:37:55
Filing Fee $15.00
Documentary Tax $0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

SAMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Mark F. Selvidge and Janet Selvidge, husband and wife, referred to herein as "Grantors," whose mailing address for purposes of this instrument is 1212 Sherwood Lane, Oklahoma City, Oklahoma 73116, in consideration of $10.00 and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto: Janet Selvidge and Mark F. Selvidge, Trustees of the Janet Selvidge Revocable Trust U/I/D March 25, 2005, as amended, referred to herein as "Grantees," whose mailing address for purposes of this instrument is 1212 Sherwood Lane, Oklahoma City, Oklahoma 73116, all of their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

> Lot Four (4), Block Fifty-Six (56), in SHERWOOD MANOR SECTION, Nichols Hills, an Addition to Oklahoma County. Oklahoma, as shown by recorded plat thereof; EXCEPT, Beginning at the Southeast corner of said Lot 4; Thence West along the South line 2 feet; Thence Northeasterly to the Northeast corner of Lot 4; Thence Southwesterly along the Easterly line of Lot 4 to the place of beginning,

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

TO HAVE AND TO HOLD the said described premises unto the Grantees, their successors and assigns forever, so that neither Grantors nor any person in their name and behalf, shall hereafter claim or demand any right or title to the real properties or any part thereof; but they and everyone of them shall be these presents be excluded and forever barred.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 21ST day of April, 2005.

Mark F. Selvidge

Janet Selvidge

EXEMPT FROM DOCUMENTARY STAMP TAX PURSUANT TO 68 OKLA. STAT. §3201(A) and (B) and §3202(4).

1529932_1.DOC

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State on this 21st day of April, 2005, personally appeared Mark F. Selvidge and Janet Selvidge, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

My commission expires:
Aug. 5, 06

(Seal)

Notary Public #02013149

RETURN TO:
Virginia Fulton
McAfee & Taft
211 N. Robinson
10th Floor
Two Leadership Square
Oklahoma City, OK 73102

UNOFFICIAL DOCUMENT

1529932_1.DOC

JANET SELVIDGE REVOCABLE TRUST
1212 Sherwood Lane
Oklahoma City, Oklahoma 73116

May 10, 2024

Dear Mr. Wiseman,

We understand that the proposed lot combination involves the merging of a portion of Lot Two (2), Block Fifty-six (56), all of Lot Three (3), Block Fifty-six (56) and a portion of Lot Four (4), Block Fifty-six (56), as further described on Exhibit A attached hereto, and that our property is not included in this combination.

We affirm that we have no objections or concerns regarding the proposed lot combination and hereby grant our full consent for the process to proceed.

This written consent is provided voluntarily and without any coercion or undue influence.

Please consider this letter as formal documentation of our consent for the lot combination of the adjacent properties, and feel free to reach out to us if any further clarification or documentation is required.

Sincerely,
JANET SELVIDGE REVOCABLE TRUST

By: Janet Selvidge, Trustee
Janet Selvidge, Trustee

By: TRUSTEE
Mark F. Selvidge, Trustee

EXHIBIT A

A portion of Lot Two (2), Block Fifty-six (56), SHERWOOD MANOR SECTION NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, described as follows:

Beginning at the Southwest corner of Lot 2, Block 56; Thence East along the South line of Lot Two (2), a distance of 77.64 feet; Thence Northeasterly and parallel to the East line of Lot Two (2), a distance of 53.0 feet; Thence Northeasterly to a point on the North line of said Lot Two (2), which is 41.09 feet Southeasterly measured along the North line of Lot 2 from the Northwest corner of said Lot; Thence Northwesterly along the North line of Lot Two (2), 41.09 feet to the Northwest corner; Thence Southwesterly along the West line of said Lot a distance of 161.22 feet to the place of beginning, AND,

All of Lot Three (3), Block Fifty-six (56); AND,

A portion of Lot Four (4), Block Fifty-six (56), described as follows:

Beginning at the Southeast corner of Lot Four (4); Thence West along the South line of Lot Four (4), a distance of 2 feet; Thence Northeasterly to the Northeast corner of Lot Four (4); Thence Southwesterly along the Easterly line of Lot Four (4) to the place of beginning, Oklahoma County, Oklahoma.

Larry Stein
Oklahoma County Assessor's Office

Ownership Radius Report

This Official Report is for Account Number **R169801105** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

Oklahoma County Assessor's
300ft Radius Report
5/13/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169801475	MEADORS WILLIAM ALLAN	MEADORS AUBREY ELISE	No Data	1209 MULBERRY LN	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	57	9	SHERWOOD MANOR ADD 057 009	1209 MULBERRY LN NICHOLS HILLS
R169801485	BOWERSOX PHILIP G & BARBARA J TRS	BOWERSOX PHILIP G & BARBARA REV TRUST	No Data	1205 MULBERRY LN	NICHOLS HILLS	OK	73116-5703	SHERWOOD MANOR ADD	57	10	SHERWOOD MANOR ADD 057 010	1205 MULBERRY LN NICHOLS HILLS
R169801245	SYKORA JAMES J TRS	SYKORA JAMES J TRUST	No Data	1217 GLENBROOK TER	NICHOLS HILLS	OK	73116-5701	SHERWOOD MANOR ADD	56	17	SHERWOOD MANOR ADD 056 017	1217 GLENBROOK TER NICHOLS HILLS
R169801105	REAL WORLD INVESMENTS LLC	No Data	No Data	4313 SAINT GEORGE DR	OKLAHOMA CITY	OK	73120-8308	SHERWOOD MANOR ADD	56	0	SHERWOOD MANOR ADD 056 000 BEG 12FT WLY FROM SE/C LOT 2 TH NE53FT TH NELY TO PT ON N LINE LOT 2 TH NWLY 41.09FT TO NW/C TH SLY TO SW/C TH SELY 77.64FT TO BEG ALL LOT 3 & A TRI TR IN SE/C LOT 4 BEING 2FT ON SLY SIDE & EXTENDS TO NE/C LOT 4	1208 SHERWOOD LN NICHOLS HILLS
R169801155	CARPENTER LINDA LEE	No Data	No Data	1228 SHERWOOD LN	NICHOLS HILLS	OK	73116-5716	SHERWOOD MANOR ADD	56	8	SHERWOOD MANOR ADD 056 008	1228 SHERWOOD LN NICHOLS HILLS
R169801395	LEE KREGG S & MARLENE	No Data	No Data	1228 GLENBROOK TER	NICHOLS HILLS	OK	73116-5702	SHERWOOD MANOR ADD	57	0	SHERWOOD MANOR ADD 057 000 LOT 1 EX A PRT BEG AT SW/C E6.16FT NELY 50.21FT TO PT ON NWLY LINE LOT 1 SWLY 53.40FT TO BEG & A PRT OF LOT 2 BEG 53.40FT NELY FROM SE/C NELY 59.90FT TO NE/C NWLY 6.16FT SWLY 60.65FT TO BEG	1228 GLENBROOK TER NICHOLS HILLS
R169801345	WELCHER GAYLE GORDON REV LIV TRUST	No Data	No Data	6420 NW GRAND BLVD	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	56	27	SHERWOOD MANOR ADD 056 027	6420 NW GRAND BLVD NICHOLS HILLS
R169801355	PERRI MICHAEL R & CATHY A	No Data	No Data	6424 NW GRAND BLVD	NICHOLS HILLS	OK	73116-6525	SHERWOOD MANOR ADD	56	28	SHERWOOD MANOR ADD 056 028	6424 NW GRAND BLVD NICHOLS HILLS
R169801115	SELVIDGE MARK F & JANET TRS	SELVIDGE JANET REV TRUST	No Data	1212 SHERWOOD LN	NICHOLS HILLS	OK	73116-5716	SHERWOOD MANOR ADD	56	4	SHERWOOD MANOR ADD 056 004 BEG 2FT NWLY FROM SE/C NELY TO NE/C TH WLY TO NW/C TH SLY TO SW/C TH SELY 53.51F TO BEG	1212 SHERWOOD LN NICHOLS HILLS
R169801145	SALLIS JIMMY F & RUTH A	No Data	No Data	PO BOX 18937	OKLAHOMA CITY	OK	73154	SHERWOOD MANOR ADD	56	7	SHERWOOD MANOR ADD 056 007	1224 SHERWOOD LN NICHOLS HILLS
R169801405	SB23 REV TRUST	No Data	No Data	1232 GLENBROOK TER	NICHOLS HILLS	OK	73116-5702	SHERWOOD MANOR ADD	57	0	SHERWOOD MANOR ADD 057 000 A PRT OF LOT 1 BEG AT SW/C E6.16FT NELY 50.21FT TO PT ON NWLY LINE LOT 1 SWLY 53.40FT TO BEG & LT 2 EX A TRI TR BEG 53.40FT NELY FROM SE/C NELY 59.90FT TO NE/C NWLY 6.16FT SWLY 60.65FT TO BEG	1232 GLENBROOK TER NICHOLS HILLS

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R169801235	CANNON JOHN P	No Data	No Data	1425 S FRETZ AVE	EDMOND	OK	73003	SHERWOOD MANOR ADD	56	16	SHERWOOD MANOR ADD 056 016	1221 GLENBROOK TER NICHOLS HILLS
R169801135	HORTON JON C & ELLEN D	No Data	No Data	1220 SHERWOOD LN	NICHOLS HILLS	OK	73116-5716	SHERWOOD MANOR ADD	56	6	SHERWOOD MANOR ADD 056 006	1220 SHERWOOD LN NICHOLS HILLS
R169801425	HARROZ MARY ANN TRS	HARROZ MARY ANN 1990 REV TRUST	No Data	1240 GLENBROOK TER	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	57	4	SHERWOOD MANOR ADD 057 004	1240 GLENBROOK TER NICHOLS HILLS
R169801125	CARR TERRY L & SUSAN N TRS	CARR TERRY L & SUSAN N REV TRUST	No Data	1216 SHERWOOD LN	NICHOLS HILLS	OK	73116-5716	SHERWOOD MANOR ADD	56	5	SHERWOOD MANOR ADD 056 005	1216 SHERWOOD LN NICHOLS HILLS
R169801415	GAGE STEPHANIE	GAGE JOHN	No Data	1236 GLENBROOK TER	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	57	3	SHERWOOD MANOR ADD 057 003	1236 GLENBROOK TER NICHOLS HILLS
R169801365	MELTZNER STEVEN D & CHRISTINA ANN	No Data	No Data	6428 NW GRAND BLVD	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	56	29	SHERWOOD MANOR ADD 056 029	6428 NW GRAND BLVD NICHOLS HILLS
R169801225	MURPHY MICHAEL A & BROOKE S TRS	MURPHY MICHAEL A 2009 REV TRUST	No Data	1225 GLENBROOK TER	NICHOLS HILLS	OK	73116-5701	SHERWOOD MANOR ADD	56	15	SHERWOOD MANOR ADD 056 015	1225 GLENBROOK TER NICHOLS HILLS
R169801375	COOK TONI & DAVID	No Data	No Data	6432 NW GRAND BLVD	NICHOLS HILLS	OK	73116-6525	SHERWOOD MANOR ADD	56	0	SHERWOOD MANOR ADD 056 000 A TRI TR LOT 1 BEG AT A PT ON E LINE 132.02F SWLY FROM NE/CLOT 1 TH SWLY ALONG E LINE 85FT TO SE/C TH NWLY ALONG S LINE 85FT TO PT TH ELY 70FT MORE OR LESS TO PT OF BEG & ALL LOT30 IN BLK 56	6432 NW GRAND BLVD NICHOLS HILLS
R169801215	KINCADE PAUL W TRS	KINCADE PAUL W TRUST	No Data	1229 GLENBROOK TERR	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	56	14	SHERWOOD MANOR ADD 056 014	1229 GLENBROOK TER NICHOLS HILLS
R169801205	KRYWUCKI KARLEEN L TRS	KRYWUCKI KARLEEN L REV TRUST	No Data	1233 GLENBROOK TER	NICHOLS HILLS	OK	73116-5701	SHERWOOD MANOR ADD	56	13	SHERWOOD MANOR ADD 056 013	1233 GLENBROOK TER NICHOLS HILLS
R169575320	WINCHESTER JERRY L & RAE S TRS	WINCHESTER FAMILY REV LIV TRUST	No Data	6500 NW GRAND BLVD	NICHOLS HILLS	OK	73116-6306	NICHOLS HILLS ADD	45	0	NICHOLS HILLS ADD 045 000 LOT 1 & PT LOT 18 BEG NW/C LT 1 BLK 45 TH SW84.04FT SLY104.8FT NE66.33FT TH ON A CURVE 13.67FT NLY110FT TO BEG	6500 NW GRAND BLVD NICHOLS HILLS
R169801185	HARMON DONNA LYNN	No Data	No Data	1241 GLENBROOK TER	NICHOLS HILLS	OK	73116-5701	SHERWOOD MANOR ADD	56	11	SHERWOOD MANOR ADD 056 011	1241 GLENBROOK TER NICHOLS HILLS
R169801195	CHAMBERLAIN ELIZABETH L	CHAMBERLAIN ERMA	No Data	1237 GLENBROOK TER	NICHOLS HILLS	OK	73116-5701	SHERWOOD MANOR ADD	56	12	SHERWOOD MANOR ADD 056 012	1237 GLENBROOK TER NICHOLS HILLS
R169801385	MCGHEE MARY LOUISE REV TRUST	C/O ELLEN D HORTON	No Data	1220 SHERWOOD LN	NICHOLS HILLS	OK	73116-5716	SHERWOOD MANOR ADD	56	31	SHERWOOD MANOR ADD 056 031	6436 NW GRAND BLVD NICHOLS HILLS
R169575330	WOLF JOHN D & JIMMIKA L	No Data	No Data	6502 NW GRAND BLVD	NICHOLS HILLS	OK	73116-6306	NICHOLS HILLS ADD	45	0	NICHOLS HILLS ADD 045 000 ALL LOT 2 & LOT 18 EX S110FT	6502 NW GRAND BLVD NICHOLS HILLS

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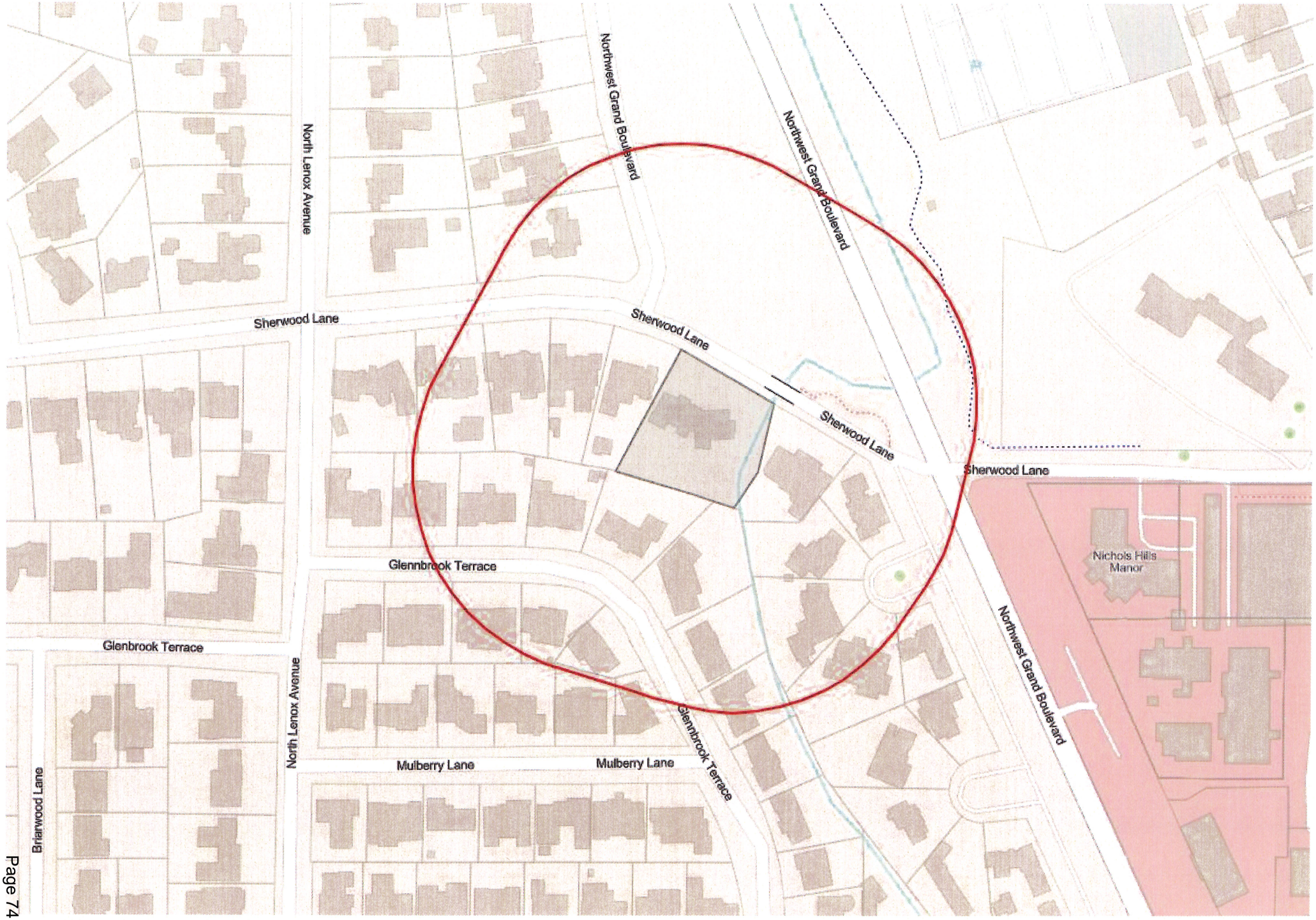
R169801085	BROWNE KAREN A TRS	BROWNE KAREN A TRUST	No Data	1200 SHERWOOD LN	NICHOLS HILLS	OK	73116-5709	SHERWOOD MANOR ADD	56	0	SHERWOOD MANOR ADD 056 000 ALL LOT 1 EX A TRI TR BEG AT PT ON E LINE 132.02FT SWLY FROM NE/C LOT 1 TH SWLY ALONG E LINE 85FT TO SE/C TH NWLY ALONGS LINE 85FT TH ELY 70FT MORE OR LESS TO PT BEG PLUS PRT LOT2 IN BLK 56 BEG AT A PT ON S LINE LOT 2 12FT W OF SE/C ON SLINE TH NELY & PAR TO E LINE 53FT TH NELY TO PT ON N LINE OF LOT 46FT NWLY ALONG N LINE LOT 2 FROM NE/C TH SELY ALONG NLINE 46FT TO NE/C TH SWLY ALONG E LINE 140FT TO SE/C TH W ALONG S LINE 12FT TO BEG	1200 SHERWOOD LN NICHOLS HILLS
R169801495	FOSS NELSON R	No Data	No Data	1201 MULBERRY LN	NICHOLS HILLS	OK	73116-5703	SHERWOOD MANOR ADD	57	11	SHERWOOD MANOR ADD 057 011	1201 MULBERRY LN NICHOLS HILLS



Monday, May 13, 2024 11:36:48 AM - Oklahoma County Assessor Online Mapping

Published in _____, 2024

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND ENACTING THE "NICHOLS CITY CODE 2024;" PROVIDING FOR SEVERABILITY; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR PUBLICATION BY SUMMARY IN ACCORDANCE WITH STATE LAW; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

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

Section 1. The "Nichols Hills City Code 2024" as submitted by CivicPlus (the "Code"), which contains all ordinances of a general and permanent nature enacted since the Nichols Hills City Code was enacted, has been published and is hereby adopted and enacted by reference as if set out in its entirety.

Section 2. 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 3. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4. SUMMARY OF CONTENTS OF CODE SUPPLEMENT. As required by Title 11, Oklahoma Statutes, Section 14-108(C) and Title 11, Oklahoma Statutes, Section 14-107(A), the contents of the Code are hereby summarized as follows: See the attached and incorporated Exhibit A, entitled *Summary of Contents of Nichols Hills City Code 2024*.

Section 5. 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 and ADOPTED by the Council of the City of Nichols Hills, Oklahoma, on the _____ day of _____, 2024.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the _____ day of _____, 2024.

ATTEST:

_____
Mayor

_____
City Clerk
[Seal]

Reviewed as to Form and Legality:

_____
City Attorney

Exhibit A
Summary of Content of Nichols Hills City Code 2024

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Memorandum

To: **Nichols Hills Planning Commission and City Council**
From: **Carla Sharpe – City Attorney**
Date: **April 22, 2024**
Re: **2024 Recodification – Nichols Hills City Code**

As you know, the City's staff and I have been working for almost two years on revisions to the City Code for recodification. CivicPlus (which acquired Municode), the publisher of our Code, republishes new Code books every twenty years. Once adopted, the new Code books will replace our existing 2012 Code books, and the new Code will be available online at the end of this process.

You will hear an Ordinance for the adoption and enactment of a new City Code in _____. The Table of Contents for the proposed new Code will be attached to that Ordinance. The new Code includes all ordinances adopted by the City Council through February 2024. It also includes numerous other changes suggested by City staff or me that you have not previously seen. This is to assist in your review of those additional changes.

Throughout, the proposed new Code includes following changes:

- *Headings.* More detail has been added to many Section headings to make it easier for the reader to identify the Section's subject matter.

- *Defined terms.* All defined terms are capitalized. Defined terms that are not used have been deleted.

- *State law.* Some existing Code provisions are based on State statute. Where State statutes have been repealed or amended, the Code has likewise been revised.

Below I have summarized noteworthy changes in the proposed new Code by Chapter.

Chapter 2 – *Administration*

Division 3, *Engineering and Construction,* which addresses construction work on public improvements and engineering services performed by the City has been moved to a new Division in Chapter 8, *Buildings and Building Regulations.* (See Chapter 8, Division 5 beginning on page 8:23.)

Chapter 3 – *City Fee Schedule*

The Fee Schedule has been reformatted to better match each fee to the specific Code section authorizing that fee. Some fees have been added or increased as requested by City staff.

Chapter 8 – *Buildings and Building Regulations*

- The Articles in Chapter 8 have been reorganized such that all provisions regarding the adopted International Codes (and the National Electric Code) have been combined into one Article titled *Adopted Construction Codes and Local Amendments*; all Code provisions regarding public improvements have been combined into one Division titled *Public Improvements;* all provisions regarding contractors have been combined in one Article titled *Contractors;* and all provisions regarding construction sites have been combined into one Division titled *Construction Sites.*

- The 2018 versions of the International Building Code, the International Mechanical Code, the International Plumbing Code, the International Existing Building Code, the International Fuel Gas Code, and the 2020 National Electric Code have been adopted. (Note that the 2018 International Residential Code was adopted by ordinance last year. The City will continue its adoption of the 2012 International Property Maintenance Code.) (See Chapter 8, Article III, page 8:6.)

- Some provisions that relate to building and construction that are now in Chapter 50, *Zoning,* have been moved to Chapter 8: Section titled *Prohibited and allowed exterior Building materials in Residential Districts* and Section titled *Demolition or moving of Dwellings; construction of replacement Dwellings.* (See Sec. 8-101 on page 8:16 and Sec. 8-265 on page 8:25.)

- Changes recommended by the Building Commission have been made regarding the City's adoption of the International Plumbing Code (in the Section titled *Plumbing Code amendments*) regarding sewage backflow and roof extensions. (See Sec. 8-62 on page 8:9.)

- Changes recommended by the Building Commission have been made to the Section titled *Residential high-wind construction requirements* regarding the use of hurricane clips or framing anchors on rafter-to-wall connections. (See Sec. 8-90 on page 8:14.)

- New Article VII, *Contractors,* clarifies the process for contractor registration with the City and simplifies the verbiage, making the process easier to understand. (See Chapter 8, Article VII beginning on page 8:32.)

Chapter 10 – *Business and Business Regulations*

Article II, *Peddlers and Solicitors*. New provisions have been added stating that the Chief of Police may revoke a Solicitation Permit if the solicitation or peddling is conducted "in a manner inimical to the protection of the public health, safety, and welfare or that constitutes harassing, intimidating, threatening or disruptive conduct" or otherwise in violation of the City Code or State law. Revocation is also allowed if the Solicitor refuses to leave a premises when asked to do so. (See Sec. 10-31(c) on page 10:6.)

Former Chapter 12 – *Cable Television*

This Chapter, which is the Cable Television Franchise, has been moved to Appendix A, *Franchises,* Article II, *Cable Television.* Chapter 12 is now noted as "Reserved."

Chapter 14 – *Courts, Fines, and Bonds*

Some fines have been added or increased, as requested by City staff.

Chapter 18 – *Emergency Management Services*

Article III, *Emergency Medical Services,* Division 2, *Regional Emergency Medical Services District.* Outdated ambulance response time standards have been corrected. (See Sec. 18-84 on page 18:4.)

Chapter 22 – *Fire Prevention and Protection*

- Article I, *In General.* The 2018 International Fire Code has been adopted (repealing the 2015 version).

- The National Fire Protection Association's Life Safety Code is no longer adopted. Chief Cox determined that all necessary provisions are now included in the International Fire Code.

(See Sec. 22-1 on page 22:3.)

Chapter 32 – *Offenses*

- Article V, *Offenses Involving Public Peace and Order.* Provisions regarding loitering have been removed. The previously existing Code provision was very broad, raising constitutional issues.

- Article VI, *Offenses Involving Public Safety,* Division 2, *COVID 19 Virus Control Regulations.* Expired COVID provisions have been removed.

Chapter 36 – *Solid Waste*

Article II, *Waste Management, Collection and Disposal.* A new Section has been revised to clarify that commercial dumpsters for garbage collection are allowed in the Multi-Family, Church, Office, and Retail Business Districts. (See Sec. 36-26(c) on page 36:4.)

Chapter 38 – *Streets, Sidewalks and other Public Places*

- Article IV, *Pavement or Curb Cuts,* Division 2, *Standards and Specifications for Pavement and Curb Cuts.* A new Section has been added to require that curb inlets be cast iron unless otherwise approved by the Code Official. (See Sec. 38-115 on page 38:9.)

- A new Article titled *Outdoor Special Events and Public Assemblies* has been added to provide a detailed process for "Outdoor Special Events" and "First Amendment Assemblies." Outdoor Special Events will require Special Event Permits and be subject to specific regulations and requirements. First Amendment Assemblies will require a First Amendment Assembly Permit (at no fee) and be subject to specific regulations. Chief Cox recommends approval. (See Chapter 38, Article V beginning on page 38:9.)

Chapter 40 – *Subdivisions*

The Subdivision Regulations are currently adopted by reference (and are not set out in the Code), with copies available from the City. The new Code has moved these regulations into the Code.

Chapter 44 – *Traffic and Vehicles*

A new Article titled *Parking for Physically Disabled Persons* has been added to protect parking spaces designed for physically disabled persons and requiring the use of placards provided for by State law. See Chapter 44, Article VIII starting on page 44:22.)

Chapter 50 – *Zoning*

Chapter 50, Article I – *In General*

- The definition of "Lot Width" has been expanded on, as recommended by the Building Commission.

- The definitions of "Conditional Use," "Conditional Use Permit," "Special Use Permit," and "Use Subject to Review" have been added, as are used in Article IV. (See discussion below.)

(See Sec. 50-3 starting on page 50:7.)

Chapter 50, Article II – *District Regulations*

In general, this Article has been reorganized, with seven new Divisions added, as shown below.

- Division 2, *Generally*

  Two Sections regarding setbacks have been moved to Division 5.

- Division 2, *Residential Zoning Districts*

  - Several provisions that are now repeated in every Section of this Division have been consolidated in one place in Division 5 or 6, as applicable.

  - The no-build envelope as to Accessory Buildings, Accessory Structures, and Accessory Uses have been removed, as recommended by the Building Commission.

- Division 3, *Church, Office and Retail Districts.* This Division has been retitled from "Commercial Districts" and references to "Commercial Districts" throughout the Code have likewise been corrected.

- Division 5, *Additional District Regulations.*

  - Some Sections have been moved into separate Divisions (shown below) and two sections have been moved to Chapter 8 (as noted above).

  - The Table of Development Regulations has been stricken as it is obsolete and not used.

  - The Section on aggregate lots and combined lots with frontage on two non-intersection streets has been moved here (and is no longer repeated as to each of the Residential Districts). (See Sec. 50-151 on page 50:44.)

- Division 6 – *Accessory Building, Structure, and Use Regulations*. These regulations were adopted in 2023. A few further changes have been made:

  - The Section that gave the Code Official authority to refer applications for Planning Commission and City Council has been removed.

  - The Section regarding home office use for hotel, bed and breakfast use has been revised to clarify the existing prohibition of the timeshare and temporary use of homes, such as pursuant to AirBNB rentals. (See Sec. 50-182 on page 50:47.)

  - The Section regarding Sports Courts has been amended to delete language that now requires all existing sports courts to come into compliance. (See Sec. 50-187 on page 50:51.)

- Division 7, *Communication Tower and Antenna Regulations*. Existing Code Section (which is now very long) has been moved to this separate Division of Article II, broken up into new Sections with specific headers, all with minor amendments. (See Chapter 50, Article II, Division 7 beginning on page 50:52.)

- Division 8, *Landscaping and Screening Regulations*. These regulations were adopted in 2023. A few minor corrections have been made. (See Chapter 50, Article II, Division 8 beginning on page 50:61.)

- Division 9, *Outdoor Lighting Regulations.* These regulations were adopted in 2023. (See Chapter 50, Article II, Division 9 beginning on page 50:69.)

- Division 10 – *Sign Regulations*. Existing Code Sections (which are very long) have been moved to this separate Division of Article II, broken up into new Sections with specific headers, all with minor amendments. (See Chapter 50, Article II, Division 10 beginning on page 50:76.)

- Division 11, *Electric Vehicle Charging Stations and Electric Vehicle Parking Space Requirements.* These regulations were adopted in 2022. (See Chapter 50, Article II, Division 11 beginning on page 50:82.)

- Division 12, *Solar Energy Systems.* These regulations were adopted in 2023. (See Chapter 50, Article II, Division 12 beginning on page 50:86.)

Chapter 50, Article IV, *Administration and Enforcement*

- Division 1, *Generally.* The section on Application Fees has been moved here. A new Section regarding references to the Code Official and the Code Official's Designee has been added to avoid having to repeat the "designee" language. (See Sec. 50-470 and Sec. 50-471 on page 50:89.)

- Division 2, *Permits and Certificates.*

    - New Sections have been added regarding "Special Use Permits" (required for "Uses Subject to Review") and "Conditional Use Permits" (required for "Conditional Uses") to codify the City's existing practices (with those terms defined in Article I). These types of uses are referred to in the current Code but without any specificity. The revised Code now makes it clear that when a particular use is a "Use Subject to Review," it requires a Special Use Permit (which requires hearing before both Planning Commission and City Council) and when a particular use is a Condition Use, it requires a Conditional Use Permit (which is in most cases, granted by the Code Official). Uses that are "Uses Subject to Review" and "Conditional Uses" are set out in Division 2 regarding the Residential Districts and in Division 3 regarding the Church, Office, and Retail

Districts by District. (See Chapter 50, Article IV, Division 2 beginning on page 50:89.)

- A new Section has been added to state the City's various permits related to specific types of work (and the requirements for those permits). The current Code primarily now addresses only "Building Permits" and uses that term in reference to all types of permits related to construction. The City now uses permits that are named for the specific type of work proposed (such as Concrete Permits, Fence Permits, and Outdoor Lighting Permits). See Sec. 50-499 beginning on page 50:90.)

- A new Section has been added to state the existing process for Mechanical Permits, Electrical Permits, Plumbing Permits, Concrete Permits, and Roofing Permits. This process is not stated in the current Code. (See Sec. 50-501 on page 50:93.)

- Division 5, *Amendment of Zoning Requirements, Restrictions, and District Classifications of Property; Notice and Public Hearing Procedures.* This title has been amended to be more descriptive. (See Chapter 50, Article IV, Division 5 beginning on page 50:96.)

- Division 7, *Violations, Penalties and Enforcement.* (Title has been amended.) This Division has been reorganized and enhanced by listing with specificity types of actions that violate the City's zoning regulations and by stating with specificity the types of remedies and enforcement powers available to the City. Much of this language was taken from the OKC Municipal Code. (See Chapter 50, Article IV, Division 7 beginning on page 50:98.)

Chapter 50, Article V, *Building Commission*

A provision has been added to address the requirements for renderings for façade alteration applications, as recommended by the Building Commission. (See Sec. 50-376(4) on page 50:104).