

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, April 1, 2025 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. February 4, 2025 Minutes

5. Public Hearings

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

- a. PUBLIC HEARING: An application for approval of the Planned Unit Development of 1203 Sherwood Lane (PUD-10) 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 #CJ-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

- b. PUBLIC HEARING: Discussion, consideration and possible approval of the preliminary plat for the Sanctuary, a tract of land containing 3.9039 acres, more or less, being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being all of Lots 23 through 27 Block 28 and Block F and a portion of the platted street The Strand in BUSINESS SECTION OF NICHOLS HILLS.
- c. PUBLIC HEARING: An Ordinance amending Section 50-26 of the Nichols Hills City Code and the Official Zoning District Map to rezone and redistrict the property located in Nichols Hills, Oklahoma at 1203 Sherwood Lane from the U-4 Church District to the R-1-60 Single-Family Residential District and adopting and approving the Planned Unit Development for the 1203 Sherwood Lane; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.
- d. PUBLIC HEARING: An application to rezone property generally located at 6501 Avondale Drive Lot One (1), Block Twenty-Eight (28) in Nichols Hills, Oklahoma (scriveners error in notice referenced 6502 Avondale Drive) from the C-1 Office Zoning District to the C-2 Retail Business Zoning District.
- e. PUBLIC HEARING: An Ordinance amending Section 50-26 of the Nichols Hills City Code and official zoning map to rezone and redistrict the property located in Nichols Hills, Oklahoma at 6501 Avondale Drive Lot One (1), Block Twenty-Eight (28), Nichols Hills, Oklahoma (scriveners error in notice referenced 6502 Avondale Drive) from the C-1 Office Zoning District to the C-2 Retail Business Zoning District; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

6. Items for Separate Vote

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

- a. Discussion, consideration, and possible action regarding an ordinance creating the Westminster Place 1800 Block Residential District and regulations applicable to the Westminster Place 1800 Block Residential District.

7. Adjournment



City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, February 4, 2025 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

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 Mike Biddinger	5:30
Commissioner Ron Byrne	5:30

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. January 7, 2025 Minutes

MOTION: Ron Byrne moved to approve the January 7, 2025 minutes as presented. Mike Biddinger seconded the motion.

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

5. Public Hearings

- a. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding Attached Garages in the R-1-75 and R-1-60 Single-Family Residential Zoning Districts; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

City Manager Shane Pate and 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 5a. Tim Cheek seconded the motion.

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

6. Adjournment

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

RESULT:	(UNANIMOUS)
MOVER:	Tim Cheek
SECONDER:	Ron Byrne
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, 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. PUD-10

Notice is hereby given that The Stand on Sherwood, LLC, an Oklahoma limited liability company, and owner of 1203 Sherwood Lane, Nichols Hills, Oklahoma has filed an application ("the Application") with the City of Nichols Hills, Oklahoma for approval of the *Planned Unit Development for 1203 Sherwood Lane*, for the following described property:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being all of Lots 23 through 27 Block 28 and Block F and a portion of the platted street The Strand in BUSINESS SECTION OF NICHOLS HILLS, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Lot 27, said point being the POINT OF BEGINNING;

THENCE South 11°19'22" West (South 20°59' West record), along and with the East line of said Lot 27 extended, a distance of 135.11 feet to the extended South line of said Block F;

THENCE North 90°00'00" West, along and with the South line of said Block F extended, a distance of 472.52 feet;

THENCE along and with the Westerly lines of said Block F the following four (4) calls:

1.on a curve to the right having a radius of 20.00 feet, a chord bearing of North 43°05'30" West, a chord length of 29.21 feet and an arc length of 32.75 feet;

2.North 03°49'00" East, a distance of 167.18 feet;

3.on a curve to the left having a radius of 1,159.00 feet, a chord bearing of North 00°30'47" East, a chord length of 133.58 feet and an arc length of 133.65 feet;

4.on a reverse curve to the right having a radius of 10.00 feet, a chord bearing of North 30°06'45" East, a chord length of 10.86 feet and an arc length of 11.49 feet;

THENCE North 63°00'54" East, departing said Westerly line, a distance of 31.43 feet to a point 21.5 feet West of the Westerly line of Lot 22 of said Block 28;

THENCE parallel with and 21.5 feet West of the Westerly line of said Lot 22 on a non-tangent curve to the left having a radius of 640.31 feet, a chord bearing of South 29°50'28" East, a chord length of 63.81 feet and an arc length of 63.84 feet to the extended Northwesterly line of said Lot 23;

THENCE North 57°12'38" East (North 66°56' East record), along and with the Northwesterly line of said Lot 23 extended, a distance of 301.56 feet to the Northernmost Corner of said Lot 23;

THENCE South 30°21'43" East (South 30°19' East record), along and with the Northeasterly line of said Lots 23 through 27, a distance of 371.85 feet to the POINT OF BEGINNING.

Such property has a street address of **1203 Sherwood Lane**, Nichols Hills, Oklahoma and is comprised of 3.9039 acres.

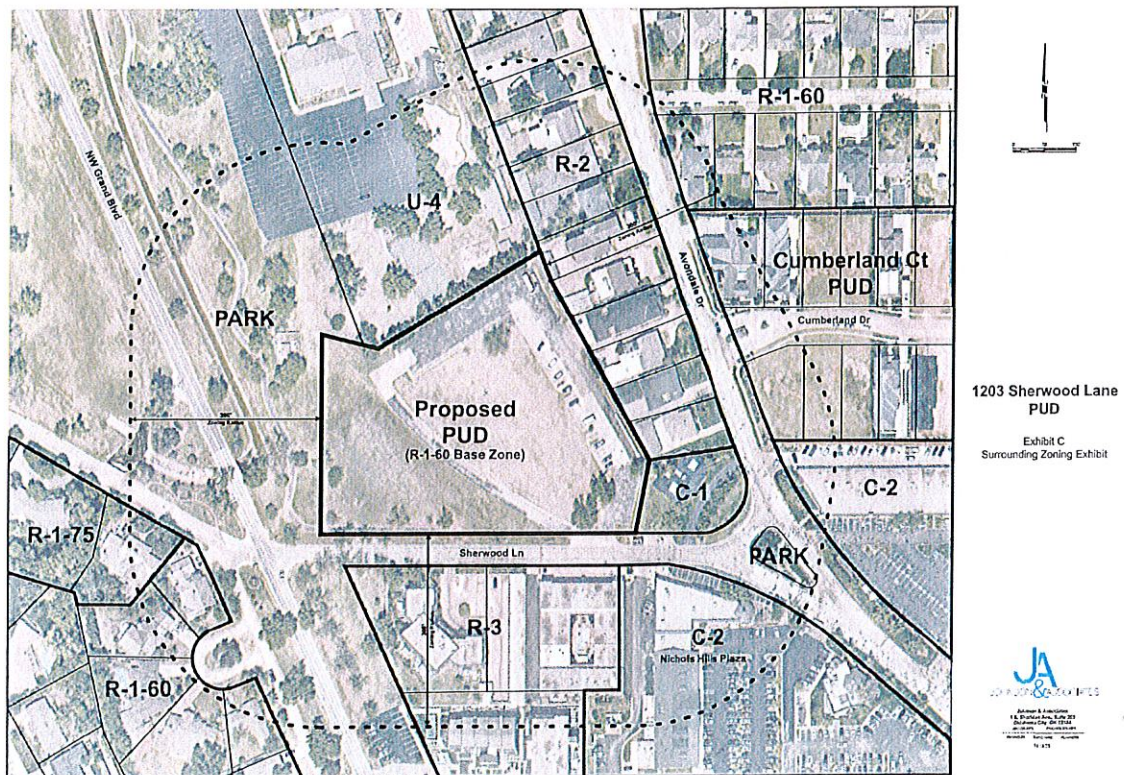
The application proposes to rezone and redistrict 1203 Sherwood Lane from the U-4 Church District to the R-1-60 Single-Family Residential District and permit development of it pursuant to the proposed *Planned Unit Development for 1203 Sherwood Lane*.

The Application and an Ordinance amending Section 50-26 of the Nichols Hills City Code and the official Zoning District Map to rezone and redistrict as requested by the Application will be considered at public hearings to be held by both the Nichols Hills Planning Commission and the Nichols Hills City Council. These public hearings will be held by the Nichols Hills Planning Commission on **Tuesday, April 1, 2025 at 5:30 p.m.**, and by the Nichols Hills City Council on **Tuesday, April 8, 2025 at 5:30 p.m.** These public hearings will be held in the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

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

Any person may address the Nichols Hills Planning Commission and Nichols Hills City Council at these public hearings regarding the Ordinance. Written support for or protest against the proposed Ordinance may be mailed to the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116, or hand delivered to the office of 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 7th day of March, 2025.

Amanda Copeland
Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma

February 4, 2025

City of Nichols Hills
Planning & Zoning
6407 Avondale Drive
Nichols Hills, OK 73116

Attention: Mr. Shane Pate

RE: 1203 Sherwood Lane: PUD Rezoning Submittal

Dear Mr. Pate:

On behalf of the property owner, The Strand on Sherwood, LLC, we are submitting a request for a PUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 1203 Sherwood Lane in Nichols Hills. The site is currently zoned as U-4, Church and is vacant with existing parking and a drive. The proposed PUD, totaling +/-3.9039 acres, will consist of fourteen single-family residential lots. The proposed PUD is appropriate and consistent with the surrounding development.

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

- PUD Application
- Letter of Authorization
- Deed
- Legal Description
- 300-foot Radius Ownership Report
- Master Design Statement
- Conceptual Site Plan
- Supporting Exhibits
- Filing Fee of \$3,500.00

Please review the following information for its completeness and place this application on the Planning Commission docket of **March 4, 2025**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, J&A
[5650 002 / PUD]



CITY OF NICHOLS HILLS, OKLAHOMA

Application for the Rezoning of Property

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

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Applicant is encouraged to consult Sec. 50-586 of the Nichols Hills City Code ("the Code") when completing this Application. For Planned Unit Development (PUD) applications, applicant is encouraged to consult Sec. 50-112 of the Code.

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

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: Johnson & Associates on behalf of The Strand on Sherwood, LLC

Mailing address: 1 E Sheridan Ave., Suite 200, Oklahoma City, OK 73104

Telephone number(s): (405) 235-8075

Email address(es): mzitzow@jaokc.com

Address or general location of property proposed for rezoning [if metes and bounds, please attach]:
1203 Sherwood Lane

Current zoning classification of the property: U-4, Church

Requested zoning classification for the property: PUD (R-1-60, Single-Family Residential)

Present use of the property: Vacant, parking lot

Reason rezoning is requested: To permit the proposed fourteen-lot single family residential development

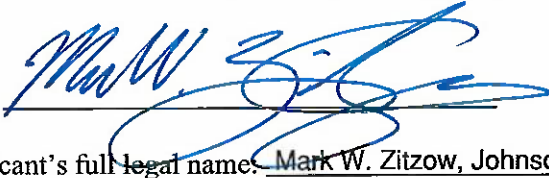
The following must be attached to this Application:

- 1. Proof of authority.** Proof of applicant's authority to make this Application by attaching a copy of the applicable deed evidencing applicant's ownership or an affidavit regarding ownership (a form for which is attached to this Application).
- 2. Ownership list.** Report certified by a bonded abstractor stating the names and mailing addresses for the owner(s) of record whose property is within a 300-foot radius of the exterior boundary of the subject property.
- 3. Site map.** Detailed site map (and an electronic copy of such map) drawn to scale showing the dimensions of the subject property; any existing and proposed buildings (including dimensions, distances from property lines, and proposed uses); any existing and proposed parking spaces (including location, layout, and dimensions); means of ingress and egress in relation to adjacent streets (including street names and right-of-way widths); location and size of all existing utility easements; and any other relevant information.
- 4. PUDs.** For PUD applications, a PUD design statement and master development plan map in compliance with Sec. 50-112 of the Code.

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of the Code and those set out in this Application and after the fee of \$750 as required by the Code has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

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

Submitted and agreed to this 4 day of February, 2025.

Signature: 

Print applicant's full legal name: Mark W. Zitzow, Johnson & Associates

Print signatory party's title if applicant is a legal entity: Principal, Urban Planner

STRAND ON SHERWOOD, LLC
6501 Avondale Dr., Unit A
Nichols Hills, OK, 73116
PH: (405) 842-3324

January 6, 2025

City of Nichols Hills
Planning & Zoning
1009 NW 75th Street
Nichols Hills, OK 73116

Attn: Mr. Randy Lawrence

RE: Property at 1203 Sherwood Lane, Nichols Hills, OK: Letter of Authorization for Submittal to the City

Dear Mr. Lawrence:

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

Respectfully Submitted,


Signature


Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:5650 002/PUD

Form of affidavit regarding ownership

Affidavit

STATE OF Oklahoma
COUNTY OF Oklahoma

The Strand on Sherwood, LLC, being first duly sworn, stated:

1. The entity name is **The Strand on Sherwood, LLC**. My address is **6501 Avondale Dr., Unit A, Nichols Hills, OK 73116**. I am over the age of 18. I am a resident of the State of **Oklahoma**. I have personal knowledge of the matters stated in this Affidavit.
2. I am the current and legal owner of the property in the City of Nichols Hills with the address of **1203 Sherwood Lane** and more particularly described as:

See Attached Legal Description

3. I am the applicant for the rezoning of such property pursuant to the Nichols Hills City Code.
4. This address and legal description accurately describe the property for which rezoning is requested.

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

Executed this 4th day of Feb, 2025.

Nolan Coyle
NAME Nolan Coyle
TITLE managing member
The Strand on Sherwood, LLC

Notary Acknowledgment

Subscribed and sworn to before me this 4th day of February, 2025.

Rebecca A. Wyman
Notary Public

My Commission Expires: 7.15.26
Comm. No. 10005656





When Recorded Mail to:

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 2411-0020-68

Presented for Filing By:
American Eagle Title Group, LLC
File No: 2411-0020-68
Proposed Insurer: Old Republic Title

SPECIAL WARRANTY DEED

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., an Oklahoma limited liability company ("**Grantor**"), whose mailing address is 6100 N. Western Ave., Oklahoma City, OK 73118, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by THE STRAND ON SHERWOOD, LLC, an Oklahoma limited liability company ("**Grantee**"), whose mailing address is 6501 Avondale Dr. #A, Nichols Hills, OK 73116, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, unto Grantee that certain real property located in Oklahoma County, Oklahoma, and being more particularly described in Exhibit A attached hereto and by this reference made a part hereof for all purposes (the "**Land**"), together with all improvements thereon (the "**Improvements**") and all appurtenances belonging thereto (the "**Appurtenances**"). The Land, the Improvements, and the Appurtenances may sometimes hereinafter be referred to collectively as the "**Property**". It is expressly acknowledged by Grantee that the conveyance provided for herein by Grantor shall not include any of Grantor's right, title or interest in and to all oil, gas, sulphur and other minerals located in, on or under the Land and that may be produced therefrom, together with any rights under any leases of such rights, all royalties, rentals, bonuses, and other payments and consideration from any and all such leases now or hereafter existing and any and all other rights, title and interest appurtenant to such rights (such excluded rights hereinafter the "**Mineral Rights**"); provided, however, that as a part of such reservation by Grantor, the use of the surface of the Land in connection with the exercise of the reserved Mineral Rights shall be restricted such that Grantor, on behalf of itself and its successors and assigns, waives all rights to the surface of the Land and to the right to conduct operations of whatsoever nature with respect to the exploration, mining, production, processing or gathering of oil, gas, sulphur or other minerals from the Land but that nothing shall restrict or prohibit the pooling or unitization of the portion of the Mineral Rights with land other than the Land, or the exploration or production of the oil, gas, sulphur and other minerals by means of wells that are drilled or mines that open on land other than the Land but enter or bottom under the Land, or by any other method that does not require ingress and egress over the surface of the Land (the "**Surface Waiver**").

This Special Warranty Deed is made and accepted expressly subject to all matters of record including without limitation those encumbrances and exceptions (hereinafter collectively the "**Permitted Exceptions**") set forth in Exhibit B attached hereto and by this reference made a part hereof for all purposes, to the extent and only to the extent valid and enforceable against the Property, and the reservation of the Mineral Rights (as limited by the Surface Waiver).

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions and the reservation of Mineral Rights (as limited by the Surface Waiver), unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Grantee hereby expressly acknowledges that Grantee is taking the Property "AS IS, WHERE IS" and with all faults in accordance with the terms and conditions of that certain Purchase and Sale Agreement by and between Grantor and Grantee, as successor by assignment, dated November 18, 2024, the terms and conditions of which are incorporated herein by this reference as if set forth fully herein.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2024 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee.

The Affidavit provided by Grantee in connection with 60 O.S. § 121 is attached as Exhibit C.

(Signature Page to Follow)

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 17 day of December, 2024.

GRANTOR:

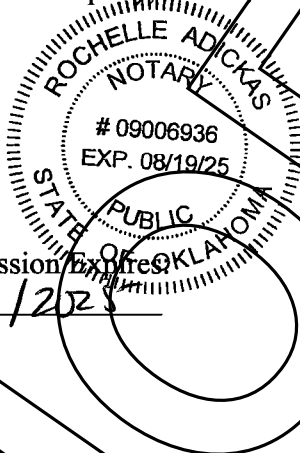
CHESAPEAKE LAND DEVELOPMENT
COMPANY, L.L.C.,
an Oklahoma limited liability company

By: [Signature]
Name: Domenic Dell'Osso, Jr.
Title: President and Chief Executive Officer

ACKNOWLEDGMENT

STATE OF Oklahoma)
COUNTY OF Oklahoma)

The foregoing instrument was acknowledged before me this 17 day of December, 2024, by Domenic Dell'Osso, Jr., President and Chief Executive Officer of Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company.



[Signature]
NOTARY PUBLIC, STATE OF Oklahoma
Commission No. 09006936

My Commission Expires 8/19/2025
(SEAL)

Exhibit "A"

Legal Description of 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 #CJ-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

UNOFFICIAL

Exhibit "B"**Permitted Exceptions**

1. Fees, taxes, and assessments made by any taxing authority for the year 2024, which are not yet ascertainable, due or payable, and all subsequent years.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Restrictive Covenants set forth in the Business Section of Nichols Hills Plat recorded in Book 23 of Plats, Page 72.
5. Easement for public utilities over the northeasterly eight feet of lots 23 through 27 and the easterly 8 feet of lot 27 as shown on the plat recorded in Book 23 of Plats, Page 72.
6. Grand Boulevard right-of-way over southwesterly corner of Block F as shown on the plat recorded in Book 23 of Plats, Page 72.
7. Notes shown on the plat recorded in Book 23 of Plats, Page 72.
8. Quit Claim Deed to the City of Oklahoma City, a municipal corporation for the right of way of Grand Boulevard recorded in Book 107, Page 283.
9. Easements for public utilities in favor of the City of Nichols Hills, Oklahoma and the right of CoxCom, Inc. to seek reimbursement for relocation of any existing facilities as set out in Decree of Vacation in the District Court of Oklahoma County Case No. CJ-2004-2234, filed April 30, 2004, and recorded in Book 9295, page 1037.
10. Easement Agreement in favor of the City of Nichols Hills, Oklahoma recorded in Book 15358, Page 718.
11. Easement Agreement in favor of the City of Nichols Hills, Oklahoma recorded in Book 15358, Page 730.
12. All matters that would be disclosed by an accurate and complete survey of the Property prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
13. Adverse claims in and to the Property by the owners of various tracts of real property contiguous to and/or near the Property, including without limitation (a) the residential

properties directly to the east of the Property, resulting from the removal of the fence between the Property and the adjacent residential properties and the apparent use of the Property by the owners or occupants of such adjacent residential properties for parking and access, and (b) the commercial properties directly to the southeast of the Property, resulting from the apparent use of the parking lot located on the Property by the owners or occupants of such commercial property.

UNOFFICIAL

Exhibit "C"

Affidavit

[Attached.]

UNOFFICIAL

OAG 2024-2 – 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 Nolan Coyle

(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/an Manager (role, such as titled officer or trustee) of The Strand on Sherwood 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 or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they 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 or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) 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 60 O.S. § 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.

AFFIANT, individually and as authorized agent of the Entity

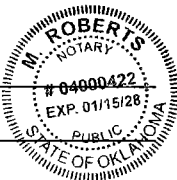
December 17, 2024

Date

The foregoing instrument was subscribed and sworn to before me this 17th day of December2024, by Nolan Coyle

My Commission Expires: _____

My Commission Number: _____



NOTARY PUBLIC

LEGAL DESCRIPTION

Sherwood Estates

January 9, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being all of Lots 23 through 27 Block 28 and Block F and a portion of the platted street The Strand in BUSINESS SECTION OF NICHOLS HILLS, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Lot 27, said point being the POINT OF BEGINNING;

THENCE South $11^{\circ}19'22''$ West (South $20^{\circ}59'$ West record), along and with the East line of said Lot 27 extended, a distance of 135.11 feet to the extended South line of said Block F;

THENCE North $90^{\circ}00'00''$ West, along and with the South line of said Block F extended, a distance of 472.52 feet;

THENCE along and with the Westerly lines of said Block F the following four (4) calls:

1. on a curve to the right having a radius of 20.00 feet, a chord bearing of North $43^{\circ}05'30''$ West, a chord length of 29.21 feet and an arc length of 32.75 feet;
2. North $03^{\circ}49'00''$ East, a distance of 167.18 feet;
3. on a curve to the left having a radius of 1,159.00 feet, a chord bearing of North $00^{\circ}30'47''$ East, a chord length of 133.58 feet and an arc length of 133.65 feet;
4. on a reverse curve to the right having a radius of 10.00 feet, a chord bearing of North $30^{\circ}06'45''$ East, a chord length of 10.86 feet and an arc length of 11.49 feet;

THENCE North $63^{\circ}00'54''$ East, departing said Westerly line, a distance of 31.43 feet to a point 21.5 feet West of the Westerly line of Lot 22 of said Block 28;

THENCE parallel with and 21.5 feet West of the Westerly line of said Lot 22 on a non-tangent curve to the left having a radius of 640.31 feet, a chord bearing of South $29^{\circ}50'28''$ East, a chord length of 63.81 feet and an arc length of 63.84 feet to the extended Northwesterly line of said Lot 23;

THENCE North $57^{\circ}12'38''$ East (North $66^{\circ}56'$ East record), along and with the Northwesterly line of said Lot 23 extended, a distance of 301.56 feet to the Northernmost Corner of said Lot 23;

THENCE South 30°21'43" East (South 30°19' East record), along and with the Northeasterly line of said Lots 23 through 27, a distance of 371.85 feet to the POINT OF BEGINNING.

Containing 170,052 square feet or 3.9039 acres, more or less.

Basis of Bearing: The South line of Block F BUSINESS SECTION OF NICHOLS HILLS having a bearing of North 90°00'00" West.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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

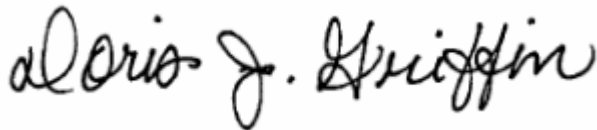
Lots Twenty-three (23) through Twenty-seven (27), in Block Twenty-eight (28), and Block F in BUSINESS SECTION OF NICHOLS HILLS, and vacated street abutting property adjudicated in Court Case #CJ-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (10), both inclusive.

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

Dated: February 21, 2025 at 7:30 AM

First American Title Insurance Company



By:
Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority # 0049
File No. 2911080-OK99

**OWNERSHIP REPORT
ORDER 2911080-OK99**

**EFFECTIVE DATE: FEBRUARY 21, 2025 AT 7:30 A.M.
DATE PREPARED: MARCH 5, 2025**

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2618	R169573750	STRAND ON SHERWOOD LLC		6501 AVONDALE DR, Unit A	NICHOLS HILLS	OK	73116- 6406	NICHOLS HILLS ADD	0	0	NICHOLS HILLS ADD LOTS 23 THRU 27 IN BLK 28 & BLK F PLUS VACATED STREET (CALLED THE STRAND) LYING BETWEEN SD LTS & BLK F (SUBJECT PROPERTY)	1203 SHERWOOD LN NICHOLS HILLS
2618	R169461000	SALLIS JIMMY F	SALLIS RUTH A	640 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 2A	6407 N GRANDMARK DR NICHOLS HILLS
2618	R169461010	KLB REV FAMILY TRUST		6409 N GRANDMARK DR 2B	OKLAHOMA CITY	OK	73118	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 2B	6409 N GRANDMARK DR NICHOLS HILLS
2618	R169461020	SPAULDING STEVEN R & TAMARA G		6411 GRANDMARK	NICHOLS HILLS	OK	73154	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 2C	6411 N GRANDMARK DR
2618	R169461030	GRANDMARK RENAISSANCE LLC		5623 N WESTERN AVE STE B	OKLAHOMA CITY	OK	73118- 4004	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 3A	6451 GRANDMARK DR, Unit 3A NICHOLS HILLS
2618	R169461040	BARR ROBERT L IV		6449 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 3B	6449 GRANDMARK DR NICHOLS HILLS
2618	R169461050	HIERSCHE GEORGE R JR & LINDA L FAMILY REV TRUST		6447 GRANDMARK DR	NICHOLS HILLS	OK	73116- 6535	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 3C	6447 N GRANDMARK DR NICHOLS HILLS
2618	R169461060	BOOKER LINDA LU TRS	BOOKER RAY & LINDA JOINT TRUST	15023 S KOA ST	TULSA	OK	74037	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 3D	6445 N GRANDMARK DR NICHOLS HILLS
2618	R169461070	KELLY CHARLES BRADFORD REV TRUST		6443 GRANDMARK DR, Unit 3E	NICHOLS HILLS	OK	73116- 6535	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 3E	6443 N GRANDMARK DR NICHOLS HILLS
2618	R169461080	DEFRAIN ERIC	DEFRAIN JOANN	6435 GRANDMARK DR	NICHOLS HILLS	OK	73116- 6535	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4A	6435 N GRANDMARK DR NICHOLS HILLS

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2618	R169461090	WINTERS MICHAEL DAVID TRS	WINTERS MICHAEL DAVID REV LIV TRUST	6427 GRANDMARK DR	NICHOLS HILLS	OK	73116- 6534	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4B	6427 GRANDMARK DR NICHOLS HILLS
2618	R169461100	BROWN KENNETH R TRS	BROWN KENNETH R 1995 REV TRUST	6421 N GRANDMARK DR UNIT 4C	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4C	6421 N GRANDMARK DR NICHOLS HILLS
2618	R169461110	SWEENEY REV TRUST		2551 MCGEE DR	NORMAN	OK	73072	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4D	6413 N GRANDMARK DR NICHOLS HILLS
2618	R169461120	CSD 6437 LLC		5623 N WESTERN AVE, Unit B	OKLAHOMA CITY	OK	73118	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4E	6437 N GRANDMARK DR NICHOLS HILLS
2618	R169461130	POURCHOT ROBERT LYNN & GEORGIA BELL		6429 GRANDMARK DR, Unit 4F	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4F	6429 GRANDMARK DR NICHOLS HILLS
2618	R169461140	LOWE FAMILY TRUST		2726 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116- 4015	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4G	6423 N GRANDMARK DR NICHOLS HILLS
2618	R169461150	AUSTIN OPAL JANE TRUST		PO BOX 18666	OKLAHOMA CITY	OK	73154	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4H	6415 N GRANDMARK DR NICHOLS HILLS
2618	R169461160	SUKMAN R RANDAL & TERA A CO TRS	SUKMAN R RANDALL & TERA REV TRUST	6439 GRANDMARK DR	NICHOLS HILLS	OK	73116- 6535	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4I	6439 N GRANDMARK DR NICHOLS HILLS
2618	R169461170	HARTGROVE RICHARD C TRS	HARTGROVE RICHARD LIV TRUST	4907 BULL MOUNTAIN CV	AUSTIN	TX	78746- 2402	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4J	6431 N GRANDMARK DR NICHOLS HILLS
2618	R169461180	LEWIS PATRANELL B 2001 REV TRUST		6425 N GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK BLK 000 LOT 000 UNIT 4KL	6425 N GRANDMARK DR NICHOLS HILLS

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2618	R169461200	KUYKENDALL KAY TRS	KUYKENDALL KATHLEEN 2001 TRUST	6453 GRANDMARK DR UNIT P1	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT P1	6453 N GRANDMARK DR NICHOLS HILLS
2618	R169461210	SANCHEZ EDUARDO TRUST	SANCHEZ JODY BRONSON TRUST	6433 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT P2	6433 N GRANDMARK DR NICHOLS HILLS
2618	R169461220	BURGER MARTHA ANN TRS	ROWLETT DONALD R TRS	6419 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT P3	6419 N GRANDMARK DR NICHOLS HILLS
2618	R169570220	OKC NHP LLC		180 E BROAD ST FL 21	COLUMBUS	OH	43215-3714	NICHOLS HILLS ADD	0	0	NICHOLS HILLS ADD 000 000 PT OF BLKS 3 & 4 BEG AT NW/C LOT 12 BLK 4 TH E655.10FT S184.48FT W12FT S61FT W166FT S16.36FT SWLY185.75FT NWLY270.87FT NWLY ALONG A CURVE 273.52FT TO BEG	6482 AVONDALE DR NICHOLS HILLS
2618	R169570460	CHASE ROBIN MARIE SUCC TRS	CHASE ROSEMARIE LIV TRUST	3901 NW 61ST ST	OKLAHOMA CITY	OK	73112	NICHOLS HILLS ADD	5	12	NICHOLS HILLS ADD 005 012	1122 FENWICK PL NICHOLS HILLS
2618	R169570465	REIS JAMES MARTIN FAMILY REV TRUST		6516 AVONDALE DR	NICHOLS HILLS	OK	73116-6414	NICHOLS HILLS ADD	5	13	NICHOLS HILLS ADD 005 013	6516 AVONDALE DR NICHOLS HILLS
2618	R169573662	COYLE RICHARD N TRS	COYLE RICHARD N 1996 REV TRUST	6501 AVONDALE DR	NICHOLS HILLS	OK	73116-6406	NICHOLS HILLS ADD	28	1	NICHOLS HILLS ADD 028 001	6501 AVONDALE DR NICHOLS HILLS
2618	R169573665	ELCO INVESTMENTS LLC		7220 N COUNTRY CLUB DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	28	2	NICHOLS HILLS ADD 028 002	6503 AVONDALE DR NICHOLS HILLS
2618	R169573670	JEANES TERRY	JEANES RHONDA KAY	6505 AVONDALE DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	28	3	NICHOLS HILLS ADD 028 003	6505 AVONDALE DR NICHOLS HILLS
2618	R169573672	333 CHOCTAW IV LLC		PO BOX 18404	OKLAHOMA CITY	OK	73154	NICHOLS HILLS ADD	28	4	NICHOLS HILLS ADD 028 004	6507 AVONDALE DR NICHOLS HILLS
2618	R169573675	WAYNE IVAN		6511 AVONDALE DR	NICHOLS HILLS	OK	73116-6405	NICHOLS HILLS ADD	28	6	NICHOLS HILLS ADD 028 006	6511 AVONDALE DR NICHOLS HILLS
2618	R169573680	WAYNE IVAN		6513 AVONDALE DR	NICHOLS HILLS	OK	73116-6405	NICHOLS HILLS ADD	28	7	NICHOLS HILLS ADD 028 007	6513 AVONDALE DR NICHOLS HILLS

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2618	R169573682	JENNINGS DUPLEX LLC		6515 AVONDALE DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	28	8	NICHOLS HILLS ADD 028 008	6515 AVONDALE DR NICHOLS HILLS
2618	R169573685	ESPERANZA REAL ESTATE INVESTMENTS LLC		12601 DUTCH FOREST LN	EDMOND	OK	73013- 7583	NICHOLS HILLS ADD	28	9	NICHOLS HILLS ADD 028 009	6517 AVONDALE DR NICHOLS HILLS
2618	R169573688	ESPERANZA REAL ESTATE INVESTMENTS LLC		12601 DUTCH FOREST LN	EDMOND	OK	73013- 7583	NICHOLS HILLS ADD	28	10	NICHOLS HILLS ADD 028 010	6519 AVONDALE DR NICHOLS HILLS
2618	R169573690	ESPERANZA REAL ESTATE INVESTMENTS LLC		12601 DUTCH FOREST LN	EDMOND	OK	73013	NICHOLS HILLS ADD	28	0	NICHOLS HILLS ADD 028 000 ALL LOT 11 & SE1FT LOT 12	6521 AVONDALE DR NICHOLS HILLS
2618	R169573700	ESPERANZA REAL ESTATE INVESTMENTS LLC		12601 DUTCH FOREST LN	EDMOND	OK	73013	NICHOLS HILLS ADD	28	12	NICHOLS HILLS ADD 028 012 EX SE1FT	6523 AVONDALE DR NICHOLS HILLS
2618	R169573720	NICHOLS HILLS UNITED	METHODIST CHURCH	1212 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	28	0	NICHOLS HILLS ADD 028 000 LOTS 16 THRU 22 PLUS ELY/2 OF VACATED GRAND BLVD ADJ LOTS ON W APROX 5.15 ACRES	1212 BEDFORD AVE NICHOLS HILLS
2618	R169573760	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK	73116- 6431	NICHOLS HILLS ADD	00G	0	NICHOLS HILLS ADD 00G 000 EXEMPT	0 UNKNOWN NICHOLS HILLS
2618	R169797050	OKC NHP LLC		180 E BROAD ST FL 21	COLUMBUS	OH	43215- 3714	UNPLTD PT SEC 05 12N 3W	0	0	UNPLTD PT SEC 05 12N 3W 000 000 PT SE4 SEC 5 12N 3W BEG 649.57FT W & 48FT N OF SE/C SE4 TH W10FT N15FT E10FT N108.60FT W162FT NLY41.75FT W167.56FT N61.26FT W120.36FT SW34.48FT W29.11FT NW34.26FT E184.59FT N215FT E73.26FT N197.50FT SELY ON A CURVE 326.21FT SELY364.63FT S194.61FT W25FT S123.60FT W25.24FT N51.41FT NW99.49FT NW ALONG A CURVE 7.51FT W147.55FT SW ON A CURVE 2.36FT SW10.66FT SW ALONG A CURVE 2.26FT S111.52FT W37.20FT TO BEG CONT 6.20ACRS MORE OR LESS	1121 NW 63RD ST NICHOLS HILLS

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2618	R169801085	BROWNE KAREN A TRS	BROWNE KAREN A TRUST	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
2618	R169801345	WELCHER GAYLE GORDON REV LIV TRUST		6420 NW GRAND BLVD	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	56	27	SHERWOOD MANOR ADD 056 027	6420 NW GRAND BLVD NICHOLS HILLS
2618	R169801355	PERRI MICHAEL R & CATHY A		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
2618	R169801365	MELTZNER STEVEN D & CHRISTINA ANN		6428 NW GRAND BLVD	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	56	29	SHERWOOD MANOR ADD 056 029	6428 NW GRAND BLVD NICHOLS HILLS
2618	R169801375	COOK TONI & DAVID T TRS	COOK TONI REV TRUST	6432 NW GRAND BLVD	OKLAHOMA CITY	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
2618	R169801385	HORTON ELLEN D SPECIAL TRS	HOLT KIRK AB TRUST	6436 NW GRAND BLVD	NICHOLS HILLS	OK	73116- 6525	SHERWOOD MANOR ADD	56	31	SHERWOOD MANOR ADD 056 031	6436 NW GRAND BLVD NICHOLS HILLS
2618	R169811010	DAWN NICHOLS LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 101	1110 SHERWOOD LN, Unit 101 NICHOLS HILLS
2618	R169811020	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS UNIT 102	1110 SHERWOOD LN, Unit 102 NICHOLS HILLS
2618	R169811025	DAKOTA LAND LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS UNIT 103	1110 SHERWOOD LN, Unit 103 NICHOLS HILLS

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2618	R169811040	UNITY PROPERTIES LLC		PO BOX 32501	OKLAHOMA CITY	OK	73123	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 104	1110 SHERWOOD LN, Unit 104 NICHOLS HILLS
2618	R169811050	TWO HANUMAN LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 105	1110 SHERWOOD LN, Unit 105 NICHOLS HILLS
2618	R169811060	SORRELS CAROL ANN		1110 SHERWOOD LN, Unit 106	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 106	1110 SHERWOOD LN, Unit 106 NICHOLS HILLS
2618	R169811070	FRIEDEMANN THOMAS W & CYNTHIA F 2010 REV TRUST		3700 EAGLES LNDG	JONES	OK	73049	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 107	1110 SHERWOOD LN, Unit 107 NICHOLS HILLS
2618	R169811080	SPARK BRIXTON LLC		1110 SHERWOOD LN	OKLAHOMA CITY	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 108	1110 SHERWOOD LN, Unit 108 NICHOLS HILLS
2618	R169812010	DAWN NICHOLS LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 201	1110 SHERWOOD LN, Unit 201 NICHOLS HILLS
2618	R169812020	UNITY PROPERTIES LLC		PO BOX 32501	OKLAHOMA CITY	OK	73123	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 202	1110 SHERWOOD LN, Unit 202 NICHOLS HILLS
2618	R169812030	DAWN NICHOLS LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 203	1110 SHERWOOD LN, Unit 203 NICHOLS HILLS
2618	R169812040	THE NICHOLS 204 LLC		PO BOX 5256	OAK BROOK	IL	60522	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 204	1110 SHERWOOD LN, Unit 204 NICHOLS HILLS
2618	R169812050	DAWN CAPITAL LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 205	1110 SHERWOOD LN, Unit 205 NICHOLS HILLS

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2618	R169812060	SPARK KICKAPOO LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 206	1110 SHERWOOD LN, Unit 206 NICHOLS HILLS
2618	R169812070	JAY HUDI PROPERTIES LLC		1110 SHERWOOD LN, Unit 207	NICHOLS HILLS	OK	73116-6517	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 207	1110 SHERWOOD LN, Unit 207 NICHOLS HILLS
2618	R169812080	AWAN IMRAN ASHRAF	AHMED MOHAMMED NAVEED	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 208	1110 SHERWOOD LN, Unit 208 NICHOLS HILLS
2618	R169812090	ST INCOME PROPERTIES LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 209	1110 SHERWOOD LN, Unit 209 NICHOLS HILLS
2618	R169812100	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 210	1110 SHERWOOD LN, Unit 210 NICHOLS HILLS
2618	R169812110	FLIPPING STUDS LLC		5921 SW 8TH ST	OKLAHOMA CITY	OK	73128	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 211	1110 SHERWOOD LN, Unit 211 NICHOLS HILLS
2618	R169812120	929 PROPERTIES LLC		1110 SHERWOOD LN, Unit 212	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 212	1110 SHERWOOD LN, Unit 212 NICHOLS HILLS
2618	R169812130	DAWN NICHOLS LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 213	1110 SHERWOOD LN, Unit 213 NICHOLS HILLS
2618	R169812140	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 214	1110 SHERWOOD LN, Unit 214 NICHOLS HILLS
2618	R169812150	CMBG LLC		PO BOX 32332	EDMOND	OK	73003	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 215	1110 SHERWOOD LN, Unit 215 NICHOLS HILLS

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2618	R169812160	FLIPPING STUDS LLC		5921 SW 8TH ST	OKLAHOMA CITY	OK	73128	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 216	1110 SHERWOOD LN, Unit 216 NICHOLS HILLS
2618	R169812170	KHAN NADEEM		2456 SW 127TH ST	OKLAHOMA CITY	OK	73170-3442	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 217	1110 SHERWOOD LN, Unit 217 NICHOLS HILLS
2618	R169812180	929 PROPERTIES LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 218	1110 SHERWOOD LN, Unit 218 NICHOLS HILLS
2618	R169812190	AMBASSADOR FINANCIAL LLC		1110 SHERWOOD LN, Unit 221	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 219	1110 SHERWOOD LN, Unit 219 NICHOLS HILLS
2618	R169812200	ASHRAF FAMILY PROPERTIES LLC		1110 SHERWOOD LN	OKLAHOMA CITY	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 220	1110 SHERWOOD LN, Unit 220 NICHOLS HILLS
2618	R169812210	NLDL LLC		1110 SHERWOOD LN, Unit 221	NICHOLS HILLS	OK	73116-6517	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 221	1110 SHERWOOD LN, Unit 221 NICHOLS HILLS
2618	R169812220	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 222	1110 SHERWOOD LN, Unit 222 NICHOLS HILLS
2618	R169812230	CMBG LLC		PO BOX 32332	EDMOND	OK	73003	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 223	1110 SHERWOOD LN, Unit 223 NICHOLS HILLS
2618	R169812240	A & C ASSETS LLC		2851 FARM DR	EL RENO	OK	73036	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 224	1110 SHERWOOD LN, Unit 224 NICHOLS HILLS
2618	R169831000	HEFNER VIRGINIA LYNN		1114 SHERWOOD LN A1	NICHOLS HILLS	OK	73116	NICHOLS HILLS MANOR	1	00A	NICHOLS HILLS MANOR 001 00A	1114 SHERWOOD LN, Unit A1 NICHOLS HILLS

**OWNERSHIP REPORT
ORDER 2911080-OK99**

**EFFECTIVE DATE: FEBRUARY 21, 2025 AT 7:30 A.M.
DATE PREPARED: MARCH 5, 2025**

2618	R169831010	JAKERSHAKER LLC		2716 PEMBROKE TER	OKLAHOMA CITY	OK	73116	NICHOLS HILLS MANOR	2	00A	NICHOLS HILLS MANOR 002 00A	1114 SHERWOOD LN, Unit A2 NICHOLS HILLS
2618	R169831020	ELIZONDO STACEY RICHELLE		901 E BRITTON RD	OKLAHOMA CITY	OK	73114- 7802	NICHOLS HILLS MANOR	3	00A	NICHOLS HILLS MANOR 003 00A	1114 SHERWOOD LN, Unit A3 NICHOLS HILLS
2618	R169831030	COVINGTON JOHN F TRS	COVINGTON JOHN F 2000 TRUST	1114 SHERWOOD LN APT A4	NICHOLS HILLS	OK	73116- 6518	NICHOLS HILLS MANOR	4	00A	NICHOLS HILLS MANOR 004 00A	1114 SHERWOOD LN, Unit A4 NICHOLS HILLS
2618	R169831040	MADDY BRIAN L	CORRUJEDO MADDY SYLVIA K	1114 SHERWOOD LN B1	NICHOLS HILLS	OK	73116	NICHOLS HILLS MANOR	1	00B	NICHOLS HILLS MANOR 001 00B	1114 SHERWOOD LN, Unit B1 NICHOLS HILLS
2618	R169831050	SAMIS JAMES M TRS	SAMIS LIV TRUST	2822 W 5TH ST	FORT WORTH	TX	76107- 2204	NICHOLS HILLS MANOR	2	00B	NICHOLS HILLS MANOR 002 00B	1114 SHERWOOD LN, Unit B2 NICHOLS HILLS
2618	R169831060	SAMIS JAMES M & SHIRLEY A LF EST	SHERWOOD LANE PARTNERS LLC	908 NW 71ST ST	OKLAHOMA CITY	OK	73116- 7402	NICHOLS HILLS MANOR	3	00B	NICHOLS HILLS MANOR 003 00B	1114 SHERWOOD LN, Unit B3 NICHOLS HILLS
2618	R169831080	SHERWOOD & GRAND LLC		6616 N HILLCREST AVE	NICHOLS HILLS	OK	73116- 5045	NICHOLS HILLS MANOR	1	00C	NICHOLS HILLS MANOR 001 00C	1114 SHERWOOD LN, Unit C1 NICHOLS HILLS
2618	R169831090	ELMHURST PARTNERS INC		1701 ELMHURST AVE	NICHOLS HILLS	OK	73120- 1011	NICHOLS HILLS MANOR	2	00C	NICHOLS HILLS MANOR 002 00C	1114 SHERWOOD LN, Unit C2 NICHOLS HILLS
2618	R169832000	THE ARAGON BALLROOM LLC		1114 SHERWOOD LN, Unit C3	NICHOLS HILLS	OK	73116	NICHOLS HILLS MANOR	3	00C	NICHOLS HILLS MANOR 003 00C	1114 SHERWOOD LN, Unit C3 NICHOLS HILLS
2618	R169832010	SHERWOOD LANE PARTNERS LLC		908 NW 71ST ST	OKLAHOMA CITY	OK	73116- 7402	NICHOLS HILLS MANOR	4	00C	NICHOLS HILLS MANOR 004 00C	1114 SHERWOOD LN, Unit C4 NICHOLS HILLS

**OWNERSHIP REPORT
ORDER 2911080-OK99**

**EFFECTIVE DATE: FEBRUARY 21, 2025 AT 7:30 A.M.
DATE PREPARED: MARCH 5, 2025**

2618	R211921000	AVO HOLDINGS LLC		7501 BROADWAY EXT	OKLAHOMA CITY	OK	73116	THE 6509 AVONDALE CONDOMINIUM	0	0	THE 6509 AVONDALE CONDOMINIUM 000 000 UNIT A	6509 AVONDALE DR, Unit A NICHOLS HILLS
2618	R211921010	KRIEGER THOMAS	URQUHART ERIN CHRISTINE	6509 AVONDALE DR, Unit B	NICHOLS HILLS	OK	73116-6405	THE 6509 AVONDALE CONDOMINIUM	0	0	THE 6509 AVONDALE CONDOMINIUM 000 000 UNIT B	6509 AVONDALE DR, Unit B NICHOLS HILLS
2618	R215221000	STONE LEE ANNE REV TRUST		1123 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	1	1	CUMBERLAND COURT 001 001	1123 CUMBERLAND CT NICHOLS HILLS
2618	R215221010	PAINTBRUSH LLC		2901 NW 156TH ST	EDMOND	OK	73013	CUMBERLAND COURT	1	2	CUMBERLAND COURT 001 002	1121 CUMBERLAND CT NICHOLS HILLS
2618	R215221120	KEATING ANTHONY F III REV TRUST	KEATING BRITTNEY O REV TRUST	1120 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	2	1	CUMBERLAND COURT 002 001	1120 CUMBERLAND DR NICHOLS HILLS
2618	R215221130	DUMIGAN RONALD MATTHEW	DUMIGAN SHELLY HAYES	1118 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	2	2	CUMBERLAND COURT 002 002	1118 CUMBERLAND CT NICHOLS HILLS

**THE CITY OF NICHOLS HILLS
PLANNED UNIT DEVELOPMENT**

PUD MASTER DESIGN STATEMENT FOR

1203 Sherwood Lane

March 28, 2025

Property Owner:

The Strand On Sherwood, L.L.C.
6501 AVONDALE DR, Unit A
Nichols Hills, OK 73116

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
5650-002

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of 1203 Sherwood Lane, consisting of approximately 3.9039 acres is located within the Southeast Quarter (SE/4) of Section 5, Township 12 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

3.0 OWNER/DEVELOPER:

The owner of the property described in Section 2.0 is The Strand on Sherwood, LLC, an Oklahoma limited liability company, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 1203 Sherwood Lane. The property is currently zoned as U-4, Church. The subject property is vacant and includes a large existing parking lot and a drive.

North: North of the subject site is zoned and developed as U-4, Church and parking lot and R-2 Two-Family Duplex Residential.

East: East of the subject site is zoned and developed as R-2 Two-Family Residential and C-1, Office.

South: Immediately south of the subject site is Sherwood Lane. Beyond is zoned and developed as R-3, 3 and 4 story Multi-Family Residential and C-2, Retail Business and parking lots. This area is also within the Town Center Overlay.

West: West of the subject site is part of a public park and drainage channel abutting Grand Boulevard. Beyond is zoned and developed as R-1-75, Single Family Residential.

5.0 PHYSICAL CHARACTERISTICS:

The subject property generally slopes to the west and has minimal tree cover. The property is not within the 100-year or 500-year FEMA Floodplain. There is a small portion of the southwest corner of the site within the FEMA Floodway.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as single family residential comprised of fourteen (14) lots. This low-impact, beautifully designed, high quality residential PUD will complement the adjoining multifamily properties by bringing new residential housing to the commercial center of Nichols Hills. Its proximity to the commercial areas makes this a desirable tract of land primed for infill development and adds a much-needed lifestyle option for the Nichols Hills Community. Homes will be 1½ stories and will have no more than 25% of its livable square footage on the second floor. Homes on Lots 1, 13 and 14 will be single story only creating a balanced, well-proportioned design that blends with the neighborhood. (Please see Exhibit B).

There will be a maximum of four (4) curb cuts within the development. Lots 1 through 10 will have garage access at the rear of each home via a common driveway. This will enhance the street facing elevation of each home and complement the walkability of the sidewalks and trails.

By modifying the existing zoning requirements, under the Nichols Hills City Code, as amended (the "City Code"), the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that enhances the Nichols Hills community.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-1-60 Single-Family Residential District regulations within the City Code to be made part of this PUD:

- Sec. 50-63.b Permitted Uses:
 - The only use permitted within this PUD is the Single-Family Dwelling use and a caretaker cottage for storage purposes only.
- Sec. 50-63.e.2 Front Yard Setback:
 - The existing R-1-60 zoning district requires front yard setbacks for the main building to be 25 feet from the front property line. This PUD proposes a variance to the front yard setback to a minimum of 5 feet with no buildings within 15 feet of the back of the public curb line.
- Sec. 50-63.e.3 Side Yard Setback:
 - A.1. The existing R-1-60 zoning district requires side yard setbacks for the main building to be a minimum of six feet or ten percent of the lot width, whichever is greater, provided lots abutting a street shall have a setback of 15 feet on the side abutting the street. This PUD proposes a variance to side yard setbacks for internal lots (Ex B lots 1-10) as zero feet (This is a zero-lot line development. A home may be situated on the property line and must meet all building and fire code requirements). For lot sides that abut Sherwood Lane, the side yard setback is varied to 5 feet from the existing easement and a minimum of 30 feet from the north curb on Sherwood Lane.
- Sec. 50-63.e.4 Rear Yard Setback:
 - A.1&2. The R-1-60 zoning district requires the first floor of the main building to have a rear yard setback of 25 feet and the second floor to have a rear yard setback of 40 feet. This PUD proposes a varied rear yard setback to zero feet for the alley lots (Ex B lots 1-10) on the east and north sides of the development. For rear lot lines that abut Sherwood Lane, the rear yard setback is varied to 5 feet and a minimum of 30 feet from the north curb line on Sherwood Lane. For rear lot lines that abut Grand Blvd., the rear yard setback is varied to a minimum of 15 feet and a minimum of 120 feet from the curb on Grand Blvd. For all lots in the PUD the second floor of a structure shall be setback a minimum of 20 feet from the PUD boundary line.
- Sec. 50-63.e.5 Minimum Lot Size:
 - The R-1-60 zoning district does not have a minimum lot size. This PUD proposes a minimum lot size of 5,250 square feet. This proposed size is consistent with the proposed lots on the provided Exhibit B Conceptual Site Plan.

- Sec. 50-63.e.6 Lot Width:
 - The existing R-1-60 zoning district requires the minimum lot width at the front building line to be 60 feet and the maximum lot width at the front property line to be 100 feet. This PUD varies the minimum lot width at the front building line to be 40 feet for Lots 1 and 10 and 50 feet for all other lots (Ex B).
- Sec. 50-63.e.7 Building Lot Coverage and Floor Area Ratio:
 - A. The R-1-60 zoning district regulations require that defined structures cover no more than 65% of the lot area within the setback lines established within the district regulations. This PUD proposes to vary the maximum Building Lot Coverage to 80% of the total lot area. The PUD proposes no amendments to the floor area ratio requirements in the City Code.
- Sec. 50-63.e.8 Maximum Building Height
 - C. The R-1-60 zoning district requires the maximum height of the main building be 30 feet and limits the main building height to 16 feet within 40 feet of the rear lot line except on corner lots. This PUD proposes the maximum height for structures be 35 feet and no more than 1 ½ stories.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Public access to this PUD shall be from Sherwood Lane with the cost of public and private streets paid by the developer.

7.2 SANITARY SEWER

Sanitary Sewer shall be provided by public sewer lines currently serving the area. Future sanitary sewer connections shall be determined at the Final Plat stage. Said future connections shall be in conformance with the City Code requirements and design criteria, as amended. The cost of additional sanitary sewer lines will be paid by the developer.

7.3 WATER

Water facilities for this property will be provided by public water lines currently serving the area. Future water line connections shall be determined at the Final Plat stage. Said future connections shall be in conformance with the City Code requirements and design criteria, as amended. The cost of additional water lines will be paid by the developer.

7.4 FIRE PROTECTION

The Nichols Hills Fire Station is located at 6407 Avondale Drive and is approximately 0.2 miles southeast of this PUD development.

Fire hydrants shall be required within the PUD to serve the proposed residential development and meet Nichols Hills Fire Code. This development will exceed City requirement with 3 hydrants.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.7 DRAINAGE

The property within this Planned Unit Development is not within the FEMA (100-year) floodplain. The far southwest corner of the site is within the FEMA floodway. The general location of the FEMA (100-year) floodplain and floodway is delineated on the Master Development Plan, just west of the site.

7.8 2020 COMPREHENSIVE PLAN

The Comprehensive Plan for the City of Nichols Hills promotes the development of a variety of residential types and seeks to maintain the neighborhood characteristics of the City. The intent of the proposed residential development mirrors this goal.

This development provides the community with 14 new homes adjacent to the Nichols Hills Commercial Center. In keeping with a residential lifestyle that is adjacent to existing commercial and multi-family properties, this PUD development will feature a variety of front elevations with a common architectural character of natural stone, brick masonry, cement plaster and cast stone details.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

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

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1-60, Single-Family Residential District shall govern this PUD, except as herein modified.

The following uses shall be the only Permitted Uses within this PUD:

- Single-family dwelling
- A caretaker cottage for storage purposes only shall be permitted. Said cottage shall be no more than 400 square feet in size and may be constructed in the far northwest corner of the property with the same materials used on the homes.
- Accessory Buildings and Accessory Structures are not permitted Conditional Uses.

9.0 SPECIAL CONDITIONS:

The following special conditions shall be made a part of this PUD. The attached Exhibits B-F depict the below special conditions where applicable.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of modular brick, rock, stone, cast stone, true cement stucco, or other similar type single finish or combination of materials thereof. No wood siding is permitted. All exterior building materials prohibited by the City Code shall likewise be prohibited by this PUD.

Due to the nature of the development, a total of three primary exterior wall finishes per home or lot will be permitted within this PUD. Any materials not specifically listed or prohibited above, but permitted by the City Code shall be permitted within this PUD.

The provided Exhibit F showcases the general aesthetic for homes. Homes will vary but will have a consistent architectural character.

All homes that abut Grand Blvd. shall provide a rear architectural elevation that is consistent with a front façade.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City's Landscaping Regulations, as in place at the time of development. Planting locations and final planting choices may be subject to revisions but shall meet or enhance the landscaping requirements of the City Code (including submission of a Landscaping Plan meeting the required Landscape Points) and be in general compliance with the Landscape Plan as approved with the Final Plat.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with City Code, including the City's Outdoor Lighting Regulations.

9.4 SCREENING REGULATIONS

Screening shall be required along the exterior PUD boundaries. No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along the east and north PUD boundaries. Said sight-proof screen shall be a capped cedar fence with brick/masonry columns required every 50 feet.

The screening along Grand Blvd and Sherwood Ln shall consist partially of a terraced masonry landscaped planter no more than 48 inches tall and 36 inches to 98 inches deep, stepping up to a masonry wall with a combination of stone, brick and/or decorative iron. The wall will not exceed 6 feet in height above the terraced landscape planter.

9.5 PLATTING REGULATIONS

Platting shall be per the City Code.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the City Code.

9.7 VEHICULAR ACCESS REGULATIONS

This development is anticipated to have public streets with a gated private alleyway on the rear of Lots 1 through 10. There shall be a maximum of three entries (as depicted in Exhibit B) from Sherwood Lane in this PUD. Private drives may be permitted to Lots 11 through 14. Homes 1-10 (Ex B) will be accessed from the rear via a private drive.

9.8 PARKING REGULATIONS

The number and design of all parking facilities in this PUD shall be in accordance with the City Code. Spaces within the garage can be counted towards meeting this requirement.

9.9 SIGNAGE REGULATIONS

Two (2) signs identifying the development shall be permitted. Said signs shall be fabricated of cast bronze and will not exceed 1,152 square inches (2'x4').

9.10 ROOFING REGULATIONS

All structures in this PUD shall have roofing with a fire rating of Class A or better. Roofing shall comply with the applicable provisions of the City Code, including Section **8-101, *Prohibited and allowed exterior Building materials in Residential Districts.***

9.11 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

An eight-foot-wide sidewalk shall be constructed along Sherwood Lane in conformance with the Nichols Hills Trails Master Plan. Trail sidewalks shall be setback from the curb and shall be subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place for each block prior to any occupancy certificates being issued. One 48-inch sidewalk will be constructed within the development and will be located along the curblin. An easement is depicted on Exhibit B to accommodate a future trail, landscaping and public improvements proposed along Sherwood Lane. The developer shall complete this segment of public trail at the time of the completion of the landscaping for this development or at such time as coordination of the work, with the City of Nichols Hills provides for.

The public easement shall be along Sherwood Lane for the multi-use pathway.

9.12 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 35 feet and no more than 1½ stories. Architectural elements (such as spires, chimneys, or other ornamental elements) shall be permitted to exceed the 35-foot maximum height.

Dwelling within this PUD shall adhere to the double step-back No Build Envelope regulations as outlined in the R-1-60, Single-Family Residential District regulations.

9.13 SETBACK REGULATIONS

There shall be a minimum 25-foot setback maintained from the east PUD boundary abutting the existing duplex properties.

The following setbacks shall govern dwellings within this PUD:

- Front Yard: Minimum of 5 feet, but no less than 15 feet from the back of the public curb line.
- Side Yard: None for Lots 1-10; For lot sides that abut Sherwood Lane the setback shall be a minimum of 5 feet from the existing easement and a minimum of 30 feet from the back of the curb on Sherwood Lane. Side yards shall meet all building and fire code requirements.
- Rear Yard: None for Lots 1-10; For rear lot lines that abut Sherwood Lane, the rear yard setback shall be a minimum of 5 feet and a minimum of 30 feet from the back of the curb on Sherwood Lane. For rear lot lines that abut Grand Blvd., the rear yard setback shall be a minimum of 15 feet and a minimum of 120 feet from the curb on Grand Blvd. For all lots in the PUD the second floor of a structure shall be setback a minimum of 20 feet from the PUD boundary line. The second floor of a structure shall be setback a minimum of 20 feet from the PUD boundary line.

This PUD allows for zero-lot-line development. Should a structure be located on the property line, the structure on the abutting lot must be set back from the property line to maintain a 10-foot setback at the front building line and a 6-foot setback at the rear building line.

A covered porch, open on three sides, shall be permitted to abut the lot line and encroach into the required building setbacks.

Gutters, structure footings, as well as Chimney's shall be permitted within the setbacks, and not considered an encroachment.

Lot 12 as shown on Exhibit B shall be permitted to abut the common area boundary

9.14 LOT REGULATIONS

9.14.1 Minimum Lot Size

The minimum lot size within this PUD shall be 5,250 square feet.

9.14.2 Minimum Lot Width

The minimum lot width at the front building line shall be 40 feet for lots 1 and 10 and 50 feet for all other lots.

9.14.3 Building Lot Coverage

The maximum Building Lot Coverage within this PUD shall be 80% of the total lot area.

9.14.4 Maximum Lot Count

The maximum number of lots permitted within this PUD shall be fourteen (14).

9.14.5 Home Size

The conditioned square footage for main structures within this PUD shall be a minimum of 2,600 square feet and a maximum of 5,000 square feet. No more than 25% of the total livable square footage shall be permitted on the upper floor of the main structure. Lots 1, 13 and 14 shall be no more than one (1) story.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the developer throughout the PUD as required by the City of Nichols Hills Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal laws, regulations, and ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, water feature, caretaker cottage, etc., shall be permitted if installed in a manner to meet the requirements specified above.

9.17 BUILDING COMMISSION

Development within this PUD shall not require approval by the Nichols Hills Building Commission. The significant detail provided within this PUD and the attached exhibits meet the application requirements and the intent of the Building Commission. Requiring this development to be heard by the Building Commission with the same materials and details provided herein would hinder the development process. To avoid repetitive reviews and promote an efficient development process, the developer intends to proceed with the building permit process and construction following the approval of this PUD and subsequent plats.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Public Works Department. It is anticipated that upon the completion and approval of detailed engineering and architectural plans, construction for this project will take 36-48 months. A temporary construction office shall be staged and permitted on site during construction.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site Plan
- C: Surrounding Zoning Map
- D: Drainage Exhibit
- E: Master Landscape Plan
- F: Architectural Elevations

EXHIBIT "A"
LEGAL DESCRIPTION

Sherwood Estates
January 9, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being all of Lots 23 through 27 Block 28 and Block F and a portion of the platted street The Strand in BUSINESS SECTION OF NICHOLS HILLS, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Lot 27, said point being the POINT OF BEGINNING;

THENCE South 11°19'22" West (South 20°59' West record), along and with the East line of said Lot 27 extended, a distance of 135.11 feet to the extended South line of said Block F;

THENCE North 90°00'00" West, along and with the South line of said Block F extended, a distance of 472.52 feet;

THENCE along and with the Westerly lines of said Block F the following four (4) calls:

1. on a curve to the right having a radius of 20.00 feet, a chord bearing of North 43°05'30" West, a chord length of 29.21 feet and an arc length of 32.75 feet;
2. North 03°49'00" East, a distance of 167.18 feet;
3. on a curve to the left having a radius of 1,159.00 feet, a chord bearing of North 00°30'47" East, a chord length of 133.58 feet and an arc length of 133.65 feet;
4. on a reverse curve to the right having a radius of 10.00 feet, a chord bearing of North 30°06'45" East, a chord length of 10.86 feet and an arc length of 11.49 feet;

THENCE North 63°00'54" East, departing said Westerly line, a distance of 31.43 feet to a point 21.5 feet West of the Westerly line of Lot 22 of said Block 28;

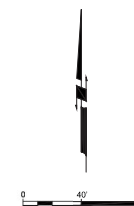
THENCE parallel with and 21.5 feet West of the Westerly line of said Lot 22 on a non-tangent curve to the left having a radius of 640.31 feet, a chord bearing of South 29°50'28" East, a chord length of 63.81 feet and an arc length of 63.84 feet to the extended Northwesternly line of said Lot 23;

THENCE North 57°12'38" East (North 66°56' East record), along and with the Northwesternly line of said Lot 23 extended, a distance of 301.56 feet to the Northernmost Corner of said Lot 23;

THENCE South 30°21'43" East (South 30°19' East record), along and with the Northeasterly line of said Lots 23 through 27, a distance of 371.85 feet to the POINT OF BEGINNING.

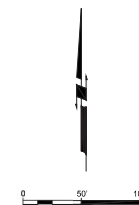
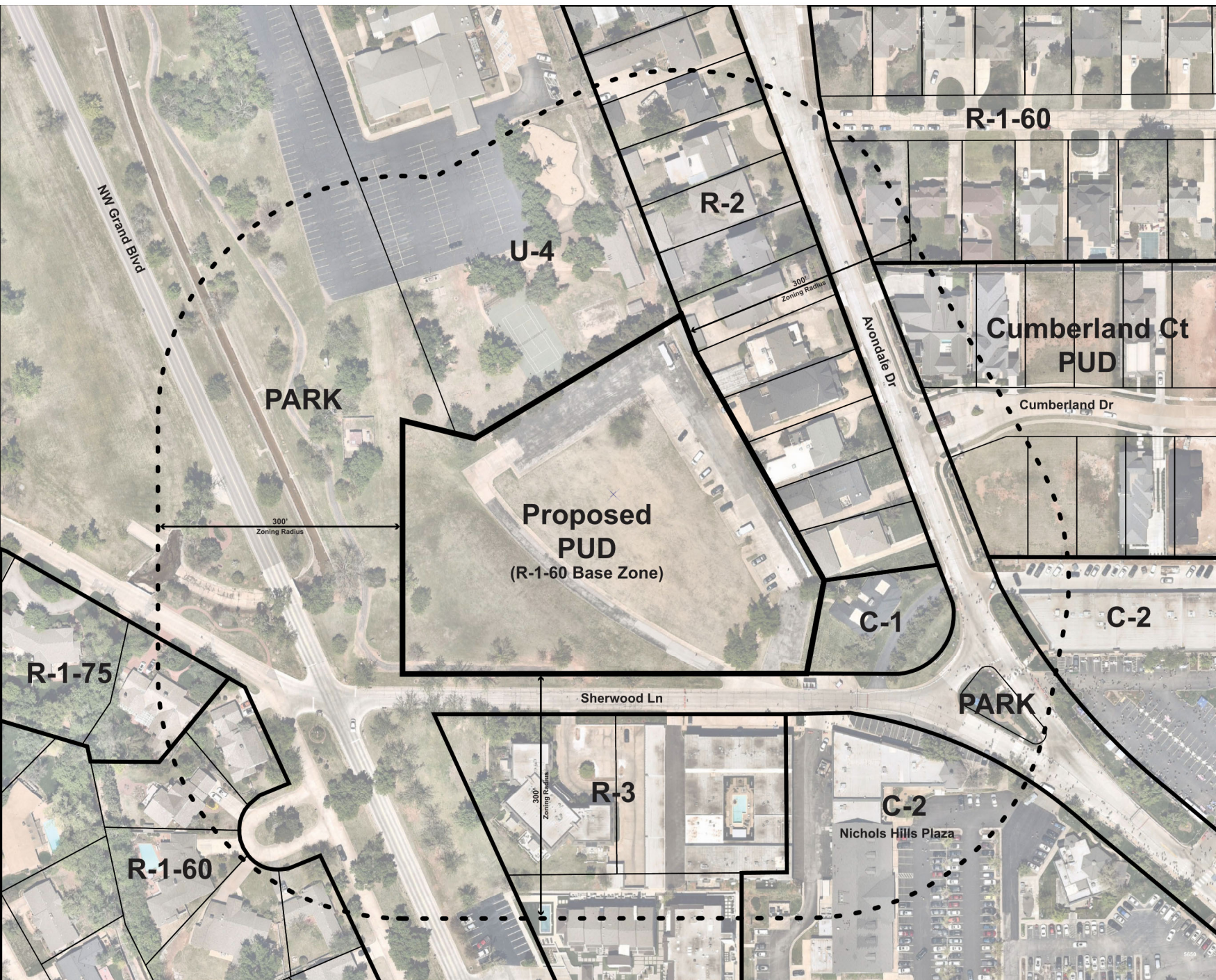
Containing 170,052 square feet or 3.9039 acres, more or less.

Basis of Bearing: The South line of Block F BUSINESS SECTION OF NICHOLS HILLS having a bearing of North 90°00'00" West.



+/-3.9 Acres

Conceptual site plan showing feasible option permitted under proposed rezoning



1203 Sherwood Lane PUD

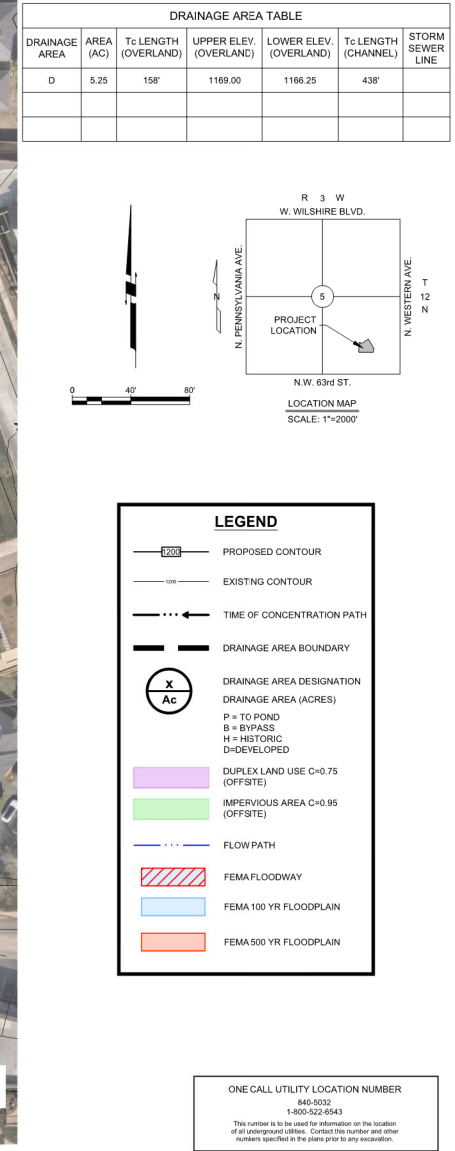
Exhibit C
Surrounding Zoning Exhibit



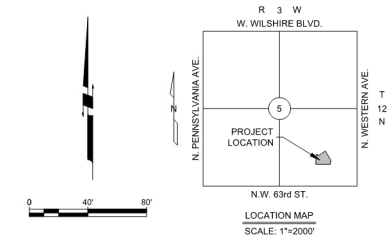
Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

11/14/23



DRAINAGE AREA TABLE						
DRAINAGE AREA	AREA (AC)	Tc LENGTH (OVERLAND)	UPPER ELEV. (OVERLAND)	LOWER ELEV. (OVERLAND)	Tc LENGTH (CHANNEL)	STORM SEWER LINE
D	5.25	158'	1169.00	1166.25	438'	



- ## LEGEND
- | | |
|---|----------------------------------|
|  | PROPOSED CONTOUR |
|  | EXISTING CONTOUR |
|  | TIME OF CONCENTRATION PATH |
|  | DRAINAGE AREA BOUNDARY |
|  | DRAINAGE AREA DESIGNATION |
| | DRAINAGE AREA (ACRES) |
| | P = TO POND |
| | B = BYPASS |
| | H = HISTORIC |
| | D=DEVELOPED |
|  | DUPLEX LAND USE C=0.75 (OFFSITE) |
|  | IMPERVIOUS AREA C=0.95 (OFFSITE) |
|  | FLOW PATH |
|  | FEMA FLOODWAY |
|  | FEMA 100 YR FLOODPLAIN |
|  | FEMA 500 YR FLOODPLAIN |

ONE CALL UTILITY LOCATION NUMBER
840-5032
1-800-522-6543

This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

SHERWOOD ESTATES

NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA

DEVELOPED DRAINAGE AREA EXHIBIT

Proj. No.: 01-29-25

Date: 11-4-87

Scale: 1"=40'

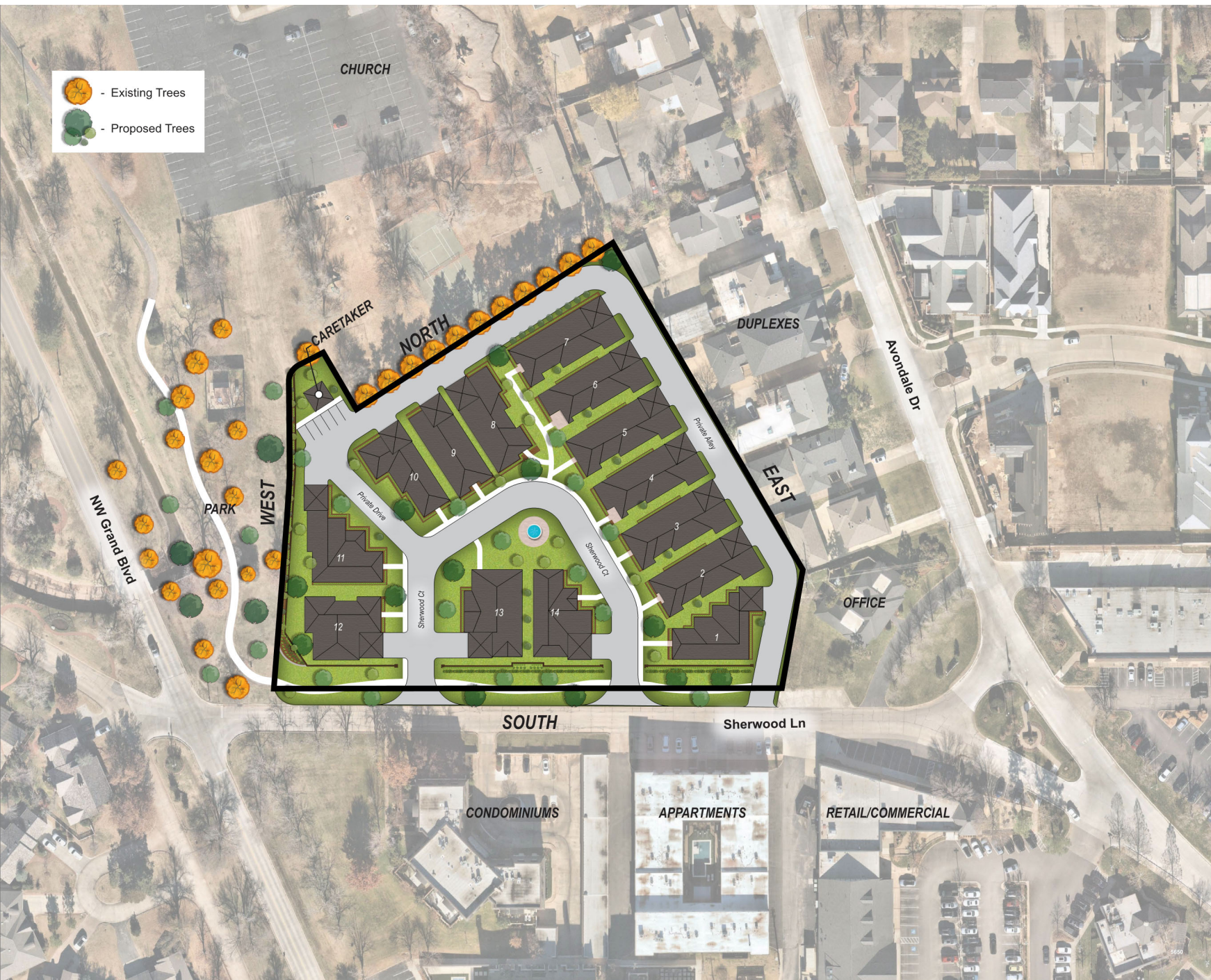
Approved By: _____

Johansen & Associates
 1000 North Lincoln Avenue
 Oklahoma City, OK 73104
 (405) 242-0575 FAX (405) 242-0585 Telex 154000 J&A
 • ENGINEERS • SURVEYORS • PLANNERS •

NO. _____ DATE _____

REVISIONS _____

DESCRIPTION _____



1203 Sherwood Lane PUD

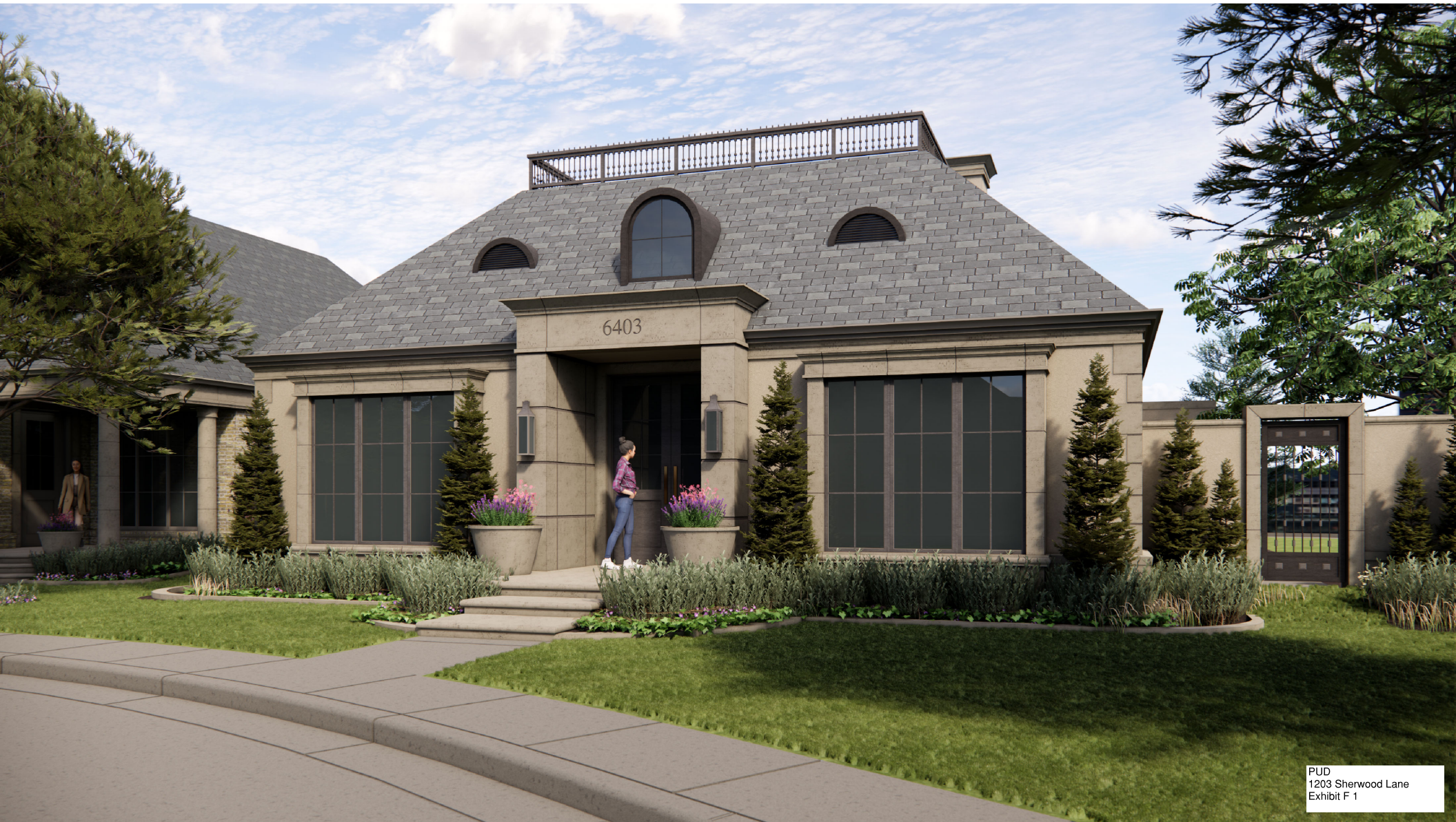
Exhibit E
Landscape Plan

+/-3.9 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
TEL: (405) 441-1111 FAX: (405) 441-1112

ENGINEERS SURVEYORS PLANNERS
2/4/25



PUD
1203 Sherwood Lane
Exhibit F 1



PUD
1203 Sherwood Lane
Exhibit F 2



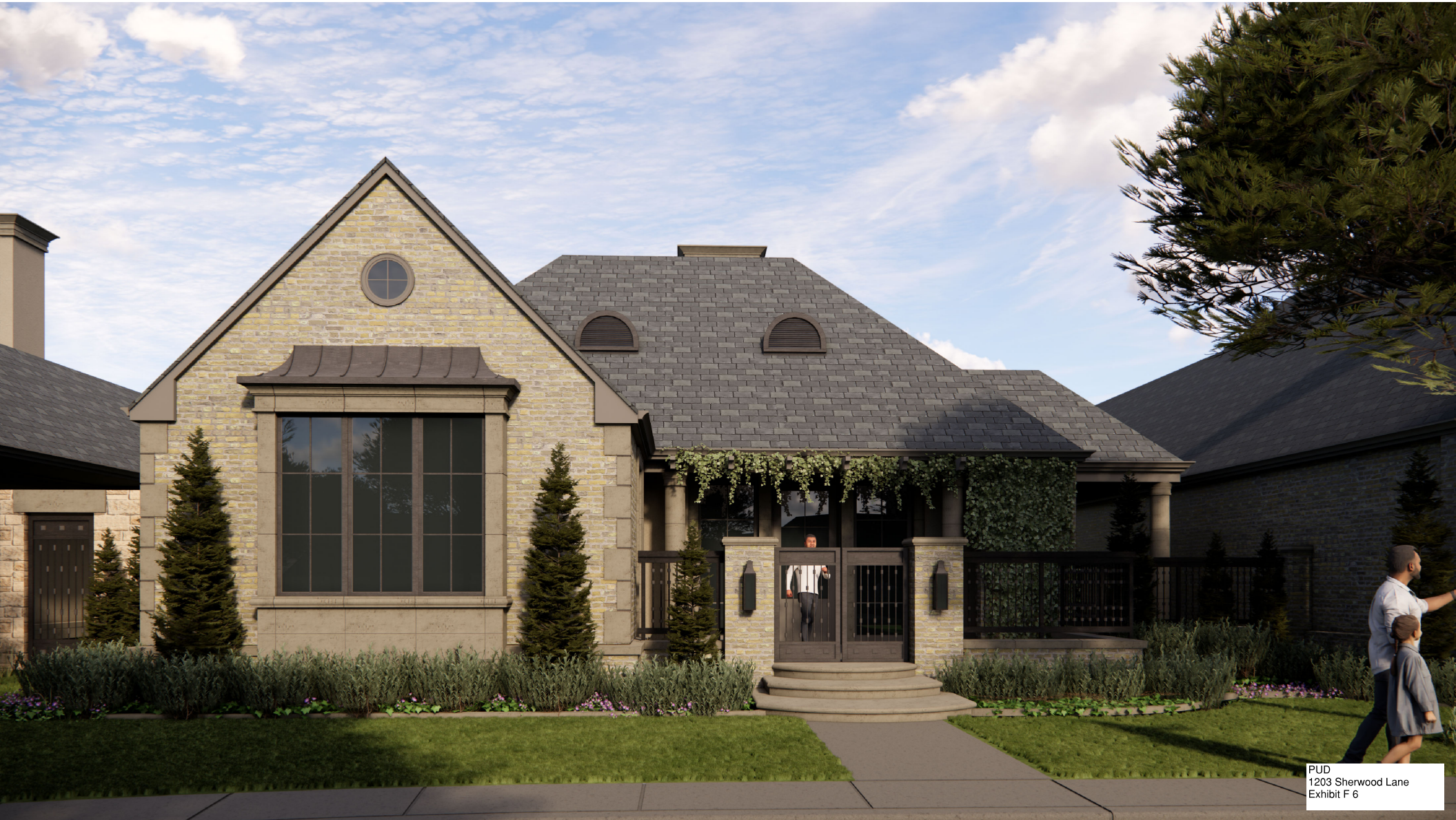
PUD
1203 Sherwood Lane
Exhibit F 3



PUD
1203 Sherwood Lane
Exhibit F 4



PUD
1203 Sherwood Lane
Exhibit F 5



PUD
1203 Sherwood Lane
Exhibit F 6



PUD
1203 Sherwood Lane
Exhibit F 7



PUD
1203 Sherwood Lane
Exhibit F 8



PUD
1203 Sherwood Lane
Exhibit F 9



PUD
1203 Sherwood Lane
Exhibit F 10



PUD
1203 Sherwood Lane
Exhibit F 11

February 4, 2025

City of Nichols Hills
Planning & Zoning
6407 Avondale Drive
Nichols Hills, OK 73116

Attention: Mr. Shane Pate

RE: Sherwood Estates: Preliminary Plat Submittal

Dear Mr. Pate:

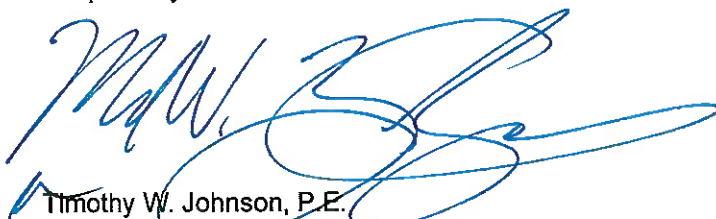
On behalf of our client, Strand On Sherwood, LLC, we are submitting an application for a Preliminary Plat to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 1203 Sherwood Lane in Nichols Hills. The site is currently zoned as U-4, Church and is vacant with existing parking and a drive. An application to rezone the site to a PUD with a base zoning of R-1-60, Single-Family Residential District has been submitted along with this application. The proposed plat, totaling +/-3.9039 acres, will consist of fourteen (14) single-family residential lots. The proposed preliminary plat is appropriate and consistent with the surrounding development and the proposed PUD.

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

- Application for Plat Approval
- Letter of Authorization
- Deed
- Legal Description
- 300-foot Radius Ownership Report
- Preliminary Plat
- Filing Fee of \$3,500.00

Please review the following information for its completeness and place this application on the Planning Commission docket of **March 4, 2025**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, J&A
[5650 002 / PUD]



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Plat Approval

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

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Applicant is encouraged to consult Chapter 40, *Subdivisions*, Article III, *Plats and Plat Approval*, of the Nichols Hills City Code when completing this Application. Preliminary Plats must comply with Code Sec. 40-101, *Specifications for Preliminary Plats*, for Preliminary Plats, and Final Plats must comply with Code Sec. 40-130, *Specifications for Final Plats*, for Final Plats.

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

Attach a separate sheet to provide complete answers if necessary.

This is an application for approval of a ☒ Preliminary Plat ☐ Final Plat

Address or general location of subject property: 1203 Sherwood Lane

Proposed Subdivision name: Sherwood Estates

Developer's name: Strand On Sherwood, LLC (Johnson & Associates representing the applicant)

Mailing address: 6501 Avondale Dr., Unit A (J&A – 1 E Sheridan Ave., Suite 200, OKC, OK, 73104)

Telephone number(s): (405) 235-8075

Email address(es): mzitzow@jaokc.com

Property owner(s) name: ¹ Strand On Sherwood, LLC

Mailing address: 6501 Avondale Dr., Unit A, Nichols Hills, OK, 73116

Telephone number(s): _____

Email address(es): _____

The proposed Plat must include the following information:

- (1) The name of the proposed subdivision.
- (2) The name, address, and contact information for the developer, the owner (if other than the developer), and the person(s) who prepared the Plat.
- (3) For Preliminary Plats:
 - The boundary lines, bearings, and distances sufficient to locate the exact area proposed for Subdivision, identifying major arterial streets bounding the section in which the property is located and referencing at least one Subdivision corner to a known reference point that can be identified.

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

- The names, addresses, and contact information for the owners of property within the proposed Subdivision.
- A designation of the proposed Zoning District classification within the Subdivision and any zoning amendments, if any, proposed to be requested.
- The legal descriptions of land abutting the proposed Subdivision.
- A description of all existing property lines, rights-of-way or easements, streets, buildings, sewerage facilities, water mains, culverts, other drainage facilities, and other existing features within or affecting the property to be subdivided, including existing features on immediately adjacent land at least 100 feet in all directions.
- A topographic map showing existing contours with intervals not to exceed one foot.
- The location, rights-of-way, paving width, and street names of proposed streets; the location and dimension of all proposed lots; the location and dimension of all proposed water distribution, sewerage, and storm water management and control facilities; the location and width of all proposed sidewalks; the approximate location, dimension, and area of any land proposed to be set aside as public grounds; and the centerline(s) of entrances to the Subdivision measured from the section corner.

(4) For Final Plats:

- The primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, and similar data on the plat will be referred.
- The names, addresses, and contact information for the owners of property within the proposed Subdivision.
- The legal description of the land to be subdivided, showing its location and approximate size, north arrow, and graphic scale.
- Tract boundary lines sufficient to locate the exact areas proposed for Subdivision, right-of-way lines of streets, easements, and other rights-of-way, property lines of residential lots and other sites, all with accurate dimensions, bearings, or deflection angles and radii, arcs, and central angles of all curves.
- Location and dimension of all easements.
- All lot lines and numbers to identify each lot.
- Location and description of all survey monuments.
- Building lines and easements for rights-of-way provided for public use, services, or utilities with figures showing their dimensions.
- Location and size of sidewalks.
- The legal description of land abutting the proposed Subdivision.
- The alignment of all proposed streets and alleys with their widths and names.

- The accurate outline and description of any property that is offered for dedication to the City of Nichols Hills for public use.
- Private plat restrictions and covenants whereby the developer proposes to regulate land use or development standards in the Subdivision.
- Owner's certificate with acknowledgements; bonded abstractor's certificate; and surveyor's certificate with acknowledgement.

In addition to the proposed plat, the following must be attached to this Application:

1. A report certified by a bonded abstractor stating the names, addresses, and contact information for the owners of property within a 300-foot radius of the exterior boundary of the proposed Subdivision.

2. Preliminary Plats:

- Statistical information including number of acres; number of lots; number and type of residences; number of lots and acreage allocated to commercial use; lineal feet of proposed streets; and acreage allocated to public grounds.
- Draft of any private plat restrictions and covenants whereby the developer proposes to regulate land use or development standards in the proposed Subdivision.
- Engineering designs showing proposed street, water distribution, and sanitary sewer layout and design.
- Proposed method of handling storm water within and through the proposed Subdivision.
- Proposed supplemental movement systems showing the layout and dimensions of walkways, sidewalks, trails, and other related improvements.

3. Final Plats. Construction plans as required by Code Sec. 40-133, *Construction plans required for Final Plat.*

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 Clerk will set this 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 4th day of February, 2025.

Signature: _____

Print applicant's full legal name: Mark W. Zitzow

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

STRAND ON SHERWOOD, LLC
6501 Avondale Dr., Unit A
Nichols Hills, OK, 73116
PH: (405) 842-3324

January 6, 2025

City of Nichols Hills
Planning & Zoning
1009 NW 75th Street
Nichols Hills, OK 73116

Attn: Mr. Randy Lawrence

**RE: Property at 1203 Sherwood Lane, Nichols Hills, OK: Letter of Authorization for
Submittal to the City**

Dear Mr. Lawrence:

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

Respectfully Submitted,


Signature


Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:5650 002/PUD



When Recorded Mail to:

Record & Return to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103
File # 2411-0020-68

Presented for Filing By:
American Eagle Title Group, LLC
File No: 2411-0020-68
Proposed Insurer: Old Republic Title

SPECIAL WARRANTY DEED

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., an Oklahoma limited liability company ("**Grantor**"), whose mailing address is 6100 N. Western Ave., Oklahoma City, OK 73118, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by THE STRAND ON SHERWOOD, LLC, an Oklahoma limited liability company ("**Grantee**"), whose mailing address is 6501 Avondale Dr. #A, Nichols Hills, OK 73116, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, unto Grantee that certain real property located in Oklahoma County, Oklahoma, and being more particularly described in **Exhibit A** attached hereto and by this reference made a part hereof for all purposes (the "**Land**"), together with all improvements thereon (the "**Improvements**") and all appurtenances belonging thereto (the "**Appurtenances**"). The Land, the Improvements, and the Appurtenances may sometimes hereinafter be referred to collectively as the "**Property**". It is expressly acknowledged by Grantee that the conveyance provided for herein by Grantor shall not include any of Grantor's right, title or interest in and to all oil, gas, sulphur and other minerals located in, on or under the Land and that may be produced therefrom, together with any rights under any leases of such rights, all royalties, rentals, bonuses, and other payments and consideration from any and all such leases now or hereafter existing and any and all other rights, title and interest appurtenant to such rights (such excluded rights hereinafter the "**Mineral Rights**"); provided, however, that as a part of such reservation by Grantor, the use of the surface of the Land in connection with the exercise of the reserved Mineral Rights shall be restricted such that Grantor, on behalf of itself and its successors and assigns, waives all rights to the surface of the Land and to the right to conduct operations of whatsoever nature with respect to the exploration, mining, production, processing or gathering of oil, gas, sulphur or other minerals from the Land but that nothing shall restrict or prohibit the pooling or unitization of the portion of the Mineral Rights with land other than the Land, or the exploration or production of the oil, gas, sulphur and other minerals by means of wells that are drilled or mines that open on land other than the Land but enter or bottom under the Land, or by any other method that does not require ingress and egress over the surface of the Land (the "**Surface Waiver**").

This Special Warranty Deed is made and accepted expressly subject to all matters of record including without limitation those encumbrances and exceptions (hereinafter collectively the "**Permitted Exceptions**") set forth in **Exhibit B** attached hereto and by this reference made a part hereof for all purposes, to the extent and only to the extent valid and enforceable against the Property, and the reservation of the Mineral Rights (as limited by the Surface Waiver).

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions and the reservation of Mineral Rights (as limited by the Surface Waiver), unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Grantee hereby expressly acknowledges that Grantee is taking the Property "AS IS, WHERE IS" and with all faults in accordance with the terms and conditions of that certain Purchase and Sale Agreement by and between Grantor and Grantee, as successor by assignment, dated November 18, 2024, the terms and conditions of which are incorporated herein by this reference as if set forth fully herein.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2024 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee.

The Affidavit provided by Grantee in connection with 60 O.S. § 121 is attached as Exhibit C.

(Signature Page to Follow)

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 17 day of December, 2024.

GRANTOR:

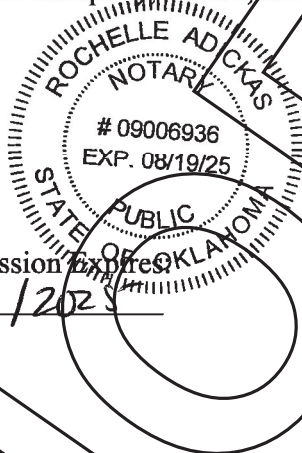
CHESAPEAKE LAND DEVELOPMENT
COMPANY, L.L.C.,
an Oklahoma limited liability company

By: [Signature]
Name: Domenic Dell'Osso, Jr.
Title: President and Chief Executive Officer

ACKNOWLEDGMENT

STATE OF Oklahoma)
COUNTY OF Oklahoma)

The foregoing instrument was acknowledged before me this 17 day of December, 2024, by Domenic Dell'Osso, Jr., President and Chief Executive Officer of Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company.



[Signature]
NOTARY PUBLIC, STATE OF Oklahoma
Commission No. 09006936

My Commission Expires 8/19/2025
(SEAL)

Exhibit "A"

Legal Description of 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 #CJ-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

UNOFFICIAL

Exhibit "B"**Permitted Exceptions**

1. Fees, taxes, and assessments made by any taxing authority for the year 2024, which are not yet ascertainable, due or payable, and all subsequent years.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Restrictive Covenants set forth in the Business Section of Nichols Hills Plat recorded in Book 23 of Plats, Page 72.
5. Easement for public utilities over the northeasterly eight feet of lots 23 through 27 and the easterly 8 feet of lot 27 as shown on the plat recorded in Book 23 of Plats, Page 72.
6. Grand Boulevard right-of-way over southwesterly corner of Block F as shown on the plat recorded in Book 23 of Plats, Page 72.
7. Notes shown on the plat recorded in Book 23 of Plats, Page 72.
8. Quit Claim Deed to the City of Oklahoma City, a municipal corporation for the right of way of Grand Boulevard recorded in Book 107, Page 283.
9. Easements for public utilities in favor of the City of Nichols Hills, Oklahoma and the right of CoxCom, Inc. to seek reimbursement for relocation of any existing facilities as set out in Decree of Vacation in the District Court of Oklahoma County Case No. CJ-2004-2234, filed April 30, 2004, and recorded in Book 9295, page 1037.
10. Easement Agreement in favor of the City of Nichols Hills, Oklahoma recorded in Book 15358, Page 718.
11. Easement Agreement in favor of the City of Nichols Hills, Oklahoma recorded in Book 15358, Page 730.
12. All matters that would be disclosed by an accurate and complete survey of the Property prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
13. Adverse claims in and to the Property by the owners of various tracts of real property contiguous to and/or near the Property, including without limitation (a) the residential

properties directly to the east of the Property, resulting from the removal of the fence between the Property and the adjacent residential properties and the apparent use of the Property by the owners or occupants of such adjacent residential properties for parking and access, and (b) the commercial properties directly to the southeast of the Property, resulting from the apparent use of the parking lot located on the Property by the owners or occupants of such commercial property.

UNOFFICIAL

Exhibit "C"

Affidavit

[Attached.]

UNOFFICIAL

OAG 2024-2 – 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 Nolan Coyle
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an Manager (role, such as titled officer or trustee) of The Strand on Sherwood 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.
- 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 or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they 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 or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
- 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 60 O.S. § 121 or any other state or federal law.
- 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.
- 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.

AFFIANT, individually and as authorized agent of the Entity

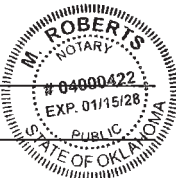
December 17, 2024

Date

The foregoing instrument was subscribed and sworn to before me this 17th day of December
2024, by Nolan Coyle.

My Commission Expires: _____

My Commission Number: _____



NOTARY PUBLIC

LEGAL DESCRIPTION

Sherwood Estates

January 9, 2024

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being all of Lots 23 through 27 Block 28 and Block F and a portion of the platted street The Strand in BUSINESS SECTION OF NICHOLS HILLS, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Lot 27, said point being the POINT OF BEGINNING;

THENCE South $11^{\circ}19'22''$ West (South $20^{\circ}59'$ West record), along and with the East line of said Lot 27 extended, a distance of 135.11 feet to the extended South line of said Block F;

THENCE North $90^{\circ}00'00''$ West, along and with the South line of said Block F extended, a distance of 472.52 feet;

THENCE along and with the Westerly lines of said Block F the following four (4) calls:

1. on a curve to the right having a radius of 20.00 feet, a chord bearing of North $43^{\circ}05'30''$ West, a chord length of 29.21 feet and an arc length of 32.75 feet;
2. North $03^{\circ}49'00''$ East, a distance of 167.18 feet;
3. on a curve to the left having a radius of 1,159.00 feet, a chord bearing of North $00^{\circ}30'47''$ East, a chord length of 133.58 feet and an arc length of 133.65 feet;
4. on a reverse curve to the right having a radius of 10.00 feet, a chord bearing of North $30^{\circ}06'45''$ East, a chord length of 10.86 feet and an arc length of 11.49 feet;

THENCE North $63^{\circ}00'54''$ East, departing said Westerly line, a distance of 31.43 feet to a point 21.5 feet West of the Westerly line of Lot 22 of said Block 28;

THENCE parallel with and 21.5 feet West of the Westerly line of said Lot 22 on a non-tangent curve to the left having a radius of 640.31 feet, a chord bearing of South $29^{\circ}50'28''$ East, a chord length of 63.81 feet and an arc length of 63.84 feet to the extended Northwesterly line of said Lot 23;

THENCE North $57^{\circ}12'38''$ East (North $66^{\circ}56'$ East record), along and with the Northwesterly line of said Lot 23 extended, a distance of 301.56 feet to the Northernmost Corner of said Lot 23;

THENCE South 30°21'43" East (South 30°19' East record), along and with the Northeasterly line of said Lots 23 through 27, a distance of 371.85 feet to the POINT OF BEGINNING.

Containing 170,052 square feet or 3.9039 acres, more or less.

Basis of Bearing: The South line of Block F BUSINESS SECTION OF NICHOLS HILLS having a bearing of North 90°00'00" West.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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

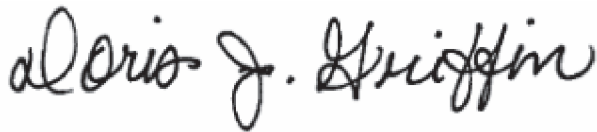
Lots Twenty-three (23) through Twenty-seven (27), in Block Twenty-eight (28), and Block F in BUSINESS SECTION OF NICHOLS HILLS, and vacated street abutting property adjudicated in Court Case #CJ-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (10), both inclusive.

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

Dated: February 21, 2025 at 7:30 AM

First American Title Insurance Company



By:
Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority # 0049
File No. 2911080-OK99

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2618	R169573750	STRAND ON SHERWOOD LLC		6501 AVONDALE DR, Unit A	NICHOLS HILLS	OK	73116-6406	NICHOLS HILLS ADD	0	0	NICHOLS HILLS ADD LOTS 23 THRU 27 IN BLK 28 & BLK F PLUS VACATED STREET (CALLED THE STRAND) LYING BETWEEN SD LTS & BLK F (SUBJECT PROPERTY)	1203 SHERWOOD LN NICHOLS HILLS
2618	R169461000	SALLIS JIMMY F	SALLIS RUTH A	640 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 000 UNIT 2A	6407 N GRANDMARK DR NICHOLS HILLS
2618	R169461010	KLB REV FAMILY TRUST		6409 N GRANDMARK DR 2B	OKLAHOMA CITY	OK	73118	GRAND MARK	0	0	GRAND MARK 000 000 000 UNIT 2B	6409 N GRANDMARK DR NICHOLS HILLS
2618	R169461020	SPAULDING STEVEN R & TAMARA G		6411 GRANDMARK	NICHOLS HILLS	OK	73154	GRAND MARK	0	0	GRAND MARK 000 000 000 UNIT 2C	6411 N GRANDMARK DR
2618	R169461030	GRANDMARK RENAISSANCE LLC		5623 N WESTERN AVE STE B	OKLAHOMA CITY	OK	73118-4004	GRAND MARK	0	0	GRAND MARK 000 000 000 UNIT 3A	6451 GRANDMARK DR, Unit 3A NICHOLS HILLS
2618	R169461040	BARR ROBERT L IV		6449 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 000 UNIT 3B	6449 GRANDMARK DR NICHOLS HILLS
2618	R169461050	HIERSCHIE GEORGE R JR & LINDA L FAMILY REV TRUST		6447 GRANDMARK DR	NICHOLS HILLS	OK	73116-6535	GRAND MARK	0	0	GRAND MARK 000 000 000 UNIT 3C	6447 N GRANDMARK DR NICHOLS HILLS
2618	R169461060	BOOKER LINDA LU TRS	BOOKER RAY & LINDA JOINT TRUST	15023 S KOA ST	TULSA	OK	74037	GRAND MARK	0	0	GRAND MARK 000 000 000 UNIT 3D	6445 N GRANDMARK DR NICHOLS HILLS
2618	R169461070	KELLY CHARLES BRADFORD REV TRUST		6443 GRANDMARK DR, Unit 3E	NICHOLS HILLS	OK	73116-6535	GRAND MARK	0	0	GRAND MARK 000 000 000 UNIT 3E	6443 N GRANDMARK DR NICHOLS HILLS
2618	R169461080	DEFRAIN ERIC	DEFRAIN JOANN	6435 GRANDMARK DR	NICHOLS HILLS	OK	73116-6535	GRAND MARK	0	0	GRAND MARK 000 000 000 UNIT 4A	6435 N GRANDMARK DR NICHOLS HILLS

2618	R169461090	WINTERS MICHAEL DAVID TRS	WINTERS MICHAEL DAVID REV LIV TRUST	6427 GRANDMARK DR	NICHOLS HILLS	OK	73116- 6534	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4B	6427 GRANDMARK DR NICHOLS HILLS
2618	R169461100	BROWN KENNETH R TRS	BROWN KENNETH R 1995 REV TRUST	6421 N GRANDMARK DR UNIT 4C	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4C	6421 N GRANDMARK DR NICHOLS HILLS
2618	R169461110	SWEENEY REV TRUST		2551 MCGEE DR	NORMAN	OK	73072	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4D	6413 N GRANDMARK DR NICHOLS HILLS
2618	R169461120	CSD 6437 LLC		5623 N WESTERN AVE, Unit B	OKLAHOMA CITY	OK	73118	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4E	6437 N GRANDMARK DR NICHOLS HILLS
2618	R169461130	POURCHOT ROBERT LYNN & GEORGIA BELL		6429 GRANDMARK DR, Unit 4F	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4F	6429 GRANDMARK DR NICHOLS HILLS
2618	R169461140	LOWE FAMILY TRUST		2726 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116- 4015	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4G	6423 N GRANDMARK DR NICHOLS HILLS
2618	R169461150	AUSTIN OPAL JANE TRUST		PO BOX 18666	OKLAHOMA CITY	OK	73154	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4H	6415 N GRANDMARK DR NICHOLS HILLS
2618	R169461160	SUKMAN R RANDAL & TERA A CO TRS	SUKMAN R RANDALL & TERA REV TRUST	6439 GRANDMARK DR	NICHOLS HILLS	OK	73116- 6535	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4I	6439 N GRANDMARK DR NICHOLS HILLS
2618	R169461170	HARTGROVE RICHARD C TRS	HARTGROVE RICHARD LIV TRUST	4907 BULL MOUNTAIN CV	AUSTIN	TX	78746- 2402	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4J	6431 N GRANDMARK DR NICHOLS HILLS
2618	R169461180	LEWIS PATRANELL B 2001 REV TRUST		6425 N GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK BLK 000 LOT 000 UNIT 4KL	6425 N GRANDMARK DR NICHOLS HILLS

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2618	R169461200	KUYKENDALL KAY TRS	KUYKENDALL KATHLEEN 2001 TRUST	6453 GRANDMARK DR UNIT P1	NICHOLS HILLS		OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT P1	6453 N GRANDMARK DR NICHOLS HILLS
2618	R169461210	SANCHEZ	SANCHEZ JODY BRONSON TRUST	6433 GRANDMARK DR	NICHOLS HILLS		OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT P2	6433 N GRANDMARK DR NICHOLS HILLS
2618	R169461220	BURGER MARTHA ANN TRS	ROWLETT DONALD R TRS	6419 GRANDMARK DR	NICHOLS HILLS		OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT P3	6419 N GRANDMARK DR NICHOLS HILLS
2618	R169570220	OKC NHP LLC	CHASE ROSEMARIE LIV TRUST	180 E BROAD ST FL 21	COLUMBUS		OH	43215-3714	NICHOLS HILLS ADD	0	0	NICHOLS HILLS ADD 000 000 PT OF BLKS 3 & 4 BEG AT NW/4 LOT 12 BLK 4 TH E655. 10FT S184.48FT W12FT S61FT W166FT S16.36FT SWLY185.75FT NWLY270.87FT NWLY ALONG A CURVE 273.52FT TO BEG	6482 AVONDALE DR NICHOLS HILLS
2618	R169570460	CHASE ROBIN MARIE SUCC TRS	REIS JAMES MARTIN FAMILY REV TRUST	3901 NW 61ST ST	OKLAHOMA CITY		OK	73112	NICHOLS HILLS ADD	5	12	NICHOLS HILLS ADD 005 012	1122 FENWICK PL NICHOLS HILLS
2618	R169570465			6516 AVONDALE DR	NICHOLS HILLS		OK	73116-6414	NICHOLS HILLS ADD	5	13	NICHOLS HILLS ADD 005 013	6516 AVONDALE DR NICHOLS HILLS
2618	R169573662	COYLE RICHARD N TRS	COYLE RICHARD N 1996 REV TRUST	6501 AVONDALE DR	NICHOLS HILLS		OK	73116-6406	NICHOLS HILLS ADD	28	1	NICHOLS HILLS ADD 028 001	6501 AVONDALE DR NICHOLS HILLS
2618	R169573665	ELCO INVESTMENTS LLC		7220 N COUNTRY CLUB DR	OKLAHOMA CITY		OK	73116	NICHOLS HILLS ADD	28	2	NICHOLS HILLS ADD 028 002	6503 AVONDALE DR NICHOLS HILLS
2618	R169573670	JEANES TERRY	JEANES RHONDA KAY	6505 AVONDALE DR	OKLAHOMA CITY		OK	73116	NICHOLS HILLS ADD	28	3	NICHOLS HILLS ADD 028 003	6505 AVONDALE DR NICHOLS HILLS
2618	R169573672	333 CHOCTAW IV LLC		PO BOX 18404	OKLAHOMA CITY		OK	73154	NICHOLS HILLS ADD	28	4	NICHOLS HILLS ADD 028 004	6507 AVONDALE DR NICHOLS HILLS
2618	R169573675	WAYNE IVAN		6511 AVONDALE DR	NICHOLS HILLS		OK	73116-6405	NICHOLS HILLS ADD	28	6	NICHOLS HILLS ADD 028 006	6511 AVONDALE DR NICHOLS HILLS
2618	R169573680	WAYNE IVAN		6513 AVONDALE DR	NICHOLS HILLS		OK	73116-6405	NICHOLS HILLS ADD	28	7	NICHOLS HILLS ADD 028 007	6513 AVONDALE DR NICHOLS HILLS

2618	R169573682	JENNINGS DUPLEX LLC	6515 AVONDALE DR	OKLAHOMA CITY	OK	73116- ADD	NICHOLS HILLS ADD	28	8	NICHOLS HILLS ADD 028 008	6515 AVONDALE DR NICHOLS HILLS
2618	R169573685	ESPERANZA REAL ESTATE INVESTMENTS LLC	12601 DUTCH FOREST LN	EDMOND	OK	73013- 7583	NICHOLS HILLS ADD	28	9	NICHOLS HILLS ADD 028 009	6517 AVONDALE DR NICHOLS HILLS
2618	R169573688	ESPERANZA REAL ESTATE INVESTMENTS LLC	12601 DUTCH FOREST LN	EDMOND	OK	73013- 7583	NICHOLS HILLS ADD	28	10	NICHOLS HILLS ADD 028 010	6519 AVONDALE DR NICHOLS HILLS
2618	R169573690	ESPERANZA REAL ESTATE INVESTMENTS LLC	12601 DUTCH FOREST LN	EDMOND	OK	73013- ADD	NICHOLS HILLS ADD	28	0	NICHOLS HILLS ADD 028 000 ALL LOT 11 & SE1FT LOT 12	6521 AVONDALE DR NICHOLS HILLS
2618	R169573700	ESPERANZA REAL ESTATE INVESTMENTS LLC	12601 DUTCH FOREST LN	EDMOND	OK	73013- ADD	NICHOLS HILLS ADD	28	12	NICHOLS HILLS ADD 028 012 EX SE1FT	6523 AVONDALE DR NICHOLS HILLS
2618	R169573720	NICHOLS HILLS UNITED	1212 BEDFORD DR	NICHOLS HILLS	OK	73116- ADD	NICHOLS HILLS ADD	28	0	NICHOLS HILLS ADD 028 000 LOTS 16 THRU 22 PLUS ELY/2 OF VACATED GRAND BLVD ADJ LOTS ON W APROX 5.15 ACRES	1212 BEDFORD AVE NICHOLS HILLS
2618	R169573760	CITY OF NICHOLS HILLS	6407 AVONDALE DR	NICHOLS HILLS	OK	73116- 6431	NICHOLS HILLS ADD	00G	0	NICHOLS HILLS ADD 00G 000 EXEMPT	0 UNKNOWN NICHOLS HILLS
2618	R169797050	OKC NHP LLC	180 E BROAD ST FL 21	COLUMBUS	OH	43215- 3714	UNPLTD PT SEC 05 12N 3W	0	0	UNPLTD PT SEC 05 12N 3W 000 000 PT SE4 SEC 5 12N 3W BEG 649.57FT W & 48FT N OF SE/C SE4 TH W10FT N15FT E10FT N108.60FT W162FT NL Y41.75FT W167.56FT N61.26FT W120.36FT SW34.48FT W29.11FT NW34.26FT E184.59FT N215FT E73.26FT N197.50FT SELY ON A CURVE 326.21FT SELY364.63FT S194.61FT W25FT S123.60FT W25.24FT N51.41FT NW99.49FT NW ALONG A CURVE 7.51FT W147.55FT SW ON A CURVE 2.36FT SW10.66FT SW ALONG A CURVE 2.26FT S111.52FT W37.20FT TO BEG CONT 6.20ACRS MORE OR LESS	1121 NW 63RD ST NICHOLS HILLS

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2618	R169801085	BROWNE KAREN A TRS	BROWNE KAREN A TRUST	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
2618	R169801345	WELCHER GAYLE GORDON REV LIV TRUST		6420 NW GRAND BLVD	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	56	27	SHERWOOD MANOR ADD 056 027	6420 NW GRAND BLVD NICHOLS HILLS
2618	R169801355	PERRI MICHAEL R & CATHY A		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
2618	R169801365	MELTZNER STEVEN D & CHRISTINA ANN		6428 NW GRAND BLVD	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	56	29	SHERWOOD MANOR ADD 056 029	6428 NW GRAND BLVD NICHOLS HILLS
2618	R169801375	COOK TONI & DAVID T TRS	COOK TONI REV TRUST	6432 NW GRAND BLVD	OKLAHOMA CITY	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
2618	R169801385	HORTON ELLEN D SPECIAL TRS	HOLT KIRK AB TRUST	6436 NW GRAND BLVD	NICHOLS HILLS	OK	73116- 6525	SHERWOOD MANOR ADD	56	31	SHERWOOD MANOR ADD 056 031	6436 NW GRAND BLVD NICHOLS HILLS
2618	R169811010	DAWN NICHOLS LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 101	1110 SHERWOOD LN, Unit 101 NICHOLS HILLS
2618	R169811020	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS UNIT 102	1110 SHERWOOD LN, Unit 102 NICHOLS HILLS
2618	R169811025	DAKOTA LAND LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS UNIT 103	1110 SHERWOOD LN, Unit 103 NICHOLS HILLS

2618	R169811040	UNITY PROPERTIES LLC		PO BOX 32501	OKLAHOMA CITY	OK	73123	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 104	1110 SHERWOOD LN, Unit 104 NICHOLS HILLS
2618	R169811050	TWO HANUMAN LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 105	1110 SHERWOOD LN, Unit 105 NICHOLS HILLS
2618	R169811060	SORRELS CAROL ANN		1110 SHERWOOD LN, Unit 106	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 106	1110 SHERWOOD LN, Unit 106 NICHOLS HILLS
2618	R169811070	FRIEDEMANN THOMAS W & CYNTHIA F 2010 REV TRUST		3700 EAGLES LNDG	JONES	OK	73049	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 107	1110 SHERWOOD LN, Unit 107 NICHOLS HILLS
2618	R169811080	SPARK BRIXTON LLC		1110 SHERWOOD LN	OKLAHOMA CITY	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 108	1110 SHERWOOD LN, Unit 108 NICHOLS HILLS
2618	R169812010	DAWN NICHOLS LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 201	1110 SHERWOOD LN, Unit 201 NICHOLS HILLS
2618	R169812020	UNITY PROPERTIES LLC		PO BOX 32501	OKLAHOMA CITY	OK	73123	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 202	1110 SHERWOOD LN, Unit 202 NICHOLS HILLS
2618	R169812030	DAWN NICHOLS LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 203	1110 SHERWOOD LN, Unit 203 NICHOLS HILLS
2618	R169812040	THE NICHOLS 204 LLC		PO BOX 5256	OAK BROOK	IL	60522	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 204	1110 SHERWOOD LN, Unit 204 NICHOLS HILLS
2618	R169812050	DAWN CAPITAL LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 205	1110 SHERWOOD LN, Unit 205 NICHOLS HILLS

2618	R169812060	SPARK KICKAPOO LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK		73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 206	1110 SHERWOOD LN, Unit 206 NICHOLS HILLS
2618	R169812070	JAY HUDI PROPERTIES LLC		1110 SHERWOOD LN, Unit 207	NICHOLS HILLS	OK		73116-6517	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 207	1110 SHERWOOD LN, Unit 207 NICHOLS HILLS
2618	R169812080	AWAN IMRAN ASHRAF	AHMED MOHAMMED NAVEED	1110 SHERWOOD LN	NICHOLS HILLS	OK		73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 208	1110 SHERWOOD LN, Unit 208 NICHOLS HILLS
2618	R169812090	ST INCOME PROPERTIES LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK		73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 209	1110 SHERWOOD LN, Unit 209 NICHOLS HILLS
2618	R169812100	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK		73170	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 210	1110 SHERWOOD LN, Unit 210 NICHOLS HILLS
2618	R169812110	FLIPPING STUDS LLC		5921 SW 8TH ST	OKLAHOMA CITY	OK		73128	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 211	1110 SHERWOOD LN, Unit 211 NICHOLS HILLS
2618	R169812120	929 PROPERTIES LLC		1110 SHERWOOD LN, Unit 212	NICHOLS HILLS	OK		73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 212	1110 SHERWOOD LN, Unit 212 NICHOLS HILLS
2618	R169812130	DAWN NICHOLS LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK		73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 213	1110 SHERWOOD LN, Unit 213 NICHOLS HILLS
2618	R169812140	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK		73170	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 214	1110 SHERWOOD LN, Unit 214 NICHOLS HILLS
2618	R169812150	CMBG LLC		PO BOX 32332	EDMOND	OK		73003	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 215	1110 SHERWOOD LN, Unit 215 NICHOLS HILLS

2618	R169812160	FLIPPING STUDS LLC		5921 SW 8TH ST	OKLAHOMA CITY	OK	73128	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 216	1110 SHERWOOD LN, Unit 216 NICHOLS HILLS
2618	R169812170	KHAN NADEEM		2456 SW 127TH ST	OKLAHOMA CITY	OK	73170-3442	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 217	1110 SHERWOOD LN, Unit 217 NICHOLS HILLS
2618	R169812180	929 PROPERTIES LLC		1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 218	1110 SHERWOOD LN, Unit 218 NICHOLS HILLS
2618	R169812190	AMBASSADOR FINANCIAL LLC		1110 SHERWOOD LN, Unit 221	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 219	1110 SHERWOOD LN, Unit 219 NICHOLS HILLS
2618	R169812200	ASHRAF FAMILY PROPERTIES LLC		1110 SHERWOOD LN	OKLAHOMA CITY	OK	73116	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 220	1110 SHERWOOD LN, Unit 220 NICHOLS HILLS
2618	R169812210	NLDL LLC		1110 SHERWOOD LN, Unit 221	NICHOLS HILLS	OK	73116-6517	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 221	1110 SHERWOOD LN, Unit 221 NICHOLS HILLS
2618	R169812220	SPARK INVESTMENTS LLC		10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 222	1110 SHERWOOD LN, Unit 222 NICHOLS HILLS
2618	R169812230	CMBG LLC		PO BOX 32332	EDMOND	OK	73003	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 223	1110 SHERWOOD LN, Unit 223 NICHOLS HILLS
2618	R169812240	A & C ASSETS LLC		2851 FARM DR	EL RENO	OK	73036	SHERWOOD ARMS CONDOMINIUMS	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 224	1110 SHERWOOD LN, Unit 224 NICHOLS HILLS
2618	R169831000	HEFNER VIRGINIA LYNN		1114 SHERWOOD LN A1	NICHOLS HILLS	OK	73116	NICHOLS HILLS MANOR	1	00A	NICHOLS HILLS MANOR 001 00A	1114 SHERWOOD LN, Unit A1 NICHOLS HILLS

2618	R169831010	JAKERSHAKER LLC		2716 PEMBROKE TER	OKLAHOMA CITY	OK		73116	NICHOLS HILLS MANOR	2	00A	NICHOLS HILLS MANOR 002 00A	1114 SHERWOOD LN, Unit A2 NICHOLS HILLS
2618	R169831020	ELIZONDO STACEY RICHELLE		901 E BRITTON RD	OKLAHOMA CITY	OK		73114- 7802	NICHOLS HILLS MANOR	3	00A	NICHOLS HILLS MANOR 003 00A	1114 SHERWOOD LN, Unit A3 NICHOLS HILLS
2618	R169831030	COVINGTON JOHN F TRS	COVINGTON JOHN F 2000 TRUST	1114 SHERWOOD LN APT A4	NICHOLS HILLS	OK		73116- 6518	NICHOLS HILLS MANOR	4	00A	NICHOLS HILLS MANOR 004 00A	1114 SHERWOOD LN, Unit A4 NICHOLS HILLS
2618	R169831040	MADDY BRIAN L	CORRUJEDO MADDY SYLVIA K	1114 SHERWOOD LN B1	NICHOLS HILLS	OK		73116	NICHOLS HILLS MANOR	1	00B	NICHOLS HILLS MANOR 001 00B	1114 SHERWOOD LN, Unit B1 NICHOLS HILLS
2618	R169831050	SAMIS JAMES M TRS	SAMIS LIV TRUST	2822 W 5TH ST	FORT WORTH	TX		76107- 2204	NICHOLS HILLS MANOR	2	00B	NICHOLS HILLS MANOR 002 00B	1114 SHERWOOD LN, Unit B2 NICHOLS HILLS
2618	R169831060	SAMIS JAMES M & SHIRLEY A LF EST	SHERWOOD LANE PARTNERS LLC	908 NW 71ST ST	OKLAHOMA CITY	OK		73116- 7402	NICHOLS HILLS MANOR	3	00B	NICHOLS HILLS MANOR 003 00B	1114 SHERWOOD LN, Unit B3 NICHOLS HILLS
2618	R169831080	SHERWOOD & GRAND LLC		6616 N HILLCREST AVE	NICHOLS HILLS	OK		73116- 5045	NICHOLS HILLS MANOR	1	00C	NICHOLS HILLS MANOR 001 00C	1114 SHERWOOD LN, Unit C1 NICHOLS HILLS
2618	R169831090	ELMHURST PARTNERS INC		1701 ELMHURST AVE	NICHOLS HILLS	OK		73120- 1011	NICHOLS HILLS MANOR	2	00C	NICHOLS HILLS MANOR 002 00C	1114 SHERWOOD LN, Unit C2 NICHOLS HILLS
2618	R169832000	THE ARAGON BALLROOM LLC		1114 SHERWOOD LN, Unit C3	NICHOLS HILLS	OK		73116	NICHOLS HILLS MANOR	3	00C	NICHOLS HILLS MANOR 003 00C	1114 SHERWOOD LN, Unit C3 NICHOLS HILLS
2618	R169832010	SHERWOOD LANE PARTNERS LLC		908 NW 71ST ST	OKLAHOMA CITY	OK		73116- 7402	NICHOLS HILLS MANOR	4	00C	NICHOLS HILLS MANOR 004 00C	1114 SHERWOOD LN, Unit C4 NICHOLS HILLS

2618	R211921000	AVO HOLDINGS LLC		7501 BROADWAY EXT	OKLAHOMA CITY	OK	73116	THE 6509 AVONDALE CONDOMINIUM	0	0	THE 6509 AVONDALE CONDOMINIUM 000 000 UNIT A	6509 AVONDALE DR, Unit A NICHOLS HILLS
2618	R211921010	KRIEGER THOMAS	URQUHART ERIN CHRISTINE	6509 AVONDALE DR, Unit B	NICHOLS HILLS	OK	73116-6405	THE 6509 AVONDALE CONDOMINIUM	0	0	THE 6509 AVONDALE CONDOMINIUM 000 000 UNIT B	6509 AVONDALE DR, Unit B NICHOLS HILLS
2618	R215221000	STONE LEE ANNE REV TRUST		1123 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	1	1	CUMBERLAND COURT 001 001	1123 CUMBERLAND CT NICHOLS HILLS
2618	R215221010	PAINTBRUSH LLC		2901 NW 156TH ST	EDMOND	OK	73013	CUMBERLAND COURT	1	2	CUMBERLAND COURT 001 002	1121 CUMBERLAND CT NICHOLS HILLS
2618	R215221120	KEATING ANTHONY F III REV TRUST	KEATING BRITTNEY O REV TRUST	1120 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	2	1	CUMBERLAND COURT 002 001	1120 CUMBERLAND DR NICHOLS HILLS
2618	R215221130	DUMIGAN RONALD MATTHEW	DUMIGAN SHELLY HAYES	1118 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	2	2	CUMBERLAND COURT 002 002	1118 CUMBERLAND CT NICHOLS HILLS

SANCTUARY

AN ADDITION TO THE CITY OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA



- W — EXISTING WATER LINE
 SS — EXISTING SANITARY SEWER LINE
 W — PROPOSED WATER LINE
 SS — PROPOSED SANITARY SEWER LINE
 ST — PROPOSED STORM SEWER LINE
 ♦ — PROPOSED FIRE HYDRANT

TOTAL ACRES = 3.9039
TOTAL UNITS = 14

PRELIMINARY PLAT
of

SANCTUARY

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 265-0076 FAX (405) 226-0178 www.jaoc.com
Certificate of Authorization #1494 Exp. Date 06-30-2025

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SHEET 1 OF 1
PPLT

MCAO FILE: H 86505559PLT.dwg 3/4/2025 8:49 AM, Rebecca Baker

AN ORDINANCE AMENDING SECTION 50-26 OF THE NICHOLS HILLS CITY CODE AND THE OFFICIAL ZONING DISTRICT MAP TO REZONE AND REDISTRIBUTE THE PROPERTY LOCATED IN NICHOLS HILLS, OKLAHOMA AT 1203 SHERWOOD LANE FROM THE U-4 CHURCH DISTRICT TO THE R-1-60 SINGLE-FAMILY RESIDENTIAL DISTRICT AND ADOPTING AND APPROVING THE PLANNED UNIT DEVELOPMENT FOR 1203 SHERWOOD LANE; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

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

Section 1. Section 50-26 of the Nichols Hills City Code and the Official Zoning District Map referred to therein are hereby amended to rezone and redistrict 1203 Sherwood Lane, Nichols Hills, Oklahoma from the U-4 Church District to the R-1-60 Single-Family Residential District, the legal description of such property being:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being all of Lots 23 through 27 Block 28 and Block F and a portion of the platted street The Strand in BUSINESS SECTION OF NICHOLS HILLS, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Lot 27, said point being the POINT OF BEGINNING;

THENCE South $11^{\circ}19'22''$ West (South $20^{\circ}59'$ West record), along and with the East line of said Lot 27 extended, a distance of 135.11 feet to the extended South line of said Block F;

THENCE North $90^{\circ}00'00''$ West, along and with the South line of said Block F extended, a distance of 472.52 feet;

THENCE along and with the Westerly lines of said Block F the following four (4) calls:

1. on a curve to the right having a radius of 20.00 feet, a chord bearing of North $43^{\circ}05'30''$ West, a chord length of 29.21 feet and an arc length of 32.75 feet;
2. North $03^{\circ}49'00''$ East, a distance of 167.18 feet;
3. on a curve to the left having a radius of 1,159.00 feet, a chord bearing of North $00^{\circ}30'47''$ East, a chord length of 133.58 feet and an arc length of 133.65 feet;
4. on a reverse curve to the right having a radius of 10.00 feet, a chord bearing of North $30^{\circ}06'45''$ East, a chord length of 10.86 feet and an arc length of 11.49 feet;

THENCE North $63^{\circ}00'54''$ East, departing said Westerly line, a distance of 31.43 feet to a point 21.5 feet West of the Westerly line of Lot 22 of said Block 28;

THENCE parallel with and 21.5 feet West of the Westerly line of said Lot 22 on a non-

tangent curve to the left having a radius of 640.31 feet, a chord bearing of South 29°50'28" East, a chord length of 63.81 feet and an arc length of 63.84 feet to the extended Northwesterly line of said Lot 23;

THENCE North 57°12'38" East (North 66°56' East record), along and with the Northwesterly line of said Lot 23 extended, a distance of 301.56 feet to the Northernmost Corner of said Lot 23;

THENCE South 30°21'43" East (South 30°19' East record), along and with the Northeasterly line of said Lots 23 through 27, a distance of 371.85 feet to the POINT OF BEGINNING.

Such property has a street address of **1203 Sherwood Lane**, Nichols Hills, Oklahoma and is comprised of 3.9039 acres.

Section 2. The Planned Unit Development for 1203 Sherwood Lane, named "PUD-10," is hereby adopted and approved as a Planned Unit Development as provided for in Section 50-112 of the Nichols Hills City Code. PUD-10 is composed of its: (1) *PUD Master Design Statement for 1203 Sherwood Lane* dated February 4, 2025; and (2) the Preliminary Plat of Sherwood Estates; each of which will, after approval, be marked as approved by the City Clerk and initialed by the Mayor or Vice Mayor. For purposes of interpretation of PUD-10, the phrase "this PUD proposes" or similar words or phrases contained in it will be interpreted as mandatory requirements.

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

Section 4. 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 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 by the Council of the City of Nichols Hills, Oklahoma, on the ____ day of March, 2025.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of March, 2025

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney



CITY OF NICHOLS HILLS

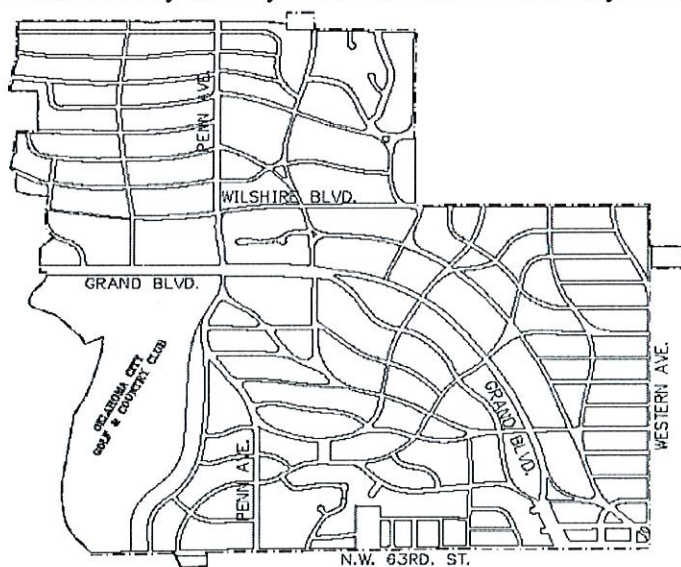
NOTICE OF PUBLIC HEARINGS CITY OF NICHOLS HILLS, OKLAHOMA PC-2025-01

Notice is hereby given that Johnson & Associates, on behalf of Robert Nolan Coyle Trustee of the Richard N. Coyle 1996 Revocable Trust, has filed an application ("the Application") with the City of Nichols Hills for approval to rezone **6502 Avondale Drive** from the C-1 Office Zoning District to the C-2 Retail Business Zoning District, which property is described as:

Lot One (1), Block Twenty-eight (28), Nichols Hills, Oklahoma County, Oklahoma as shown in Book 6955, Page 0813, Oklahoma County, Oklahoma

The Application and an Ordinance amending Section 50-26 of the Nichols Hills City Code and the official Zoning District Map to rezone and redistrict as requested by the Application; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency will be considered at public hearings to be held by both the Nichols Hills Planning Commission and the Nichols Hills City Council. These public hearings will be held by the Nichols Hills Planning Commission on Tuesday, April 1, 2025 at 5:30 p.m., and by the Nichols Hills City Council on Tuesday, April 8, 2025 at 5:30 p.m. These public hearings will be held in the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

Any person may address the Nichols Hills Planning Commission and Nichols Hills City Council at these public hearings regarding the Ordinance. Written support for or protest against the proposed Ordinance may be mailed to the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116, or hand delivered to the office of 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 days before the public hearing.



Dated this 6th day of March, 2025.

Amanda Copeland
Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma

February 4, 2025

City of Nichols Hills
Planning & Zoning
6407 Avondale Drive
Nichols Hills, OK 73116

Attention: Mr. Shane Pate

RE: 6501 Avondale Dr: Rezoning Submittal

Dear Mr. Pate:

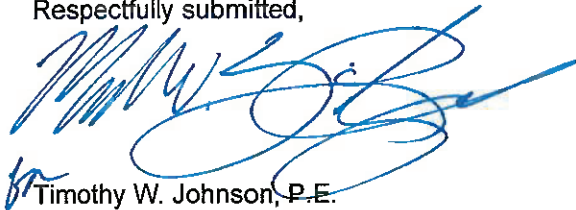
On behalf of the property owner, we are submitting a request for a Rezoning application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 6501 Avondale Drive in Nichols Hills. The site is currently zoned as C-1, Office and we are proposing a zoning of C-2, Retail Business. There are not currently any changes proposed to the structure or layout of the site. The proposed zoning is consistent with the surrounding area.

Please find attached the following submittal documents for the above-mentioned project:

- PUD Application
- Letter of Authorization
- Deed
- Legal Description
- 300-foot Radius Ownership Report
- Boundary Exhibit
- Filing Fee of \$750.00

Please review the following information for its completeness and place this application on the Planning Commission docket of **March 4, 2025**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



for Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, J&A
[6050 000 / Z]



CITY OF NICHOLS HILLS, OKLAHOMA

Application for the Rezoning of Property

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

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

Applicant is encouraged to consult Sec. 50-586 of the Nichols Hills City Code ("the Code") when completing this Application. For Planned Unit Development (PUD) applications, applicant is encouraged to consult Sec. 50-112 of the Code.

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

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: Mark W. Zitzow, Johnson & Associates, on behalf of The Richard N. Coyle 1996 Revocable Trust

Mailing address: 1 E Sheridan Ave., Suite 200, Oklahoma City, OK, 73104

Telephone number(s): 405-235-8075

Email address(es): mzitzow@jaokc.com

Address or general location of property proposed for rezoning [if metes and bounds, please attach]:
6501 Avondale Drive

Current zoning classification of the property: C-1, Office

Requested zoning classification for the property: C-2, Retail Business

Present use of the property: Office

Reason rezoning is requested: To develop the site as retail in the future.

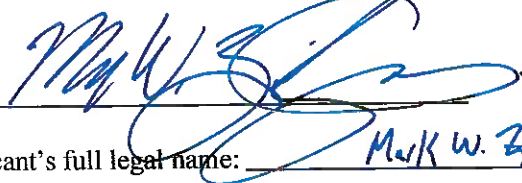
The following must be attached to this Application:

- 1. Proof of authority.** Proof of applicant's authority to make this Application by attaching a copy of the applicable deed evidencing applicant's ownership or an affidavit regarding ownership (a form for which is attached to this Application).
- 2. Ownership list.** Report certified by a bonded abstractor stating the names and mailing addresses for the owner(s) of record whose property is within a 300-foot radius of the exterior boundary of the subject property.
- 3. Site map.** Detailed site map (and an electronic copy of such map) drawn to scale showing the dimensions of the subject property; any existing and proposed buildings (including dimensions, distances from property lines, and proposed uses); any existing and proposed parking spaces (including location, layout, and dimensions); means of ingress and egress in relation to adjacent streets (including street names and right-of-way widths); location and size of all existing utility easements; and any other relevant information.
- 4. PUDs.** For PUD applications, a PUD design statement and master development plan map in compliance with Sec. 50-112 of the Code.

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of the Code and those set out in this Application and after the fee of \$750 as required by the Code has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

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

Submitted and agreed to this 14th day of Feb., 2021.

Signature:  AGENT

Print applicant's full legal name: Mark W. Z. Turner

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

Richard N. Coyle 1996 Revocable Trust
6501 Avondale Dr.
Nichols Hills, OK, 73116
PH: (405) 842-3324

January 31, 2025

City of Nichols Hills
Planning & Zoning
1009 NW 75th Street
Nichols Hills, OK 73116

Attn: Mr. Randy Lawrence

**RE: Property at 6501 Avondale Dr., Nichols Hills, OK: Letter of Authorization for
Submittal to the City**

Dear Mr. Lawrence:

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

Respectfully Submitted,


Signature

ROBERT NOLAN COYLE, TRUSTEE
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 6050 000/PUD

COPY

MEMORANDUM OF TRUST

KNOW ALL MEN BY THESE PRESENTS THAT:

1. Richard N. Coyle, also known as Dick Coyle, a single person, of Oklahoma City, Oklahoma County, Oklahoma, on or after the 10th day of July, 1996, granted and conveyed to Richard N. Coyle, Trustee of the Richard N. Coyle 1996 Revocable Trust under Agreement dated the 10th day of July, 1996, certain of the real and personal property belonging to Richard N. Coyle.

2. Article II, Paragraph 1 relating to appointment of the Trustee and Successor Trustee of said Trust provides as follows:

Appointment of Trustee and Successor Trustee. Richard N. Coyle is hereby designated as Trustee of this trust. If Richard N. Coyle shall fail to qualify, resign or be unable to continue as Trustee for any reason, then Robert Nolan Coyle shall serve as successor Trustee of this trust. If all of the aforementioned persons shall fail to qualify, resign or be unable to continue as Trustee for any reason, then William Sean Coyle shall serve as successor Trustee of this trust. If all of the aforementioned persons shall fail to qualify, resign or be unable to continue as Trustee for any reason, then Richard Price Coyle shall serve as successor Trustee of this trust.

3. Article II, Paragraph 4 relating to the powers of the Successor Trustee of said Trust provides as follows:

Powers of Successor Trustee. Any successor Trustee shall have, from and after appointment or succession to office hereunder and without any assignment or action by any person, all the title, rights, interests and powers, including discretionary rights and powers which are by the provisions of this Agreement granted to and vested in the predecessor Trustee.

4. Article II, Paragraph 5 relating to the incapacity of the Trustee of said Trust provides as follows:

Incapacity of Trustee. Any individual acting in a fiduciary capacity shall be considered unable to act if adjudicated incapacitated or partially incapacitated such that such individual is unable to fulfill the fiduciary duties or if a doctor familiar with his or her physical and mental condition

certifies in writing that such individual is unable to give prompt and intelligent consideration to business matters.

5. Article VI, Paragraph 2 relating to the reliance by third parties on the Trustee's authority of said Trust provides as follows:

Reliance by Third Parties on Trustee's Authority. No person, firm or corporation dealing with the Trustee with reference to any of the trust assets, if acting in good faith, shall be required to ascertain the authority of the Trustee, nor to see to the performance of the Trustee's duties, nor to be responsible in any way for the proper application of funds or properties paid or delivered to the Trustee for the account of the trusts, but, if acting in good faith, such person, firm or corporation may deal with the Trustee as though the Trustee were unconditional owner of the trust assets.

6. From and after the filing of an affidavit of a successor trustee as Successor Trustee reciting the facts establishing the events causing a succession of trustee, and the fact of acceptance of duties by such Successor Trustee, all persons shall be entitled to deal with such Successor Trustee as Trustee of the Richard N. Coyle 1996 Revocable Trust under Agreement dated the 10th day of July, 1996, as amended.

In Witness Whereof, the parties have executed this Memorandum this 19th day of March, 2012.

Richard N. Coyle
Richard N. Coyle

SETTLOR

Richard N. Coyle
Richard N. Coyle

TRUSTEE

ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me
this 19 day of March, 2012, by Richard N.
Coyle.

Notary Public

My Commission Expires:

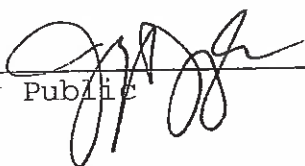
(SEAL



ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me
this 19 day of March, 2012, by Richard N.
Coyle, Trustee of the Richard N. Coyle 1996 Revocable Trust
under Agreement dated the 10th day of July, 1996, as amended.



Notary Public

My Commission Expires:

(SEAL OR STAMP)


QUIT CLAIM DEED
Individual Form

BOOK 6955 PAGE 0813

THIS INDENTURE, Made this 22 day August, A.D. 1996 between Richard N. Coyle party of the first part, and Richard N. Coyle, Trustee of the Richard N. Coyle 1996 Revocable Trust under Agreement dated the 10th day of July, 1996, of the second part,

Witnesseth, that said party of the first part, in consideration of the sum of TEN and NO/100THS DOLLARS to said party in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all first parties right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to-wit:

Lot One (1), Block Twenty-eight (28), Nichols Hills, Oklahoma County, Oklahoma.

The Real Property is commonly known as 6501 Avondale Drive, Oklahoma City, OK 73116.

"EXEMPT DOCUMENTARY STAMP TAX OS TITLE 68, ARTICLE 32, SECTION 3201"
together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said Richard N. Coyle, Trustee of the Richard N. Coyle 1996 Revocable Trust under Agreement dated the 10th day of July, 1996, his successors and assigns forever.

In Witness Whereof, the said party of the first part has hereunto signed this deed on the day and year first above written.

Richard N. Coyle

DOC NUMBER 96134718

BOOK 6955

PAGES 813 - 813

TIME 10:20:47

FEE

8.00

08/27/1996

Carolynn Caudill

Notary Public

RECORDED AND FILED

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State on this 22 day of August, 1996, personally appeared Richard N. Coyle, 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.

Dorbara Downing
Notary Public

My Commission Expires:

July 23, 1999

WHEN RECORDED MAIL TO
NAME CARTER FOREE
ADDRESS 6501 AVONDALE DR
CITY & STATE OKC 73112

LEGAL DESCRIPTION

Lot One (1), Block Twenty-eight (28), Nichols Hills, Oklahoma County Oklahoma.

Address: 6501 Avondale Drive, Oklahoma City, OK, 73116.

As shown in Book 6955, Page 0813, Oklahoma County, Oklahoma.

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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

LOT ONE (1), IN BLOCK TWENTY-EIGHT (28) OF MAYFAIR PARK SECTION OF NICHOLS HILLS, AN ADDITION TO OKLAHOMA COUNTY, OKLAHOMA, AS SHOWN BY THE RECORDED PLAT THEREOF.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7), both inclusive.

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

Dated: January 27, 2025 at 7:30 AM

First American Title Insurance Company



By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2914462-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
2618	R169573662	COYLE RICHARD N TRS, COYLE RICHARD N 1996 REV TRUST	6501 AVONDALE DR	NICHOLS HILLS	OK	73116-6406	NICHOLS HILLS ADD	28	1	NICHOLS HILLS ADD 028 001 (SUBJECT PROPERTY)	6501 AVONDALE DR NICHOLS HILLS
2618	R215221000	STONE LEE ANNE REV TRUST	1123 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	1	1	CUMBERLAND COURT 001 001	1123 CUMBERLAND CT NICHOLS HILLS
2618	R215221010	PAINTBRUSH LLC	2901 NW 156TH ST	EDMOND	OK	73013	CUMBERLAND COURT	1	2	CUMBERLAND COURT 001 002	1121 CUMBERLAND CT NICHOLS HILLS
2618	R215221020	WRIGHT GARY N, COKELEY NORMA F	7913 NICHOLS GATE CIR	OKLAHOMA CITY	OK	73116	CUMBERLAND COURT	1	3	CUMBERLAND COURT 001 003	1119 CUMBERLAND CT NICHOLS HILLS
2618	R215221030	CUMBERLAND DRIVE LLC	5637 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-4015	CUMBERLAND COURT	1	4	CUMBERLAND COURT 001 004	1117 CUMBERLAND CT NICHOLS HILLS
2618	R215221120	KEATING ANTHONY F III REV TRUST, KEATING BRITTNEY O REV TRUST	1120 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	2	1	CUMBERLAND COURT 002 001	1120 CUMBERLAND DR NICHOLS HILLS
2618	R215221130	DUMIGAN RONALD MATTHEW, DUMIGAN SHELLY HAYES	1118 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	2	2	CUMBERLAND COURT 002 002	1118 CUMBERLAND CT NICHOLS HILLS
2618	R215221140	NOSSAMAN JACOB L TRS, NOSSAMAN JACOB L REV TRUST	1116 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	2	3	CUMBERLAND COURT 002 003	1116 CUMBERLAND CT NICHOLS HILLS
2618	R215221150	THOMAS SHAWN P, THOMAS PAIGE E	1114 CUMBERLAND CT	NICHOLS HILLS	OK	73116	CUMBERLAND COURT	2	4	CUMBERLAND COURT 002 004	1114 CUMBERLAND CT NICHOLS HILLS
2618	R215221160	REEVES ROSS NEWTON III & JUNE TRS, REEVES ROSS NEWTON & JUNE DELORIS JOINT LIV TRUST	1112 CUMBERLAND CT	NICHOLS HILLS	OK	73116-6407	CUMBERLAND COURT	2	5	CUMBERLAND COURT 002 005	1112 CUMBERLAND CT NICHOLS HILLS
2618	R169461000	SALLIS JIMMY F, SALLIS RUTH A	640 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 2A	6407 N GRANDMARK DR NICHOLS HILLS
2618	R169461120	CSD 6437 LLC	5623 N WESTERN AVE, Unit B	OKLAHOMA CITY	OK	73118	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4E	6437 N GRANDMARK DR NICHOLS HILLS
2618	R169461010	KLB REV FAMILY TRUST	6409 N GRANDMARK DR 2B	OKLAHOMA CITY	OK	73118	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 2B	6409 N GRANDMARK DR NICHOLS HILLS
2618	R169461020	SPAULDING STEVEN R, SPAULDING TAMARA G	6411 N GRANDMARK DR 2C	OKLAHOMA CITY	OK	73118	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 2C	6411 N GRANDMARK DR NICHOLS HILLS
2618	R169461210	SANCHEZ EDUARDO TRUST, SANCHEZ JODY BRONSON TRUST	6433 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT P2	6433 N GRANDMARK DR NICHOLS HILLS

2618	R169461030	GRANDMARK RENAISSANCE LLC	5623 N WESTERN AVE STE B	OKLAHOMA CITY	OK	73118-4004	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 3A	6451 GRANDMARK DR, Unit 3A NICHOLS HILLS
2618	R169461040	BARR ROBERT L IV	6449 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 3B	6449 GRANDMARK DR NICHOLS HILLS
2618	R169461050	HIERSCHE GEORGE R JR & LINDA L FAMILY REV TRUST	6447 GRANDMARK DR	NICHOLS HILLS	OK	73116-6535	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 3C	6447 N GRANDMARK DR NICHOLS HILLS
2618	R169461060	BOOKER LINDA LU TRS, BOOKER RAY & LINDA JOINT TRUST	15023 S KOA ST	TULSA	OK	74037	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 3D	6445 N GRANDMARK DR NICHOLS HILLS
2618	R169461070	KELLY CHARLES BRADFORD REV TRUST	6443 GRANDMARK DR, Unit 3E	NICHOLS HILLS	OK	73116-6535	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 3E	6443 N GRANDMARK DR NICHOLS HILLS
2618	R169461080	DEFRAIN ERIC, DEFRAIN JOANN	6435 GRANDMARK DR	NICHOLS HILLS	OK	73116-6535	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4A	6435 N GRANDMARK DR NICHOLS HILLS
2618	R169461090	WINTERS MICHAEL DAVID TRS, WINTERS MICHAEL DAVID REV LIV TRUST	6427 GRANDMARK DR	NICHOLS HILLS	OK	73116-6534	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4B	6427 GRANDMARK DR NICHOLS HILLS
2618	R169461100	BROWN KENNETH R TRS, BROWN KENNETH R 1995 REV TRUST	6421 N GRANDMARK DR UNIT 4C	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4C	6421 N GRANDMARK DR NICHOLS HILLS
2618	R169461110	SWEENEY REV TRUST	2551 MCGEE DR	NORMAN	OK	73072	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4D	6413 N GRANDMARK DR NICHOLS HILLS
2618	R169461130	POURCHOT ROBERT LYNN & GEORGIA BELL	6429 GRANDMARK DR, Unit 4F	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4F	6429 GRANDMARK DR NICHOLS HILLS
2618	R169461140	LOWE FAMILY TRUST	2726 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116-4015	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4G	6423 N GRANDMARK DR NICHOLS HILLS
2618	R169461150	AUSTIN OPAL JANE TRUST	PO BOX 18666	OKLAHOMA CITY	OK	73154	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4H	6415 N GRANDMARK DR NICHOLS HILLS
2618	R169461160	SUKMAN R RANDAL & TERA A CO TRS, SUKMAN R RANDALL & TERA REV TRUST	6439 GRANDMARK DR	NICHOLS HILLS	OK	73116-6535	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4I	6439 N GRANDMARK DR NICHOLS HILLS
2618	R169461170	HARTGROVE RICHARD C TRS, HARTGROVE RICHARD LIV TRUST	4907 BULL MOUNTAIN CV	AUSTIN	TX	78746-2402	GRAND MARK	0	0	GRAND MARK 000 000 UNIT 4J	6431 N GRANDMARK DR NICHOLS HILLS
2618	R169461180	LEWIS PATRANELL B 2001 REV TRUST	6425 N GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK BLK 000 LOT 000 UNIT 4KL	6425 N GRANDMARK DR NICHOLS HILLS

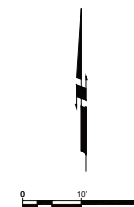
2618	R169461220	BURGER MARTHA ANN TRS, ROWLETT DONALD R TRS , 6419 GRANDMARK DR LIVING TRUST	6419 GRANDMARK DR	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT P3	6419 N GRANDMARK DR NICHOLS HILLS
2618	R169461200	KUYKENDALL KAY TRS, KUYKENDALL KATHLEEN 2001 TRUST	6453 GRANDMARK DR UNIT P1	NICHOLS HILLS	OK	73116	GRAND MARK	0	0	GRAND MARK 000 000 UNIT P1	6453 N GRANDMARK DR NICHOLS HILLS
2618	R169570220	OKC NHP LLC	180 E BROAD ST FL 21	COLUMBUS	OH	43215-3714	NICHOLS HILLS ADD	0	0	NICHOLS HILLS ADD 000 000 PT OF BLKS 3 & 4 BEG AT NW/C LOT 12 BLK 4 TH E655.10FT S184.48FT W12FT S61FT W166FT S16.36FT SWLY185.75FT NWLY270.87FT NWLY ALONG A CURVE 273.52FT TO BEG	6482 AVONDALE DR NICHOLS HILLS
2618	R169573750	STRAND ON SHERWOOD LLC	6501 AVONDALE DR, Unit A	NICHOLS HILLS	OK	73116-6406	NICHOLS HILLS ADD	0	0	NICHOLS HILLS ADD LOTS 23 THRU 27 IN BLK 28 & BLK F PLUS VACATED STREET (CALLED THE STRAND) LYING BETWEEN SD LTS & BLK F	1203 SHERWOOD LN NICHOLS HILLS
2618	R169573665	ELCO INVESTMENTS LLC	7220 N COUNTRY CLUB DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	28	2	NICHOLS HILLS ADD 028 002	6503 AVONDALE DR NICHOLS HILLS
2618	R169573670	JEANES TERRY, JEANES RHONDA KAY	6505 AVONDALE DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	28	3	NICHOLS HILLS ADD 028 003	6505 AVONDALE DR NICHOLS HILLS
2618	R169573672	333 CHOCTAW IV LLC	PO BOX 18404	OKLAHOMA CITY	OK	73154	NICHOLS HILLS ADD	28	4	NICHOLS HILLS ADD 028 004	6507 AVONDALE DR NICHOLS HILLS
2618	R169573675	WAYNE IVAN	6511 AVONDALE DR	NICHOLS HILLS	OK	73116-6405	NICHOLS HILLS ADD	28	6	NICHOLS HILLS ADD 028 006	6511 AVONDALE DR NICHOLS HILLS
2618	R169573760	CITY OF NICHOLS HILLS	6407 AVONDALE DR	NICHOLS HILLS	OK	73116-6431	NICHOLS HILLS ADD	00G	0	NICHOLS HILLS ADD 00G 000 EXEMPT	0 UNKNOWN NICHOLS HILLS
2618	R169831000	HEFNER VIRGINIA LYNN	1114 SHERWOOD LN A1	NICHOLS HILLS	OK	73116	NICHOLS HILLS MANOR	1	00A	NICHOLS HILLS MANOR 001 00A	1114 SHERWOOD LN, Unit A1 NICHOLS HILLS
2618	R169831040	MADDY BRIAN L, CORRUJEDO MADDY SYLVIA K	1114 SHERWOOD LN B1	NICHOLS HILLS	OK	73116	NICHOLS HILLS MANOR	1	00B	NICHOLS HILLS MANOR 001 00B	1114 SHERWOOD LN, Unit B1 NICHOLS HILLS
2618	R169831080	SHERWOOD & GRAND LLC	6616 N HILLCREST AVE	NICHOLS HILLS	OK	73116-5045	NICHOLS HILLS MANOR	1	00C	NICHOLS HILLS MANOR 001 00C	1114 SHERWOOD LN, Unit C1 NICHOLS HILLS

2618	R169831010	JAKERSHAKER LLC	2716 PEMBROKE TER	OKLAHOMA CITY	OK	73116	NICHOLS HILLS MANOR	2	00A	NICHOLS HILLS MANOR 002 00A	1114 SHERWOOD LN, Unit A2 NICHOLS HILLS
2618	R169831050	SAMIS JAMES M TRS, SAMIS LIV TRUST	2822 W 5TH ST	FORT WORTH	TX	76107-2204	NICHOLS HILLS MANOR	2	00B	NICHOLS HILLS MANOR 002 00B	1114 SHERWOOD LN, Unit B2 NICHOLS HILLS
2618	R169831090	ELMHURST PARTNERS INC	1701 ELMHURST AVE	NICHOLS HILLS	OK	73120-1011	NICHOLS HILLS MANOR	2	00C	NICHOLS HILLS MANOR 002 00C	1114 SHERWOOD LN, Unit C2 NICHOLS HILLS
2618	R169831020	ELIZONDO STACEY RICHELLE	901 E BRITTON RD	OKLAHOMA CITY	OK	73114-7802	NICHOLS HILLS MANOR	3	00A	NICHOLS HILLS MANOR 003 00A	1114 SHERWOOD LN, Unit A3 NICHOLS HILLS
2618	R169831060	SAMIS JAMES M & SHIRLEY A LF EST, SHERWOOD LANE PARTNERS LLC	908 NW 71ST ST	OKLAHOMA CITY	OK	73116-7402	NICHOLS HILLS MANOR	3	00B	NICHOLS HILLS MANOR 003 00B	1114 SHERWOOD LN, Unit B3 NICHOLS HILLS
2618	R169832000	THE ARAGON BALLROOM LLC	1114 SHERWOOD LN, Unit C3	NICHOLS HILLS	OK	73116	NICHOLS HILLS MANOR	3	00C	NICHOLS HILLS MANOR 003 00C	1114 SHERWOOD LN, Unit C3 NICHOLS HILLS
2618	R169831030	COVINGTON JOHN F TRS, COVINGTON JOHN F 2000 TRUST	1114 SHERWOOD LN APT A4	NICHOLS HILLS	OK	73116-6518	NICHOLS HILLS MANOR	4	00A	NICHOLS HILLS MANOR 004 00A	1114 SHERWOOD LN, Unit A4 NICHOLS HILLS
2618	R169832010	SHERWOOD LANE PARTNERS LLC	908 NW 71ST ST	OKLAHOMA CITY	OK	73116-7402	NICHOLS HILLS MANOR	4	00C	NICHOLS HILLS MANOR 004 00C	1114 SHERWOOD LN, Unit C4 NICHOLS HILLS
2618	R169811010	DAWN NICHOLS LLC	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 101	1110 SHERWOOD LN, Unit 101 NICHOLS HILLS
2618	R169811020	SPARK INVESTMENTS LLC	10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS UNIT 102	1110 SHERWOOD LN, Unit 102 NICHOLS HILLS
2618	R169811040	UNITY PROPERTIES LLC	PO BOX 32501	OKLAHOMA CITY	OK	73123	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 104	1110 SHERWOOD LN, Unit 104 NICHOLS HILLS
2618	R169811050	TWO HANUMAN LLC	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 105	1110 SHERWOOD LN, Unit 105 NICHOLS HILLS
2618	R169811060	SORRELS CAROL ANN	1110 SHERWOOD LN, Unit 106	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 106	1110 SHERWOOD LN, Unit 106 NICHOLS HILLS
2618	R169811070	FRIEDEMANN THOMAS W & CYNTHIA F 2010 REV TRUST	3700 EAGLES LNDG	JONES	OK	73049	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 107	1110 SHERWOOD LN, Unit 107 NICHOLS HILLS

2618	R169811080	SPARK BRIXTON LLC	1110 SHERWOOD LN	OKLAHOMA CITY	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 108	1110 SHERWOOD LN, Unit 108 NICHOLS HILLS
2618	R169812010	DAWN NICHOLS LLC	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 201	1110 SHERWOOD LN, Unit 201 NICHOLS HILLS
2618	R169812030	DAWN NICHOLS LLC	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 203	1110 SHERWOOD LN, Unit 203 NICHOLS HILLS
2618	R169812020	UNITY PROPERTIES LLC	PO BOX 32501	OKLAHOMA CITY	OK	73123	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 202	1110 SHERWOOD LN, Unit 202 NICHOLS HILLS
2618	R169812040	THE NICHOLS 204 LLC	PO BOX 5256	OAK BROOK	IL	60522	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 204	1110 SHERWOOD LN, Unit 204 NICHOLS HILLS
2618	R169812050	DAWN CAPITAL LLC	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 205	1110 SHERWOOD LN, Unit 205 NICHOLS HILLS
2618	R169812060	SPARK KICKAPOO LLC	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 206	1110 SHERWOOD LN, Unit 206 NICHOLS HILLS
2618	R169812070	JAY HUDI PROPERTIES LLC	1110 SHERWOOD LN, Unit 207	NICHOLS HILLS	OK	73116- 6517	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 207	1110 SHERWOOD LN, Unit 207 NICHOLS HILLS
2618	R169812080	AWAN IMRAN ASHRAF, AHMED MOHAMMED NAVEED	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 208	1110 SHERWOOD LN, Unit 208 NICHOLS HILLS
2618	R169812090	ST INCOME PROPERTIES LLC	1110 SHERWOOD LN, Unit 209	NICHOLS HILLS	OK	73116- 6517	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 209	1110 SHERWOOD LN, Unit 209 NICHOLS HILLS
2618	R169812100	SPARK INVESTMENTS LLC	10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 210	1110 SHERWOOD LN, Unit 210 NICHOLS HILLS
2618	R169812110	FLIPPING STUDS LLC	5921 SW 8TH ST	OKLAHOMA CITY	OK	73128	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 211	1110 SHERWOOD LN, Unit 211 NICHOLS HILLS

2618	R169812120	929 PROPERTIES LLC	1110 SHERWOOD LN, Unit 212	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 212	1110 SHERWOOD LN, Unit 212 NICHOLS HILLS
2618	R169812130	DAWN NICHOLS LLC	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 213	1110 SHERWOOD LN, Unit 213 NICHOLS HILLS
2618	R169812140	SPARK INVESTMENTS LLC	10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 214	1110 SHERWOOD LN, Unit 214 NICHOLS HILLS
2618	R169812150	CMBG LLC	PO BOX 32332	EDMOND	OK	73003	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 215	1110 SHERWOOD LN, Unit 215 NICHOLS HILLS
2618	R169812160	FLIPPING STUDS LLC	5921 SW 8TH ST	OKLAHOMA CITY	OK	73128	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 216	1110 SHERWOOD LN, Unit 216 NICHOLS HILLS
2618	R169812170	KHAN NADEEM	2456 SW 127TH ST	OKLAHOMA CITY	OK	73170- 3442	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 217	1110 SHERWOOD LN, Unit 217 NICHOLS HILLS
2618	R169812180	929 PROPERTIES LLC	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 218	1110 SHERWOOD LN, Unit 218 NICHOLS HILLS
2618	R169812190	AMBASSADOR FINANCIAL LLC	1110 SHERWOOD LN, Unit 221	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 219	1110 SHERWOOD LN, Unit 219 NICHOLS HILLS
2618	R169812200	ASHRAF FAMILY PROPERTIES LLC	1110 SHERWOOD LN	OKLAHOMA CITY	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 220	1110 SHERWOOD LN, Unit 220 NICHOLS HILLS
2618	R169812210	NLDL LLC	1110 SHERWOOD LN, Unit 221	NICHOLS HILLS	OK	73116- 6517	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 221	1110 SHERWOOD LN, Unit 221 NICHOLS HILLS
2618	R169812220	SPARK INVESTMENTS LLC	10601 S WESTERN AVE	OKLAHOMA CITY	OK	73170	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 222	1110 SHERWOOD LN, Unit 222 NICHOLS HILLS
2618	R169812230	CMBG LLC	PO BOX 32332	EDMOND	OK	73003	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 223	1110 SHERWOOD LN, Unit 223 NICHOLS HILLS

2618	R169812240	A & C ASSETS LLC	2851 FARM DR	EL RENO	OK	73036	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS 000 000 UNIT 224	1110 SHERWOOD LN, Unit 224 NICHOLS HILLS
2618	R169811025	DAKOTA LAND LLC	1110 SHERWOOD LN	NICHOLS HILLS	OK	73116	SHERWOOD ARMS CONDOMINIUM S	0	0	SHERWOOD ARMS CONDOMINIUMS UNIT 103	1110 SHERWOOD LN, Unit 103 NICHOLS HILLS
2618	R211921000	AVO HOLDINGS LLC	7501 BROADWAY EXT	OKLAHOMA CITY	OK	73116	THE 6509 AVONDALE CONDOMINIUM	0	0	THE 6509 AVONDALE CONDOMINIUM 000 000 UNIT A	6509 AVONDALE DR, Unit A NICHOLS HILLS
2618	R211921010	KRIEGER THOMAS, URQUHART ERIN CHRISTINE	6509 AVONDALE DR, Unit B	NICHOLS HILLS	OK	73116-6405	THE 6509 AVONDALE CONDOMINIUM	0	0	THE 6509 AVONDALE CONDOMINIUM 000 000 UNIT B	6509 AVONDALE DR, Unit B NICHOLS HILLS
2618	R169797050	OKC NHP LLC	180 E BROAD ST FL 21	COLUMBUS	OH	43215-3714	UNPLTD PT SEC 05 12N 3W	0	0	UNPLTD PT SEC 05 12N 3W 000 000 PT SE4 SEC 5 12N 3W BEG 649.57FT W & 48FT N OF SE/C SE4 TH W10FT N15FT E10FT N108.60FT W162FT NLY41.75FT W167.56FT N61.26FT W120.36FT SW34.48FT W29.11FT NW34.26FT E184.59FT N215FT E73.26FT N197.50FT SELY ON A CURVE 326.21FT SELY364.63FT S194.61FT W25FT S123.60FT W25.24FT N51.41FT NW99.49FT NW ALONG A CURVE 7.51FT W147.55FT SW ON A CURVE 2.36FT SW10.66FT SW ALONG A CURVE 2.26FT S111.52FT W37.20FT TO BEG CONT 6.20ACRS MORE OR LESS	1121 NW 63RD ST NICHOLS HILLS



6501 Avondale Dr.

Boundary Exhibit



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ENGINEERS SURVEYORS PLANNERS

1/29/25

Conceptual site plan showing feasible option
permitted under proposed rezoning

AN ORDINANCE AMENDING SECTION 50-26 OF THE NICHOLS HILLS CITY CODE AND THE OFFICIAL ZONING DISTRICT MAP TO REZONE AND REDISTRICIT THE PROPERTY LOCATED IN NICHOLS HILLS, OKLAHOMA AT 6501 AVONDALE DRIVE FROM THE C-1 OFFICE ZONING DISTRICT TO THE C-2 RETAIL BUSINESS ZONING DISTRICT; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

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

Section 1. Section 50-26 of the Nichols Hills City Code and the Official Zoning District Map referred to therein are hereby amended to rezone and redistrict 6501Avondale Drive, Nichols Hills, Oklahoma from the C-1 Office Zoning District to the C-2 Retail Business Zoning District, the legal description of such property being:

Lot One (1), Block Twenty-Eight (28), Nichols Hills, Oklahoma County, Oklahoma,
as shown in Book 6955, Page 0813, Oklahoma County, Oklahoma

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

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

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

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the ____ day of March, 2025.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of March, 2025

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney

Published in _____ on _____, 2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50 OF THE NICHOLS HILLS CITY CODE CREATING THE WESTMINSTER PLACE 1800 BLOCK RESIDENTIAL DISTRICT AND REGULATIONS APPLICABLE TO THE WESTMINSTER PLACE 1800 BLOCK RESIDENTIAL DISTRICT; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

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

Section 1. Chapter 50, *Zoning*, Article II, *District Regulations*, Division 4, *Special Districts*, of the Nichols Hills City Code is hereby amended with a new Section 50-120, with new language underlined, to wit:

Secs. 50-117-145-119. Reserved.

Sec. 50-120. Westminster Place 1800 Block Residential District.

(a) *District created.* The Westminster Place 1800 Block Residential District (the “Westminster Place District”) is hereby created.

(b) *General description.* The Westminster Place District is a geographical area within the Wilshire Section of Nichols Hills and part of the R-1-60 Single-Family Residential Zoning District, bounded on the west by Greystone Avenue and bounded on the east by Stratford Drive and comprised of the Lots at the following addresses:

Block 107 of the Wilshire Section of Nichols Hills:

Lot 1 – 1800 Westminster Place
Lot 2 – 1802 Westminster Place
Lot 3 – 1804 Westminster Place
Lot 4 – 1806 Westminster Place
Lot 5– 1808 Westminster Place
Lot 6 – 1810 Westminster Place
Lot 7– 1812 Westminster Place
Lot 8 – 1814 Westminster Place
Lot 9 – 1816 Westminster Place
Lot 10 – 1818 Westminster Place
Lot 11– 1820 Westminster Place

Lot 12– 1822 Westminster Place
Lot 13– 1824 Westminster Place
Lot 14– 1826 Westminster Place
Lot 15– 1828 Westminster Place
Lot 16– 1830 Westminster Place
Lot 17– 1832 Westminster Place
Lot 18– 1834 Westminster Place
Lot 19– 1836 Westminster Place
Lot 20 – 1838 Westminster Place
Lot 21– 1840 Westminster Place

Block 108 of the Wilshire Section of Nichols Hills:

Lot 1 – 1801 Westminster Place
Lot 2 – 1803 Westminster Place
Lot 3 – 1805 Westminster Place
Lot 4 – 1807 Westminster Place
Lot 5– 1809 Westminster Place
Lot 6 – 1811 Westminster Place
Lot 7– 1813 Westminster Place
Lot 8 – 1815 Westminster Place
Lot 9 – 1817 Westminster Place
Lot 10 – 1819 Westminster Place
Lot 11– 1821 Westminster Place
Lot 12– 1823 Westminster Place
Lot 13– 1825 Westminster Place
Lot 14– 1827 Westminster Place
Lot 15– 1829 Westminster Place
Lot 16– 1831 Westminster Place
Lot 17– 1833 Westminster Place
Lot 18– 1835 Westminster Place
Lot 19– 1837 Westminster Place
Lot 20 – 1839 Westminster Place
Lot 21– 1841 Westminster Place
Lot 22– 1843 Westminster Place
Lot 23 – 1845 Westminster Place

(c) *R-1-60 Single-Family Residential Zoning District Regulations.* Except as otherwise expressly stated in this Section, the District Regulations for the R-1-60 Single-Family Residential Zoning District apply to the Westminster Place District.

(d) *Front Yard Setbacks.* The Front Yard Setback shall be 25 feet from the front Property Line.

(e) *Street parking.* The City has implemented and will enforce a street parking permit process for the Westminster Place District. Each Dwelling may apply for and receive one street

parking permit which will allow one vehicle per Dwelling to park in the street at any time. A sticker will be provided to place on that vehicle to identify it. Residents may also obtain one guest pass to allow temporary guests to also park in the street while visiting the Dwelling. No other street parking is allowed other than the temporary parking of contractors and lawn companies working at the Dwelling.

Or:

At any given time, not more than one vehicle may be parked in the street in front a Dwelling.

Plus:

As set out in Section 44-133, parking a vehicle on the street between the hours of 2:00 a.m. and 5:00 a.m. of any day of the week is prohibited.

(f) *Rear Yard Wall for Lots on north side of Westminster Place.* For Lots on the north side of Westminster Place, only a wall of the same design specifics as the wall to be installed for the Westminster Place Park (which specifics are available from the City) may be used as fencing for the rear yard running east and west.

(g) *Sidewalks.* Sidewalks are required on all Lots in compliance with City Code requirements.

(h) *Administrative approval of Combined Lots.* An Owner may request Deed Approval of a Combined Lot for two contiguous Lots (but not more than two Lots) in the Westminster Place District. The City Manager is authorized to approve such Deeds for Combined Lots without action of the Planning Commission or City Council. An Owner(s) requesting Deed Approval of a Combined Lot in the Westminster Place 1800 Block Residential District shall file a written application with the City Manager as set out in Section 40-317 of except that a survey of the Property is not required. The Deed proposed to effectuate the Combined Lot must comply with Section 40-318. The City Manager shall approve or disapprove of the proposed Deed within 90 calendar days from the date the application is filed. If the City Manager approves the application, the City Manager shall endorse the Deed as required by Section 40-342 and return it to the Owner for filing of record with the County Clerk. If the City Manager disapproves the application, the Owner will be so notified in writing.

(i) *Applicability of the Subdivision Regulations.* The City's Subdivision Regulations contained in Chapter 40 of the City Code apply to the Westminster Place District only as specifically stated in this Section. Otherwise, the Subdivision Regulations do not apply to the district.

(j) *Fee waivers.* The following fees are waived for the Westminster Place District:

- (1) Application fees for Combined Lot Deed Approvals;
- (2) Application fees for Building Commission Certificates of Approval;
- (3) Application fees for Demolition Permits;

- (4) Building Permit fees for new Buildings;
- (5) Inspection fees for the first inspection for new Buildings;
- (6) Bond and surety requirements for demolition.

Secs. 50-121-145. Reserved.

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

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

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

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the _____ day of _____, 2025.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the _____ day of _____, 2025.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney